



WALDEN
ASOKE

REFLECTING
UNIQUENESS



BE THE CENTER OF CENTRAL

Asoke, established over 100 years ago is a high end, prime CBD area proven by the residences and the surroundings filled with rows of high ranking Embassies, 5 star hotels, upscale offices and extravagant shopping malls.

The beautiful compact area makes Asoke a sought after address. Home to the rich and famous, there are limited spaces available for sale.

Its long heritage, means that the well established and blissful residences are not giving up their investment space.

This upscale low-rise area allows residences to enjoy private living, but it means that less space is available for you to own.





Walden is conveniently located in Sukhumvit soi 23 and is 600 metres or approximately 7-10 mins walk to the main road. This prestigious condo is a mere 700 metres from the Asoke BTS

...live that unique life today.

LIKE A DIAMOND IN THE ROUGH

Walden Asoke sits beautifully in the heart of CBDs, this unique location is a Hub connecting all the major suburbs that already call themselves CBD such as Sukhumvit, Silom, Sathorn and new CBDs such as Rama 9, and Ratchada.

PUBLIC TRANSPORTATION HUB

Asoke is the interchange for BTS, MRT, and Airport Rail Link

OFFICE HUB

Of more than 20 leading office buildings such as the Interchange and Exchange to name a few. The latest 'Singha Complex' building is expected to be ready in 2018 bursting with offices and retail space.

EDUCATION

- Thai schools such as the elite Prasarnmit Demonstration School
- International schools such as NIST and The American School of Bangkok
- Srinakharinwirot University with Thai and International academic streams that provide a social lifestyle to the community with green space to run free and lively markets to enjoy

URBAN LIFESTYLES AND FACILITIES HUB

SHOPPING

- Terminal 21, The Em District (Emporium, EmQuartier, EmSphere) and more

DINING

- Korean Town, Rain Hill, top trending restaurants and bars across vivacious Asoke to chic Thonglor, connected through small alleys from Sukhumvit Soi 3 (Nana) to Soi 71 (Phra Khanong)

HOSPITAL

- Reputable Bumrungrad Hospital, Samitivej Sukhumvit Hospital, Rutnin Eye Hospital and other well-known health care facilities

OTHERS

- New gyms and workout centers with a flair, the world class Queen Sirikit Convention Center, Benjakiti Park, and the ever popular Dinosaur Planet

CONCEPT DESIGN ORIGINALITY SPEAKS FROM YOU

The design concept reflects modernity, but with vast injections of nature, through the use of stone and wood, and the lush greenery from the ground to the rooftop. The natural wood architecture, the boundless long driveways and the immense space, creates freedom and escape from the city life.

The low-rise nature means it's more private and exclusivity, as there is less sharing of the common facilities.



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MAKE A GRAND
ENTRANCE
EVERYDAY WITH
THE 7 METRE-ELEVATED
CEILING



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Every inch is utilized with a facility to maximize your convenience and comfort. Indulge in a secluded gym, steam rooms, library, hot and cold pool, kid's pool, lap pool, jacuzzi, kid's zone, sky garden, and automated car park to name a few.

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SKY PAVILION

An open air extravaganza to embrace the world view wholeheartedly.



Automated car parking systems - saves time finding a space, it's like having a personal valet

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HOT & COLD SPA

Unwind in the tranquil, lush rooftop with the hot and cold hydrotherapy pool. Ease away tired muscles while indulging the fantastic city view. Recoup. Reenergize.

VICHY CORNER

First hydrotherapy in Bangkok using water pressure to strike the body and soothing away muscle tensions. Mind and body is totally relaxed in a natural zen setting.



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DINING SPACE & BBQ | KID'S ZONE | PLAYGROUND

Multi purpose outdoor space for every generation. A family BBQ corner with a convenient connected children's playground and a nearby Relaxing Terrace that overlooks the swimming pool and garden.



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SWIMMING POOL WITH SHALLOW WATER LOUNGE AREA

Multi functional pool with a grand city view. Sunken Jacuzzi, Kid's Pool and Waterfall that resonates a natural ambience tune...for a total peace of mind.

FEATURES UNMATCHED TO LIVE YOUR OWN TUNE

A variety of unit types to choose from, some boasting grand Double Volume Space ceilings. Others are designed with a proper garden that lasts.

Our unit gardens are exclusive with a private view of the lush garden.

Fully furnished using premium quality brands and modern designs.

High-tech tablet that allows you to have groceries delivered to your door, upscale services such as dry cleaning and handy man at the touch of your fingertips, bill payments, food delivery and more.

Rental Management



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DUPLEX TYPE

All units have Double Volume Space ceilings to give a sense of self, freedom and grandeur.

54.14 - 65.43 SQ.M.



1 BEDROOM PLUS TYPE

Multi-functionality to further enhance your complete lifestyle. The unit offers living, bedroom, kitchen as well as a work area. Rooms can be adjusted according to the ever changing needs for opened or divided privacy.

37.72 - 42.58 SQ.M.



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1 BEDROOM TYPE

Partitioned walls dividing the bedroom and living to transform into either opened or separated for privacy. Premium grade materials designed specifically for the units.

31.10 - 35.31 SQ.M.



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GARDEN TYPE

Our unit gardens are exclusive with a private view of the lush garden.

42.12 - 46.80 SQ.M.



WALDEN PRIVILEGE

Beyond a physical home, Walden Asoke will service your lifestyle needs with the Walden Privilege, an in-room tablet that allows you...

- to shop daily without going to the supermarket and be clutter free
- the convenience and to save time with delivery right to your doorstep
- to enjoy standard retail prices for the products or services purchased

Each room will be equipped with a sleek German designed tablet that allows tenants to scan the barcode of their old product, use the touch screen to confirm and simply wait for the delivery.

OTHER SERVICES:

- Bill payments
- Home Services such as 5 star laundry services
- Take Away Foods
- News



A DIFFERENT INVESTMENT REFLECTING YOUR UNIQUENESS

Spaces utilized for more value... more functions than you can imagine

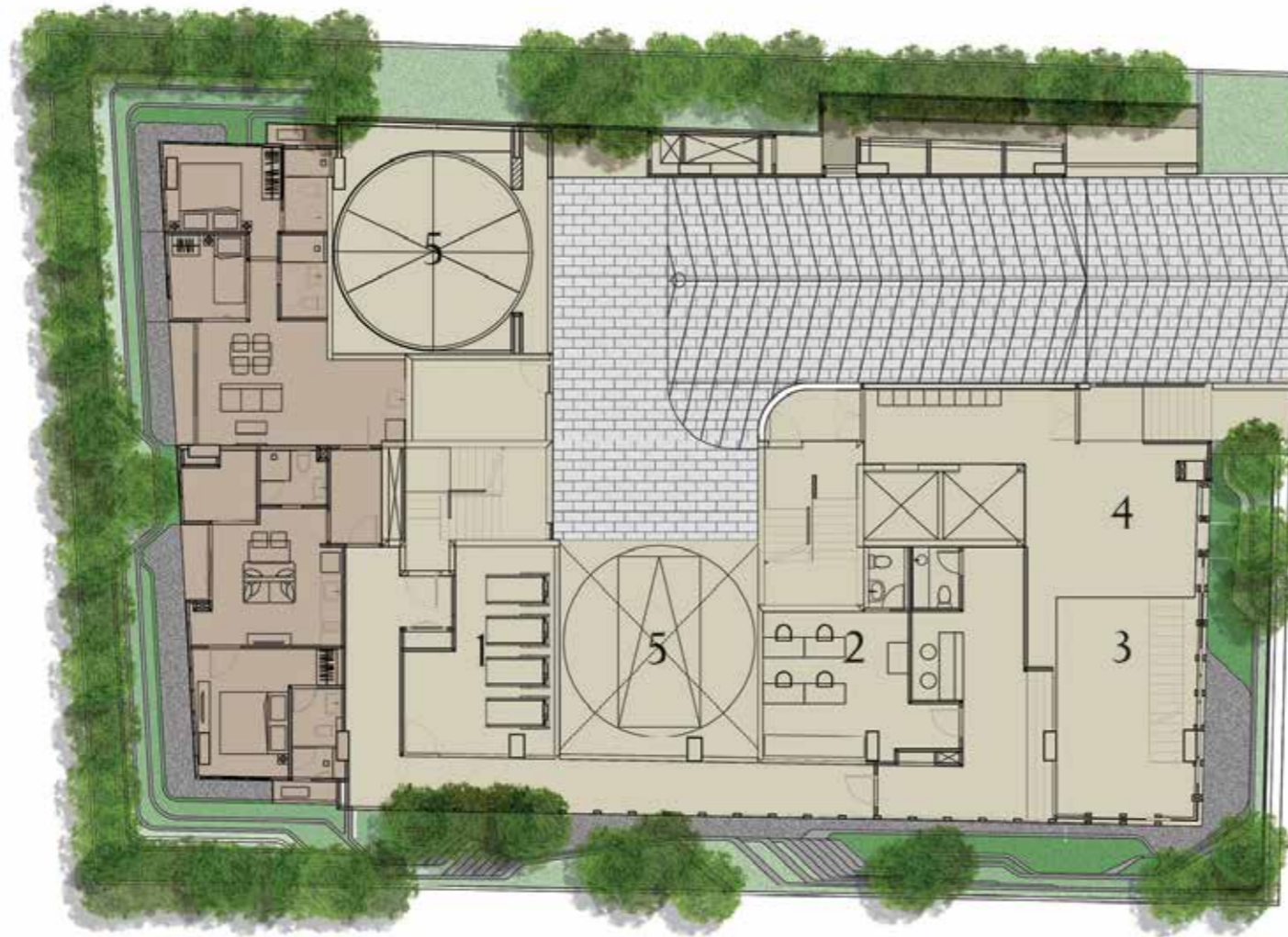
Whether you are buying for yourself or to rent out, you will be interested to know that there is an opportunity for a timeless investment in Walden Asoke

- Passive income from possible rental returns. Being in a prime expat location, rental opportunities are increased.

A professional Investment Advisor is on hand should you require and you can be confident that your property will be best handled by Rental Management Team.

- More than 5 years experience in rental management with proven track record of profitability
- Connected to various Real Estate agents who can sign quality Renters

FLOOR PLAN



1st Floor

- 1 Fitness
- 2 Juristic
- 3 Lobby
- 4 Lounge
- 5 Automated Car Park

FLOOR PLAN



G1-101
52.56 SQ.M.

G2-102
49.86 SQ.M.



1st Floor
2 Units

● Bedroom Plus Garden

FLOOR PLAN

D4-201	D3-202	D2-203	C1-204	C2-205
56.49	56.06	55.15	35.82	38.38
SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.



2nd Floor
11 Units

- 1 Bedroom Plus Duplex
- 1 Bedroom Duplex
- 1 Bedroom Simplex
- 2 Bedroom Duplex

D8-211
67.79 SQ.M.

D9-210
72.86 SQ.M.



D1-209	D6-208	D5-207	D7-206
50.51	59.29	54.51	59.97
SQ.M.	SQ.M.	SQ.M.	SQ.M.

FLOOR PLAN



11 Units

- 1 Bedroom Plus Duplex
- 1 Bedroom Duplex
- 2 Bedroom Duplex

FLOOR PLAN

A6-301	A4-302	A2-303	A1-304	B1-305
35.13	34.79	33.60	31.48	38.19
SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.



3rd-7th Floor
12 Units

- 1 Bedroom
- 1 Bedroom PLUS

B6-312
48.25 SQ.M.

B4-311
48.68 SQ.M.

B5-306
40.52 SQ.M.

A3-310	B3-309	A5-308	B2-307
30.86	38.26	33.15	37.32
SQ.M.	SQ.M.	SQ.M.	SQ.M.



FLOOR PLAN

A6-801	A4-802	A2-803	A1-804	B1-805
34.74	34.79	33.60	33.48	38.19
SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.



8th Floor
10 Units

- 1 Bedroom
- 1 Bedroom PLUS

B5-806
40.52 SQ.M.

A3-810	B3-809	A5-808	B2-807
30.77	38.26	33.15	37.32
SQ.M.	SQ.M.	SQ.M.	SQ.M.

FLOOR PLAN



ROOF TOP

- 1 Roof Pavilion
- 2 Dining Space & BBQ
- 3 Relaxation Lawn
- 4 Kid's Pool Terrace
- 5 Kid's Pool
- 6 Water Cascading
- 7 Pool Deck
- 8 Lap Pool
- 9 Sunken Jacuzzi
- 10 Feature Tree
- 11 Hot and Cold Spa
- 12 Bamboo Way
- 13 Vichy Corner
- 14 Playground
- 15 Sunken Party Space
- 16 Seating Corner

UNIT LAYOUT



Type A1
31.48 SQ.M.



Type A2
33.60 SQ.M.

UNIT LAYOUT



Type A3
30.86 SQ.M.

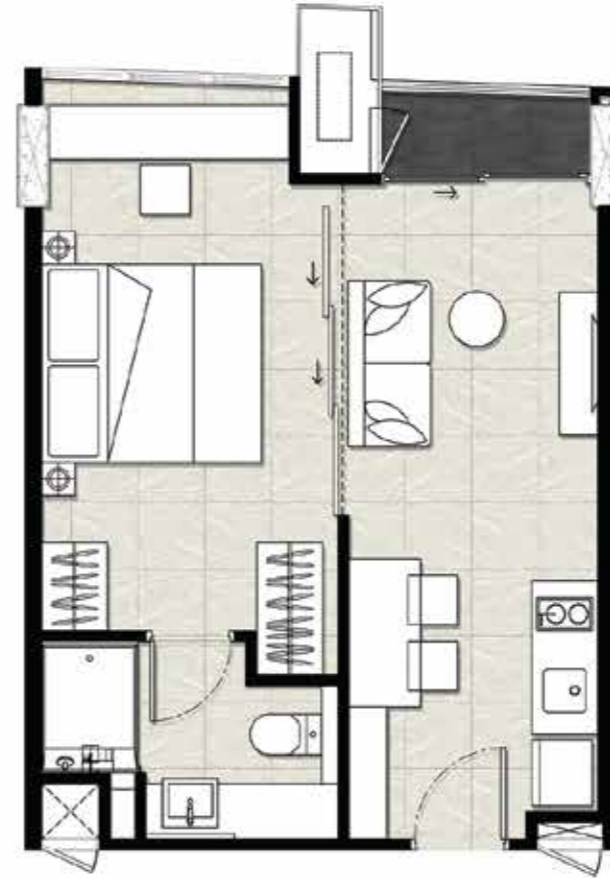


Type A4
34.79 SQ.M.

UNIT LAYOUT



Type A5
33.15 SQ.M.



Type A6
35.13 SQ.M.

UNIT LAYOUT



Type B1
38.19 SQ.M.



Type B2
37.32 SQ.M.

UNIT LAYOUT



Type B3
38.26 SQ.M.



Type B4
48.68 SQ.M.

UNIT LAYOUT



Type B5
40.52 SQ.M.



Type B6
48.25 SQ.M.

UNIT LAYOUT

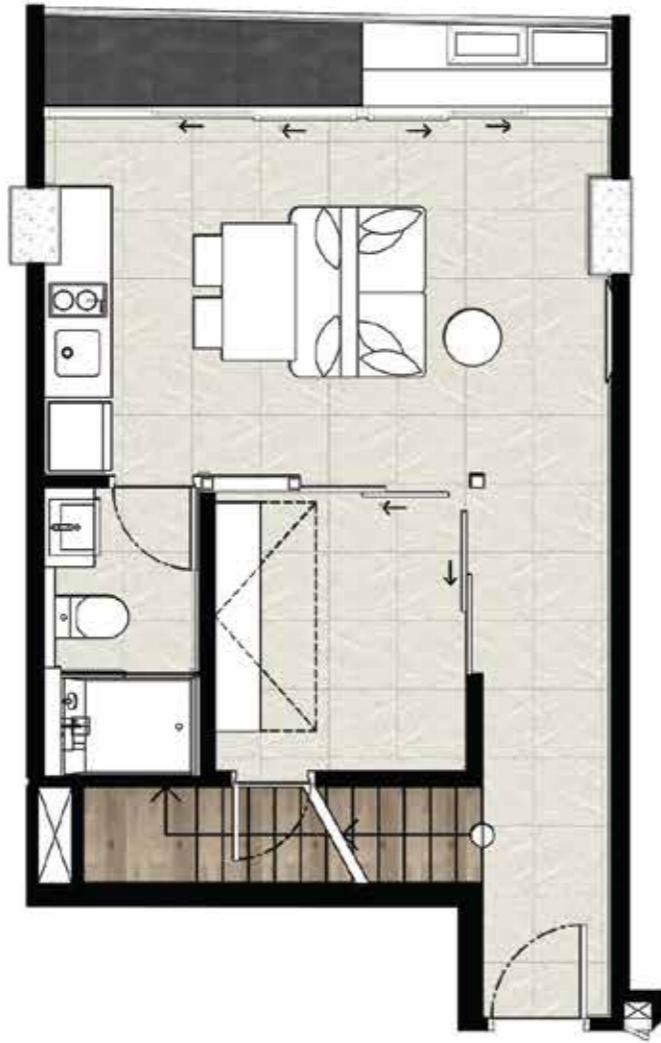


Type C1
35.82 SQ.M.



Type C2
38.38 SQ.M.

UNIT LAYOUT



Type D1 (Loft)
36.32 SQ.M.



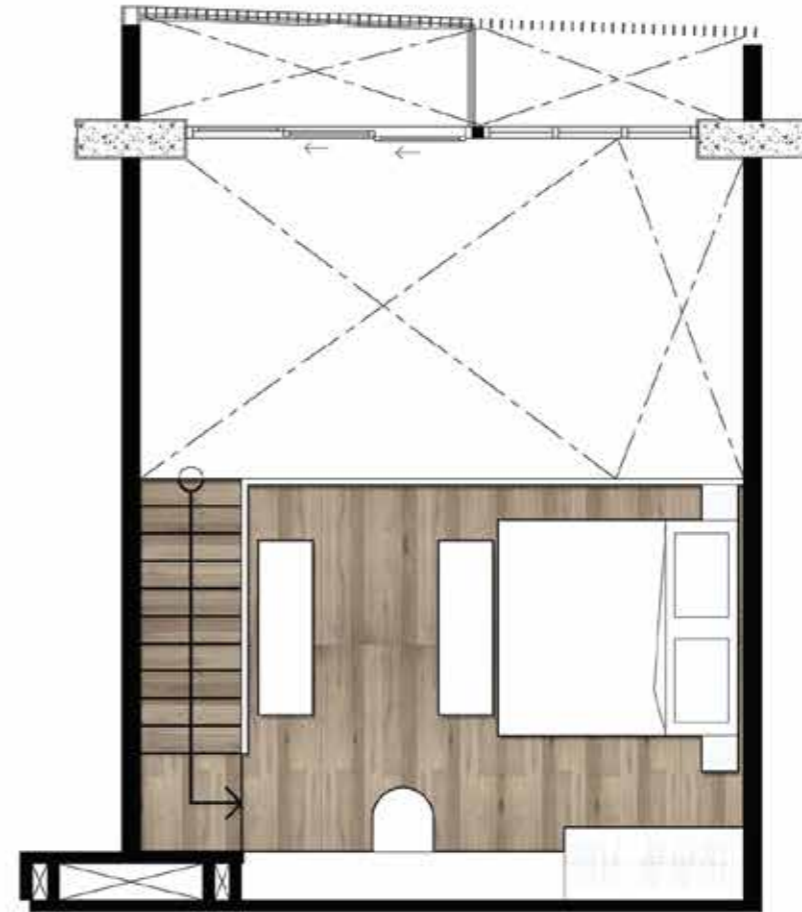
Mezzanine
14.19 SQ.M.

Total
50.51

UNIT LAYOUT



Type D2 (Loft)
37.53 SQ.M.



Mezzanine
17.62SQ.M.

Total
55.15

UNIT LAYOUT



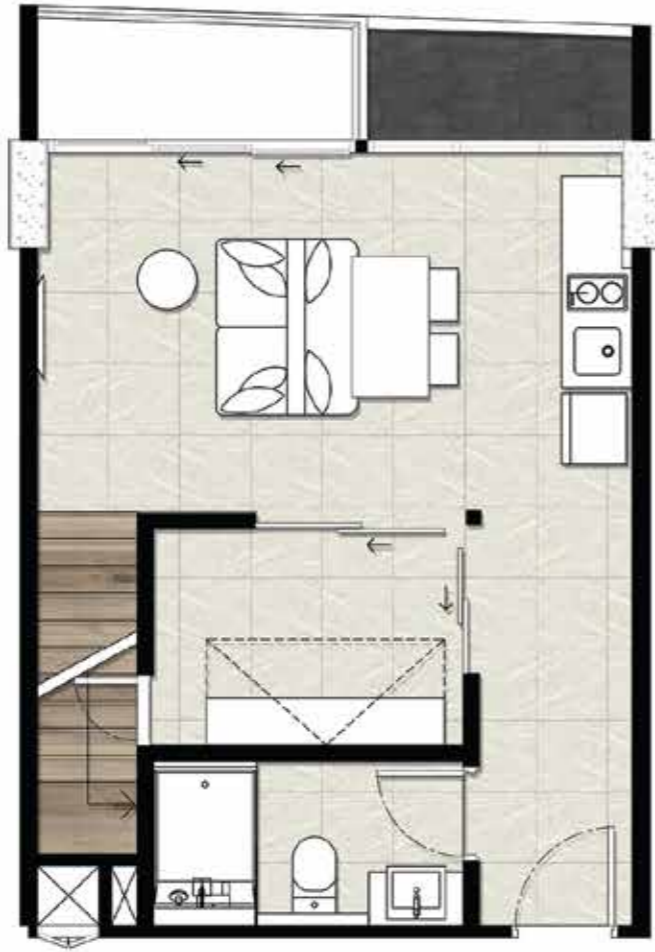
Type D3 (Loft)
38.44 SQ.M.



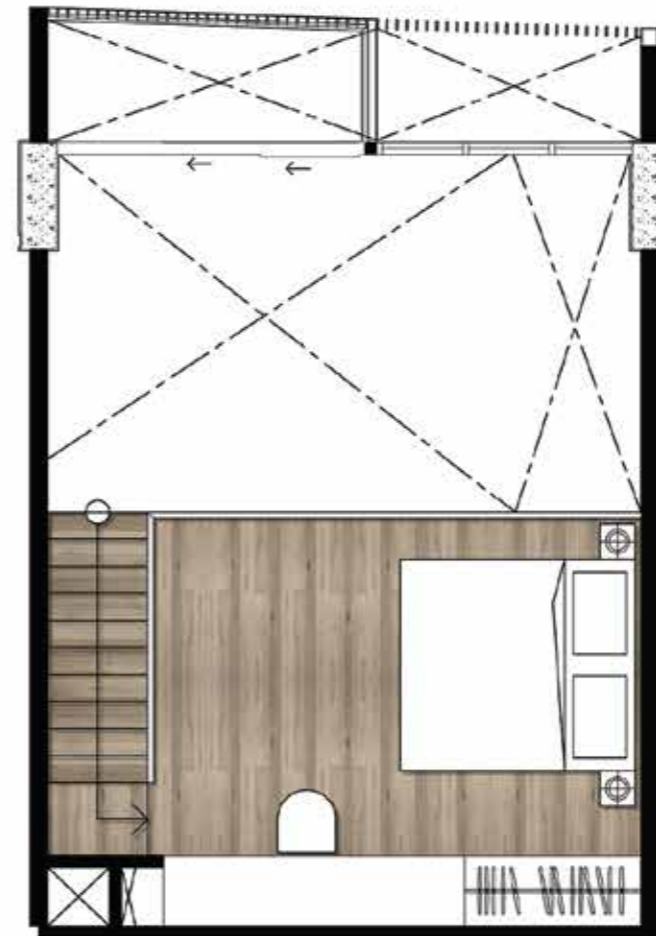
Mezzanine
17.62 SQ.M.

Total
56.06

UNIT LAYOUT



Type D4 (Loft)
39.04 SQ.M.



Mezzanine
17.45 SQ.M.

Total
56.49

UNIT LAYOUT



Type D5 (Loft)
36.86 SQ.M.



Mezzanine
17.65 SQ.M.

Total
54.51

UNIT LAYOUT



Type D6 (Loft)
41.98 SQ.M.



Mezzanine
17.31 SQ.M.

Total
59.29

UNIT LAYOUT



Type D7 (Loft)
42.24 SQ.M.



Mezzanine
17.73 SQ.M.

Total
59.97

UNIT LAYOUT



Type D8 (Loft)
48.47 SQ.M.



Mezzanine
19.32 SQ.M.

Total
67.79

UNIT LAYOUT



Type D9 (Loft)
49.32 SQ.M.



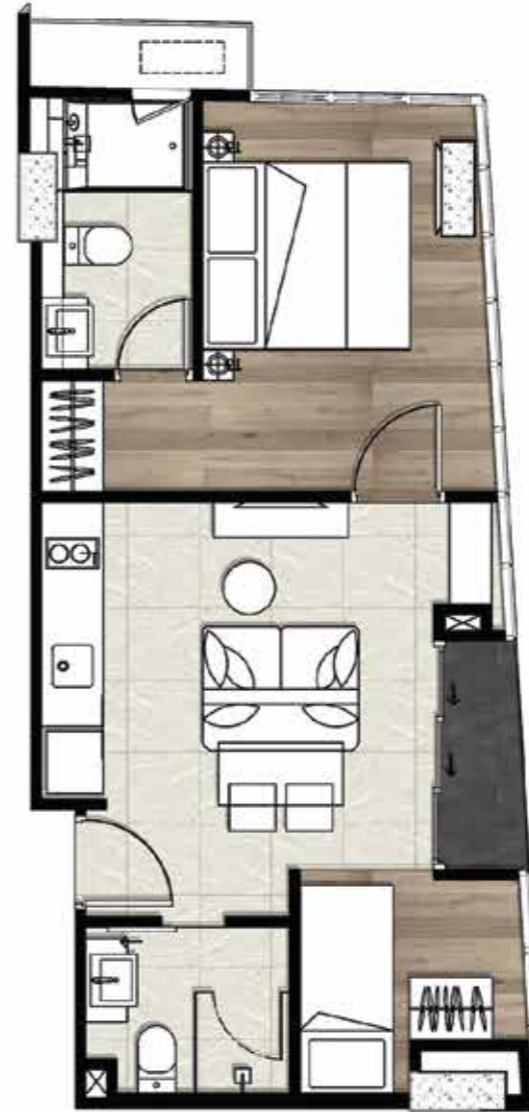
Mezzanine
23.54 SQ.M.

Total
72.86

UNIT LAYOUT



Type G1
52.56 SQ.M.



Type G2
49.86 SQ.M.



FACT SHEET

Project Name	Walden Asoke
Developer	Habitat Group Co., Ltd.
Project Location	Sukhumvit 23, Klongton Nua, Wattana, Bangkok
Project Area	0-2-20 Rai
Type	Residential
Number of Residence	83 Units
Ownership Type	Freehold
Unit Type	1 Bedroom (A1 - A6) 30.86 - 35.13 SQ.M. 1 Bedroom Plus (B1 - B6) 37.32 - 48.68 SQ.M. 1 Bedroom Simplex (C1 - C2) 35.82 - 38.38 SQ.M. 1 Bedroom Plus Garden (G1 - G2) 49.86 - 52.56 SQ.M. 1 Bedroom Duplex (D5) 54.51 SQ.M. 1 Bedroom Plus Duplex (D1 - D4, D6 - D7) 50.51 - 59.97 SQ.M. 2 Bedroom Duplex (D8 - D9) 67.79 - 72.86 SQ.M.
Floor to Ceiling Height	2.475 Metres
Number of Car Parks	40 Lots
Facilities(Ground Floor)	<ul style="list-style-type: none">· Fitness and Changing Room· Automated Car Parking System· Double-Volume Lobby & Reception· Feature Library· Multi-Purposed Area
Facilities(Rooftop)	<ul style="list-style-type: none">· Swimming Pool with Shallow Water Lounge Area· Kid's Pool· Kid's Zone· Sunken Jacuzzi· Hot and Cold Spa· Vichy Corner· Sky Pavilion· Sky Garden· Dining Space & BBQ· Sun Desk· Playground· Sunken Party Space

OUR RECOGNITION PROPERTY AWARDS



Within 5 years of property development, Habitat Group has become successful in achieving 12 property design and development awards from various renowned organizations both national and regional levels. Habitat Group's recognitions represent our commitment to develop properties to reach world-class standard in quality and splendid product design.



HABITAT GROUP

‘HABITAT GROUP’ WAS INCORPORATED IN 2012 WITH A SPECIFIC MISSION IN MIND TO BECOME ONE OF THAILAND’S LEADING PROPERTY DEVELOPERS IN THE UPPER-MID SCALE TO LUXURY RESIDENTIAL MARKET.

The company’s founders recognized that differentiation is key in a competitive marketplace and sought to develop projects with unique character in terms of innovative design and superb functionality. The company’s paramount vision was to establish HABITAT GROUP as an instantly recognized and well-regarded international standard brand featuring world-class design and incomparable product quality.

“

We aim to provide valuable information to buyers and help them make a safe investment whether it is for private living or rental

”

OUR PROJECTS



Wyndham Atlas
Wongamat Pattaya
Soi Na Klua 22, Banglamung,
Chonburi, Thailand
www.Wyndham-Atlas.com



Leroy Ruamrudee
Soi Ruamrudee 2, Lumpini,
Pathumwan, Bangkok, Thailand
www.Leroy-Ruamrudee.com



Bluphere Pattaya
Managed by
BW Premier Collection
Soi Na Jomtien 18, Na Jomtien,
Sattahip, Chonburi, Thailand
www.BluPHERE.com



Bayphere
Pattaya, Thailand

Best Western Premier
Bayphere Pattaya

Soi Na Jomtien 18, Na Jomtien,
Sattahip, Chonburi, Thailand

www.Bayphere.com

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X2 Vibe Pattaya Seaphere

Soi Na Jomtien 32, Na Jomtien,
Sattahip, Chonburi, Thailand

www.X2PattayaSeaphere.com



X2 Pattaya Oceanphere

Soi Na Jomtien 56, Na Jomtien,
Sattahip, Chonburi, Thailand

www.X2Pattaya.com



The Ville Jomtien

172/167 Moo 12, Soi Chaiyapruet 2,
Nongprue, Banglamung, Chonburi,
Thailand

www.TheVillePoolVilla.com

SPECIFICATION

INTERIOR DESIGN

Ceiling work

1st floor	9 mm. THK Gypsum board - Plastered and painted
2nd floor	9 mm. THK Gypsum board - Plastered and painted
Kitchen	9 mm. THK Gypsum board - Plastered and painted
Bathroom	9 mm. THK moisture resistant gypsum board - Plastered and painted

Floor finishing work

Living room / 1 Bedroom	Porcelain Marble Tile size 60X60 cm - Polished finished or compatible
2 Bedroom	Engineering Wood Flooring size 14 mm.X12.5X60-120 cm. or compatible
Kitchen	Porcelain Marble Tile size 60X60 cm - Polished finished or compatible
Bathroom	Porcelain Marble Tile size 60X80 cm - Matt finished or compatible
Balcony	Porcelain Marble Tile size 30X30 cm - Matt finished or compatible

General Internal room

Basement Floor	<ul style="list-style-type: none">- Service areas / Laundry / Thai kitchen / Maid living and bedroom areas : Porcelain Marble Tile size 60x60 cm. or compatible- Maid WC : Granito Tile - size 60X60 cm - Matt finished or compatible- Corridor and stairs : Porcelain Marble Tile size 60x60 cm. or compatible- Lobby and lift lobby : Porcelain Marble Tile size 60x60 cm. or compatible- Corridor and stairs : Porcelain Marble Tile size 60x60 cm. or compatible- Gym : Vinyl Tiles or compatible
1st floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- 1st floor : Porcelain Marble Tile size 60x60 cm. or compatible- Mezzanine : Engineering Wood Flooring or compatible
2nd floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- Living room : Porcelain Marble Tile size 60x60 cm. or compatible- Mezzanine : Engineering Wood Flooring or compatible
3rd floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- Living room : Porcelain Marble Tile size 60x60 cm. or compatible
4th floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- Living room : Porcelain Marble Tile size 60x60 cm. or compatible

5th and 6th floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- Living room : Porcelain Marble Tile size 60x60 cm. or compatible
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7th floor	<ul style="list-style-type: none">- Corridor : Porcelain Marble Tile size 60x60 cm. or compatible- Living room : Porcelain Marble Tile size 60x60 cm. or compatible
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Bathroom and Powder Room

Master Bathroom	<ul style="list-style-type: none">- Floor : Porcelain Marble Tile - size 60X60cm - Matt finished or compatible- Wall : Porcelain Marble Tile - size 60X60 cm - Matt finished or compatible- Countertop : 6mmTHK Cotto Italia tile - Polished finished or compatible
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Bathroom	<ul style="list-style-type: none">- Floor : Porcelain Marble Tile - size 60X60cm - Matt finished or compatible- Wall : Porcelain Marble Tile - size 60X60 cm - Matt finished or compatible- Countertop : 6mmTHK Cotto Italia tile - Polished finished or compatible
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Sanitary Ware	- Kohler or compatible
Bath	- Lavenz or compatible
Faucets	- Kohler or compatible
Shower Partition	- Clear tempered glass
Built-in kitchen with sink and faucet (Euro Kitchen)	- RCD or compatible

Door	
Entrance Door	- Wood- size 2.05X 0.90m To be specified by Architect

Bedroom Door	- Plywood on polymer wood frame and solid wood structure - size 2.05X0.80m -covered with laminate
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Bathroom Door	- Plywood on polymer wood frame and solid wood structure - size 2.05X0.80m
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Stair


STAIR 1 - Basement to 1st Floor	- FLOOR : Homogeneous Granito Tile size 60X60 cm - Matt finished RAILING : Steel - Powder coating
STAIR 1 - Mezzanine	- FLOOR : Thick Frosted Glass on steel structure RAILING : Steel - Powder coating

STAIR 2 - Basement to 7th Floor	- FLOOR : Homogeneous Granito Tile size 60X60 cm - Matt finished - RAILING : Steel - Powder coating
Light	- Recessed downlight - LED
Door Handles	- Service areas : Standard door knob - All living areas - Swing door - Lever handle - Sliding door - Flushed handle
Floor Balcony Wall between room	- Floor : Tile – size 30X30cm or compatible - Painted Masonry wall
Receptacles / Outlets / Switch plates	- BTICHINO or equivalent
Kitchen Pantry (Built-in)	- RCD kitchen or equivalent
Hood	- Siemens or equivalent with full exhaust duct system to be exposed on the building exterior
Hob Sink	- Siemens or equivalent - Franke or equivalent
Air-conditioner	- CDU – VRV - Condensing unit : VRV - FCU – Concealed ceiling type in all front of house areas / Wall type in Service areas - Fan coil unit : Concealed ceiling type in all front of house areas / Wall type in Service areas




HABITAT
GROUP

ABOVE VALUE, BEYOND LIVING

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 WaldenBangkok.com

 [HabitatGroupProperties](https://www.facebook.com/HabitatGroupProperties)

Project owner : Habitat Group Co., Ltd. CEO : Mr.Chanin Vanijwongse Address : Athenee Tower, 15th Floor, Unit 1502/2 63 Wireless Road, Lumpini, Bangkok 10330 Thailand. Registered Capital : Habitat Group Co., Ltd. - 181 Million Baht (Fully paid up). The project will be constructed as residential condominium having 1 building, 8 storeys, 83 units on the land title deed 5858, 145759, 145760 Bangkapi (South), Bangkapi, Bangkok. Land and Building are encumbered with united overseas Thanachart Bank Public Company Limited. Approximate land area : 0 Rai 2 Ngan 20 Wah.