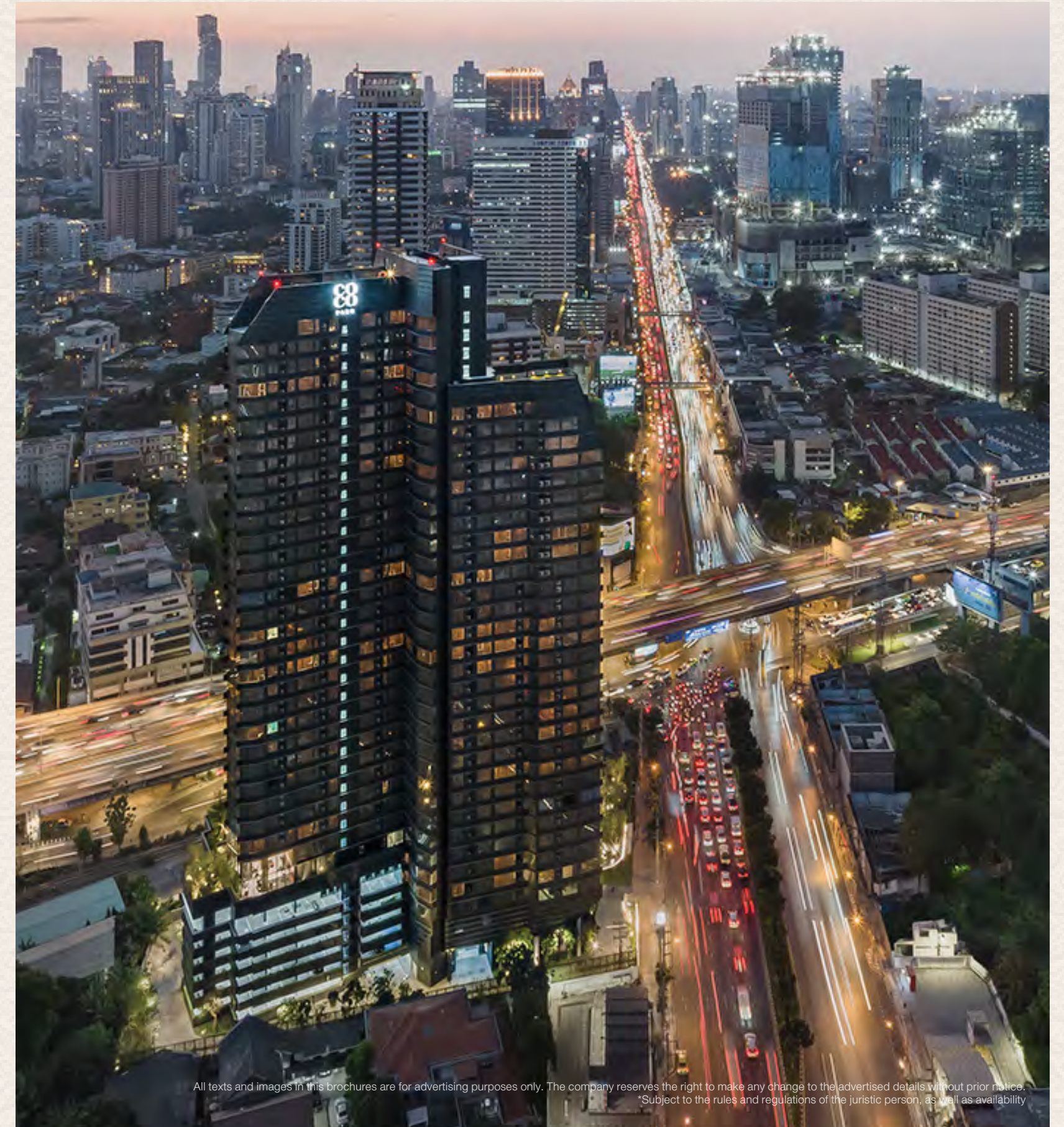
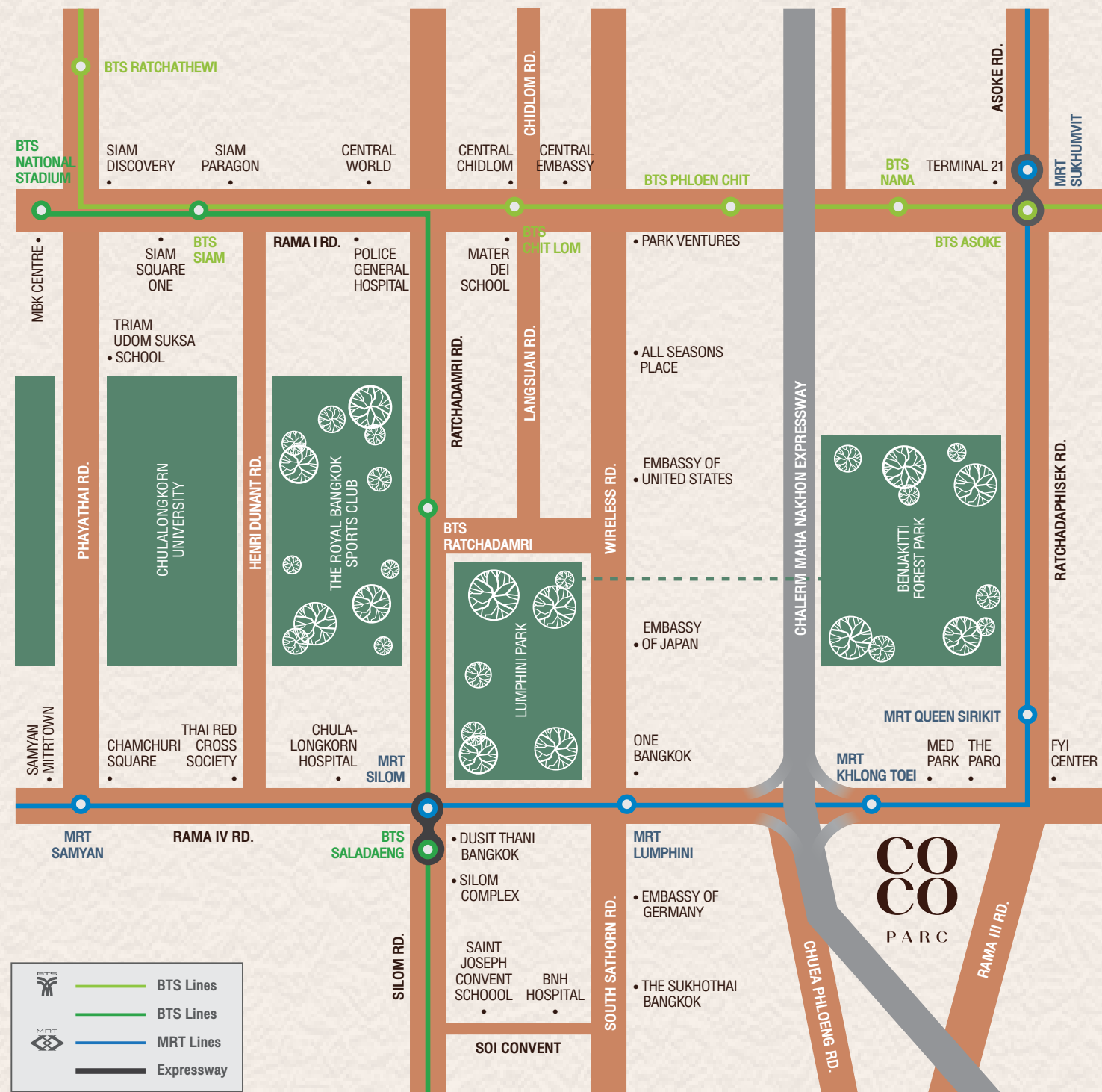




**CO
CO**
PARC

BRANDED SERVICE
& STYLISH RESIDENCE

MAP

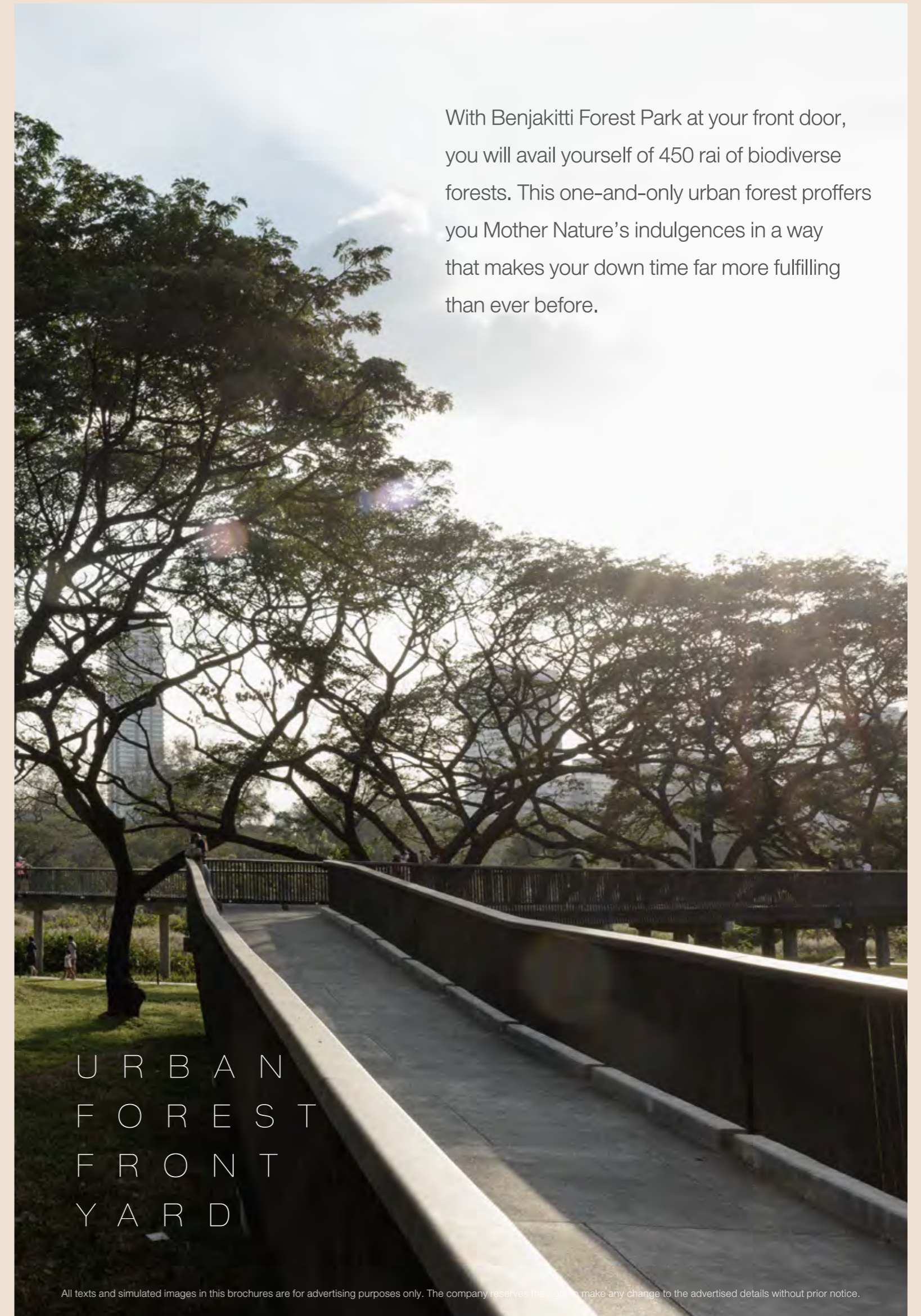


BRANDED
SERVICE & STYLISH
RESIDENCE



THE
FIRST OF
ITS KIND
URBAN PARK

Lumphini Park, with its 360 rai of lush foliage in the heart of Bangkok's central business district, has served as the lung of the Thai capital city for more than a century. It is frequented by both locals and foreign visitors seeking recreational opportunities.

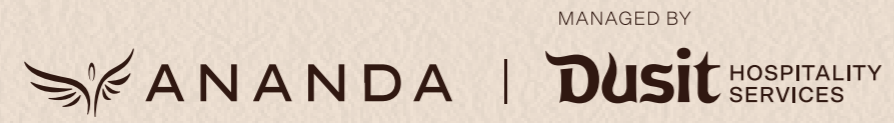


With Benjakitti Forest Park at your front door, you will avail yourself of 450 rai of biodiverse forests. This one-and-only urban forest proffers you Mother Nature's indulgences in a way that makes your down time far more fulfilling than ever before.

URBAN
FOREST
FRONT
YARD

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FIRST
BRANDED RESIDENCE
BY



BE PREPARE
TO BE PAMPERED

For the past 70 years, Dusit Hospitality Services has been at the forefront of the hotel industry.
Thai attentiveness permeates its internationally acclaimed services.

Together Ananda Development and Dusit Hospitality Services will offer a luxurious 5-star hotel experience in your own home. Dusit will manage the property and onsite amenities, such as cleaning and security, concierge, in-room housekeeping, bed linen laundry, in-room dining, chef on demand, floral arrangement, event or private party catering, baby-sitting limousine and delivery service.



5
STARS
HOTEL
SERVICE

LOCATION

THE NEW LANDMARK OF RAMA 4

Rama 4, your future neighbourhood, is culturally, ethnically, and professionally diverse. At this confluence civilisation, our residences enable you to live your life to the fullest.

0 m.*
from Khlong Toei
MRT station



30 m.
from Chaloem Mahanakhon
Expressway



*Measured from the bottom of the MRT Khlong Toei station's stairs to the closest part of the property line.
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CBD location with direct access to Silom, Sathon and Asok



Surrounded by national landmarks and megaprojects, including SAMYAN MITRTOWN, THE PARQ and ONE BANGKOK



Access to the arteries of Bangkok, such as Sukhumvit, Sathon, Silom, Surawong, Phloen Chit and Chittlom



Proximity to Sirikit National Convention Centre, Thailand's MICE hub



Proximity to medical hubs, including MedPark and Chulalongkorn hospitals



H O M I E
S T A R T S A T
T H E L O B B Y

Every time you come home, you will be greeted by welcoming receptionists in the heart-warming atmosphere of the lobby, which is been uniquely designed and boasts sophisticated modernist clean lines.



C R A F T I N G
Q U A L I T Y O F L I F E

Every element on this property has been crafted to offer a sustainably superior quality of life. You will redefine urban living and discover fulfilments alongside your loved ones.

T H E
A I R - F I N I T Y
S P A C E

A breath of fresh air awaits at the semi-outdoor seating area.
Its universal design allows differently abled residents to
sit back, relax and enjoy the freely flowing breeze.





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NEW
NORMAL
TRANQUILITY

Wash away your fatigue in the lap pool, whose saltwater system keeps pathogens at bay without irritating your skin. The outdoor, semi-outdoor and Jacuzzi zones answer to your varying moods for relaxation.

CARDIOSPHERE

Return balance to your life with our wide variety of workout-oriented facilities throughout the property. Whether you're hitting the gym hard or taking it easy on your active rest day by jogging in the park, our property can offer just what you need.



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A D A P T I V E E X E R C I S E

Keep your body in tip-top form by working out in the onsite fitness studio that accommodates a wide variety of physical activities, catering to the constant flow of life in the city





YOUR PRIVATE PARLOR

Whenever you need your skin pampered, your muscular knots untied, or your hair and nails done, you can get your favourite therapist or stylist to service you right on site. This is the new normal you've been waiting for.



REDEFINED LIVING

A good quality of life is paramount. That's why our property surpasses other condominiums. Here, you will redefine living by having all your new normal needs met in every way.

UNEXPECTED
FUNCTIONS



SKY - HIGH INDULGE

At a glance, you will be able to take in the sweeping views of the Chao Phraya River, the garden, and the cityscape as you indulge in the three rooftop facilities. At the Sky Lounge, you will have Panoramic views of the Thai metropole. At the Sky Bar, you'll indulge in the lights of the city day and night. If privacy is what you seek, head to the Private Pods.



Residences must suit urbanites' present needs. Superfluous beauty has been traded in for inner aesthetics and quality. Niche functions have been replaced by universal design.

FACTSHEET

FACT SHEET

Name	COCO PARC
Location	Rama IV Road, Khlong Toei, Khlong Toei, Bangkok
Land Area	Approx. 2 rai, 3 ngan and 60.7 square wa
Type	One 37-storey high-rise condominium
Total Number of Units	444 units
Parking	269 cars
Passenger Lift	3 lifts
Freight Lift	1 lift
Maintenance Fee	130 Baht/Sq.m./Month (Payable 1 year in advance)
Sinking Fund	1,000 Baht/Sq.m. (One time payment)

SIZES

Studios	25.50 – 27.00 square metres
1- Bedroom	34.50 – 48.00 square metres
1- Bedroom+	49.50 square metres
2 - Bedroom	64.50 – 66.50 square metres
3 - Bedroom	101.5 – 113.5 square metres
Penthouse	134-234 square metres

RESIDENTIAL BUILDING

BASEMENT*	Parking
Floor 1*	COCO LOBBY, Mailboxes, Juristic Office, Mail Drop, Toilets, Parking, Garden*
Floor 2 – 4*	Parking
Floor 5 - 6*	Parking, Residential Units
Floor 7	Residential units
Floor 8*	COCO FIT, COCO LAP POOL, COCO STUDIO, COCO YARD, COCO SPA & SALON, Toilets, Garden, Residential Units*
Floor 9-29	Residential units
Floor 30*	Garden, Residential Units
Floor 31	Residential units
Floor 32*	Garden, Residential Units
Floor 33*	COCO PLANT, Residential Units
Floor 34	Residential units
Floor 35*	Garden, Residential Units
Floor 36*	Residential Units
Floor 37*	COCO LOUNGE, Residential Units

*Passenger elevators, hallways, and green areas at Basement, 1-6, 8, 30, 32-33, 35,37 and Rooftop are common property to which have been accessible for all co-owners.

**To go up to the rooftop floor must go through the hallway of the 37 Floor and fire escape staircases/ladders

CO
CO
PARC

MANAGED BY
ANANDA | Dusit HOSPITALITY SERVICES