



SANSIRI

RETREAT AND REBOUND

oka HAUS

RETREAT AND REBOUND

Relax and recharge to the utmost
Take a step back to move ever more forward
Rest and gain further inspiration for your life
At oka HAUS Sukhumvit 36
Discover complete relaxation
For all your senses

休闲，是为了给生活充电
停留，是为了走的比现在更远
休息，是为了给生活增添灵感
尽在 Oka HAUS Sukhumvit 36
尽情放松，释怀
触动您的每一个神经





oka HAUS

Drawing inspiration from lofty mountains, glorious breezes and rays of sunshine, the 47 floor condominium residence rises up affording homeowners the opportunity to embrace a life filled with tranquility and simplicity effortlessly concurrent with nature. Relax and recharge to the fullest with technology making everything available at the click of a button.

从高山，微风，阳光中获取灵感，居于城市中心高 47 层，让您的生活与自然一同变得更加宁静，便捷，亲切。休闲与充电同时进行，并融入新科技，只需用手指点击…就能轻松掌控一切。



Located at the epicenter of a great communication network, escape the chaos of city life without sacrificing its comfort and convenience. Connected to Sukhumvit and Rama 4 Roads, merely 5 minutes from Thong Lo BTS Station and a plenitude of lifestyle areas, where you can take a chilled out walk or hangout with your friends, further journeys may be reached by the nearby Chalerm Maha Nakhon and Art Narong Expressways giving you ease of travel to any destination.

为您的出行提供多样性选择，让您远离繁杂但却更加便捷舒适
 将 Sukhumvit 路与 Rama 4 路相连，仅需 5 分钟就能到达
 Thong Lo 轻轨站，毗邻生活休闲区，适合您或与小伙伴结伴闲适小逛，
 也临近 Chalerm Mahanakorn 和 Narong 高速路口，
 让您在几分钟之内就能达到想要去的地方。



RECHARGE EVERY DAY

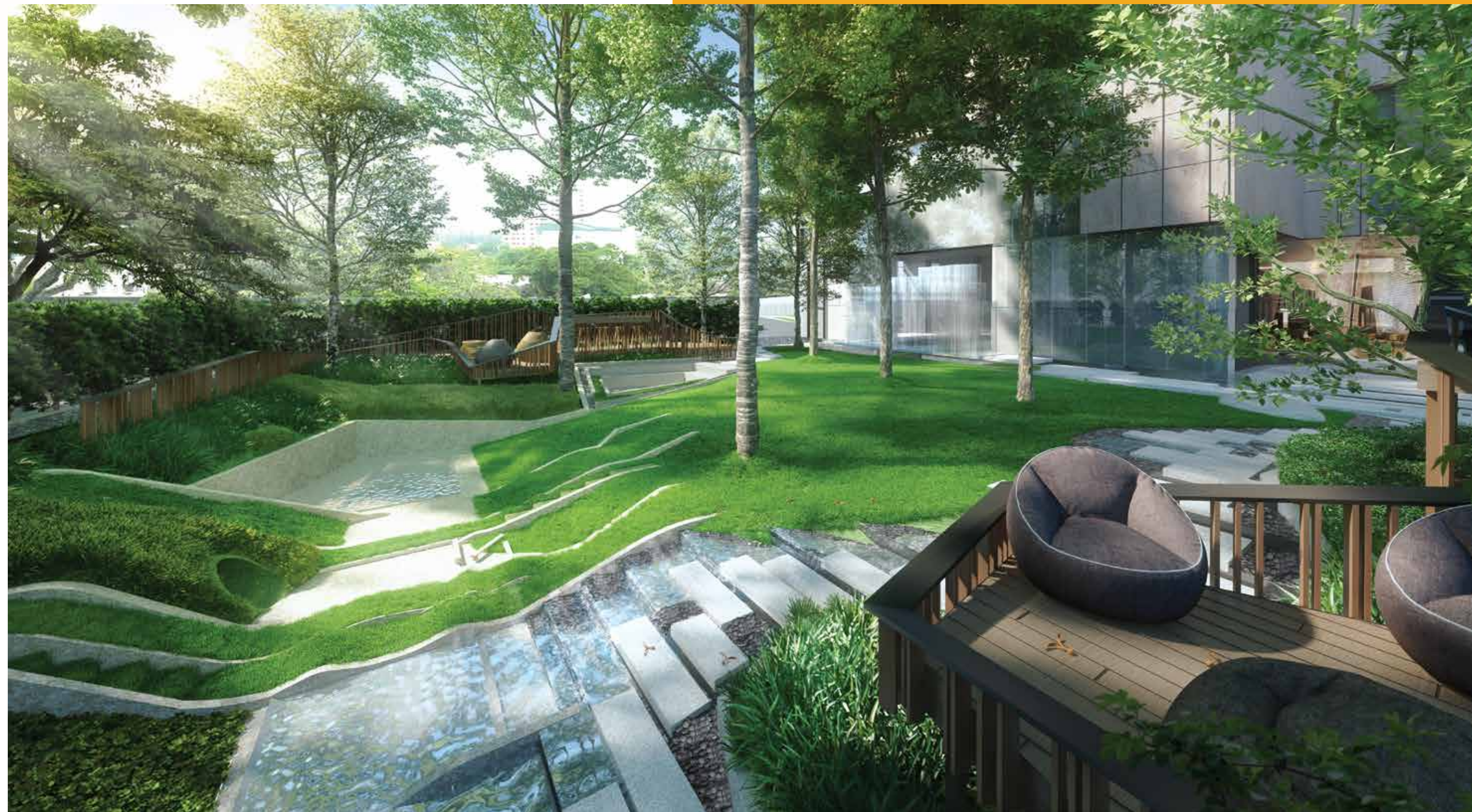
RETURN RENEWED

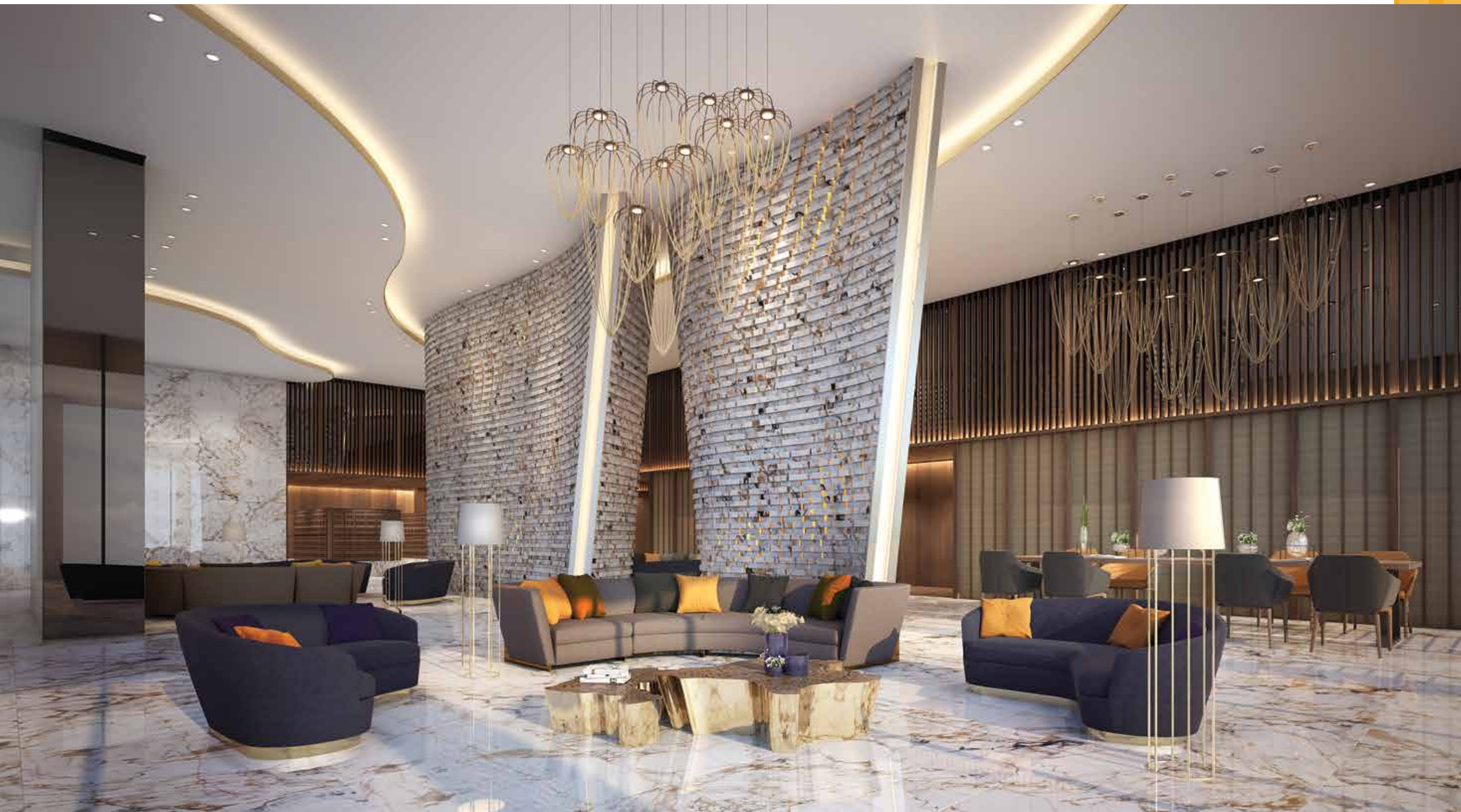
RECONNECT WITH NATURE

PLAYSPACE

Completed by an area to strengthen learning skills, the Educational Playground has been designed in collaboration with Samitivej Hospital. Here, children are able to play on the stairs and gently glide down the slide onto supple grass, giving them the opportunity to strengthen their muscles and decision making skills, as well as offering a place where inspiration may be garnered in a lush green environment.

在与 Samitivej 医院合作设计的教育游乐场，增强学习技巧，提高学习能力。让孩子们可以爬上高梯，顺势滑下滑梯，落在柔软的草地中，培养攀爬能力，增强体力和让孩子更加果断。或是坐在一片绿色的海洋里找群工作灵感。





ENTER WITH EASE

WELCOME LOUNGE

Experience the elegance of a lobby that draws its inspiration from a valley, hewn from the mountains across time by a never ending breeze to form the perfect space in which to sit back, relax and recharge for the days ahead.

感受大厅的绮丽，设计灵感来自风蚀地貌的山谷，让您更加舒适的在此休息，为您的明天添加动力。

TRANQUIL ESCAPE

PEACE POOL

Release the fatigue in a 40 meter swimming pool, affording unlimited 180 degree views, recline in the garden side Jacuzzi or catch some rays on the Sun Bed under clear blue skies. Children are also able to find their own amusement in a dedicated Kids Pool.

随着长 40 米，可 180 度城景观赏的泳池，缓解您的疲劳，在临近园子的按摩池舒展身体，或在太阳床小憩，铺着温暖的阳光，欣赏晴朗的天景。孩子们也可以在儿童泳池里尽情玩耍。

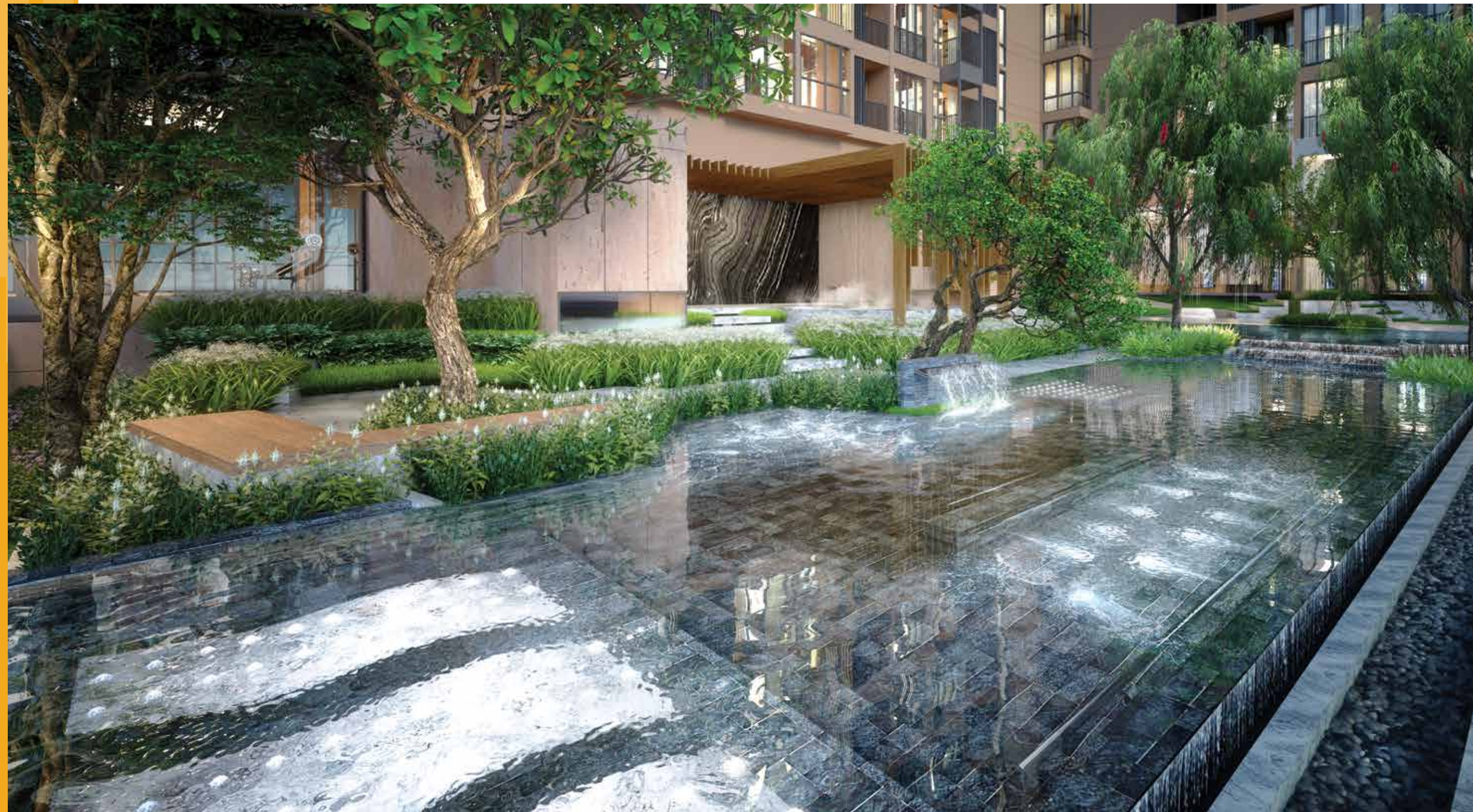


GO WITH THE FLOW

LEISURE POOL

Discover the advantages of Sansiri's first ever condominium Hydrotherapy pool. Enjoy life complete with a Bubble Pool to release the tension in your feet on up, Massage Seat for your back and thighs, Water Curtain for shoulder and back massages through a flowing stream for the ultimate vitality, Walking Corridor to aid in stability, and a Spa Bed to lie down in and immerse completely for the ultimate rejuvenation. There is even a steaming Heated Pool to relax the muscles to the utmost amidst the greenery of nature.

Sansiri 公寓首次采用水疗系统泳池 (Hydrotherapy) 解除一天的疲劳，从泡泡池里按摩脚那一刻开始。按摩椅能按摩背部和大腿，流动的水帘按摩肩膀和背，Walking Corridor 帮助平衡，按摩床让您在睡眠中享受按摩。另还有温水池，在天然环境下松弛肌肉。





WALK IN THE CLOUDS

SKY LOUNGE

Gaze over the horizon and city view from the Sky Lounge on the 47th Floor, where you can clear your mind and gain a fresh outlook on life. The Co-Working Space affords the opportunity to work endlessly, with wireless charge stations for phones to carry on conversations without interruption, and the Co-Kitchen is ideal for those looking to unleash the inner chef, utilizing ingredients from the Farmshef grown using intelligent technology ideal for healthy new menus.

在 47 楼的天空休息室欣赏天边美景，放空大脑，直到产生新的创意。还可在公共工作区完成没有结束的工作，这里为您准备好了无线充电设备，让工作不被任何情况给打断。这里还有公共厨房，可以从农场货架上拿取通过智能技术培养的新鲜蔬菜，展示您的烹饪才艺，搭配新的健康食谱。



RENEWAL OF PERSPECTIVE

SUNSET DECK

Experience the sky like never before from the top floor of the building, as the sun sets over the river's edge, emanating a feeling akin to basking among the meadows of a valley.

在公寓顶楼，更近距离的与天空接触，
坐在这里欣然日落的美景及水景，
就像坐在山谷中的草地一样。

REACH FOR THE STARS

STAR SCENE SPACE

As the sun sets over the horizon, the opportunity to while away the hours and relax with an outdoor movie presents itself, betwixt a refreshing breeze, akin to resting at the summit of a mountain with the stars so close at hand.

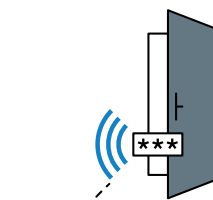
当落日沉睡于边际，在户外欣赏电影的乐趣随之而起，微风环绕身旁，好似在高山之上，群星陪伴。



SMART LIVING TRANSFORMATION

LOBBY VDO DOOR PHONE & DIGITAL DOOR LOCK

Give access to your friends and close associates without leaving your residential unit, simply by sending a QR Code and unlocking the door.



SMART ACCESS

TOUCHPAD

Make life easier with everything at your fingertips by using a 7 inch Touch Pad to control the system in your residential unit, VDO Door Phone at the Lobby, contact the Juristic Office, check the Mail Box, reserve communal facilities, and check water and electricity bills.

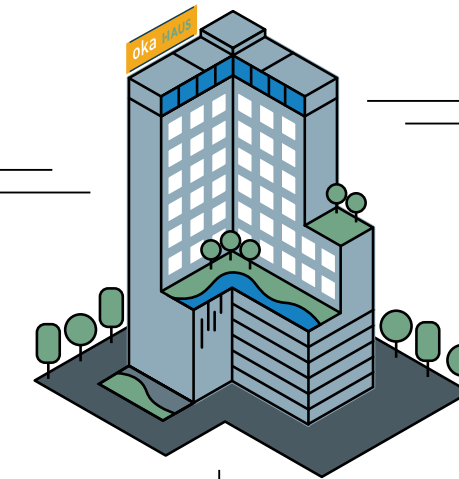


SMART UNIT



HOME AUTOMATION

Control electrical appliances in the residential unit even when you're not at home, by using the Application on your mobile phone. Even from afar, you can make sure everything is just the way you want when you get home.



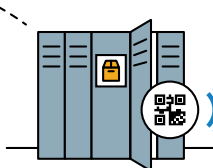
FACILITY BOOKING

Transform public areas into your personal space with a reservation system via mobile phone, supported by a notification system to remind you of reservation times.



SMART LOCKER

Receive parcels 24 hours a day with Smart Locker technology, supported by notifications via Application and unlocking capability via QR Code for your ultimate convenience.



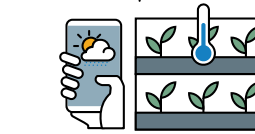
SMART MAIL BOX

A notification system for mail that enables a QR Code to unlock mailboxes without the use of a key.



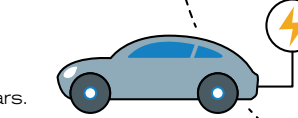
FARMSHELF

Delight in the ability to grow your own vegetables, no matter how far away you are, by cultivating them via Application and harvesting them when you're ready to cook up your favorite dishes.



EV CHARGER

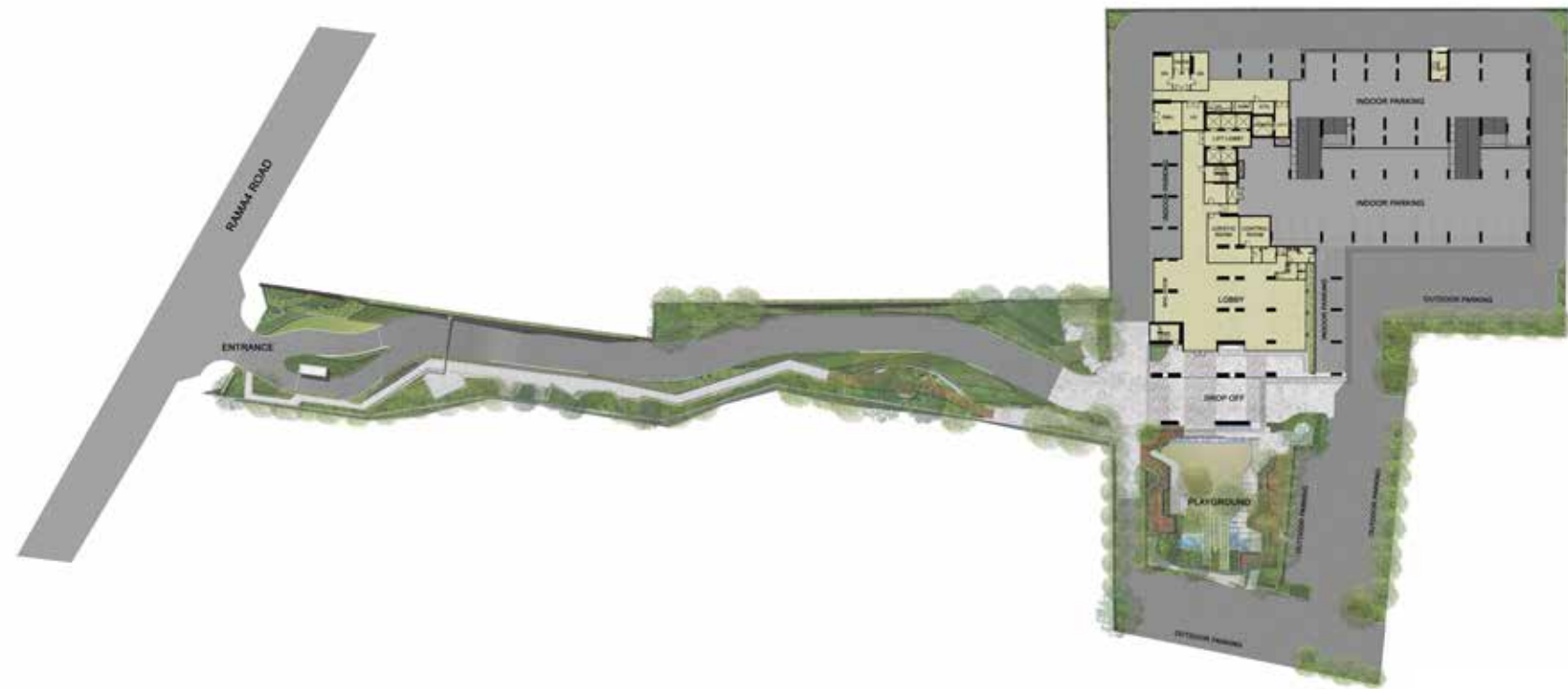
Charge points for electric cars.



SMART FACILITIES



FLOOR PLAN



MASTER PLAN

REMARK

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8th FLOOR



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13th FLOOR



14th FLOOR



15th FLOOR



16th FLOOR



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17th FLOOR



18th - 19th FLOOR



20th FLOOR



21st FLOOR



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22nd FLOOR



23rd FLOOR



24th FLOOR



25th FLOOR



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32nd FLOOR



33rd FLOOR



34th FLOOR



35th - 36th FLOOR



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37th - 38th FLOOR



39th FLOOR



40th - 42nd FLOOR



43rd - 44th FLOOR



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45th - 46th FLOOR



47th FLOOR



ROOFTOP



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**SPACE TO RECREATE DESIGNED
FOR EVERY PERSONA**

BAY WINDOW

In residential units with a Bay Window, full-height windows have been installed, allowing for an expansive 180 degree vista and the most convenient way for air circulation. The area is adaptable according to your lifestyle and is large enough for a Day Bed, where you can relax with a book or act as a quiet corner of contemplation from which new ideas will infinitely flow.

室内采用飘窗设计，全落地玻璃，可接收 180 度景观，采光性能好，可作为休息区，放置一张沙发床，躺在上面看书，十分惬意或作为工作区，根据您的个人生活方式，放飞无限创意。

AIR VENTILATION SYSTEM

An innovative Air Ventilation System in residential units that provides fresh air, lowering moisture and heat that has built up.

室内创新空气循环系统，
让新鲜空气取代室内湿气及积热。

MUSIC EXPERIENCE

Experience the sheer bliss of relaxing in a bathtub accompanied by your favorite tunes, coming from speakers installed in the bathroom controlled by bluetooth.

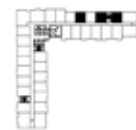
浴缸中泡浴，可通过安装在浴室内的音响，
使用蓝牙听音乐，享受悠闲时光。



ROOM LAYOUT



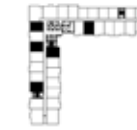
1A
26.50 - 26.75 SQ.M.



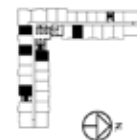
1AM
26.50 - 26.75 SQ.M.



1B
33.50 - 34.00 SQ.M.



1B-BW
34.75 SQ.M.



REMARK

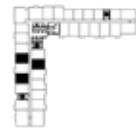
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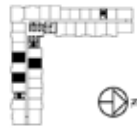
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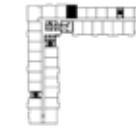
1BM
33.50 - 34.00 SQ.M.



1BM-BW
34.75 SQ.M.



1C
34.00 - 34.25 SQ.M.



1CM
33.75 SQ.M.



REMARK

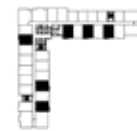
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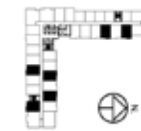
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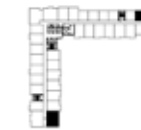
1D
34.25 - 34.75 SQ.M.



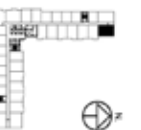
1DM
34.50 - 34.75 SQ.M.



2A
40.50 - 41.00 SQ.M.



2AM
41.00 SQ.M.



REMARK

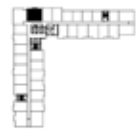
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REMARK

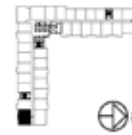
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2B
49.25 - 49.50 SQ.M.



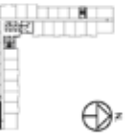
2B-1
49.25 SQ.M.



2C
49.25 SQ.M.



3A
86.25 SQ.M.



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3AM
86.50 SQ.M.



REMARK

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FACTSHEET

Land Area : Approximately 5 Rai (1.97 Acres)
Project Type : 1 Residential Building (47 storeys)
Total Unit : 1,178 Units

Unit Details	Unit Area (SQ.M.)	Unit Area (SQ.FT.)
1 Bedroom 1 Bathroom	26.50 - 26.75	285.24 - 287.93
1 Bedroom 1 Bathroom	33.50 - 34.75	360.59 - 374.04
2 Bedrooms 1 Bathroom	40.50 - 41.00	435.93 - 441.32
2 Bedrooms 2 Bathrooms	49.25 - 49.50	530.12 - 532.81
3 Bedrooms 2 Bathrooms	86.25 - 86.50	938.38 - 931.07

Facilities:

- Self-Laundry
- Exercise room with equipment
- Steam room (Male/Female)
- Wireless internet available at lobby area, swimming pool area, exercise room, lounge, co-working area, co-kitchen area and ground floor, 8th floor, 22nd and rooftop garden and outdoor recreation area
- Electric vehicle charging station

Others:

- 24-hour security by Guard Service
- 24-hour CCTV
- Parking spaces

Remark:

The condition is subject to change without prior notice.



SANSIRI FAMILY:

Happiness starts at home. And that's a view we always fully embrace. With Sansiri Family's impressive program of well thought-out services and activities for you and your family, you'll get plenty of opportunity to nurture the relationships you truly value.

LIFESTYLE

PRIVILEGE AND ACTIVITY

Add colour to those precious family moments with a host of special privileges and fun-filled activities, available exclusively to Sansiri Family members.

SANSIRI LOUNGE

Located on the 3rd Floor of Siam Paragon, Sansiri Lounge provides a comprehensive lifestyle experience. Simply register with your phone number to enjoy convenient services, including instalment payment service for your property and Free Wi-Fi.

SCB SANSIRI PLATINUM CARD

The only card you need for your home and lifestyle. Enjoy the simplicity of a credit card that answers the diverse needs of homeowners, and live life to the fullest with the added advantage of Platinum Privileges.

SERVICE

HOME CARE

Take care of every aspect of your home and enjoy the peace of mind afforded by our 24-hour online emergency notification service.

HOME SERVICE APPLICATION

An all-inclusive one-stop application that allows you to manage everything about your property – from even before you make the transfer to the time you move in – all under one convenient app. Let your app do the talking.

SPECIAL SERVICES BY PLUS PROPERTY

Accommodating all of your real-estate needs, our experienced team at Plus Property is ready to provide 360-degree services (Resale, Leasing and Property management) to expand your investment opportunities.

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oka HAUS

Project Owner : Jirapas Realty Co., Ltd. Company's registered no.0105560029415. Head office : 475, 8th Floor, Siripinyo Building, Sri Ayudthaya Road, Thanon Phayathai, Rajthawi, Bangkok, 10400. Registered capital (THB) : 10,000,000.00. Paid up capital (THB) : 10,000,000.00 (as of date 4 Aug 2017). The President : Mr. Srettha Thavisin. The Project : OKA HAUS, land title deed no. 3054, 3056, 3058, 3024, 3027, 2265, 3022, 3023, approximately area 5 Rai, located at Rama 4 Road, Khlongtun, Khlong Toei, Bangkok Province, as a Condominium of 47 storey (ies), 1 building(s), total of 1,178 unit (s), (for residential: 1,178 units, and for commercial: - units). The land and building will be mortgaged and processed to submit the building permission. Construction will be started in Jan 2018 and expected to be completed in Feb 2021 which will later be registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subjected to the Condominium law. *Company's conditions apply. / Featured photography in the advertisement consists of photography with simulated atmosphere and simulated graphic. Should you have any questions regarding any photography, please contact our customer service staffs or visit our projects' site. +66(0)2 201 3999.