



—— #EXPAND YOUR LIFE IN NICHADA ——



TROPICAL RESIDENCE CONDO

📍 39/999 Moo 3, Soi Nichada Thani, Samakee Road, Pakkret, Nonthaburi 11120

🌐 www.nichada.com NichadaThanipage NichadaThani @nichadareservation

☎ 02-832-0088 ✉ reservation@nichada.com



DEVELOPER Inaugurated in 1988, The Nichada Group of Companies (NGC) is a real estate company providing land, single detached houses, villas, condominiums and townhouses for sale and for rent which were designed and constructed by NGC's own architects and construction team and built with its own patented interlocking high strength bricks referred to as "Nichada Locked Stone" (invented by NGC's founder and confirmed through research by AIT, Asian Institute of Technology, to have comparable strength to reinforced concrete). In 2020-2021, NGC was awarded "Best Lifestyle (Housing) Developer of SouthEast Asia" by Dot Property; all of the judges were very impressed with the quality of the project and the care taken to build lifestyle activities and community within Nichada Thani.

Nichada Thani, developed in 1989 by The Nichada Group of Companies, is an exclusive luxury multi-project gated community with a double security system (at Nichada Thani's Entrances and at each compound) comprising of single detached houses, villas, condominiums and townhouses with a magnificent 125 Rais (50 acres) lake centerpiece amongst lush greenery.

It prides as one of Thailand's first comprehensively planned residential complexes and today comprising of 50 sub-projects, spanning over 1000 Rai (395 Acres) with over 1,200 families in residence and growing, ranking as the number one international expatriate community with excellent air quality; a place where numerous top company executives, international school parents, celebrities and their families call home. The community is also the home of 2 international schools; International School Bangkok (ISB) which ranks as one of the country's top international schools, and Rosemarie Academy, along with full resort facilities, Vapor Restaurant & Bar, Kaijin Modern Japanese Thai Omakase, Nichada Fitness and Recreation, health and dental clinics, Villa supermarket, 7-11 convenience store, Starbucks and many more retail shops within the community.

Conveniently situated in Pakkret district, Nonthaburi province's CBD, which is a part of the greater Bangkok Metropolitan area, Nichada Thani is minutes away from the Sri Rat expressway (Chaengwattana - Bang Khlo route) as well as many BTS pink line stations i.e. Liang Muang Station, Pakkret 28 Station, Muang Thong Station, and Sri Rat Station (to be completed in 2021). Srithaithong street which gives residents easy access to World Medical Center and the Central Chaengwattana Mall and there is direct access to Samakee road.

ABOUT TROPICAL RESIDENCE CONDO

“SPACIOUS CONTEMPORARY CONDOS WITH POOL”

Designed with small families in mind. The Tropical Residence Condo offers 42 two-bedroom, two-bathroom units ranging in size from 108-119 Sq.m. of living space. There is a private swimming pool for residents of this development to enjoy as well as underground parking. Located just steps away from Nichada Thani's main gate, residents have easy access to soi Samakee's restaurants and retail shops.



TROPICAL RESIDENCE CONDO FOR SALE

CONDOMINIUM (2 BEDROOMS)

STARTS 7.2 MB





TYPE FERNS

2 BEDROOMS, 3 BATHROOMS

TOTAL 119.00 SQ.M.

AMENITIES

- | | |
|--------------------------|----------------------|
| 1. FOYER | 8. BEDROOM 1 |
| 2. LIVING AREA | 9. BATHROOM 1 |
| 3. DINING AREA | 10. WALK-IN-CLOSET 1 |
| 4. AM. KITCHEN | 11. BALCONY |
| 5. MASTER BEDROOM | 12. BATHROOM 2 |
| 6. MASTER BATHROOM | |
| 7. MASTER WALK-IN-CLOSET | |



TYPE FICUS

2 BEDROOMS, 2 BATHROOMS

TOTAL 112.00 SQ.M.

AMENITIES

- | | |
|-------------------|--------------------------|
| 1. FOYER | 7. MASTER BATHROOM |
| 2. LIVING AREA | 8. MASTER WALK-IN-CLOSET |
| 3. BALCONY | 9. BEDROOM 1 |
| 4. DINING AREA | 10. BATHROOM 1 |
| 5. AM. KITCHEN | |
| 6. MASTER BEDROOM | |



TYPE ORCHIDS

2 BEDROOMS, 2 BATHROOMS

TOTAL 108.50 SQ.M.

AMENITIES

- | | |
|-------------------|--------------------------|
| 1. FOYER | 7. MASTER BATHROOM |
| 2. LIVING AREA | 8. MASTER WALK-IN-CLOSET |
| 3. BALCONY | 9. BEDROOM 1 |
| 4. DINING AREA | 10. BATHROOM 1 |
| 5. AM. KITCHEN | |
| 6. MASTER BEDROOM | |

MASTER BEDROOM



BEDROOM 1



LIVING AREA



DINING & KITCHEN



BATHROOM



MASTER BEDROOM



TROPICAL RESIDENCE CONDO
FOR RENT

— CONDOMINIUM (2 BEDROOMS) —

| | | | | | |
|---|----------|---|-----------|---|---------------|
|  | Bedrooms |  | Bathrooms |  | Parking Space |
| 2 | | 2-3 | | 1 | |

BEDROOM 1



LIVING AREA





DINING
&
KITCHEN



OUR SERVICES



Customer Relations Representative

Tenant's representative to attend to his/her service needs. Rep will act as the point of contact for each routine service or work order the tenant requires.



Common Area Landscape

Services include leaf removal, watering, tree trimming, planting, grass trimming, weed eradication and fertilizer service.



Air-Conditioning

Routine Air-Conditioning cleaning 4 times per year. Service is provided every 3 months, alternating between 2 deep cleaning and 2 regular cleaning.



Housekeeping

Routine trash collection provided 3 times per week. Clean up service for hire is also available for an extra charge.



Common Area Pool

Routine pool cleaning, equipment and chlorine check.



Reactionary Pest Control

Services include common area mosquito spray and on-call via work order.



Maintenance

12 hour on-call via work orders for any home maintenance needs and 24 hour on-call for emergencies. Normal wear and tear maintenance is complimentary.



Security

24 hour security for each compound and every Nichada Thani entrance. Security patrols 5 rounds per night, 2 hours per each round.

Velvet Club

The VELVET CARD is a loyalty card for tenants living within Nichada Thani owned and managed compounds. Members will be provided with personal butlers and many exclusive services and benefits to convenience their lifestyle in Nichada Thani.

- ★ RFID card with access to all Nichada Thani's exit :
Samakee Gate / Srichaitong Gate / Expressway Gate
- ★ Nichada Fitness and Recreation Gym (Ages over 16) :
Nichada Club / N1N2 / East Club / Squash / Tennis / Aerobic / Swimming Pool
- ★ Complimentary Fitness and Recreation entrance fee and security deposit for the whole family
- ★ 24 Hrs. / 7days services (in case of emergency)
- ★ Golf Cart / Bicycle Rental Service
- ★ Housewarming Presents
- ★ Shuttle Bus:
Service to downtown, US Embassy
- ★ Birthday Special :
Voucher / Discount / Promotion
- ★ Special Promotions for all of Nichada Thani's major events
i.e. Halloween, Loy Krathong, Songkran etc.
- ★ Christmas / New Year gift set
- ★ Privilege Discounts from shops and restaurants
both inside and outside Nichada Thani
- ★ -10% discount for Vapor Restaurant



FOR RENT



TROPICAL CONDO AMENITIES



SECURITY & ENVIRONMENT

Since its inception, Nichada Thani has been known for its privacy, fresh air, lush vegetation and maximum security now enhanced with radio frequency access ID cards for residents, (RFID). The community has its own perimeter wall, CCTV, and controlled security check-points. Systematic protection also enables each sub-community to have its own security system to meet the specific needs of its residents.

Enhancement of the environment has consistently been a priority, and to make sure there is always enough fresh air and verdant views, the Nichada nursery is well into the task of generating thousands of trees and colorful flowering shrubs. In recent years, the air quality index (AQI) of Thailand has grown to become detrimental to the health of both adults and children. With determination since its inception over thirty years ago, Nichada Thani has strived to preserve at least 30% of the overall community area as green space. Nichada Thani is one of the few locations in Bangkok and the perimeter communities to maintain a low AQI as well as a low PM 2.5 index.



HOME OF INTERNATIONAL SCHOOLS

- International School Bangkok (ISB)
- ELC International Schools Bangkok (The Country School)
- St.Andrews Samakee International School
- Ruamrudee International School, Ratchapruek Campus
- Rose Merie Academy (RMA)
- Magic Years International School
- Denla British School (DBS)
- Harrow International School Bangkok



NICHADA FITNESS & RECREATION

A whole host of activities await you at Nichada International Country Club including 3 superbly equipped Nichada Fitness & Recreation gyms, one at the Nichada Club Plaza, the second at Nichada and Natakorn Lake Condominium, and the last at Nichada East Club. The first and second locations have stunning panoramic views of the lake. You will also find an Olympic sized swimming pool, tennis courts, squash court, aerobic studio and steam rooms for you and your family's enjoyment. Residents of homes owned and managed by The Nichada Group of Companies all enjoy exclusive "Velvet Card" family memberships, the ultimate level of club membership which includes special privileges, services for the home, and activities at the club and in the wider community, which are not extended to other members as well as periodical discounts, vouchers and special promotions.



EVENTS

A warm sense of community is what makes Nichada Thani special. With numerous social clubs and activities organized through the schools, the church, private individuals and the Nichada Fitness and Recreation Club, there is always something to keep the mind and body busy.

Several events are beacons in the calendar including the traditional Thai festival of Loy Krathong, Songkran, and Halloween.

Our regular Secret Garden, which is a popular evening market held at the Nichada Plaza Grandstand, is packed with diverse Thai and international food and beverage vendors, market stall holders and activities for the young and old. It is a wonderful place to meet neighbors and new friends.





VAPOR




Situated in the middle of a beautiful, private 125 Rai Lake, Vapor Seafood Restaurant & Bar is home to the famed Charcoal Grilled River Prawns, Thai style marinated crab and various other seasonal fresh seafoods and Thai comfort food dishes.

Thai Home cooked food flavored your way, at affordable prices and with friendly service.

Daily live music every evening.

Delivery and catering services available.



 VAPOR
 VAPORBANGKOK
 063-9054790

START: 10:00-23:45



KAIJIN

Open: Fri-Sun Weekly
 Monthly Special Events

Modern Japanese Thai Omakase

A unique immersive dining experience where the ocean decides each night's menu.

A storied Chef's Table Omakase curated by a globally awarded team, with a passion to elevate and create value for diversified seafood ingredients, especially those from the seas of Thailand. Beyond seasonality, dishes are changed daily to guarantee a new experience every time.

Combining techniques of Japanese Omakase style sushi, modern cooking techniques, a hint of Thai flavours, zero waste motifs, and ultimate sourcing of ingredients to the point where our team partakes in sea expeditions to discover and treat customers to ingredients not available on the market from the moment it's caught.

Available for private function hiers and catering.

 KAIJIN  KAIJINBANGKOK  083-997-7192

FACILITIES



A1 SECRET GARDEN

A2 NICHADA PLAZA/ NICHADA THANI HEAD OFFICE/
SALES & RENTAL OFFICE/ STORAGE/ VILLA SUPERMARKET/
CHERRY'S SWEET KITCHEN/ SHAMAN ART/ PANDIT CARPET/
WASH N DRY/ REX PHARMACY/ FOOT HEAVEN/
NUTRITION SHOP/ KERRY EXPRESS/ AMARIT NATURAL VITAMINS
TOMA CHINESE LANGUAGE SCHOOL/ RAJA'S FASHIONS

A3 NICHADA EAST CLUB/ NICHADA FITNESS & RECREATION

A4 ROSE MARIE ACADEMY (RMA)

A5 INTERNATIONAL SCHOOL BANGKOK (ISB)

A6 CHAENGWATTANA COMMUNITY CHURCH

A7 STARBUCKS/ BAMBOO SPA/ SQUASH COURT

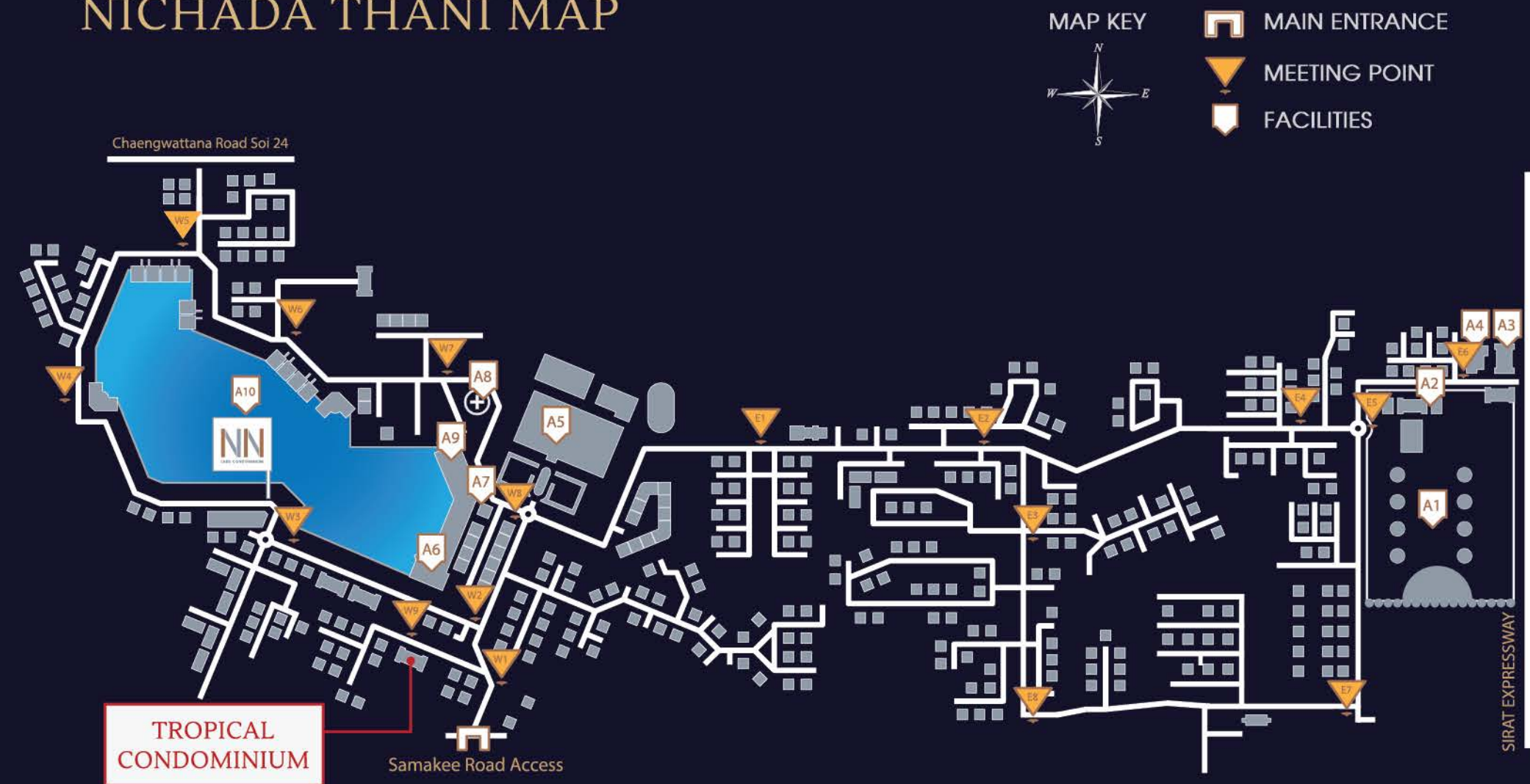
A8 HEALTH CLINIC/ HAPPY TEETH/ 7-ELEVEN/ TENNIS COURTS

A9 NICHADA CLUB/ NICHADA FITNESS & RECREATION/
OLYMPIC-SIZED SWIMMING POOL/ DIVE ME CRAZY/
LIFE FORCE FITNESS/ OC ORGANIC SHOP/
PANIPA SALON/ MAKE UP STUDIO/ ISB GOLF CENTER

A10 VAPOR RESTAURANT & BAR/ KAIJIN RESTAURANT/
NICHADA FITNESS & RECREATION



NICHADA THANI MAP

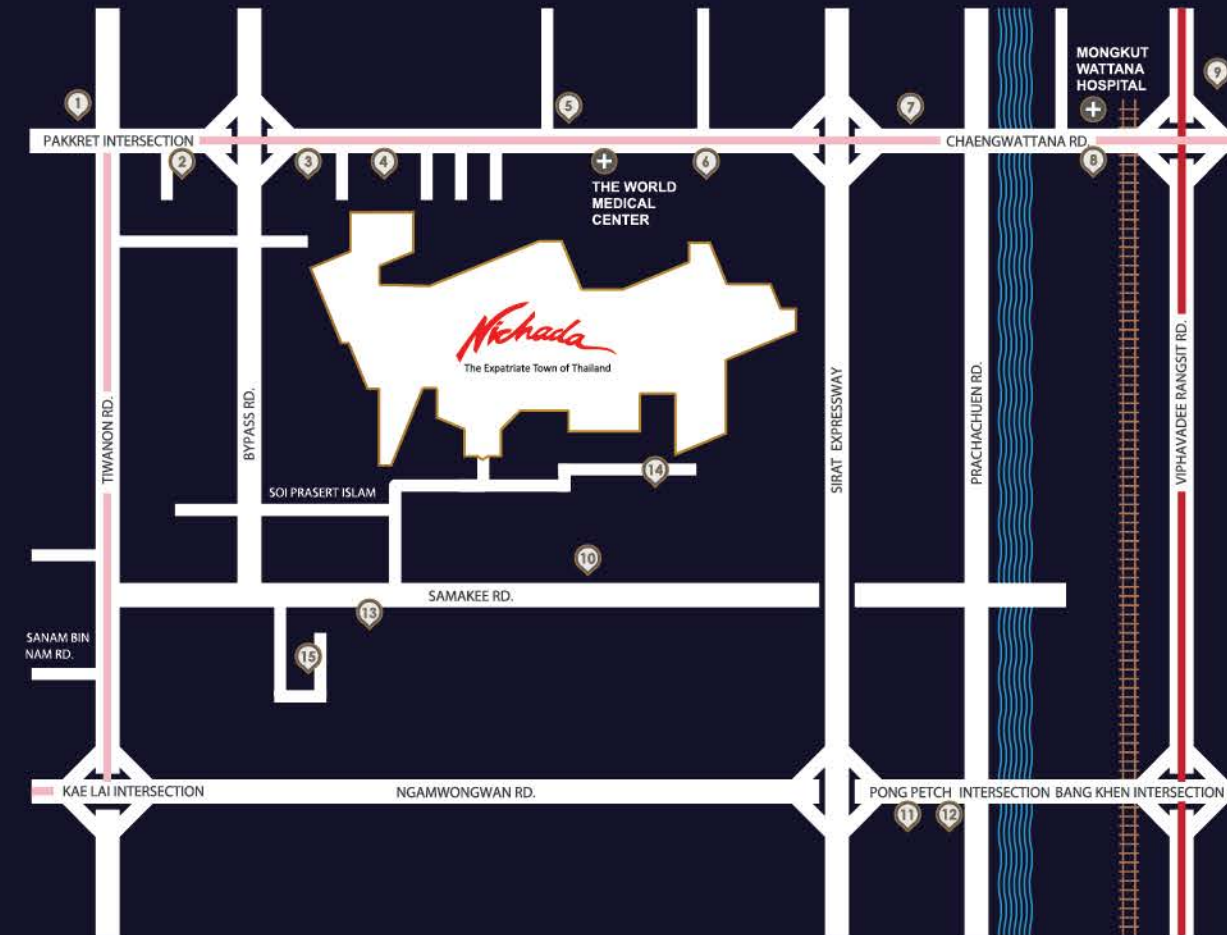




NEARBY

Central Plaza Chaengwattana, Don Muang International Airport, World Medical Center, 5 minutes to Sri Rat Expressway, Impact Muang Thong Thani, Monorail Pink Line (Khao Rai-Min Buri), SRT Red Line (Bang Sue-Rangsit)

LOCATION NEARBY



- Monorail Pink Line (Khao Rai-Min Buri)
- SRT Red Line (Bang Sue-Rangsit)

- 1 Pakkret Local Government
- 2 Big C Extra
- 3 Naraya
- 4 Jasmine
- 5 Software Park
- 6 Central Plaza Chaengwattana
- 7 Impact Arena Muang Thong Thani
- 8 Ministry Of Foreign Affairs / Centers for Disease Control and Prevention (CDC)
- 9 Don Muang International Airport
- 10 Oasis
- 11 The Mall Ngamwongwan
- 12 Tesco Lotus

SCHOOL

- 13 ELC International Schools Bangkok (The Country School)
- 14 Magic Years International School
- 15 St. Andrews Samakee International School

HOSPITAL

- + The World Medical Center
- + Mongkut Wattana Hospital



Location Map



Line@Nichada Reservation



Website