

# SERIO

SUKHUMVIT 50

300 meters from BTS On Nut



# PROJECT DETAIL

Project name	SERIO Sukhumvit 50
Developer	Building A : Thai Taweeporn Development Co., Ltd. Building B : CMM Group Co., Ltd.
Location	Sukhumvit 50 (300 meters from BTS On Nut station)
Rental Management	Capital One Real Estate Co., Ltd.
Building Type	Two eight-stoey buildings with a total of 154 units (77 units per building)
Project Area	1-2-6 Rai
Units per floor	11 units per floor at Building A, 11 units per floor at Building B
Elevator	Each building has two elevators with controlled access to each floor
Car Parking	77 vehicles (including dluble parking)
Room Type	Studio, 22.5 sq.m One Bedroom, 27-38 sq.m Two bedrooms, 49-50 sq.m
Facilities	Swimming Pool with a salt water system designed for adults and children, fitness center, library, garden
Security systems	Digital door lock, CCTV cameras, cacrd access, 24 hour security guards
Completion Date	Dec 2018

*\*Note: The above information is subject to change without prior notice.*

## SERIO SUKHUMVIT 50'S DEVELOPER PROFILE

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Thal Taweeporn Development and CMM group were established in 2012. The company is a land developer and owner of various residential projects. We are mainly focusing on townhouse and condominium projects. Our first project, the Cluster Ladprao-Kasetnawamin was operated under LKH Property Co., Ltd. share holder of Serio Sukhumvit 50. Previous project were Teak Bangna , low rise condominium comprising 79 unit ( sold out ) and Teak Phattanakarn Thonglor total 77 units ( Sold out ) Current project is Teak Sukhumvit 39.

Future Planning is to develop more condominium with quality and reasonable price to serve all investors and local buyers in the CBD area





## METICULOUS SIMPLICITY

Serio condominium units are meticulous in their simplicity.  
Conjure up the warmth of home, with carefully  
selected color schemes that sooth.  
Attention to detail ensures optimal use of every square inch.  
Simple living is reflected in the cozy surroundings.  
Elegance and luxury combine with the minimal and the modern.

SERIO

# A SPECIAL PRIVILEGE

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Serio offers just 154 units in a peaceful, private community. Each of the two buildings is serviced by two elevators, providing convenient access. Serio caters to all with a variety of plans to meet your needs, be it a studio or a roomy two-bedroom apartment. The design emphasis is on maximizing space with a minimalistic and modern outlook using only premium materials.



## FACILITIES

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Live close to nature and enjoy a healthy lifestyle with our beautifully appointed garden and clubhouse.

And nothing beats a pleasant swim in a Swimming pool with a salt water system designed for adults and children.

For those quieter moments, visit the library room and relax in comfort with a good book.





LIBRARY



LOBBY

SERIO

SUKHUMVIT 50

FLOOR PLAN



GROUND FLOOR



# FLOOR PLAN

## BUILDING B

## BUILDING A



2nd FLOOR

# SERIO

SUKHUMVIT 50

## FLOOR PLAN

### BUILDING B

### BUILDING A



3rd FLOOR

# FLOOR PLAN

## BUILDING B

## BUILDING A



4th FLOOR

## FLOOR PLAN

### BUILDING B

### BUILDING A



5th FLOOR

# FLOOR PLAN

## BUILDING B

## BUILDING A



6th FLOOR

# SERIO

SUKHUMVIT 50

## FLOOR PLAN

### BUILDING B

### BUILDING A



7th FLOOR

# FLOOR PLAN

## BUILDING B

## BUILDING A



8th FLOOR

## FLOOR PLAN

### BUILDING B

### BUILDING A



9th FLOOR



# FLOOR PLAN

## BUILDING B

## BUILDING A



10th FLOOR

## FLOOR PLAN

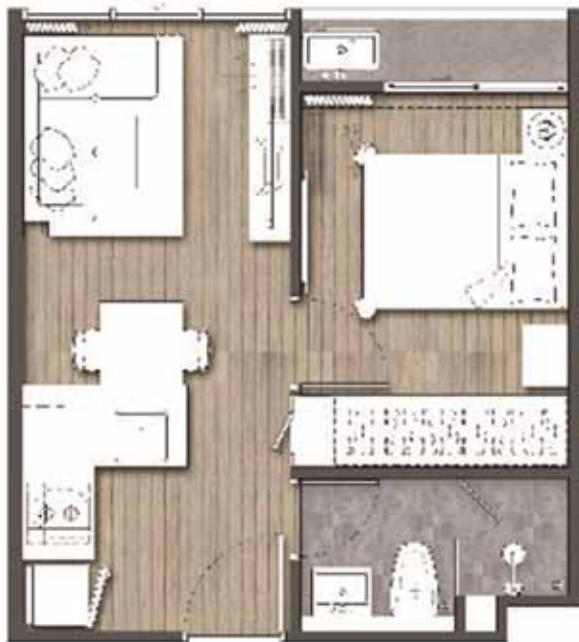
### BUILDING B

### BUILDING A



11th FLOOR

## UNIT PLAN



**TYPE A1**

Size 32-36 sq.m. 1 bedroom 1 bathroom



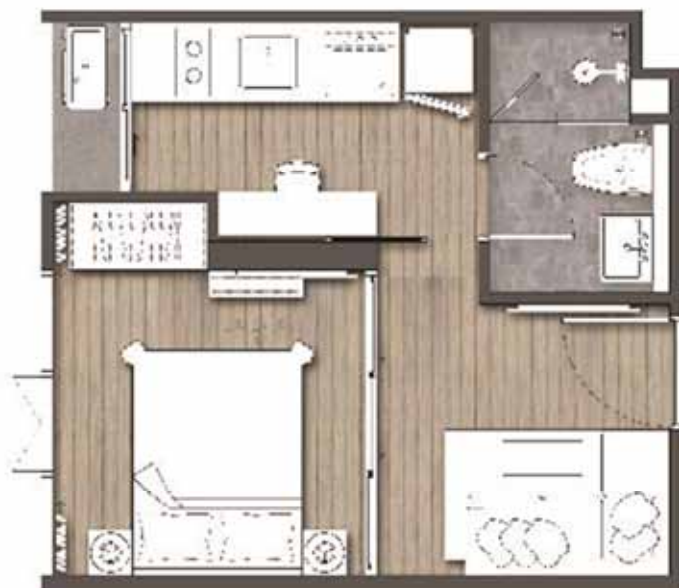
**TYPE A2**

Size 35 sq.m. 1 bedroom 1 bathroom

# SERIO

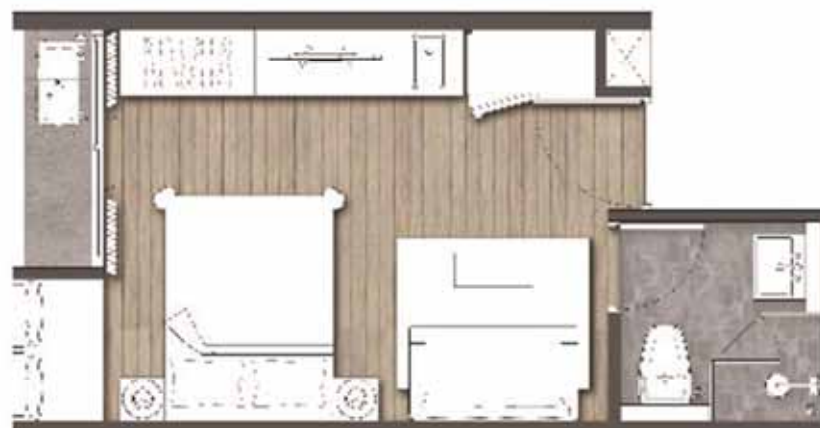
SUKHUMVIT 50

## UNIT PLAN



### TYPE B1

Size 27-29 sq.m. 1 bedroom 1 bathroom



### TYPE B2

Size 22.5 sq.m. Studio 1 bathroom

## UNIT PLAN



**TYPE C**

Size 41 sq.m. 1 bedroom 1 bathroom



**TYPE D**

Size 38 sq.m. 1 bedroom 1 bathroom



**TYPE E**

Size 50 sq.m. 2 bedrooms 2 bathrooms

## MATERIAL LIST & FURNISINGS

### FLOOR FINISH

Living Room and Dinning Room	Syntheric Floor
Bedroom	Synthetic Floor
Kitchen	Synthetic Floor
Bathroom	Ceramic Tile
Corridor	Ceramic Tile
Balcony	Ceramic Tile

### WALL FINISH

General Wall (Internal area)	Plaster and white paint
Bathroom Wall	Ceramic Tile

### CEILING FINISH

Internal Ceiling	Gypsum plaster board with emulsion paint, exposed slab with emulsion paint.
External Ceiling	Fiber cement board with emulsion paint.

### WINDOW FRAME

Window Frame	Aluminium
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### SANITARY WARE

Wash Basin	Cotto (or equivalent)
Water Closet	Cotto (or equivalent)
Hardware and Accessory	Cotto (or equivalent)

### PAINTING

Painting	TOA (or equivalent)
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### TELEPHONE SYSTEM

Prepare and install telephone outlet in living room and bedroom.  
Brand : Panasonic

### ELECTRICAL AND LIGHTING SYSTEM

Prepare and install ceiling recessed down light or ceiling mounted down light.  
Prepare and install recaptables, switches with Panasonic brand (or equivalent)

### AIR CONDITIONING SYSTEM

Prepare and install air conditioner with Daikin brand (or equivalent)

### SECURITY SYSTEM

Individual electronic key card system  
24hr. CCTV system at main lobby and elevators  
Digital Video Recorder System

### WATER HEATER SYSTEM

Prepare water heater system in shower room.

### FIRE PROTECTION SYSTEM

Fire alarm system in unit's room and public area  
2 Fire escapes  
Fire hose cabinets

### FACILITIES

4 Elevators  
Swimming pool  
Fitness  
Landscape design for public area  
Parking space  
Emergency power system



## MINUTES FROM TOWN

Located on thriving Sukhumvit 50, Serio condominium is perfectly placed for modern city living. Close by are the BTS (On Nut), two expressways (Ramindra-Anandharong and Chaoem Maha Nakhon), and a host of great shopping malls, prestigious schools and some of Thailand's best hospitals.

### Shopping Malls

- Summer Hills Shopping mall (1 station away)
- Gateway Ekkamal (2 stations away)
- Emporium (4 Stations away)
- EmQuartier (4 Stations away)
- Terminal 21 (5 stations away)
- Siam Paragon (9 stations away)

### Parks

- Benjasi Park (4 stations away)
- Benjaskit Park (4 stations away)

### Supermarkets

- 7-11 (2 mins)
- Big C Supermarket (3 mins)
- Tesco Lotus (4 mins)
- A Square (9 mins)
- MaxValu (9 mins)

### Hospitals

- Sukhumvit Hospital (6 mins)
- Kuaynamthai Hospital (6 mins)
- Theptarin Hospital (7 mins)

### Schools

- Weels Int. Kindergarten (3 mins)
- Saint Michael Int. School (3 mins)
- Modern Montessori Int. Pre School (4 mins)
- St. Andrews Int. School Bangkok (6 mins)
- Trinity Int. School (7 mins)
- Bangkok Prep. Int. School (7 mins)
- Kobato Int. Kindergarten (8 mins)
- Bangkok Prep Secondary Campus (8 mins)
- Anglo Singapore Int. School (10 mins)
- Ivy Bound Int. v School (13 mins)

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Operated by Thai Taweepon Development Co., Ltd. Managing Director Mrs Waree Chularprungrueng (Building A), and Company CMM Group Co., Ltd. Managing Director Mr Montree Chularprungrueng (building B) office, located at 44/265, 65/195 Soi 20 Jomtien Beach Road Samaedam Bangkhunthian Bangkok registered capital of 1,000,000 Baht (fully paid) project Serio Sukhumvit 50 projects, eight-storey residential condominium units for a total of 154 rooms located at Sukhumvit 50 Bankchak Klong Toey Bangkok. The project is in process of issue the construction permit. The project began with the construction of facilities with the common facilities in March 2560 and expected to be completed in June 2561 when the project is completed; the land will be registered as a condominium project, without obligation. The project facilities are swimming pool, gym, library and gardens serve together two condominium. Co-owners are obliged to pay under the condominium law and by the company. All pictures in this brochure are simulated atmospheric models decorations for advertising \* Conditions are based on the company. The company reserves the right to change terms and conditions without prior notice, please contact 026112900

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