



ST REGIS

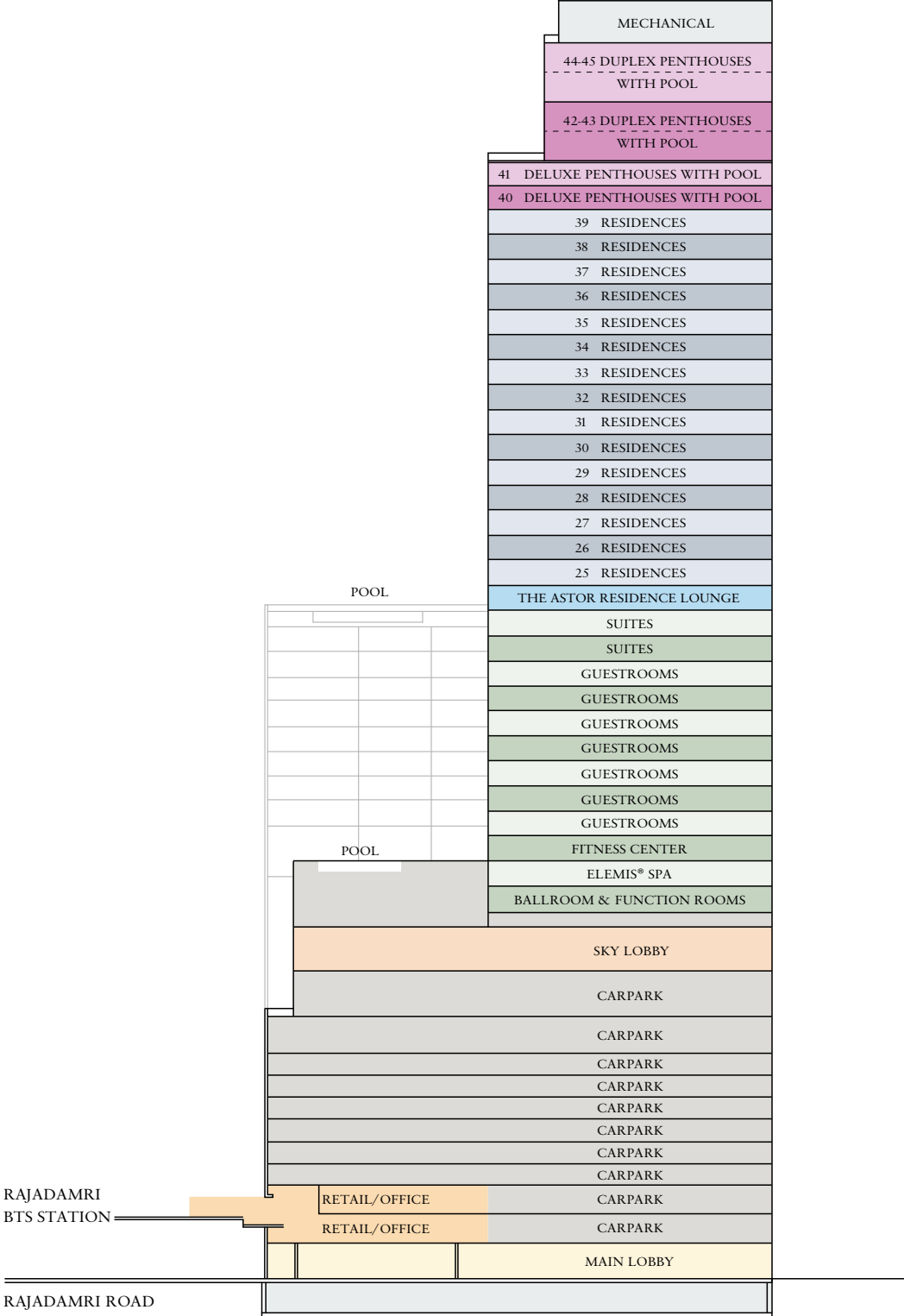
BANGKOK

THE RESIDENCES

FLOOR PLANS

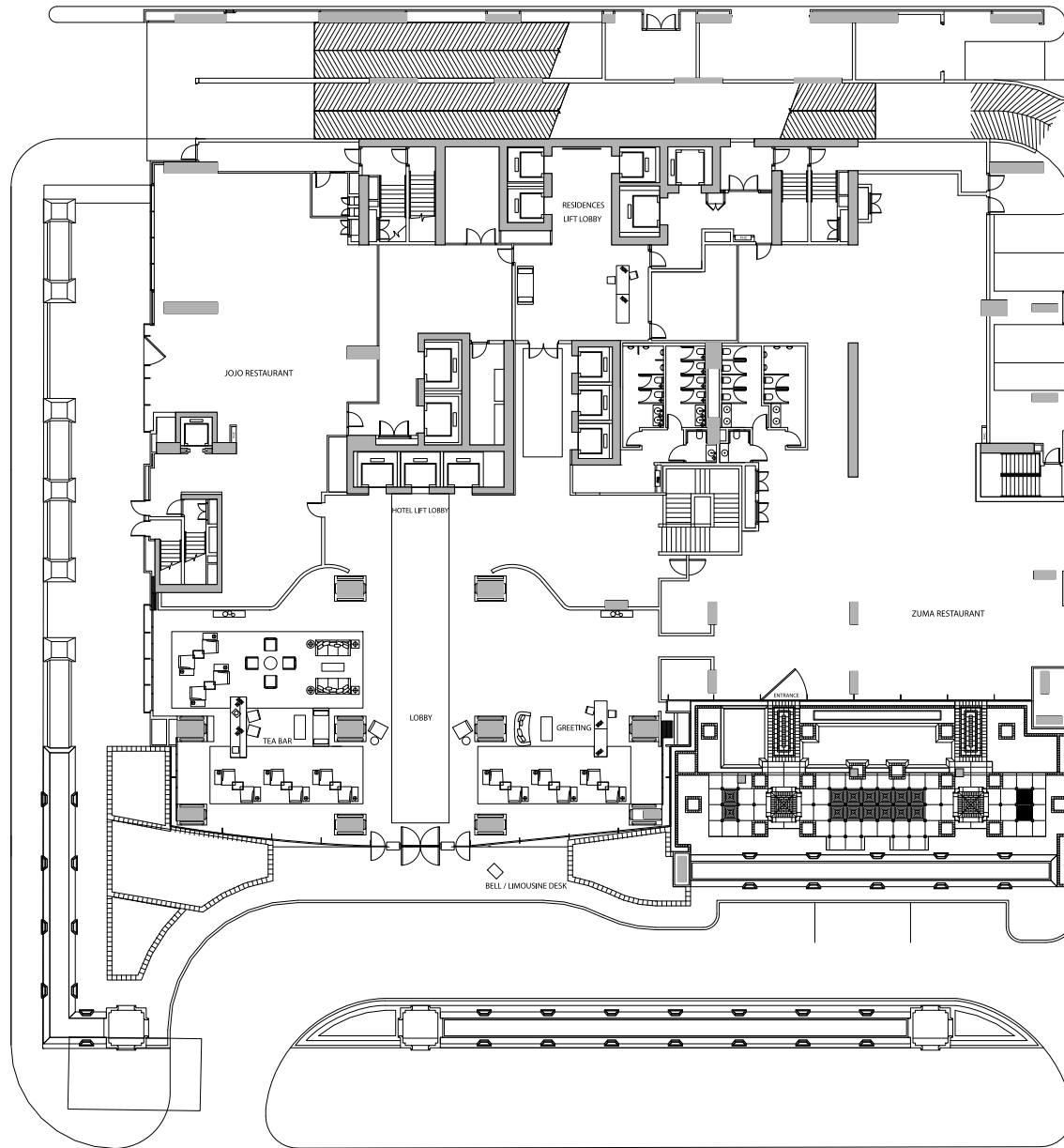
THERE IS NO ADDRESS LIKE ST.REGIS

BUILDING SECTION



BUILDING MATRIX

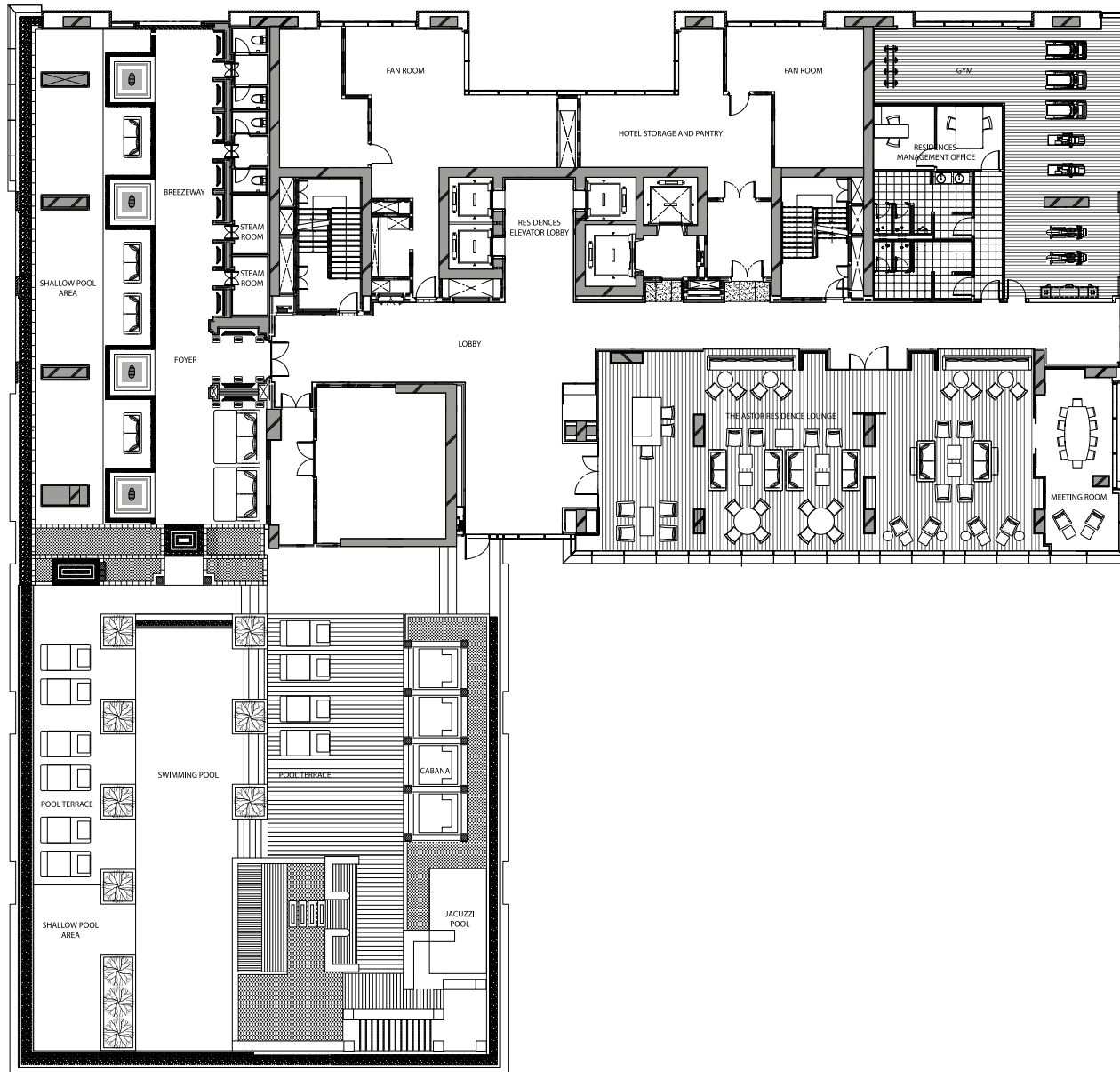
DUPLEX PENTHOUSES WITH POOL	4-BEDROOM (668 SQ.M.)	4-BEDROOM (730 SQ.M.)	
FLOOR 44-45	44 - 45 01	44 - 45 02	
DUPLEX PENTHOUSES WITH POOL	4-BEDROOM (897 SQ.M.)	4-BEDROOM (923 SQ.M.)	
FLOOR 42-43	42 - 43 01	42 - 43 02	
DELUXE PENTHOUSES WITH POOL	4-BEDROOM (606 SQ.M.)	4-BEDROOM (603 SQ.M.)	
FLOOR 41	41 01	41 02	
DELUXE PENTHOUSES WITH POOL	4-BEDROOM (607 SQ.M.)	4-BEDROOM (603 SQ.M.)	
FLOOR 40	40 01	40 02	
RESIDENCES	4-BEDROOM (437-440 SQ.M.)	3-BEDROOM (325 SQ.M.)	4-BEDROOM (440-443 SQ.M.)
FLOOR 39	39 01	39 02	39 03
FLOOR 38	38 01	38 02	38 03
FLOOR 37	37 01	37 02	37 03
FLOOR 36	36 01	36 02	36 03
FLOOR 35	35 01	35 02	35 03
FLOOR 34	34 01	34 02	34 03
FLOOR 33	33 01	33 02	33 03
FLOOR 32	32 01	32 02	32 03
FLOOR 31	31 01	31 02	31 03
FLOOR 30	30 01	30 02	30 03
FLOOR 29	29 01	29 02	29 03
FLOOR 28	28 01	28 02	28 03
FLOOR 27	27 01	27 02	27 03
FLOOR 26	26 01	26 02	26 03
FLOOR 25	25 01	25 02	25 03

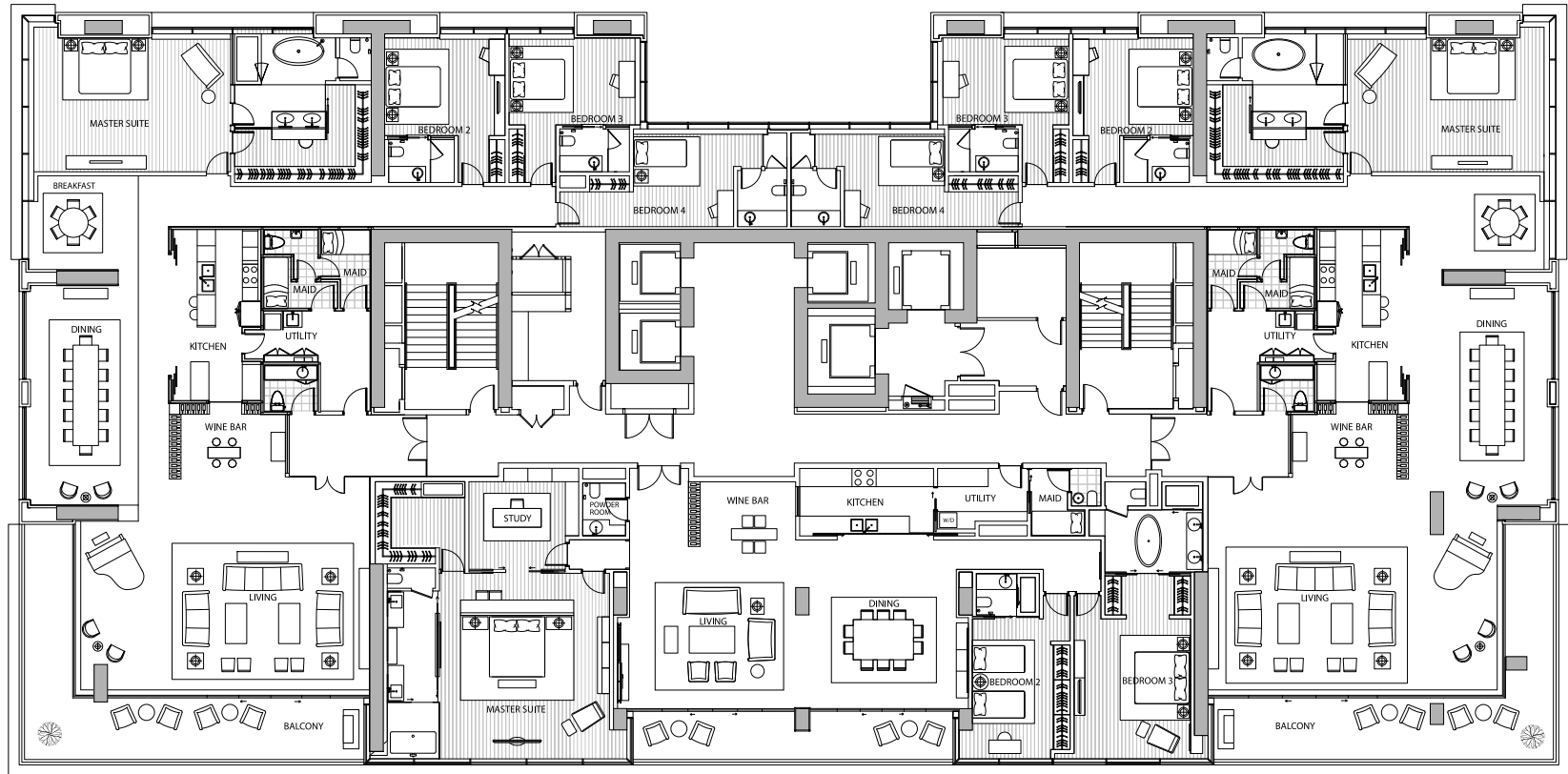


RAJADAMRI ROAD

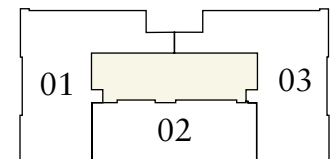


RESIDENCES LEISURE FLOOR



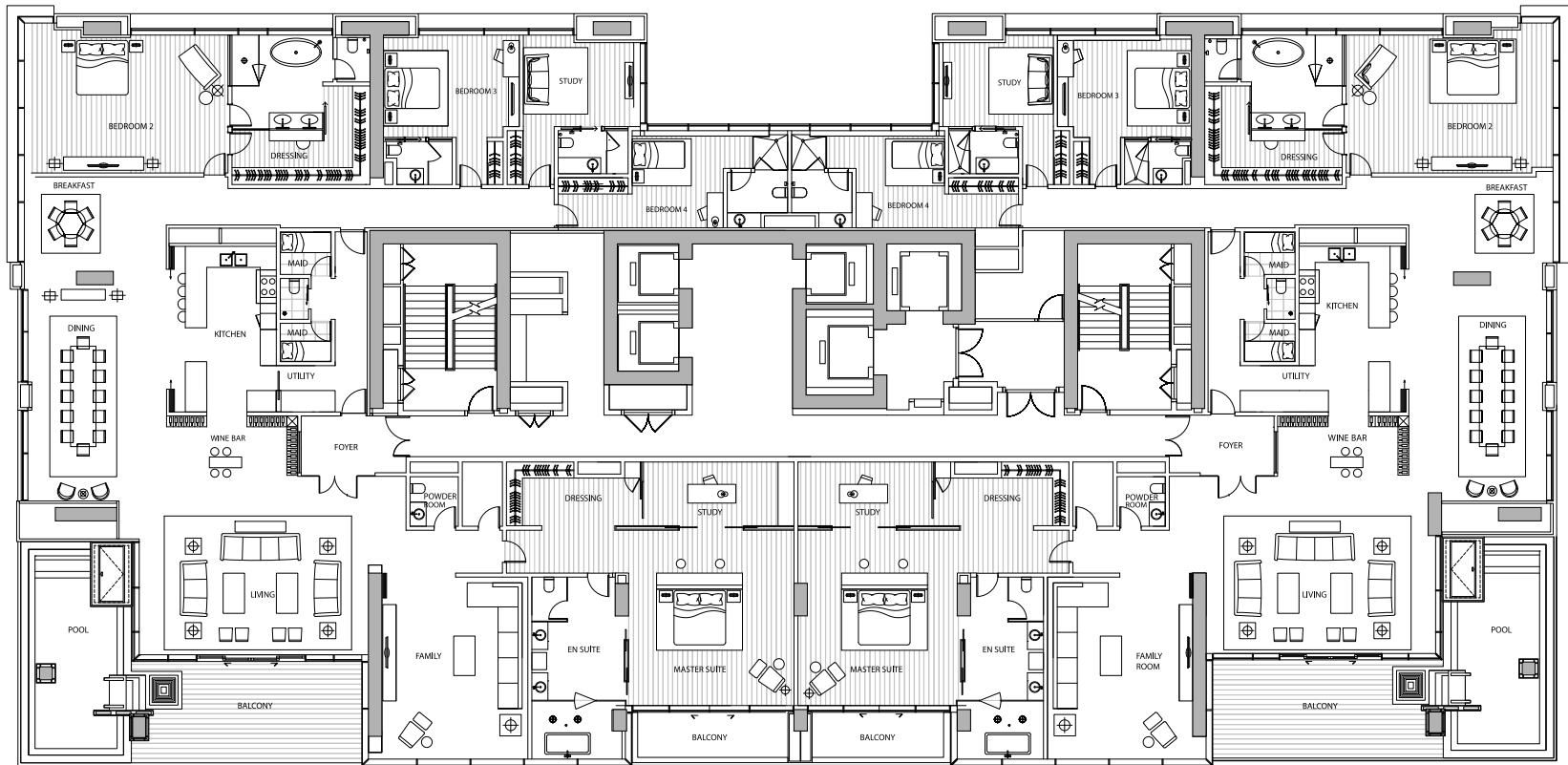


RESIDENCES
25th-39th floor plan

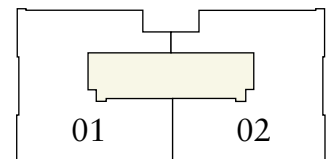


RESIDENCE 01: 437-440 SQ.M.
RESIDENCE 02: 325 SQ.M.
RESIDENCE 03: 440-443 SQ.M.



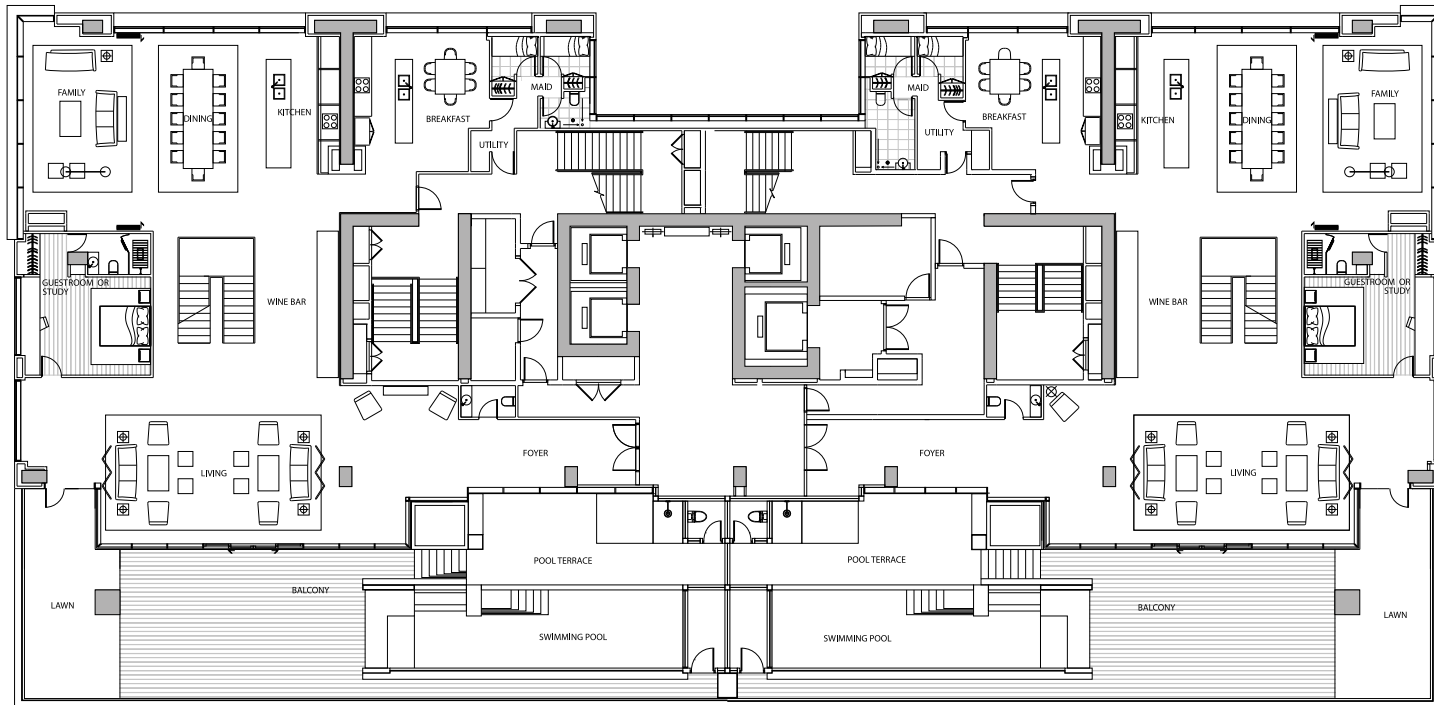


DELUXE PENTHOUSES
40th-41st floor plan

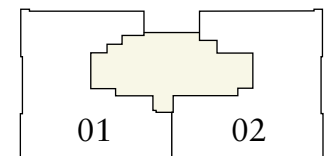


RESIDENCE 01: 606 SQ.M.
RESIDENCE 02: 603 SQ.M.



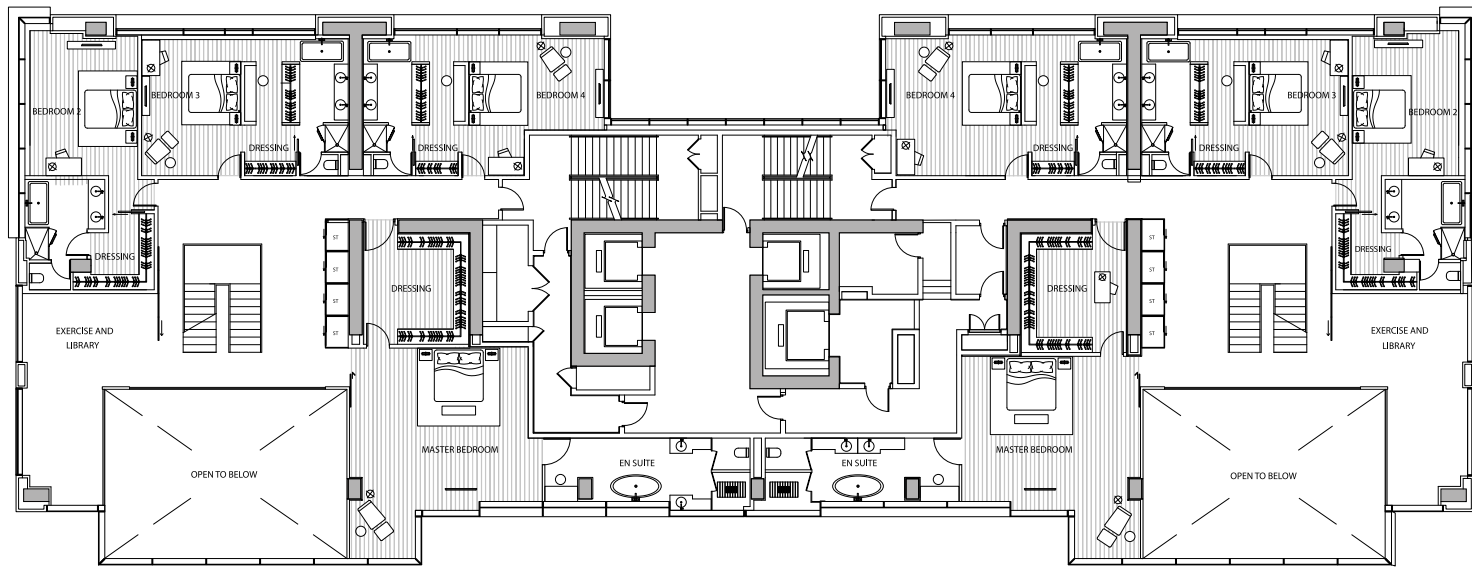


DUPLEX PENTHOUSES
 Lower level 42nd floor plan

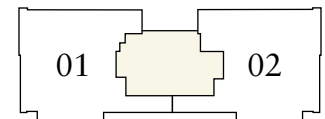


RESIDENCE 01: 565 SQ.M.
 RESIDENCE 02: 581 SQ.M.



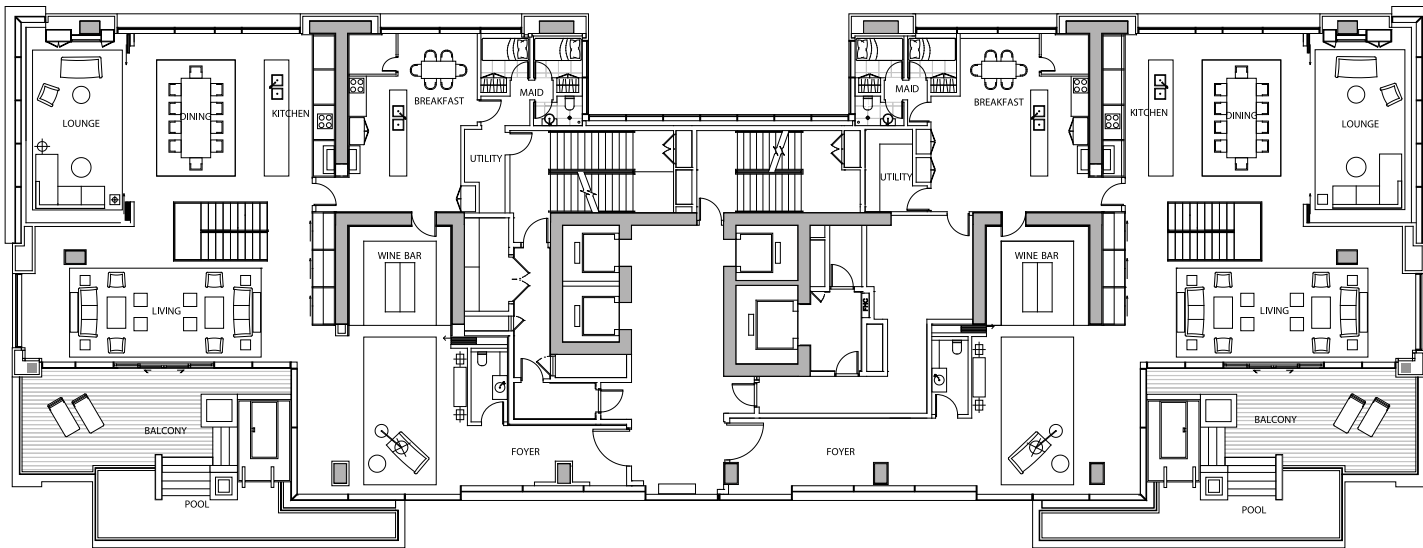


DUPLEX PENTHOUSES
 Upper level 43rd floor plan

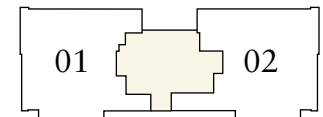


RESIDENCE 01: 332 SQ.M.
 RESIDENCE 02: 342 SQ.M.



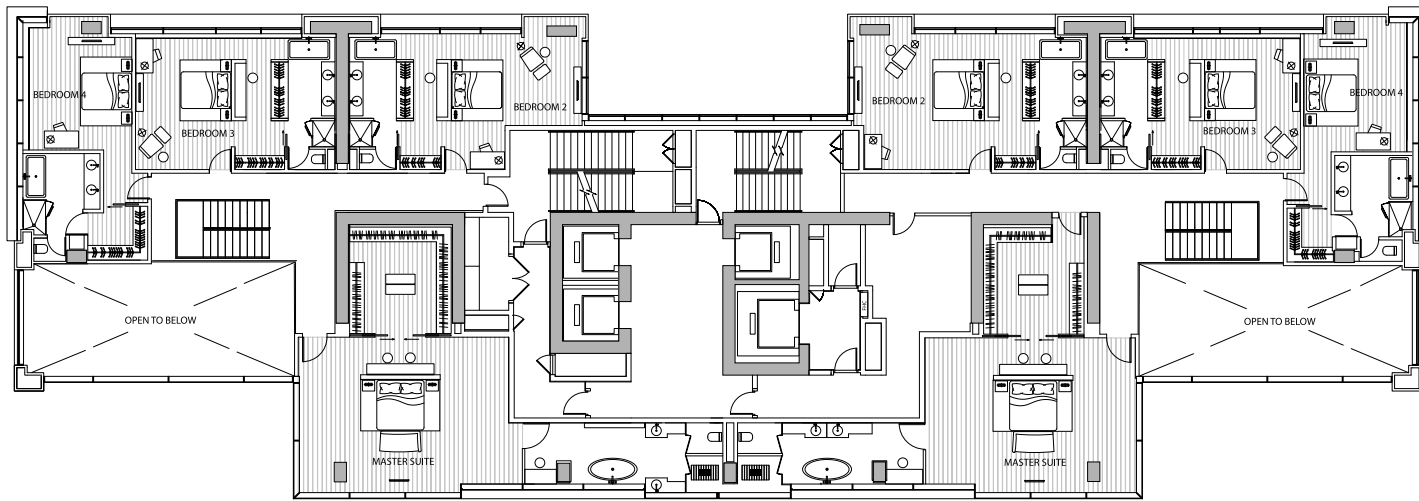


DUPLEX PENTHOUSES
 Lower level 44th floor plan

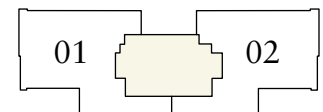


RESIDENCE 01: 391 SQ.M.
 RESIDENCE 02: 415 SQ.M.





DUPLEX PENTHOUSES
 Upper level 45th floor plan



RESIDENCE 01: 277 SQ.M.
 RESIDENCE 02: 315 SQ.M.

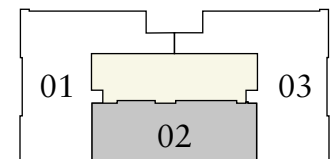
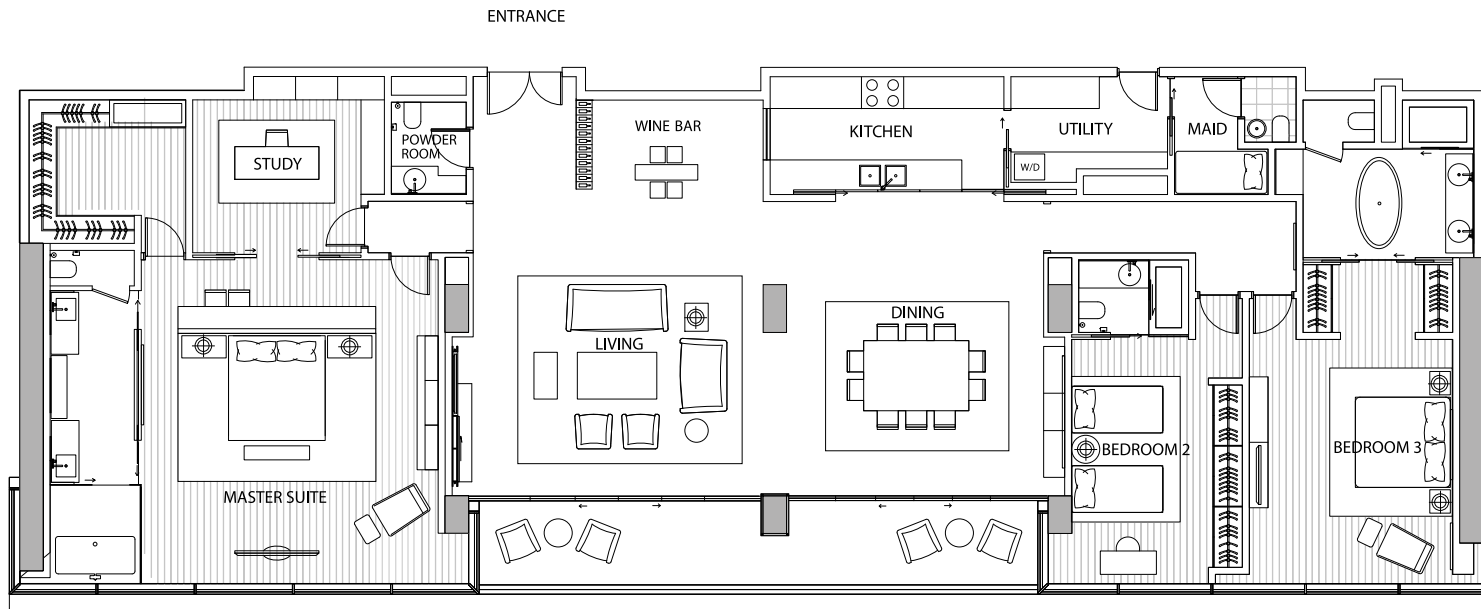


RESIDENCE
FLOOR PLANS

RESIDENCES

FL. 25-39 TYPE 02

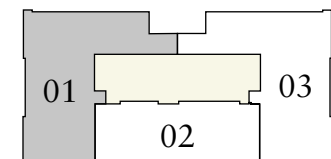
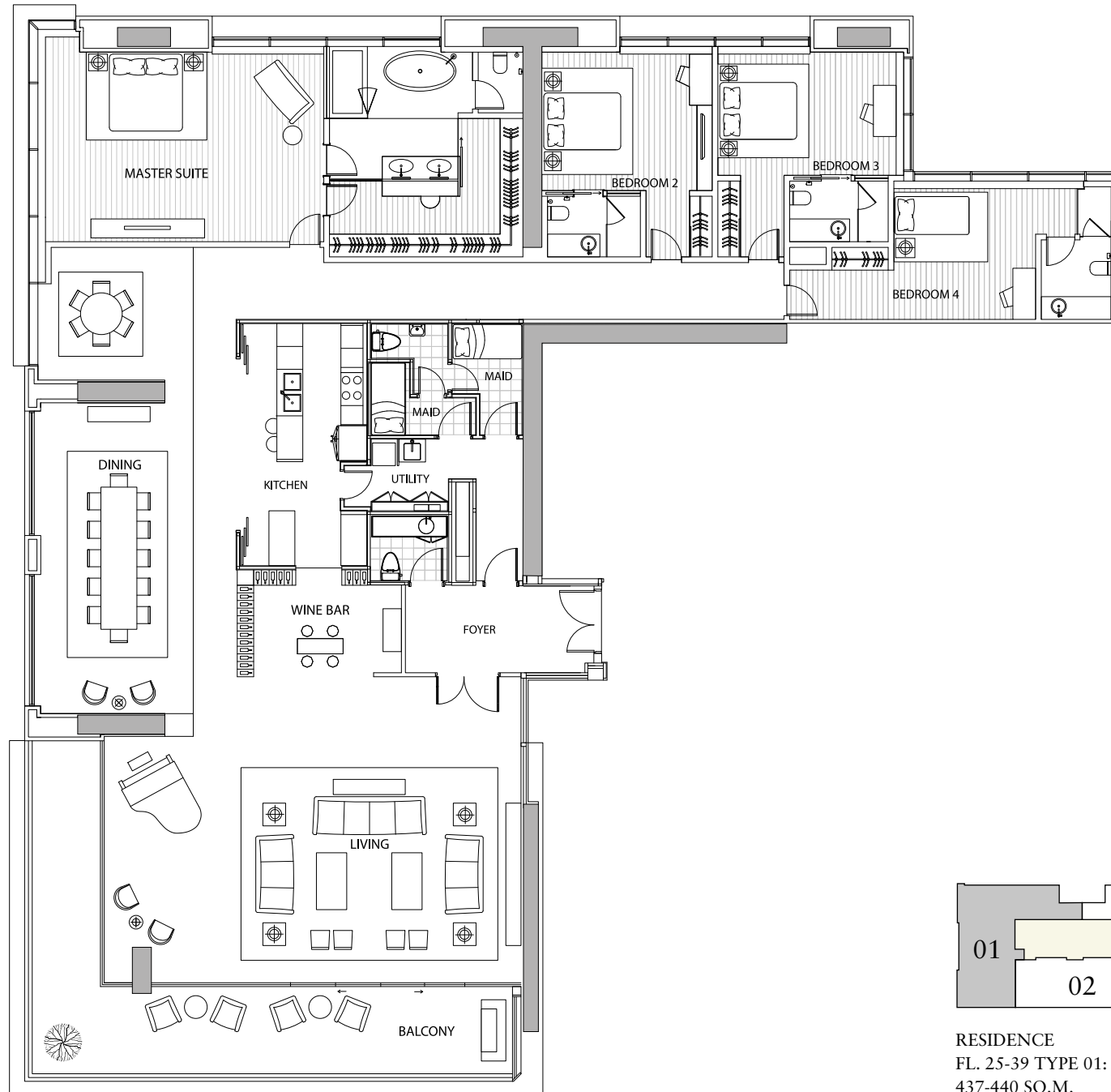
(3 BEDROOMS)



RESIDENCE
FL. 25-39 TYPE 02
325 SQ.M.



RESIDENCES
FL. 25-39 TYPE 01
OPTION A
(4 BEDROOMS)



RESIDENCE
FL. 25-39 TYPE 01:
437-440 SQ.M.

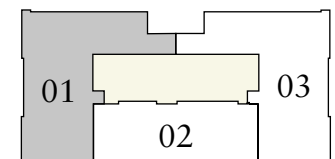
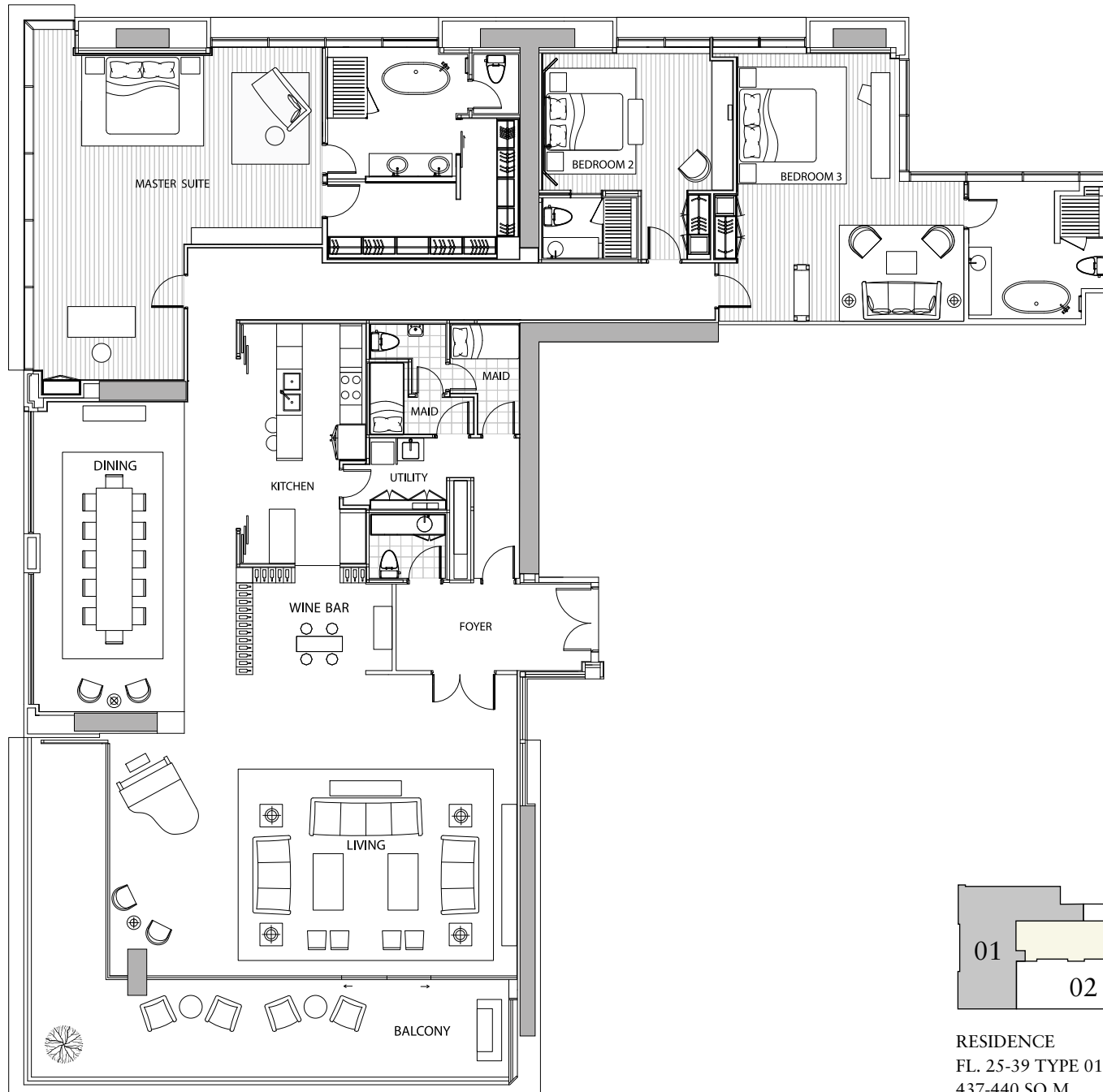


RESIDENCES

FL. 25-39 TYPE 01

OPTION B

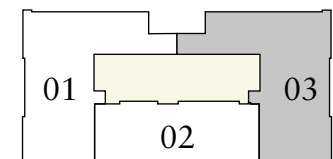
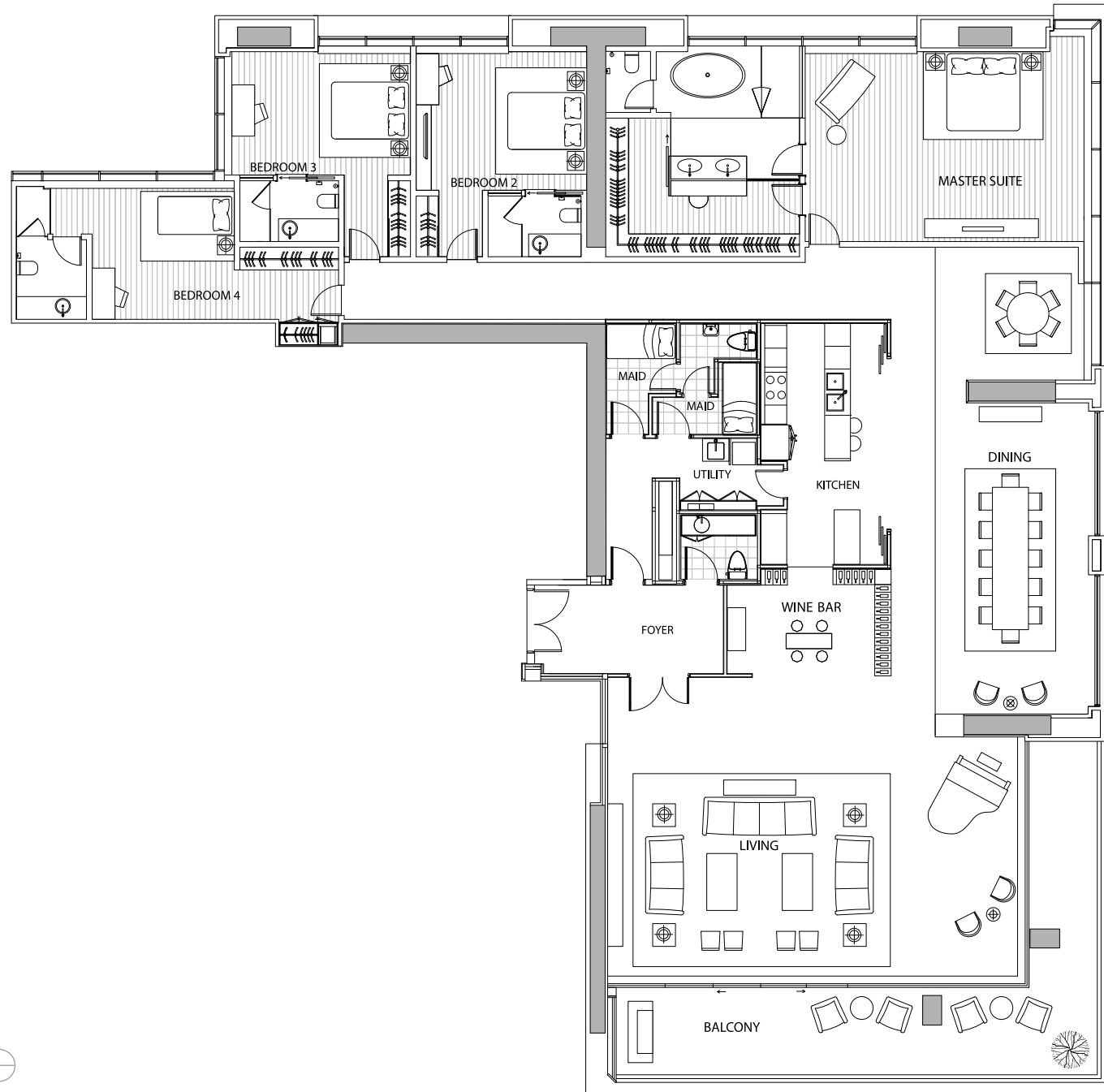
(3-BEDROOM CONVERSION)



RESIDENCE
FL. 25-39 TYPE 01:
437-440 SQ.M.



RESIDENCES
FL. 25-39 TYPE 03
OPTION A
(4 BEDROOMS)



RESIDENCE
FL. 25-39 TYPE 03:
440-443 SQ.M.

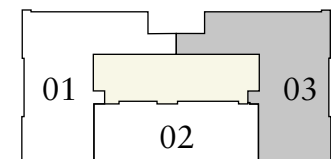
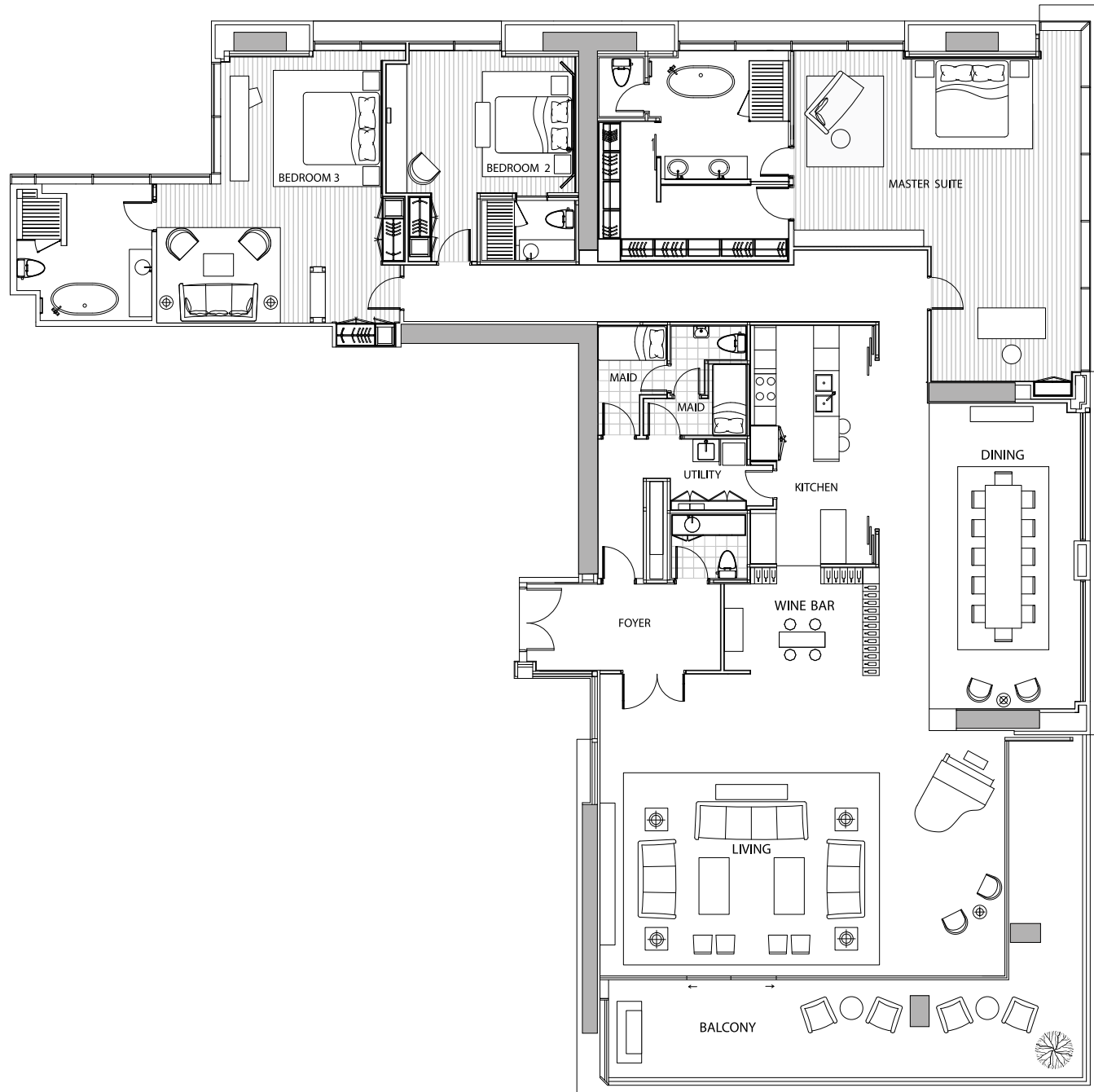


RESIDENCES

FL. 25-39 TYPE 03

OPTION B

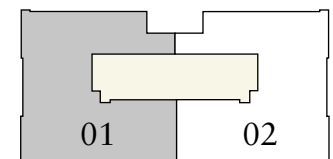
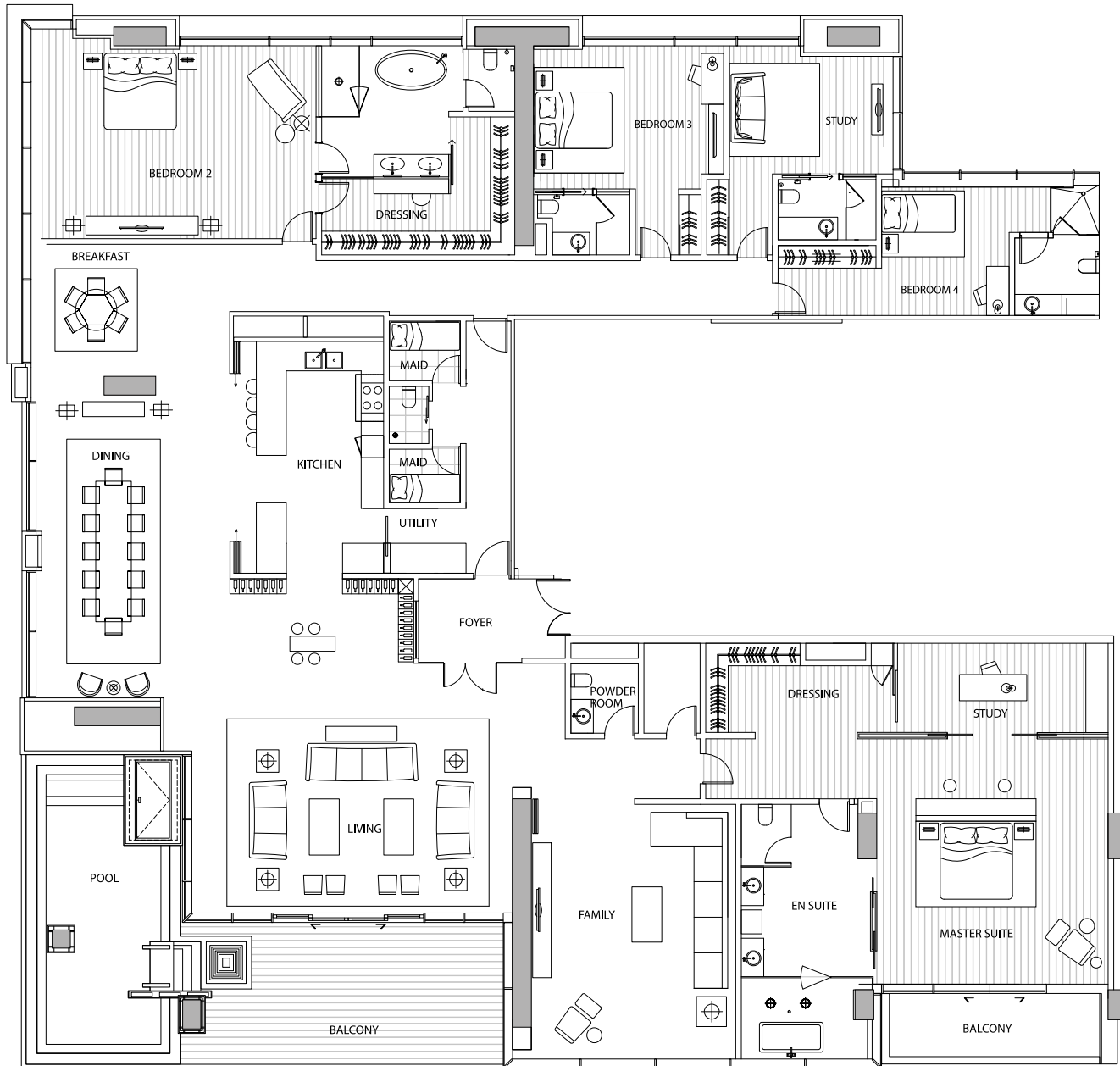
(3-BEDROOM CONVERSION)



RESIDENCE
FL. 25-39 TYPE 03:
440-443 SQ.M.



DELUXE PENTHOUSES
FL. 40-41 TYPE 01

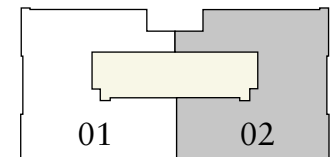
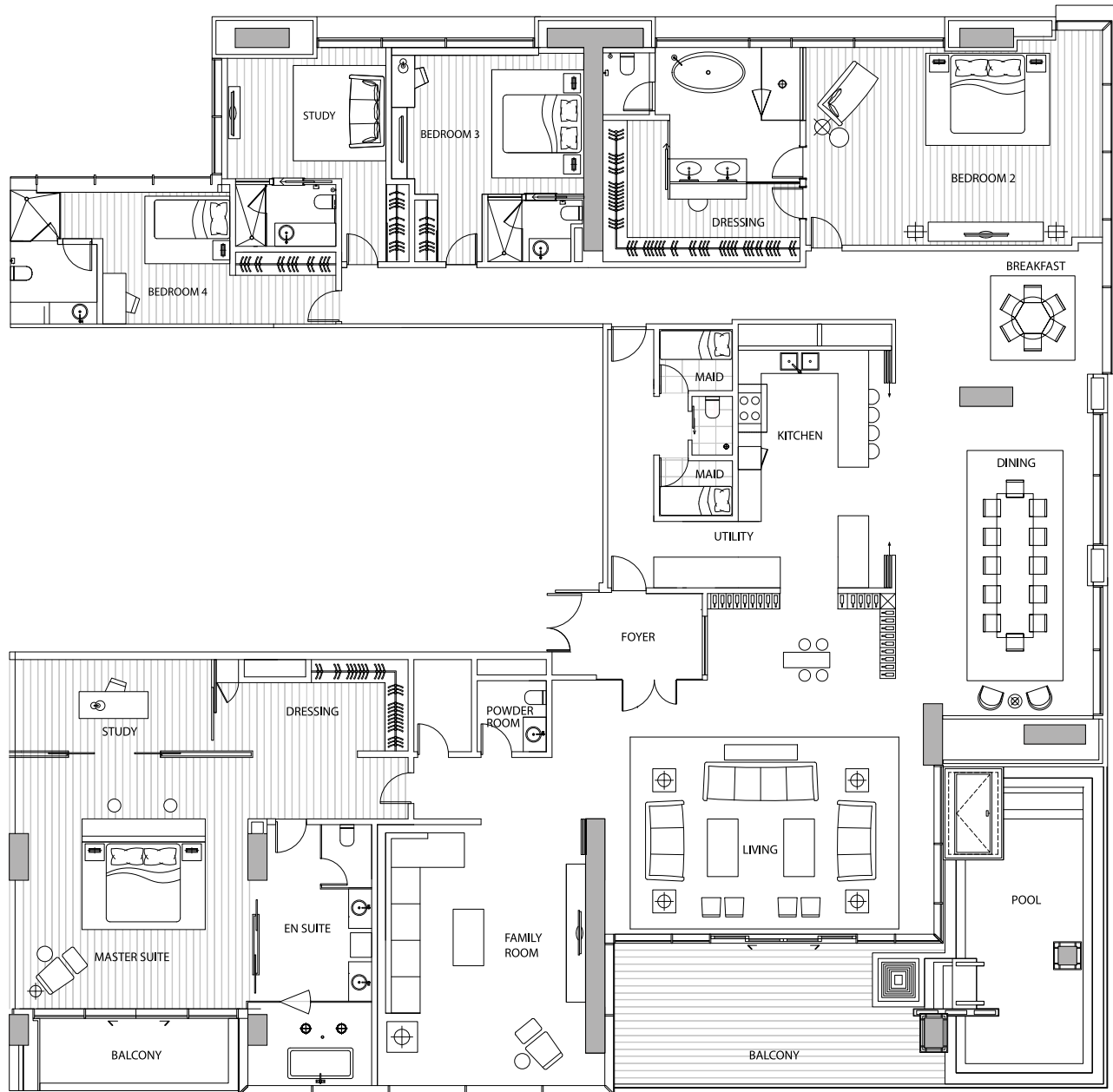


RESIDENCE
FL. 40-41 TYPE 01:
606 SQ.M.



DELUXE PENTHOUSES

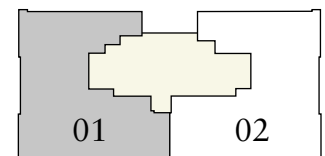
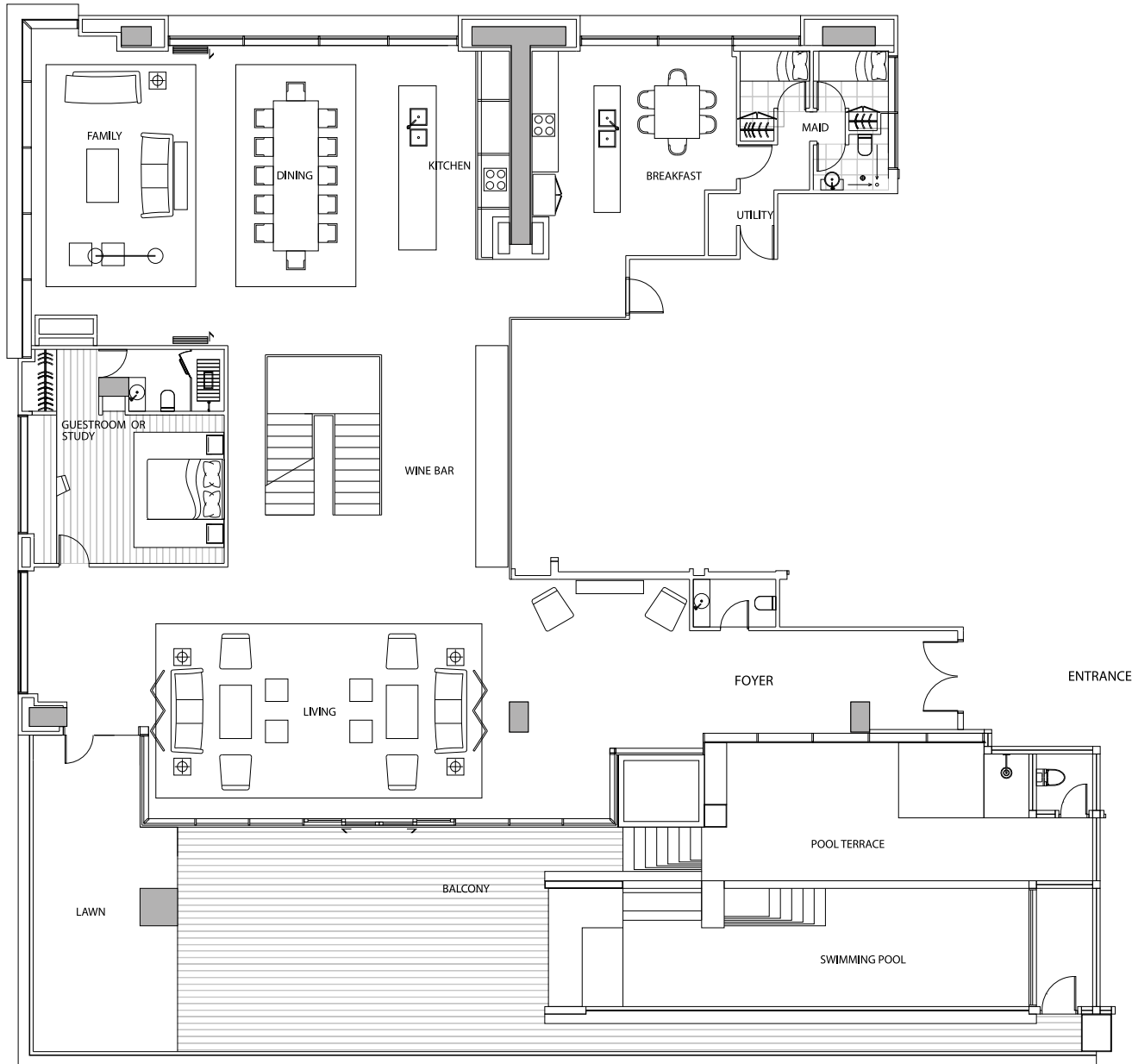
FL. 40-41 TYPE 02



RESIDENCE
FL. 40-41 TYPE 02:
603 SQ.M.



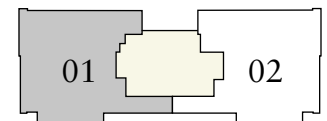
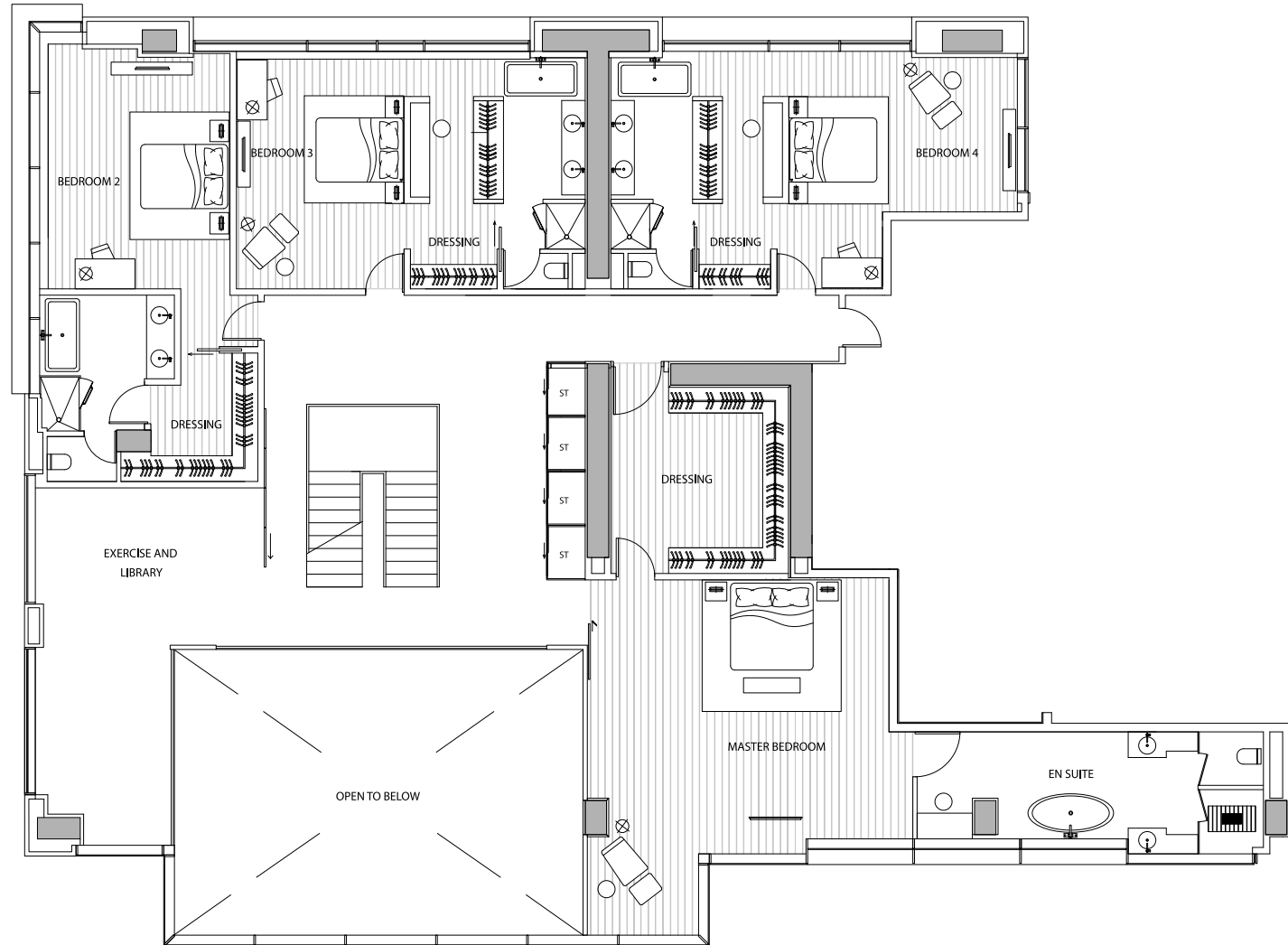
DUPLEX PENTHOUSES (LOWER)
FL. 42-43 TYPE 01



RESIDENCE
FL. 42-43 TYPE 01:
565 SQ.M.
TOTAL 897 SQ.M.

DUPLEX PENTHOUSES (UPPER)

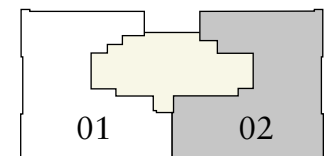
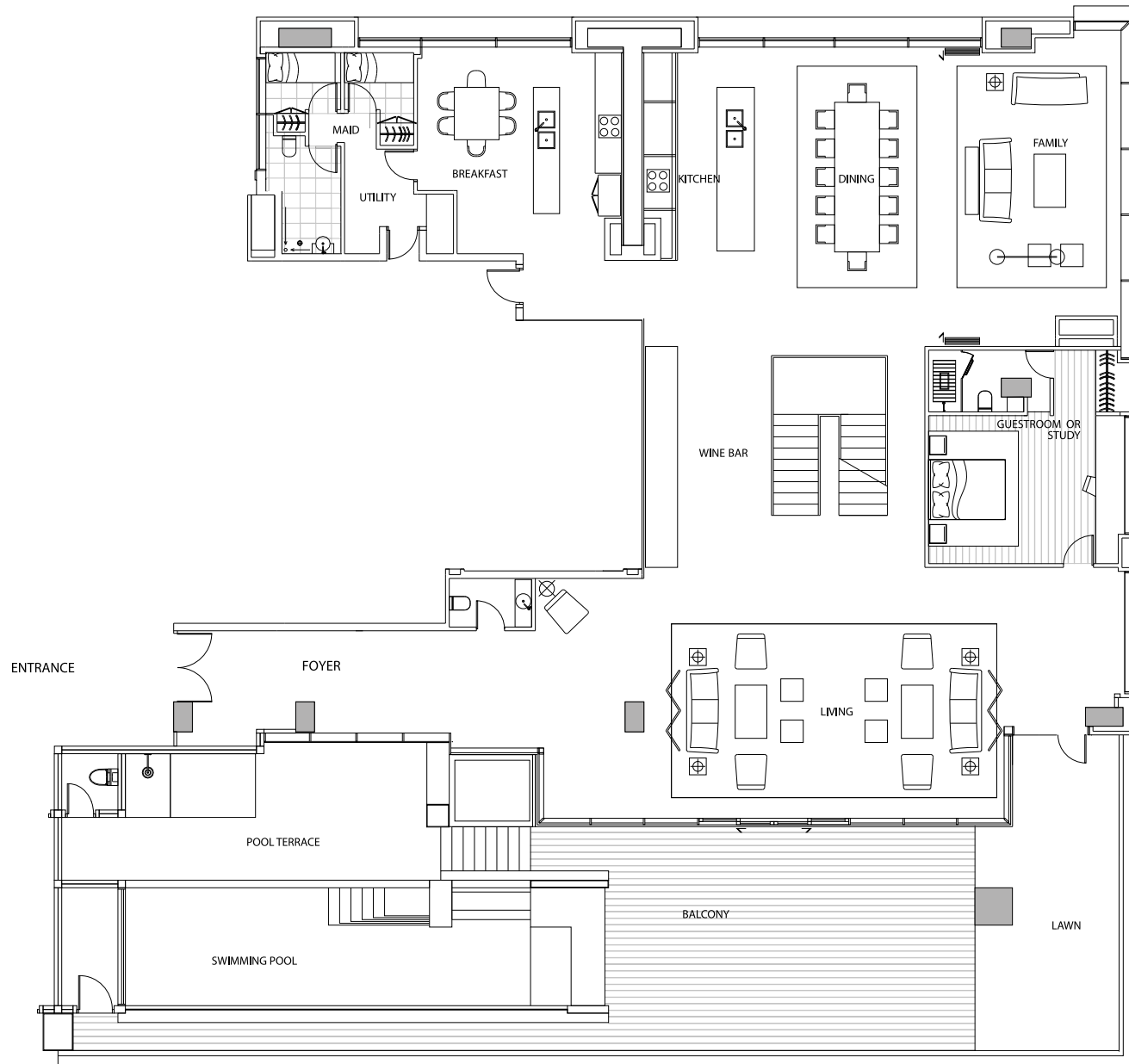
FL. 42-43 TYPE 01



RESIDENCE
FL. 42-43 TYPE 01:
332 SQ.M.
TOTAL 897 SQ.M.



DUPLEX PENTHOUSES (LOWER)
FL. 42-43 TYPE 02

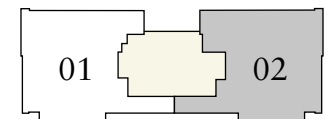
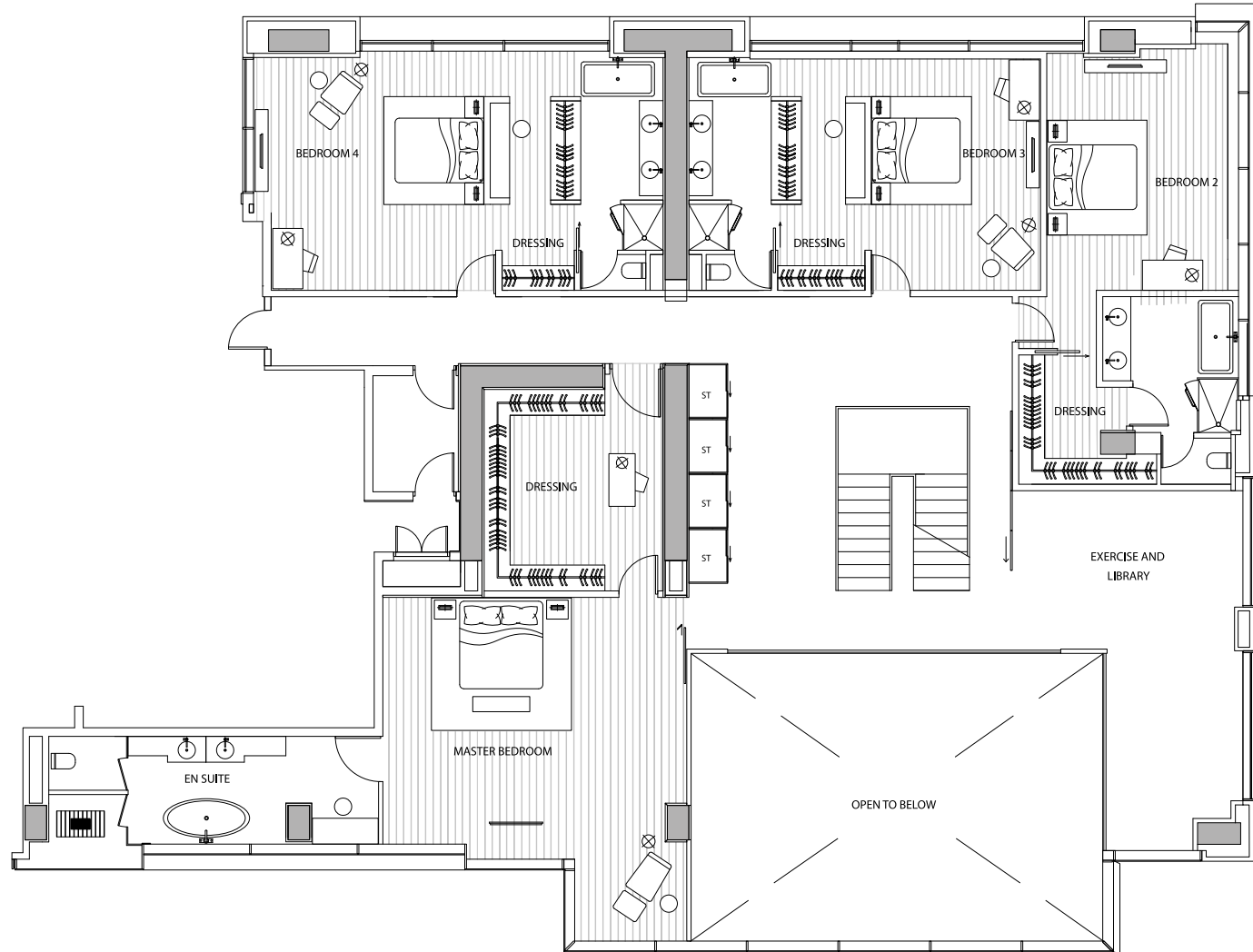


RESIDENCE
FL. 42-43 TYPE 02:
581 SQ.M.
TOTAL 923 SQ.M.



DUPLEX PENTHOUSES (UPPER)

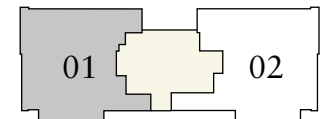
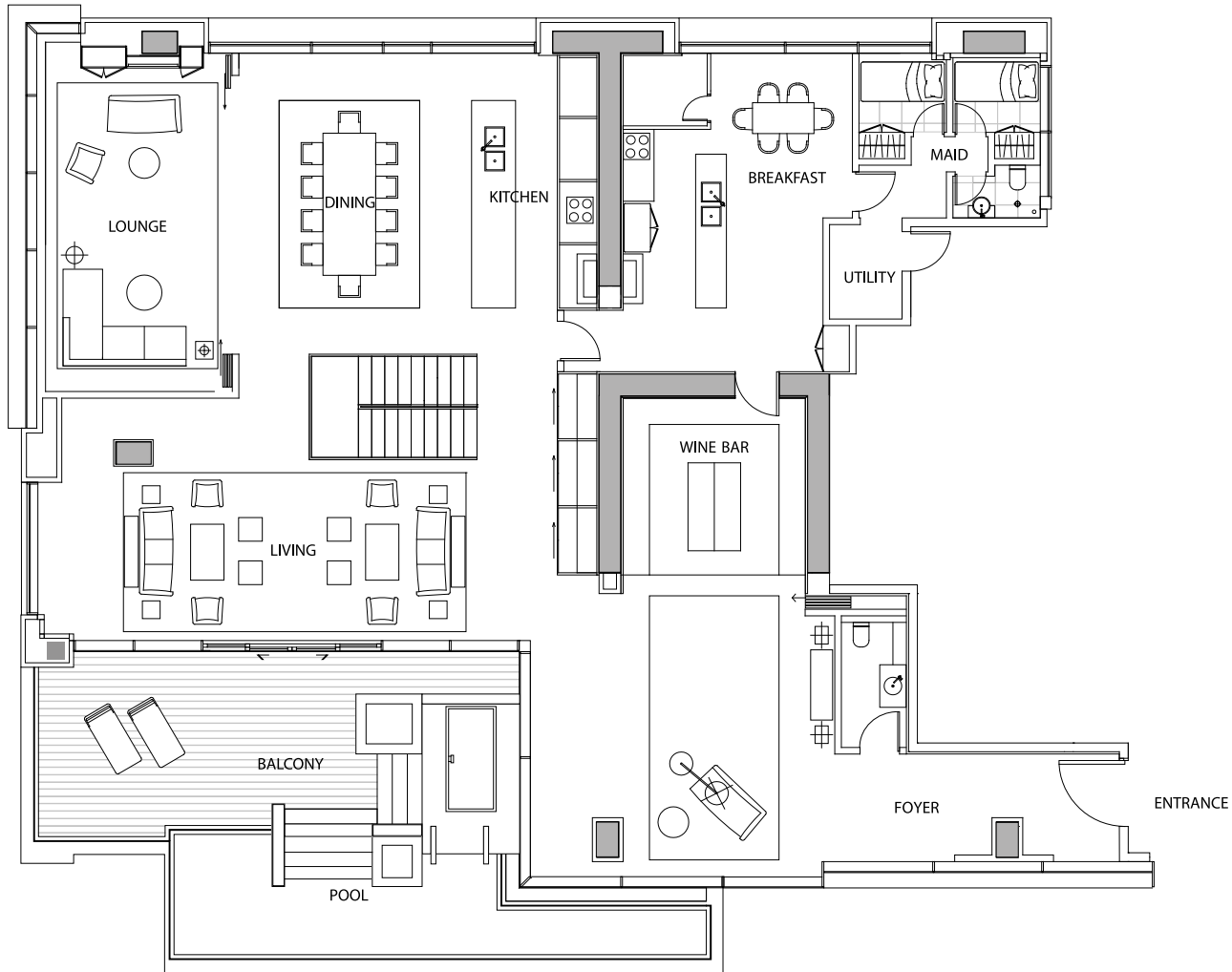
FL. 42-43 TYPE 02



RESIDENCE
FL. 42-43 TYPE 02:
342 SQ.M.
TOTAL 923 SQ.M.



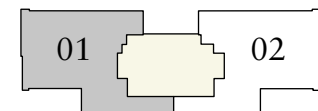
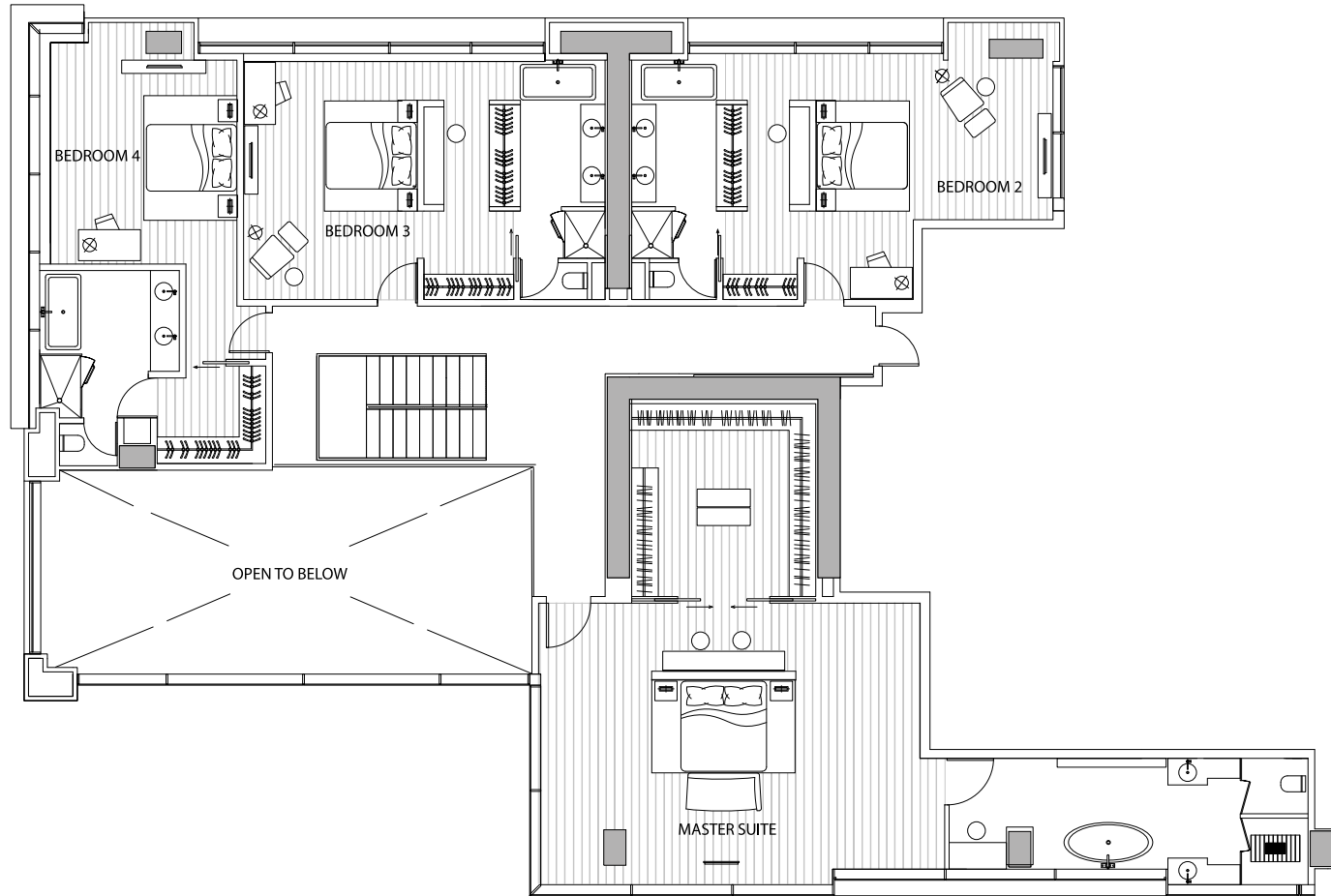
DUPLEX PENTHOUSES (LOWER)
FL. 44-45 TYPE 01



RESIDENCE
FL. 44-45 TYPE 01:
391 SQ.M.
TOTAL 668 SQ.M.

DUPLEX PENTHOUSES (UPPER)

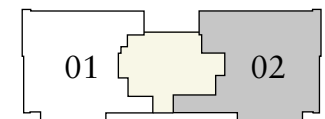
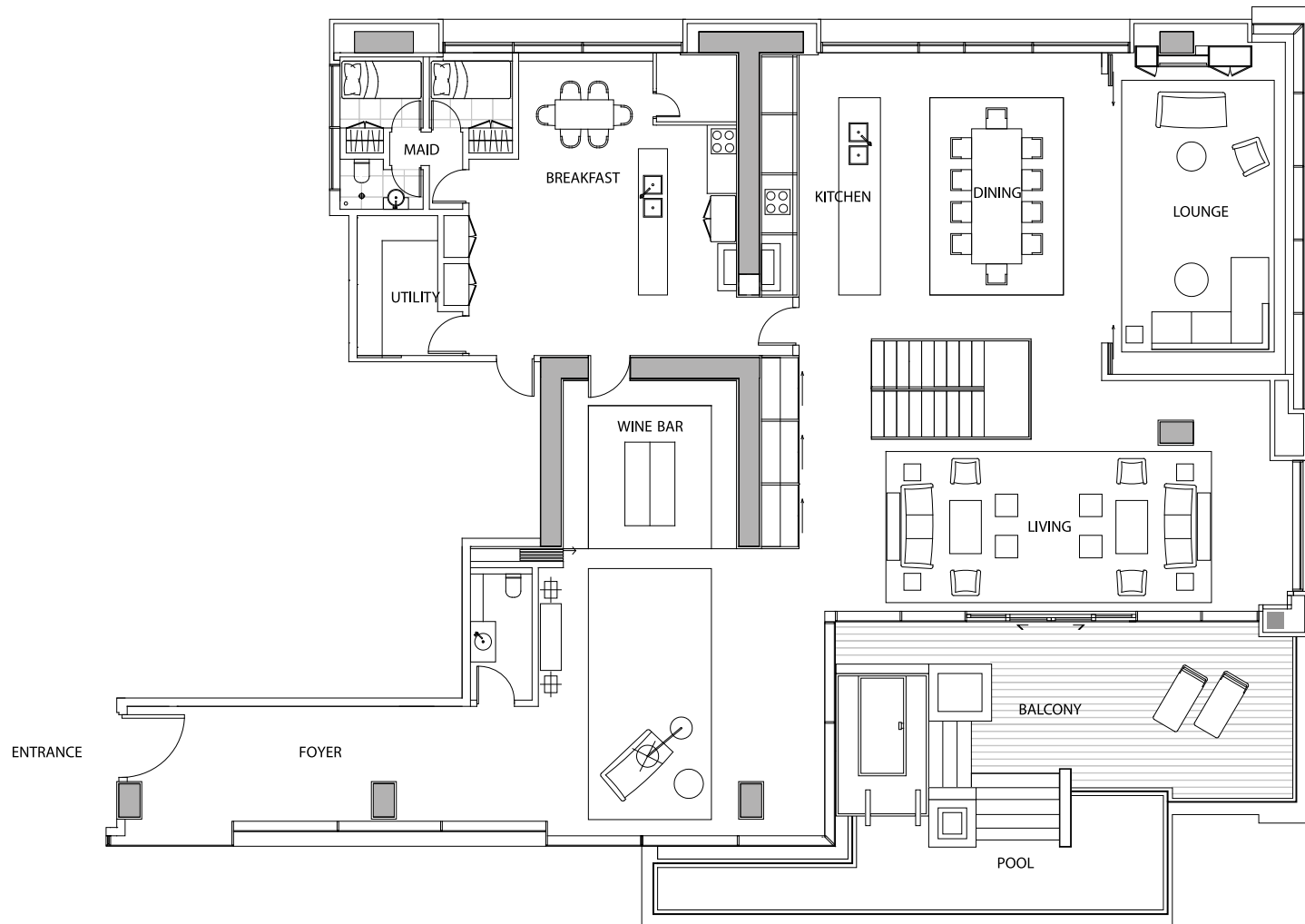
FL. 44-45 TYPE 01



RESIDENCE
FL. 44-45 TYPE 01:
277 SQ.M.
TOTAL 668 SQ.M.



DUPLEX PENTHOUSES (LOWER)
FL. 44-45 TYPE 02

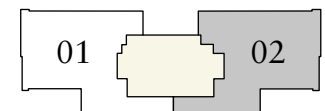
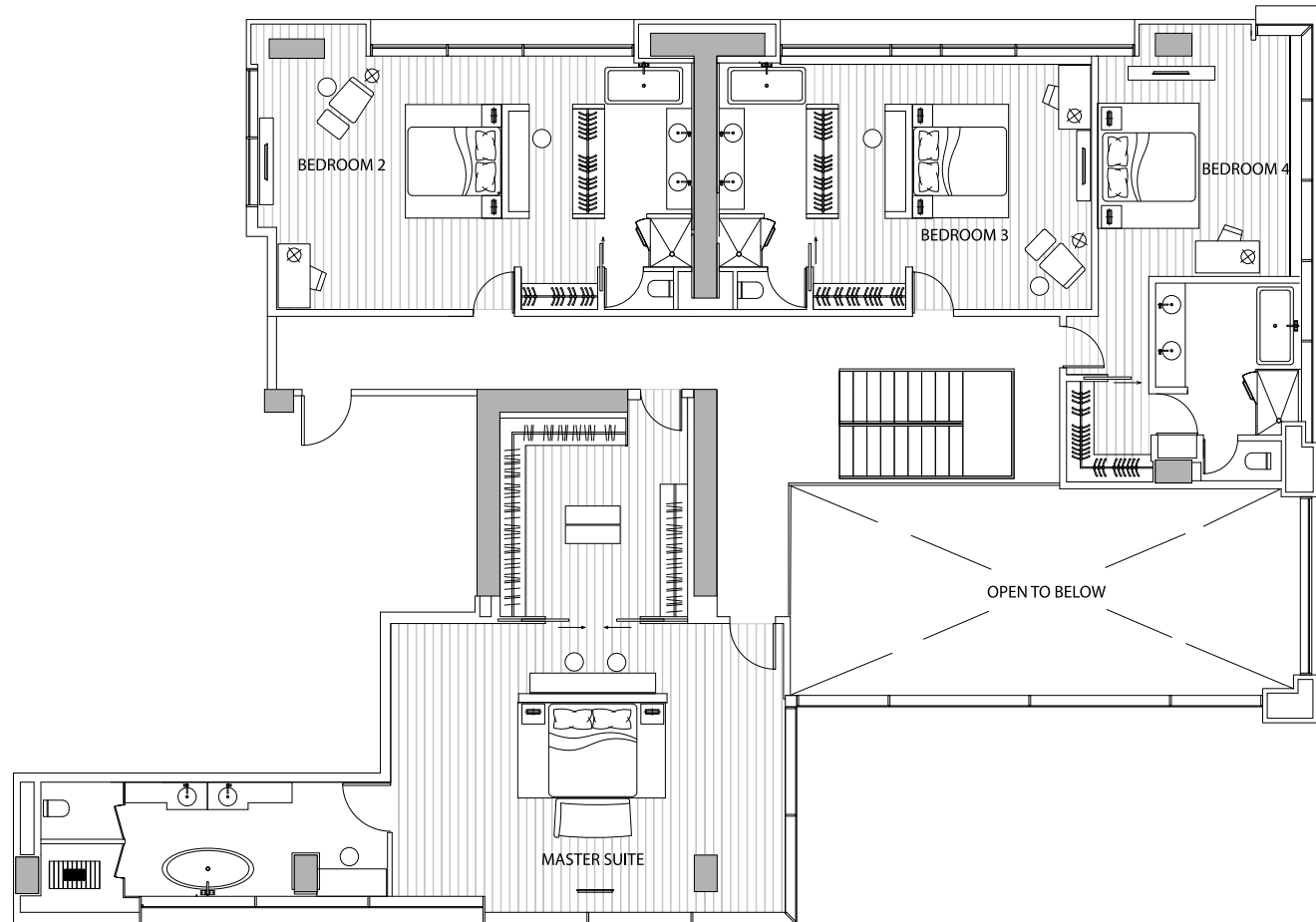


RESIDENCE
FL. 44-45 TYPE 02:
415 SQ.M.
TOTAL 730 SQ.M.



DUPLEX PENTHOUSES (UPPER)

FL. 44-45 TYPE 02



RESIDENCE
FL. 44-45 TYPE 01:
315 SQ.M.
TOTAL 730 SQ.M.



BUILDING SPECIFICATIONS

ARCHITECTURAL/STRUCTURAL

- Foundation: Reinforced concrete bored piles/barrette piles
- Superstructure: Reinforced concrete/post tension concrete
- External walls: Painted precast concrete wall, stone wall, and glass wall
- Internal walls: Concrete, masonry wall, dry wall partition systems
- Roof: Reinforced concrete flat roof with appropriate waterproofing system and thermal insulation

BUILDING SERVICES

- Three high speed passenger elevators, 2 service elevators
- Air conditioning system: Water cooled chiller and pumps for the building, air handling unit and conceal fan coil unit with air duct above false ceiling
- Concealed electrical wiring except electrical wiring above false ceiling is in expose conduits
- Security: Auto car barrier system with proximity card access, proximity access system to Residence lift lobby, service lift lobby and function room, closed circuit television system to ground floor, elevator and designated common areas
- Lightning protection: In accordance with NFPA and EIT standards
- Refuse collection: In basement
- Automatic fire protection system in compliance with local/international code comprising fire hose cabinets, sprinklers, fire extinguishers; automatic fire alarm system in compliance with local/international codes comprising smoke/heat detectors, fire manual stations and alarm speakers/bells
- Mechanical ventilation system for private bathrooms, kitchens, public service corridors, basement and car parks
- Water supply system: For swimming pools, and hot water supply for all bathrooms, public toilets and kitchens
- Central waste water treatment system in compliance with ministerial regulation B.E. 2538
- Waterproofing feature: Appropriate proofing will be applied to designated areas where applicable

COMMON AREAS (for hotel guests and residents)

- Ground floor lobby and access; hotel lift lobby and corridor
- Car park
- Drop-off, driveways, doorman on ground floor
- Covered walkways and BTS link, public toilets, security and operational control office on ground floor, fire staircases

FACILITIES (exclusively for residents)

- Concierge counter
- Doorman
- Residences lift lobby and corridor
- Mail room
- Infinity edge pool with salt-water chlorination and filtration system
- Seating area at pool lounge
- Landscaped garden
- Fully-equipped fitness center and exercise room
- Jacuzzi, sauna, steam, and changing rooms
- Residence Lounge: Lounge/sitting area, library/multi-purpose room, management office

RESIDENCES / PENTHOUSES

- Ceiling:
 - Living, dining, bedrooms, foyer, corridor, study: Painted gypsum board ceiling
 - Gourmet kitchen, bathrooms, powder room, maid's quarters: Moisture resistant painted gypsum board ceiling
 - Utility, store room: Reinforced and painted concrete slab with skim coating
- Paint
 - External: Exterior acrylic paint
 - Internal: Washable acrylic paint
- Finishes
 - External: Exterior acrylic paint
 - Internal: Painted wall, stone wall, glass wall
- Floor
 - Balcony: Stoneworks/timber floor or equivalent
 - Living, dining, utility: Stoneworks or equivalent
 - Bedrooms, study: Timber floor
 - Bathrooms, powder room, gourmet kitchen: Stoneworks
 - Maid's bathrooms, quarters: Vitrified tiles or equivalent
- Windows system: Laminated safety glass
- Doors and fittings:
 - Main entrance, bedrooms, bathrooms, powder room, kitchen, utility: Timber door
 - Dining to kitchen, roof terrace: Glass door
 - Good quality lockset for all doors

- Sanitary fittings: All bathrooms and the powder room have a washbasin with mixer (except for maid's room), hand shower, water closet, toilet paper holder; other amenities found in some of the bathrooms are bathtub with mixer, rain shower and hand shower with mixer, mirror, and towel rail
- Fully furnished built-in kitchen with granite top, 4-burner hobs, hood, sink with taps, electrical oven, microwave, dishwasher with water point, disposal
- Concealed electrical wiring except electrical wiring above false ceiling is in expose conduits
- TV cable and socket are ready for each bedroom and living room
- Power outlets are provided
- Three direct telephone lines for each Residence with an indirect telephone line connecting to hotel services
- Broadband internet access: Data points are provided
- Car park: 2 car parks for 3- and 4-bedroom residences, 3 car parks for penthouses

NOTES

Stoneworks and timber: Stoneworks and timber are natural materials containing veins with tonality differences. Stoneworks will have some color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected to a certain extent before installation, it is not possible to achieve total uniformity, consistency of colour, grain and appearance between the individual pieces of stoneworks and timbers in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of the builder and the developer. Selection of natural stoneworks for the gourmet kitchen is a choice offered to purchasers and the developer shall not be responsible for any safety/maintenance challenges that may arise whatsoever.

Cable television and internet access: The sub-lessee is liable to pay subscription fees and such other such fees to the service provider or other relevant authorities. The developer is not responsible to any of the said parties for the service connection for their respective subscription channels.

Kitchen cabinets, fan coil units, electrical points and plaster ceiling boards: Layout/location of the above are subject to the architect's sole discretion and final design.

Brand and model: The choice of brand/model for fittings, equipment, appliances supplied shall be subject to availability.

Air conditioning system and fresh air intake: The air conditioning system has to be maintained and cleaned on a regular basis by the sub-lessee. Maintenance includes regular cleaning of filters and clearing of condensate drain pipes.

Mechanical ventilation system: The above for the kitchen and toilet exhaust system is to be maintained by the sub-lessee on a regular basis.

Kitchen exhaust hood: This includes the regular cleaning of grease filters according to the equipment manufacturer's recommended procedures.

False ceiling: Space provision allows for the optimal function and installation of the M&E services. Access panels are allocated for maintenance and cleaning access to concealed M&E equipment. Where removal of equipment is needed, ceiling works would be required.

Prefabricated toilets: Certain bathrooms and toilets may be of prefabricated construction and all penetrations are sealed at the manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the water proofing warranty.

Space provision: The "Wine Bar" (if applicable to the unit) demarcated in the show unit, the sales brochures, or any other materials, are only space provisions to indicate the potential use of the spaces described. The descriptions do not imply that the spaces have been or will be fitted out for any particular purpose.

Concierge and doorman services: The above will be provided by the vendor prior to the formation of the management corporation, and such services (similar to security and other services) will be paid for from the maintenance charges payable by the sub-lessee under this agreement.

OWNER BENEFITS

SERVICES PROVIDED TO RESIDENCES

- Director of Residences – Senior hotel resource dedicated to the well-being of the residents
- Common Area Property Management - Provided by Rajadamri Residences Company and supervised by St. Regis Hotel team
- 24-hour Reception / Concierge / Security
- Doorman service on ground floor
- Access to all Hotel services and amenities, with signing privileges
- Direct telephone access from Residence to Hotel
- Valet parking
- Package deliveries directly to Residence

A-LA-CARTE SERVICES

- 24-Hour In-Residence maintenance services
- 24-Hour In-Residence dining
- Residential butler service
- Laundry / Dry Cleaning / Pressing / Seamstress services
- In-Residence housekeeping / Maid service
- In-Residence botanical service / Personal chef / Catering
- Grocery shopping and delivery
- Personal butler services

- Business center services
- Meeting rooms in Hotel with signature brand set-up / styling
- Personal Assistant / Secretarial / Translation / Courier
- In-Residence spa services (massage, manicure, etc.)
- Personal fitness trainers and classes
- Transportation services (e.g. town-car or limousine services)

AMENITIES / FACILITIES

- The Astor Residence Lounge – An exclusive and private club for the use of residents only
- Private Bill Bensley designed landscape garden & swimming pool deck for residents' use only
- Meeting room
- Residential lobby / Reception desk / Concierge desk
- Lobby restroom(s)
- Dedicated mailbox
- Dedicated residential passenger elevators
- Dedicated service elevators
- In-Residence Hotel phone
- Additional hotel parking
- Fitness center
- Dining outlets
- Spa

THE DEVELOPER: RAJADAMRI RESIDENCES CO., LTD.
WHOLLY OWNED BY MINOR INTERNATIONAL PCL

HOTEL OPERATOR: STARWOOD HOTELS & RESORTS WORLDWIDE, INC.

CONSULTANT DETAILS:

Architect:	Brennan Beer Gorman Architects, New York Plan Associates Co., Ltd., Thailand
Interior Designer:	Brennan Beer Gorman Interiors, Australia
Landscape and Pool Designer:	Bensley Design Group Co., Ltd., Thailand
Lighting Designer:	Project Lighting Design Pte Ltd., Singapore
Acoustic Consultant:	Shen Milsom & Wilke Ltd., Hong Kong
Project Construction Management:	Projects Asia Limited, Thailand
Contractor:	Thai Obayashi Corp., Ltd.
Structural and M&E Designer:	Meinhardt (Thailand) Ltd.
Façade Consultant:	Meinhardt Façade Technology (Singapore) Pte., Ltd.
Graphic Designer:	Corlette Design Ltd.

NOTICE

The Residences at The St. Regis Bangkok, a Rajadamri Residence Company Limited project. Registered capital: THB 50 million (paid up capital: THB 50 million). Registered address: 155 Rajadamri Road, Lumpinee, Pathumwan, Bangkok 10330, Thailand. Site location: On title deed no. 2220, Pathumwan Subdistrict, Sampeng District, Bangkok. Approximately 3 rai of land and structures leased from the Bureau of the Royal Household (Office of the Privy Purse) for a term of 30 years, commencing no later than March 1, 2011 to the end of February 2040.

An Environmental Impact Assessment report for the project has been approved by the Office of Natural Resources and Environmental Policy and Planning as per letter number Tor Sor 1009/2298 dated March 8, 2007. The project has been awarded a construction permit from the Bangkok Metropolitan Administration as per letter no. 111 dated March 9, 2007. The project is now complete.

The overall design, layout and color scheme of the project are subject to change and final approval by relevant government authorities. The artist impressions contained in this material have been enhanced by computer graphics. They are not taken from the project and are for reference only.

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