

Location : The project is located in Soi Mitmaitree 27, about 2 kilometers from Erawan BTS Station and Nai-Rua BTS Station which are scheduled to open in 2019. By road, via a web of Sois, ones can conveniently access the project from various main roads nearby such as Sukhumvit, Srinakarin and Taparak roads. The location also benefits from proximity to the entrance of outer ring-road tollway. There are many mini bus services and motorcycle taxi at the project gate. At Le Neo, you have a freedom of choice to travel.

Total Houses : 76 houses

House Size : Land plot size starting from 164 sq.m. upwards/ Houses with useable area of 166- 214 sq.m.

House Type : All houses are of modern tropical style with 2 carpark.

Type Aa : ***“Smart choice for a happy family”***

3 Bedrooms/ 3 Bathrooms with usable area of 166 sq.m.

Type A : ***“Functional home for modern families attentive to design”***

3 Bedrooms/ 3 Bathrooms/ extra function with usable area of 168 sq.m.

Type B : ***“Stylish home for families with a need for larger space”***

3 Bedrooms/ 3 Bathrooms/ extra family room with usable area of 200 sq.m.

Type B+ : ***“Perfect home for big families in search of perfection”***

4 Bedrooms/ 3 Bathrooms/ extra family room with usable area of 214 sq.m.

Nearby Amenities :

Education : Assumption Samutprakarn, St. Joseph Tippawan, St. Joseph Bangna, St. Andrews, Bangkok Pattana, Navy Cadet School.

Shopping Centers : Tesco Lotus Plus, Robinson, Makro, Big C, Central Bangna, Foodland, Mega Bangna.

Hospitals : Paolo Hospital, Sikarin, Piyamin, Samutprakarn Hospital

Price : Starting from 5.7 million Baht

Facilities : Clubhouse/ Fitness/ Game room/ Green Park/ Children playground
Membership to Le Square Clubhouse

Developer : Normboon Company Limited

Telephone : 02-383-1887

Website : www.normboon.com

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 and freedom of choice to travel

- Close to shopping centers, schools, hospitals, public transportation and many other amenities.
- Easy access to the city center and anywhere via BTS sky train and outer ring road.
- Scheduled to open in 2019, the BTS sky train will increase the value of the property nearby the route.

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 3.0 meters height
- Controlled Pass Card for the residents only
- Highly secured/ castle styled main entrance gate