



MULBERRY
GROVE

SUKHUMVIT

‘INTERGENERATION’
BONDING CREATES
TRUE HAPPINESS FOR ALL



IconSiam
(Joint Venture Project)

The Residences
Mandarin Oriental
Bangkok
(Joint Venture Project)

Magnolias
Waterfront
Residences
(Joint Venture Project)

Magnolias
Ratchadamri
Boulevard
(Joint Venture Project)

Waldorf
Astoria
Bangkok

The Strand
Thonglor
(Joint Venture Project)

Whizdom

ICONSIAM



MAGNOLIAS

W
WALDORF ASTORIA
BANGKOK

THE STRAND

whiz
DOM

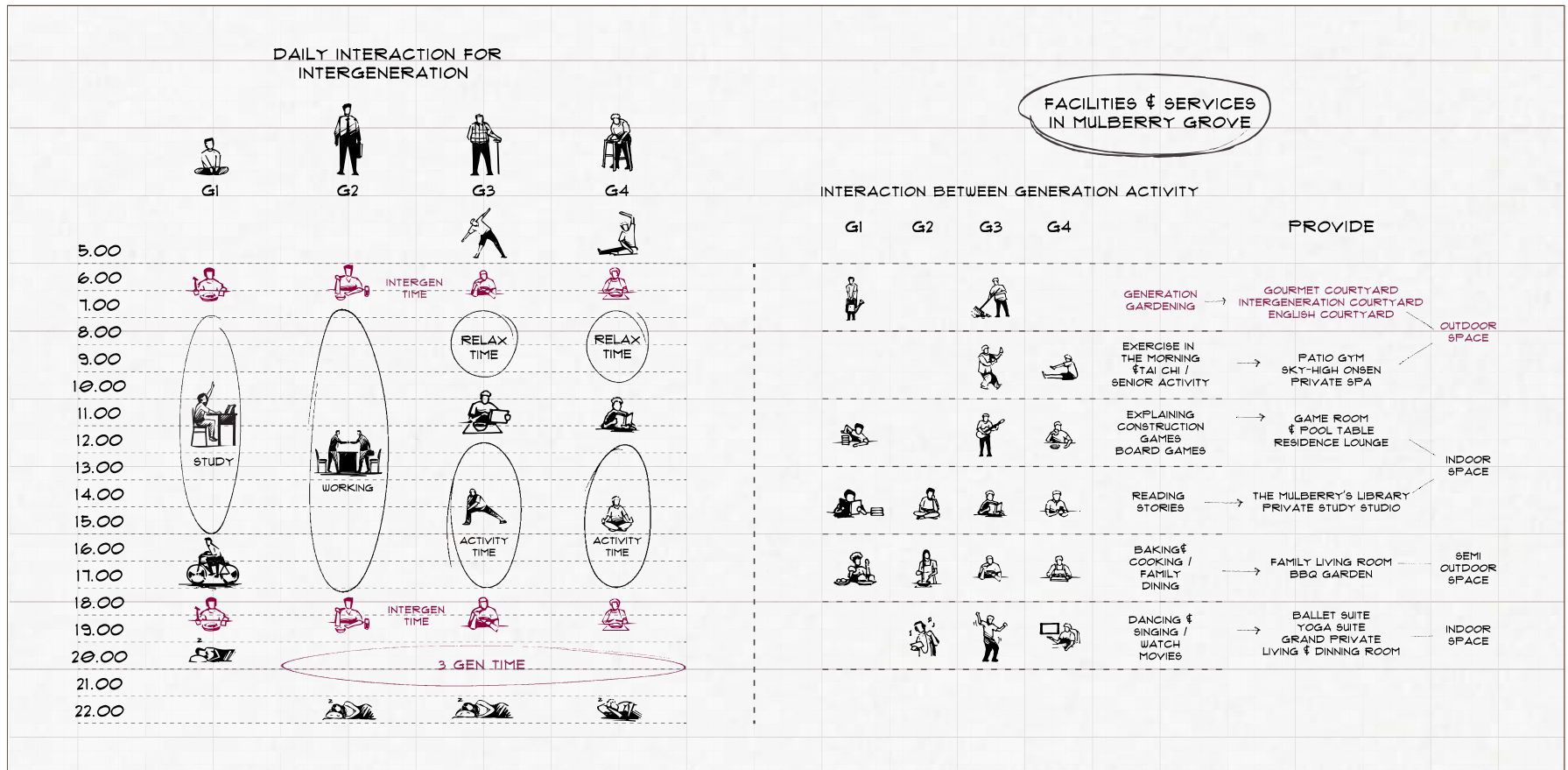


INTERGENERATION SPACE, INSPIRING HAPPINESS.

Research shows that families thrive when homes provide not only individual space but '*intergeneration space*', where everyone spends quality time together each day. Because, after all, happiness is real when shared.



“WHEN THE OLD AND THE YOUNG LIVE TOGETHER, THEY SHARE LIVES, EXPERIENCES, AND KNOWLEDGE.”



DESIGNED FOR THE FINEST
INTERGENERATION LIVING.

Intergeneration spaces add joy to the life of every family. In this inviting space each generation can share ideas, find inspiration, swap stories over dinner, and make precious memories together in a place called home.



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SURROUNDING



RETAILS

Located on Sukhumvit Road, Mulberry Grove Sukhumvit is at the center of Bangkok's super prime area and within a lifestyle and cultural hub that answers to every generation's needs. The surrounding neighborhood offers a business district, a shopping center, an entertainment quarter, and a high-standard hospital as well as convenient public transport. Each generation has everything within reach, without compromise.

1. Gateway Ekkamai
2. Major Cineplex Sukhumvit
3. Park Lane Ekkamai
4. Big C Supermarket Ekkamai
5. Donki Mall Thonglor
6. Market Place Thonglor
7. J AVENUE Thonglor
8. The Commons
9. K Village
10. The EmQuartier
11. The Emporium

SCHOOLS

1. St Andrews International School
2. Kids' Academy International School
3. Kindergarten
4. Ekkamai International School
5. Bangkok International Preparatory & Secondary School
6. Wells International Primary
7. Trinity International School
8. OISCA International
9. St Andrews International School
10. The American School of Bangkok

HOSPITALS/PARKS

1. Sukumvit Hospital
2. Kluaynamthai Hospital
3. Camillian Hospital
4. Samitivej Hospital
5. Benchasiri Park
6. Benchakitti Park

Mulberry Grove Sukhumvit Project: The Project is located on Sukhumvit road, Wattana, Bangkok. It is constructed on the land title no 783, 4430, 4431, 4432, 4433, 4434, 4468, 4092, 4093, 4532, 4531, 4530, land number 8790, 3900, 3901, 3902, 3899, 3903, 3898, 3916, 3917, 3915, 3914, 3913, Prakanong Nua, Wattana, Bangkok, total of 12 title deeds covering approximately the area of 2-2-12 Rai. The Project is constructed as a residential condominium having approximately 37 storeies, total of 287 residential units. The construction is expected to start from July 2020 until October 2023. The project will be registered as the condominium after the construction is completed. The unit owners must pay common property expenses at the rate as stipulated by the Project Owner or in accordance with the Regulation of The Condominium Juristic Person. The project is currently in the progress of acquiring the environmental impact assessment (EIA). And once it is approved, the construction license will then be applied for. The Project owner: Mulberry Grove Sukhumvit Corporation Limited Registered Capital: 20,000,000 Baht., already paid up capital. Office is located at 695 Sukhumvit 50, Phrakranong, Klongtoey, Bangkok. The Chief Executive Officer: Mr. Visit Malaisirirat.



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SURROUNDING

EDUCATION & WELLNESS

Sukumvit Hospital	:	150 m
Kluaynamthai Hospital	:	1.2 km
Samitivej Sukhumvit Hospital	:	2.6 km
St Andrews International School	:	30 m
Kids' Academy International School	:	800 m
Bangkok International Preparatory & Secondary School	:	1.4 km
Wells International School	:	1.7 km
OISCA International	:	2.4 km

LIFESTYLE & PARKS

BTS Ekkamai	:	250 m
Gateway Ekkamai	:	250 m
Major Ekkamai	:	600 m
Thonglor Road	:	1.1 km
EM District	:	2.4 km
J AVENUE Thonglor	:	2.4 km
The Commons	:	2.5 km
Benchasiri Park	:	2.6 km
Benchakitti Park	:	4.3 km

PROJECT INFORMATION

NAME OF PROJECT

Mulberry Grove Sukhumvit

DEVELOPER

Mulberry Grove Sukhumvit Corporation Limited by MQDC

LOCATION

Sukhumvit Road, Wattana District, Bangkok

ARCHITECT

HB Design Co., Ltd.

INTERIOR

Leo International Design Group Co., Ltd.

LANDSCAPE

Landscape Collaboration Co.,Ltd

LAND AREA

2-2-1.2 Rais (4,004.8 Sq.m.)

NO. OF BUILDING

1 Building

NO. OF STORIES

37 Stories (2 Basements)

NO. OF UNIT

Residential 287 Units

NO. OF PARKING SLOT

100% (Auto Parking + Conventional Parking)

PROJECT HIGHLIGHTS

- Tailored to Every Generation and with Universal Design
- Full Facilities for Intergeneration Living
- Front Desk Concierge and Wellness Manager
- Caregiver Service
- Daily Complimentary Afternoon Tea
- Over 100% Parking (Automated and Conventional)
- Security Robots with AI Technology
- On Sukhumvit main road, 250m to BTS Ekkamai
- Close to Schools, Malls, Restaurants, and Hospitals
- 30-Year Warranty*

RESIDENCE UNIT HIGHLIGHTS

- 'Wide frontage' Design with Unobstructed Views
- 'Nook' Multipurpose Balcony in Every Unit
- Combinable/Connectable Rooms for Flexible Family Living
- ERV Air System with IAQ CO₂ Tracker
- Home Automation Controlled by Mobile Application
- 3-Meter-High Ceilings

MULBERRY FACILITIES

1st FL & BF - Mulberry's Greeting Gallery, Care Giver's Office, Gourmet Courtyard, English Courtyard, Intergeneration Courtyard, EV Charger, Driver's Lounge

2nd FL - Private Study Studio, The Mulberry's Library, Children's Room

32nd & 33rd FL - Infinity Sky Pool, Thermal Pool , Hydrotherapy Pool, Children's Pool, Sky-high Gym Studio, Private Spa, Private Style Atelier, Private Sky-high Onsen, Sauna, Yoga Suite, Ballet Suite, Patio Gym, Golf Simulator & Entertainment Room

37th FL - Grand Private Living & Dining Room, BBQ Garden, Residence Lounge, Family Living Room, Game Room & Pool Table, Children's Play Room

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HIGHLIGHTS



COMPLIMENTARY
AFTERNOON TEA



CONCIERGE
RECEPTIONIST
AND WELLNESS
MANAGER



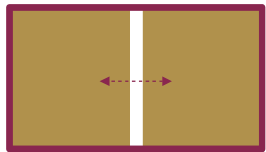
CAREGIVER
SERVICE



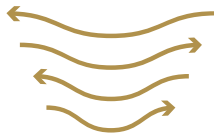
MORE THAN
100% PARKING
(automated and
conventional)



SECURITY ROBOT
WITH AI TECHNOLOGY



COMBINABLE/
CONNECTABLE
ROOMS



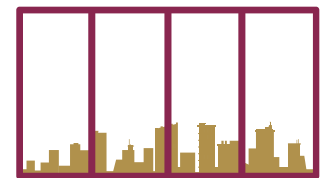
ERV AIR
CIRCULATION SYSTEM
WITH IAQ CO2 TRACKER



30 YEARS
WARRANTY



HOME AUTOMATION
WITH MOBILE
APPLICATION COMMAND



'WIDE FRONTAGE'
DESIGN

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30-YEARS WARRANTY

A warranty of 30 years covers 4 core elements of your home, including the structure, roof, doors, and windows as well as sanitary and electrical system (leaking).



ENERGY RECOVERY VENTILATION (ERV)

Sophisticated technology takes energy from air leaving the building to treat incoming air, efficiently ensuring the quality of indoor air. The system safeguards your well-being by keeping down the level of carbon dioxide while supplying clean, fresh, filtered air.



SECURITY AI

To enhance your safety, comfort and convenience, each household enjoys the support of intelligent security robots through a collaboration between MQDC and a leading tech company.



AUTONOMOUS GARAGE

Behold the garage of tomorrow. Introducing the latest, simplest and effortless parking experience for everyone in your family that literally elevates your driving to the next level.



MULBERRY SPECIAL SERVICES

As a Mulberry resident you can enjoy exclusive extra services such as an emergency caregiver, concierge service, a wellness manager, and complimentary afternoon tea.



INTERGENERATIONAL ACTIVITIES

Join a cooking workshop, exercise class and other countless activities that will be held throughout the years to ensure that everyone at Mulberry Grove can establish a bond between families and every generations of the residents.

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RESIDENCE SERVICES

At Mulberry Grove, we live together as a big family, which is why we also take care of you as one. Our well-trained staff team is ready to go the extra mile to ensure that you and everyone at Mulberry Grove receive the best service and care from us in every day.



• COMPLIMENTARY AFTERNOON TEA

Indulge in a time-honored ritual to unwind and spend quality time with your family. Enjoy complimentary afternoon tea at the Residence Lounge while enjoying a panoramic view of Bangkok.

• CONCIERGE SERVICE

Mulberry Grove offers one-stop concierge service that's always ready to serve you. Our concierge staff is available at Greetings Gallery to respond to your personal request, or you can also access the MQDC app, a digital concierge service where you can book a spa room, make a service appointment, or contact our staff.

Services available through the digital concierge include:
(Service provider's fee may apply.)

- Health and care service
- Nursery service
- Tutor service
- Spa and massage therapist
- Manicure and beauty service
- Home cleaning service
- Laundry and dry cleaning
- House maintenance
- Air-conditioning service
- Transportation service

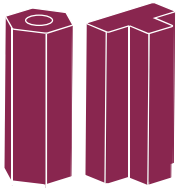
• WELLNESS MANAGER

Our well-trained wellness managers are ready to assist you and ensure your safety when you use gym and pools.

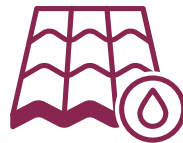
• CAREGIVER SERVICE

Whenever crucial medical assistance is needed, our caregivers are on hand to help.

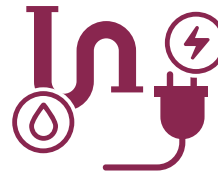
MAINTENANCE FRIENDLY MQDC POLICY



STRUCTURE



ROOF
(WATER LEAKING)



SANITARY AND ELECTRICAL
SYSTEM (LEAKING)



DOORS AND WINDOWS

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WELCOME TO THE SUPER LUXURY
VERTICAL INTERGENERATION
RESIDENCE

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-1st Floor-

WELCOMING SPACE FOR INTERGENERATIONAL HOMECOMING

Come home to a welcome area that embraces every generation. The latest AUTONOMOUS GARAGE TECHNOLOGY elevates your experience whatever your age. At a spacious MULBERRY'S GREETING GALLERY your family and visitors can relax in comfortable surroundings, fully at ease the moment they arrive with THE CONCIERGE SERVICE that is always there to welcome you and respond to your requests personally. A CAREGIVER'S OFFICE with a caregiver is ready to help with any urgent need. The TRI-GARDEN's 3 verdant gardens offer delightful moments to every generation.



MULBERRY'S GREETING GALLERY



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THE COURTYARD

BECAUSE THE FINEST VERTICAL LIVING
SHOULD ALSO BE ENJOYED OUTDOORS.



Nothing builds strong bonds between generations better than spending time outdoors as a family. Whenever the weather is right, seize the chance to spend happy hours together in our TRI-GARDEN. Each of these 3 gardens offers a unique atmosphere and set of activities for intergeneration bonding.

A carefully curated ENGLISH COURTYARD invites moms and toddlers to enjoy a stroll on sunny days.

An INTERGENERATION COURTYARD brings family members together in a host of fun activities.

From intergeneration in principle to intergeneration in practice... Bring your whole family to the GOURMET COURTYARD to plant herbs and vegetables together. Share your harvest with your neighbors. Let's sow the seeds of friendship and watch them flourish.

- 2nd Floor -
THE LEARNING LOUNGE



Learning is a pleasure in a study room tailored to the needs of all generations. Your child will find it easy to focus in PRIVATE STUDY STUDIO designed to help build their knowledge for the future. Toddlers can pick up skills for school at the CHILDREN'S ROOM. And you will find a quiet place to enjoy your thoughts or your chosen tome from THE MULBERRY'S LIBRARY.



THE
MULBERRY'S
LIBRARY

No matter how old you are, in a school of life, learning is endless. Learn something new everyday at our MULBERRY'S LIBRARY, where you can choose any book from our collections and find your favorite corner to sit and drown yourself quietly in a good story among fellow bookworms.



CHILDREN'S ROOM

Prepare your little one for a big world outside in the best atmosphere of our CHILDREN'S ROOM. Where we designed every elements to make the environment that helps encourage every kids to discover new talents and develop their social skills.

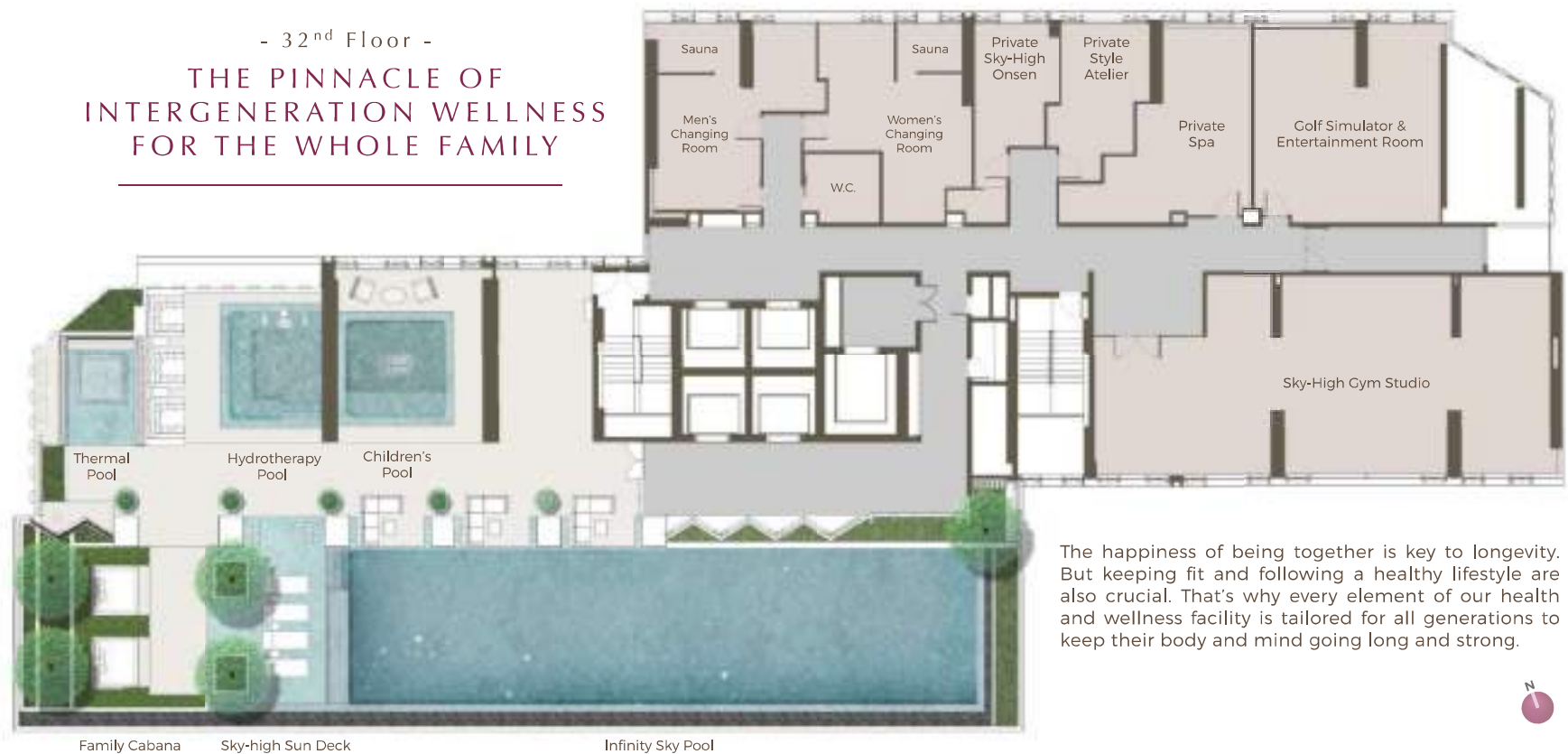


PRIVATE STUDY STUDIO

Concentration is a key to success in everything. While it's good to have your family around, sometimes a quiet space is still needed. For any time when you need an extra concentration for studying or working, our PRIVATE STUDY room is available for you to book and use quietly and exclusively.

- 32nd Floor -

THE PINNACLE OF INTERGENERATION WELLNESS FOR THE WHOLE FAMILY



The happiness of being together is key to longevity. But keeping fit and following a healthy lifestyle are also crucial. That's why every element of our health and wellness facility is tailored for all generations to keep their body and mind going long and strong.

THE INTERGEN-POOL

Sometimes one big pool doesn't serve everyone in family's need. At Mulberry Grove, apart from the INFINITY SKY POOL for those who loves long swimming session, there are also HYDROTHERAPY POOL that massages and helps soothing your muscles after work or gym while watching your favorite movie in the pool, THERMAL POOL for seniors to hang out, and CHILDREN'S POOL that is built for your kid's safety.



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PRIVATE SPA

Reward yourself after a long working day at our exclusive spa for the family. Relax, revitalize, and reinvigorate with any of your preferred treatments.



PRIVATE STYLE ATELIER

A place for expert pampering where mothers, daughters, and family members can enjoy quality time together. The private hairdressing and manicure salon is an exclusive club for every woman who appreciates impeccable service in a privileged setting.



PRIVATE SKY-HIGH ONSEN

Escape the chaotic city. Take time to relax and reconnect with your family in a traditional Japanese style private onsen. Join with your parents and children in unlocking a secret of Japanese longevity.



SKY-HIGH GYM STUDIO

Welcome to a fitness studio that inspires you with a stunning city panorama as well as top world class equipment. The fully equipped gym offers you ways to stay healthy either on your own or with your family. Race your kids on the exercise bikes or challenge your parents on the golf simulator. Whatever activities you pick will offer perfect ways to keep fit together.

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- 33rd Floor -

EXERCISE SUITE

BOOST YOUR WELL-BEING
AND BOND WITH YOUR LOVED ONES



The EXERCISE SUITE's stylish yoga and ballet studios give you and your loved ones a haven of calm to bring harmony to body and mind. An exercise terrace offers a spectacular panoramic view across Bangkok to further spur your well-being regime.



PATIO GYM

Imagine breathing in fresh morning air as you raise your pace in the stretching class while taking a panoramic sky view across Bangkok. Imagine no more. You can now enjoy the perfect outdoor workout routine without leaving the residence.



YOGA SUITE

When in doubt, stretch out. Get your body ready to rise and shine with good posture at the exclusive yoga studio. Experienced Thai and international yoga instructors will help you unlock the better you from within every day.



BALLET SUITE

Give your children the gift of poise. Ballet is a proven route to grace and elegance as well as physical strength and self-confidence. In the positive, nurturing atmosphere of our ballet studio, they will find new best friends while discovering their hidden talents.



Broaden your social circle by joining the big Mulberry Grove family at THE INTERGENERATION SOCIAL SUITE. Each space provides an intergeneration meeting point where you and your family can begin new friendships and build connections across generations. Moreover, the INTERGENERATION GARDEN on the rooftop is where all generations can enjoy the nature while having family picnic.



GRAND PRIVATE LIVING ROOM & GRAND PRIVATE DINING ROOM RESERVED FOR WHEN HAPPINESS NEEDS MORE SPACE

On those special occasions like New Year, your daughter's graduation, your father's birthday, or any family gathering, why not reserve a gracious, spacious venue that can make your event shine even brighter? The private living room and drawing room stand ready to add sparkle to all your big days.

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- 37th Floor -
RESIDENCE LOUNGE

Take your ease in timeless elegance at a lounge designed for the true luxury of leisure. Relish the bird's eye panorama. Take a stroll on the OBSERVATION PATIO. Catch up with friends over tasty treats. Each afternoon this gracious setting also hosts complimentary tea and snack*, when families can gather to share stories, play board games, swap tunes on the piano, and take delight in each other's company.

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RESIDENCES FOR THE FINEST INTERGENERATION LIFESTYLES



MULBERRY GROVE is not just a living space. It is also a home where the whole family can live their best lives, from newborns to grandparents. Because we believe that when different generations live together they share experience and knowledge, building the foundation for joy and happiness through deep family bonds. Your residence is not just a place to enjoy a privileged lifestyle, it's a space that can help every generations achieve their hopes and dreams.

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LIVING ROOM

A CONNECTED LIVING AND DINING AREA
THAT BRINGS EVERYONE TOGETHER

This spacious area, where every generation gathers to dine or unwind, is a simple yet special place. For this is also where everyone comes together to share stories and recount their day's events, gaining wisdom from the old and inspiration from the young.

NOOK

MULTI-PURPOSE SPACE
FOR INTERGENERATIONAL USE

This versatile corner can become everyone's favorite place. Whether as a study den for the children, the venue for mom's tea parties, or a favorite reading spot for granddad, this balcony is a charming space that adds to any lifestyle.

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A SPACIOUS
MASTER BEDROOM

PERFECT FOR TWO,
WITH EXTRA ROOM
FOR HAPPINESS

The master bedroom is designed for two with a plus. Couples can luxuriate in spacious surroundings with enough room to host kids or grandparents who pass by to share happy moments before bedtime.

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ENCLOSED DESIGN KITCHEN

Your intergeneration kitchen is not just the perfect place to prepare your favorite meals. This cooking studio is crafted for everyone to join the fun of exploring new recipes or creating mom's signature dish. What's more, the enclosed design stops cooking odors creeping out to the rest of your residence.



BATHROOM

Indulge yourself in a private oasis with every facet of luxury. Soak away stress in a custom-designed bathtub. A rain shower behind a glass partition offers the ultimate in relaxation. Twin sinks provide for truly personal use. The automatic toilet enhances your comfort.

RESIDENTIAL FLOOR PLAN

Each residence embodies 'Intergeneration Living' in its innovative versatility. The floor plan of every unit is designed so your residence can be connected, combined, or reconfigured. If your children start their own families and need more space, your home can be adjusted. If they move out, their rooms can be partitioned for new uses.



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FLOOR: 19TH - 30TH

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RESIDENTIAL UNIT LAYOUT



RESIDENCE UNIT A01 47.50 SQ.M.



FLOOR: 7TH - 18TH



FLOOR: 19TH - 30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT A02 47.00 SQ.M.



FLOOR: 7TH-18TH



FLOOR: 19TH-30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT A03 47.50 SQ.M.



FLOOR: 7TH - 18TH



FLOOR: 19TH - 30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT A04 56.00 SQ.M.



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RESIDENCE UNIT A05 55.00 SQ.M.



FLOOR: 7TH - 18TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT A06 56.50 SQ.M.



FLOOR: 7TH - 18TH



FLOOR: 19TH - 30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT A07 56.50 SQ.M.



FLOOR: 7TH - 18TH



FLOOR: 19TH - 30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B01 87.00 SQ.M.



FLOOR: 7TH-18TH



FLOOR: 19TH-30TH



Sol Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B02 89.50 SQ.M.



FLOOR: 7TH-18TH



FLOOR: 19TH-30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B03 95.00 SQ.M.



FLOOR: 7TH-18TH



FLOOR: 19TH-30TH



Sol Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B04 96.00 SQ.M.



FLOOR: 7TH-18TH



FLOOR: 19TH-30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B05 112.50 SQ.M.



FLOOR: 19TH - 30TH



Soi Sukhumvit 65

Sukhumvit road



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RESIDENCE UNIT B06 114.00 SQ.M.



FLOOR: 7TH - 18TH



FLOOR: 19TH - 30TH



Sukhumvit road

Soi Sukhumvit 65



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RESIDENCE UNIT B07 122.50 SQ.M.



FLOOR: 33RD



FLOOR: 34TH



Sukhumvit road

Sol Sukhumvit 65



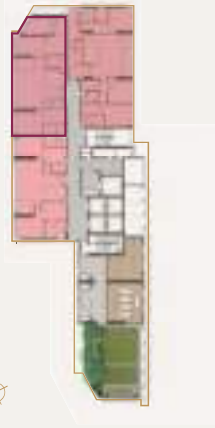
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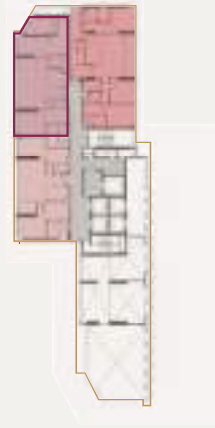
RESIDENCE UNIT B08 135.00 SQ.M.



FLOOR: 33RD



FLOOR: 34TH



Sukhumvit road



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RESIDENCE UNIT C01 162.00 SQ.M.



FLOOR: 33RD



FLOOR: 34TH



Sukhumvit road

Soi Sukhumvit 65



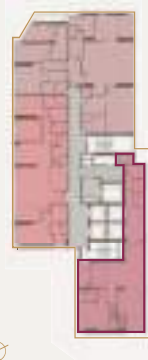
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RESIDENCE UNIT F01 216.50 SQ.M.



FLOOR: 35TH



Sukhumvit road

Soi Sukhumvit 65



UPPER FLOOR



LOWER FLOOR

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RESIDENCE UNIT P01 180.00 SQ.M.



FLOOR: 35TH



Sukhumvit road

Soi Sukhumvit 65



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RESIDENCE UNIT P02 241.50 SQ.M.



FLOOR: 35TH



Sukhumvit road



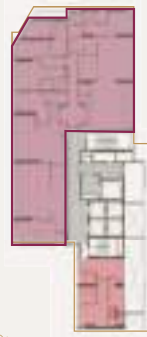
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RESIDENCE UNIT P03 437.50 SQ.M.



FLOOR: 36TH



Sukhumvit road

Soi Sukhumvit 65



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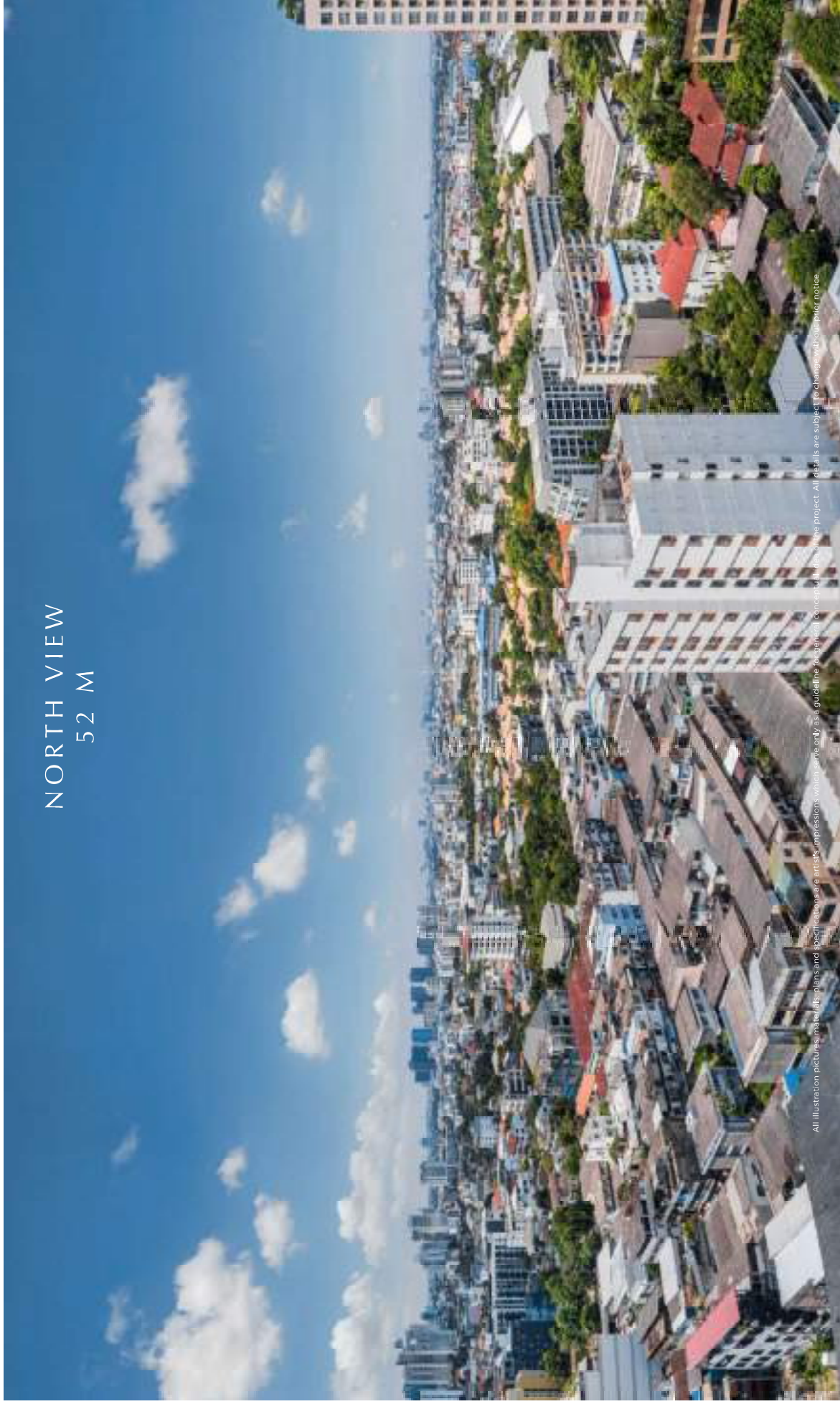
All illustration pictures, materials, plans and specifications are artist's impressions which serve only as a guideline. All details are subject to change without prior notice.

SOUTH VIEW 52 M



All illustration pictures, materials, plans and specifications are artist's impressions which serve only as a guideline for general conceptual idea of the project. All illustrations subject to change without prior notice.

NORTH VIEW 52 M



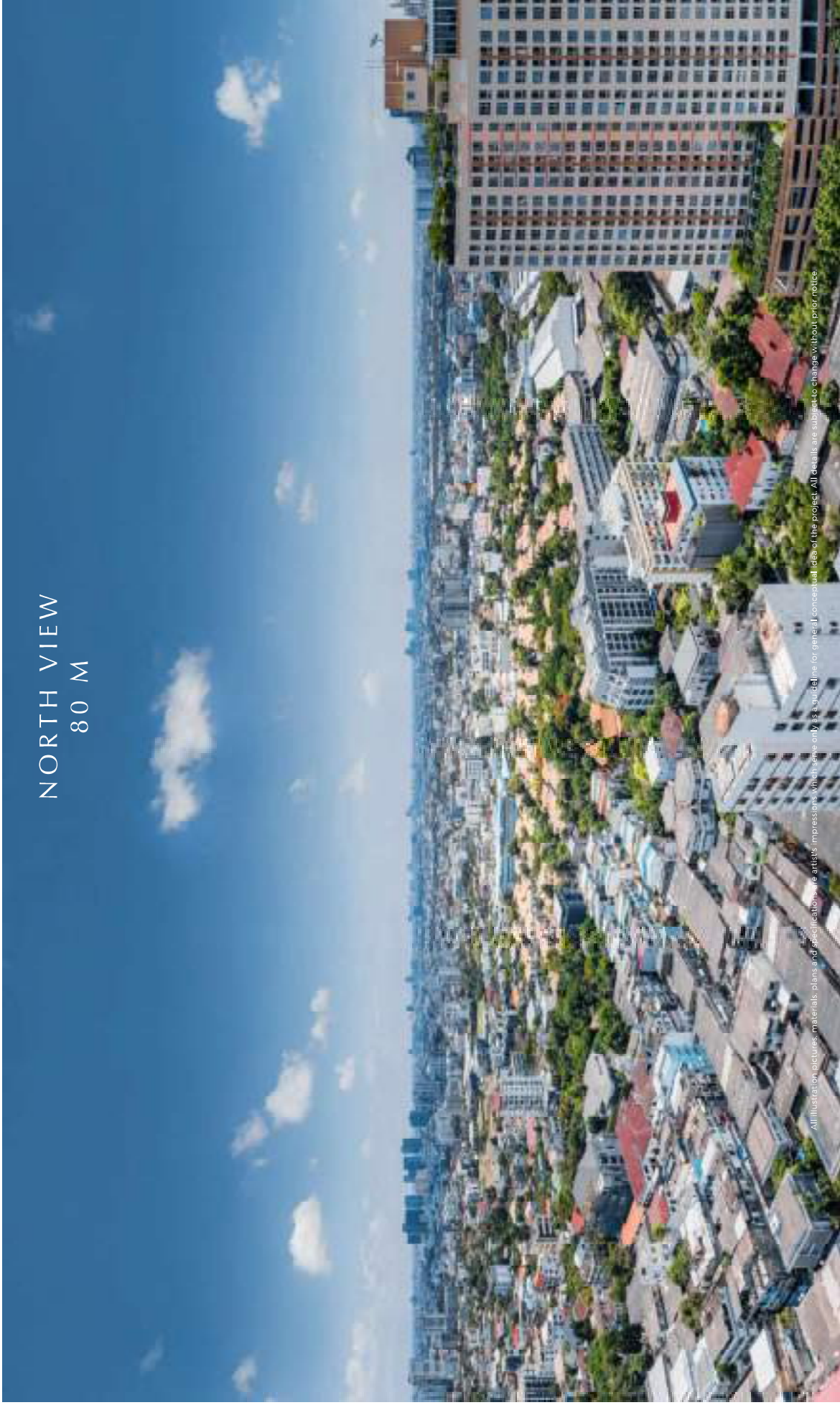
All illustration pictures, maps, plans and specifications are artists' impressions whereas are only as a guideline for conceptual illustration only. All details are subject to change without prior notice.

SOUTH VIEW 80 M



All illustration pictures, materials, plans and specifications are artist's impressions which serve only as a guideline for general conceptual idea of the project. All details are subject to change without prior notice.

NORTH VIEW 80 M



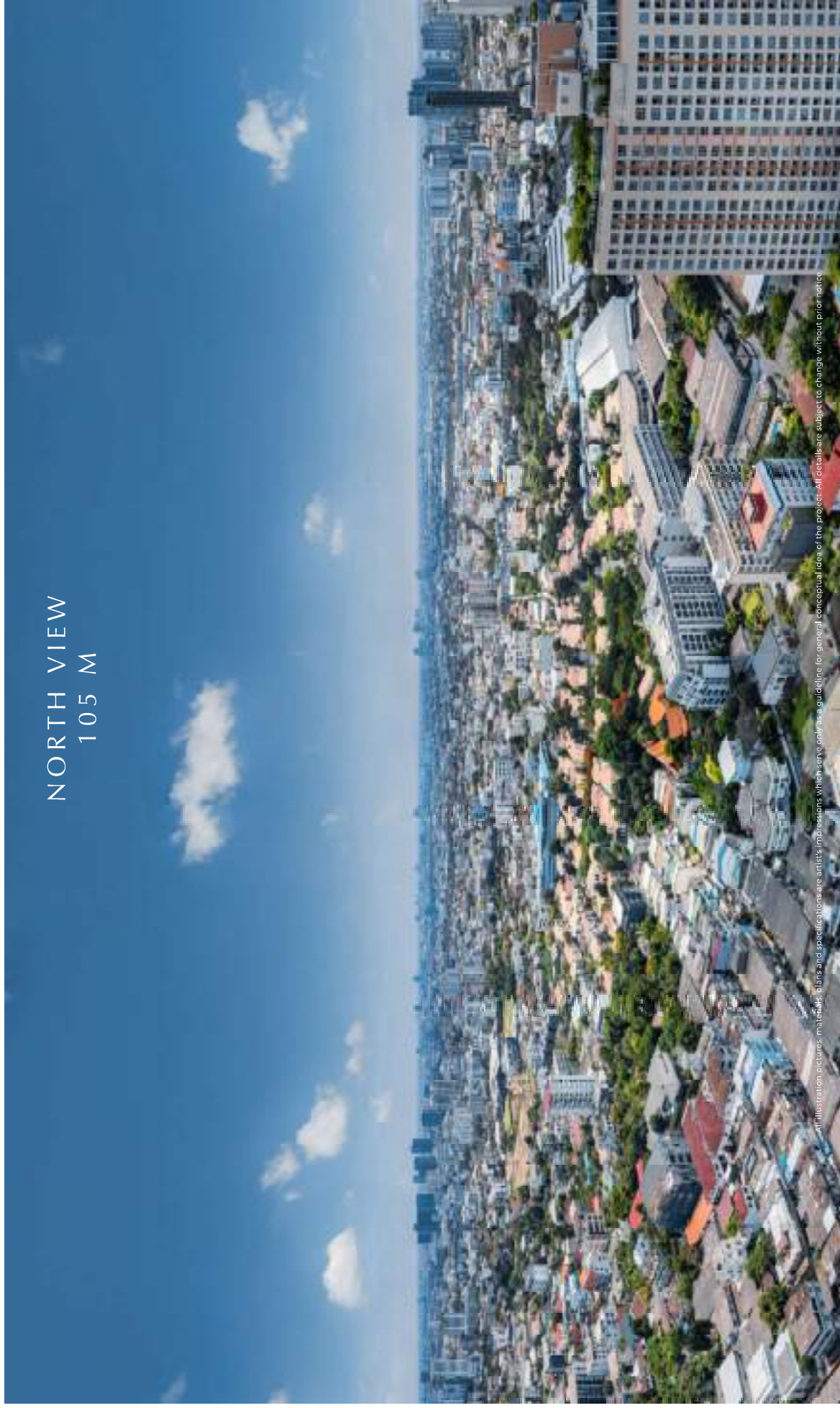
All illustration pictures, materials, plans and specifications are artists' impressions, which are only a guideline for general conceptual idea of the project. All details are subject to change without prior notice.

SOUTH VIEW 105 M



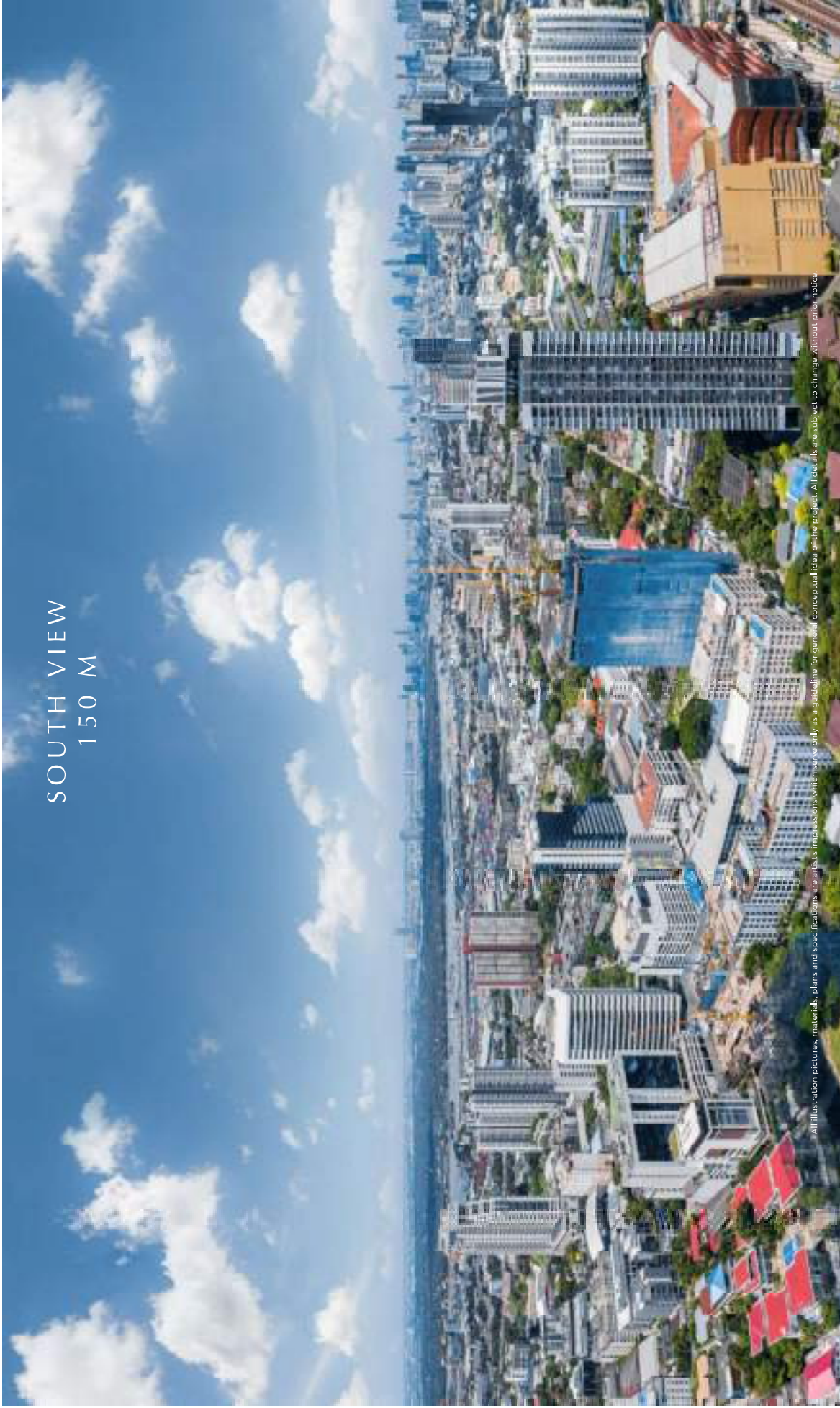
All illustration pictures, materials, plans and specifications are for general conceptual idea of the project. All details are subject to change without prior notice.

NORTH VIEW 105 M



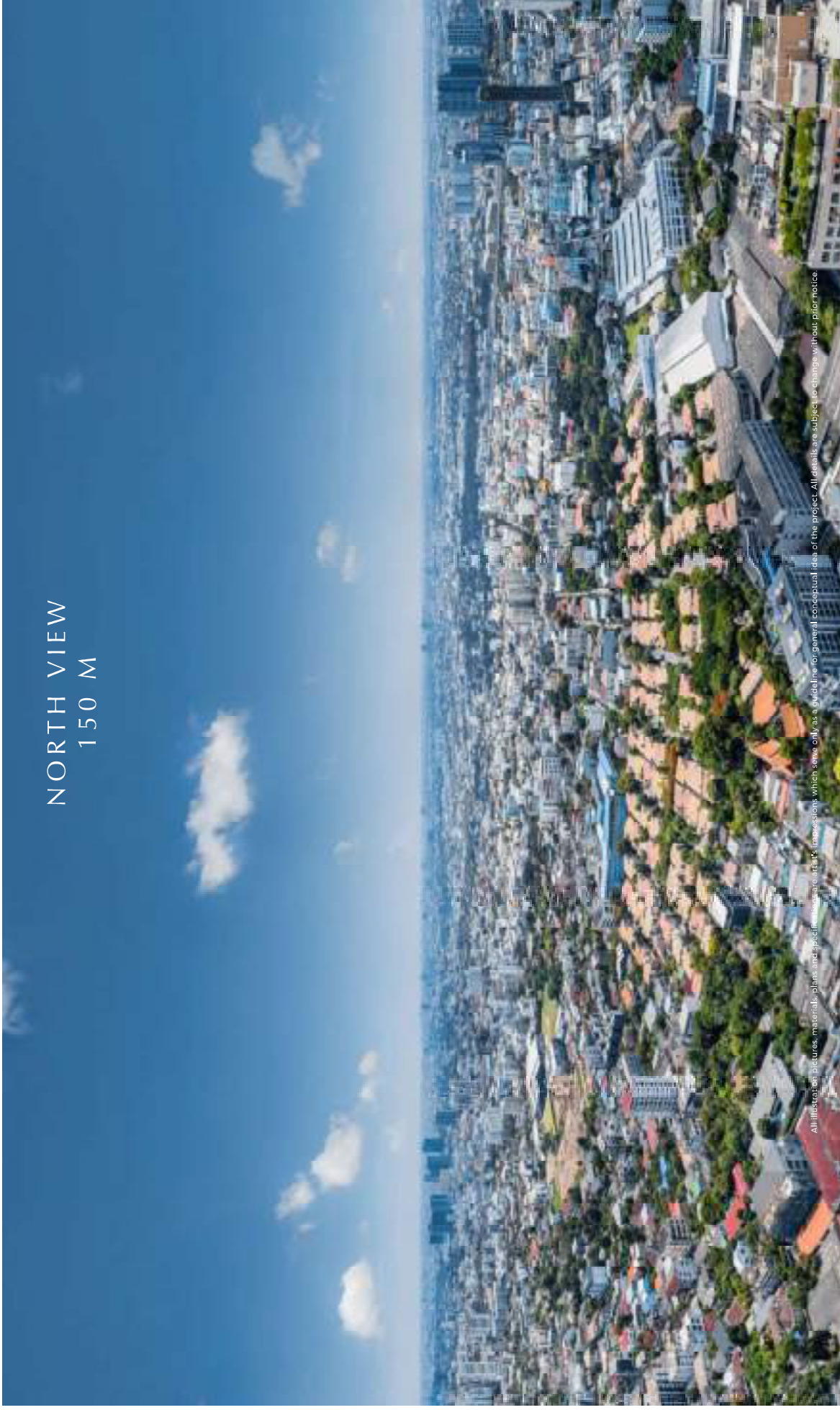
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SOUTH VIEW
150 M



All illustration pictures, materials, plans and specifications are artist's impressions which serve only as a guide line for general conceptual idea of the project. All details are subject to change without prior notice.

NORTH VIEW
150 M



All illustration pictures, materials, plans and specifications are artist's impressions which serve only as a guideline for general conceptual idea of the project. All details are subject to change without prior notice.

