



NICHE
BY SENA

MONO
MEGA SPACE BANGNA

Geofit+
阪急阪神

GOOD SLEEP CONCEPT

优眠概念

GOOD REST COMES A GREAT LIFE

优质休息带来美好生活

We believe that a good rest is the fresh start of everyday life, that is why we place an importance on designing the room functions. The spacious bedroom equips with Dimmer light system that creates a complete relaxed environment, extended curtain frame helps reduce the unwanted light from outside as long as your desire, the buffer distance between bed and window is perfectly designed for the optimal usage. The movable furniture including Ottman chair, sofa and daybed are provided for your truly relaxed moment. Moreover, your life couldn't be more comfortable by having a Master switch controlling the entire lightings at your fingertips, as well as the digital door lock that keeps all the noises away while you are asleep.

我们相信优质的休息是每天生活的新开始，这就是为什么我们十分注重于设计房间功能。宽敞的卧室配备了调灯系统，营造出完全放松的环境，延伸的窗帘框架帮助减少外界不必要的光线，您可以随心所欲地调节，床和窗户之间的缓冲距离经过完美设计，以实现最佳使用效果。移动家具包括奥斯曼椅、沙发和躺椅，为您提供真正放松的时刻。此外，我们配备了一个主开关，可以轻松控制整个照明系统，以及数字门锁，可以在您入睡时阻挡所有噪音，您的舒适体验将更加完美。



項目資訊

PROJECT
INFORMATION

Project Name : Niche MONO Mega Space Bangna
Developer : SENA HHP 4 Co.,Ltd.
Location : Bangna-Trad Road, Km.6
Project Area : 3-3-46.6 (1,546.6 Sq.Wa)
Project Type : 1-High Rise Condominium, 40-storey with Rooftop Facilities
 1-Parking Building 8-storey with Rooftop Facilities
Legal Ownership : Freehold
No. of Units : 795 units with 2 Commercial Units
No. of Car Parking : Approx 70%

项目名称 : Niche MONO Mega Space Bangna
开发商 : SENA HHP 4 Co.,Ltd.
项目位置 : Bangna-Trad Road, Km.6
土地面积 : 3-3-46.6莱 (1,546.6 平方瓦)
项目类型 : 单栋40层高层住宅建筑，配有屋顶设施
 单栋8层停车楼，配有屋顶设施
法定所有权 : 永久产权
单位数量 : 795个单位，其中包括2个商业单位
停车位 : 大约70%

TYPE UNIT	单位类型	AREA (SQ.M.) 面积 (平方米)	UNIT 单位
1 BR	1 卧室	30.00	360
1 BR Plus	加大 1 卧室	34.90	301
2 BR	2 卧室	50.00	134



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DOUBLE SPACE TRIPLE FACILITIES

双倍空间 三重设施



• Double Space: Generous room size starts from 30 square meters with 70% parking space.

• Double space : More than a usual living, our facilities will broaden your definition of “Home” by adapting and expanding a similar function from your private space to the common areas. Cherish the active lifestyle, unleash your creativity while working in the Green park co-working space, hosting your delightful guests in a lush Garden lobby or invite the guest to enjoy the view at Chill-out terrace, relaxing in the Reading lounge, unwind in the Sky lounge and detach from everything in Cinema space, cooking and hanging out with your loved one in Co-party space and Co-kitchen.

• Triple facilities : Enjoy the 3-storey common areas combining social, community and activity in one place.

双倍空间：宽敞的房间尺寸从30平方米开始，配有70%的停车位

双倍空间将会拓展您对“家”的定义，将您私人空间中的相似功能引入到公共区域中。尽情享受积极的生活方式，在绿色公园共享办公空间中释放您的创造力，在郁郁葱葱的花园大堂中款待您宾客，或邀请客人在休闲露台欣赏景色，在阅读休息室放松身心，在空中休息室放松心情，从一切中解脱出来，在电影空间放松身心，在共享聚会空间和共享厨房中与您所爱的人一起烹饪并共度美好时光。

三重设施：三层公共区域结合社交、社区和活动，在此尽情享受。

CREATIVE COMMUNITY

项目資訊

New inspirations always arise when you have a good rest and when you are surrounded by inspiring people. This is why we design the shared space to match the modern lifestyle. A stunning garden in Urban courtyard serves you as an unwind and inspiring spot at the same time.

当您拥有优质休息并被鼓舞事物环绕时，新的灵感总是会涌现出来。
这就是我们设计共享空间来适应现代生活方式的原因。
城市庭院中的迷人花园既可以作为您放松的场所，又可以作为灵感的源泉。

- Co-meeting space
- EV Charger
- Green Park co-working space
- Chill-out Terrace

- 共享会议空间
- 电动车充电器
- 绿色公园共享办公空间
- 休闲露台





9楼

9TH FLOOR

活力人生

ENERGETIC LIFE

SKY INFINITY EDGE POOL & SKY FITNESS

空中无边际泳池和空中健身房

Energetic space crafted for everyone in the family that designed to meet the needs for both kids and adults to relax and keep your body active. The natural fresh breeze will recharge and lift up your mood.

为家庭中每个人而打造的活力空间，旨在满足孩子和成人放松身心、保持活跃的需求。
自然清新的微风将为您充电并提升您的心情。

- Sliding Hill
- Kids Adventure Zone
- Greenery Area

- 滑梯山坡
- 儿童冒险区
- 绿化区

舒适空间 SPACE OF COMFORT

Enjoy the alluring skyline from the sky lounge at the highest floor where true relaxation is awaited. With our design, you will enjoy your private moment while relishing the breathtaking view.

在最高层的空中休息室中欣赏迷人的天际线，真正的放松在等待着您。
观赏令人叹为观止的景色的同时，享受您的私人时刻。

- Sunrise & Sunset Court
- Moon Terrace
- SENA Solar Cell
- Reading Lounge
- Cinema Space
- Co-party space & Co-Kitchen

- 日出日落庭院
- 月亮露台
- SENA太阳能电池
- 阅读休息室
- 电影空间
- 共享聚会空间和共享厨房





LOBBY
大堂



READING LOUNGE
阅读休息室



CO-MEETING SPACE
共享会议空间



CINEMA SPACE
电影空间

DOUBLE PLEASURE, TRIPLE HAPPINESS

“Niche MONO Mega Space Bangna” is designed to support the true relaxation for your urban lifestyle. As we put our mind to every inches and detail. All facilities are carefully and skillfully crafted, provided for your convenience and comfortable. We aim to create more than an ordinary living space but to be a place with remarkable design concept of “Double space, Triple facilities” that will urge your urban living experience go beyond perfection.

“Niche MONO Mega Space Bangna” 旨在让您的城市生活方式真正的放松。我们专注于每一寸空间和细节。所有设施都经过精心和熟练的打造，为您提供方便和舒适。我们的目标不仅是创造一个普通的生活空间，而是成为一个具有卓越设计理念的地方，“双倍空间，三重设施”的非凡概念将推动您的城市生活体验超越完美。



KIDS ADVENTURE ZONE

儿童冒险区



SKY FITNESS
空中健身房



2nd FLOOR PLAN 2 楼平面图



*The company reserves the right to modify the asset detail states in this document and related documents as deemed appropriate at any time with further notify.



7th FLOOR PLAN 7 楼平面图

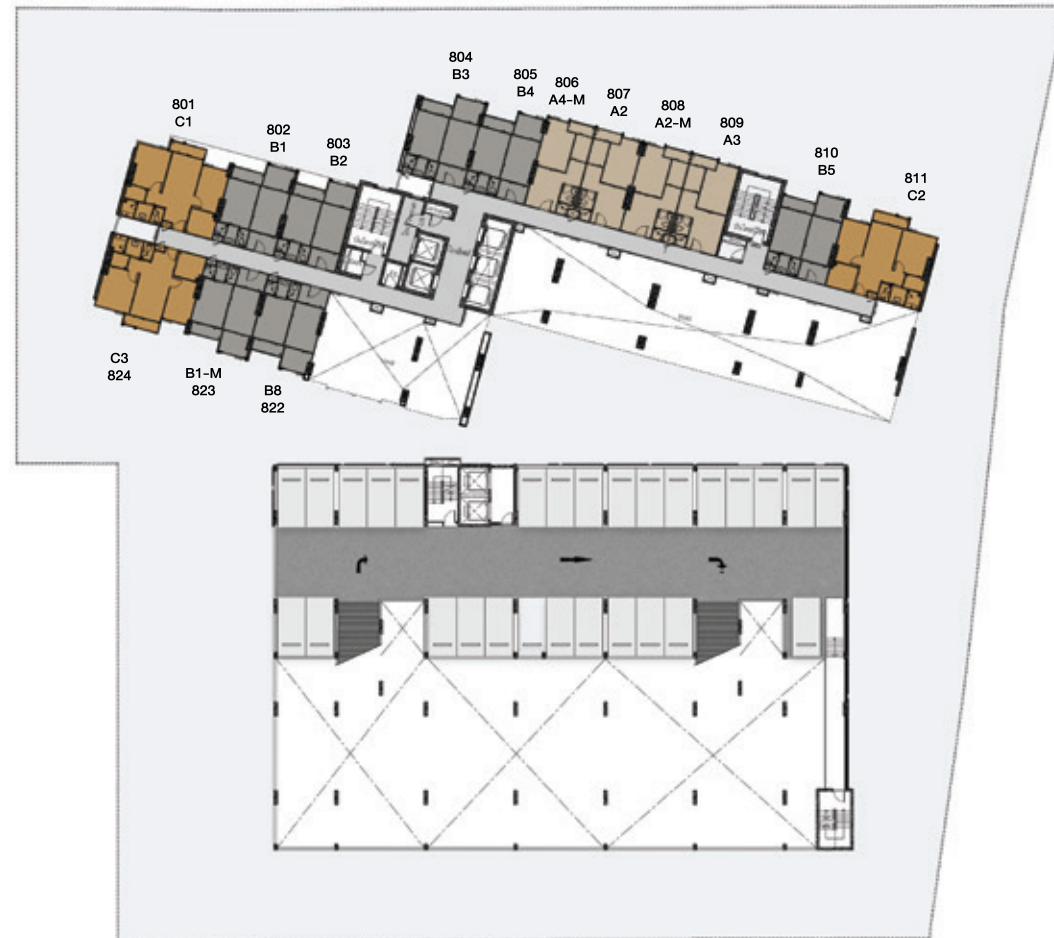


- TYPE A: 1BR (30 SQ.M.)
- TYPE B: 1BR PLUS (34.9 SQ.M.)
- TYPE C: 2BRS (50 SQ.M.)

*The company reserves the right to modify the asset detail states in this document and related documents as deemed appropriate at any time with further notify.

8th FLOOR PLAN

8 楼平面图

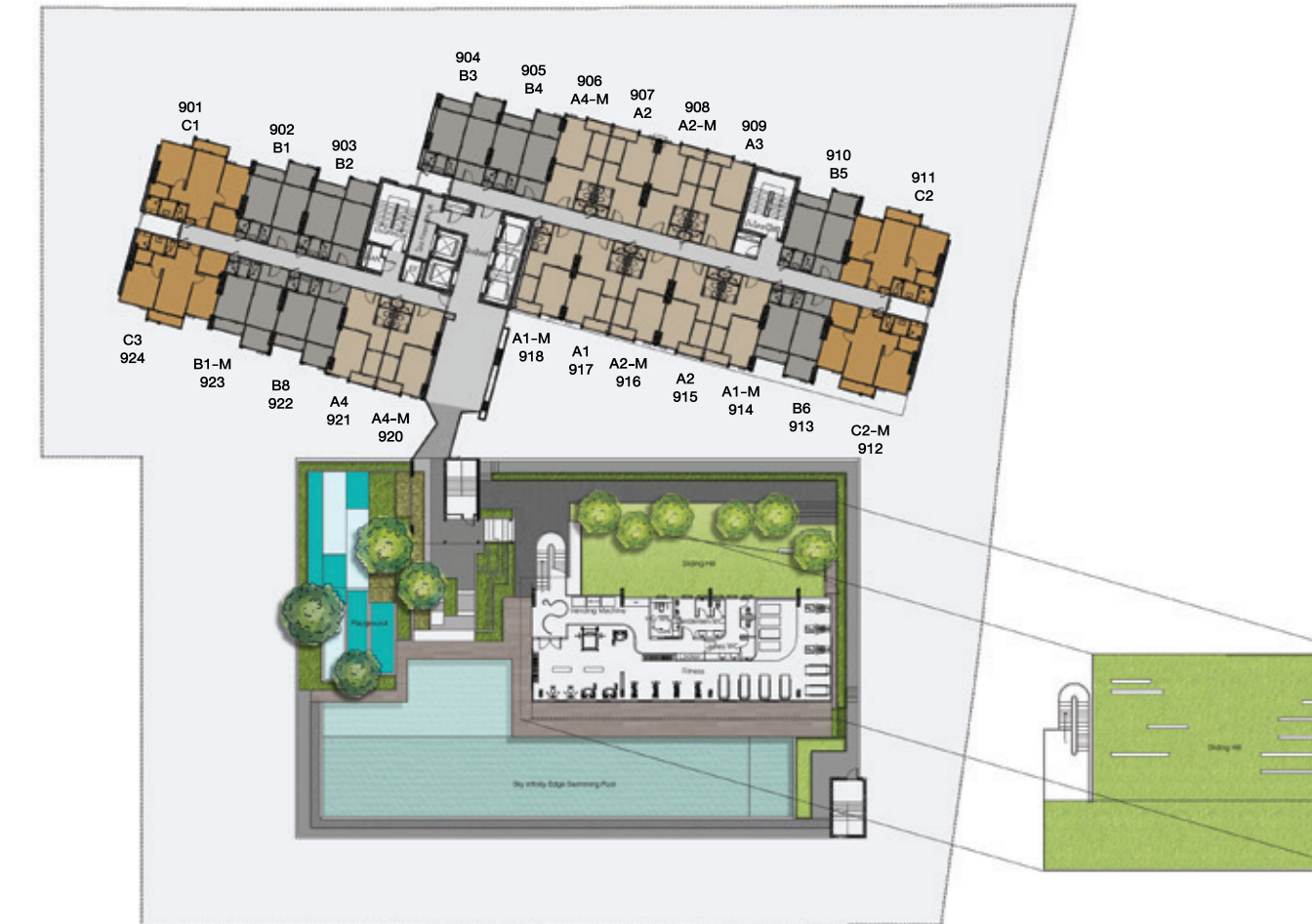


TYPE A: 1BR (30 SQ.M.) TYPE B: 1BR PLUS (34.9 SQ.M.) TYPE C: 2BRS (50 SQ.M.)

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9th FLOOR PLAN

9 楼平面图

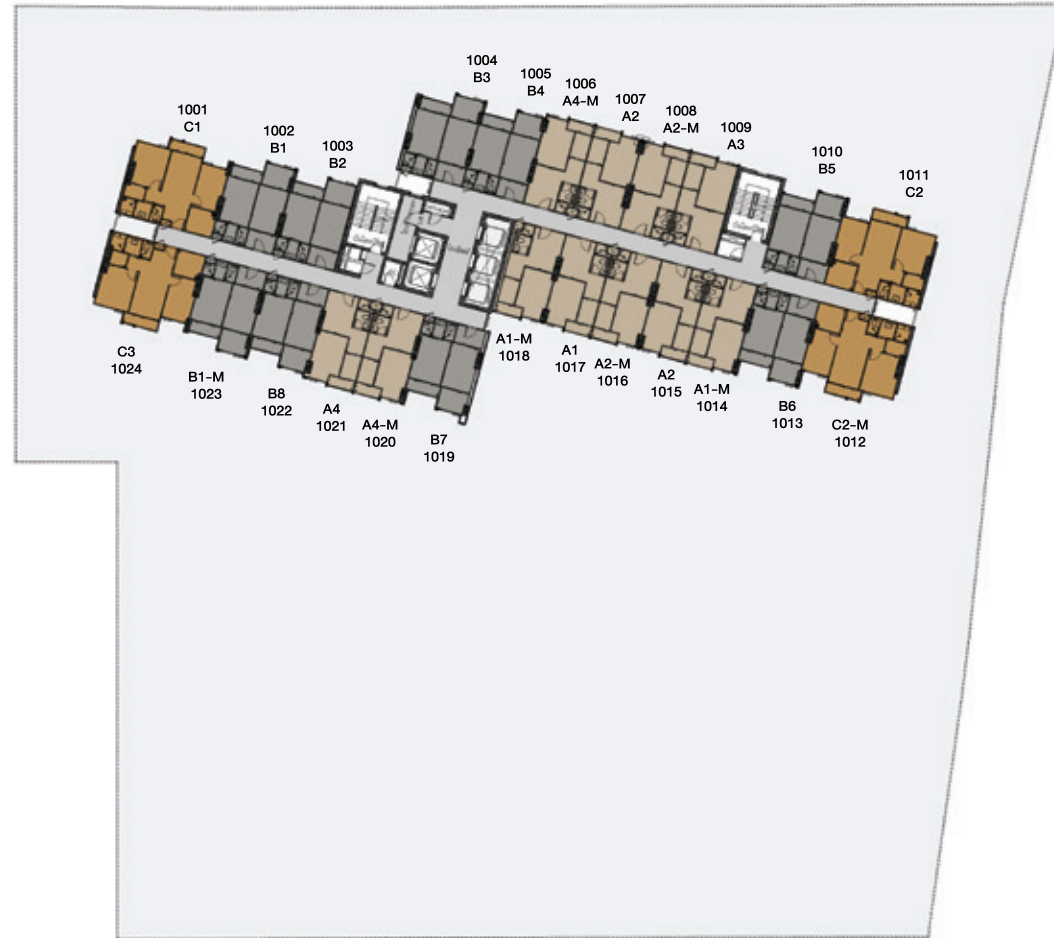


TYPE A: 1BR (30 SQ.M.) TYPE B: 1BR PLUS (34.9 SQ.M.) TYPE C: 2BRS (50 SQ.M.)

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10th- 40th FLOOR PLAN

10-40 楼平面图



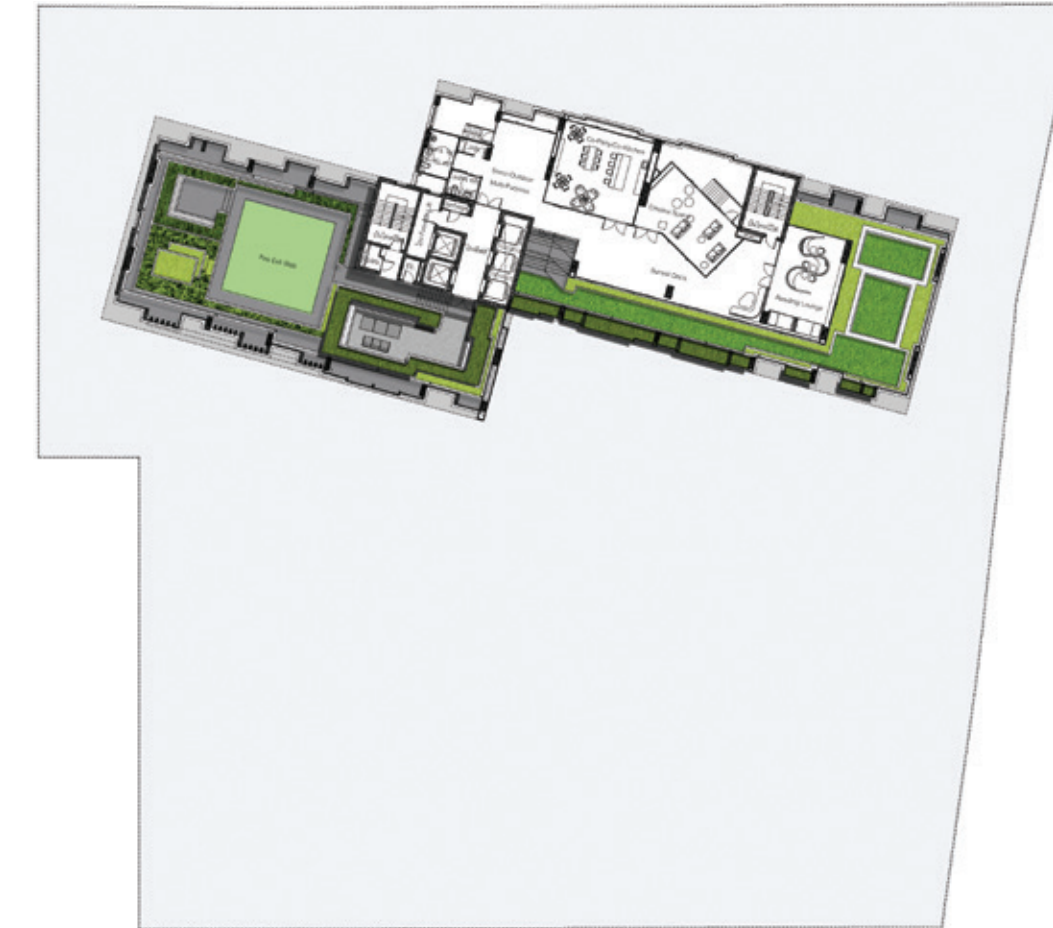
TYPE A: 1BR (30 SQ.M.) TYPE B: 1BR PLUS (34.9 SQ.M.) TYPE C: 2BRS (50 SQ.M.)

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ROOFTOP FLOOR PLAN

顶楼平面图



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UNIT PLAN

TYPE A



TYPE A1



TYPE A1-M

1 BEDROOM (30 SQ.M.)
1 卧室 (30平方米)

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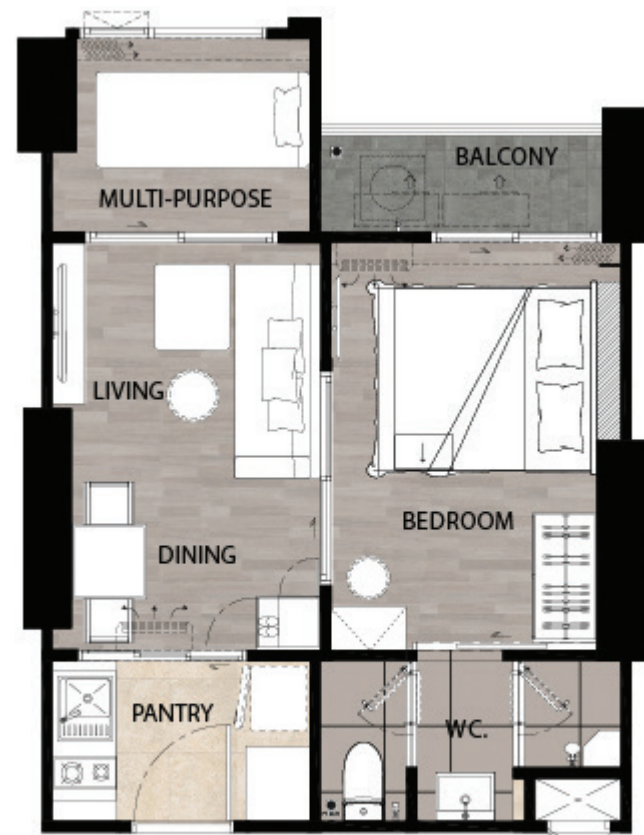
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UNIT PLAN

TYPE B



TYPE B1



TYPE B8

1 BEDROOM PLUS (34.9 SQ.M.)

加大 1 卧室 (34.9平方米)

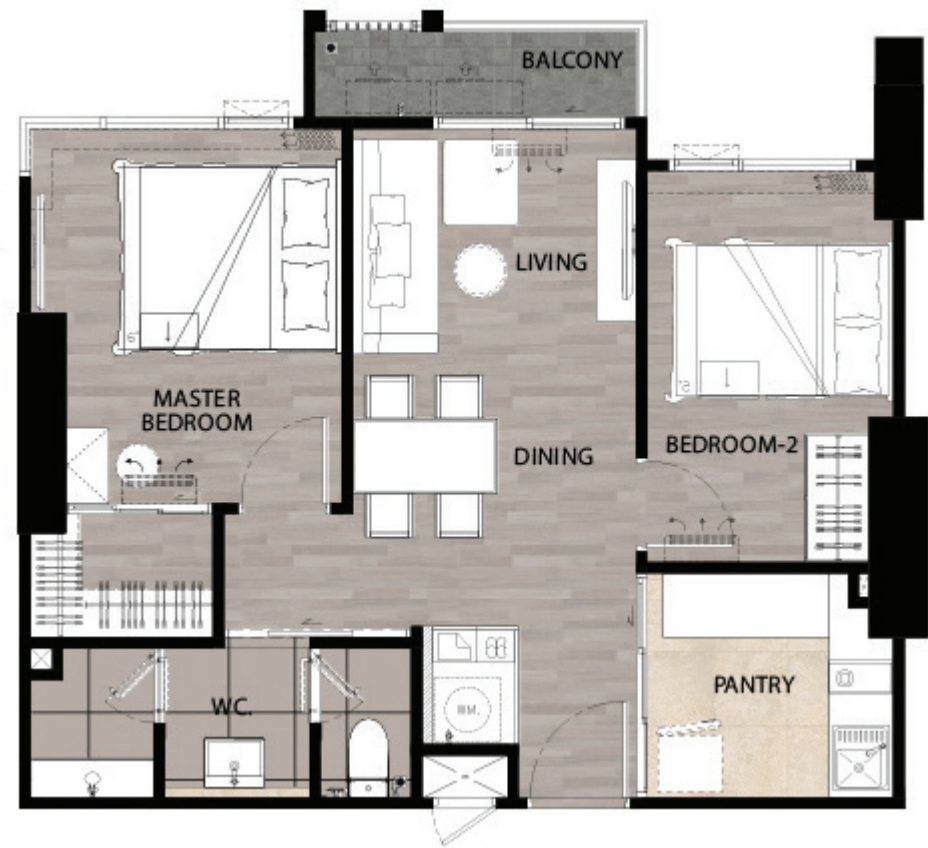
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UNIT PLAN

TYPE C1



2 BEDROOMS (50 SQ.M.)

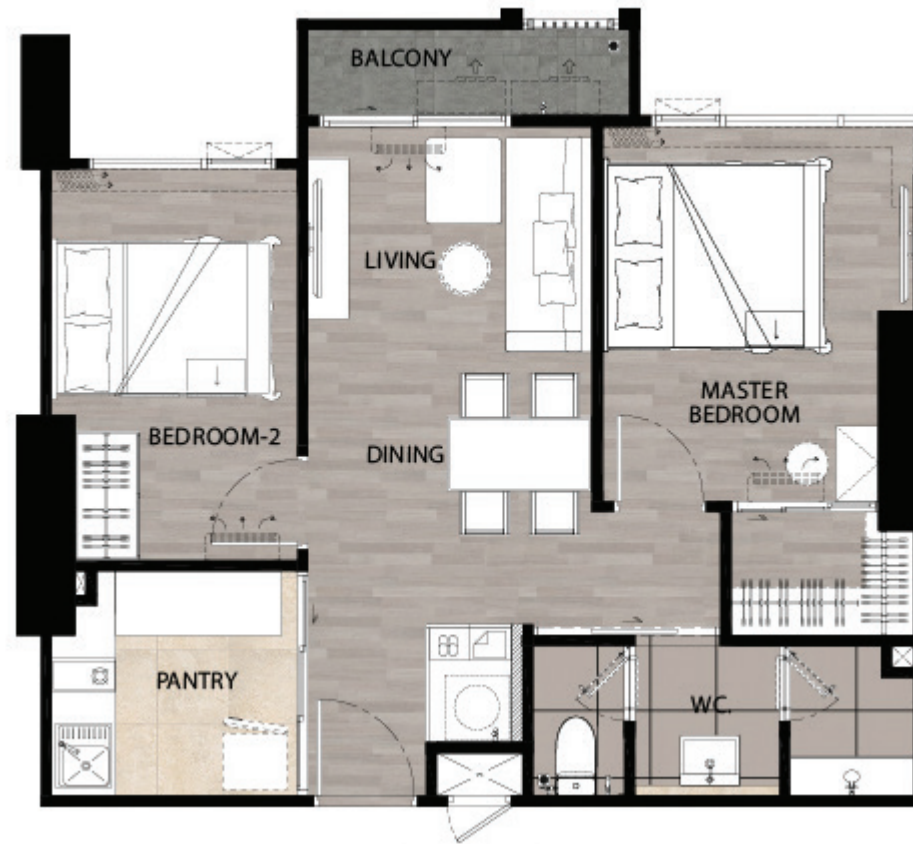
2 卧室 (50平方米)



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UNIT PLAN

TYPE C2



2 BEDROOMS (50 SQ.M.)

2 卧室 (50平方米)

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Garden Lobby
Green Park Co-Working Space
Chill-Out Terrace
Co-Meeting
Co-Party Space & Co-Kitchen
Sunrise & Sunset Court
Moon Terrace
Cinema Space

花园大堂
绿色公园共享办公空间
休闲露台
共享会议区
共享聚会空间和共享厨房
日出日落庭院
月亮露台
电影空间

Have peace of mind with a 24-hour security system with female security guards in the building.
Lady Parking, a parking space management system that you don't like
Triple Security: CCTV controlled by Securities 24hr/Digital Door Lock/ Elevator Access
Control System
Safe with guard towers. and the cane opens with the Bluetooth system as:uu
QR Code Password hn\$u Visitor
Peace of mind with adequate parking. Ready to support every moment with 70% parking space,
which is considered the most in this area

建筑内设有24小时安保系统，由女性保安负责。
女士专用停车场，让您无需担心的停车位管理系统。
三重安全：保安24小时控制的闭路电视/数字门锁/电梯进出控制系统。
保安系统：通过蓝牙系统开启，为访客设定QR密码。
拥有70%的停车位，这在该地区被认为是最多的，准备好为每一个时刻提供充足的停车位。

Confident in comprehensive after-sales service Ready to care for residents
with heart with Application SENA 360 Service

- SENA WE CARE reports repairs online 24 hours.
- Victory takes care of the project to make it comfortable to live in.
- Acute Realty provides deposit, sale-rent services
- SENA Solar saves on electricity costs, saves the world

Be confident with every design that is in line with the Good Sleep Concept

- Dimmer Light adjusts the light dimly. To create a sleeping atmosphere
- Master Switch at the entrance to the apartment. To control turning on-off All lights
- Further Distance: The appropriate distance between the bed and the window sill. To help reduce noise from outside

对全面的售后服务充满信心，通过SENA 360服务应用程序用心关爱居民

- SENA WE CARE在线报修，24小时待命。
- Victory 负责项目维护，确保居住舒适。
- Acute Realty 提供押金、买卖和租赁服务。
- SENA 太阳能降低电费，节约能源，保护环境。

对每一个符合良好睡眠概念的设计充满信心

- 灯光可调节光线，营造安睡氛围。
- 公寓入口处设有主开关，可控制所有灯光的开关。
- 适当的床和窗台之间距离，有助于减少外界噪音。

Feel comfortable traveling to every destination closer than ever before.

- Near the Bangna-Trad expressway
- Near Kanchanaphisek Road. (Eastern Ring Road) Suvarnabhumi Airport
- Near the Yellow Line. (Lat Phrao-Samrong)
- Near Light Rail (Bangna-Suvarnabhumi)

Be comfortable with every detail of your life. With functions that are specially designed
For furniture within the apartment

- Clothes basket storage, clothes drying cabinet, Transformer table, TV installation point in the bedroom

感受到前往每个目的地的舒适体验，比以往更加轻松。

- 靠近 Bangna-Trad 高速公路
- 靠近 Kanchanaphisek路 (Eastern Ring 路) 素万那普机场
- 靠近黄线 (Lat Phrao-Samrong)
- 靠近轻轨 (Bangna-Suvarnabhumi)

在您的生活中感到舒适，公寓为您设想所有细节

- 衣物篮储存，晾衣柜，变压器桌，卧室的电视安装点



This Comprehensive Mobile – Based Customer Service Take Care of You at All Times

此适用于各种移动设备的综合客户服务系统时刻照顾您的需求



Down Payment

Payment services through high security and high security Payment Gateway system

首付通过高安全性的支付系统提供服务



E-Payment

Electronic payments for condo fees and water bill

电子支付公寓费和水费的电子支付



Parcel Post

Parcel Post Real-time package delivery notification

包裹邮寄实时包裹递送通知



Property bokerage by Acute Realty
Acute Reality 房产经纪业务



SENAYECARE

Online Service Request

SENA We care 24-hours repair reporting

SENA We Care 24 小时维修报告



Fixzy

Fixzy 24-hours maintenance and repairs

Fixzy 24 小时维护和维修服务



Geo fit+ is a continuous process aimed at collecting residents' feedback to improve their comfort, convenience, and safety. The process starts with collecting the opinions and suggestions from the residents and the customers. This is followed by prototype designs and usability testing in our Geo fit+ Lab which simulates real living space. The prototypes are tested by residents and customers of different ages for feedbacks, developed into products, and eventually installed for the residents. Then the same process starts again because we firmly believe that the best home is one that best serves the residents' needs.

Geo is the well-known residential condominium brand of Hanyu Hanshin Properties Corp. one of Japan's most trusted real estate companies. Apart from the high standards in providing comfort, convenience, safety and stylish design, Geo is also famous for its Geo fit+ program which places high importance to the residents' opinions and suggestions to constantly improve its facilities and services.

The Geo fit+ process starts with collecting the residents' opinions and suggestions on how to improve everyday life comfort, convenience, safety and best use of space. The ideas are then developed into product prototypes, tested by the residents and the customers in the Geo fit+ lab and eventually installed to serve the residents.

SENA Development PCL takes great pride to have an opportunity to bring the latest real estate innovation under the Geo fit+ concept from Hankyu Hanshin Properties Corp. to Thailand. Our residents' utmost satisfaction is always our goal.

A symbol of care for residents in every dimension. 全方位关怀居民的象征。

geo fit+ designs houses to meet the needs of residents in 3 areas:
设计的房屋满足居民3个方面的需求：



Change ordinary moments
into extraordinary ones.
将平凡的时刻变成非凡的时刻。



Creating sustainability
in the future
创造未来的可持续性



Pay attention to the people
you love in every aspect of your life.
在生活的各个方面关注你所爱的人。

geo fit+ derives from a firm belief that it is not enough just to build a place to live.
When the residents' voices are heeded, improvements continue. When the residents' opinions are respected, it is when a dwelling turn into a home.

geo fit+ 源于一种坚定的信念，仅仅建造一个居住场所是不够的。聆听住户声音，持续改善下去。尊重住户的意见，让住宅变成真正的家。

Geo fit+ is an on-going process to collect feedbacks from residents in order to improve the residents' comfort, convenience, and safety. The process starts with collecting the opinions and suggestions from the residents and the customers. This is followed by prototype designs and usability testing in our Geo fit+ Lab which simulates real living space. The prototypes are tested by residents and customers of different ages for feedbacks, developed into products, and eventually installed for the residents. Then the same process starts again because we firmly believe that the best home is one that best serves the residents' needs.

Geo fit+ เป็นวงจรการทำงานเพื่อพัฒนาที่อยู่อาศัยจากความต้องการและคำแนะนำของผู้อยู่อาศัยอย่างต่อเนื่อง เริ่มจากการรวบรวมความคิดเห็นของผู้อยู่อาศัยและลูกค้า และนำมาพัฒนาเป็นผลิตภัณฑ์ ทดลองใน Geo fit+ Lab พื้นที่เหมือนจริง กับผู้อยู่อาศัยหลายกลุ่มหลายวัย และรับฟังความคิดเห็น ปรับปรุงแก้ไขจนสามารถติดตั้งได้จริงในโครงการ เมื่อสิ้นสุดขบวนการนี้ ก็เริ่มขั้นตอนรับฟังใหม่ เป็นวงจรต่อเนื่อง เพราะเราเชื่อว่าบ้านที่ดีที่สุด คือบ้านที่สนองความต้องการของผู้อยู่อาศัยมากที่สุด

THE GEO FIT + CYCLE



Geo fit+ มาจากความเชื่อว่า การสร้างที่อยู่อาศัยนั้นไม่พอ
แต่ต้องสร้างบ้านที่เสียงของท่านมีความสำคัญ เป็นเสียงที่จะทำให้มีการปรับปรุงอย่างต่อเนื่อง
จนเป็นบ้านในพื้นที่ท่านภูมิใจ เป็นเจ้าของอย่างแท้จริง

Geo fit+ derives from a firm belief that it is not enough just to build a place to live.
When the residents' voices are heeded, improvements continue.
When the residents' opinions are respected, it is when a dwelling turns into a home.

