



## 4 Unique Features

### EXTENSIVE TRANSPORT NETWORK

Conveniently located just a 5-minute drive from Don Mueang International Airport. Shuttle bus service is available to and from the SRT Don Mueang railway station and the BTS Yaek Kor Por Aor station on the Green Line.

### EXCLUSIVE AMENITIES AND SERVICES

Surrounded by two large shopping malls operated by Central Group, the well-known Harrow International School Bangkok, world-class medical hospitals, and complete resort and entertainment facilities.

### HIGH INVESTMENT POTENTIAL

Adjacent to a Thai government complex and Don Mueang International Airport, providing a high-quality potential tenant group comprised of civil servants and flight attendants.

### PRESTIGIOUS PRIVATE RESIDENTS' CLUB

Over 26 clubhouse facilities for an extraordinary living experience.

### PROJECT

Nue Connex Condo Don Mueang

### PROJECT DEVELOPER

Noble Development  
Public Company Limited

### PROJECT LOCATION

Don Mueang

### TENURE

Freehold

### CERTIFICATION

EIA Approved

### PROJECT PRICE

Starting from THB 83.2k psm  
THB 2.04 mil total price

### COMPLETION

Completed in June 2024

### SPECIFICATION

Fully Furnished  
without Electric Appliances

### PARKING

405 parking slots (approx. 34%)

### FACILITIES

**Tower A**  
G/F  
Main Lobby  
Swimming Pools  
Pool Lounge  
Stair Hall  
Wash & Dry Cafe  
Kids Club  
Mail Box Room  
Garden & Bike Lane  
Half Basketball Court

### 2/F

Multi Purpose Gym  
Training Room & Yoga Fly  
Rock Climbing  
Boxing Zone  
Golf Simulator  
Theatre & Karaoke Room  
Music Room

### 3/F

Co-Working Space  
Library  
Bar & Co-Kitchen  
Play Room  
Game room  
Co-Salon

### Rooftop

Sky Walker  
Rooftop Garden

### MANAGEMENT FEE

1<sup>st</sup> year (month 1-12) = 20THB /sq.m.  
2<sup>nd</sup> year (month 13-24) = 35THB /sq.m.  
3<sup>rd</sup> year onward (from month 25)  
= 45THB /sq.m.  
(1-year pay in advance)  
\*Common area fee rate is calculated from the transfer ownership date onwards

### SINKING FUND

Sinking fund : THB 300 / sq.m.

### UNIT TYPE

Studio : 20.70 sq.m.  
1 Bedroom(S) : 24.60 sq.m.  
1 Bedroom(L) : 30.40 sq.m.  
1 Bedroom Plus : 34.80 sq.m.  
2 Bedrooms : 48.57 sq.m.

### BUILDING

5 Residential Buildings (1,176 Units)  
Building A, B, C, and D – 14 Floors  
Building E – 8 Floors

### PROJECT AREA

12-0-82.9 Rai

### SECURITY

CCTV 24 Hours  
Access Control by Face Scan,  
Finger Scan and Keycard  
Security Officer 24 Hours

### PAYMENT TERMS

- Deposit : THB 100k
- Within 15 days after paying deposit : 30% payment after deducting deposit + Sign SPA
- Within 60 days after paying deposit : 70% payment