



CLOUD RESIDENCES

SKV 23

REDEFINE ELITE EXPERIENCE



CLOUD RESIDENCES

SKV 23

SKV 23 Co., Ltd. an affiliated company of Risland (Thailand) Co., Ltd., Risland has been consistently recognized as a large real estate group enterprise established in Hong Kong aiming for the global real estate development. Our business includes residential real estate development, commercial real estate operation, community management, and a full range of products and services that support an entire urban environment.

Also we have developed projects globally in countries such as USA, India, New Zealand, and Thailand. We contribute directly to cities by bringing forth our innovative construction practices and provide direct value-added to community development projects, in the process establishing ourselves as a true partner in urban growth around the world.

Fitch Ratings, one of the three Nationally Recognized Statistical Rating Organizations (NRSRO) designated by the US Securities and Exchange Commission, headquartered in New York, has affirmed Risland (Thailand) at “AA (tha)”.

The first time in Thailand’s Property Sector to receive the highest credit rate among other developers.

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PROJECT CONCEPT

Provides a warm and welcoming place like a sanctuary, calm and mindful. Where you hideaway from a busy urban life and regaining your passion and enjoy the moment in your cozy and comfortable private area. The definitive luxury living that everyone could ever dream of. This elite experience is redefined at CLOUD Residences.

Development Name CLOUD Residences – SKV 23
Developer SKV 23 Co., Ltd., affiliated company of Risland (Thailand) Co., Ltd.

Project Architect Tandem Architects (2001) Co., Ltd.
Interior Designer Leo Design Co., Ltd.
Landscape Designer 1819 Co., Ltd.

Location Asoke – Sukhumvit 23
Total Land Area 1-3-27.6 Rai
Storeys 43
Buildings / Units 372 units
Parking 67%
Common Fee 80 Baht / sq.m. / month
Sinking Fund 800 Baht / sq.m.

Type of Units

1 Bedroom	29 – 30 sq.m.
1 Bedroom Extra	41 – 43 sq.m.
2 Bedroom	57 – 60 sq.m.
Double Space	47 – 95 sq.m.
Penthouse	79 – 99 sq.m.

PROJECT DETAILS



PROJECT HIGHLIGHTS

- Private Haven with only 4 - 14 units per floor
- Single Loaded Corridor
- The Exclusive Double Space Living at the Heart of Asoke
- Ultimate View with Full Height Glass
- Enjoy the special moment with Corner Glass Units
- The connecting area of Triple Floating Facilities



PROJECT SPECIFICATIONS

Floor to Ceiling	2.8 M.
Floor Finish	Engineering Wood 14 mm.
Kitchen Appliance & Built in Fridge	Gorenje
Wash and Dry Machine	Bosch
Sanitary & Sink	Toto & Toto Washlet
Water Heater	Stiebel Eltron
Air Conditioner	Daikin Concealed type
Digital Door Lock	Yale
Wall	Painted
Built-in Furniture	Wardrobe & Shoes Cabinet



NEIGHBORHOOD & LOCATION

Living with privilege at this luxury residence located in Sukhumvit 23, one of the most expensive addresses in Bangkok. Placing yourself at the heart of Bangkok's CBD, the residence is just steps away from neighborhood, while the Asoke BTS and Sukhumvit MRT station are just around the corner, making every journey seamless, CLOUD Residences is an ideal residence for modern Bangkokians with a dynamic lifestyle.

MASS TRANSIT

- 750 m. to BTS Asoke /
MRT Sukhumvit

SHOPPING

- Terminal 21
- EmQuartier
- Emporium
- Korean Town

OFFICE BUILDING

- Interchange
- Exchange Tower
- GMM Grammy
- Sino-Thai Tower
- Sermmitr Tower

EDUCATIONAL INSTITUTION

- Srinakharinwirot University
- Prasarnmit Demonstration
School
- NIST International School
- Wattana Wittaya Academy
- Bangkok Prep School

HOSPITAL

- Samitivej Sukhumvit
- Bumrungrad Hospital
- Rutnin Eye Hospital

HOTEL

- Pullman Bangkok Sukhumvit
- Hyatt Regency Bangkok
Sukhumvit
- The Westin Grande Sukhumvit
Bangkok
- Sheraton Grande Sukhumvit
- Radisson Blu Bangkok

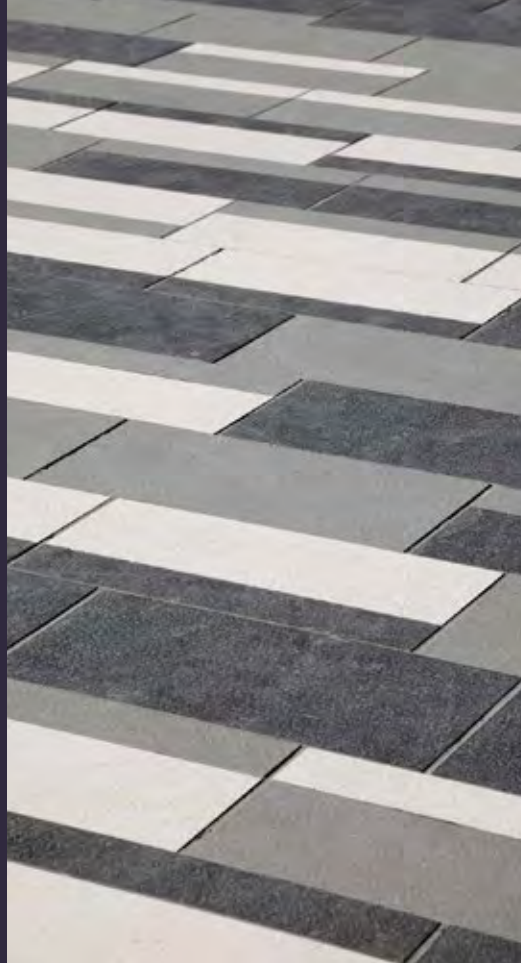
EXTERIOR INSPIRATION

THE FIRST-CLASS CITY LIVING WITH
NEW HEIGHTS OF LUXURY (ASOKE-SUKHUMVIT)



HEIGHT THAT REACH THE CLOUD

LANDSCAPE INSPIRATION



“TRANSFORM”

NATURE INTO ART







FACILITIES

Ground Floor

Glamorous Garden / The Lobby

28th Floor

Infinite-Edge Lap Pool / Kid's Aqua Corner / Pleasant Jacuzzi /
Blue Recreational Zone / Green Leisure Zone

29th Floor

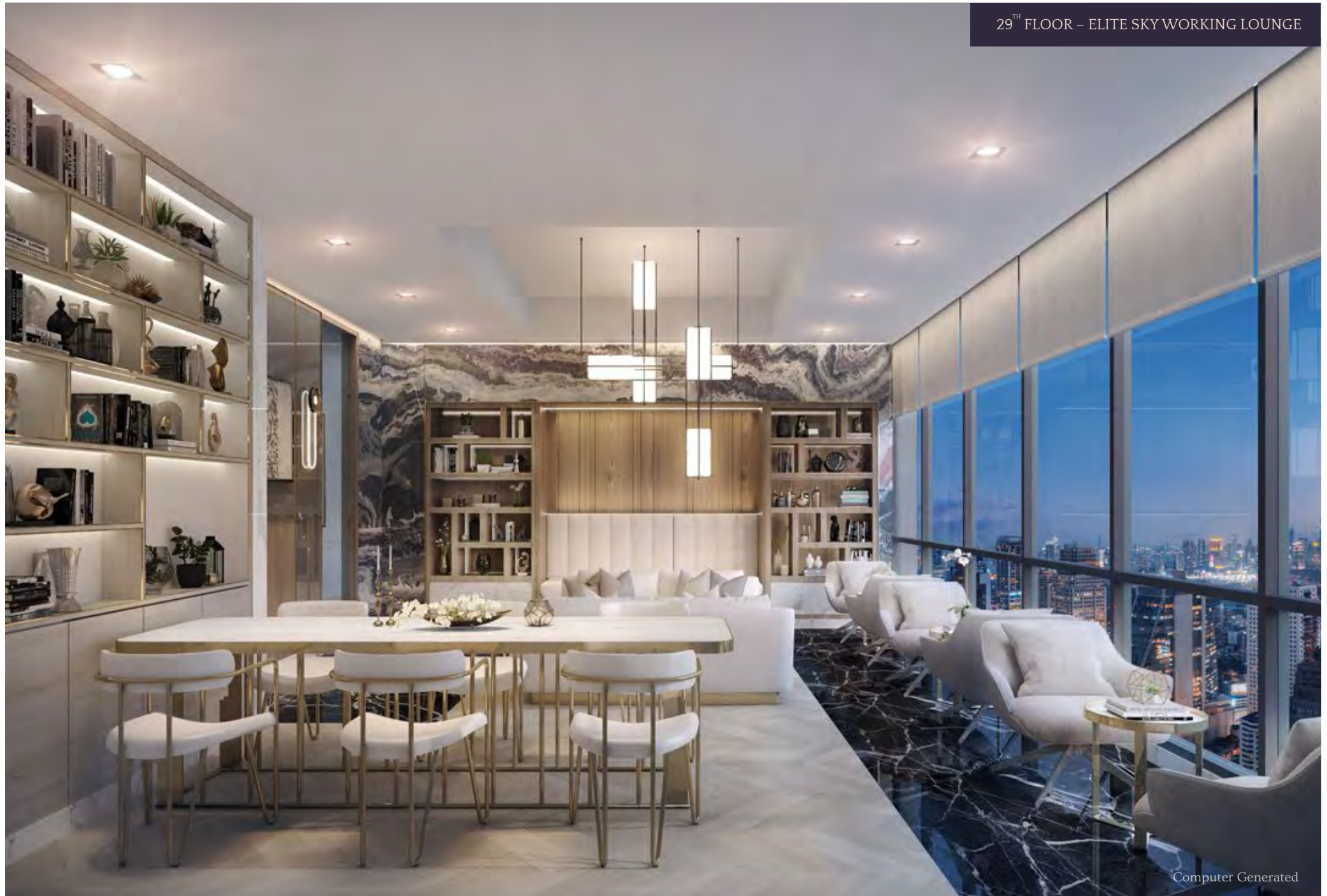
270° Experience Fitness Club / Serenity Yoga Studio / Sauna Room /
Elite Sky Working Lounge

30th Floor

The Roof Bar & Dining / Open-Air BBQ Area / Sky Common Pavilion /
The Sunset Deck

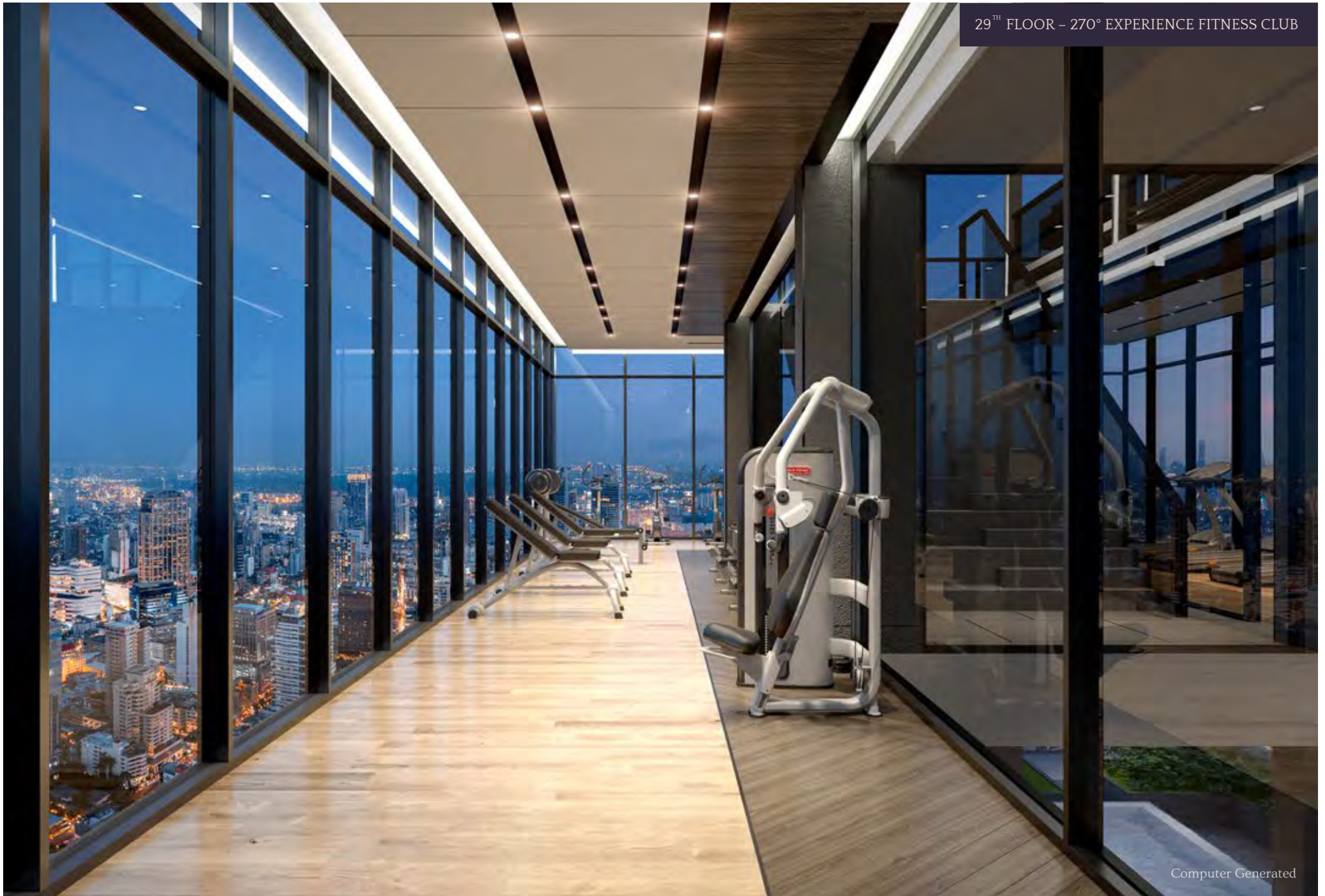




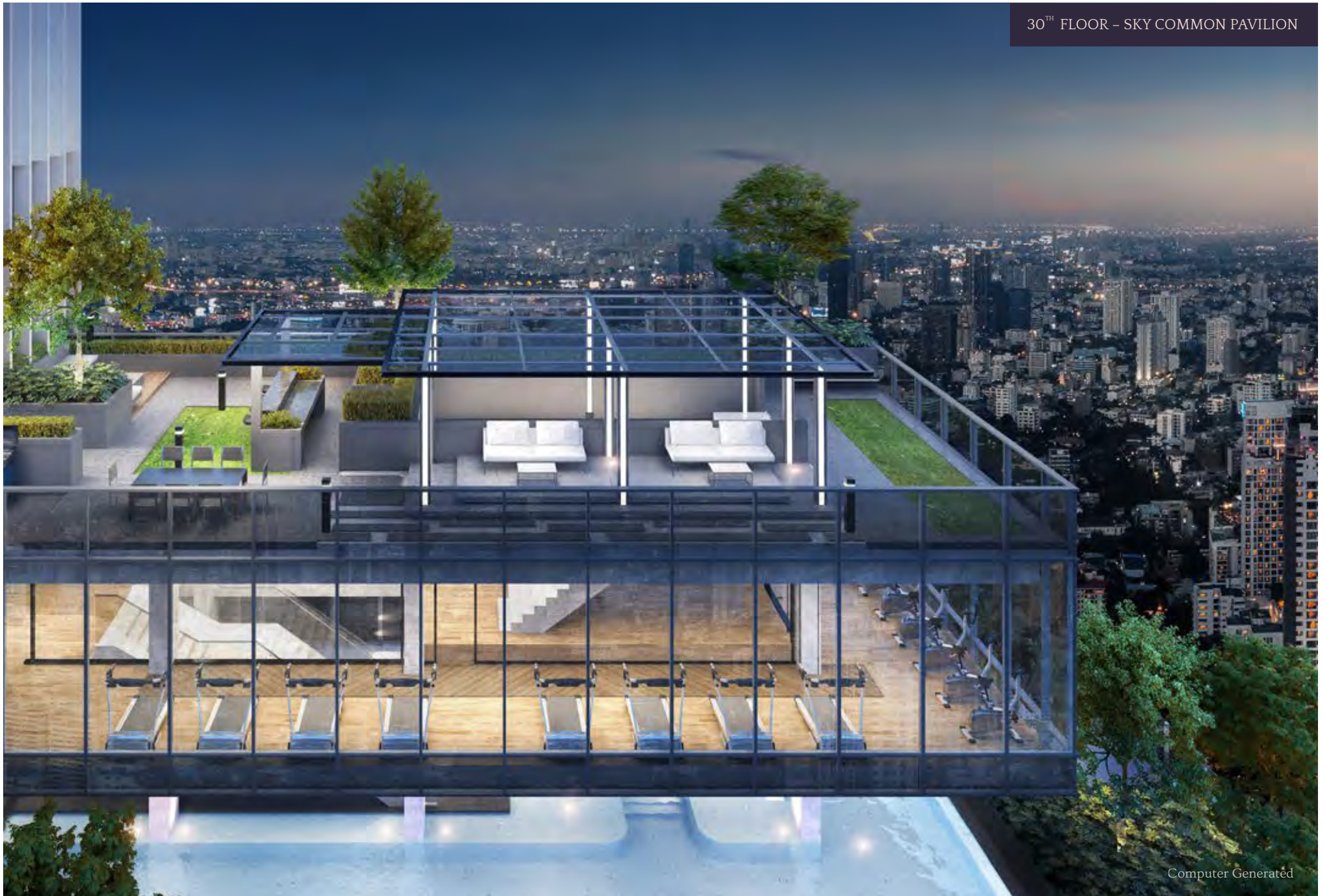




29TH FLOOR – 270° EXPERIENCE FITNESS CLUB

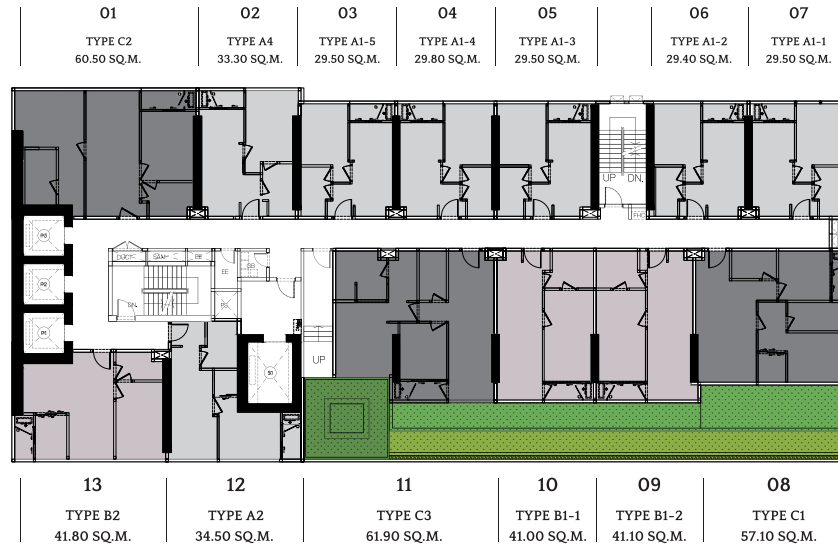


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5TH FLOOR PLAN



6TH - 25TH FLOOR PLAN



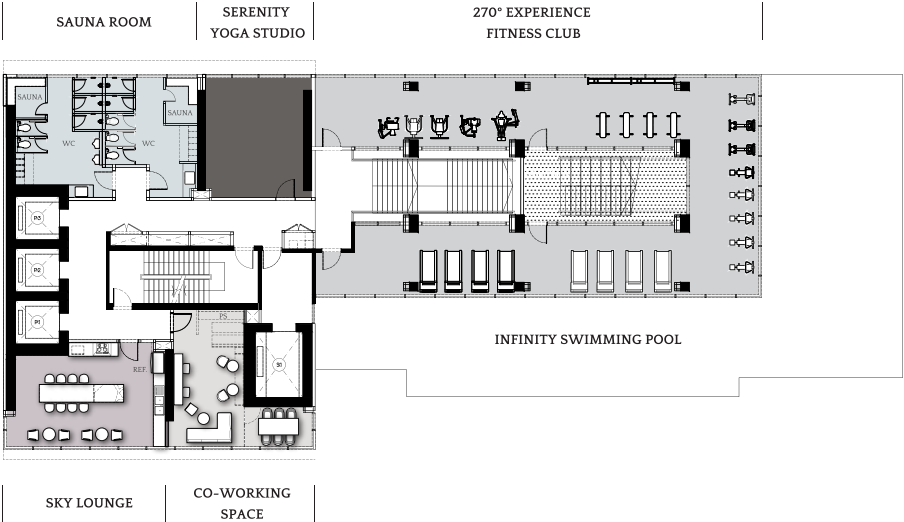




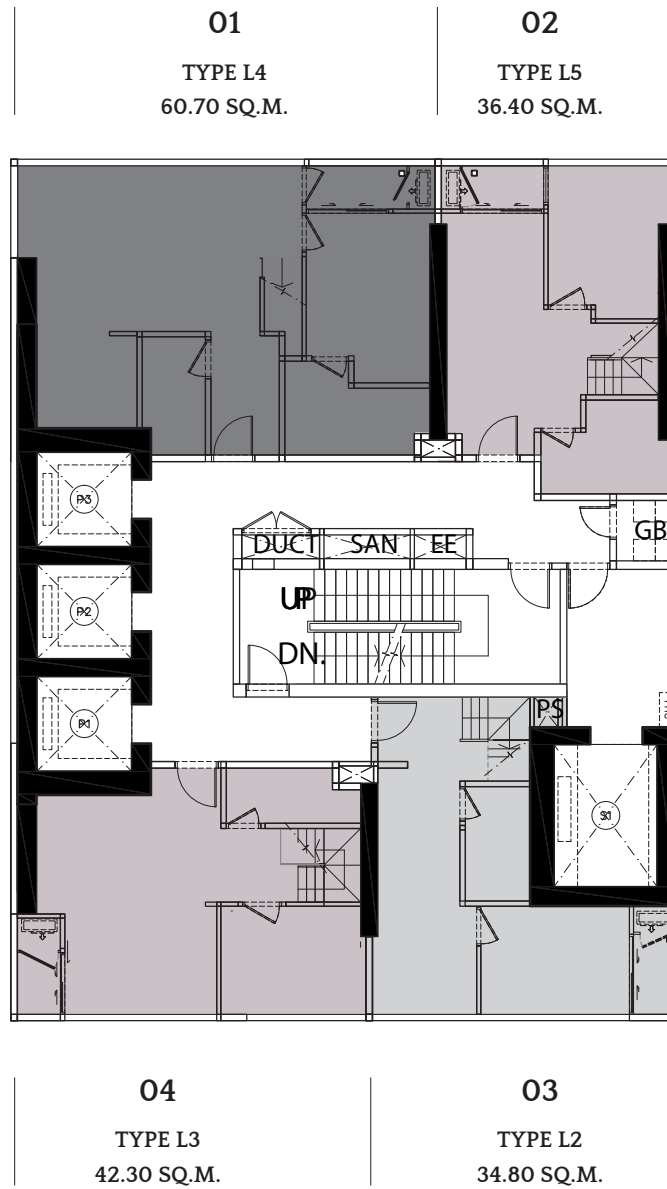
28TH FLOOR PLAN



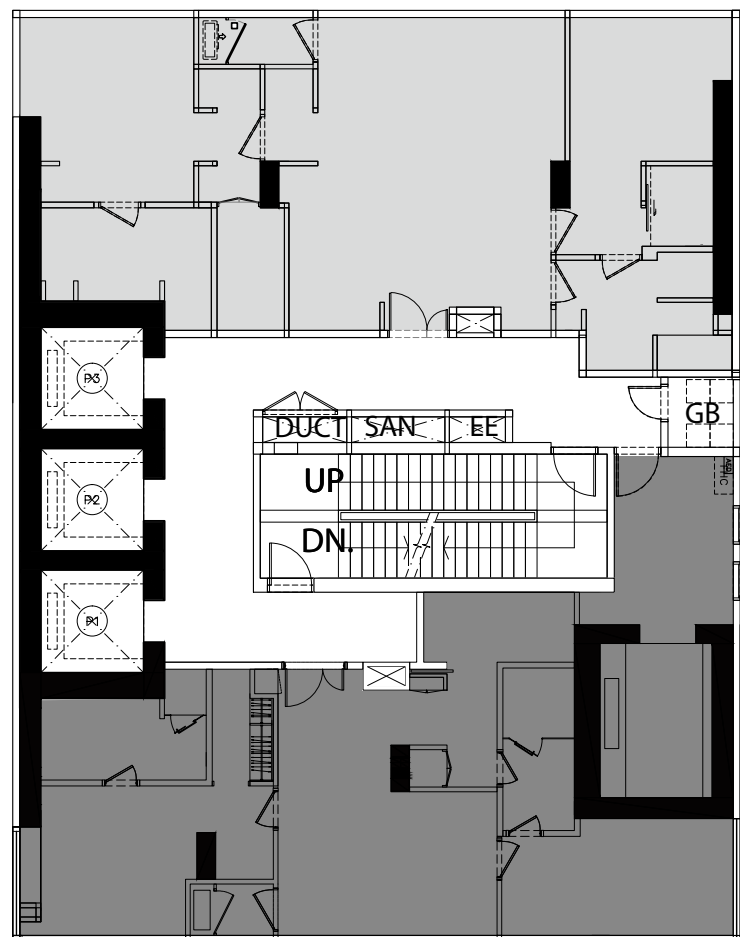
29TH FLOOR PLAN



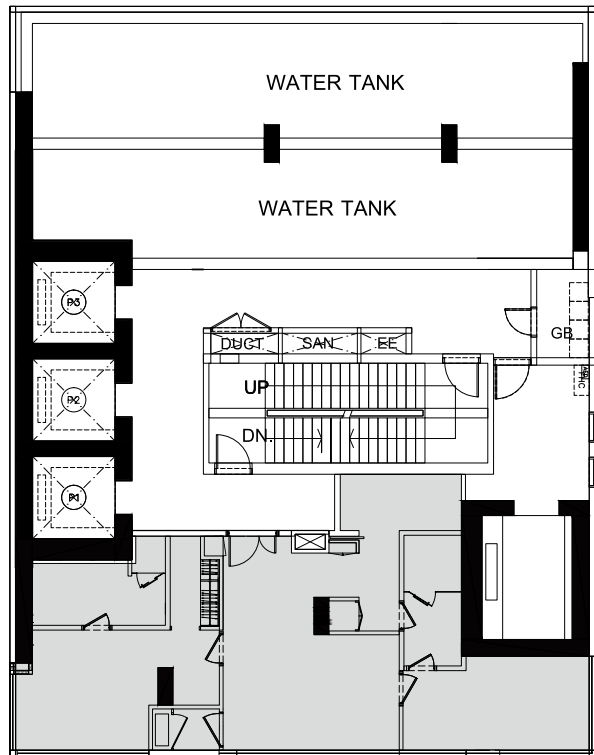




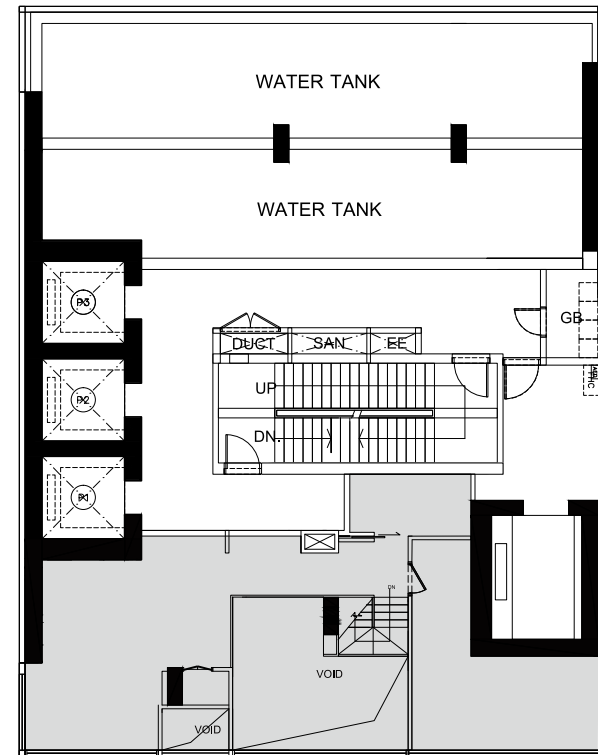
PENTHOUSE 2
98.90



PENTHOUSE 1
78.60 SQ.M.



LOWER LEVEL



UPPER LEVEL

PENTHOUSE
DOUBLE SPACE

78.90 SQ.M.

1 BEDROOM



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1 BEDROOM



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1 BEDROOM



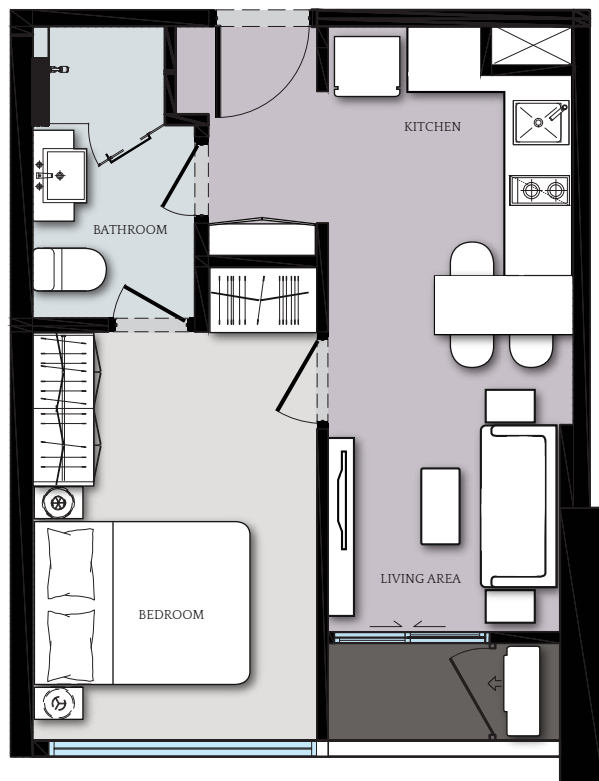
TYPE A1-1

1 BEDROOM



TYPE A2 : 34.50 SQ.M.

1 BEDROOM



TYPE A : 32.80 SQ.M.

1 BEDROOM

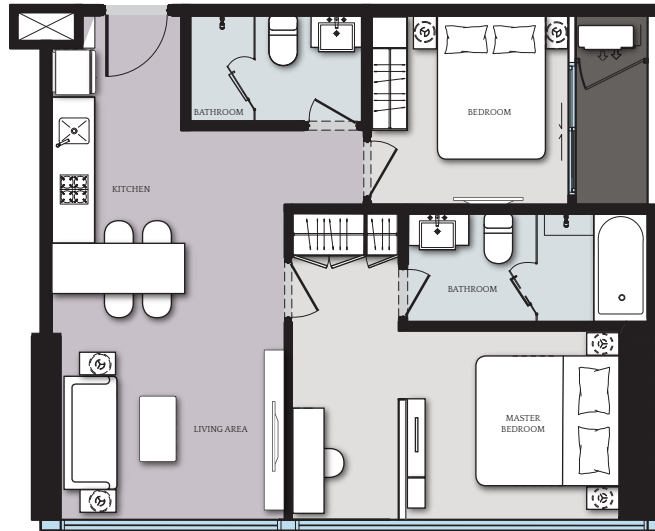


TYPE A : 33.30 SQ.M.





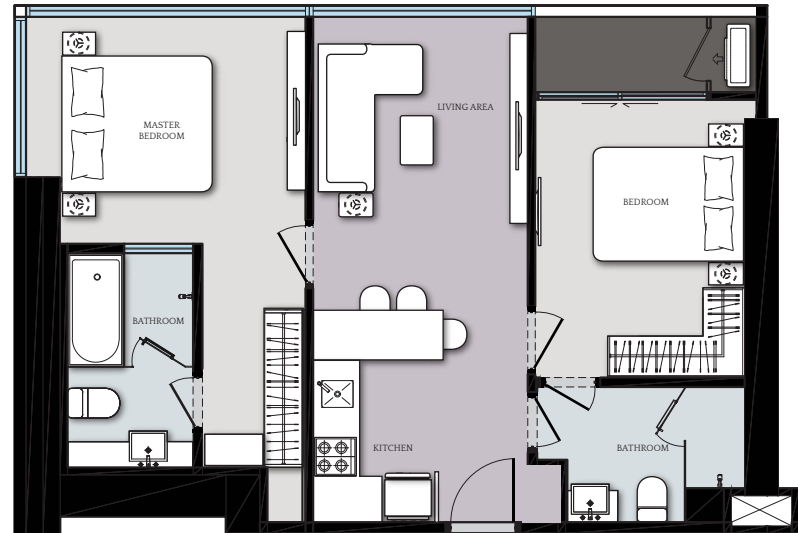
2 BEDROOM



TYPE C1 : 57.10 SQ.M.



2 BEDROOM



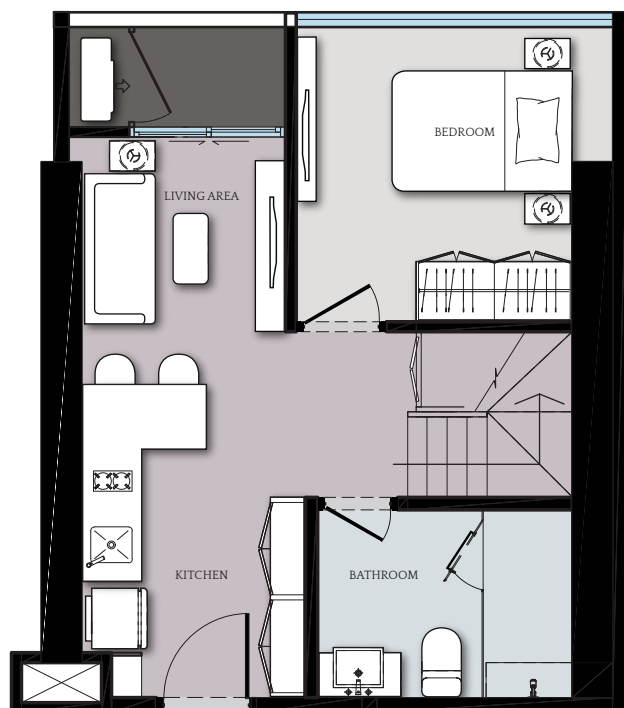
TYPE C2 : 60.50 SQ.M.





DOUBLE SPACE





LOWER LEVEL



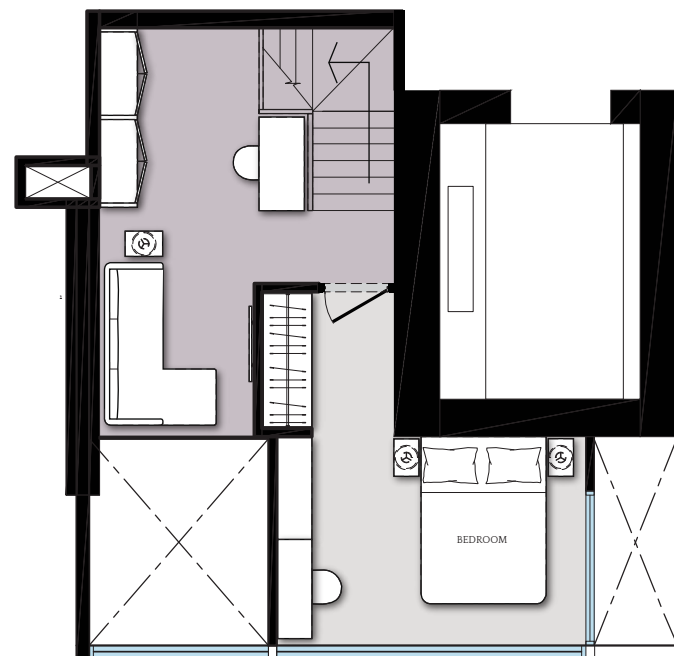
UPPER LEVEL

TYPE L1 : 33.30 SQ.M.





LOWER LEVEL

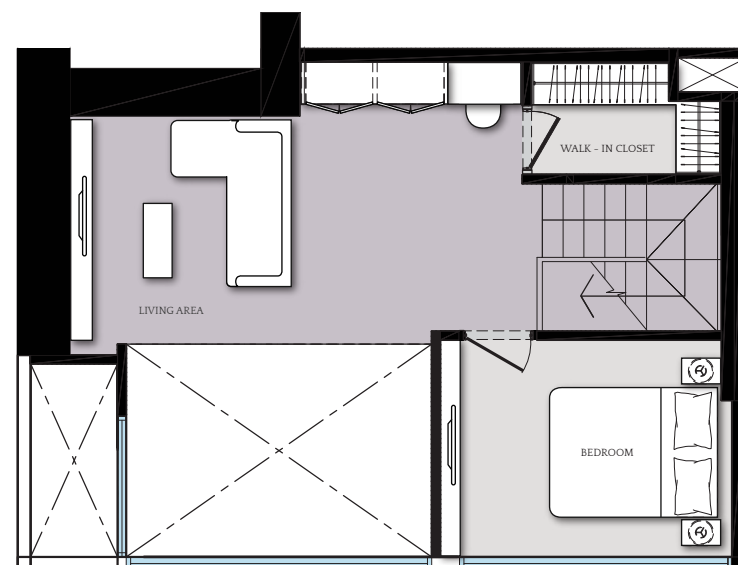


UPPER LEVEL



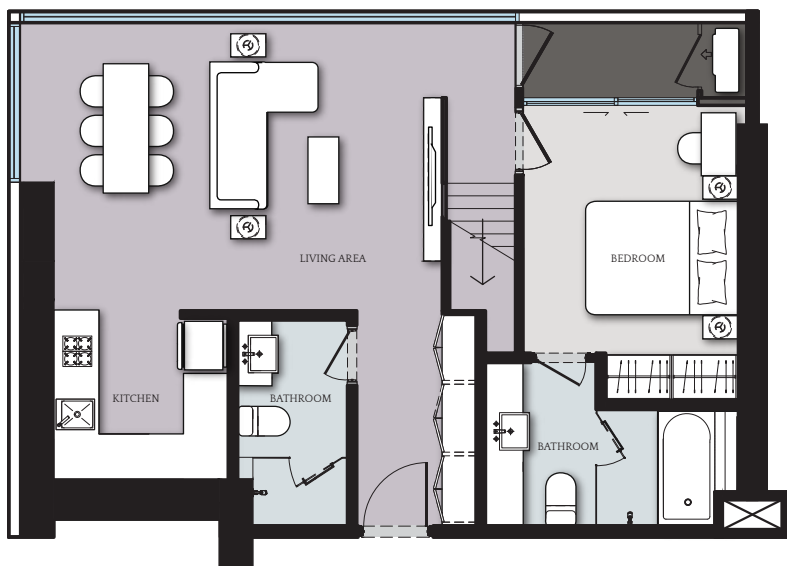


LOWER LEVEL

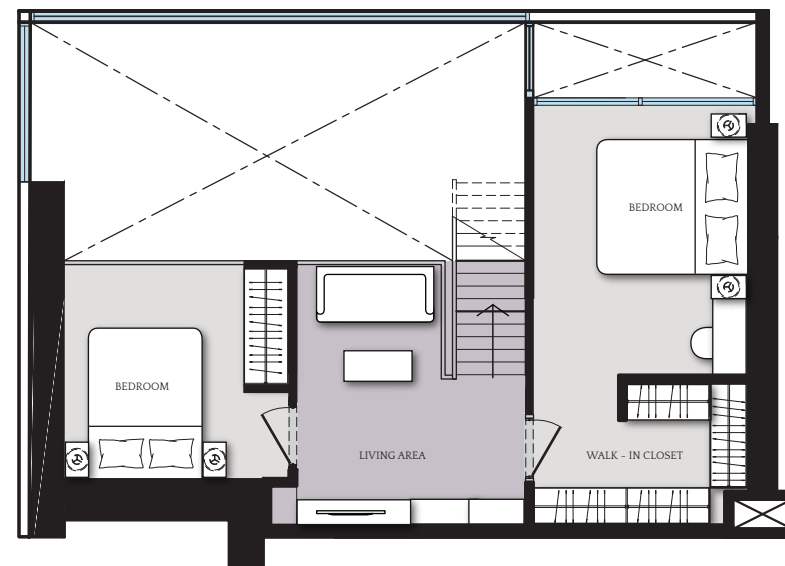


UPPER LEVEL



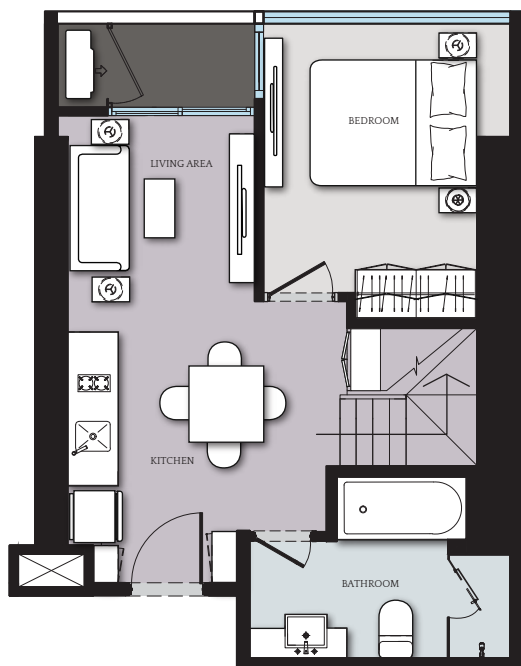


LOWER LEVEL



UPPER LEVEL





LOWER LEVEL



UPPER LEVEL



Name of Condominium: CLOUD Residences ("project"); Developer: SKV 23 Co., Ltd.; Authorized Director: Mr. Zhu Hang; Registered Capital: 327,700,000 Baht paid-up capital; Registered Address: No. 118/68-69 Young Place Building, 3rd floor, Room no. A 303-304, Soi Sukhumvit 23, Sukhumvit Road, Klongteoi Nuea Sub-District, Wattana District, Bangkok; The project is on proceed of Environmental Impact Assessment. Site Location: Soi Sukhumvit 23, Sukhumvit Road, Khlong Toei Nuea Subdistrict, Wattana District, Bangkok; Located on title deed numbered 359, 2960, 4237, 4238, 6126, 6127, 128153, 145757, 145758. Project Area (approx.): 1 rai, 3 ngan, and 27.6 square wah. The project consists of 1 building with 45 floors, total 372 units. Duration of construction: 30 months from the Environmental Impact Assessment's approval. The registration of Condominium will be proceeded once the construction is completed; Land will be subject to mortgage with a commercial bank; Common expenses and taxes shall be paid by unit owners under the condominium law and under the Agreement for Sale and Purchase of Condominium.

*All advertisement pictures are simulated. Images and specifications may be subject to change to the maximum extent permitted by laws, and the Developer reserves the right to make adjustments as a result of changes to regulations or laws at time of construction and/or, inconsistencies arising from illustrations or artist impressions which shall serve only as indications for general concepts of the project.

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SKV 23



RISLAND

www.cloudresidencesasoke.com

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