

THE **BANGKOK** COSMOPOLITAN HEADQUARTER





# DESIGN AND CONCEPT

With its eye-catching modern glass exterior and sleek refined lines, the BHIRAJ TOWER at EmQuartier combines contemporary minimalism with Western conservativeness. Mimicking the jewels of a crown, the glass facade will feature two different kinds of glass, Low-E glass and Reflective glass. The former is utilised for its energy efficiency and sound reduction, and used on the north and south elevations to represent “transparency”, symbolising BHIRAJ BURI’s reputation as a transparent and self-determined business. The Reflective Glass, used in the east and west elevations, represents the company’s strength and independent identity.

The design concept can be seen as a metaphor for BHIRAJ BURI’s business ethos: upholding its traditional standards and values, whilst embracing 21st century ideals and practicality.

The building’s understated yet innovative design displays many of the hallmarks of sustainable, contemporary architecture, such as its light-infused exteriors and expansive windows. This attention to detail is highlighted further in the inventive interior design, which fuses the demands of a commercial work space with the practicality and innovation of sustainable architecture.

Purpose-built architecture ensures that individual rooms and spaces can be adapted depending on the specific needs and requirements of the client. For example, fixture embedded grid-based ceiling systems and movable panels allow clients to customise their own space, allowing for a more flexible office environment. Water closet layouts are also flexible and can be converted to accommodate the clients’ needs.

This practical and cost-effective solution to manageable office space can help to improve office productivity, whilst also allowing flexibility for future expansion and readaptation.







## LOCATION

Situated in Bangkok's fast growing commercial and residential hub of Sukhumvit, the BHIRAJ TOWER at EmQuartier occupies a prime position and is only a short stroll away from a myriad attractions and facilities, including luxury air-conditioned shopping malls and a wide variety of restaurants.

Moreover, the BHIRAJ TOWER at EmQuartier is also surrounded by a number of business and leisure orientated hotels, apartments and houses or flats available to rent.

The Sukhumvit area has a distinctly modern and cosmopolitan atmosphere unlike anywhere else in Bangkok. Among its skyscrapers and contemporary cityscape are some of the city's most fashionable restaurants, hippest bars and luxurious hotels. However, within the hustle and bustle, little pockets of calm and tranquillity can be found in small cafes, boutique eateries and lush day spas that hide down many of Sukhumvit's charismatic sois.

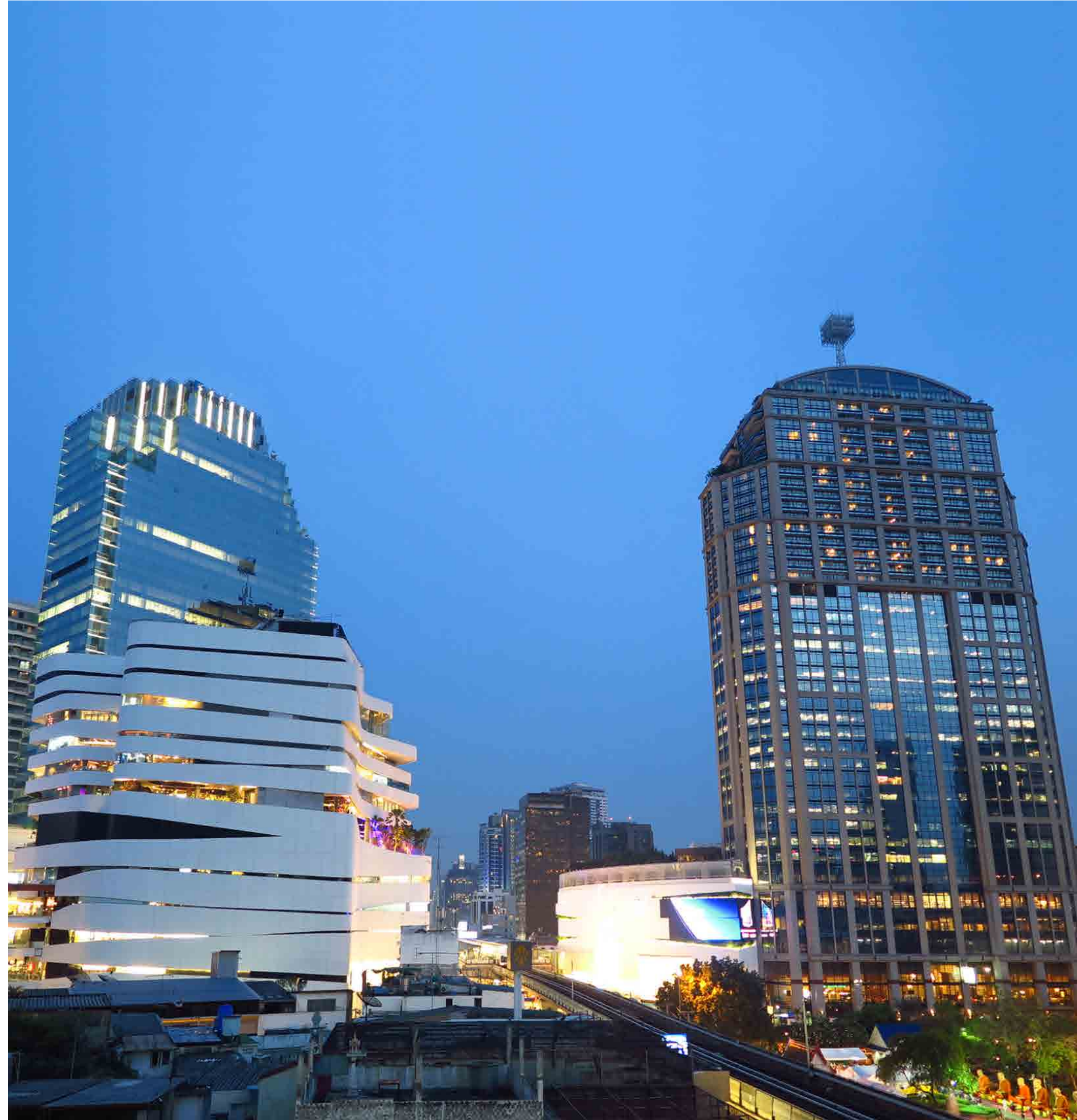
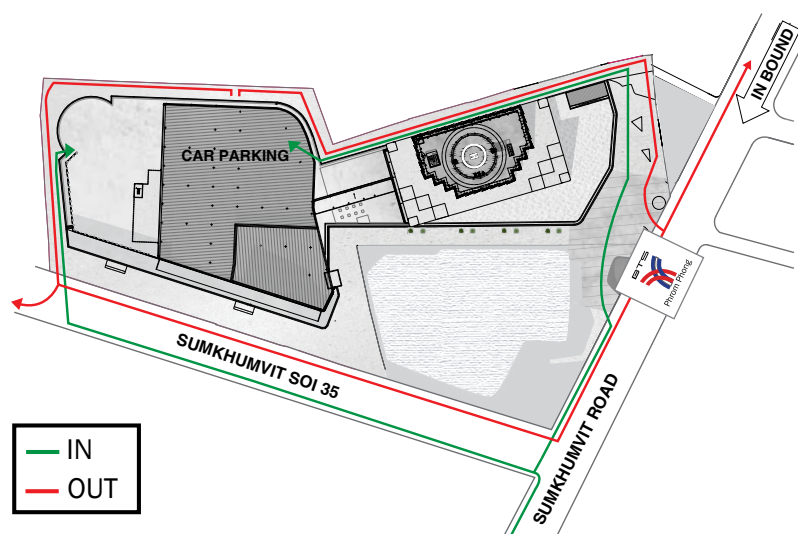
Strategically located in the heart of the Sukhumvit area, the BHIRAJ TOWER at EmQuartier has excellent links to public transport and the city's main thoroughfares, ensuring convenient access all across Bangkok. It is only 1 minute walk from the nearest Phrom Phong BTS Station.



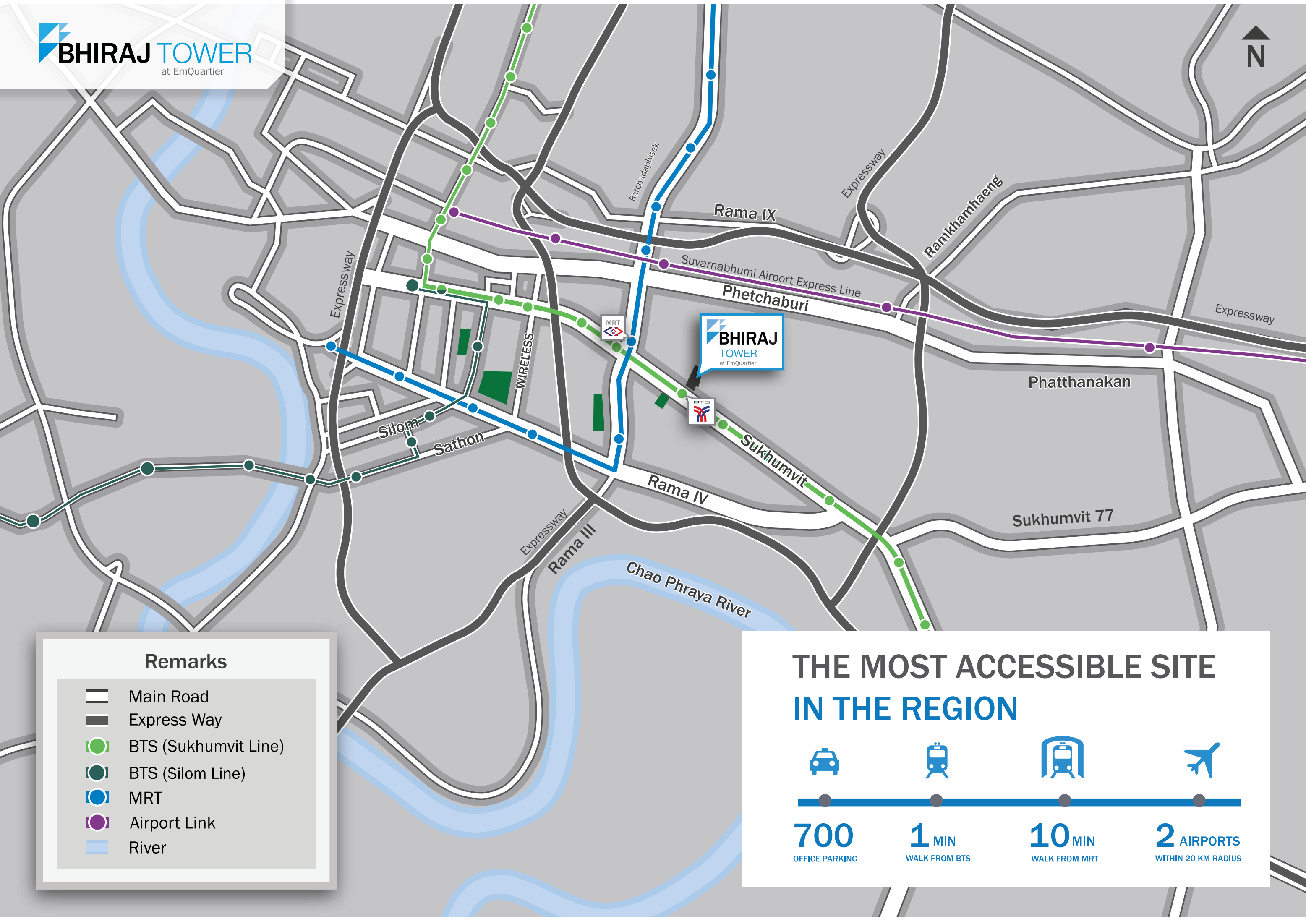
## BUILDING OVERVIEW

BHIRAJ TOWER at EmQuartier will be one of the BHIRAJ BURI GROUP's most significant and important property and is surrounded by some of the city's most established residential and commercial buildings. BHIRAJ TOWER at EmQuartier will provide a unique opportunity to invest in one of Bangkok's most vibrant neighbourhoods.








From the early stages of development, BHIRAJ TOWER at EmQuartier has been designed to ensure that the future needs of the tenants are met. Constructed to the highest possible standards, BHIRAJ TOWER at EmQuartier focus on innovative, practical engineering and design that aims to provide strong business sustainability in the heart of Bangkok's commercial district. BHIRAJ TOWER at EmQuartier is an exciting project that will attract international and local businesses alike and will provide a flexible environment that caters to tenants' professional lives and their everyday living demands







### Remarks

-  Main Road
-  Express Way
-  BTS (Sukhumvit Line)
-  BTS (Silom Line)
-  MRT
-  Airport Link
-  River

## THE MOST ACCESSIBLE SITE IN THE REGION



**700**

OFFICE PARKING

**1** MIN

WALK FROM BTS

**10** MIN

WALK FROM MRT

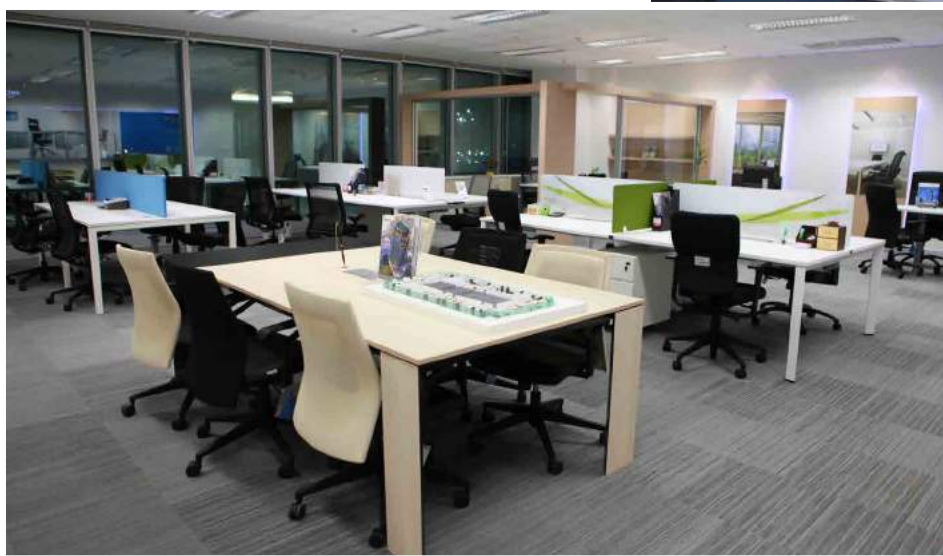
**2** AIRPORTS

WITHIN 20 KM RADIUS



## ENVIRONMENTS

This ambitious new development aims to be the next landmark on Bangkok's iconic skyline and with its intelligent and sustainable design will showcase the evolution of Southeast Asian architecture. Incorporating sustainable building practices, the BHIRAJ TOWER at EmQuartier will go beyond energy and water conservation, utilise resourceful and efficient building materials, environmentally sensitive site planning and superior indoor living quality. The project aims to inspire both tenants and visitors in a daily, practical, and sustainable way. As well as the building's clean, beautiful, and efficient architecture, the "BHIRAJ TOWER at EmQuartier" will feature a direct link to BTS Phrom Phong station, making access convenient for tenant's staff and visitors





# BUILDING SPECIFICATIONS

Lift Type	Zone(Floor)	No.of Lift	Capacity
Passenger Lift	Low (15 - 29)	8	24 Persons
	High (30 - 44)	8	24 Persons
Service Lift & Fireman's Lift	All Floors	2	1,600 kg
Car Park Lift	Main, 2M, 3, 3M	5	24 Persons
Helipad Lift	44 - 45	1	15 Persons

- High Zone Lift
- Low Zone Lift
- Service Lift
- Car Park Lift

Entertainment Zone

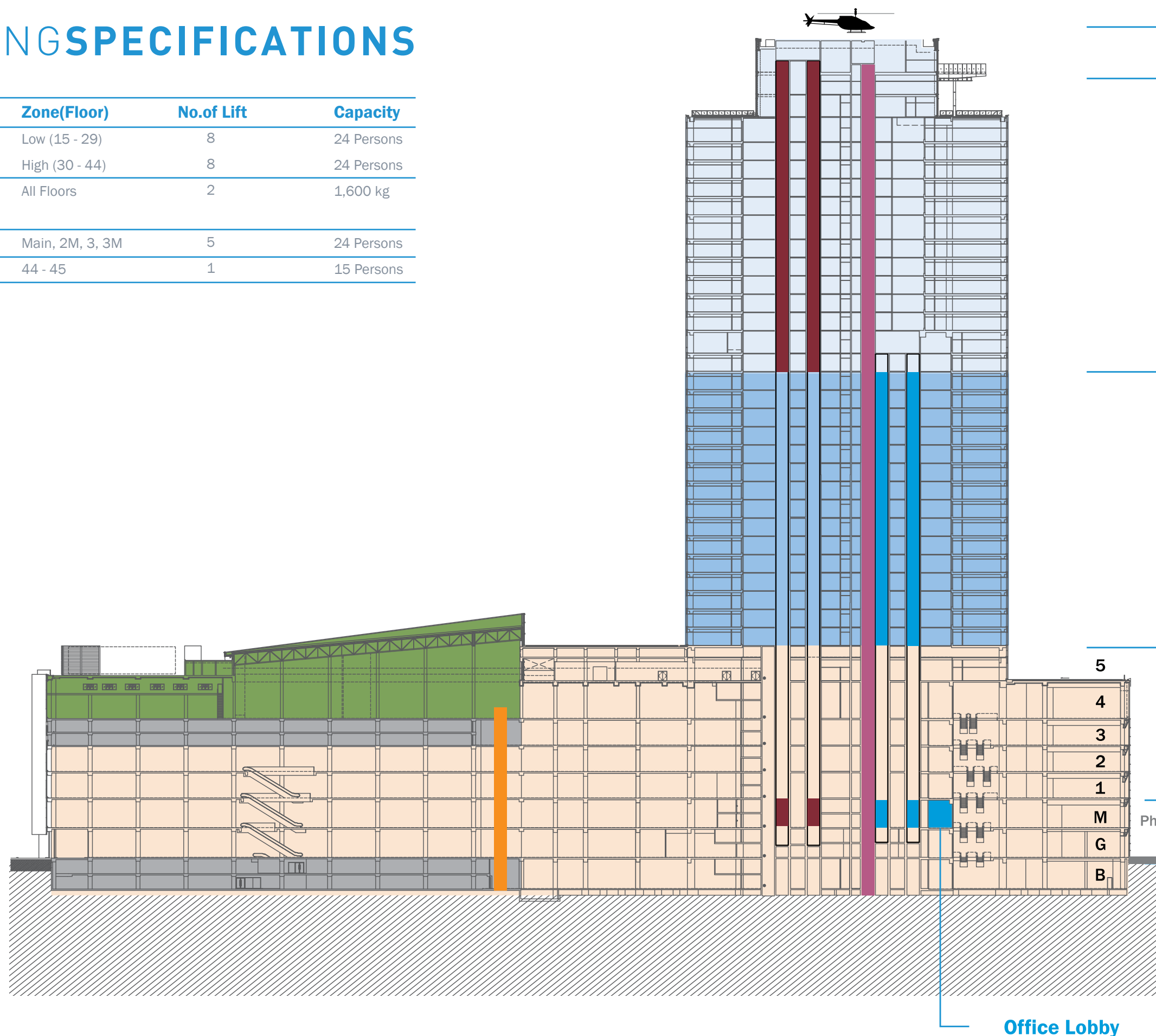
Car Park Zone

Car Park / Retail Zone

Car Park Zone

Office Car Park:

FL: 2M, 3, 3M  
700 cars



**IVORY SHADOW**  
Level 45

**OFFICE**  
High Zone  
Level 30 - 44

**OFFICE**  
Low Zone  
Level 15 - 29

**Retail Zone**  
Level G - 5

Connect to  
Phrom Phong Station

**Food Court**  
Level B1

Office Lobby





SINGLE TENANT



MULTIPLE TENANT



FLOORPLAN





# SPECIFICATIONS

Architectural Outline	
Location	689 Sukhumvit Road (Soi 35), Klongton Nuea, Vadhana, Bangkok 10110
Access	Direct covered link from Phrom Phong BTS Station 10-minute walk from Sukhumvit MRT Station Complex entrance on Sukhumvit Road and Sukhumvit Soi 35
Use	Office, Retail and Parking
Land Area	13-0-32 Rai (5.2 Acre)
Gross Area	Total: 207,294 sq.m. Office: 102,859sq.m. Retail: 104,435 sq.m. managed by top retail operator
Building Struture	Reinforced concrete, glass fibre reinforced concrete (GRC) and double glazed curtain wall, 45 floors above ground, 1 basement
Floors	Office floors: 15th - 44th Retail floors: B, G, M (BTS Link), 2nd - 5th IVORY SHADOW Lounge : 44th IVORY SHADOW : 45th
Lifts	Passenger use: 16 cars / destination control / capacity - 24 passengers / 1,600 kg Service use: 2 cars / capacity - 24 passengers / 1,600 kg Car park use: 5 cars / capacity - 24 passengers / 1,600 kg Helipad use: 1 car / capacity - 15 passengers / 1,000 kg
Parking	700 spaces (office) 1,160 spaces (retail)
Completion Date	2014
Landlord	Bhiraj Buri Co., Ltd.
Developer	BHIRAJ BURI GROUP
Architect	Design 103 International Co., Ltd.
Interior Designer	Interior Architecture 103 Co., Ltd.
Contractor	Syntec Construction Public Co., Ltd. Jardine Engineering Co., Ltd. Secco Engineering and Construction Co., Ltd.
Management	Bhiraj Management Co., Ltd.

Facility Specifications	
Electric Power Supply	24KV from Metropolitan Electricity Authority (MEA) of Bangkok District Two substations from Phai Singto and Prasarnmit Dual feeder installed to ensure stable electrical power supply into the building
Emergency Power Supply	2 sets of 1,100 KVA and 1 set of 1,600 KVA Caterpillar generators located on 5th floor with oil tank capacity of 17,000 Litres 45% of the building emergency power supply is available for tenants to use Additional space available for 3 sets of 350 kVA generators for tenants
Telecommunications	Telecommunication Provider : TRUE, AIS and DTAC Copper line (02) : TOT and TRUE Fibre provider : UIH, Symphony, TRUE Universal, Justel and KIRZ
Meeting Room Facility	IVORY SHADOW located on 45th Floor with total area of 570 sq.m.
Helipad	Helipad, to be certified by Civil Aviation Authority of Thailand (CAAT), located on the tower rooftop
Security System	Proximity card access control system with turnstile Lift destination control system 167 CCTVs throughout the office area
Fire Protection System	2 pressurized fire escapes in each floor, smoke detectors, and sprinkler system
Earthquake Resistant Structure	The building is designed based on the requirements of Seismic Design Code DPT- 1302.
Flood Protection System	The building is designed to withstand flood water of 2.5 m. above mean sea level.

Office Specifications	
Office Floors	15th - 29th low zone 30th - 44th high zone
Total Leasable Office Space*	Approx. 47,500 sq.m
Leasable Space Per Floor*	Approx. 1,500-1,900 sq.m. Column-free design Core to window depth of 12 m.
Office Ceiling Height	2.85 m.
Lobby Ceiling Height	Approx. 10 m.
Floor Load Capacity	300 kg per sq.m. 450 - 500 kg per sq.m. around the perimeter of the building core
Ceiling Type	Acoustic T-bar
Lighting on Typical Floors	2 X 28W T5 lighting system with supply and return grills Average luminance 500 LUX at working plane 0.8 m.
Power Density	For receptacle outlets : normal power 85VA/sq.m. For server : essential power 25 VA/sq.m.
Air Conditioning	Central chilled water system 4 air handling unit (AHU) per typical floor Variable air volume (VAV) system for two zones (approx. 70 sq.m. and approx. 40 sq.m.) per each office unit Temperature controller provided for each zone Separate cold water line from central chilled water system for tenants' server room to operate independently
Toilets	For typical office floor: 1:18 sq.m. ratio for toilet area and net leasable area 1.2:1 ratio for male and female 1 toilet for disabled 1 executive toilet available on dedicated zone
Plumbing and Drainage	Pantry area provided in every floor 4 points located at the building columns and 4 points located at the building core
Interfloor Access	2 dedicated zones for typical floor to enable tenants to intall private interfloor staircase Proximity card system installed on all fire escape doors for specific users to access other floors

\*Leasable area is subjected to the final measurement.





## CONTACT

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