

For Sale: Siam Paradise Entertainment Complex

1) Sale of land with building structures

Property Location: Building Nos 44/46 - 49

Soi Ngamwongwan 51, Ngamwongwan Road

Lat Yao Subdistrict, Chatuchak District, Bangkok

2) Land area total 2-0-0.7 rai

3) 40 rooms

4) 1 function room for banquets, can accommodate 50 guests

5) Spa room, sauna room

Hot water pool, cold water pool, jet pool

6) Parking for tour buses: 10 spaces

Car parking capacity: 50 spaces

7) In the year 2023, the land and property
were appraised at

THB 341,000,000 by ETC Appraisal Co., Ltd.

Asking Price: THB 250,000,000

(Two hundred fifty million Thai Baht only)

Asking Price: THB 250,000,000

(Two hundred fifty million Thai Baht only)

8) Monthly net income

2,000,000 THB

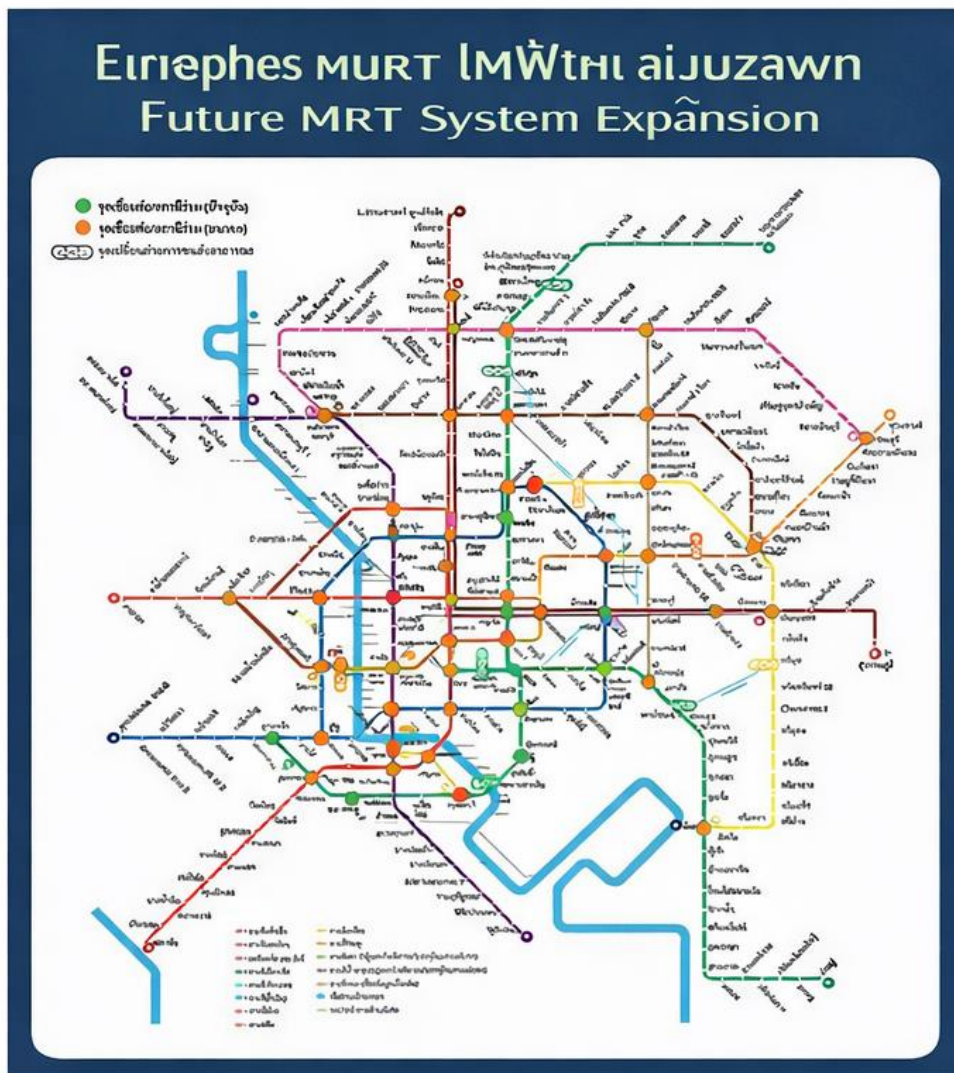
9) Brown Line MRT station plan

(Chinnakhet Station)

If converted to condos, there is already
a layout prepared.

Brown Line MRT Project Update

The government plans to begin construction of the Brown Line MRT in 2025. Construction is estimated to take 3 years and service is expected to commence by 2028.



Bangkok Metropolitan Region Future MRT System Expansion

- Yellow Line
- Orange Line (City)
- Orange Line (Extended - Ead-OWSDebamdi 1945)
- Orange Line (City)
- Orange Line (Extended)
- Green Line (airport (946))
- Red Line
- Green Line
- Green Line (Badiruaatome & adwundibe) (2140)
- Green Line (North)
- Green Line (North)
- Purple Line
- Green Line (North)
- Green Line (South Extended)
- Brown Line

MAP SIAM PARADISE



Transportation and Nearby Places

- 0.5 km to PEA Head Office
- 0.55 km to Bangkhen Skytrain Station (Red Line & New Airport Link Line)
*Est. open in 2019
- 0.55 km to local road
- 0.6 km to Vibhavadi Rangsit road and Don Mueang Toll Way (Expressway)
- 0.65 km to Kasetsart University and Vibhavadi Hospital
- 1.8 km to Kasetsart University Station and Phahonyothin Road (Green Line)
- 2.0 km to Sirat Express Way

SIAM PARADISE ENTERTAINMENT COMPLEX

Property Details

1) Sale of land with existing buildings

Property location: Building No. 44/464—49
Soi Ngamwongwan 51, Ngamwongwan Road,
Lat Yao Sub-district, Chatuchak District, Bangkok

2) Total land area: 2-0-0.7 Rai

3) 40 guest rooms

4) 1 meeting / banquet room ; Capacity up to 50 guests

5) Spa facilities: spa room, sauna room, hot water pool, cold water pool, jet pool

6) Parking capacity:

- Tour buses: 10 spaces
- Cars: 50 spaces

7) Year 2023 appraisal value (land + property):

7. Year 2023 appraisal value (land + property):

THB 341,000,000

Appraised by ETC Appraisal Co., Ltd.

9. Asking price: THB 250,000,000

(Two hundred fifty million Thai Baht only)

Accessibility / Transportation

- Close to MRT Phahon Yothin and BTS Mo Chit (approx. 4–5 km)
- Direct access from Ngamwongwan Road, convenient connection to Vibh-vadi– Rangsit Road
- Approx. 12–15 km to Don Mueang Airtort (travel time approx. 20–30 minutes)

Nearby Facilities

• Shopping Centers / Lifestyle

- The Mall Ngamwongwan (approx. 1.5 km)
- Major Cineplex Ratchayothin (cinema / restaurants / department store, approx. 3 km)
- Central Ladprao (approx. 4 km)
- Union Mall (shopping / dining, approx. 4 km)

Nearby Facilities

- Paolo Hospital (approx. 2.5 km)
- Kasemrad Prachachuen Hospital (approx. 4 km)
- Nonthavej Hospital (near The Mall Ngamwongwan)

Investment Highlights

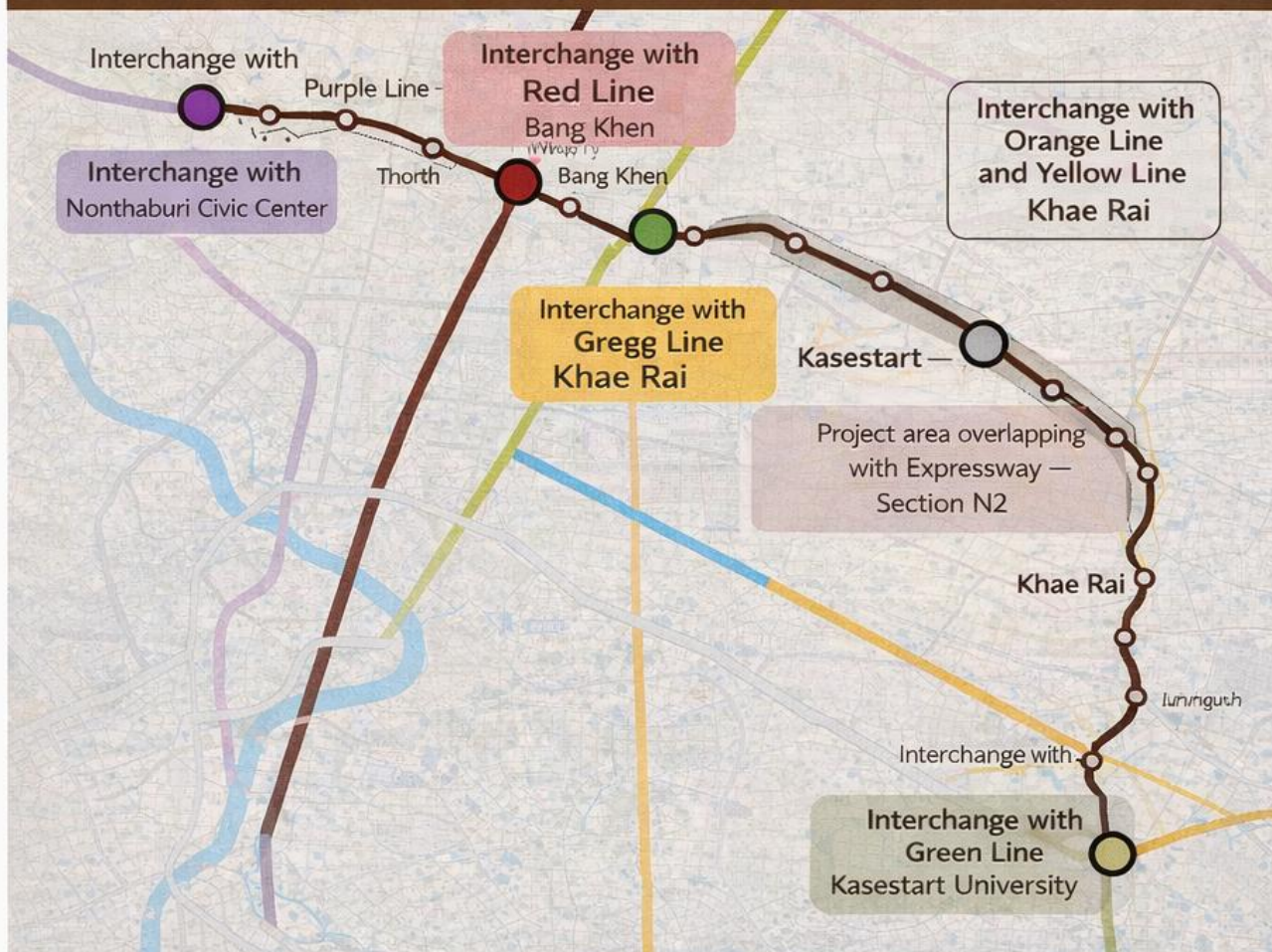
Asking Price: THB 250 million

Suitable for investors seeking a hotel b. business with immediate operation.

Key Advantages

- Prime location on a main road, easy access
- Strong long-term investment potential
- Can be redeveloped into a hotel or converted into income-generating real estate

Brown Line MRT Project Alignment



Brown Line MRT Project: Khae Rai — Lamsali (Bueng Kum) Section

- Monorail system
- Elevated structure with 20 stations
- Total length: 22.1 kilometers
- Interchange with 7 rail lines
- Projected ridership: 218,547 passenger trips per day (at opening year)

Project located nearby

centralplaza
CENTRAL PLAZA
chaengwatthana



TESCO LOTUS ngam wong
wan

GRANDHOME
mart

GRAND HOME MART
ngam wong wan



Pantip plaza ngam wong wan
Shopping complex



THE MALL
THE MALL ngam wong wan
Shopping complex

IMPACT
MUANG THONG THANI

Impact mega complex

makro

MAKRO chaengwatthana

Introduction Document

Siam Paradise Entertainment Complex

Present by

Siam paradise entertainment complex

44/46-49 soi ngam wong wan 51 , ngam wong wan rd, ladyaw
chatuchak bangkok thailand

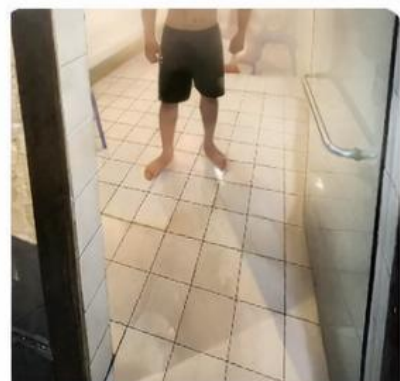
***Pubic this document are prohibited. Except Get authorized
signature. ***



Spacious hot water onsen



Sauna



Fresh, clean

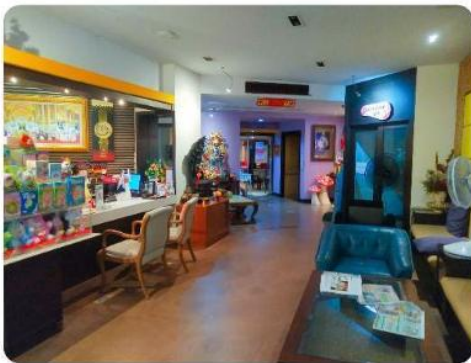


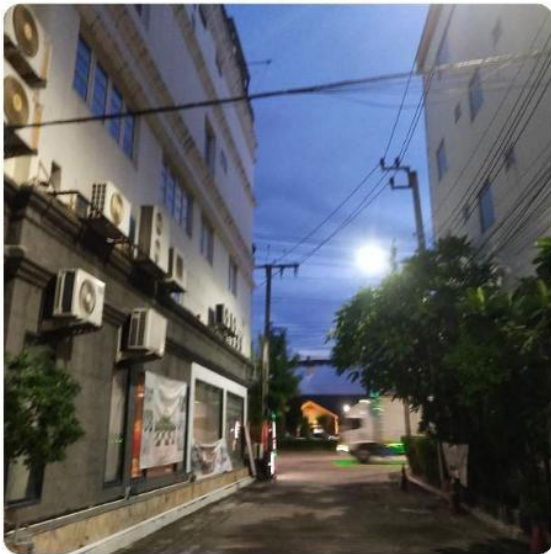
Hot water onsen recommended
in 3 time slots

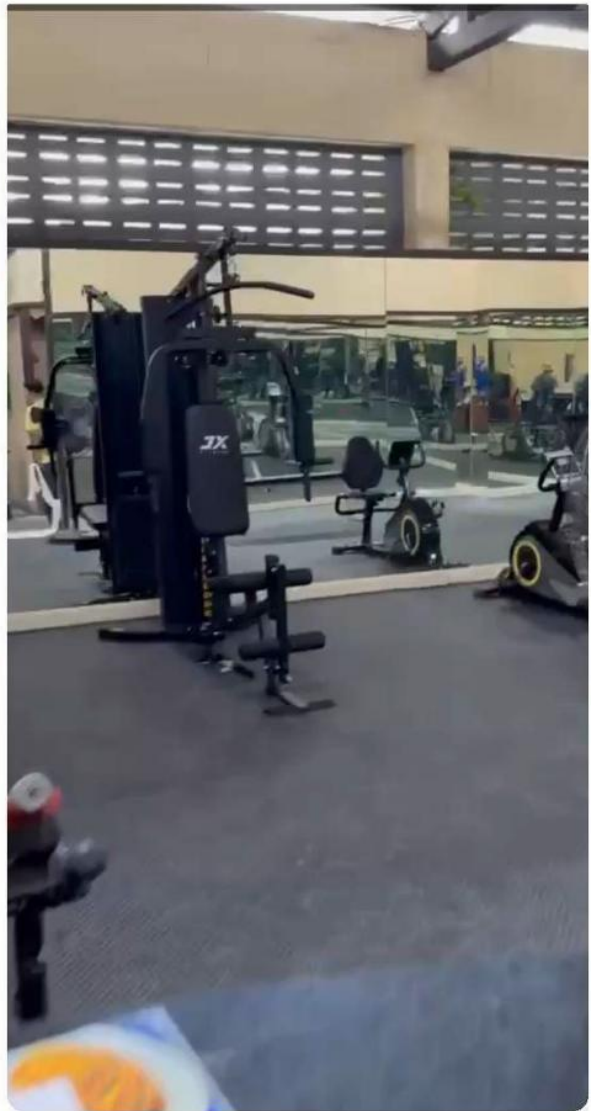


Cold water pool

Hot spring onsen

















OWNER:	
นายสมชาย ใจดี	
PROJECT:	
8 STOREY BUILDING	
PROJECT NAME:	
PARADISO CONDOMINIUM	
LOCATION:	
เลขที่โฉนดที่ดินเลขที่ ๑๒๓๔๕๖๗๘๙	
APPROVED BY:	
ARCHITECT:	
ชื่อ	นายสมชาย ใจดี
ตำแหน่ง	
STRUCTURAL ENGINEER:	
ชื่อ	นายสมชาย ใจดี
ตำแหน่ง	
ELECTRICAL ENGINEER:	
ชื่อ	นายสมชาย ใจดี
ตำแหน่ง	
MECHANICAL ENGINEER:	
ชื่อ	นายสมชาย ใจดี
ตำแหน่ง	
MECHANICAL ENGINEER:	
ชื่อ	นายสมชาย ใจดี
ตำแหน่ง	
DRAWING PURPOSE:	
FOR PERMIT	☒
FOR CONSTRUCTION	☐
FOR INFORMATION	☐
FOR ASBUILT	☐
REVISION	☐
DRAWING TITLE:	
โครงการ	
DATE	2558/08/08
DRAWING NO.	A1-04
DESIGNER	

Contract for Real Estate Sale

The property located at Building No. 44/46—49, Soi Ngamwongwan 51,
Lat Yao Sub-district, Chatuchak District, Bangkok.

This contract is made on 2 October BE 2568.

Seller Mr. Chit Betrachakdakul agrees to sell the property located at
Building No. 44/46—47, Soi Ngamwongwan 51, Lat Yao Sub-district,
Chatuchak District, Bangkok to the buyer for
the agreed price of 250,000,000 THB (Two 200 THB (Two hundred fifty million
Thai Baht). The buyer agrees to complete the payment within
90 days from today.

Signature:.....

Mr. Chit Betrachakdakul