

# MUSE

MUSE CONDO SAPHANMAI



*Muse up your life.*

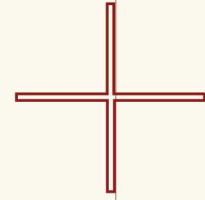
SPECIAL ISSUE



# NEW CONDO BTS SAPHANMAI

YING CHAROEN SQUARE

# CONCEPT



“  
**Create**  
Your Own Story...  
in Every Moment of Life  
”

WOOD  
OF FAME



Inspired by 1980s cinemas, this project brings a nostalgic yet modern concept of **“Modern Cinematic Nostalgia.”** The design plays with light and shadow, featuring soft curves in its structure, windows, and furnishings, complemented by bold red accents in the common areas to evoke the charm of vintage theaters.

Blending timeless elegance with modern functionality, this development is a perfect balance of nostalgia and contemporary living, offering a true **“Place of Memories.”**

## PROJECT ATTRactions

### *Smart Location*

Next to **BTS Saphan Mai**, opposite Ying Charoen Square, with connections to five BTS lines, expressways, and Don Mueang Airport nearby.

### *Smart Design*

Inspired by **CINEMATIC** artistry, the building's curved lines create a dynamic and visually striking architectural masterpiece.

### *Smart Function*

**Fully furnished** with well-defined spaces, maximizing happiness and designed for a complete lifestyle.

*your life.*



### *Smart Lifestyle*

Experience it all—eat, drink, explore 24/7, or work in a space that truly embodies **LIVE, WORK, PLAY.**

### *Smart Facility*

Fully equipped 5-floor common areas designed to meet the lifestyle needs of the **NEXT GEN** in every way.

### *Smart Investment*

**Value in every inch**—ideal for living or renting, offering both joy and profitability.



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Computer Generated Image

## PROJECT INFO

<b>Project Name</b>	: Muse Condo Saphan Mai
<b>Location</b>	: Phahonyothin Rd, Khwaeng Anusawari, Bang Khen, Bangkok
<b>Land Size</b>	: The project area is approximately 1 rai, 3 ngan, and 55 square wah
<b>Project Owner</b>	: Thanabon Property, a subsidiary of JW Group
<b>Project Type</b>	: This project consists of two low-rise residential buildings, each 8 stories high, with a total of 287 units
<b>Parking Availability</b>	: Approximately 39%

Unit Type		
<b>Studio</b>	22.30 - 23.00 Sq.m.	Total 14 Units
<b>Studio Extra</b>	23.65 - 24.60 Sq.m.	Total 31 Units
<b>1 Bedroom Star</b>	22.30 - 23.20 Sq.m.	Total 113 Units
<b>1 Bedroom Stage</b>	23.25 - 24.65 Sq.m.	Total 47 Units
<b>1 Bedroom Extra I</b>	25.25 Sq.m.	Total 7 Units
<b>1 Bedroom Extra II</b>	25.90 - 26.25 Sq.m.	Total 14 Units
<b>1 Bedroom Exclusive I</b>	26.40 - 27.25 Sq.m.	Total 35 Units
<b>1 Bedroom Exclusive II</b>	26.45 - 27.25 Sq.m.	Total 19 Units
<b>1 Bedroom Plus</b>	34.75 Sq.m.	Total 7 Units



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MUSE UP YOUR LIFE

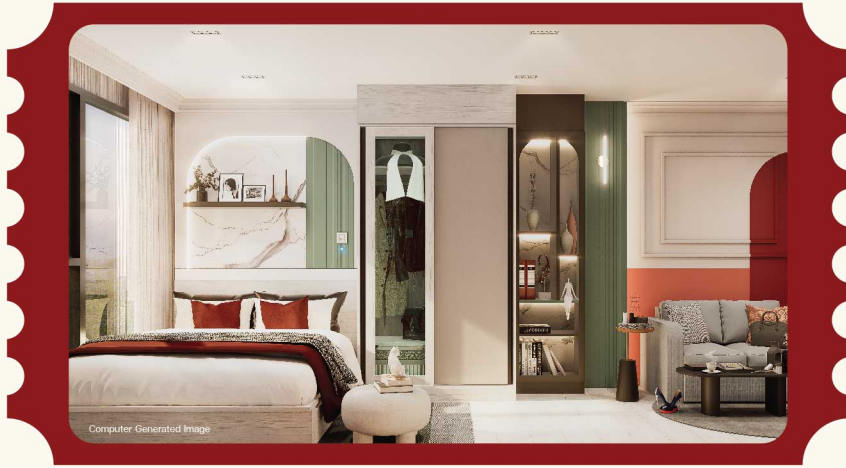
# SHOW UNIT

ONE BEDROOM

*"FASHIONISTA"*

22.90 sq.m.

Own your style with the ultimate fashion icon

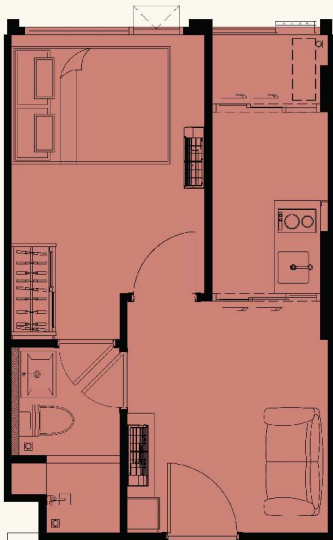


*"FILM PRODUCER"*

ONE BEDROOM EXCLUSIVE

Live your true self, embrace a unique lifestyle

26.70 sq.m.

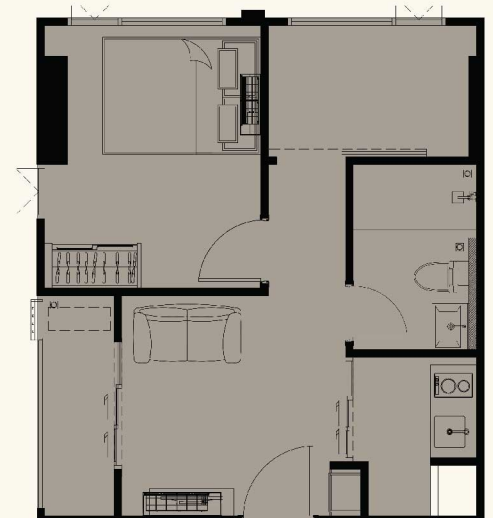
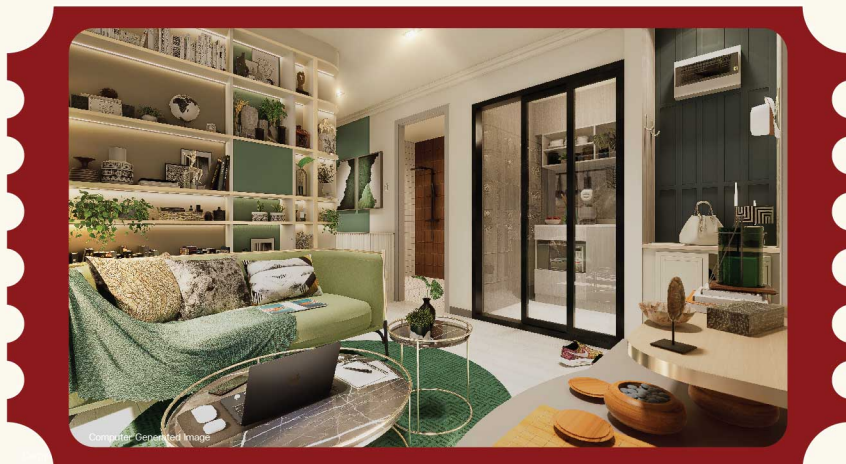


ONE BEDROOM PLUS

*"BEST COUPLE"*

34.75 sq.m.

Versatile space for living



# ACTION

Fulfill your lifestyle needs with **5** floors of shared spaces offering over **30** amenities.

## 1st Floor

1. Muse Lobby
2. Multi Purpose Room
3. Courtyard
4. Hillside Walking
5. Feature Wall
6. Mingle Lobby
7. Grab & Go
8. Secret Garden
9. Laundry Café

## 2nd Floor

10. Pool Lounge
11. Mermaid Pool
12. Pool Deck
13. High Energy Club
14. The Aqua
15. Business Lounge
16. Co Working Space
17. Working Pod

## 3rd Floor

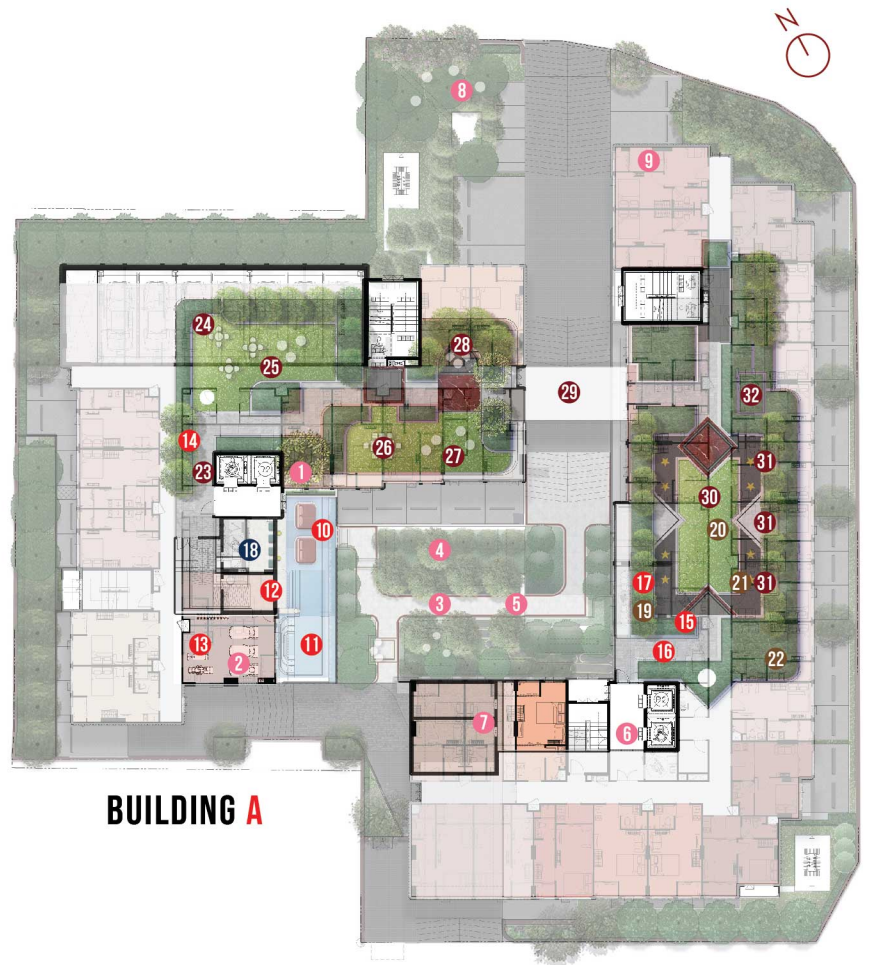
18. The Studio

## 8th Floor

19. Hollywood Room
20. Oscar Theater
21. Co Kitchen Space
22. Party Area

## Rooftop

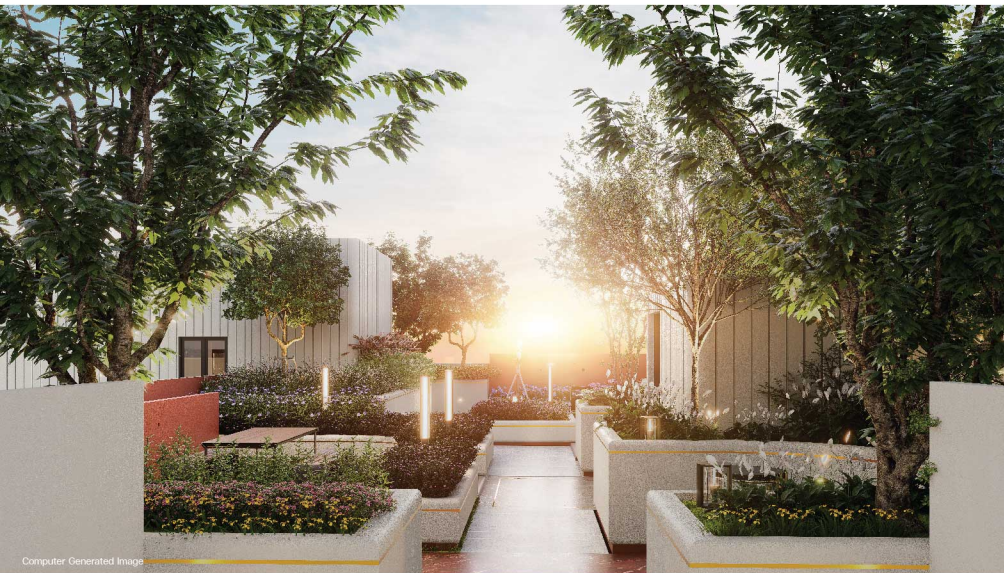
- Sky Garden
23. Milky Way Jogging
24. Sky View Deck
25. Sky Bar
26. Long Dining Table
27. Chill Lawn
28. Relaxing Corner
29. Bridge Avenue of Stars
30. Walk of Fame
31. Sky Lounge Seating
32. Instagrammable Snap



BUILDING A

BUILDING B

*Enjoy every moment in your own vibe!*



## DESIGN CONCEPT

A blend of old cinema nostalgia and Art Deco aesthetics, seamlessly connecting interior and exterior spaces. The design features a **Cinematic Garden Court**, an **overflow swimming pool**, and a **rooftop garden** divided into **Glamping** and **Hollywood Garden** zones, creating an atmosphere of sophistication and a connection to the iconic Hollywood identity.

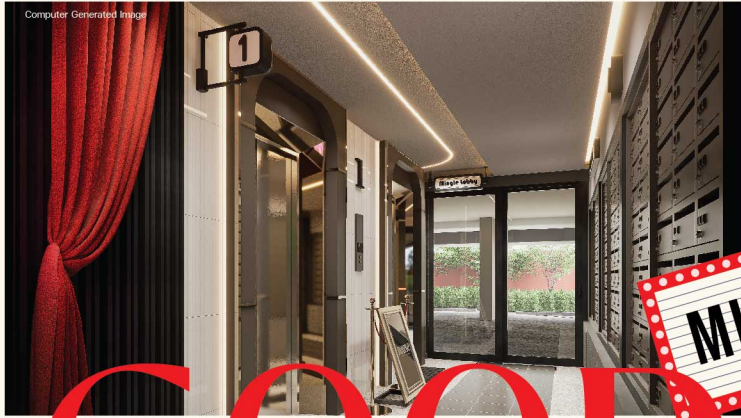
Additionally, the project includes a **Hall of Fame** and an **Event Lawn** for various activities and events.

## HOLLYWOOD

*IS WHERE DREAMS COME TRUE!*



# FACILITIES



MUSE UP

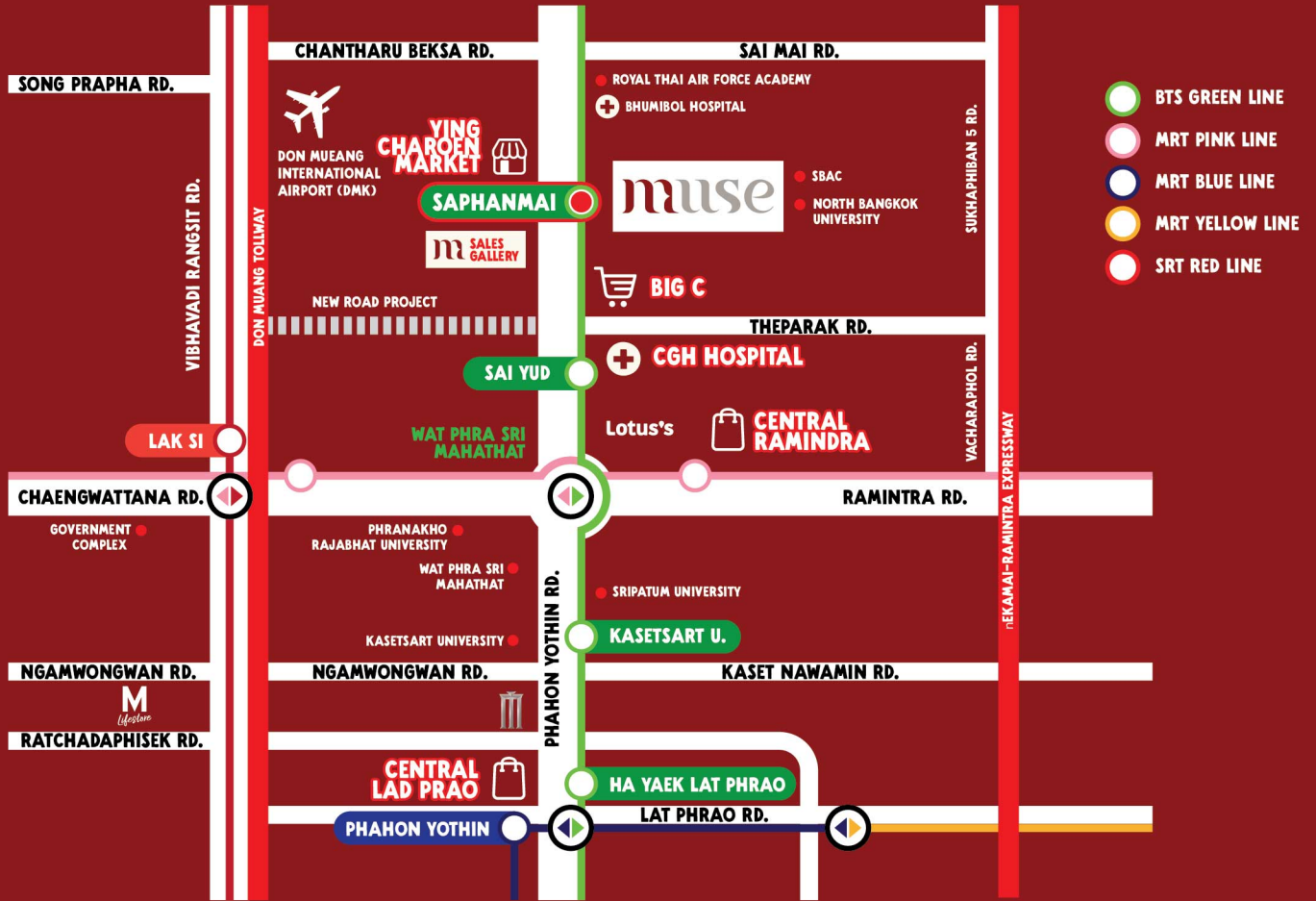
# GOOD VIBES

# PEOPLE



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# CONNECT YOUR MUSE



## Seamless connectivity for every journey

With a prime location uniquely positioned between an established community and a newly developed area, this property offers seamless connectivity to 5 BTS lines. It's also close to 24-hour amenities and Don Mueang International Airport.

 <b>BTS Saphan Mai</b>	<b>170 m</b>	 <b>North Bangkok University</b>	<b>1.2 km</b>
 <b>Ying Charoen Square</b>	<b>500 m</b>	 <b>SBAC</b>	<b>1.2 km</b>
 <b>Big C Saphan Mai</b>	<b>500 m</b>	 <b>Krik University</b>	<b>3.0 km</b>
 <b>Central General Hospital</b>	<b>900 m</b>	 <b>Central Ramindra</b>	<b>3.0 km</b>
 <b>Bhumiphol Hospital</b>	<b>2.0 km</b>	 <b>Donmuang International Airport</b>	<b>5.0 km</b>

MUSE CONDO The condominium project: MUSE CONDO SAPHANMAI | Developer: Thanabon Property, a subsidiary of JW Group | Registration no. 0105564031368 | Address Muse Condo, Phahonyothin Rd, Khwaeng Anusawari, Bang Khen, Bangkok 10220 | Registered capital 1,000,000 Baht. | President: Mr. Wisit Korworrakul | Project Location: Phahonyothin Rd, Khwaeng Anusawari, Bang Khen, Bangkok 10220 on title deed no. 223997, 224340, 224341 | Parcel No. 6306, 6307, 6308 | The project is 1-3-55 Rai | The construction is a low rise condominium which consists two low-rise residential buildings, each 8 stories high, with a total of 287 units. | This land is mortgaged with OCEAN LIFE INSURANCE Public Company Limited. Expected construction starts Q1 year 2025 | Expected construction completed Q3 year 2026. Thanabon Property Co., Ltd. reserves the right to change without prior notice. Contents and images are for advertising purpose only.

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