

LE NEXTRA – The Innovative Grand Townhome

Location	<p>The project is located about 500 meters off Srinakarin main road and 900 meters from the Southern Ringroad (Kanjanapisek Expressway) on Subboonchai-Bangping Sub-road, Bangmuang Subdistrict, Muang District, Samutprakarn. Via the very nearby expressway, travelling time to Suvannabhum International Airport is about 30 minutes and to Sathorn road is also about 30 minutes with only 25 Baht expressway toll. BTS sky train’s bearing station is just about 20 minutes away.</p>
Amenities	<p>International Schools:</p> <ul style="list-style-type: none">- Bangkok Pattana International School/ Berkeley International School/ Singapore International School/ American School of Bangkok/ Thai Chinese International School/ Nuntawan International School <p>Renowned Local Schools:</p> <ul style="list-style-type: none">- St. Joseph Bangna/ St.joseph Thiphawan/ Assumption College Samutprakarn/ Praphamontree/ La Salle <p>Department Stores</p> <ul style="list-style-type: none">- Seacon Square/ Paradise Park/ Lotus Plus Srinakarin/ Central Bangna/ Big C Srinakarin/ Big C Samutprakarn/ Foodland Srinakarin/ Makro Srinakarin <p>Hospitals</p> <ul style="list-style-type: none">- Paolo Memorial Samutprakarn/ Sikarin/ Piyamin/ Thai Nakarin <p>Suvarnabhumi International</p>
Project Land Size	16 - 1 - 35 Rai (Approximately 6.46 acres)
Total Units	117 Units
Each Land Plot Size	135 sq.m. on average (ranging 120 sq.m. - 212 sq.m.)
Plot Frontage	Most units have 7.5 meters frontage with a few corner plots with more than 8 meters frontage.
House Type	<p>3-storey Townhome in modern architectural style with 3 bedrooms (expandable to 5 bedrooms) and 4 bathrooms. There are 2 main house types; “L” (approximately 230 sq.m. built up area) and “XL” (approximately 240 sq.m. built up area). “XL” house type besides being larger offers more natural light and panoramic view and is available only in some corner plots.</p> <p>The basic units feature:</p>

On the ground floor

- 2 car parks with separate entrance door from the garage door
- House fence with built-in trash bin and custom designed mail box
- Small front yard + front terrace (or kitchen*)
- Large living and dining room on the ground floor with sizable enclosed kitchen
- Extra space for working corner which can be configured to be a bedroom* for elderly
- Bathroom strategically positioned to accommodate private use of the bedroom
- Proper sized back yard garden with minimum 3 meters width
- Storage with direct access from the garage

* Depending on chosen plan configuration of "Terrace" or "Trendy"

On the second floor

- Sizable master bedroom with private bathroom specially designed to receive natural light from the connecting outdoor terrace
- Large family room (which can be partitioned to be another bedroom)
- Large outdoor terrace suitable for setting a roof garden
- Common Bathroom

On the third floor

- Two bedrooms; one with outdoor terrace
- Connecting private bathroom
- Multi-purpose area suitable for laundry, study area, hobby or chill-out
- Large outdoor terrace with direct sunlight for washing and drying clothes and area for satellite dish installation as well as roof garden.

Plan Configuration

Terrace (paste plan)



Ground Floor



2nd Floor



3rd Floor

Trendy (paste plan)



Ground Floor

Ground Floor



2nd Floor

2nd Floor



3rd Floor

3rd Floor

Price	Starts 4.7 MB
Facility	Le Square Club house* with swimming pool, fitness, small gymnasium, sauna, pool-side indoor terrace (*Developer owned private property, charges applied after promotion period)
Public Area	Public garden and playground
Developer	Normboon Company Limited, a Thai incorporated company with 60 million Baht capitalization
Website	http://www.normboon.com/le-nextra/
Project Banker	Thai Farmers Bank

Show units and sales office open every day from 9 am – 6 pm.

For more information, please contact our sales staff at

Telephone (662)-395-1279

Facsimile (662)-395-1276

E mail sales@normboon.com

* For English speaking sales person, please kindly make advance appointment to ensure you receive the best service possible.