

Le Neo : Bypass - Srichan

Location :	: Easily accessible to the heart of the City in only 10 minutes via Srichan soi 39 or to Mittraphap (Highway No.2) in only 8 minutes, the site is located along Khonkaen Bypass road, in Pralarb Sub-district Muang District Khonkaen 40000, which is a part of East West Economic Corridor. Over the past few years, this area has seen tremendous growth and continuing developments; thus increasing value.
Project Land Size	: 72,932.4 square meters
Total Houses	: 199 houses
House Size	: Land plot size starting from 200 sq.m. upwards/ Houses with useable area of 168-249 sq.m.
House Type	: All houses are of modern tropical style with 2 car parks. Type A: <i>“Smart choice for a beginning family”</i> 3 Bedrooms/ 3 Bathrooms with usable area of 168 sq.m. Type B: <i>“Functional home for modern families attentive to design”</i> 3 Bedrooms/ 3 Bathrooms/ extra family room with usable area of 200 sq.m. Type B+: <i>“Stylish home for families with a need for larger space”</i> 4 Bedrooms/ 3 Bathrooms/ extra family room with usable area of 214 sq.m. Type C: <i>“Perfect home for big families in search of perfection”</i> 4 Bedrooms/ 3 Bathrooms/ extra family room/ maid quarter with usable area of 249 sq.m.
Price	: Starting from 4.16 million Baht
Facilities	: Large Clubhouse/ Fitness/ Game room/ Wading pool/ Public park/ Children playground/ Jogging track
Developer	: Normboon Company Limited
Bank	: Thai Farmer Bank Public Company Limited.
Telephone	: 083-436-6643
Website	: www.normboon.com

Nearby Amenities :

<i>Education</i>	: Debsirin Khonkaen, Kaen Nakorn Vitthayalai, Rajamangala Isaan University of Technology
<i>Shopping Centers</i>	: Tesco Lotus, Makro, Index Livingmall, Home Pro
<i>Hospitals</i>	: Khonkaen-Ram Hospital, Khoankean Hospital
<i>Transportation</i>	: Main Khonkaen Bus Terminal

Development Concepts: *Cool House Smart Design*

Cool House

- Orientation - Located in the tropical climate, the houses are designed to face mainly in the north-south direction to minimize direct or strong afternoon sunlight from entering into the living areas.
- Ventilation - The houses utilize the coolness brought about by the blowing wind via the through ventilation planning layout. Thus, the ground floor plan would feature continued and open layout while all the bedrooms on the second floor would have at least 2 side windows with rotatable outdoor panel to redirect the wind into the master bedroom.
- Shading - To further prevent the heat from direct sunlight, the houses are equipped with aesthetically designed shading panels at most openings. This includes sliding shading panels in the front of the house on the second floor which also serve as a blind to preserve your privacy. In addition, the trees around the house will also provide shading with natural touch.
- Materials - Select materials, such as green-tinted glass, insulation under the roof, foamed concrete block etc., with high standard and quality are used throughout. Careful considerations are given on the heat and fire prevention and ease of maintenance.

Smart Design

- CAD - Each land plot is considered individually using Computer Aided Design program to draw up three dimensional imagery to simulate the sunlight and sunshade appropriate to each house as well as the different design to give you identity and higher comfort.
- Function - With our experience in developing many housing projects, we understand the need for space that correspond to the living behavior. As such, we pay attention to details and planning, for example walk-in closet and outdoor garden in the master bedroom, dedicated corner for changing and storing shoes, garage storage, safety storage for cooking gas, shading panels that allow wind to go through while providing sunshade etc.

- *Aesthetic* - The houses are of modern tropical style with unique identity. The owner of each house can choose the pattern of the woven sunshade panels which give a different look and individuality to your house.
- *Nature* - The wider and taller windows allow you to enjoy more of the nature around your house. The door to the side garden at the dinner area is designed to be opened wider up to 2/3 of the wall opening allowing continuing flow of outdoor and indoor space. The bathroom in the master bedroom has outdoor garden to provide special atmosphere, extra natural light and good ventilation.

Smart Location: Convenient transportation

- Close to shopping centers, schools, hospitals, main bus terminal and many other amenities.
- Easy access to the city center via the Bypass Road or Srichan Soi 39.
- Located along the thriving East West Economic Corridor that will benefit from the opening of AEC in 2015.

Smart Security: Give you a peace of mind

- CCTV throughout the project especially at the entrance gates
- 24 hours security guards
- Project fence with approximately 3.5 meters height
- Controlled Pass Card for the residents only
- Highly secured/ castle styled main entrance gate