



THE TOP-NOTCH MODERN WORKPLACE FOR THE ENTREPRENEUR SPIRIT

RISE OF THE ENTREPRENEUR SPIRIT

S OASIS provides you with a high-spirited & motivating work environment that drives your business forward.

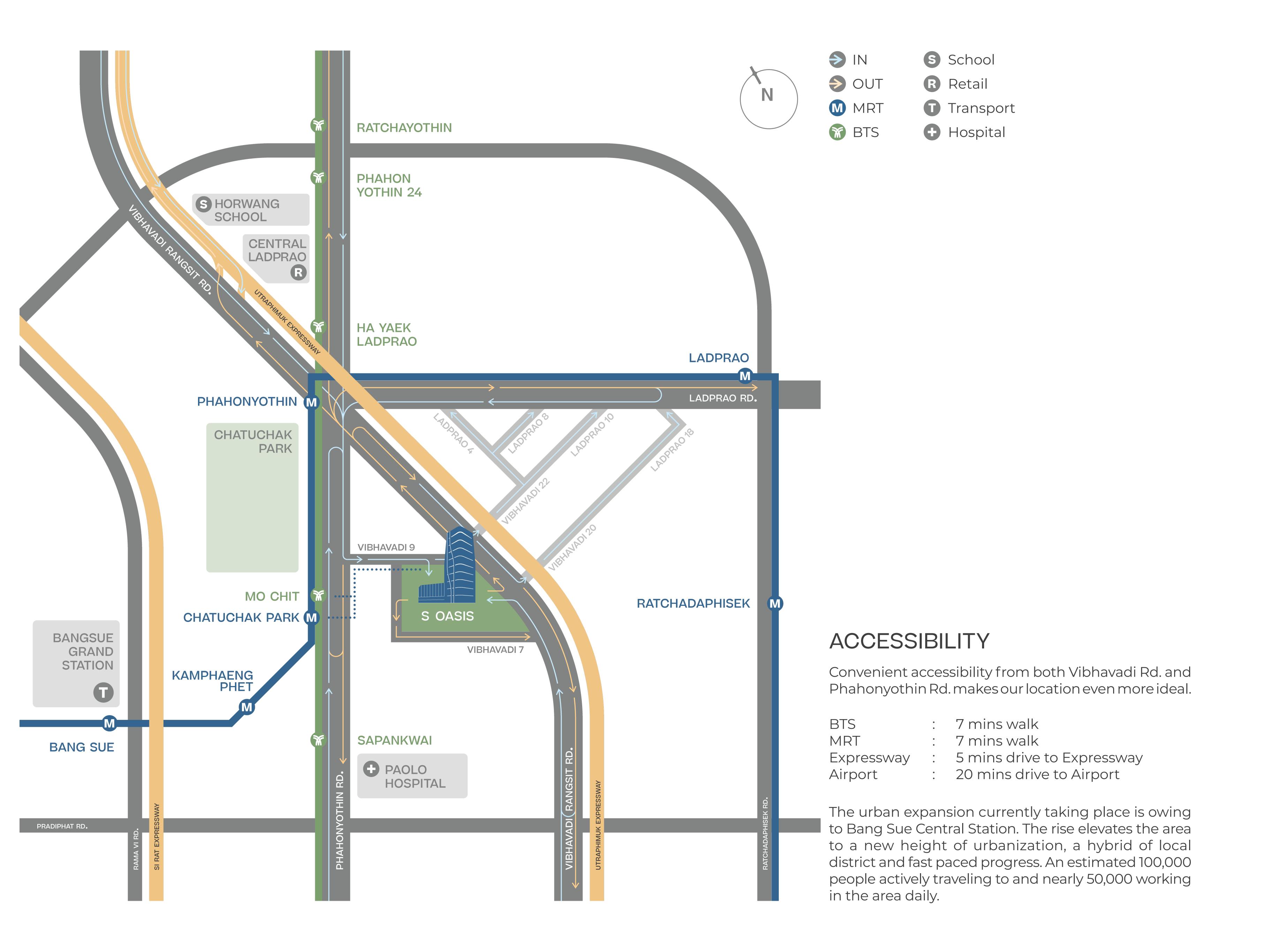
ictures and computer generated images are solely used for S OASIS purpose only. It is subject to change without prior notice.

PRIDE OF SUCCESS

We are committed to delivering the master oeuvre in every detail with smart & sustainable design. S OASIS will stand tall as the pride of your success.

HIGHLIGHTS OF THE PROJECT: HYBRID WORK NEW ARCHITECTURAL IDEAL BUSINESS SMART & ECO NICE BLEND OF LIFESTYLE FACILITIES LOCATION LANDMARK CULTURE *All pictures and computer generated images are solely used for S CASIS purpose only. It is subject to change without prior notice.











S-DISTRICT: NEW INTERCHANGE AT A NEW CITY EXPANSION

Emerging as a new interchange on Vibhavadi and Phahonyothin, S District consists of Sun Plaza packed with activity venues from work to lifestyle and recreation, S-Parking accommodating 1,400 cars and WORKO functional co-working spaces.

CREATING A SEAMLESS PATH TO CONNECT

Our master plan - the freedom of movement, connection without barriers, a belonging, inclusivity of community life.

VERTICAL / HORIZONTAL

A harmonious contrast is created by the verticality and horizontality of the architecture.

LARGE-SCALE / INTRICATE

Using various scales of architectural elements to create the urban scale and human scale on each side.

URBAN / LOCAL

The masterplan juxtaposing urban/local is well integrated with its surroundings.







THE FACADE DESIGN REPRESENTS TOWER VALUE AND COMMUNITY LIFE AS PRIDE

PARTNERSHIP

Working side by side towards collective growth

REFINEMENT

Nuances of craftsmanship in design and service

INTEGRITY

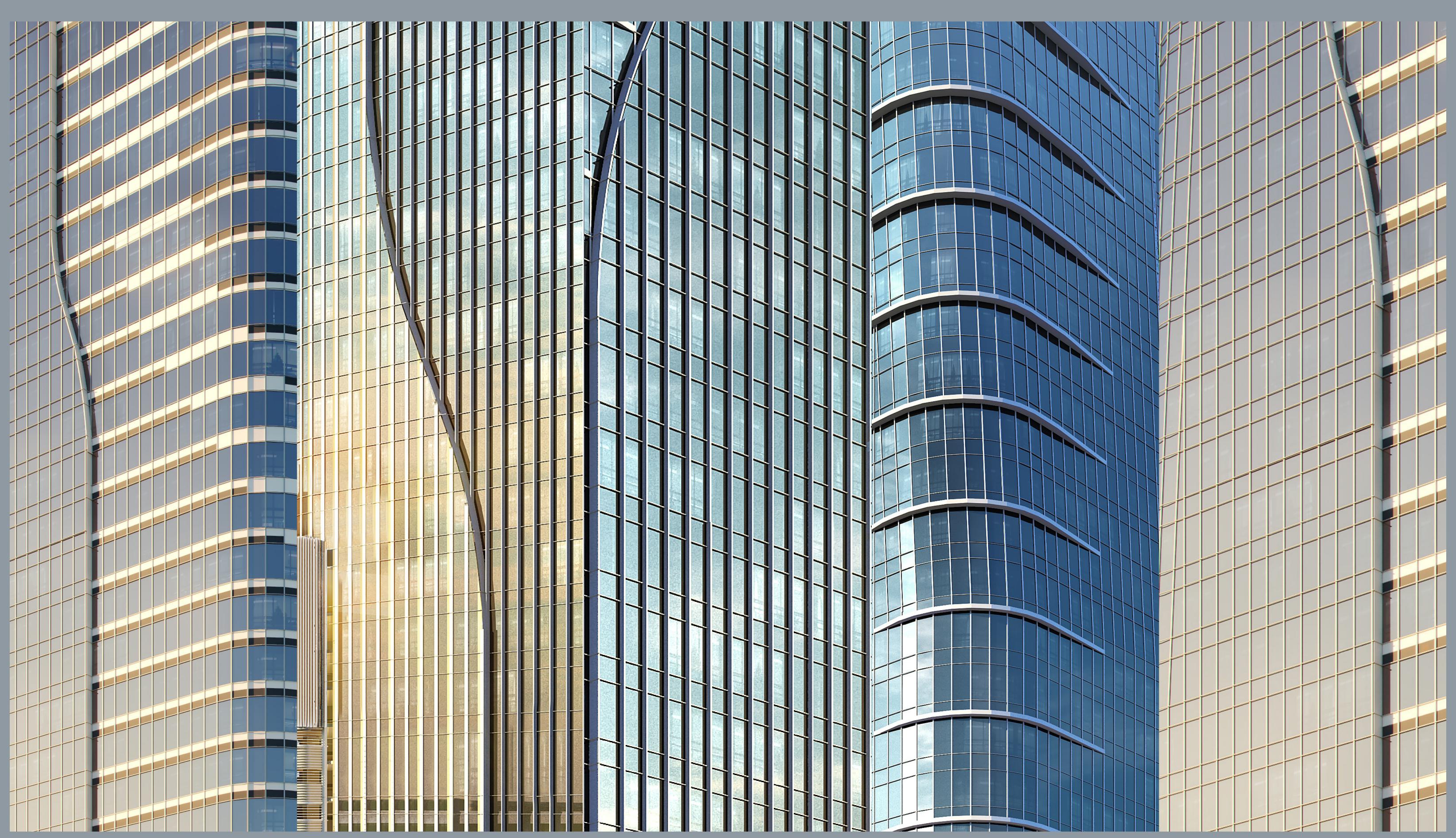
Enhancing the visionary thinking with a solid principle

DYNAMIC

Moving forward with resilience and flexibility

ENTREPRENEURSHIP

Incubating place for new and emerging business





A touch of aesthetic is the key element of the interior design; welcoming tenants and visitors into a luxurious arrival

VISUAL TRANSPARENCY

Airy and relaxing interior space arisen by the use of transparent glass and double-height ceilings providing prominent storefront presence complement open shop spaces in the retail area.

ENHANCING RHYTHM OF LIFE

Enhancing the Dynamic and Rhythm of Everyday Pace by the designed pattern in the space, visually and emotionally.

ARTICULATED MATERIALS

The details of interiors made from robust materials and delicate finishes create a sense of depth and texture, enhancing user-friendly tactile touchpoints.







ENHANCING THE AIRY SPACE VERTICALLY ALLOW NATURAL LIGHT FOR OFFICE

- Large floor plates of up to 2,020 Sq. m allows you to access to flexible workspace options that supports remote work, group work with the collaboration zone, and virtual work with the conference call zone
- Column free spaces and core-to-window depth of up to 15 m. allows you to freely utilize the space with privacy
- Airy 3m floor to ceiling space and full height glass windows, for a shining natural light and the users' quality atmosphere
- Acoustic ceilings provide sound absorption to protect the workplace from unwanted noise distractions



FREEDOM OF FUNCTION COMPLEMENTING A FREE-FORM DESIGN AND ARRANGEMENT OF THE SPACE

Knock-out panels enable the inter-floor with staircases that connect and enable larger teams to collaborate within two or more floors.



CONNECTIVITY OF INTERIOR AND EXTERIOR PROVIDES A CONNECTED SPACE ACROSS DIFFERENT FUNCTIONS AND LEVELS

- Pedestrian access to the neighbourhood
- Parking with numerous entrances on several floors

RISE OF SMART & ECO LIFE SUSTAINABILITY MINDSET IN ENVIRONMENTALLY FRIENDLY DESIGN

CLEAN AND GREEN WORKPLACE FOR LIFE QUALITY

Enhancing the well-being environment for office workers in smart and eco-friendly way.

- Enhanced air filtration
- Well-designed lighting
- Light color designed
- Good thermal comfort



GREEN ESSENTIALS THE SIZABLE PLOT IS DEDICATED TO BE A GREEN RECREATIONAL AREA

Turning S OASIS into a Green Bridge connecting local living, neighborhood, and people, it will become an OASIS for a stopover under the reflection of the green park hidden behind.

- Lush Promenade and 2,200 Sq. m green
- Landscape well-connected amenities





SMART & SUSTAINABLE QUALITY

WATER MANAGEMENT

- Water Reuse Solutions and Reclaim System with Water-Saving Fixtures and Fittings to reduce water cost up to 50% from LEED standard
- Rainwater Management to ensure water efficiency and scarcity
- Drip Irrigation Plantation System to reduce landscape water consumption by 30% and tap water usage by 100%

ENERGY SAVING

- BIM technology (Building Information Modeling) supports the building energy efficiency, better coordination and communication, strong facility management and building handover, and reduce time in the field during maintenance
- Building Automation System to manage the building engineering process and monitor energy consumption
- Laminated Insulated Glass with Low-E Coatings to implement energy-saving and reduce heat

HYGIENE & SMART TECHNOLOGY

- Automated Cleaning Machine support building hygiene increasing cleaning consistency and frequencies to ensure healthier and safer
- Operate Smart Touchless Technology including QR Code to build the building access control, smart locker, cashless payment, and intelligent parking to assure safety and wellbeing of tenants and visitors
- A comprehensive access control system incorporates smart turnstiles and destination control lift systems connect directly to safeguard offices
- EV Chargers and Green Vehicle Parking Spaces, Carpool and Bicycle Parking to support a cleaner roadway and reduce vehicle emissions





THE FUTURE OF WORK IS HYBRID RECONSIDERING THE WORKPLACE THAT DESIGNED FOR YOUR NEW STANDARD OF WORKING

Hybrid work culture is the new way of working. We need to be able to work from anywhere with full potential, yet stay safe. S OASIS is designed to support the new work culture with fully embedded technologies and lifestyle facilities.



CULTURE SPACE

When most work can be done at home, office mends to be a quality culture space for mingling and collaborating. With facilities complementing hybrid working culture to enhance creativity and productivity.



COMMUNAL SPACE

All facilities in common areas are wireless connected with Hi-speed WIFI for great workflow. Secure with hygienic touches that highly guard against germs & virus.

- Common Workshop Room for team meeting Cafes, working space, and many quality spaces to get fresh ideas



GOING TO THE OFFICE CAN BE MORE THAN JUST WORK.

Getting the life essentials, enjoying a delicious meal at restaurants, picking up fresh clean clothes. All shops and services are selected for an array of lifestyles.

REVITALIZE

Shop your daily essentials to boost the mood with good food & good vibes

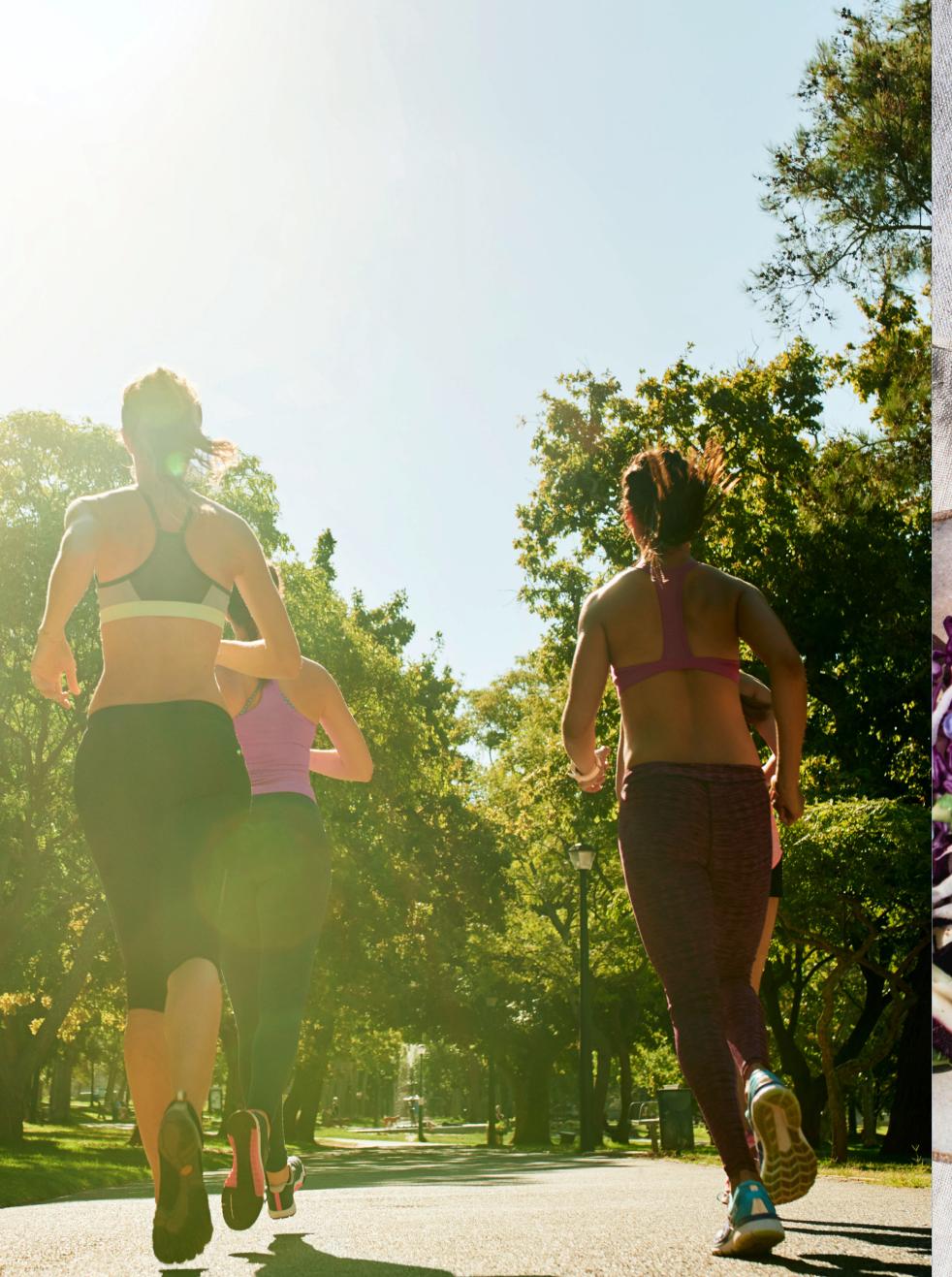
RELEASE

Services to free yourself from working stress with park and wellness clinic to help take care of your fitness

REWARD

Embrace your good day with nice eateries.

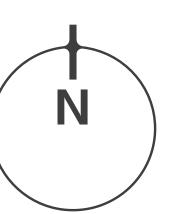




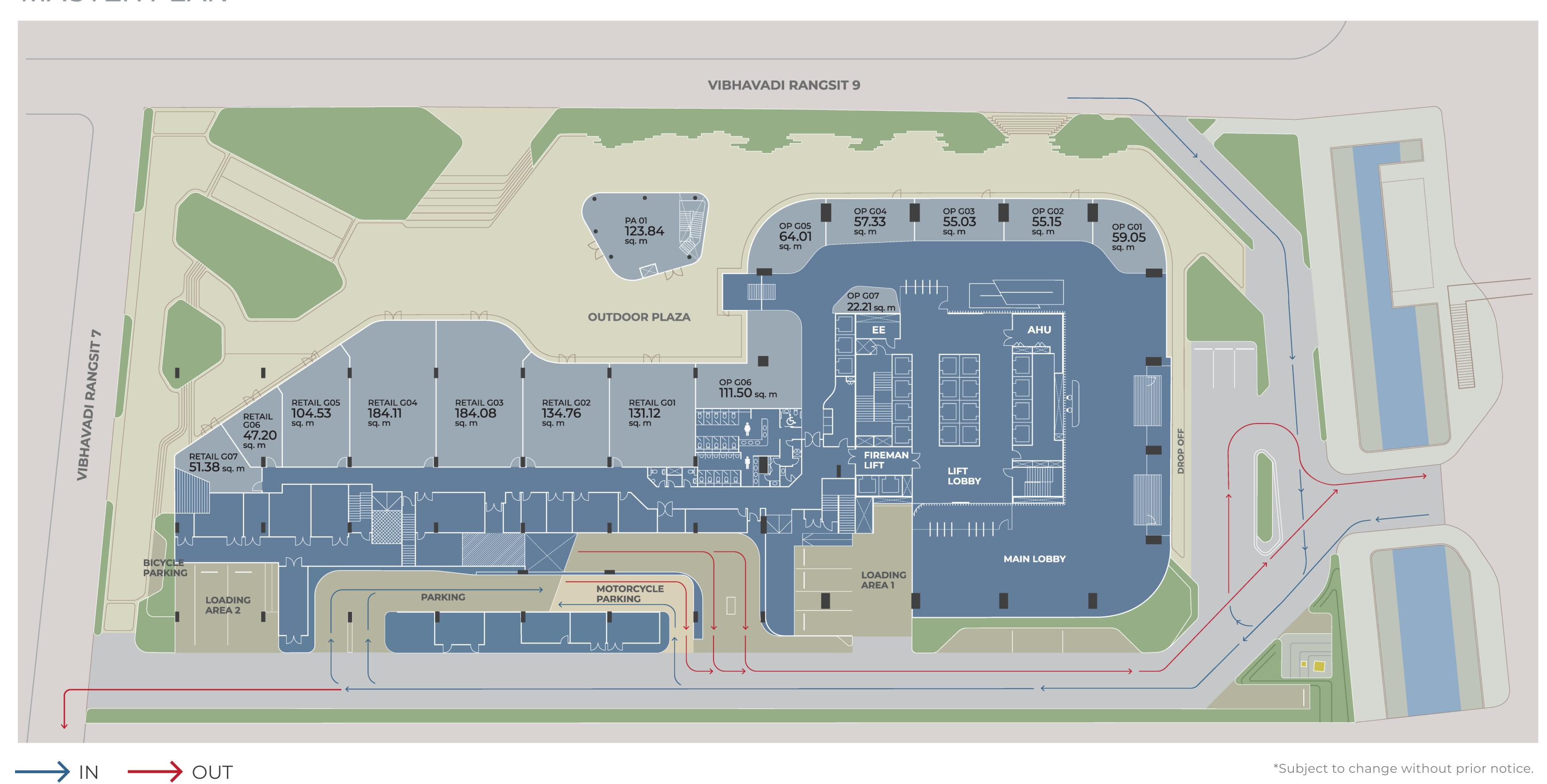




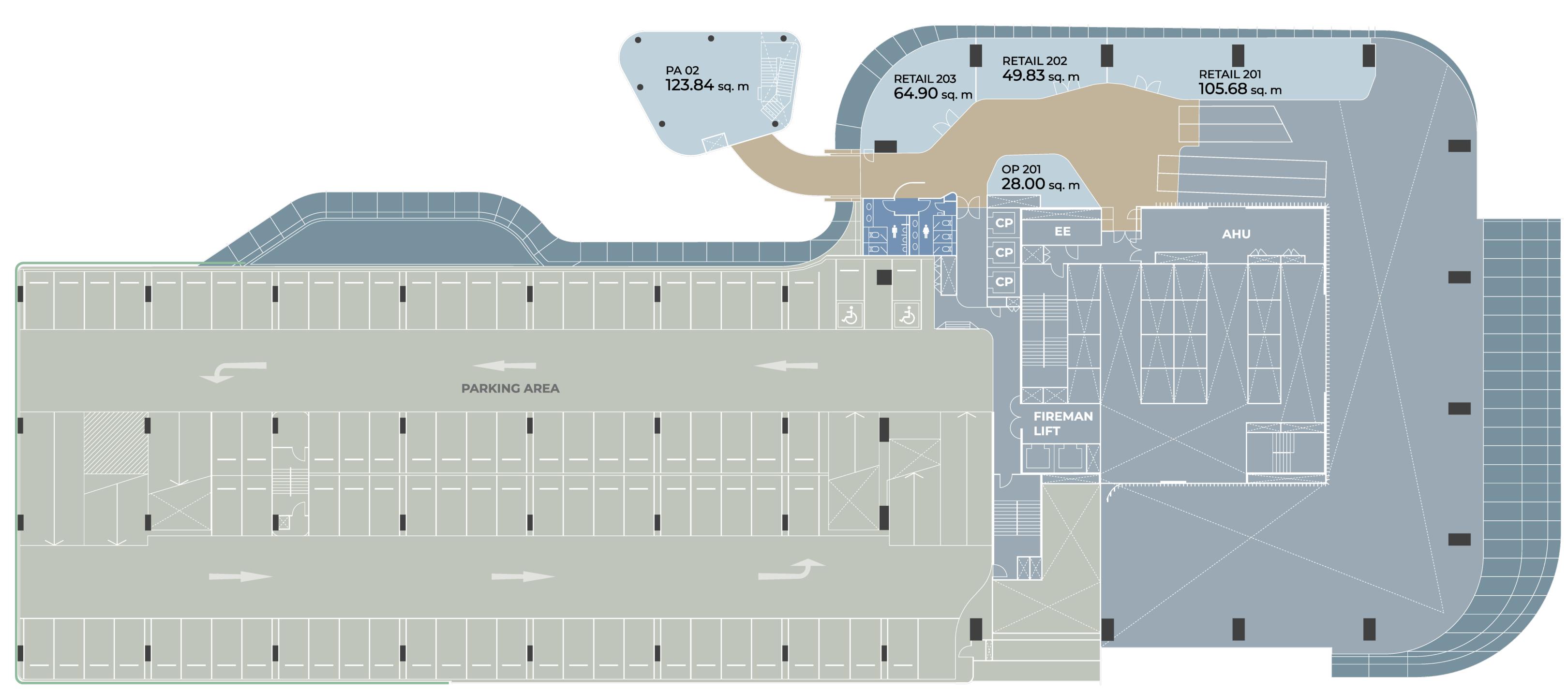




MASTER PLAN



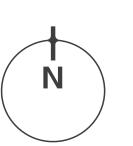
S OASIS
GROUND FLOOR PLAN



*Subject to change without prior notice.

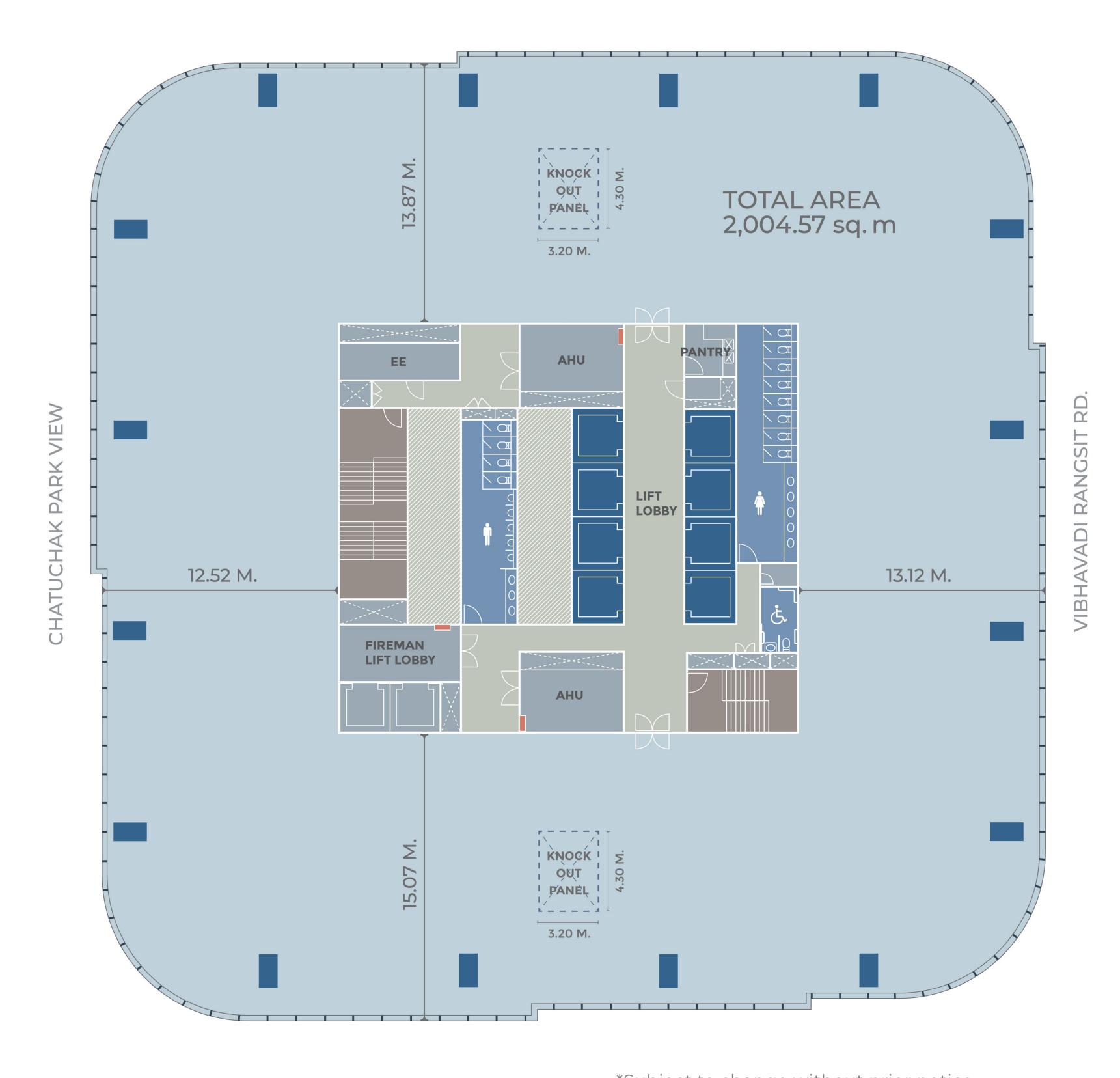
S OASIS 2ND FLOOR PLAN

Whole Floor

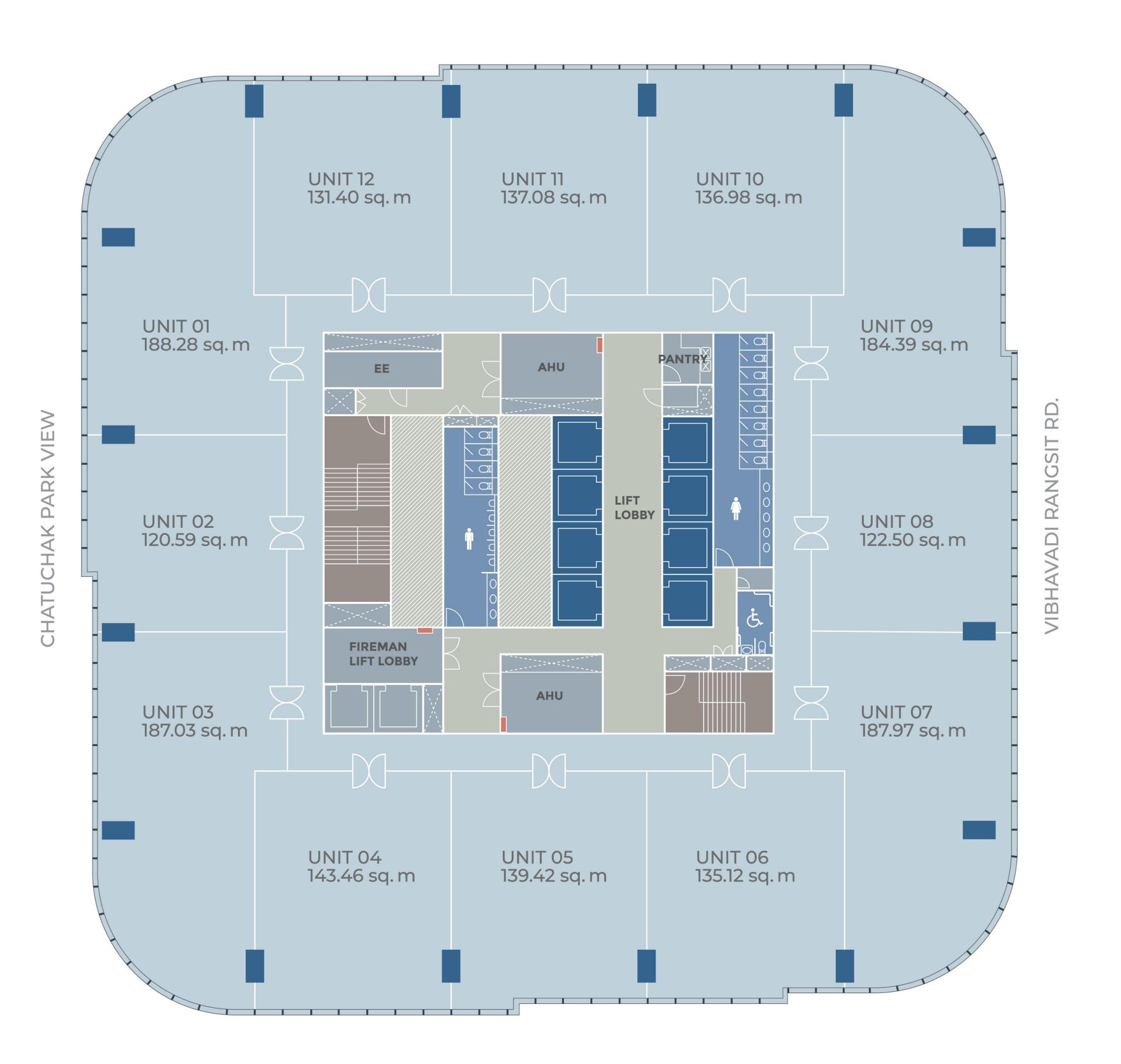


Subdivision Floor





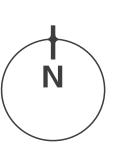
*Subject to change without prior notice.



*Subject to change without prior notice.

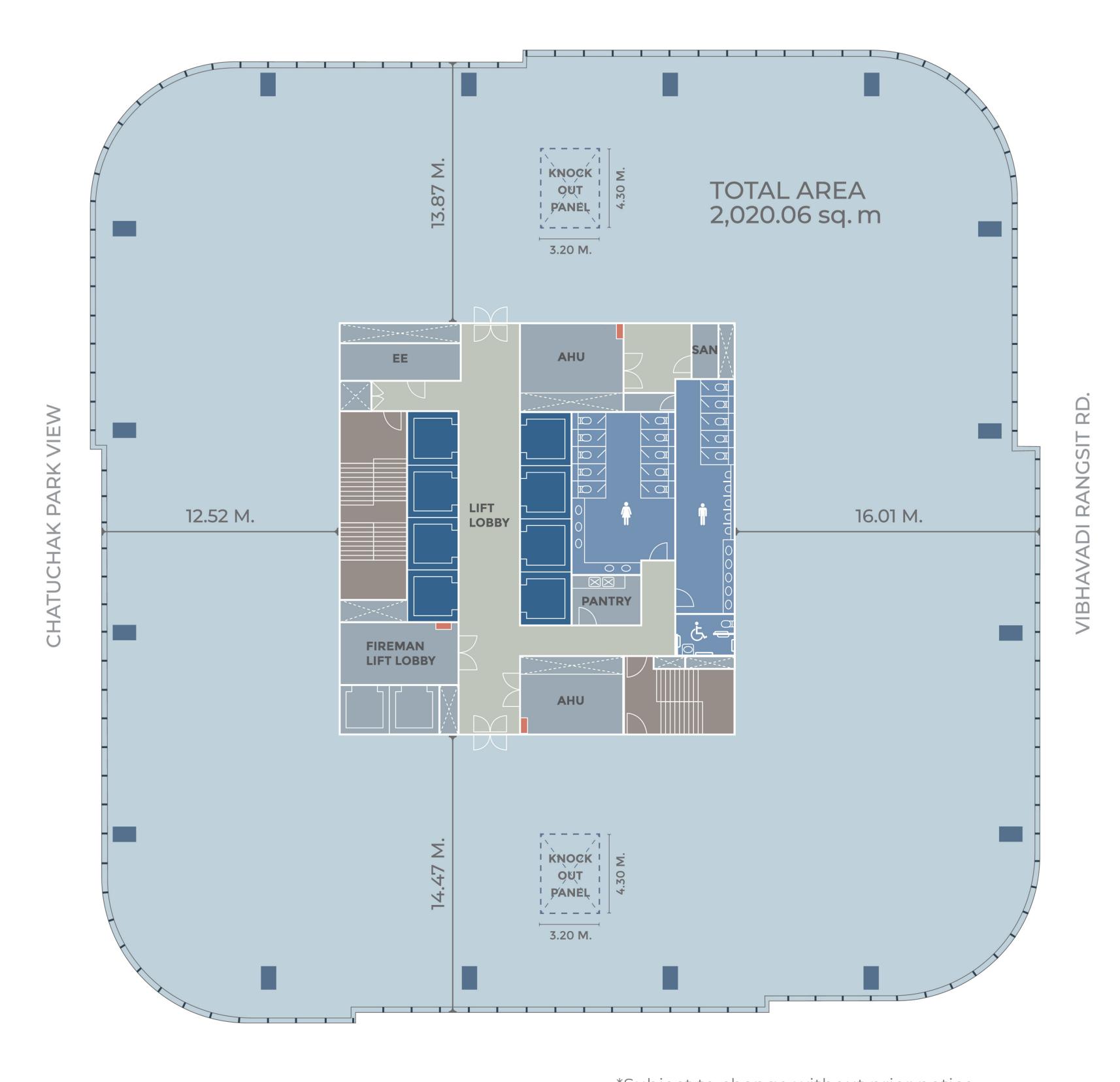
S OASIS LOW ZONE FLOOR PLAN (12TH FLOOR)

Whole Floor

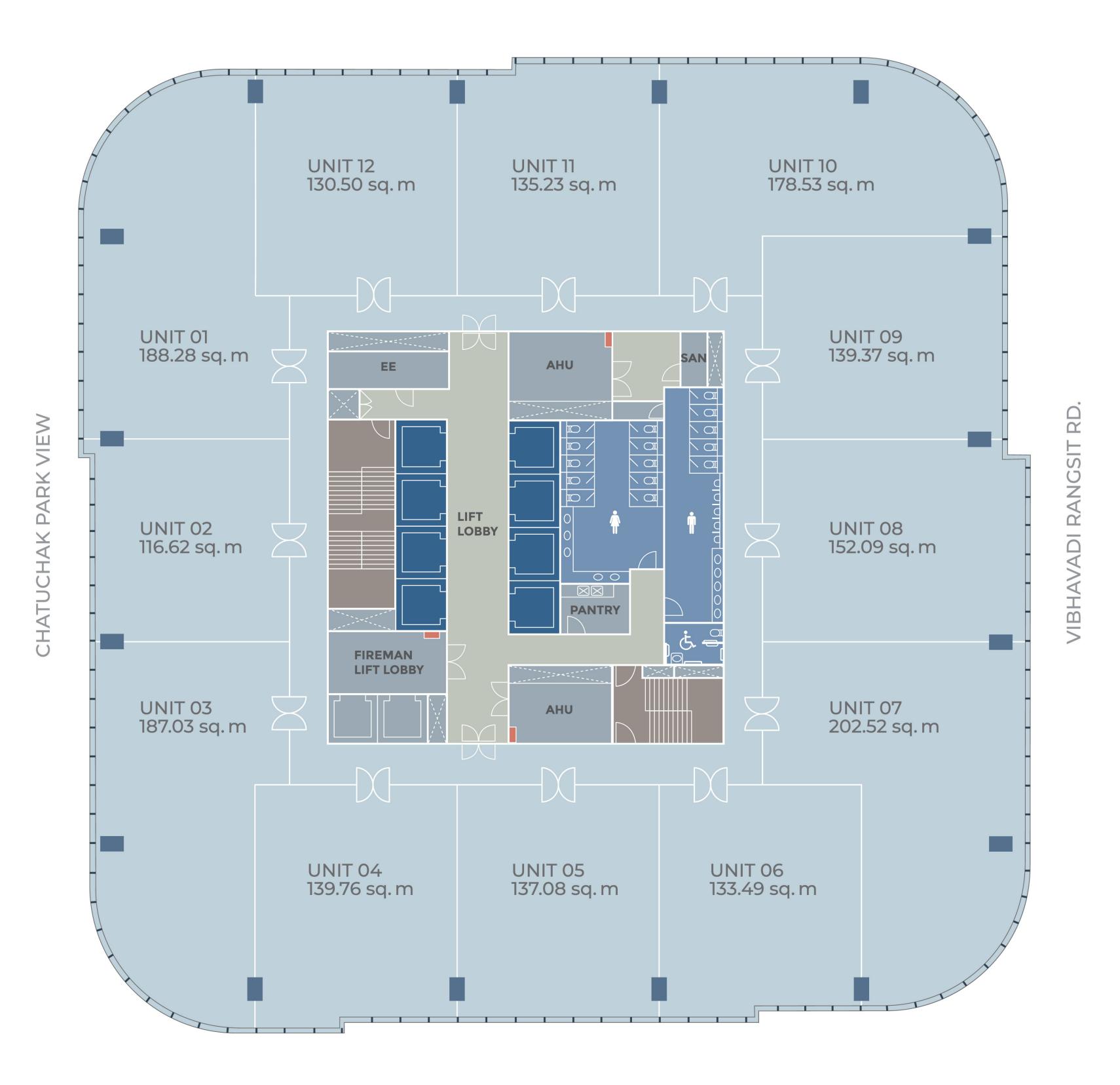


Subdivision Floor





*Subject to change without prior notice.



*Subject to change without prior notice.

S OASIS

HIGH ZONE FLOOR PLAN (25TH FLOOR PLAN)

BUILDING SPECIFICATIONS

SPECIFICATIONS

Type of Property : Grade A Office Tower
Location : Vibhavadi - Rangsit Road

(Inner North Bangkok)

Land Area : 6-3-24 rai / 10,896 Sq. m

Number of Storeys : 35 Floors

Gross Floor Area : 104,000 Sq. m (approx.) Total Lettable Area : 54,000 Sq. m (approx.) Office Low Zone : 26,000 Sq. m (approx.) Office High Zone : 25,000 Sq. m (approx.) Retail : 1,700 Sq. m (approx.) : 1,400 Sq. m Canteen (approx.)

OFFICE BUILDING DETAILS

Office Floor Plate

- Low Zone : 1,500 – 2,000 Sq. m (approx.)

8th Floor - 22nd Floor

- High Zone : 1,800 – 2,020 Sq. m (approx.)

23rd Floor - 35th Floor

Ceiling Height : 3 m.

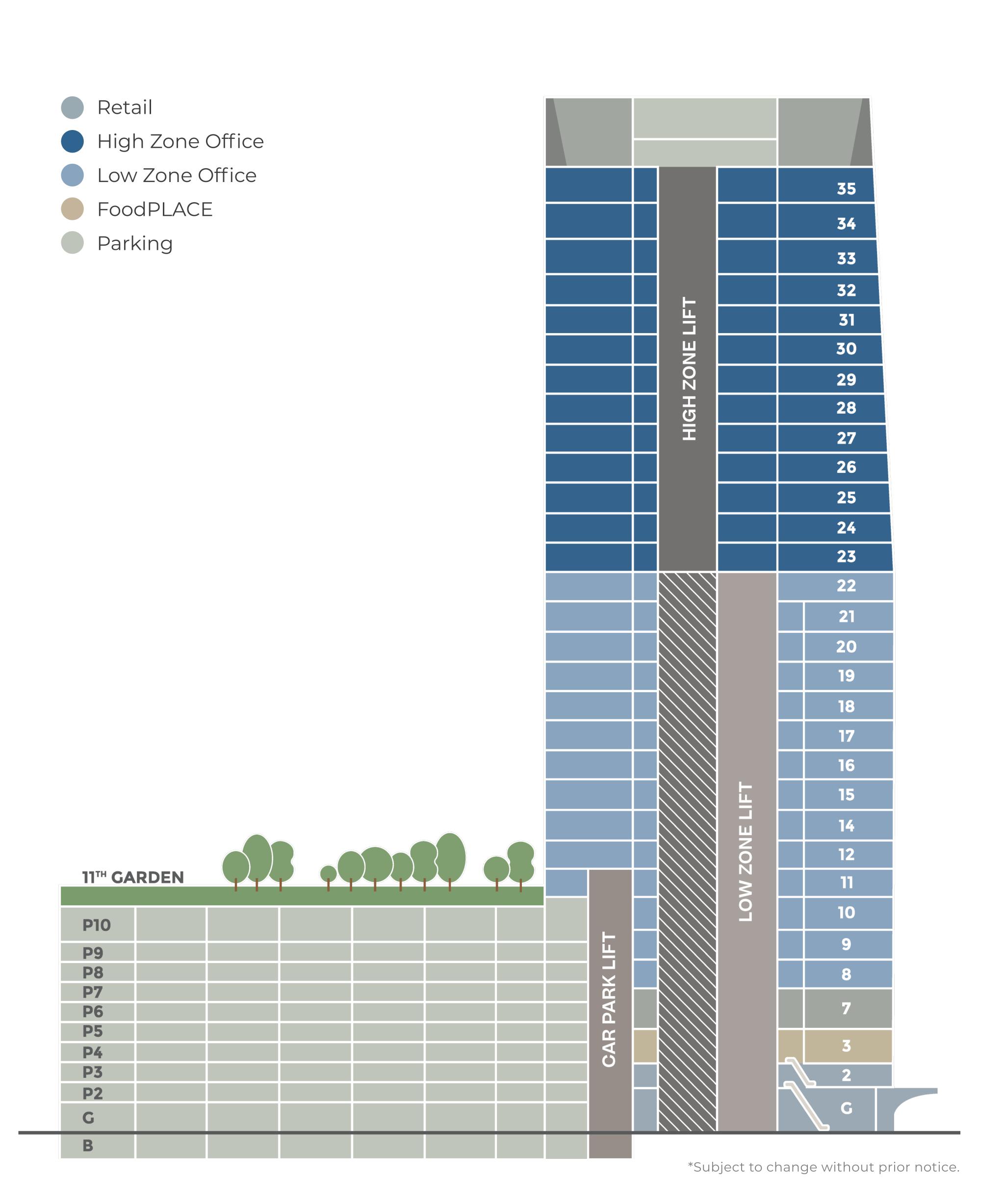
Core to Window Depth : Up to 15 m.

Parking Capacity : 870 spaces (approx.)

LIFTS

Passenger Lift

- Low Zone
- High Zone
Service & Fireman Lift
Car Parking & Retail Lift
8 lifts/capacity 1,600 Kg. per lift
2 lifts/capacity 1,600 Kg. per lift
3 lifts/capacity 1,000 Kg. per lift



BUILDING SPECIFICATIONS

GENERAL BUILDING INFORMATIONS

Building Security System : 24 Hours IP Camera, 24 Hours Security Guard, Turnstile

Access Control and Visitor Management, Destination

Control Lifts

Fire Protection : Smoke Detector, Heat Detector, Sprinkler, Stairwell

Pressurization System and Smoke Exhaust System

for Office Lobby

Air-Conditioning & Filtration: Central Chilled Water with Variable Air Volume (VAV)

System, Outdoor Air Unit (OAU), Pre-Filter MERV 8 and Medium Filter MERV 14, CO2 Sensor, UVC Lights Installed

in Air-Handling-Unit (AHU)

Energy Efficiency : Building Automation System (BAS), Building Information

Modeling (BIM), LED Lighting, Occupancy and Daylight Sensor, Laminated Insulated Glass with Low-E Coatings,

Air to Air Energy Recovery Wheel Ventilation

Water Management : Water Reuse Solutions and Reclaim System, Rainwater

Management, Drip Irrigation System, Water-Saving Fixtures and Fittings, Retention Pond, Cooling Tower use

Non Potable Water About 20% Capacity

Hygiene &

Environmentally Friendly

: Waste Recycling Management, Eco-Friendly Refrigerants, Electrostatic Precipitator (ESP), Low Light Reflection Finishing Materials, Low Noise Cooling Tower and Drift Eliminator, EV Chargers and Green Vehicle Parking Spaces, Carpool and Bicycle Parking, Automated Cleaning Machine

Pantry : 1 Pantry in Every Floor (Common Pantry), Additional Pantry

can be Installed in the Leased Premises

Completion : Q1 2022

DESIGN DEVELOPMENT TEAMS

Project Owner : SINGHA ESTATE PCL.

Architectural Design Consultant : TANGE ASSOCIATES ASIA PTE LTD

Architectural Designer : M.A.A.R CO., LTD.

Interior Designer : ARCHITECT KIDD CO., LTD.

Landscape Designer : T.R.O.P.CO., LTD.

MEP Engineer Designer : MITR TECHNICAL CONSULTING CO.,LTD.

Structural Engineer Designer : MEINHARDT (THAILAND) LTD.
Facade Consultant : MEINHARDT (THAILAND) LTD.
Lighting Designer : BO STEIBER LIGHTING DESIGN

Acoustics Consultant : ATKRIST CO., LTD.

LEED Consultant : AFRICVS CO., LTD.

Traffic Engineer Consultant : **S2R CONSULTING CO., LTD.**

Graphic Designer : HBA DESIGN (THAILAND) CO., LTD.

BIM Manager and BIM Modeler : **JAI GROUP**

Quantity Surveyor (QS) : ICON PLANNING CO., LTD.

Construction Management : TRUSTY PROJECT MANAGEMENT CO., LTD.

Consultant (CM)

Property Development : SINGHA ESTATE PCL.

Property Management : MAX FUTURE CO., LTD.

Main Contractor : SIAM MULTI CONS CO.,

Main ContractorSIAM MULTI CONS CO., LTD.MEP ContractorFIRST TECHNOLOGY CO., LTD.





CALL 1221
www.singhaestate.co.th



O2 119 1500
WWW.CBRE.CO.TH