



computer generated image

**KI**  
**KLASS**  
S I A M



Perspective



**KLASS**  
SIAM



Pool

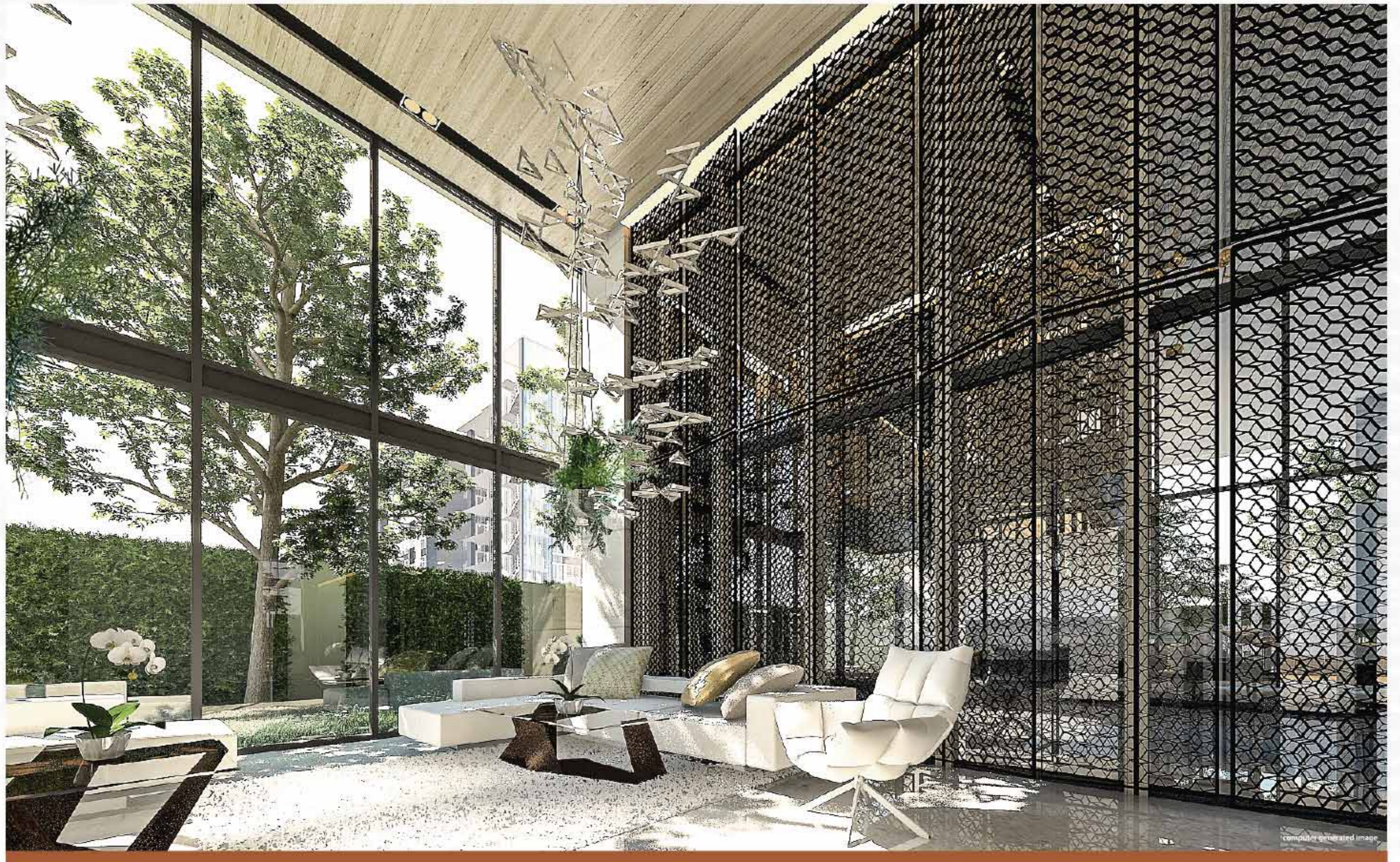


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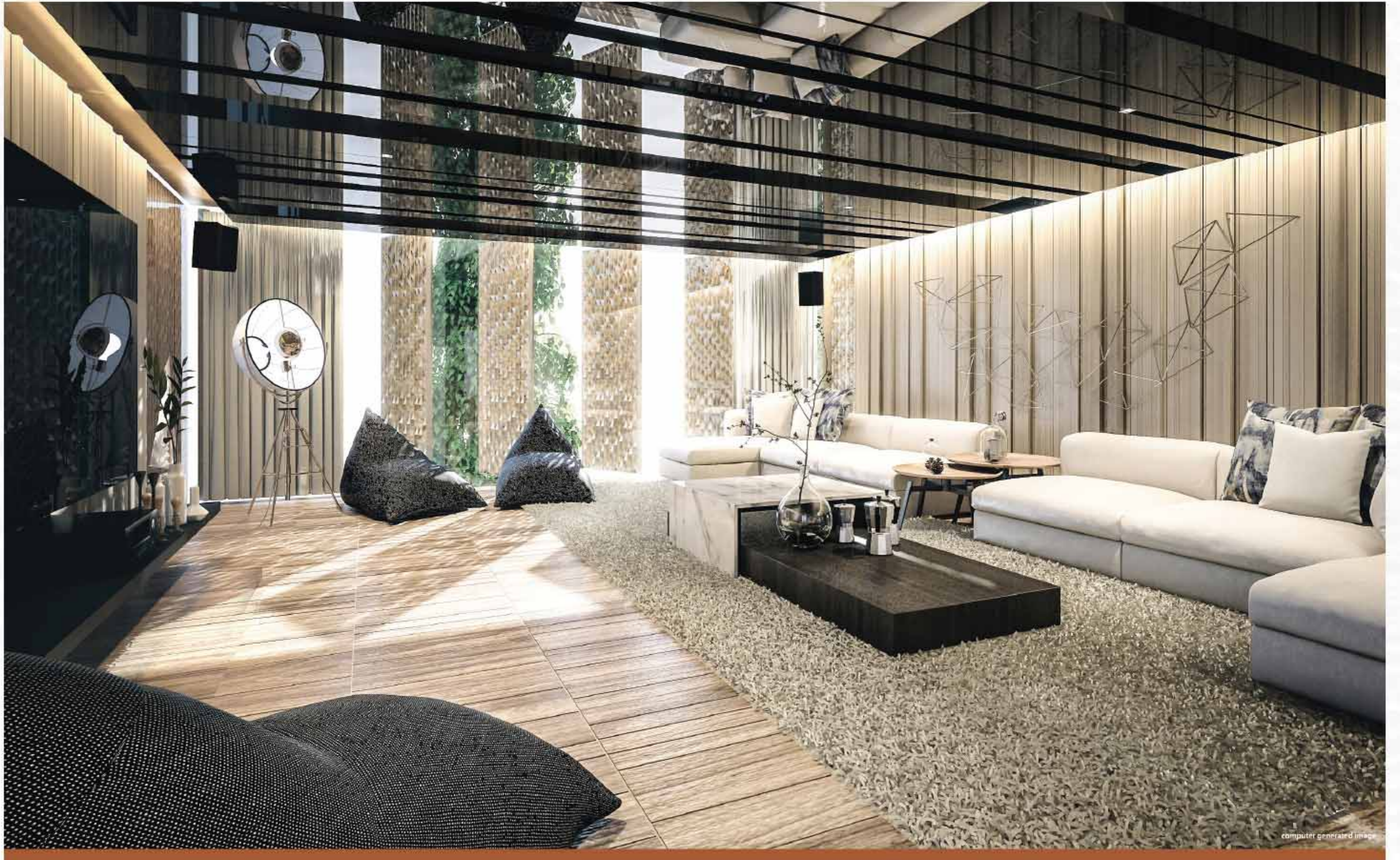
**KI**  
**KLASS**  
S I A M



Library



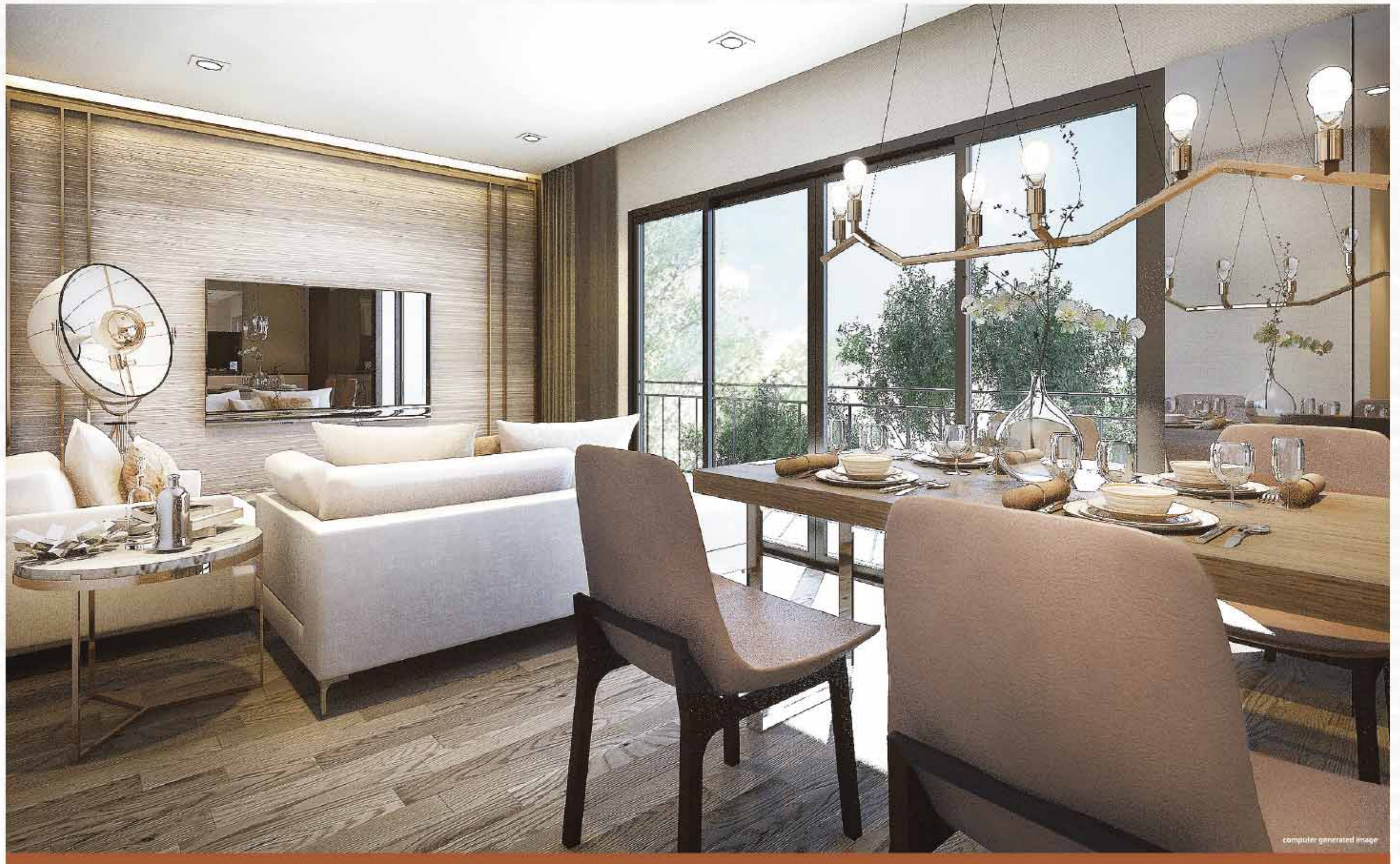
Lobby



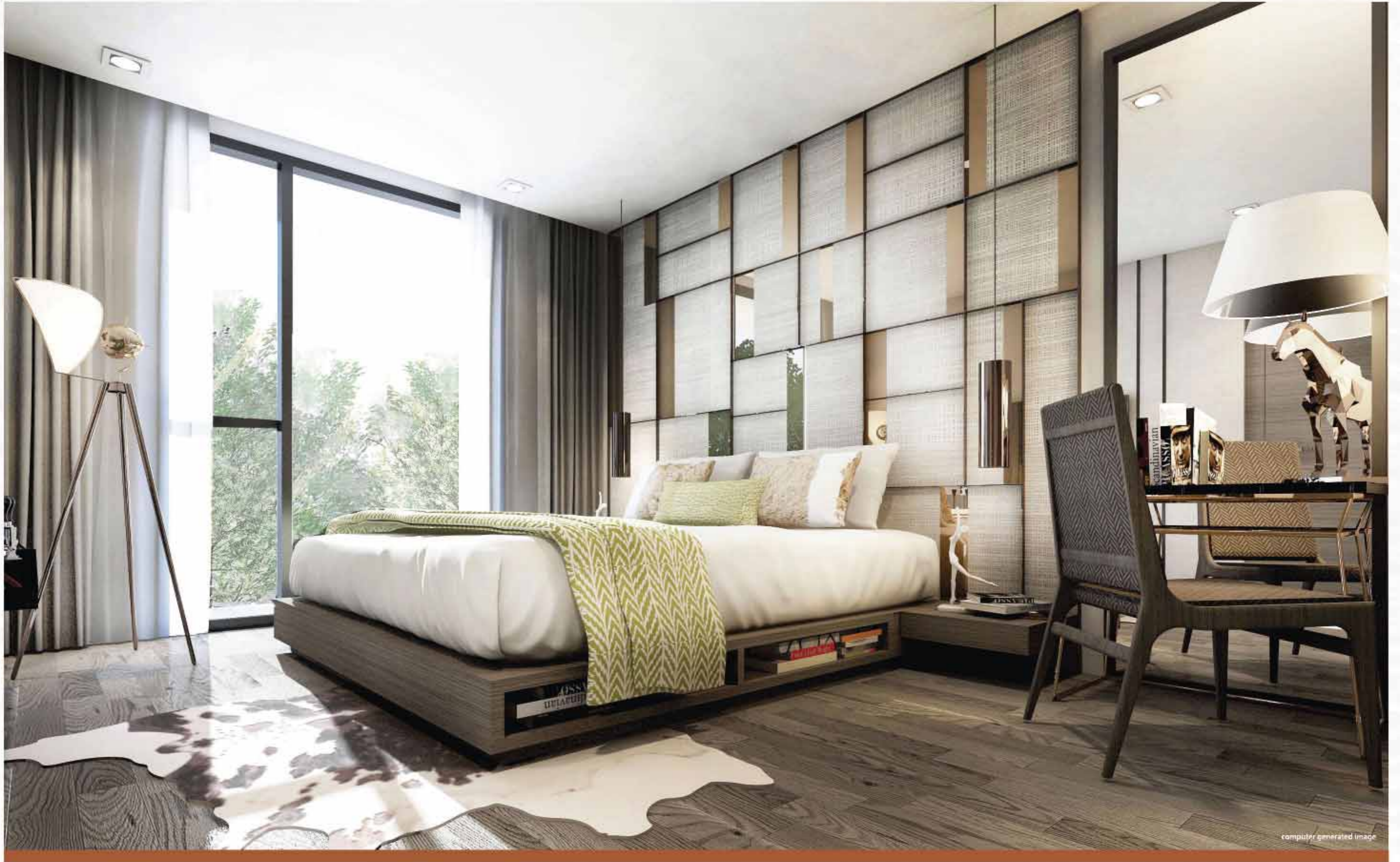
Multipurpose







B1 - Living



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B4 - Bed



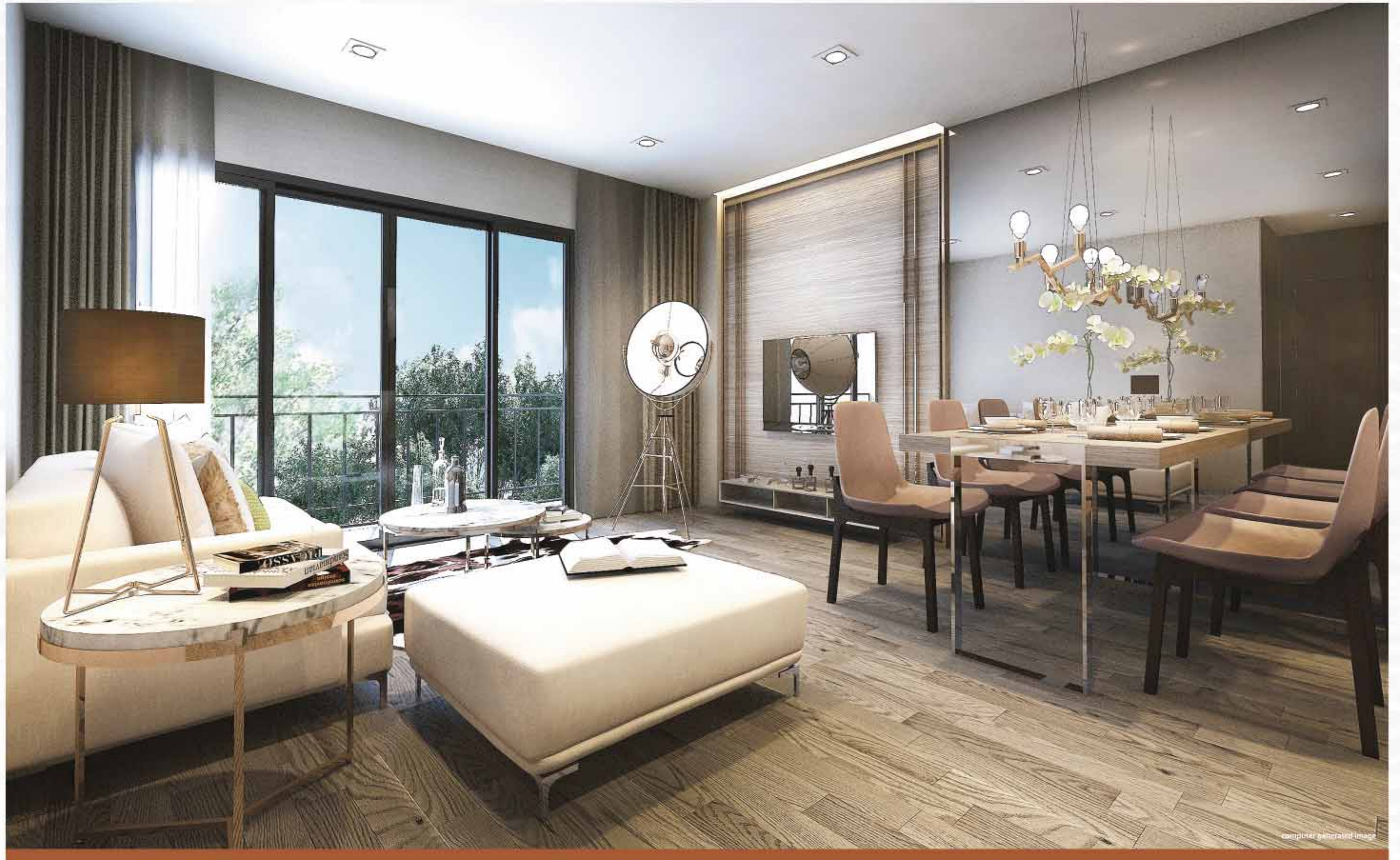


B4 - Dining

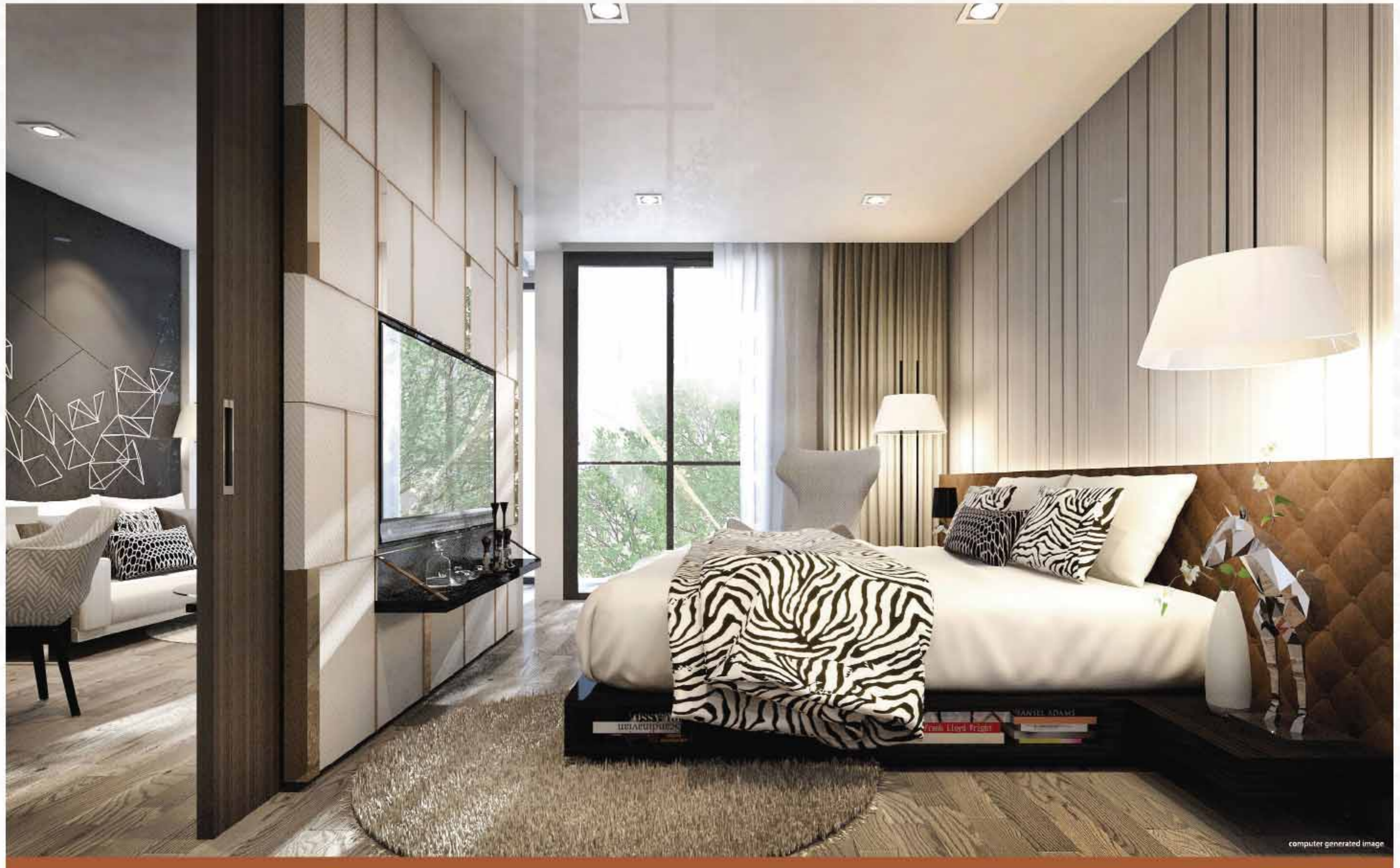


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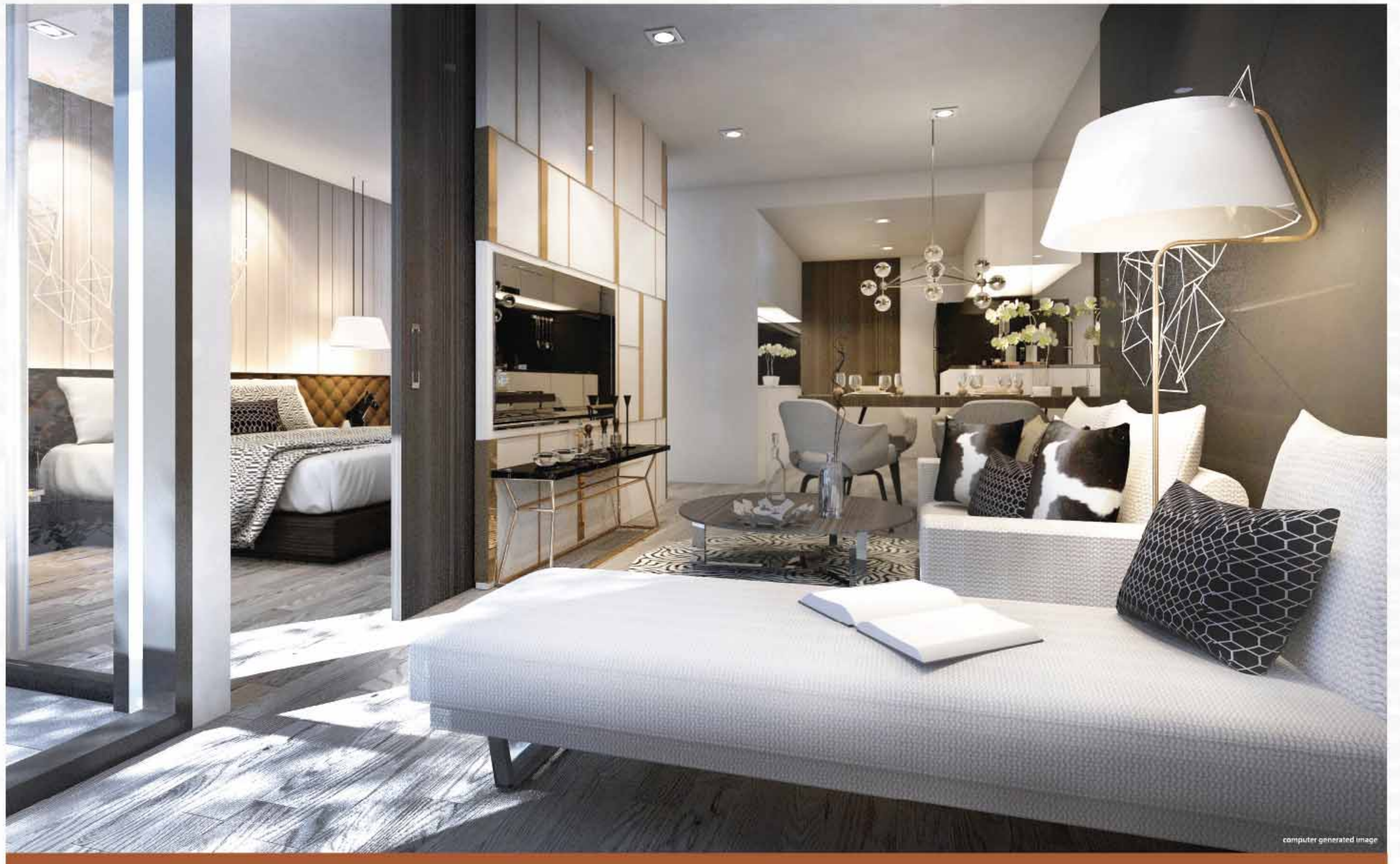
B4 - Living



B6 - Living



A1 - Bed



computer generated image

A1 - Living



A3 - Living





Floorplan



Groundfloor





2nd Floor





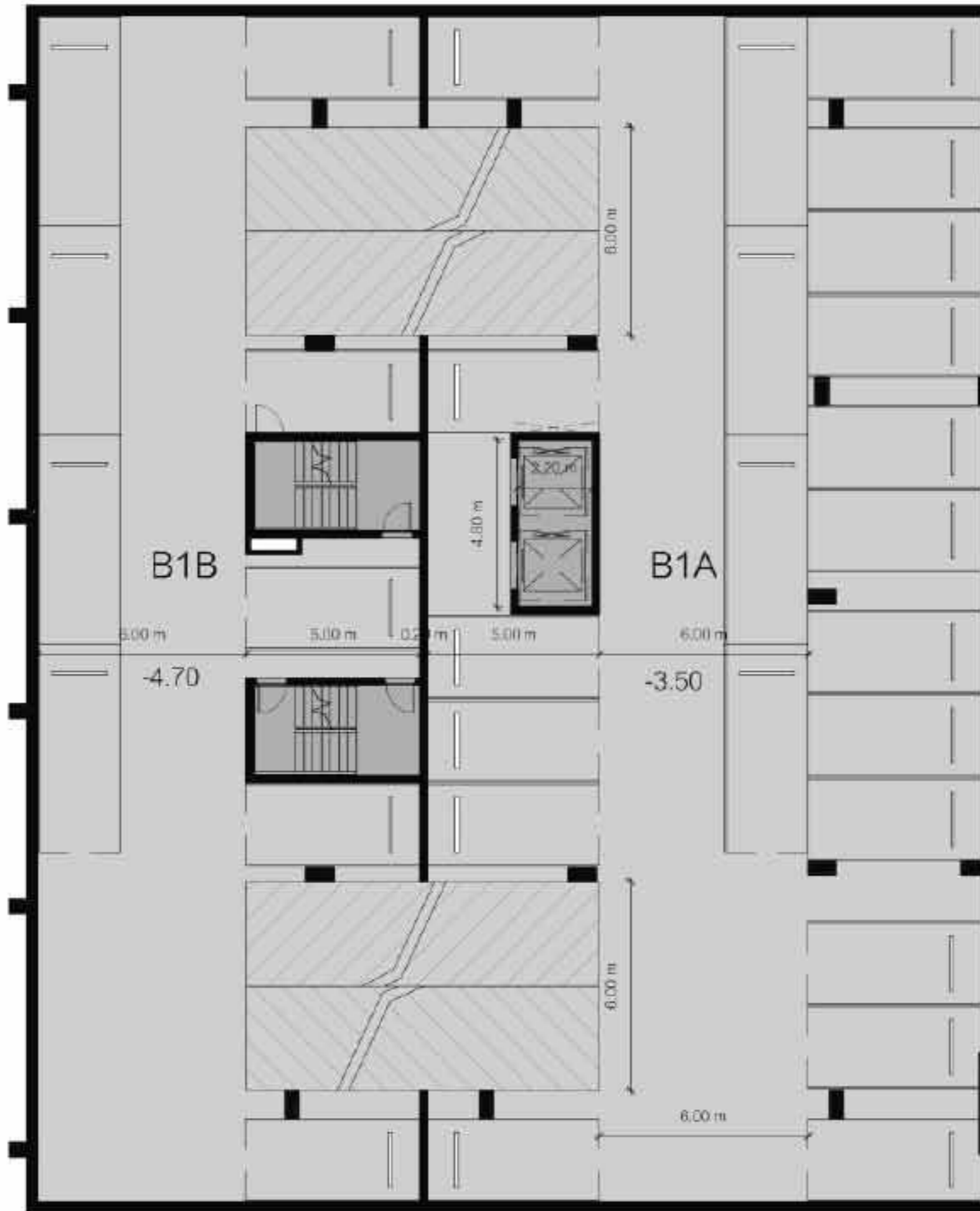
3rd-6th Floor





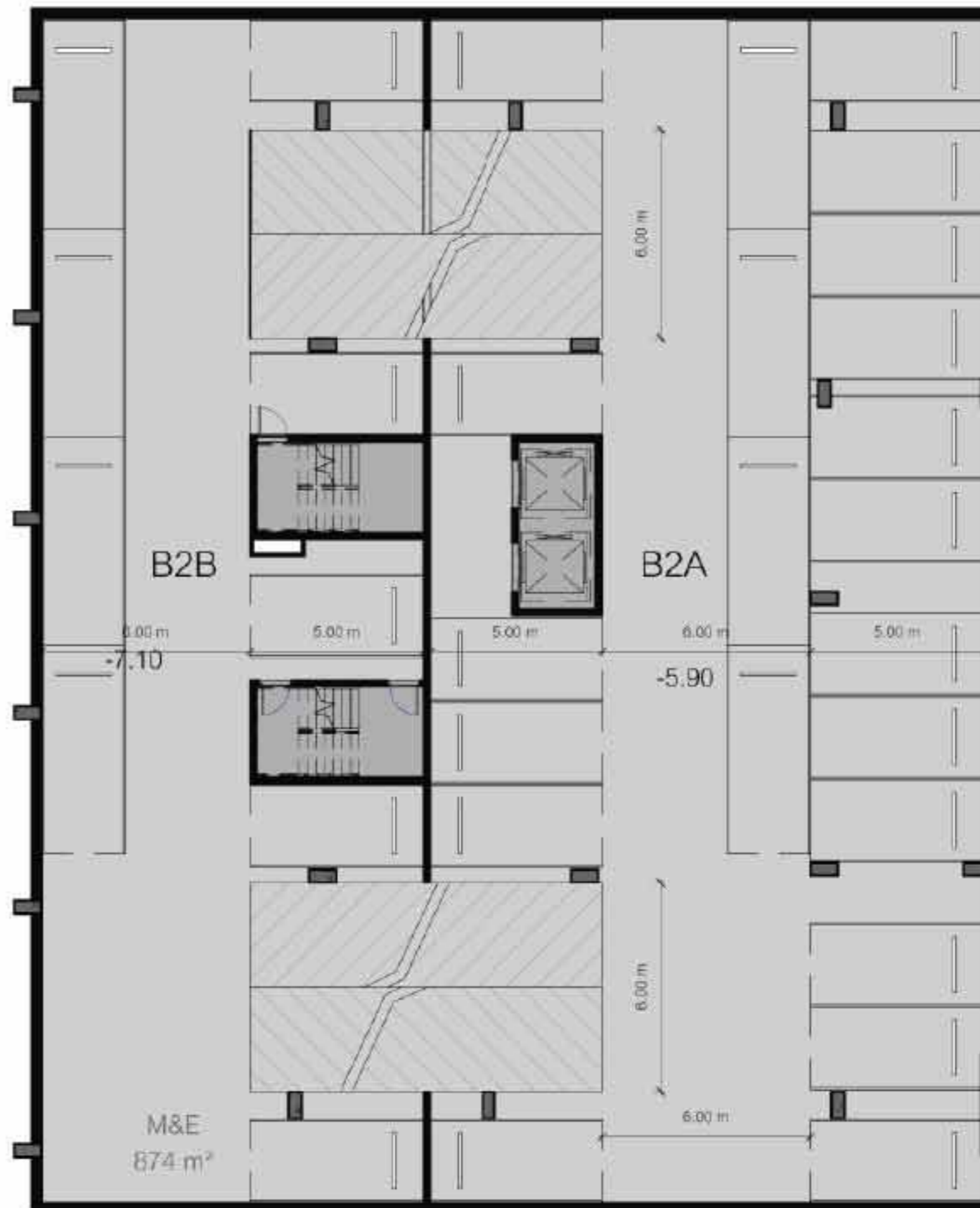
7th-8th Floor





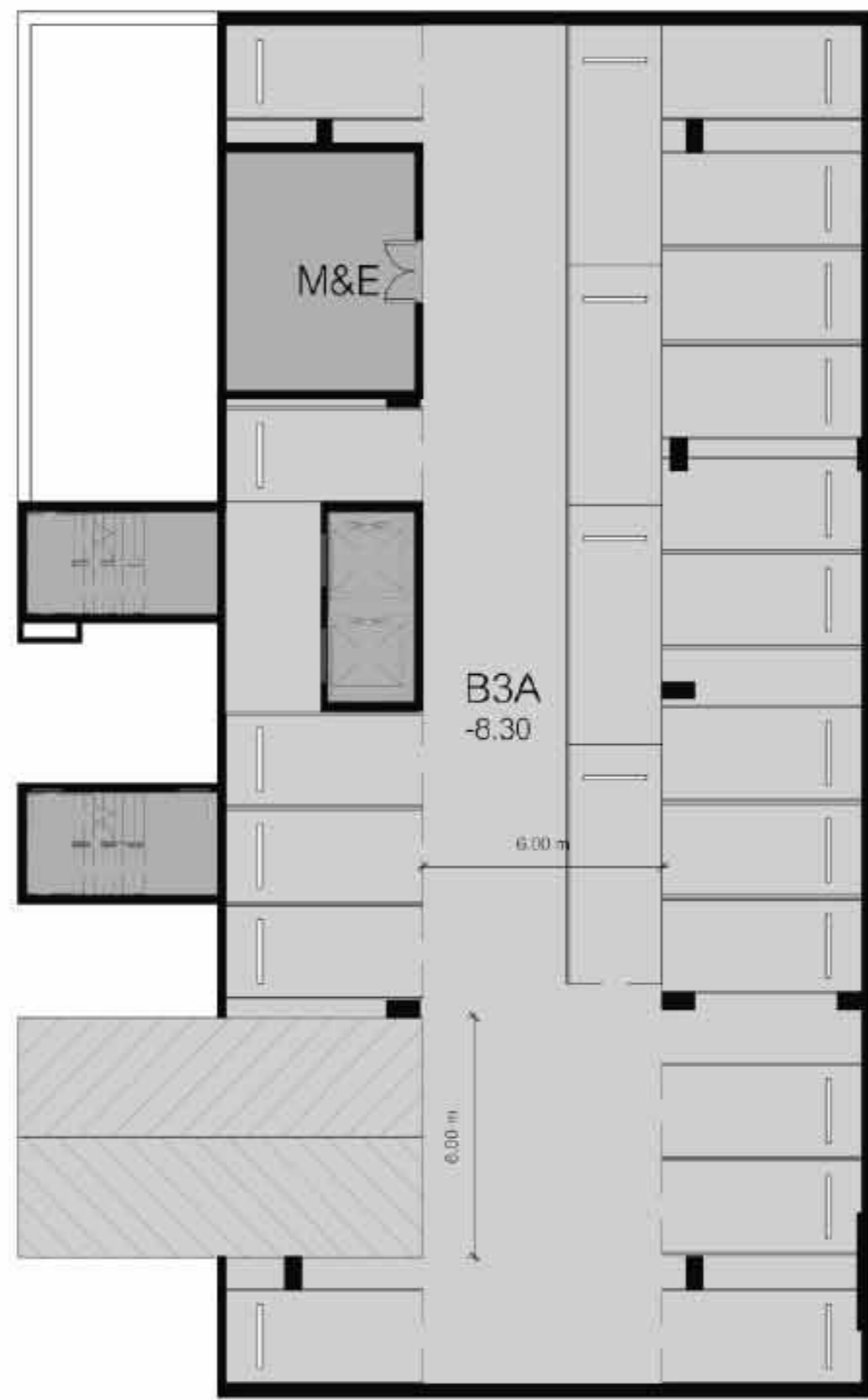
B1





B2





B3







# Unitplan



7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type A1  
44.1 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type A1 (Mirror)  
44.1 Sq.m.





3 rd - 6 th FLOOR



2 nd FLOOR

Type A2  
49.8 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type A3  
44.5 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type A3(Mirror)  
44.5 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR

Type B1  
73 Sq.m.





3 rd - 6 th FLOOR



2 nd FLC

Type B2  
71 Sq.m.







3 rd - 6 th FLOOR



2 nd FLOOR

Type B3  
66 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type B4  
88 Sq.m.





7 th - 8 th FLOOR



3 rd - 6 th FLOOR



2 nd FLOOR

Type B5  
75 Sq.m.





7 th - 8 th FLOOR

Type B6  
58 Sq.m.





7 th - 8 th FLOOR

Type B7  
57 Sq.m.





7 th - 8 th FLOOR

Type B7 (Mirror)  
57 Sq.m.





7 th - 8 th FLOOR

Type B8  
58 Sq.m.





## Project Detail





## Project Overview

|                     |   |
|---------------------|---|
| Project Name        | : KLASS Siam  |
| Location            | : Soi Kasemsan 2, Rama 1 Road, Pathumwan, Bangkok   |
| Land Area           | : 0-3-26 rai (326 Sq.w.)  |
| Developer           | : Klass Assets Company Limited  |
| Unit Mix            | : 8-storey building with 79 residential units as follows;<br>1 bedroom (44 - 50 square meters)<br>2 bedrooms (57 - 84 square meters)                              |
| Construction Detail | : Expected to start by Q1/2016 and to be completed by Q4/2017   |
| Unit Specification  | : Fully-fitted unit; floor finishing, air-conditioning units, fully-equipped kitchen with built-in cabinets and induction hob & hood, and fully-equipped bathroom |
| Common Area Fee     | : 80 baht per square meter per month, pay 12 months in advance  |
| Sinking Fund        | : 800 baht per square meter, pay upon the transfer of ownership   |
| Transfer Fee        | : Shared equally between the developer and the purchaser  |



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## Project Facility

Lobby lounge and Reception

2 Elevators

Mail Box

Parking space

Swimming pool and Jacuzzi equipment

Multipurpose / Recreational room

Fitness

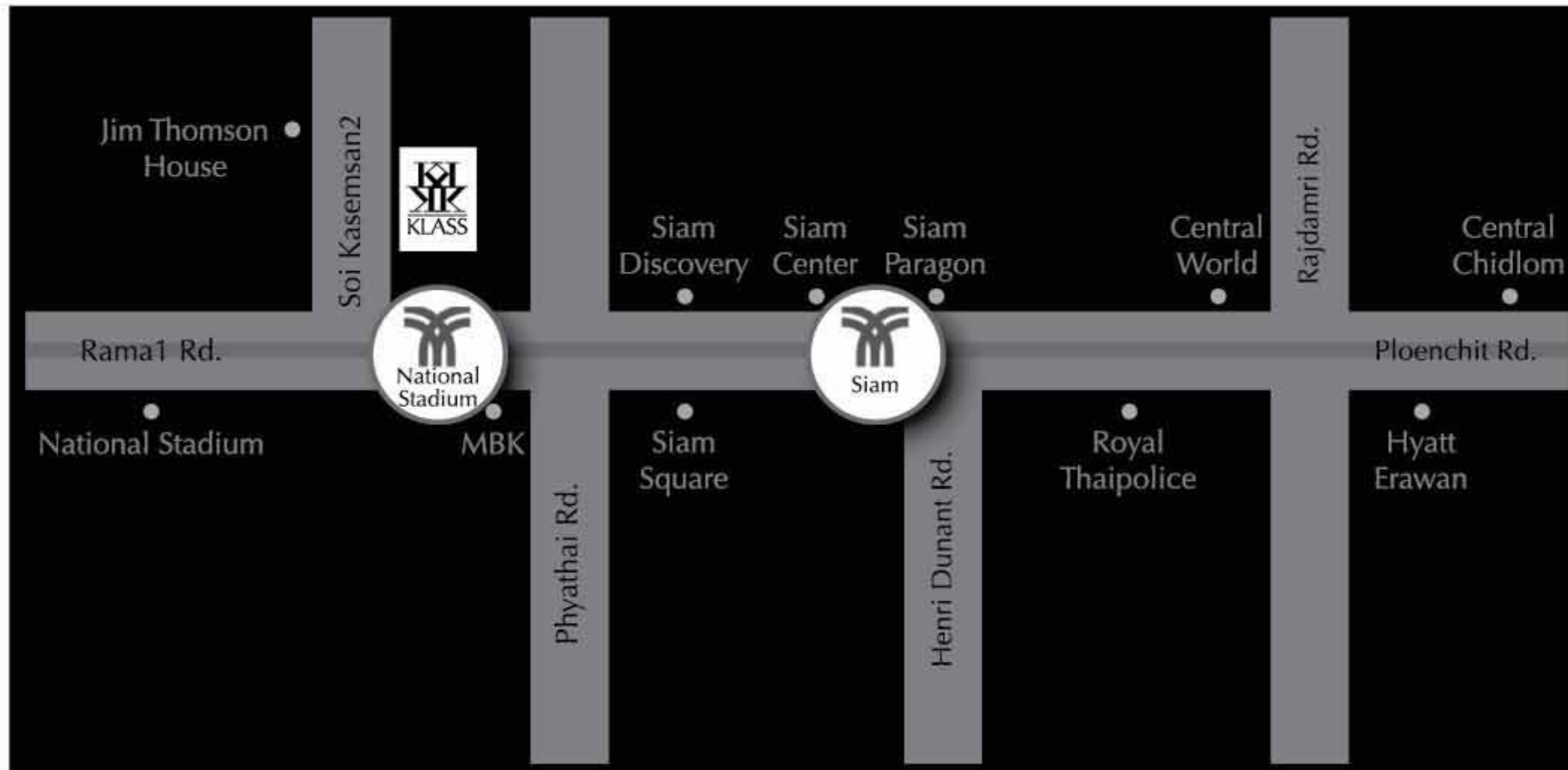
Library

Sundeck and Lush garden

Integrated key card access

Digital door lock and Video door phone

Smoke and Heat detector



|                   |         |      |       |           |              |       |
|-------------------|---------|------|-------|-----------|--------------|-------|
| 1Br.              | Type A1 | 44.1 | sq.m. | 22        | Units        |       |
|                   | Type A2 | 49.8 | sq.m. | 5         | Units        |       |
|                   | Type A3 | 44.5 | sq.m. | 14        | Units        |       |
|                   |         |      |       | total     | 41           | Units |
| 2Br.              | Type B1 | 73   | sq.m. | 6         | Units        |       |
|                   | Type B2 | 71   | sq.m. | 5         | Units        |       |
|                   | Type B3 | 66   | sq.m. | 5         | Units        |       |
|                   | Type B4 | 88   | sq.m. | 7         | Units        |       |
|                   | Type B5 | 75   | sq.m. | 7         | Units        |       |
|                   |         |      | total | 30        | Units        | 38%   |
| 2Br.<br>(Compact) | Type B6 | 58   | sq.m. | 2         | Units        |       |
|                   | Type B7 | 57   | sq.m. | 4         | Units        |       |
|                   | Type B8 | 58   | sq.m. | 2         | Units        |       |
|                   |         |      | total | 8         | Units        | 10%   |
| <b>Total</b>      |         |      |       | <b>79</b> | <b>Units</b> |       |

## Term of payment

|                              |                                      |                |
|------------------------------|--------------------------------------|----------------|
| Reservation fee payment      | : 1Br                                | : 100,000 Bht. |
|                              | : 2Br                                | : 150,000 Bht. |
| Sales and purchase agreement | : 5% (7 days after reservation date) |                |
| Down payment                 | : 20% , 25 Installment               |                |
| Transfer of ownership        | : 75%                                |                |