

Hot spot: Bangkok

Blending old and new, Bangkok offers interesting finds amid the chaos - be it a new cafe, funky hotel or the latest luxury condominium. Indeed, more and more condos are sprouting up across this vast metropolis, particularly along the skytrain route. Generally, units priced above 100,000 baht per sq m or about \$420 per sq ft are considered to be high-end. But foreigners can buy only freehold homes and their purchases may not exceed 49 per cent of a condo's foreign ownership ratio. **JOYCE TEO** tours the city's hottest residential areas.

Riverside/Rama III area

- ▶ **The Pano** - Average prices of this condo range from \$350 to \$590 psf. The low-rise units have yet to be launched.
- ▶ **The River** - Launched earlier this year, this will be one of Bangkok's tallest structures at more than 250m in height. Average price done was at 120,000 baht, with the highest at 150,000 baht per sq m (\$630 psf).
- ▶ **Villa Sathorn** - T.C.C. CapitalLand's 660-unit condo will be launched next week. About half of it has been sold at an average price of 68,000 baht per sq m (\$287 psf).
- ▶ **WaterMark** - Average price done at \$320 to \$510 psf.

Central Lumpini/Ploenchit

- ▶ **185 Rajdamri** - Slated for launch in the fourth quarter of the year. Talk is that the price will range from 150,000 baht per sq m to 200,000 baht per sq m.
- ▶ **Baan Rajdamri** - Resale prices at this high-end condo are said to have climbed to nearly 200,000 baht per sq m.
- ▶ **Langsuan Ville** - This completed project can command resale prices of up to 130,000 baht per sq m or \$557 psf because it is one of only three freehold plots in Langsuan Road.
- ▶ **The Athenee Residence** - Average sub-sale prices at this 219-unit exclusive condo range from \$530 to \$600 psf, up from about \$420 to \$460 psf when it was launched in late 2004.

Sathorn/Silom roads

- ▶ **The Met** - Average price at this 66-storey, 370-unit condo is between \$550 to \$700 psf, compared with its starting price of \$445 psf at its launch in late 2005.
- ▶ **Banyan Tree Residences** - Slated for a September launch in Bangkok. Five out of 24 units have been sold in Hong Kong at 180,000 baht to 200,000 baht per sq m (\$845 psf).

Sukhumvit

- ▶ **Domus** - Average sub-sale prices at this 108-unit condo range from \$420 to \$500 psf, up from its launch price of some \$340 psf in 2004.
- ▶ **Millennium Residence** - Average price done at \$450 to \$660 psf
- ▶ **The Emporio Place** - Average prices at this 361-unit condo range from \$470 to \$550 psf
- ▶ **The Regent Residences** - Average price done at \$420 to \$560 psf



NOTE: S\$1 = About 22 baht

Next week: Ho Chi Minh City

This property buying guide has been extended by two weeks due to popular demand.