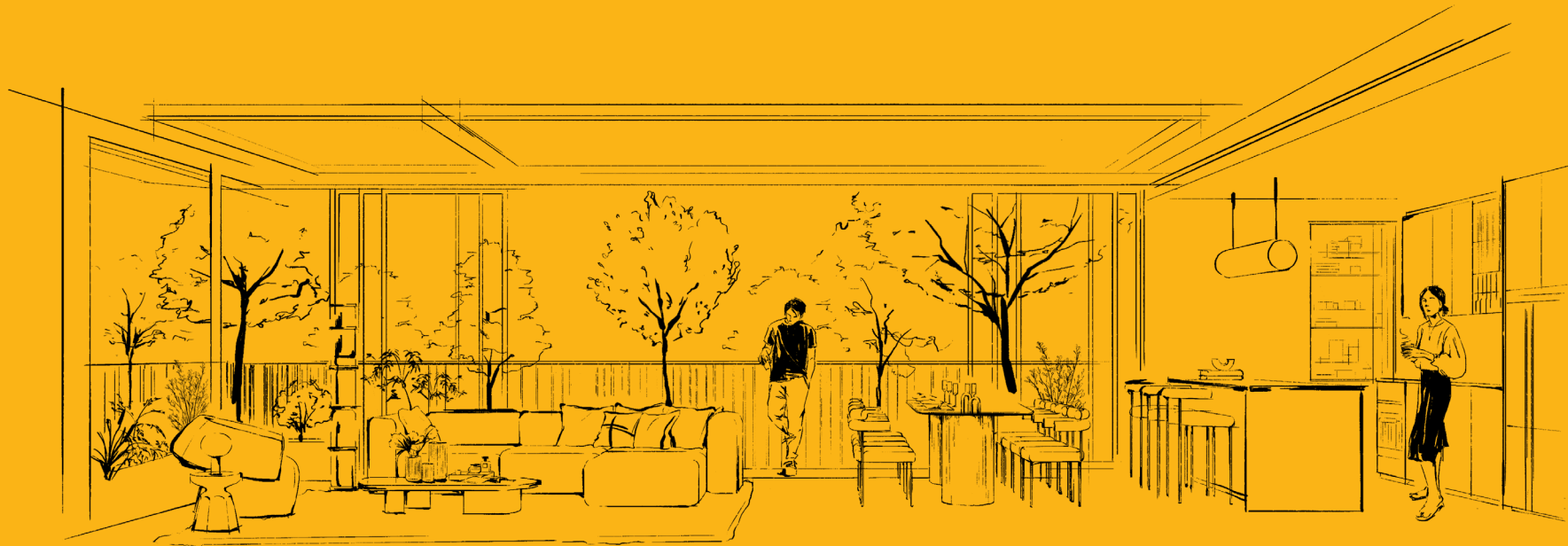


KALMI
PENTHOUSE
ARI

Concept



ALL UNITS ARE PENTHOUSE

Discover an unparalleled way of life reserved for the tranquil surroundings of Bangkok's only all-penthouse condominium project, where every sun-drenched residential unit expands living spaces and possibilities to complete any desire of the refined city dweller.

Only
23 UNITS

Up to
164 SQ.M.

Ceiling Height
2.85 M

Parking
174%

Concept

Elevating Every Living Space

Through simple yet meticulous design elements and materials, KALM PENTHOUSE is the epitome of an attention to detail so rarely obtainable in today's modern condominium developments. Distinguished by its small number of units per floor for complete privacy and expansive balconies to bask in the sun, residents are able to experience true city living balanced by the advantages of verdant surroundings and continual intermingling with nature.

Relax each day from the exhilaration at the heart of Asia's most fascinating city and bask in your own oversized unit, with an ever present sense of solitude tucked away from the hustle and bustle of the trendy Ari neighbourhood.

KALM PENTHOUSE offers you the chance to enjoy the surroundings with few residences per floor in a low-rise boutique development, assuring you of an elevated living experience with a select group of like-minded individuals, no matter which unit you choose to call home.

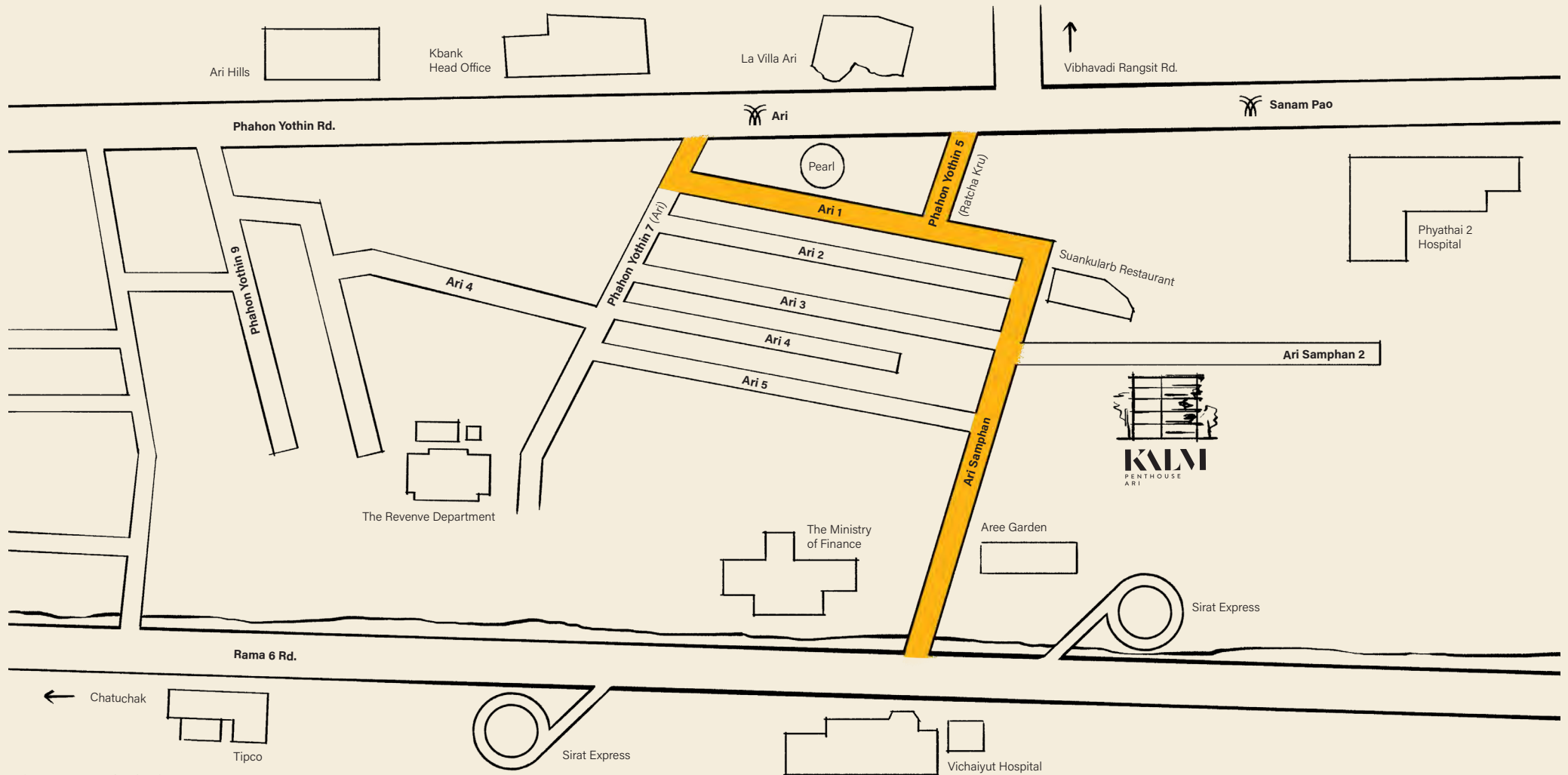
KALM PENTHOUSE ARI



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Live Your Best Life in Ari

Conviviality and humility have always been written into the DNA of Ari, and a romantic dreaminess still lingers in heart-warming moments felt day to day. Now, the opportunity for you to call the area home has arrived, to live together in perfect harmony with Ari's resplendent past yet evolved into a generation of the present. Join us as we create new stories and add joy to the community, ever respectful of the past but with a keen eye to the future.



Location

Equilibrium of Past & Present

Situated in Soi Ari Samphan 2, KALM PENTHOUSE ARI is surrounded by one of Bangkok's most established residential communities. As you get closer to the development, the city's monolithic skyscrapers give way to peaceful streets and alley-ways bounded by unique landed houses and unassuming apartment buildings, government offices and hospitals, replete with sprawling trees and vast gardens.

Here between the homes of the old and new gentry, you will also discover an innovative and distinctive array of bars, cafés, restaurants and assorted businesses that have placed Ari amongst "The world's coolest neighbourhood" (Timeout UK 2020).



Nothing Stands in the Way of Ari

Nothing in life stands between you and all your desires. With a location surrounded by the most desired lifestyle destinations, whether your greatest wish is to eat, drink, celebrate or have the freedom to move about effortlessly, the easiest journey to all your desires begins at KALM PENTHOUSE ARI. Surrounded by countless amenities to make your life easier and the ultimate hangout spots of the city, you are always only moments away from:



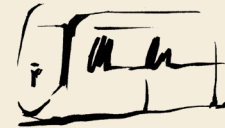
Healthcare

Vichaiyut Hospital	1.2 KM
Phyathai 2 Hospital	1.6 KM
Vimut Hospital	2.3 KM



Community Mall

Aree Garden	0.7 KM
La Villa Ari	1.3 KM
Gump's Ari	1.5 KM



Transportation

Expressway	1.1 KM
BTS: Ari	1.2 KM
BTS: Sanam Pao	1.5 KM



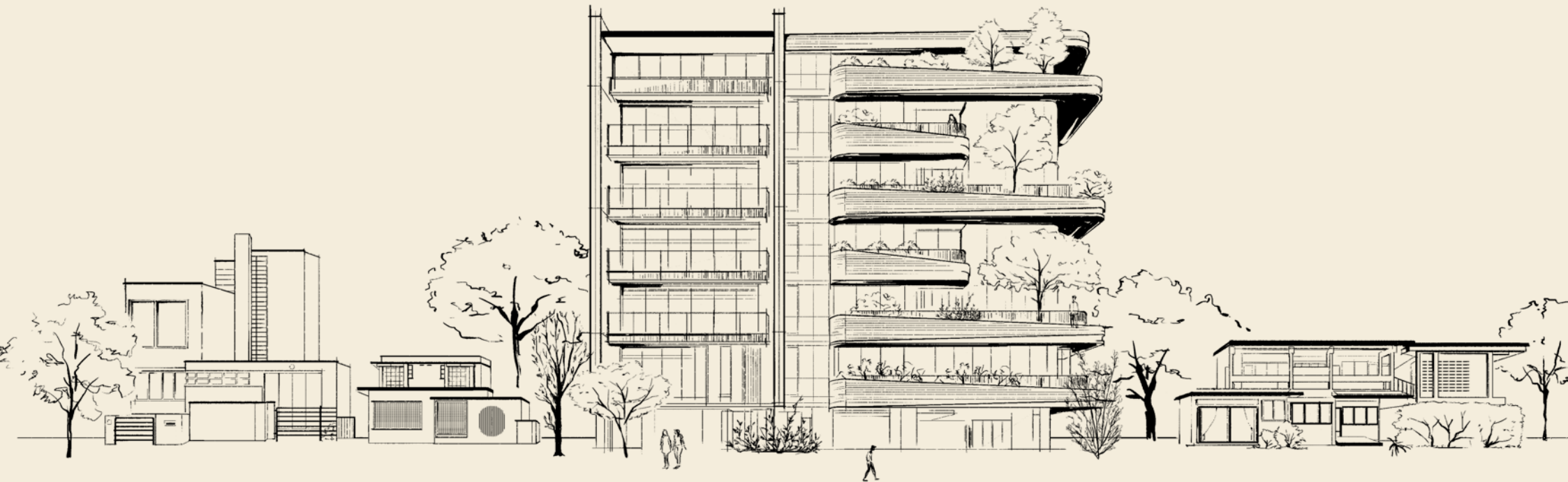
Workplace

Pearl Bangkok	1.1 KM
Kbank Head Office	1.5 KM
Ari Hills	1.7 KM

Contemporary Living Amidst Time-Honored Splendour

Inspired by the Mid-Century arched houses of the surrounding Ari district, the exterior of KALM PENTHOUSE ARI is a prelude destined to evoke memories of this coveted neighbourhood from the very first step onto the project, creating a bridge of quixotic reminiscences from houses of the past to homes of the present.

Each individual penthouse and the layouts provided are designed to be more generous and comfortable than mere ordinary condominiums. Clearly defined private and communal areas assure any activity can be enjoyed in contemplative solitude, with advantages akin to living in a single detached house. Perfectly balancing the fine line between being grand and inviting, the extensive penthouse layout is ideal for couples who enjoy introspective undertakings, bachelors and bachelorettes with a keen regard for space, or young families looking for room to grow.



Design

Architectural Design

Rising Gardens Within Your Reach

Attentive to every element of elevated living, the landscape architecture features prominently and is woven into the very fabric of the design concept, providing modern tropical charms throughout. Expansive windows create magnificent portals for natural light and loft-like ceiling heights help to maximise the greatest amount of air flow in each room. The curved movement of the external architecture creates a dynamic sense of indoor and outdoor living, with natural elements spread between floors and extra-wide balconies to accommodate personal trees for each residence. Eaves and battens are purposefully integrated to serve both as features and to keep residents in the utmost comfort regardless of the weather, through an efficient air circulation process certain to save energy while countering the hot and humid climate.



Design



KALM PENTHOUSE ARI

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Design



KALMPENTHOUSE ARI

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Design

Interior Design

Reinventing Luxury Through Nostalgia

Interpreting the advantages of traditional house living for the new generation, the interior vision of KALM PENTHOUSE ARI reverberates with echoes of the past brought into the present with the latest design philosophies and contemporary features. Encompassing all touch points and blending superlative design with the emotion of quality textures and materials, the taste of living is truly felt through sight and sensation throughout each and every moment.

The merging of longstanding favourites and minimalist elements engenders a remarkable impression of contemporary refinement through simple, restrained authenticity that will set a new standard for luxury design today.

KALM PENTHOUSE ARI



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Project

Factsheet

LOCATION

Ari Samphan 2,
Phayathai, Bangkok

LAND AREA

218 sq.wah

BUILDING TYPE

7 Storey Condominium
23 Penthouse Units

UNIT SIZE

80.5 – 164.0 sq.m.

Room Type

1 BEDROOM | 1 BATHROOM

TOTAL UNITS

SIZE (SQ.M.)

2

80.5 – 86.0

2 BEDROOMS | 2 BATHROOMS

TOTAL UNITS

SIZE (SQ.M.)

10

100.5 – 111.5

3 BEDROOMS | 2 BATHROOMS

TOTAL UNITS

SIZE (SQ.M.)

6

119.0 – 124.5

3 BEDROOMS | 3 BATHROOMS

TOTAL UNITS

SIZE (SQ.M.)

5

148.0 – 164.0

FACILITIES

Curated Facilities For Every Activity

KALM PENTHOUSE ARI

Mindful home is at the heart of every lifestyle, attention is given to provide the most comprehensive array of amenities to go beyond residents' desires. Services and facilities are presented to empower the activities of homeowners, while downtime is truly your time surrounded by the tranquillity of nature's relaxing sprawl.

With the latest specifications in parking standards and technology on offer, encompassing both conventional and automated parking and 174% car parking allocation, you and your guests will always appreciate the true meaning of convenience.

Whether you are a trendsetter who enjoys spending time hanging out in the lobby lounge with friends, or happiest alone taking advantage of the state-of-the-art gym and hydrotherapy swimming pool, KALM PENTHOUSE ARI will make you truly believe "there's no place like home".



Car park



Key card access



Wireless internet
available in common area



24-Hours
security system

Lobby Lounge



Swimming Pool



Gym



Individual Green Space



FLOOR PLAN

FLOOR PLAN

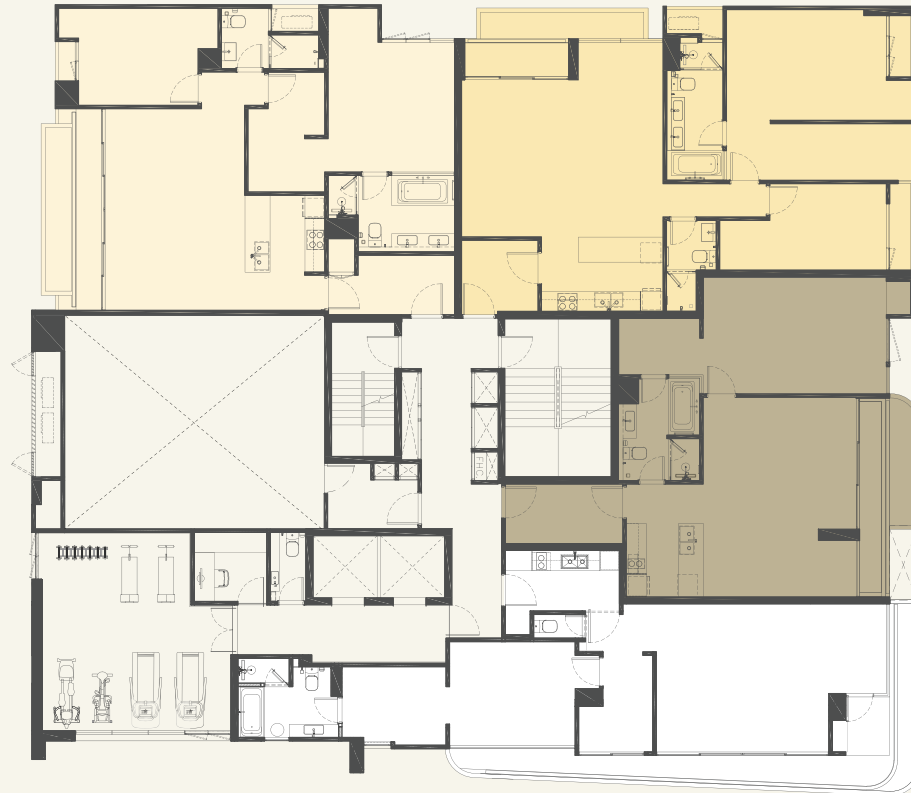
GROUND

1. Parking (25 Lots)
2. Auto-parking (15 Lots)
3. Lift lobby
4. Lobby lounge
5. Swimming pool
6. Jacuzzi
7. Pool deck
8. Garden
9. Guard house
10. Bin room



2ND

2A
201
2 Bedrooms
2 Bathrooms
99.00 sq.m.



2B
202
2 Bedrooms
2 Bathrooms
104.00 sq.m.

1A
203
1 Bedroom
1 Bathroom
80.50 sq.m.

1B
204
1 Bedroom
1 Bathroom
86.00 sq.m.

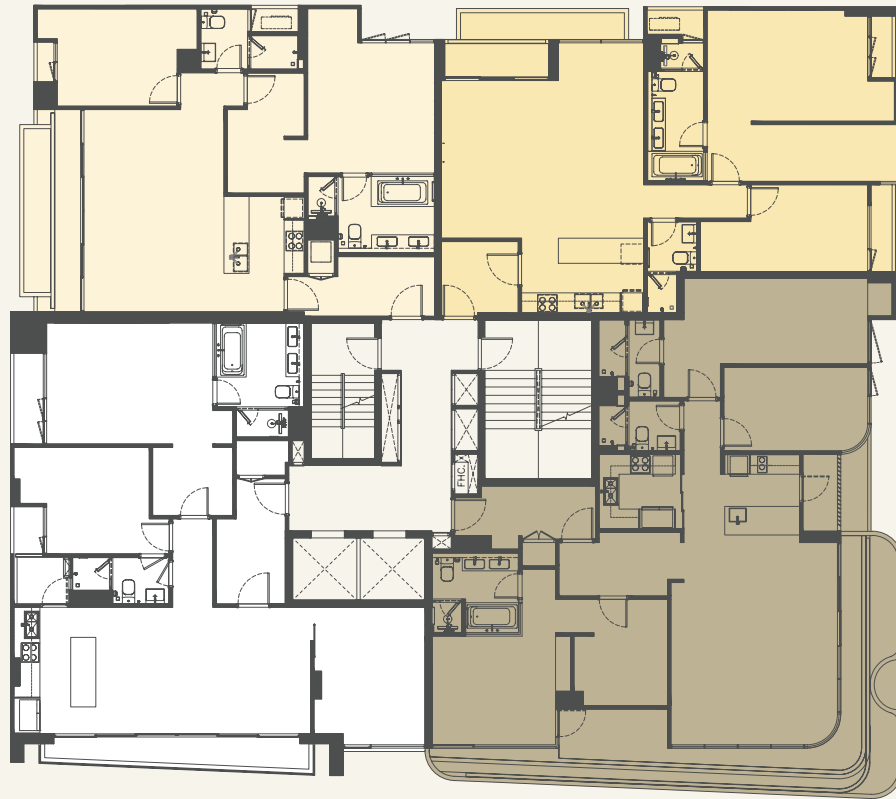
GYM



FLOOR PLAN

3RD, 5TH

2A
301 | 501
2 Bedrooms
2 Bathrooms
100.50 sq.m.



2B
302 | 502
2 Bedrooms
2 Bathrooms
104.00 sq.m.

3A
304 | 504
3 Bedrooms
2 Bathrooms
119.00 sq.m.

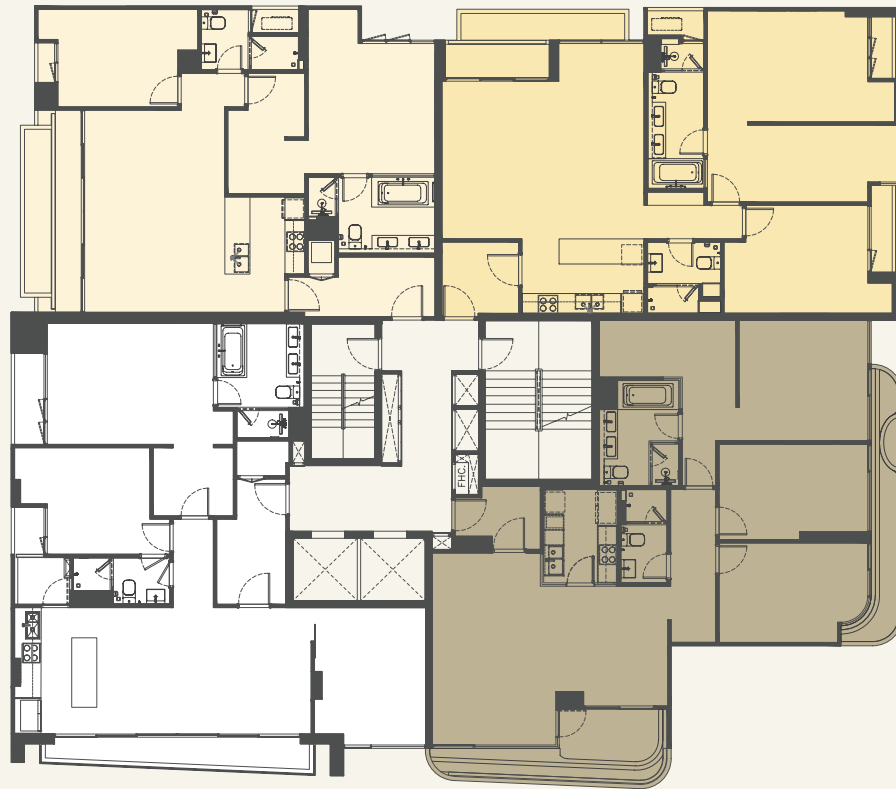
3E
303 | 503
3 Bedrooms
3 Bathrooms
155.00 sq.m.



FLOOR PLAN

4TH, 6TH

2A
401 | 601
2 Bedrooms
2 Bathrooms
100.50 sq.m.



2C
402 | 602
2 Bedrooms
2 Bathrooms
111.50 sq.m.

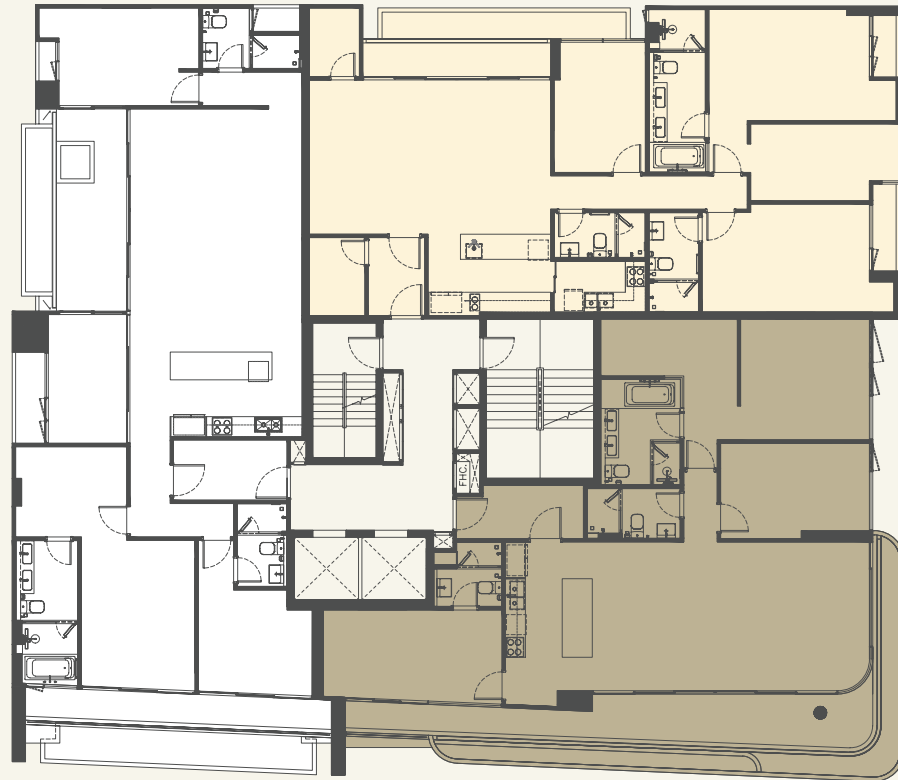
3A
404 | 604
3 Bedrooms
2 Bathrooms
119.00 sq.m.

3B
403 | 603
3 Bedrooms
2 Bathrooms
124.50 sq.m.



7TH

3F
701
3 Bedrooms
3 Bathrooms
164.00 sq.m.



3C
702
3 Bedrooms
3 Bathrooms
148.00 sq.m.

3D
703
3 Bedrooms
3 Bathrooms
149.50 sq.m.



About

In Well-lived Life We Trust



CAST ESTATE DEVELOPMENT CO., LTD.

33/4, The Ninth Towers Grand Rama 9, 35th Floor,
TNA01-04, Rama 9 Rd., Huai Khwang, Bangkok

KALM

PENTHOUSE
ARI

CALL 0919 966 966
FB/IG : KALMPENTHOUSE

ARI SAMPHAN 2, PHAYA THAI,
BANGKOK 10400
KALMPENTHOUSE.COM

Project : KALM penthouse, Address : Soi Ari Samphan 2, Phayathai Sub-District, Phayathai District, Bangkok. The Owner : Cast Estate Development Co.,Ltd. Company's registered no. 0105560028613. Head office located at 33/4, The Ninth Towers Grand Rama 9, 35th floor, TNA01-04, Rama 9 Rd., Huai Khwang, Bangkok. Registered capital (THB) 70,000,000 (information as of 05 March 2021). The committee : Mr.Krit Aroonrusmeechote, Mr.Chanon Petchsangngam and Mr.Suebsakul Chayasombat, The project will be constructed as a Residential Condominium of 7 storey (ies), 1 building, total of unit(s) 23, 23 of residential unit(s) and - of commercial unit(s) or office unit(s), on the land tital deed no. 3933, land no. 232, survey no. 87, Phayathai Sub-District, Phayathai District, Bangkok Province, Total of 1 plot(s), the approximate land area : 0-2-18 Rai, under the titles of the Project Owner. Now The project is under construction and the period of construction is approximately 20 months, commencing from March 2021 and expected to be completed in December 2022. The project will be registered as the condominium after the construction is completed. The unit owners must pay common property expenses, tax and fee at the rate as stipulated by the Project Owner or in accordance with the Regulation of the Condominium Juristic Person under the condominium law. *Company's conditions apply.