

# OUTLINE CHINA















# Culture

## **New - Age Contemporary Living**

Culture awakens the pioneering spirit and fosters the creation of new ideologies. It is a place where meeting, sharing, and connecting birth endless creations. It is also a place where like-minded individuals transform their shared vision into reality. Culture kindles the fire of a new lifestyle in the heart of Bangkok, in dynamic and charmingly unique neighborhoods of business and higher learning.

As part of this unprecedented condominium living, nature is closer than ever, and sustainability is integral to every detail.

Designed by Scratch First to inspire and truly reflect the very soul of its occupants,

Culture strikes a balance where time can be allocated to self-care, work, and socialization. Residents are encouraged to partake in organized activities on-site and take full advantage of hotel-like services.

All of this is available at prime Bangkok locations.

## *Live your life, your way at **Culture Chula***

at the epicenter of Thailand's higher learning.

Its new-age living responds to your dynamic lifestyle with 24/7 facilities, encouraging you to live large in this bustling neighborhood.



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# NEW TRIBE OF URBAN LIVING

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A unique way of living has been carved out for you.  
Live large, but not at the expense of the environment.  
Celebrate diversity; you are all each other's missing pieces.  
Fulfill your needs and enjoy life today and tomorrow.





# COMMUNITY

## LIVE YOUR TRIBE

Share and celebrate your differences. Our facilities and activities encourage you to connect and share moments with fellow residents, making condominium living more like community living.



# SUSTAINABILITY

## TRIBE OF THE FUTURE

It's better for you, and it's better for the world. Urban living and environmental stewardship go hand in hand thanks to the design from Scratch First.



# SERVICE

## SERVE YOUR LIVING

Luxurious design is but a surface. Dig deeper and you will take advantage of residential services from a world-class brand.



# URBAN

## LIVE YOUR URBANIZATION

Whether you're studying, working, or just taking it easy, Culture Chula has all you need. Being close to both SkyTrain lines also means the entire city is yours to explore.







## WORLD CLASS SERVICE EXPERIENCE

Design is but the very beginning of your world-class experience at Culture.

We have handpicked every piece of furniture and appliance, provide you with 24-hour concierge, keep the property immaculately clean, and look after the overall management.

Furthermore, we also offer on-demand services such as room cleaning, laundry, and much more. All of this is to allow you to focus on what matters most.

It will be like living in a world-class hotel every day.



Managed by



**culture**  
CHULA

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There are no rental guarantees provided by Ananda as part of this collaboration with Ascott nor commitment in the sales and purchase agreement. Ascott manages the public areas, front desk and on-demand services for residents and not the unit rentals.



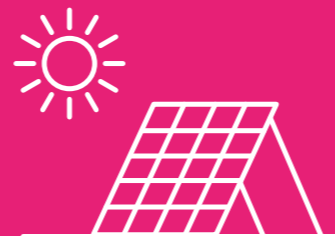
# SUSTAINABLE URBAN LIVING

Good living goes beyond today's comfort and takes into account tomorrow's needs. That's why Culture's full range of conveniences have been designed with sustainability in mind. We have done it not only for you but for society and the whole wide world. Fresh air technology, Water Replenishment Station, energy saving design, waste management, and many other features make for flawless living.

## ECO & SUSTAINABLE LIVING



50% Sustainable Material



Energy Saving



Adjustable Semi-Outdoor Facility

## AIR QUALITY

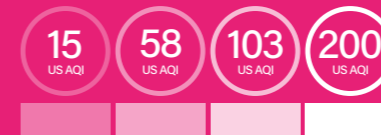
PM 2.5



Air Filtration Technology  
Anti Pm 2.5 and UV Steriliser



Air Purify Plant



Dashboard Monitoring



Natural Ventilation

## TRASH MANAGEMENT



Bottle Recycle



Water Replenishment Station



Separate Bin in Unit



# 24/7 COOLABORATE HUB

With an understanding that urbanites don't all work a 9–5 job, we have created a 24-hour co-working space. It's perfect for everyone, from those seeking quiet moments in the morning to those who prefer late meetings. The facilities have been designed to have multiple functions to support different needs, including video call booths, online meeting boxes, phone booths 4.0, and a live-stream studio.



## CO-WORKING SPACE

With our 24-hour co-working space, you can advance your career whenever you feel like it. Work anywhere. Play anytime.



## VIDEO CALL BOOTH

The video call booth offers an extra layer of privacy not only for you but for those around you as well. Your conversations will stay confidential, and you won't disturb anyone else, especially when you need to do a video conference across time zones.



## LIVE STUDIO

YouTubers and photographers can show off their talent at our live studio.



## SKY FITNESS

The fitness have multiple exercise to support different needs.



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SAFARI



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Live the uniquely charming lifestyle of Sam Yan at Culture Chula. This new-age condominium focuses on the well-being of the environment and its occupants, creating a place of change for a better tomorrow. Sustainability is at the core of its design. Community facilities and organized activities and events foster connections between residents. A full range of facilities and services akin to those of 5-star hotels await to fulfill your contemporary living needs.





# GO EVERYWHERE, DO EVERYTHING

Chulalongkorn University and everything else are close to you because you are right on Rama 4, an arterial route that connects you to central business districts like Silom and Sathon and recreational areas like Lumpini Park and the Benjakitti Park, which are now interconnected by a green bridge.



## CU IN A MINUTE



**290 M.\***  
From BTS Sala Daeng



**350 M.\*\***  
From MRT Sam Yan

## ALL LIFE, AT ONCE

All lifestyles are supported at once, whether you want to work or play. In addition to nearby institutes of higher learning, the Sam Yan neighborhood also offers lifestyle destinations, including Samyan Mitrtown, Chamchuri Square, and Siam Paragon. World-class health facilities are also within reach.

Measured from the bottom of the BTS Sala Daeng station's stairs to the closest part of the property line. Measures based on the map of the BTS Green Line.  
Measured from the bottom of the Sam Yan station's stairs to the closest part of the property line. Measures based on the map of the MRT Blue Line.



# FLOOR PLAN



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# FLOOR PLAN



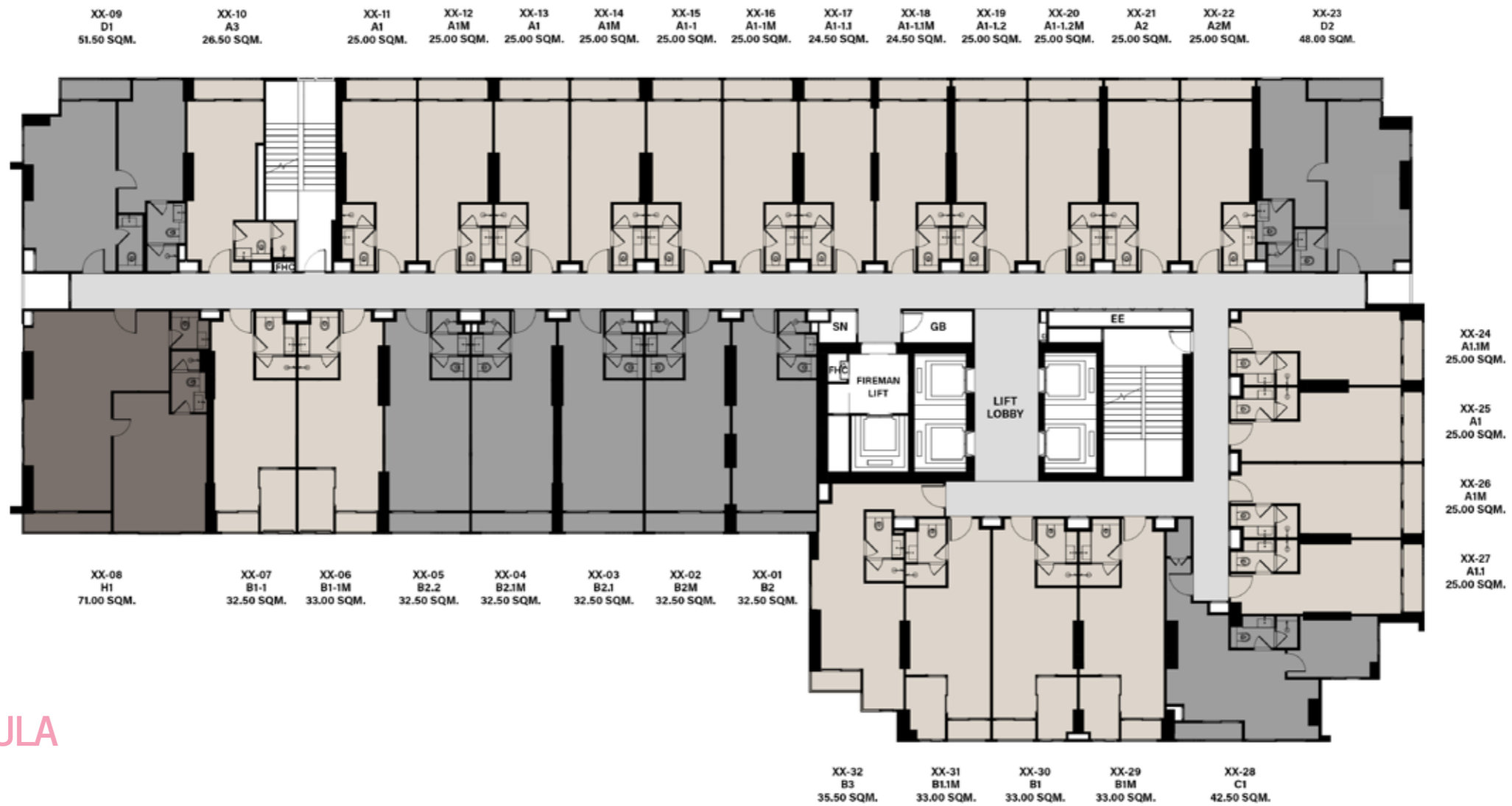
## MAIN BUILDING GROUND FLOOR



The Company reserves the right to change the details mentioned in this document without prior notice. The area sizes identified are approximations only. The text and simulated images in this document are for advertising purposes only. The shown layouts of the furniture and divisions including details only serve to demonstrate living space functions.



# FLOOR PLAN



## CULTURE CHULA 8<sup>th</sup>-16<sup>th</sup> FLOOR

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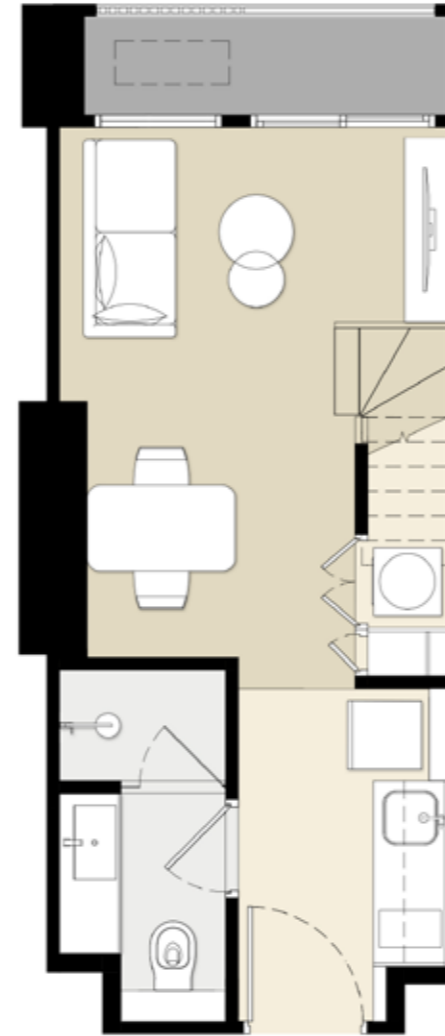
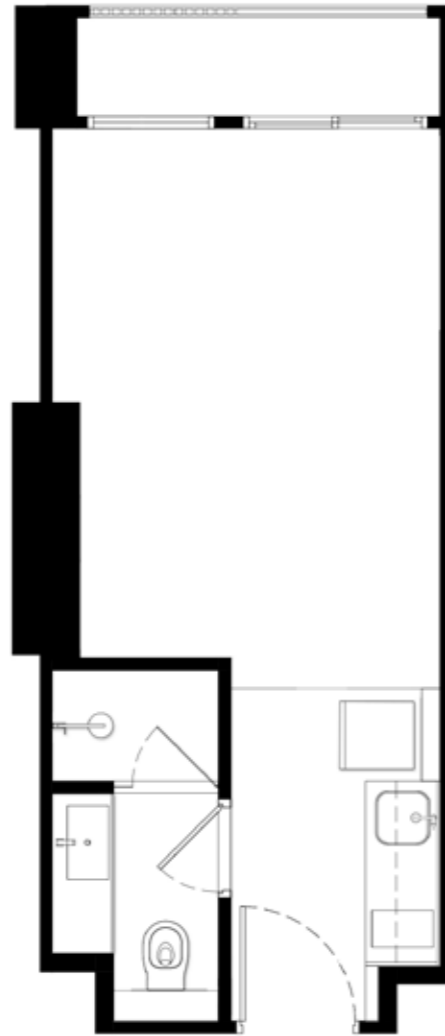
# UNIT PLAN



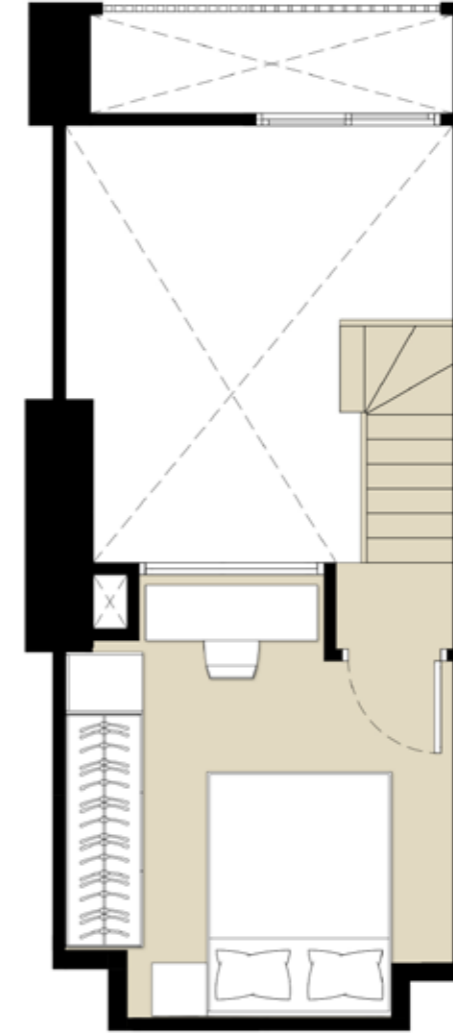
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# UNIT PLAN



LOWER



UPPER

**A1**  
25.00 sq.m.

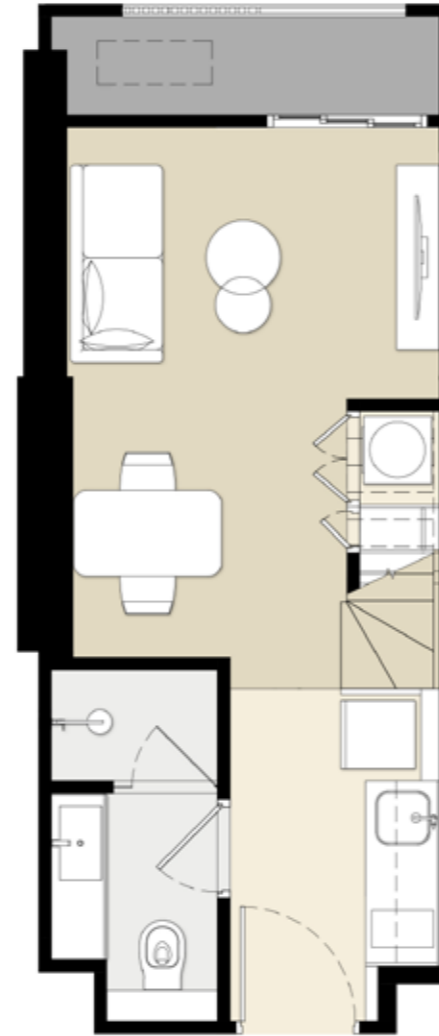
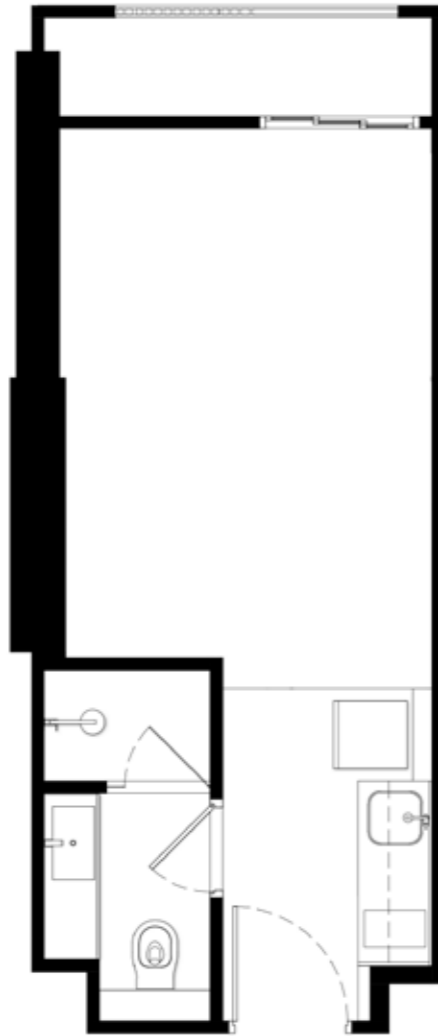
**INTERIOR WORK SUGGESTION\***  
**1 BED 1 BATH**

\*Stairs and Mezzanine sections provided by third party are considered as imaginative ideas of furniture package for decoration only.

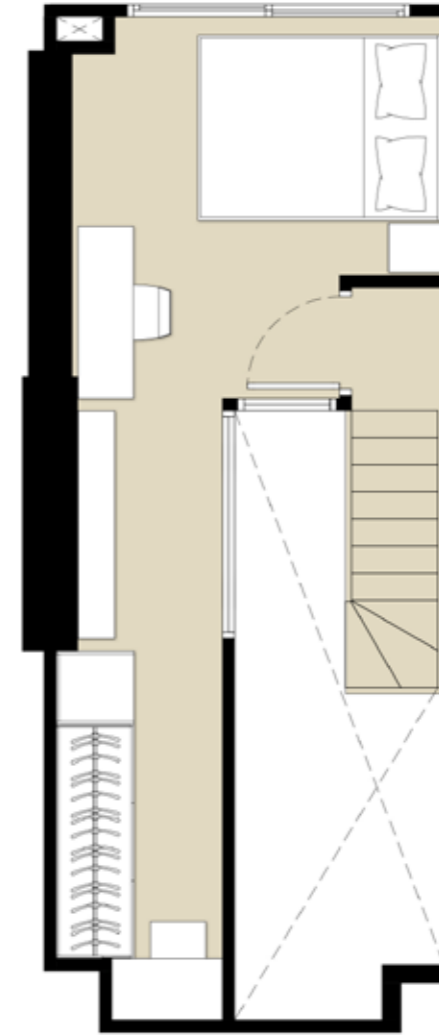
The listed area sizes are approximate. The pillar positions and unit layout depend on the location of each unit.  
The shown unit which the layout of furniture and proportion are just a preview of simulated functional utilization and for advertising purpose only.  
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# UNIT PLAN



LOWER



UPPER

**A2**  
25.00 sq.m.

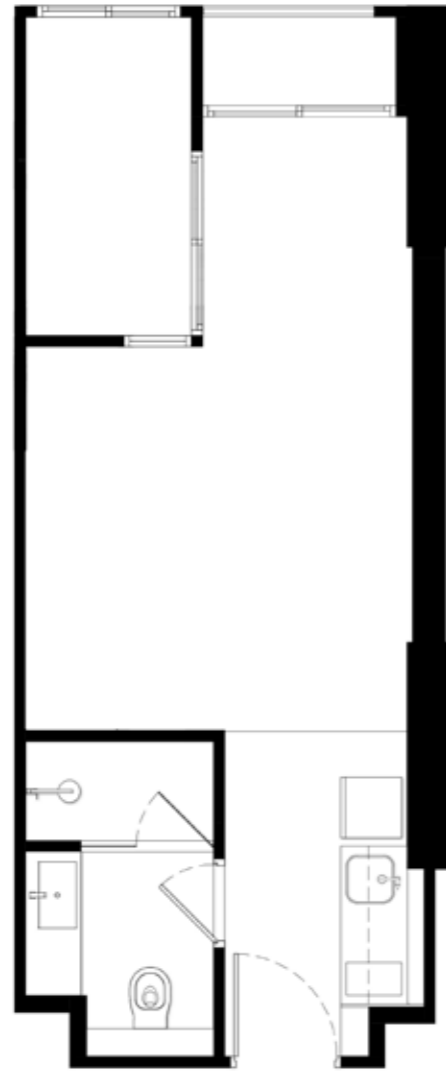
## INTERIOR WORK SUGGESTION\* 1 BED PLUS 1 BATH

\*Stairs and Mezzanine sections provided by third party are considered as imaginative ideas of furniture package for decoration only.

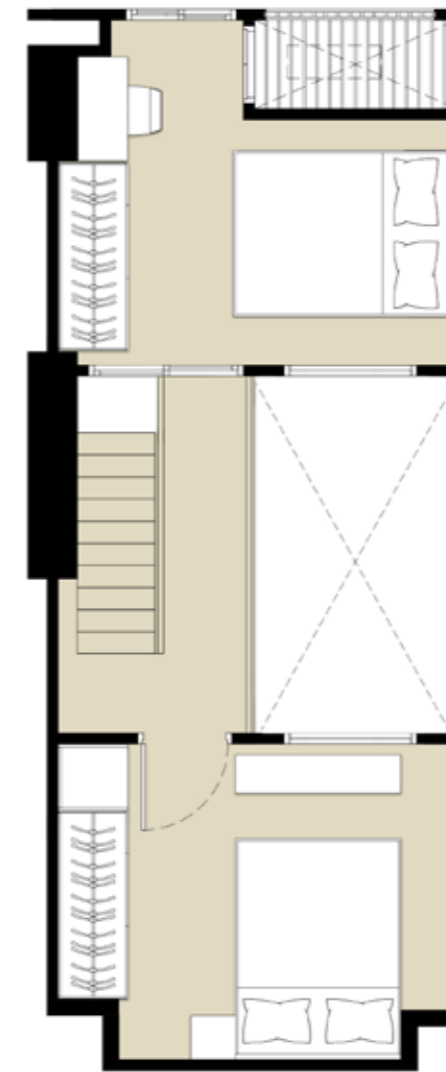
The listed area sizes are approximate. The pillar positions and unit layout depend on the location of each unit.  
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# UNIT PLAN



LOWER



UPPER

**B1**  
33.00 sq.m.

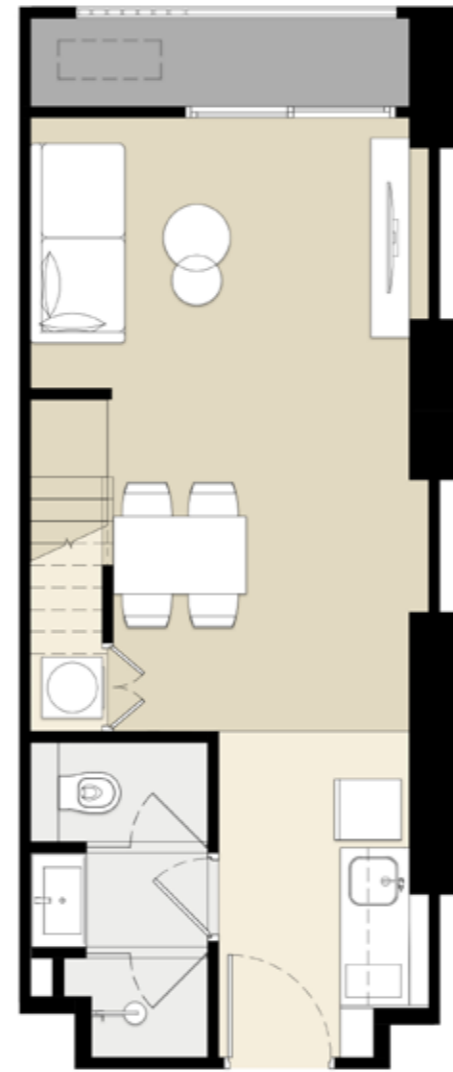
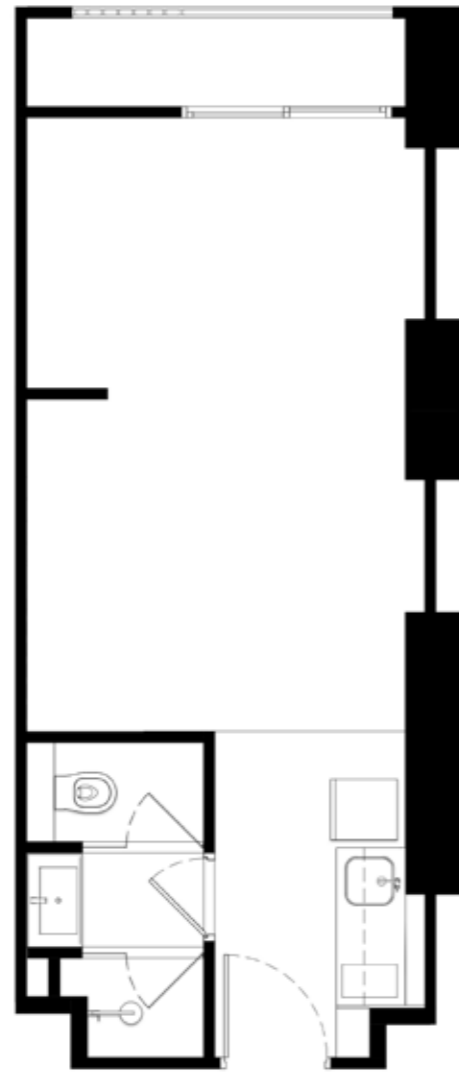
## INTERIOR WORK SUGGESTION\* 1 BED PLUS 1 BATH

\*Stairs and Mezzanine sections provided by third party are considered as imaginative ideas of furniture package for decoration only.

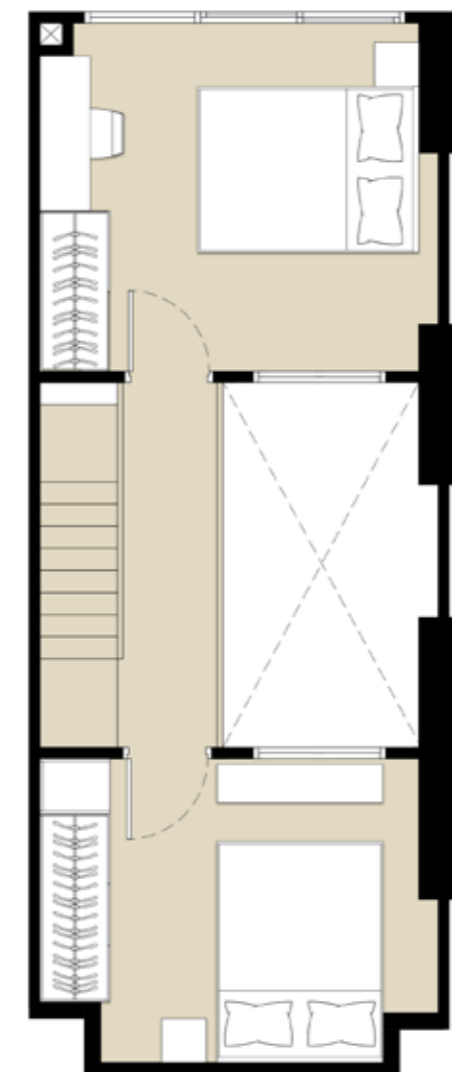
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# UNIT PLAN



LOWER



UPPER

**B2**  
32.50 sq.m.

## INTERIOR WORK SUGGESTION\* 2 BED 1 BATH

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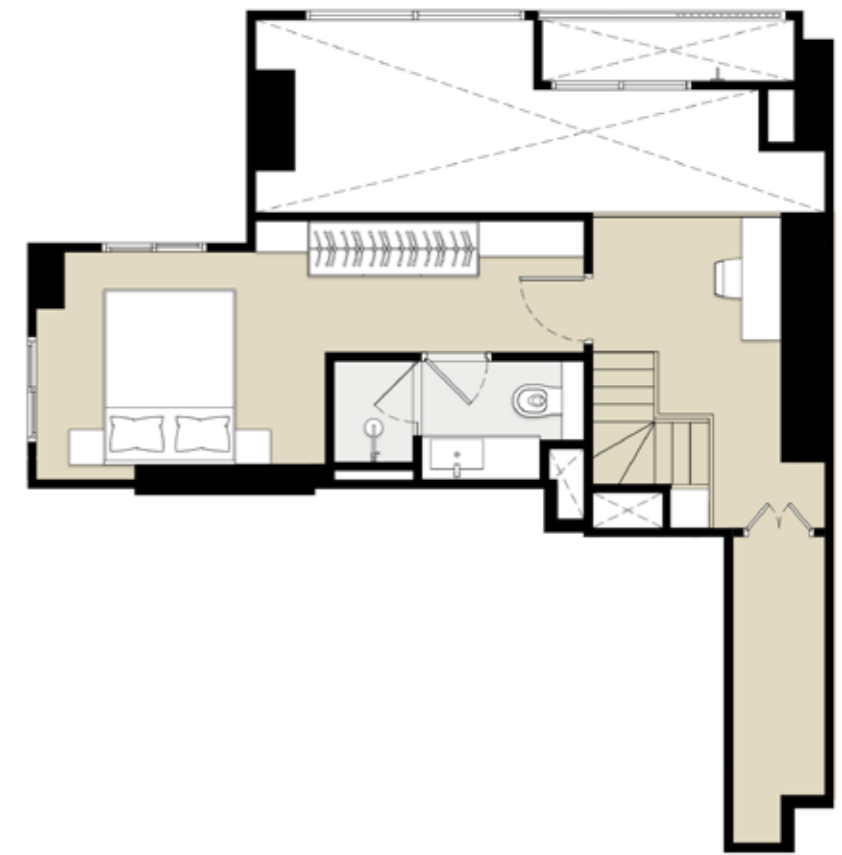
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# UNIT PLAN



LOWER



UPPER

**C1**  
42.50 sq.m.

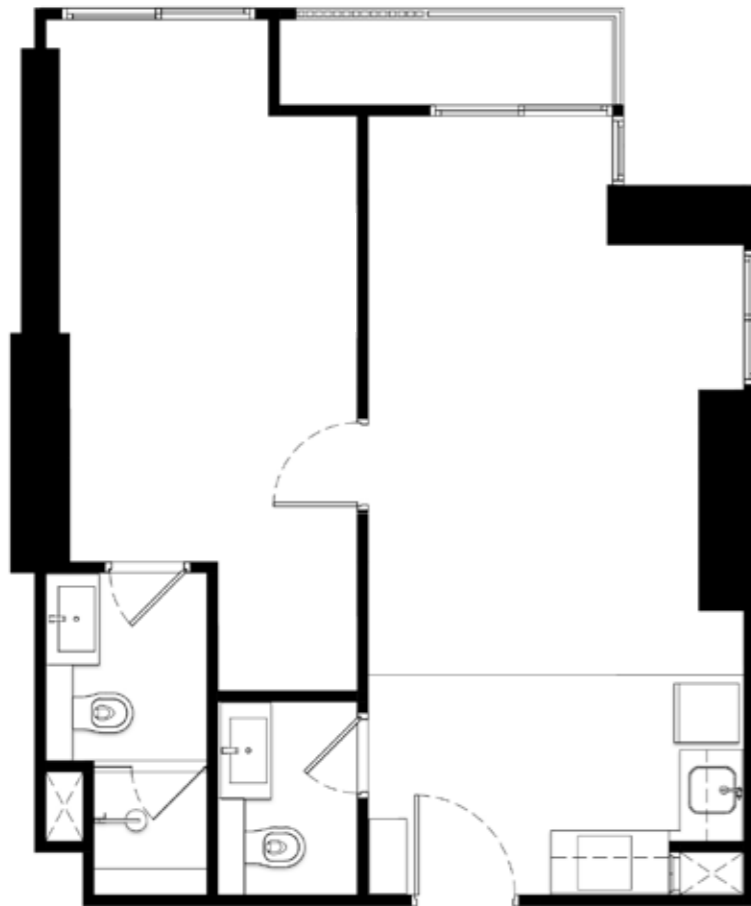
**INTERIOR WORK SUGGESTION\***  
**2 BED 2 BATH**

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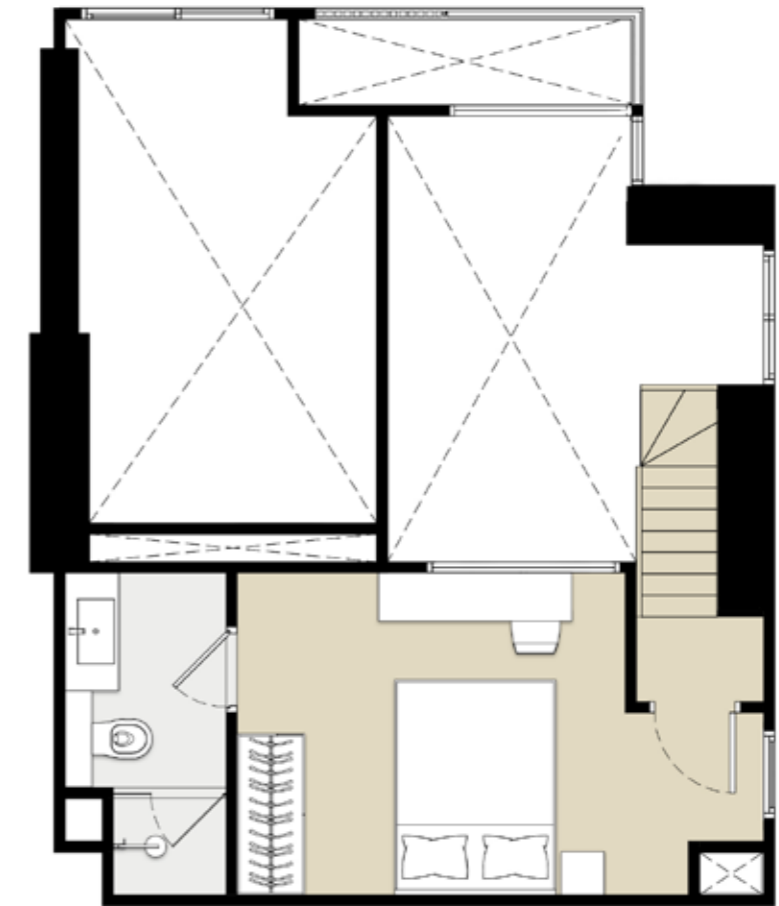
The listed area sizes are approximate. The pillar positions and unit layout depend on the location of each unit.  
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# UNIT PLAN



LOWER



UPPER

**D2**  
48.00 sq.m.

**INTERIOR WORK SUGGESTION\***  
**2 BED 2 BATH 1 POWDER**

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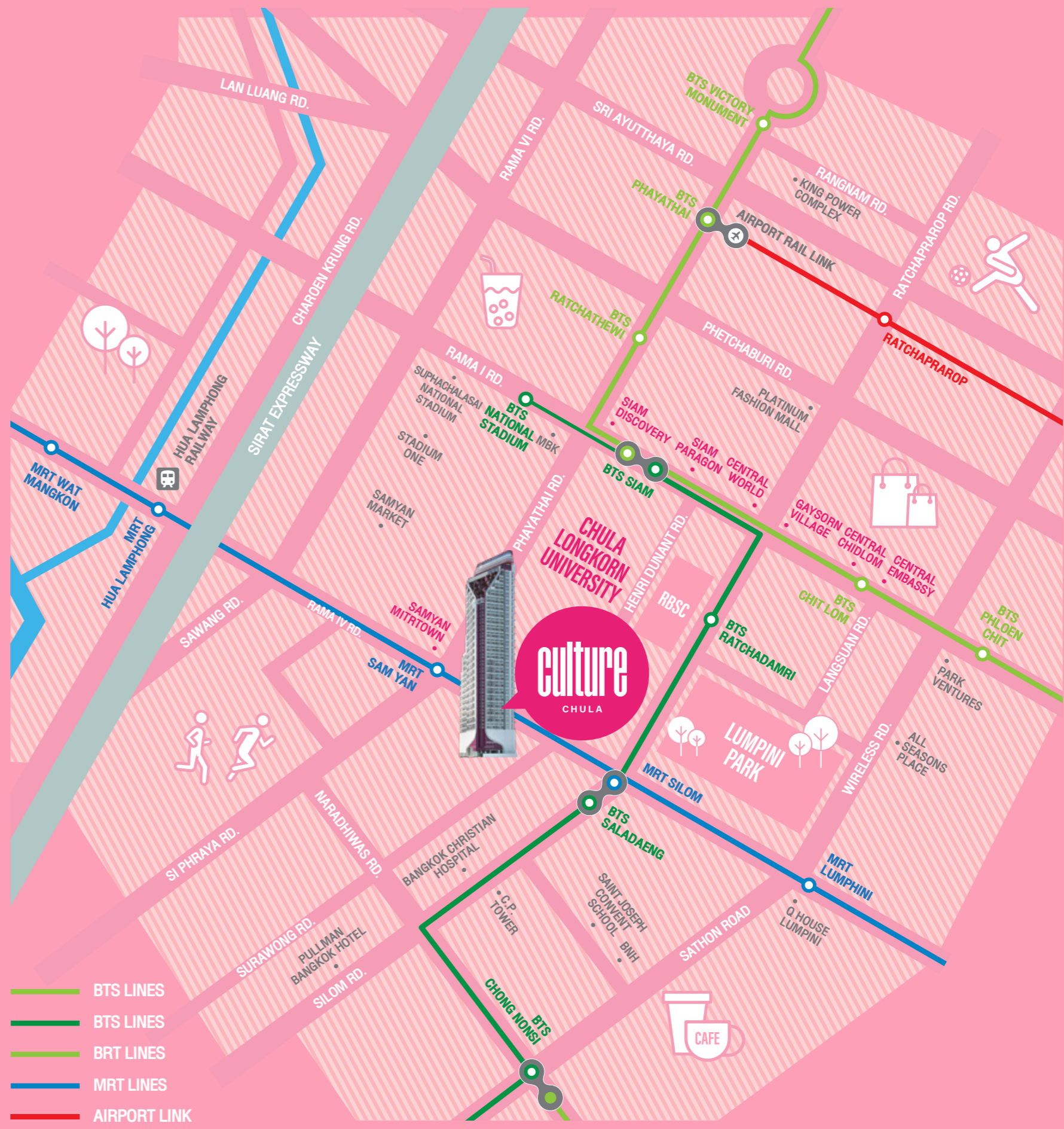
The listed area sizes are approximate. The pillar positions and unit layout depend on the location of each unit.  
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# MAP

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- BTS LINES
- BTS LINES
- BRT LINES
- MRT LINES
- AIRPORT LINK

Measured from the bottom of the BTS Sala Daeng station's stairs to the closest part of the property line. Measures based on the map of the BTS Green Line.  
 Measured from the bottom of the Sam Yan station's stairs to the closest part of the property line. Measures based on the map of the MRT Blue Line.



# FACT SHEET

Project Details	CULTURE CHULA
Project Area	2 - 1 - 66.20 RAI
Total No. of Residential Unit	612 Units
Total No. of Retail	2 Units
No. of Parking Lots	248 Lots
EV Charger	5 Lots
No. of Level	32 Floors
Passenger Life	4 Lifts
Fireman Lift	1 Lift

Level	Functions
1 <sup>st</sup>	Lobby, Mail Room, Delivery Room, Retail, Parking and Garden Meeting Room, Auto Parking, Waiting Lounge, Juristic Person
1M	Co -Working Space, Laundry, Video Call Booth, Meeting Room
1M - 6 <sup>th</sup>	Automatic Parking
7 <sup>th</sup>	Residential Units, Garden
8 <sup>th</sup> -17 <sup>th</sup>	Residential Units
18 <sup>th</sup> – 29 <sup>th</sup>	Residential Units, Garden
30 <sup>th</sup>	Co-Working, Co-Kitchen, Theatre Room, Meeting Room, Video Call Booth, and Live Studio
31 <sup>st</sup>	Swimming Pool, Sky View Garden, Sauna, W/M Changing Room
32 <sup>nd</sup>	Fitness
Roof Floor*	C-Sky Terrace, Sensory Urban Farming, Breath Pods

To go up to the rooftop floor must go through the hallway of the 32th Floor and fire escape staircases/ladders.

Culture Chula Condominium project is developed by ADC – JV 27 Co., Ltd. — The company has a fully-paid registered capital of 100,000 Baht (One Hundred Thousand Baht Only), head office is located at 99/1 Moo 14 Soi Wind Mill Village, Bang Na-Trad Rd. (KM 10.5), Bang Phli Yai Sub-district, Bang Phli District, Samut Prakan Province, Managing Director is Mr. Naphat Buranaponsak, The project is located on Rama 4 Road, Si Phraya Subdistrict, Bang Rak District, Bangkok Province. The title deed no.52889 Si Phraya Subdistrict, Bang Rak District, Bangkok Province. The total project area is approximately 2 - 1 – 66.20 Rai. The Project will be constructed as 1 residential building (32 storeys) consisting of 612 units. Common properties include a swimming pool, a fitness, and garden. The project has financial obligation to Krungthai Bank Public Company Limited. The project currently is already approved by the Environment Impact Assessment Committee (EIA) and construction commence in May 2023 and to be completed approximately in September 2025 It will be registered as the Condominium after the construction is completed. The owner of each unit is responsible for fees and taxes outlined in the Condominium Act.





# CULTURE

CHULA

CULTURE CHULA CONDOMINIUM PROJECT IS DEVELOPED BY ADC – JV 27 CO., LTD. – THE COMPANY HAS A FULLY-PAID REGISTERED CAPITAL OF 100,000 BAHT (ONE HUNDRED THOUSAND BAHT ONLY). HEAD OFFICE IS LOCATED AT 99/1 MOO 14 SOI WIND MILL VILLAGE, BANG NA – TRAD RD. (KM 10.5), BANG PHLI YAI SUB-DISTRICT, BANG PHLI DISTRICT, SUMUT PRAKAN PROVINCE. MANAGING DIRECTOR IS MR. NAPHAT BURANAPONSAK. THE PROJECT IS LOCATED ON RAMA 4 ROAD, SI PHRAYA SUBDISTRICT, BANG RAK DISTRICT, BANGKOK PROVINCE. THE TITLE DEED NO.52889 SI PHRAYA SUBDISTRICT, BANG RAK DISTRICT, BANGKOK PROVINCE. THE TOTAL PROJECT AREA IS APPROXIMATELY 2 - 1 – 66.20 RAI. THE PROJECT WILL BE CONSTRUCTED AS 1 RESIDENTIAL BUILDING (32 STOREYS) CONSISTING OF 612 UNITS. COMMON PROPERTIES INCLUDE A SWIMMING POOL, A FITNESS, AND GARDEN. THE PROJECT HAS FINANCIAL OBLIGATION TO KRUNGTHAI BANK PUBLIC COMPANY LIMITED. THE PROJECT CURRENTLY IS ALREADY APPROVED BY THE ENVIRONMENT IMPACT ASSESSMENT COMMITTEE (EIA) AND CONSTRUCTION COMMENCE IN NOVEMBER 2023 AND TO BE COMPLETED APPROXIMATELY IN SEPTEMBER 2025 IT WILL BE REGISTERED AS THE CONDOMINIUM AFTER THE CONSTRUCTION IS COMPLETED. THE OWNER OF EACH UNIT IS RESPONSIBLE FOR FEES AND TAXES OUTLINED IN THE CONDOMINIUM ACT.