


Silicon Valley Living City



SUKHUMVIT DIGITAL INDUSTRY ZONE

COURTYARD-THEMED LOW-DENSITY COMMUNITY

Bangkok

 3-minute shuttle to BTS Bang Chak Station Approx. 1 km from Sukhumvit main road

9 Themed Community Facilities

Surrounded by international schools from English, American, and Singaporean systems, premium office buildings, and major commercial complexes.



20-37m² Themed All-Age Community

SILICON VALLEY BARGAIN RED DEALS
A GLOBAL BEST-SELLER



BANGKOK
SILICON VALLEY



ESTABLISHED
LIVING AREA



BTS
3 MINUTES



MAJOR
BUSINESS ZONE



THEMED
FACILITIES

PROJECT HIGHLIGHTS



Prime Location in Sukhumvit Core with Affordable Investment Opportunity

Located in the bustling Sukhumvit mid-zone, this project offers both convenience and vibrancy in the heart of Bangkok. Starting at just 1.59 million THB, it provides an accessible entry point for investors. During the pre-sale period, exclusive discounts and furniture packages are available.

Bangkok Silicon Valley + EEC Eastern Economic Corridor – Hub of Elites

Situated near Bangkok's Silicon Valley and the EEC Eastern Economic Corridor, this project is at the forefront of future development. It attracts over 70,000 elite professionals, making it a prime investment location for sharing regional growth benefits.

High Returns with Stable Rental Yield

With competitive pricing and rents, the project offers a rental yield as high as 6%, significantly exceeding market averages.

Convenient Transportation – Access Sukhumvit in 10 Minutes Without Transfers

The project ensures excellent connectivity, enabling easy access to Sukhumvit's major zones within 10 minutes. No transfers are required for travel to key business districts, attractions, and transportation hubs.

Premium Shopping and Supermarkets Within Easy Reach

Surrounded by top-tier shopping malls and supermarkets, the project fulfills all shopping, dining, and entertainment needs.

Rich Educational Resources – 12 International Schools Nearby

The area boasts 12 international schools offering IB, A-Level, and other esteemed educational systems.

Strong Business Environment – 15 Premium Office Towers Nearby

With 15 premium office buildings in the vicinity, the project benefits from a concentrated business hub in Bangkok.

Low-Density Design with Compact, Human-Centric Apartments

This 8-story, dual-building low-density project is thoughtfully designed to ensure comfort and convenience for residents.

8 Thematic Zones with Premium Amenities

The community features 8 themed zones, enhancing the quality of life and providing a superior living experience.

EIA Environmental Approval Secured – Reliable for Overseas Buyers

Having passed the EIA environmental assessment, the project guarantees safety and sustainability, offering peace of mind to investors.

BASIC PROJECT INFORMATION



Project Name	Developer	Location
Beat Sukhumvit 93	Northland Development	Sukhumvit 93, Bang Chak, Phra Khanong, Bangkok
Handover Standards	Type	Parking Spaces
Free Deluxe Furniture Package	Two 8-Story Buildings Low-Density Apartments	173
Building A	Building B	Completion Date
164 units	217 units	September-October 2025
Unit Types	Payment Terms	Price Range
Studio 20.11 - 22.39 sq.m. One Bedroom 24.84 -27.55 sq.m. One Bedroom Plus 36.17 -36.49 sq.m.	Deposit: 50,000 THB Down Payment: 30% within 15 days Final Payment: 70% by Sep-Oct 2025	From 1.59 million THB Starting price 78000 THB/Sqm
Facilities		

Activity Area-Fitness Zone, **Co-Working Area**-Shared Spaces, **Relaxation Zone**-Central Scenic Pool, **Sky View Area**- Rooftop Garden, **Reading Zone**-Multi-Functional Library, **Game Zone**-Themed Play Areas, **Children's Area**-Kids' Playground, **Seasonal Garden Zone**-Multi-Functional Green Space, Laundry Room, Security System, 24/7 Security, Shuttle Service



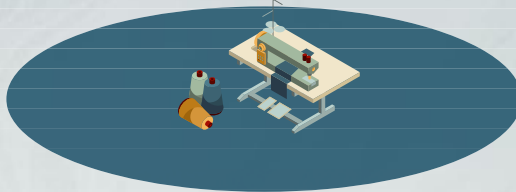
THAILAND 4.0 ECONOMIC VISION

Thailand's 4.0 economic model is set to drive the nation's future development.



1.0

Agriculture



2.0

Light Industry Income



3.0

Heavy Industry &
Advanced Machinery



4.0

ENTREPRENEURSHIP

+

INNOVATION

-SMART THAILAND

PROJECT LOCATION



BANGKOK'S NATIONAL HIGH-TECH ZONE:

A Government Initiative to Build Bangkok's "Silicon Valley"

Located in Sukhumvit's mid-zone, Beat Sukhumvit lies at the heart of Bangkok's digital technology and business hub, often referred to as Bangkok's "Silicon Valley." It serves as Southeast Asia's largest innovation center for the digital industry. Major global enterprises like Huawei, Alibaba, Google Academy, Amazon, and True have established their Asia headquarters here. True Digital Park functions as a key hub for international tech companies.



Thailand's 4.0 economic policies have accelerated development in the area, increasing housing demand and boosting land value.

The area also features a full range of living facilities, including local shops, restaurants, and food courts. It is near the Soi On Nut community shopping center and major supermarkets like Makro Food Service, Lotus, and Big C. Adjacent to Bang Chak BTS station, Bang Chak Square is a thriving food hub.



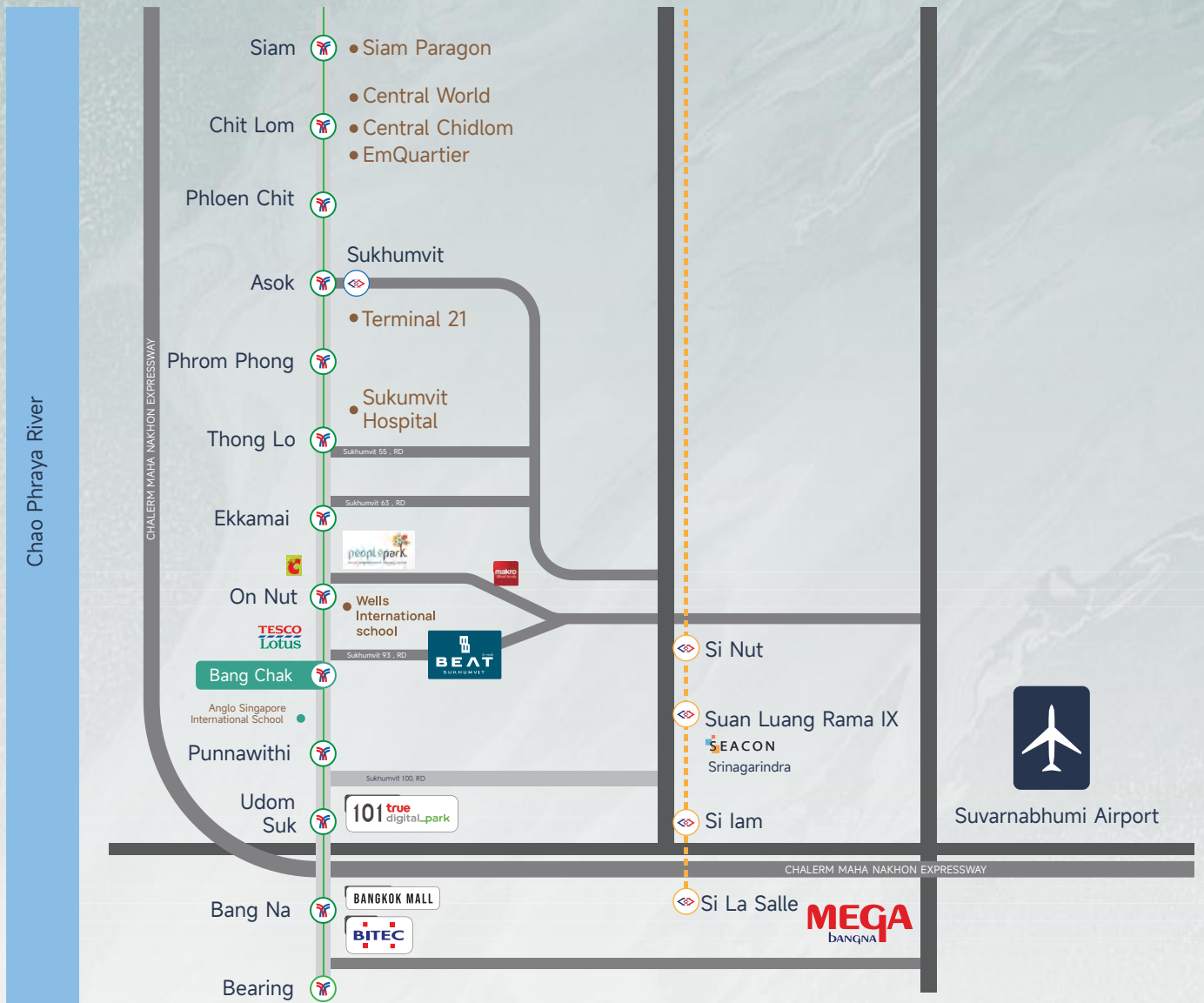
TRANSPORTATION NODES



TRANSPORTATION NODES



LOCATION MAP



NORTHLAND DEVELOPMENT



NORTHLAND

DEVELOPMENT

NORTHLAND DEVELOPMENT is a distinguished Thai real estate developer specializing in high-quality residential and commercial properties. With extensive experience, innovative design capabilities, and professional project management, the company focuses on delivering exceptional living environments in popular locations like Bangkok and Chiang Mai. As a leader in Thailand's real estate market, Northland Development is committed to creating comfortable, convenient, and high-quality spaces.

EXTERNAL AMENITIES



EXTERNAL AMENITIES



Country Complex



EEC Eastern Economic Corridor



Bitec 会展中心



Ample Tower



Bangna Tanee



Phairojkkja Tower



Virgo Tower



Md Tower



Bangna Tower



Central City Tower



Nation Tower



Kulab Tower



Thodsaphol Land

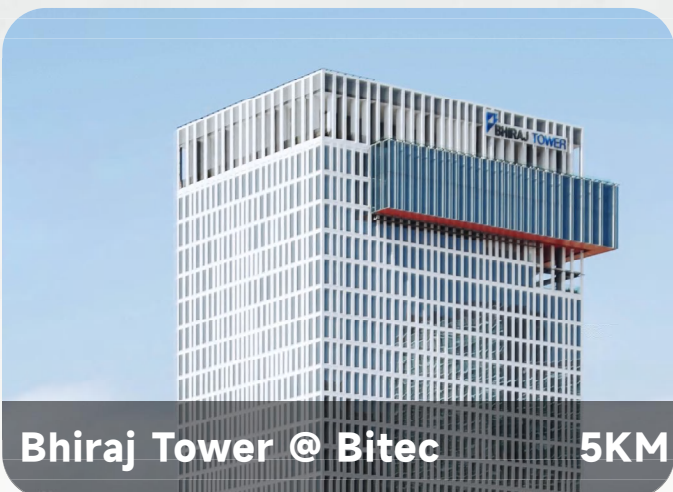
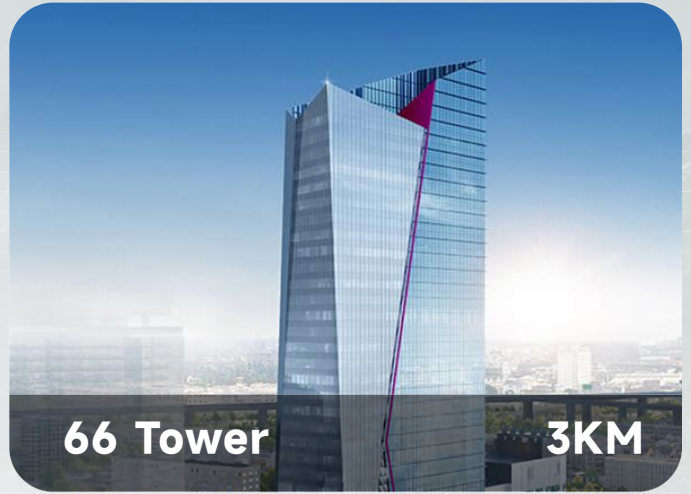
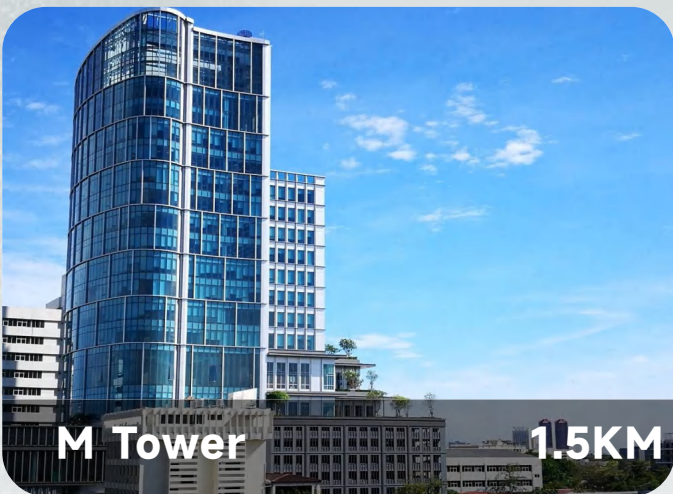


Office buildings along the EEC Eastern Economic Corridor starting from Bangna

EXTERNAL AMENITIES



True Digital Park is located on Sukhumvit Road, one of Bangkok's main thoroughfares. It is the largest technology and startup hub in Southeast Asia, offering a wealth of surrounding amenities. Enjoying the vibrant modern city life, it has become a new landmark for living in Bangkok.



EXTERNAL AMENITIES



Shopping

Big C On Nut (3.0 km)
Lotus On Nut (3.4 km)
Century The Movie Plaza Sukhumvit
Cloud11 Mall (2.8 km)
Central Bangna Mall
Bangkok Mall (4.1 km)
Mega Bangna (13 km):

Southeast Asia's largest shopping complex with over 800 brands

EXTERNAL AMENITIES



BTS 1-STOP DIRECT TO ON NUT

TESCO LOTUS

LARGE SUPERMARKET

BIG C

LARGE CHAIN SUPERMARKET

CENTURY PLAZA

SHOPPING MALL ARE ALL AVAILABLE



Tesco Lotus is the most cost-effective comprehensive lifestyle supermarket, and many tourists in Thailand also choose to buy souvenirs here. The supermarket food court offers a wide variety of options, providing a feast for the taste buds.

BIG C is one of Thailand's longest-standing and most beloved large chain supermarkets, offering all the daily essentials for a one-stop shopping experience.

Century The Movie Plaza not only provides daily necessities but also has a cinema. After work on Fridays, it's the perfect place for shopping, dining, and catching a movie—all in one place.

ON NUT STATION NEARBY NIGHT MARKETS

The flavor of human life is the most memorable, and various night markets are scattered around BTS On Nut Station. Best Beef, located just 350 meters away, is particularly popular, with long lines rivaling those at Hai Di Lao and famous spots on Beijing's Gui Street.



EXTERNAL AMENITIES

BTS 3 STOPS TO THE JAPANESE MALL - EKKAMAI STATION

Gateway is the largest Japanese-themed mall in Bangkok, directly accessible via Exit 4 of BTS Ekamai station. Not only are Japanese anime, fashion, and cuisine concentrated here, but there is also a 24-hour Japanese supermarket, Max Valu, offering extra convenience.

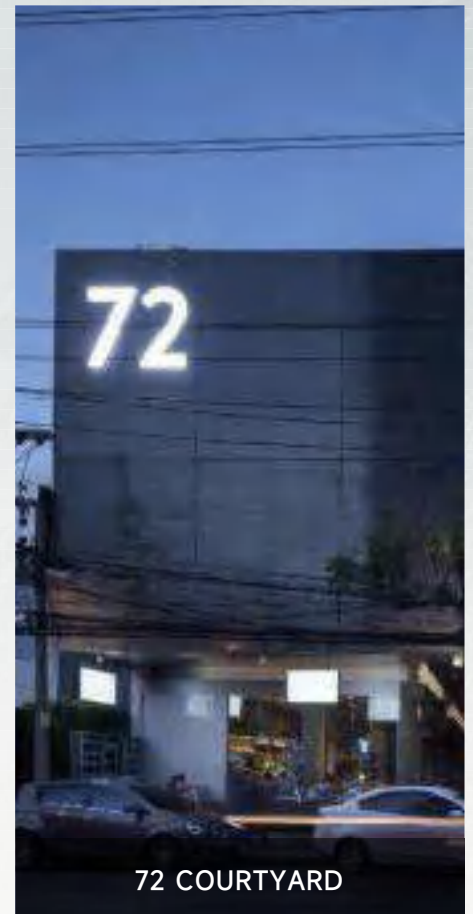
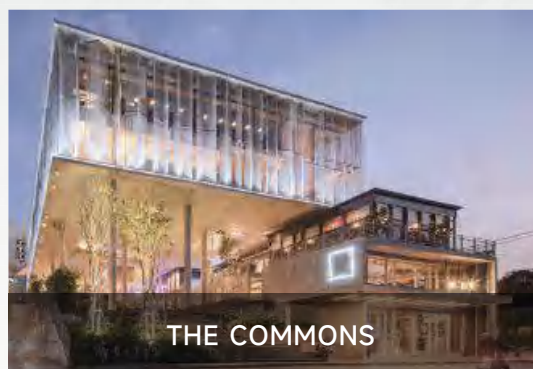
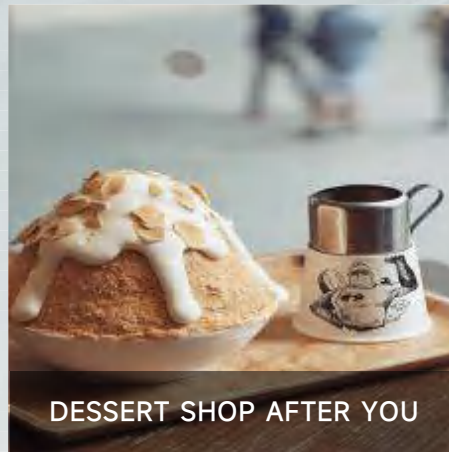


EXTERNAL AMENITIES



BTS 4 STOPS TO THE UPSCALE JAPANESE AND KOREAN DISTRICT - THONG LOR STATION

A street that fulfills all expectations of life.



EXTERNAL AMENITIES

BTS 5 STOPS TO THE LUXURY DEPARTMENT STORE - PHROM PHONG STATION

EM Quartier is also one of the large high-end shopping malls under The Mall Group. Its irregular, flowing design, combined with extensive use of glass curtains and floor-to-ceiling windows, creates a trendy and fashionable overall aesthetic that is sure to impress. With luxury brands and high-end dining options, it has become a gathering place for affluent women.



EXTERNAL AMENITIES

JUST A 10-MINUTE DRIVE - CENTRAL GROUP'S HIGH-END SHOPPING MALL

Central Bangna is a high-end shopping mall in Bang Na, operated by Thailand's renowned retail group, Central Group. The mall has a total of six floors, featuring Central Department Store, Powerbuy, Supersports, Major Cineplex, Central Food Hall, Big C Supercenter, and Pororo Water Park, among others.



EXTERNAL AMENITIES

20-MINUTE BTS RIDE TO THE THEMED SHOPPING MALL - ASOKE STATION

Terminal 21 is a large shopping mall themed around airport terminals. It features nine themed zones inspired by the cultural characteristics of different countries and cities, including the Caribbean Coast, Rome, Paris, Tokyo, London, Istanbul, San Francisco, and Chinatown. You can experience a world tour in a single day and immerse yourself in diverse cultures.



EXTERNAL AMENITIES

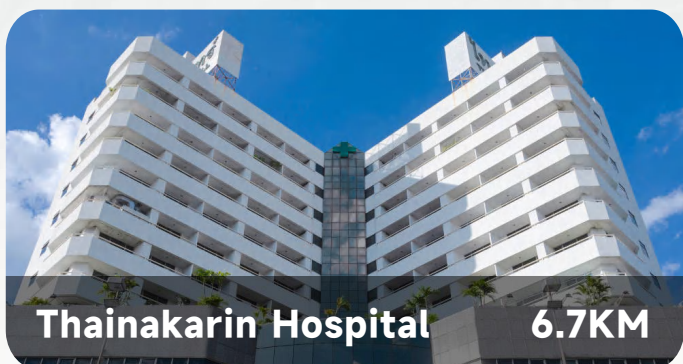
TOP INTERNATIONAL SCHOOLS



EXTERNAL AMENITIES



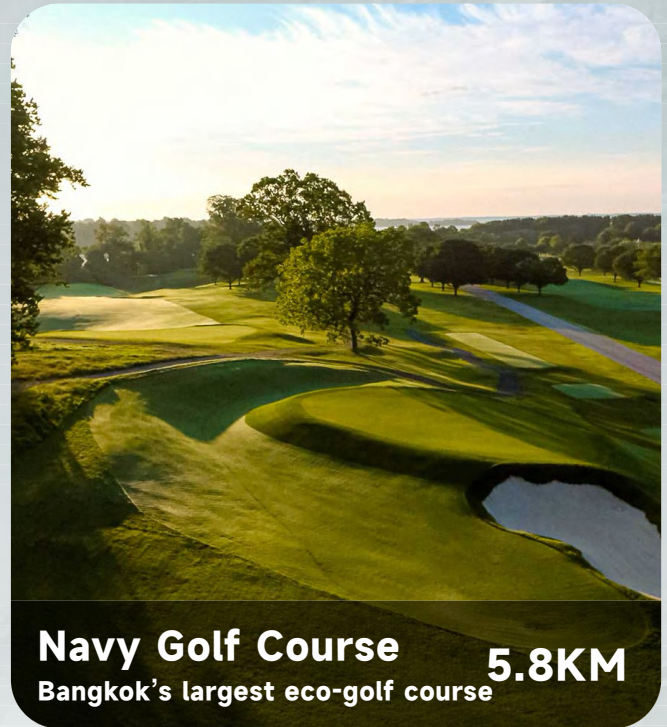
TOP PRIVATE HOSPITALS



EXTERNAL AMENITIES



ENTERTAINMENT



INTERNAL AMENITIES



Creative Space



Active Space

INTERNAL AMENITIES



Comfort Space



Ozone Space

INTERNAL AMENITIES



Library Space



Fun & Rich Space

INTERNAL AMENITIES



Children's Play Areas



Edible Garden space

INTERNAL AMENITIES



Laundry Room



Access Control System

24/7 security



Shuttle Service