



LEVEL PRATUMNAK

SMART RESIDENCE BUILT FOR MODERN
LIVING & HIGH RENTAL DEMAND

A BOUTIQUE RESIDENCE DESIGNED FOR RENTAL DEMAND



LEVEL PRATUMNAK is a 139-unit smart residence in Pratumnak.



Created for modern tenants: digital nomads, remote workers, long-stay residents and lifestyle buyers.



Designed to combine accessible entry, tenant comfort and strong rental positioning.





WHY INVEST IN LEVEL

- PRIME PRATUMNAK LOCATION
- HIGH RENTAL DEMAND
- SMART LAYOUTS FOR TENANTS
- FULLY RENTAL-ORIENTED CONCEPT
- FLEXIBLE PAYMENT PLAN
- MANAGED INVESTMENT POTENTIAL
- LIMITED BOUTIQUE SUPPLY: 139 UNITS



BUILT AROUND THE MODERN TENANT



TARGET RESIDENTS

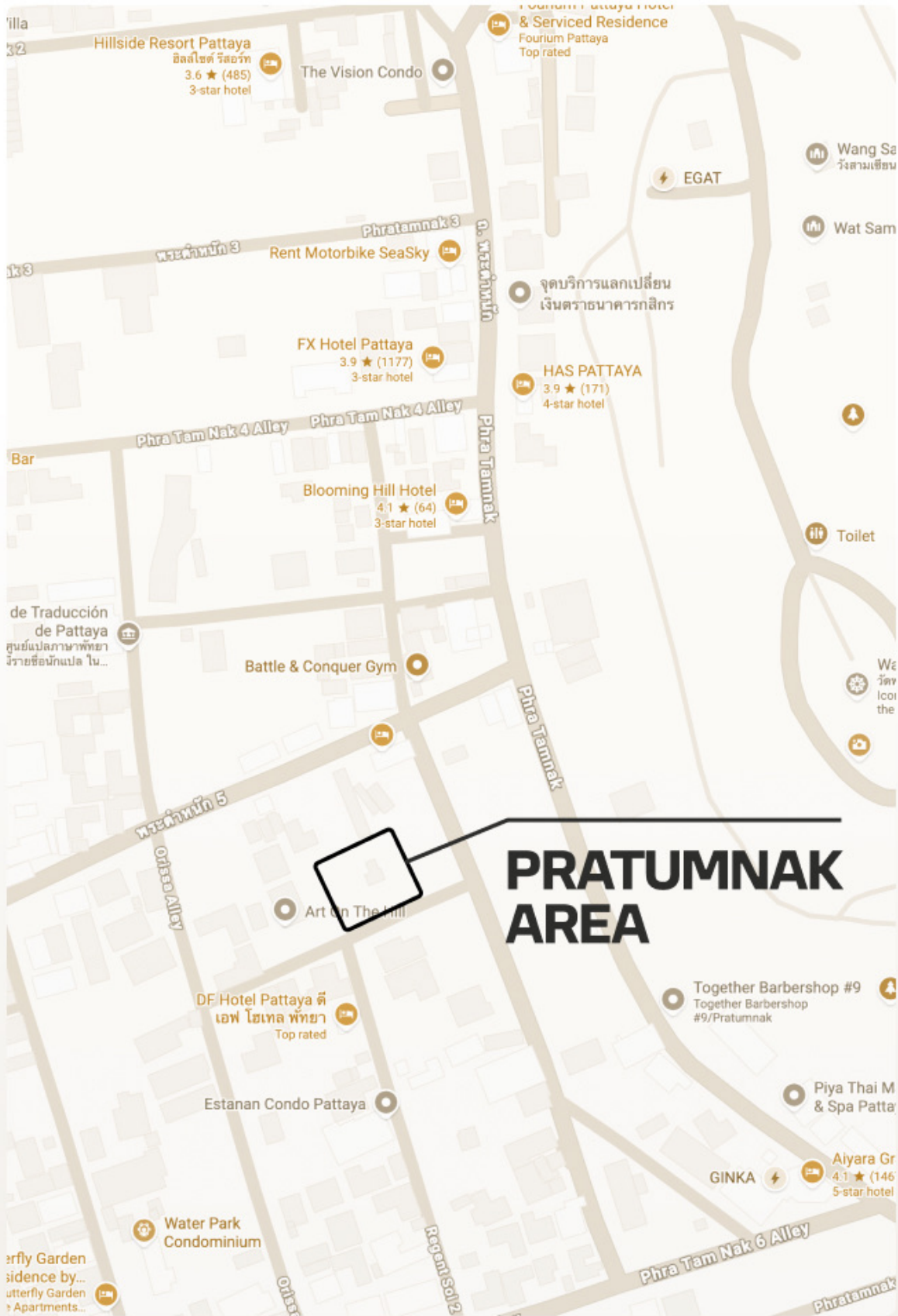
- Digital nomads
- Remote workers
- Long-term tenants
- Solo professionals
- Couples
- Lifestyle buyers



WHAT THEY VALUE

- Fast internet
- Smart layouts
- Work-friendly spaces
- Stylish but reasonable living
- Walkable lifestyle
- Comfort without excessive cost

BEACH — CAFES — RESTAURANTS — CO-WORKING — FITNESS & WELLNESS — WALKING ROUTES



EVERYTHING WITHIN MINUTES

SMART RESIDENCE FOR LIVING AND INVESTMENT



Functional architecture
for practical long-term living.



Efficient unit layouts
designed for tenant comfort.



Facilities planned around
productivity, wellness, social life
and everyday convenience.



A product shaped by rental
behavior, not only by aesthetics.



DESIGNED FOR MODERN LIVING



PRODUCTIVITY

- Premium coworking area
- Private Zoom / call rooms
- High-speed internet infrastructure



DESIGNED FOR MODERN LIVING



WELLNESS

- Pool
- Fully equipped gym
- Pilates room
- Sauna
- Ice bath / cold plunge recovery zone
- Relaxation area
- Smart fitness machines with integrated personal coaching technology



DESIGNED FOR MODERN LIVING



SOCIAL

- Rooftop BBQ
- Rooftop Jacuzzi
- Fully equipped summer kitchen
- Lounge area
- Sun deck & premium loungers
- Social gathering space designed to create community



DESIGNED FOR MODERN LIVING



EVERYDAY COMFORT

- Smart access & concierge service
- Premium lobby lounge
- Tao Bin coffee station
- Cleaning services on demand
- Furniture package options curated for lifestyle or investment purposes
- Rental-ready furnishing solutions



DESIGNED FOR MODERN LIVING



GARDEN RESIDENCES

A limited collection of ground-floor units with private garden access — designed for pet owners and long-stay tenants. A rare format in Pratumnak.

STUDIO

26.83 – 29.74 m²



- Solo professionals
- Digital tenants
- Entry-level rental investment

1 BEDROOM / 1+1 BEDROOM

40.51 – 42.05 m² 39.22 – 46.56 m²



- Couples
- Long-stay tenants
- Remote workers



2 BEDROOM / 3 BEDROOM

42.90 – 74.05 m² 75.40 m²



- Families
- Premium renters
- Longer stays



SMART UNIT MIX FOR DIFFERENT RENTAL SCENARIOS

EFFICIENT LAYOUTS — SMART KITCHEN — BUILT-IN STORAGE — FUNCTIONAL LIVING — RENTAL-READY FINISHING







FROM PURCHASE TO PASSIVE OWNERSHIP



PURCHASE — FURNISHING — TENANT SOURCING — MANAGEMENT — PASSIVE INCOME



Furniture packages



Rental management



Tenant sourcing



Maintenance support



Move-in ready / rental-ready setup



Optional furnishing packages as an additional upgrade



INVESTMENT SNAPSHOT



DESIGNED TO MAXIMIZE OCCUPANCY AND TENANT COMFORT.
RENTAL PROJECTIONS ARE INDICATIVE AND SUBJECT
TO FINAL PRICING, FURNISHING AND MANAGEMENT MODEL.

1 890 000 Baht
59,000 \$ Starting price

Q3 2028
Completion timeline

8%
Estimated yield

26.83 – 75.4 m²
Unit sizes

90%
Occupancy assumption

139
Residences

RESERVATION — CONTRACT — MONTHLY PAYMENTS — COMPLETION

PAYMENT PLAN

FOREIGNER QUOTA

30% Downpayment
40% (36 Monthly Payments)
30% Upon Receiving the Keys

THAI QUOTA / LEASEHOLD

20% Downpayment
30% (36 Monthly Payments)
50% Upon Receiving the Keys







- **REAL ESTATE EXPERIENCE IN PATTAYA**
- **RENTAL AND PROPERTY MANAGEMENT EXPERTISE**
- **UNDERSTANDING OF TENANT BEHAVIOR**
- **PRACTICAL APPROACH TO LAYOUTS, FACILITIES AND OPERATIONS**
- **PREVIOUS PROJECTS: BEVERLY MOUNTAIN BAY, TARA COURT**

**BUILT BY A TEAM THAT
UNDERSTANDS RENTAL DEMAND**



FLEXIBLE ENTRY. STRATEGIC PARTNERSHIP POTENTIAL



REQUEST INVESTOR PACKAGE — DISCUSS PARTNER TERMS — RESERVE UNITS

SINGLE-UNIT INVESTORS

- Accessible entry into Pratumnak rental property.
- Suitable for first-time international real estate investors.

PORTFOLIO INVESTORS

- 3-5 units for diversified rental exposure.
- Ability to select different unit types.

STRATEGIC PARTNERS: 10+ UNITS

- Volume pricing.
- Priority unit selection.
- Custom payment discussion.
- Access to future development opportunities.
- Potential long-term partnership with the developer.





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