



by sena

COZI

800 meters



EASY LIFE, COZI VIBES

by sena

COZI

City Heart. Quiet Soul



Foreigners can legally own condominium units



Long-term rental demand (urbanization + expat population)



Low price base, accessible entry level



Continuous expansion of the Bangkok rail transit



Stable policies and a mature transaction process



Low cost of living, suitable for long-term holding

Why Thailand?

Where Southeast Asia's population, capital, and rental demand meet

Bangkok's role



Political

The seat of the Thai Monarchy and the Royal Thai Government. It is the diplomatic heart of the Mekong sub-region, housing over 30 international organizations (like the UN-ESCAP).



Economic

The financial hub of Thailand. The Stock Exchange of Thailand (SET) and the headquarters of all major Thai banks (SCB, Kasikorn, Bangkok Bank) are located here.



Education

Home to Thailand's top-tier universities (Chulalongkorn and Thammasat) and over 150 international schools (e.g., ISB, NIST), attracting wealthy families from across Asia.



Medical

A global leader in Medical Tourism. Bangkok boasts world-class hospitals like Bumrungrad and BDMS (Samitivej), which attract over 2 million medical tourists annually.

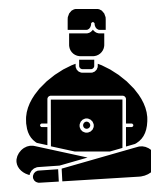
Where Southeast Asia's population, capital, and rental demand meet

Expat and long-stay population

There are approximately 300,000–400,000 registered expats living in Bangkok. This includes Japanese, Chinese, European, and American professionals working in the Eastern Economic Corridor (EEC) and CBD. Demand is driven by three groups:



High-earning Thai professionals moving closer to BTS/MRT lines.



Digital Nomads and "Long-Term Resident" (LTR) visa holders.



International Students attending top-tier universities.

Investment Yields: Prime areas like Sukhumvit and Sathorn typically see rental yields of 4.5% to 6%, which is higher than many other Asian capitals like Singapore or Hong Kong.

Where Southeast Asia's population, capital, and rental demand meet

Bangkok's share of Thailand's population, GDP, and inbound tourism.

GDP Contribution

45% to 50% (Greater Bangkok accounts for nearly half of the nation's economic output).

Population

17 million (in the Metro area), roughly 24% of Thailand's total population.

Inbound Tourism

60% to 70% of all foreign arrivals enter via Bangkok (Suvarnabhumi/Don Mueang).
It is consistently ranked the **#1 Most Visited City** in the world.



Developer Profile

Over the past 50 years in the real estate industry, Sena Development started from a humble beginning as a small construction business in Thailand, and has now become one of the best real estate companies in Thailand under the philosophy, “The Customers’ Trust is our Pride”. Now the company has developed over 200 real estate projects.

In 2016, Sena Development was the only company in Thailand to fully develop Solar Village under the concept, “SENA Solar House,” by installing solar cells in all homes in the common area of the village, in order to help homeowners save on their electricity bills and common fees while being environmentally friendly.

In 2017, Sena Development partnered with Hankyu Hanshin Property Corp, the number 1 real estate company in Kansai, Osaka, Japan, in order to develop a real estate project under the joint venture “Sena Hankyu Hanshin” using the Geo Fit+ concept to build on each project.

Milestones of SENA Development

Started as a small family
business producing **"Lod Chong"**
(a traditional Thai dessert).

Transitioned into the construction material business and began building small **townhouse projects.**

Formally established as **Krungthep Kheha** Group, launching the "**SENA Villa**" brand, focusing on single-detached houses and commercial buildings.

Single house projects under
the name Villa Ramintra and
Sena Grand Home.

Reached a major turning point by launching the first condominium brand, **"The Niche,"** targeting the urban lifestyle market.

1977



1981



1993



1996



2007



Formed a historic joint venture with **Hankyu Hanshin Properties**, a leading Japanese developer. This partnership brought Japanese quality standards (Geo Fit+) to Thai projects like Niche Pride and Niche Mono.

Pioneered the **"Solar Home"** concept. SENA became the first developer in Thailand to integrate solar panels into every house in their projects, promoting renewable energy.

Launched "**The Kith**," an affordable condo brand that became highly successful among first-time jobbers and middle-income earners.

Successfully listed on the **Stock Exchange of Thailand (SET)** under the symbol SENA. This provided the capital needed for large-scale expansion.

2017

Launched the **"Made From Her"** campaign. This was a unique marketing success based on the philosophy that "women think more about details," resulting in highly functional home designs.

2015



Launched the **"Flexi"** brand, a trendy and flexible condo series designed for Gen Z and the New Normal lifestyle.

Introduced **SENA LivNex** (Rent-to-Own). This was a massive success in a high-interest-rate environment, allowing people to move in first and convert rent into home equity.

2010



Achieved **Top 10 Developer** status at the **BCI Asia Awards**. The company shifted heavily toward Net Zero Homes, aiming to reduce carbon footprints through "Smart Energy" technology.

2009



Completing landmark projects like **Flexi Riverview Charoennakorn** and expanding into **Logistics/Warehouse** sectors to diversify income streams.

2018



2021



2023



2024 - 2025



2026

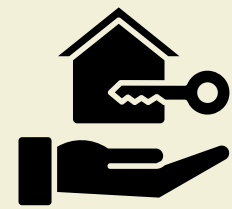


Project Detail



Project Detail

Project Name	COZI - On Nut 46 (Srinakarin 38)
Developer Name	Sena Development Public Company Limited
Project Location	Soi Onnut 46, Nong Bon Subdistrict, Prawet District, Bangkok 10250
Project Area	5-3-42.3 rai
Condo Type	Low-rise, 8-story buildings, 3 buildings total.
Number of Unit	700 units
Project Completion Date	Second quarter of 2027
Room types	• 1 Bedroom Type A (22 – 22.50 sq.m.) • 1 Bedroom Type B1 (24 – 24.50 sq.m.) • 1 Bedroom Type B2 with Walk-in Closet (24 – 24.50 sq.m.) • 1 Bedroom Plus Type C (34.50 sq.m.)



Affordable entry price
Easy to rent

Srinakarin area
Balanced owner-occupier
and rental demand



SENA
smart &
low-carbon system



Low-density community
Practical living first



COZI series
Preferred by
young tenants

Project Value



Core Location in On Nut Lifestyle Circle

The project is situated at the intersection of Sukhumvit 77 (On Nut) and Srinakarin Road. It offers easy access to the bustling Sukhumvit area while maintaining the "high cost-performance balance" favored by Bangkok's middle class.

Walking Distance to Yellow & Green Metro Lines

The project is only about 850 meters away from the Srinakarin MRT Yellow Line Station 38, a short walk away; it is 3 stops away from the Airport Express, 6 stops away from the core area of ASOK/RAMA 9, and 9 stops away from SIAM Plaza; a solid asset against market downturns.

Top-Tier Ecology: Surrounded by Three Parks

Close to three major municipal parks, including Suan Luang Rama IX. In a skyscraper-filled city like Bangkok, this rare "greenery at your window" is a key reason high-net-worth tenants pay a premium.

Boutique Hotel-Style Low-Rise Community

An 8-story low-density design that enhances living comfort and privacy. Compared to crowded high-rises with thousands of residents, this is more popular among white-collar workers seeking quality of life.

24-Hour "Urban White-Collar" Power Center

Equipped with a 24-hour co-working space and gym. It caters perfectly to remote workers, entrepreneurs, and "night owls," even including an emergency room as a safety net for hardworking young professionals.

Ultimate Pet-Friendly Environment

Features a dedicated Pet Yard and cleaning station. Market research shows that pet-friendly condos in Bangkok typically see a 15%–20% rental premium and high occupancy rates.

"Full-Spec" Delivery Standard (Fully Furnished)

A complete branded furniture solution. It's not just "move-in ready"; the developer uses the Geo Fit+ philosophy for storage aesthetics. For owners, this means immediate rental income with zero vacancy costs.

Japanese Spatial Philosophy: Geo Fit+

Introduces living standards from the collaboration between Sena and Hankyu Hanshin (the top developer in Japan's Kansai region). Every socket height and storage depth is scientifically calculated—this "invisible comfort" guarantees high tenant retention.

Smart Low-Carbon & Asset Appreciation

The community uses solar panels to supplement power and reduce property costs. Combined with the Sena 360 App for comprehensive management, overseas owners can easily manage their properties remotely.

Extreme Rent-to-Price Ratio & Entry Barrier

Total prices start at only 1.XX million THB, with unit prices from 69,000 THB/m². This is the "ceiling of cost-performance" along the MRT lines. Low entry prices mean higher rental yields (expected 5%–6%).



**Project
Benefits**

3 Main Benefit

Golden Location

The area boasts a mature ON NUT lifestyle, with a subway station 800 meters away, two giant shopping malls, and three parks.



24/7 community

24-hour shared space & gym + pet-friendly community.



High Developer Profile

A Thai-Japanese dual-listed real estate company + fully furnished + extremely low entry barrier.



**Is it
convenient to
live here ?**





Suvarnabhumi Airport →

Location Highlight

Shopping Mall

Seacon Square	2 km
Lam Sombat	2.9 km
Paradise Park	3 km
Pickdaily Bangkok	3.6 km
Little Walk	5.7 km
Onnut Plaza	5.8 km
Century Plaza	6 km
Bangkok Mall	6.2 km
Central Bangna	6.2 km
Parc Bang Na	8.8 km

Education

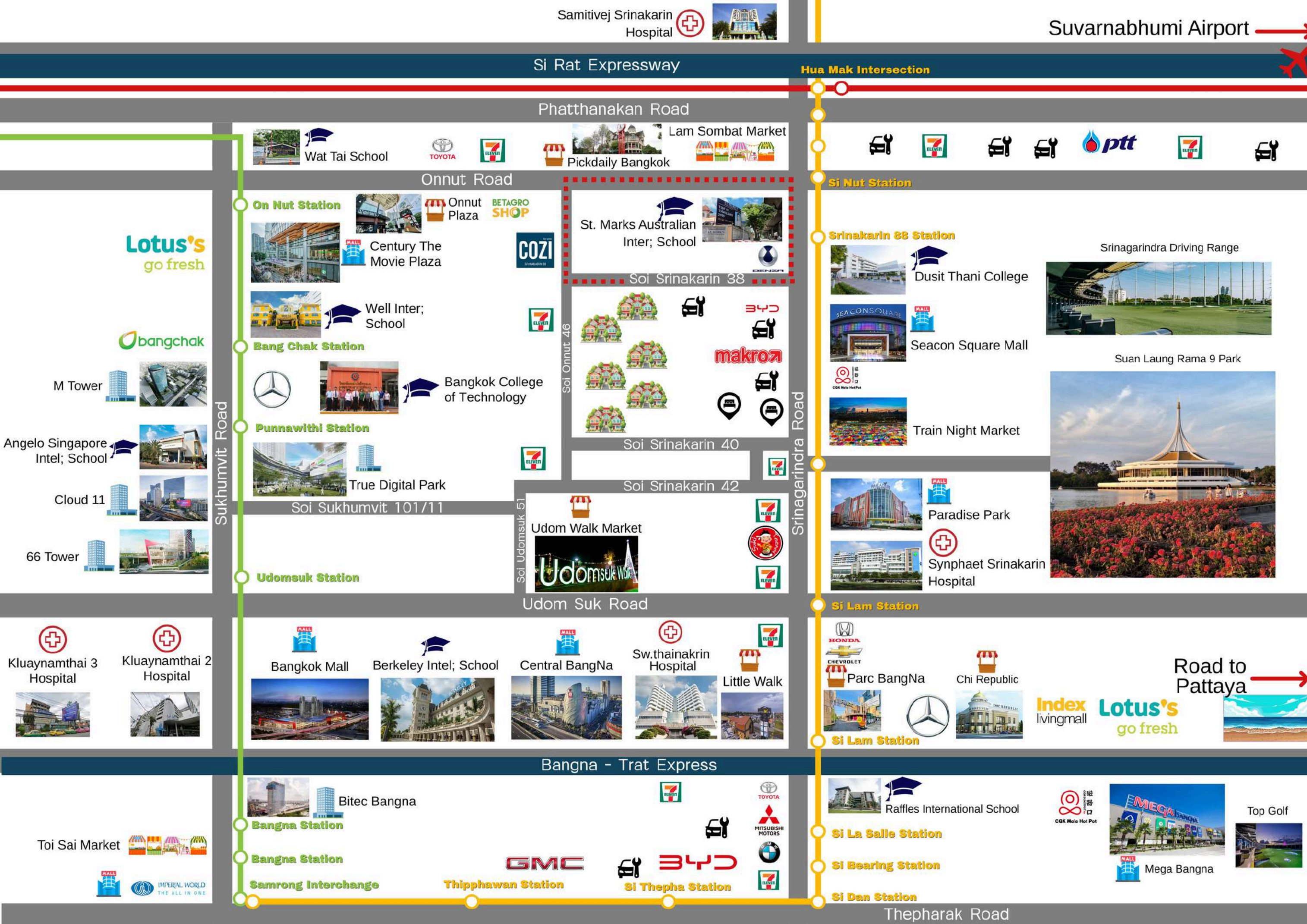
Dusit Thani College	2 km
St.Marks Inter, School	3.5 km
Way Tai School	5.3 km
Bangkok College of Tech	6.1 km
Angelo Singapore Inter School	6.7 km
Raffles Inter, School	7.3 km
Well Inter, School	7.3 km
Berkely Inter, School	8.4 km

Office

True Digital Park	4.8 km
Cloud 11	4.7 km
66 Tower	5 km
M Tower	7.2 km
Bitec Bangna	11 km

Hospital

Synphaet Srinakarin Hospital	5.4 km
Sw.thainakrin Hospital	5.7 km
Kluaynamthai 2 Hospital	5.7 km
Kluaynamthai 3 Hospital	6.2 km
Samitivej Srinakarin Hospital	9.3 km



Shopping Mall



Seacon Square (2 km)



Lam Sombat (2.9 km)



Paradise Park (3km)



Pickdaily Bangkok (3.6 km)



Little Walk Bangna (5.7 km)



Onnut Plaza (5.8 km)



Century Plaza (6 km)



Bangkok Mall (6.2 km)



Central Bangna (6.2 km)



Parc Bangna (8.8 km)

Education



Dusit Thani College (2 km)



St.Marks Inter, School (3.5 km)



Way Tai School (5.3 km)



Bangkok College Of Tech (6.1km)



Angelo Singapore Inter School (6.7 km)



Raffles Inter, School (7.3km)



Well Inter; School (7.3 km)



Berkely Inter; School (8.4 km)

Hospital



Synphaet Srinakarin Hospital (5.4 km)



Sw.thainakrin Hospital (5.7 km)



Kluaynamthai 2 Hospital (5.7 km)



Kluaynamthai 3 Hospital (6.2 km)



Samitivej Srinakarin Hospital (9.3 km)

Office



True Digital Park (4.8 km)



Cloud 11 (4.7 km)



Bitec Bangna (11 km)



66 Tower (7.2 km)



M Tower (5 km)

**This is not a story-driven project,
but a home that can actually be rented.**

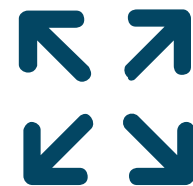
by sena
COZI

SRINAKARIN 38



Low total price

within a range that can be
quickly absorbed by the market



Compact size

22–34 sqm, matching
mainstream rental demand



Right product design

COZI series is built for rental
efficiency



Stable tenant base

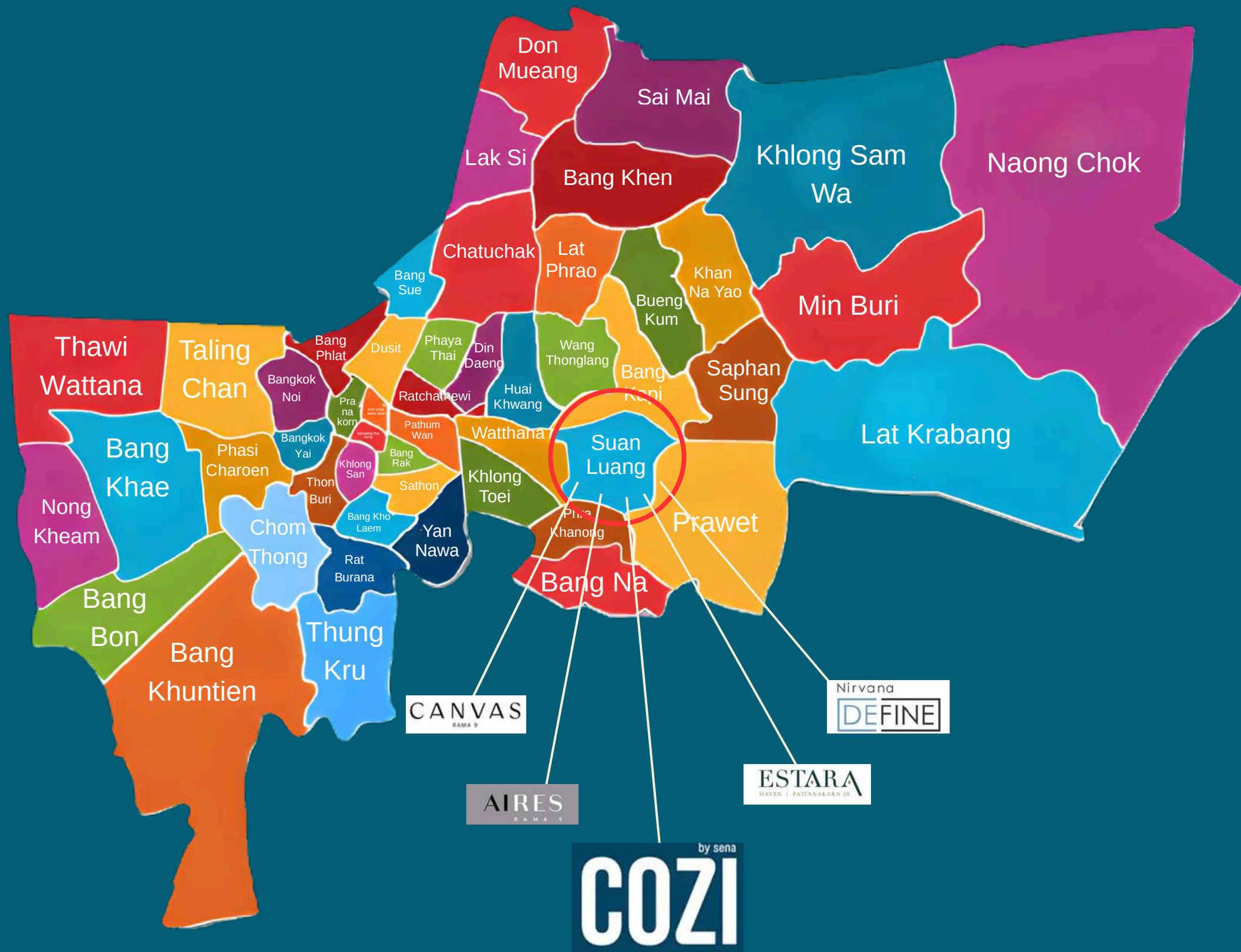
local professionals + nearby
workforce + first-time buyers

COZI is not selling investment fantasies, but real homes for real living.



Why On Nut - Srinagarindra?

Bangkok Map & Pouplation



The Suan Luang area is full with home to a high concentration of luxury townhouses, offering a peaceful and tranquil environment that makes it a top choice for Thailand’s elite.

These districts are typically located in the outskirts of Bangkok, consisting of large residential areas and new housing developments.		
No.	District (Khet)	Population (Estimated)
1	Sai Mai	207,000 +
2	Bang Khae	191,000 +
3	Bang Khen	190,000 +
4	Khlong Sam Wa	189,000 +
5	Prawet	182,000 +
6	Lat Krabang	180,000 +
7	Don Mueang	170,000 +
8	Bang Khun Thian	165,000 +
9	Chatuchak	161,000 +
10	Chom Thong	158,000 +
11	Nong Chok	157,000 +
12	Min Buri	155,000 +

These areas are primarily Central Business Districts (CBD) or historic old town areas where commercial space exceeds residential space.		
No.	District (Khet)	Population (Estimated)
1	Bang Phlat	99,000
2	Bang Na	96,000
3	Huai Khwang	78,000
4	Phaya Thai	71,000
5	Pathum Wan	58,000
6	Bang Rak	46,000
7	Phra Nakhon	42,000
8	Samphanthawong (Chinatown)	20,000 +

These areas are established residential and commercial hubs with moderate population levels.		
No.	District (Khet)	Population (Estimated)
1	Bang Kapi	148,000
2	Bueng Kum	145,000
3	Bang Sue	132,000
4	Din Daeng	130,000
5	Suan Luang	123,000
6	Lat Phrao	122,000
7	Bangkok Noi	117,000
8	Khlong Toei	109,000
9	Lak Si	109,000
10	Dusit	107,000
11	Bang Bon	105,000

THE YELLOW LINE'S

IMPACT ON LAND PRICES



2023 ● 2013
JUNE 2, 2023

Srinakarin = Bangkok's long-overlooked essential residential zone

Not CBD, but with a large real residential population

- Local middle-class families
- Corporate employees
- Mature surrounding industries and amenities

Rental income is driven by daily demand, not speculation

- Living near work
- Family formation
- Stable lifestyle radius

Affordable pricing with solid demand

- Not a premium CBD zone
- But backed by long-term rental fundamentals

Stable rental income is often found not in the most expensive areas, but where people must live every day.

Who Are the Real Tenants of COZI SRINAKARIN 38?



Young Professionals

- Singles/couples
- Rent-sensitive
- Not size-sensitive
- Requirements: clean, functional, convenient transport



Local first-time buyers

- Cannot afford large units
- Prefer compact, efficient communities
- Accept low-rise living



Nearby corporate & service industry workers

- Long-term, stable occupancy
- Seek comfort rather than luxury

Why Are Small Units Easier to Rent?



**Lower
relocation
cost**



**Lower
absolute
rent**



**Shorter
vacancy
periods**



**Lower
vacancy
risk**

The market never lacks tenants, it lacks homes that are affordable, livable, and suitable for long-term living.

A Product Line Designed for Rental

Precise size control

No “good-looking but hard-to-rent” layouts
Every square meter is functional

Community facilities focus on daily use

Gym / laundry / co-working
Not low-frequency luxury amenities

Low-density, low-rise design

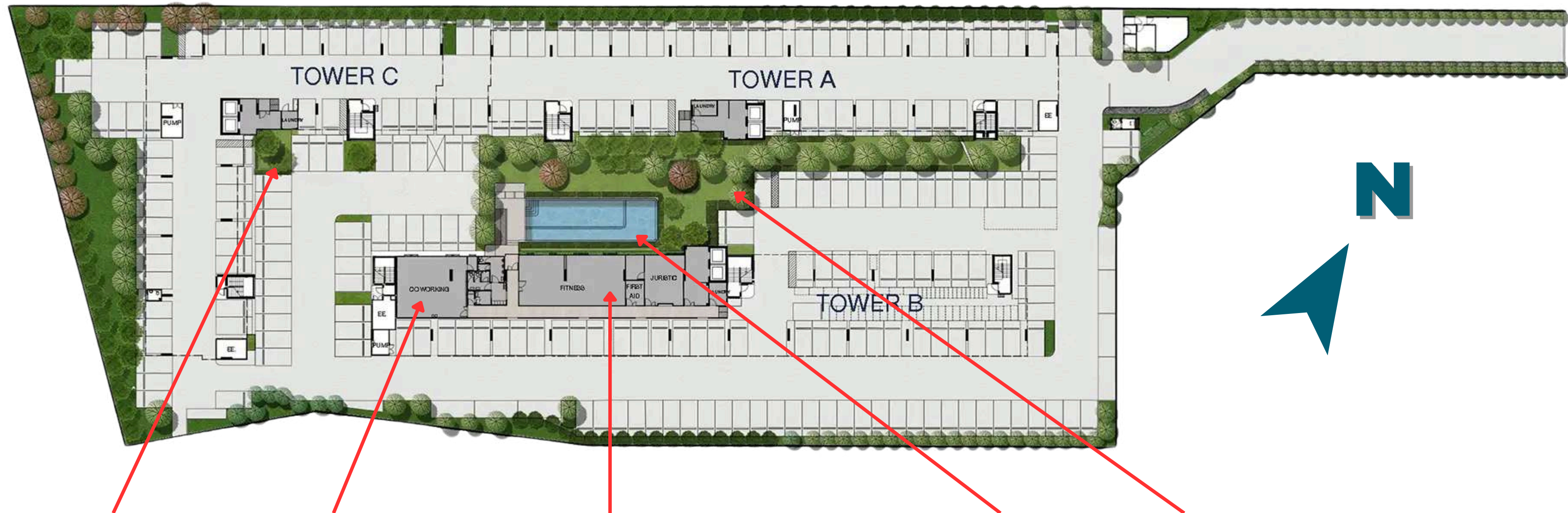
Lower maintenance cost
Controlled common area and management fees

SENA Smart & Low-Carbon System

Reduces long-term living costs
Tenant-friendly and landlord-friendly

“Entering a real rental market with an affordable total price.”

COZI Master Plan



Pet Park

24 hour
Co-working Space

Fitness 24 hour

Swimming Pool

Garden

- Lobby
- Swimming Pool
- Fitness (24 hrs)

- Co-Working Space (24 hrs)
- Garden
- Pet Park

- Pet Paw Cleaning Station
- Laundry Room
- Mail Box

- Juristic Room
- First Aid Room
- V-Move

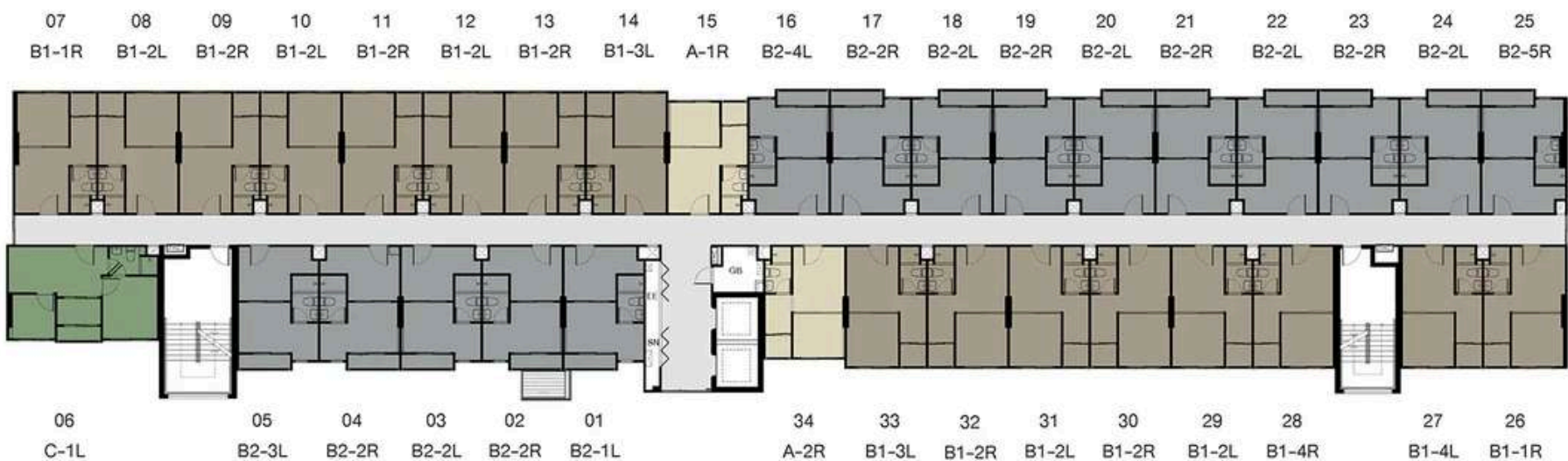
Co-working Space



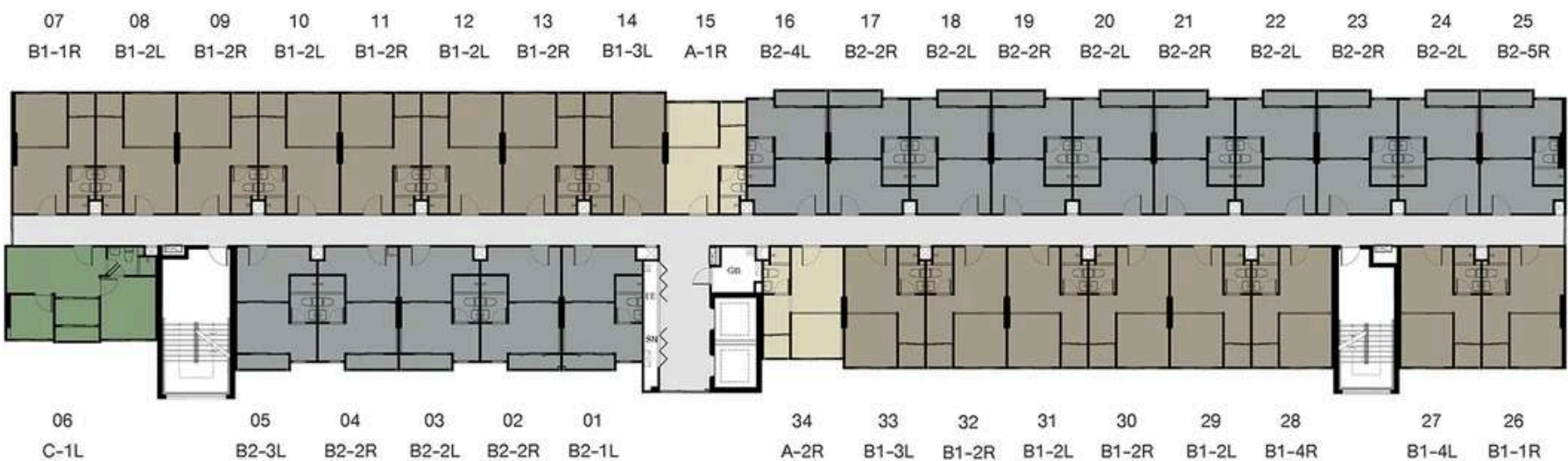
Swimming Pool



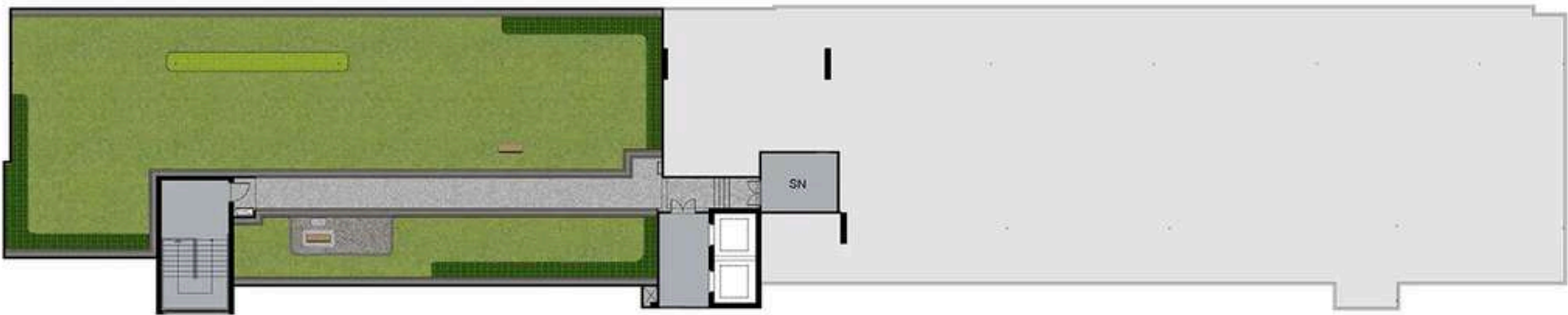
Tower (A)



2nd Floor



3rd - 8th Floor



Rooftop Garden

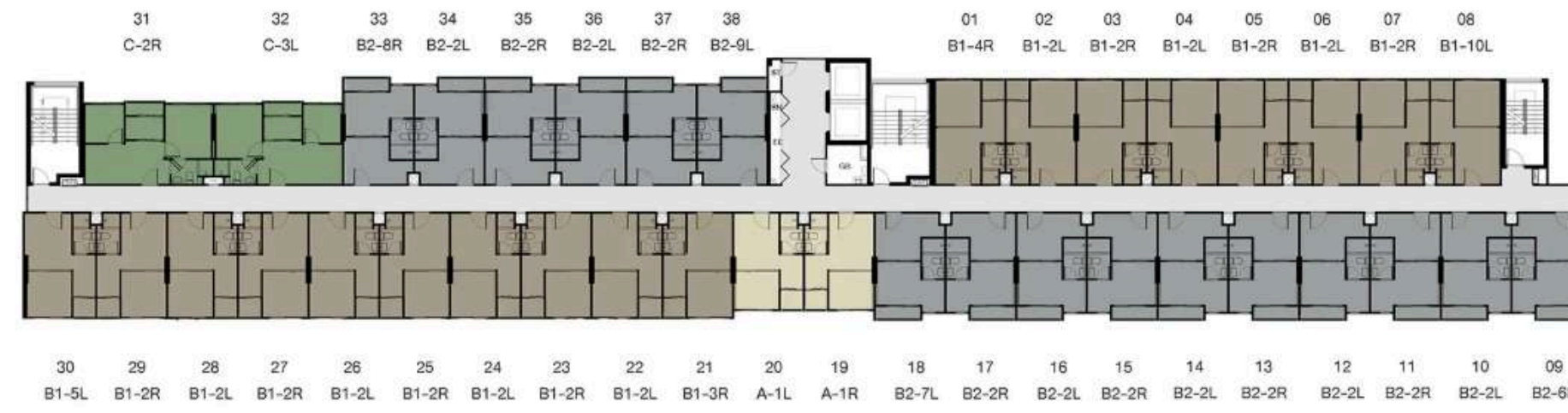
- Type A1 : 22.50 sqm
- Type B1 : 24.00 sqm

- Type B2 : 24.00 sqm
- Type C : 34.50 sqm

Tower (B)



2nd Floor



3rd - 8th Floor

Type A1 : 22.50 sqm

Type B1 : 24.00 sqm

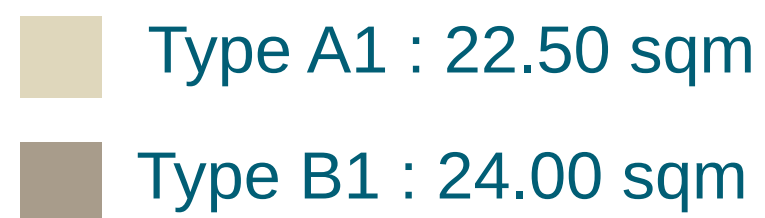
Type B2 : 24.00 sqm

Type C : 34.50 sqm

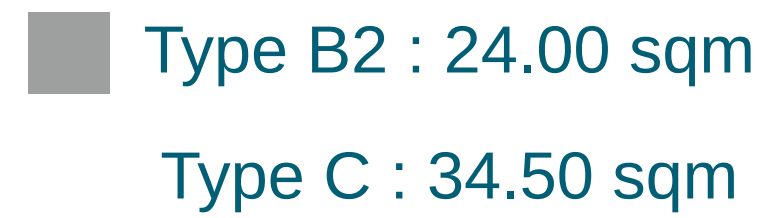
Tower (C)



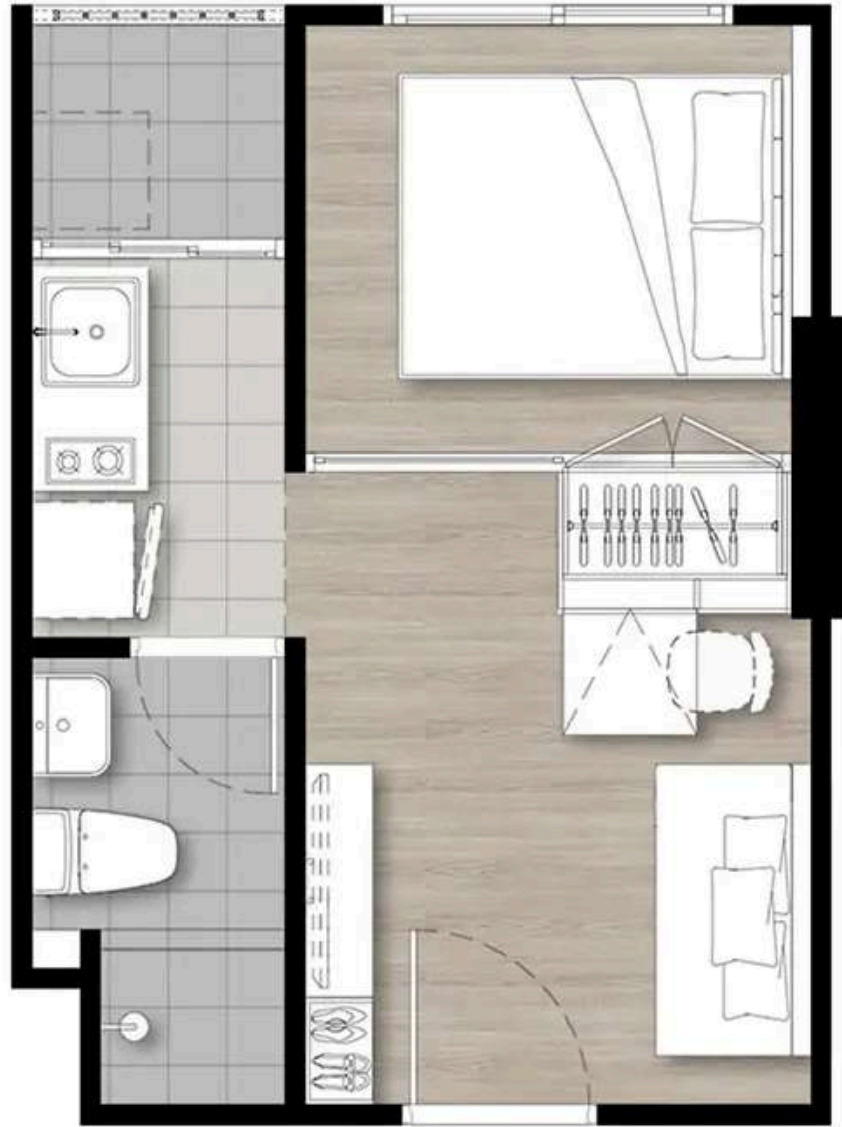
2nd Floor



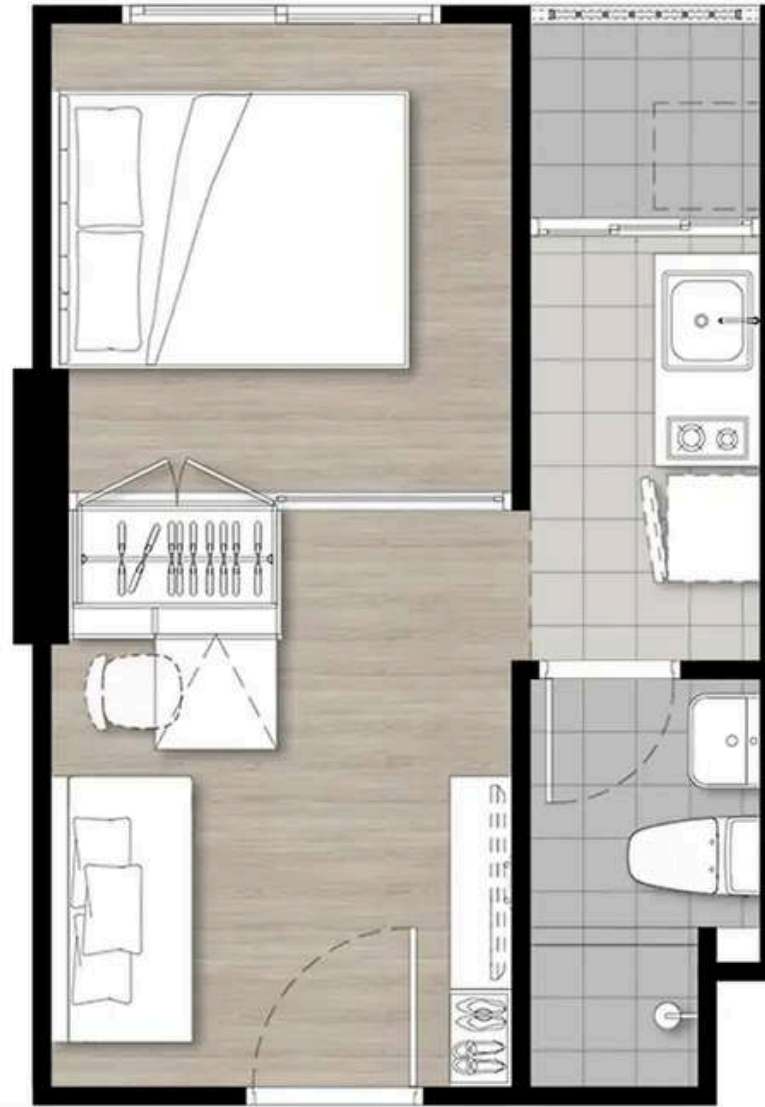
3rd - 8th Floor



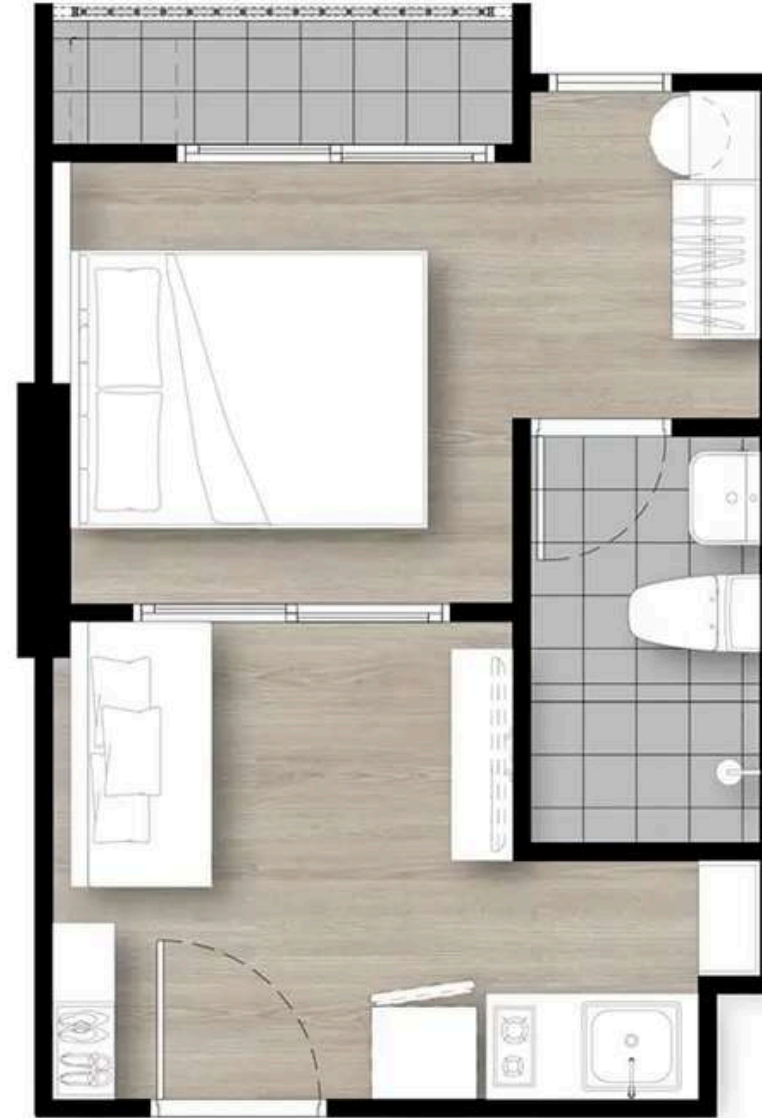
Unit Type



TYPE A
22.00-22.50 SQ.M.



TYPE B1
24.00-25.00 SQ.M.

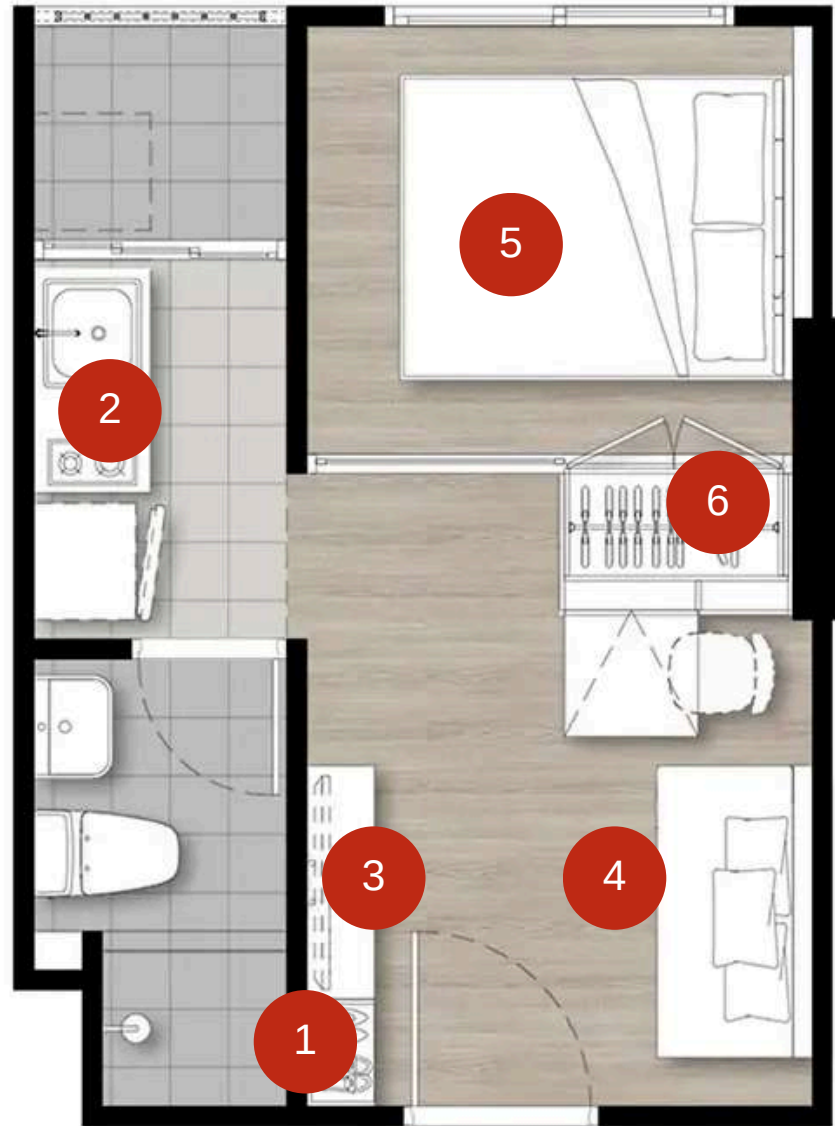


TYPE B2
24.00 SQ.M.



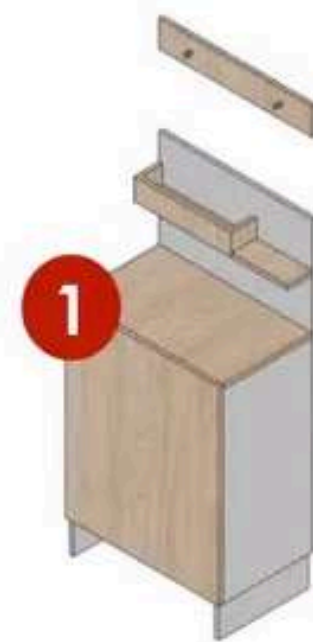
TYPE C
34.50 SQ.M.

Unit Type



Type (A)
22.50 Sqm

Price - 1.6 - 1.8 Millon Baht



Shoe cabinet with mail slot
Size 350 x 550 mm.



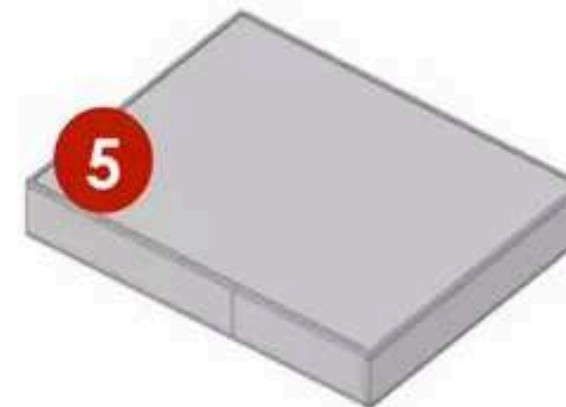
Kitchen set with sink and wall cabinets
Size 600x1200 mm.



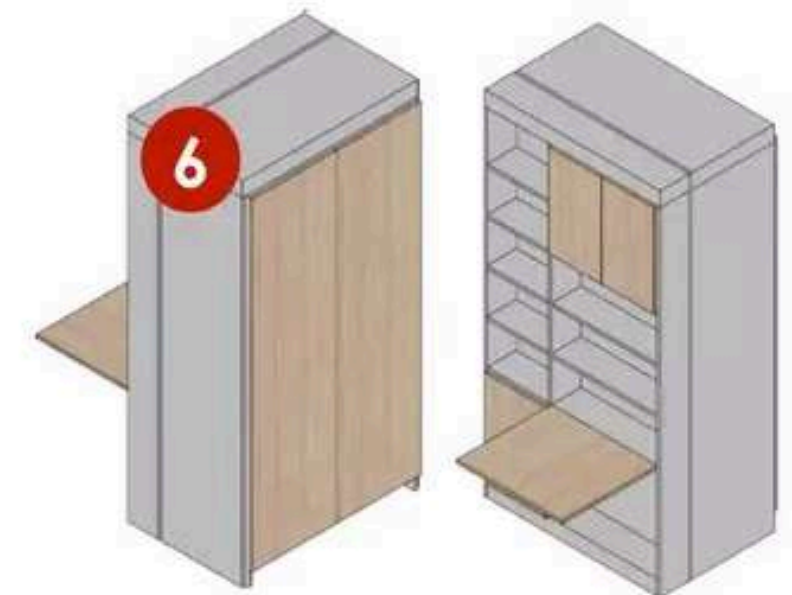
TV stand, dimensions
Size 350 x 1200 x 600 mm.



Two-seater sofa, dimensions
Size 800x1500x800 mm.



5-foot bed base with storage drawers
Size 1580 x 2020 x 280 mm.



Wardrobe with folding table, dimensions
Size 700x1200x2300 mm.
(Folding table weight capacity: maximum 15 kg.)

Unit Type



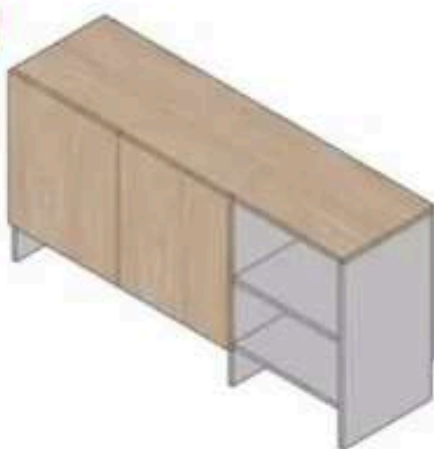
Type (B1)
24 Sqm

1



Shoe cabinet with mail slot
Size: 350 x 550 mm.

2



TV shelf
Size: 350 x 1200 x 600 mm.

3



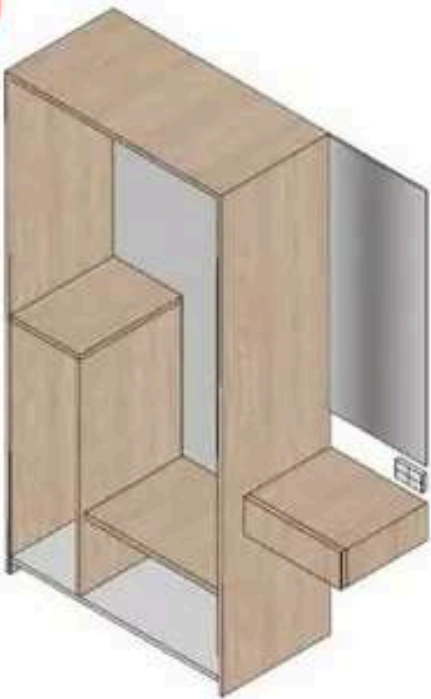
2 seat sofa
Size: 800 x 1500 x 800 mm.

4



The cabinet
Size: 350x650 mm.

5



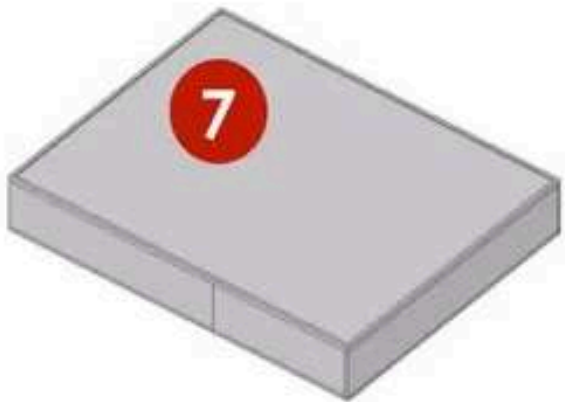
Wardrobe with dressing table and mirror
Size: x 1400 x 2000 mm.

6



Kitchen set with sink and wall cabinets.
Size: 600x1200 mm.

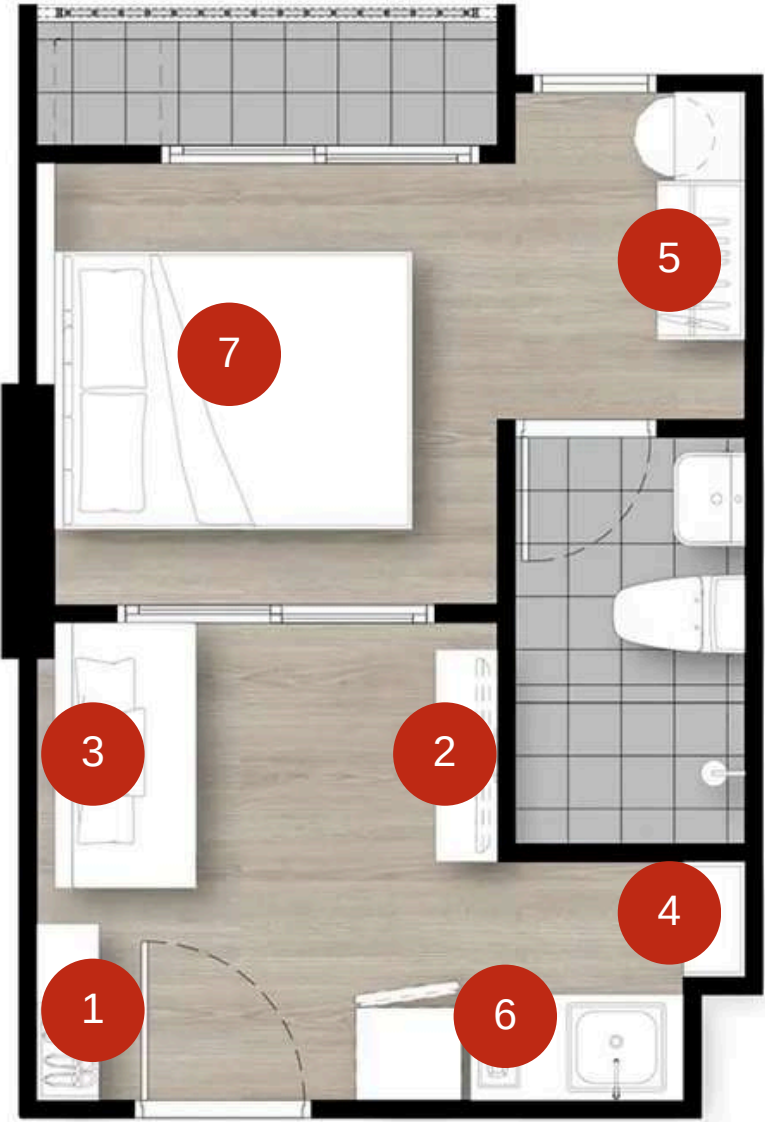
7



5-foot bed base with drawers
Size: 1580 x 2020 x 280 mm.

Price - 1.8 - 2 Millon Baht

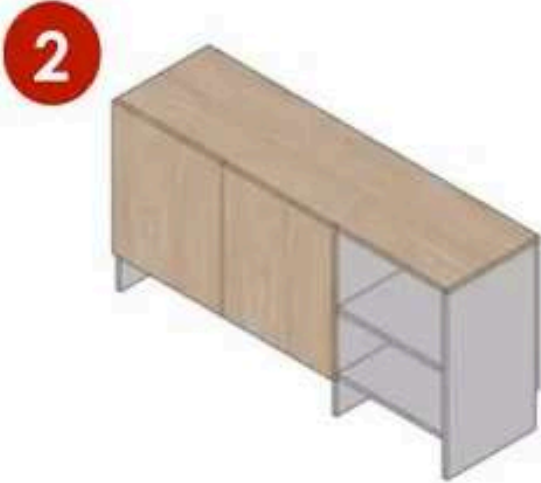
Unit Type



Type (B2)
24 Sqm



Shoe cabinet with mail slot
Size: 350 x 550 mm.



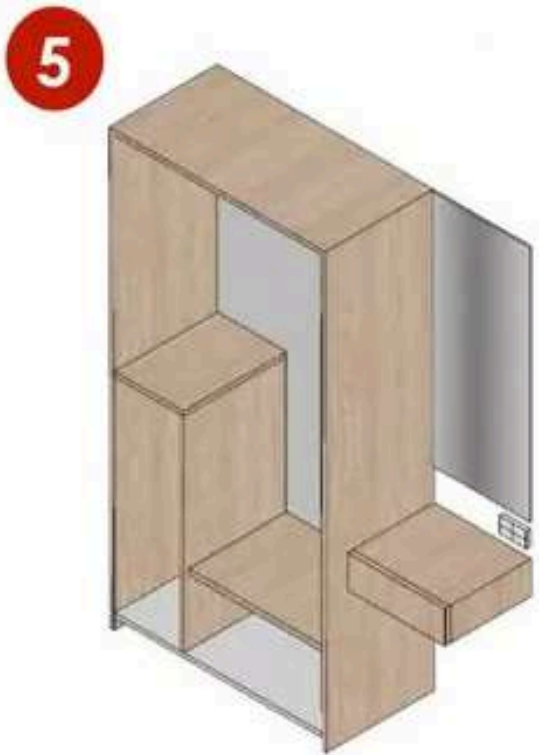
TV shelf
Size: 350 x 1200 x 600 mm.



2 seat sofa
Size: 800 x 1500 x 800 mm.



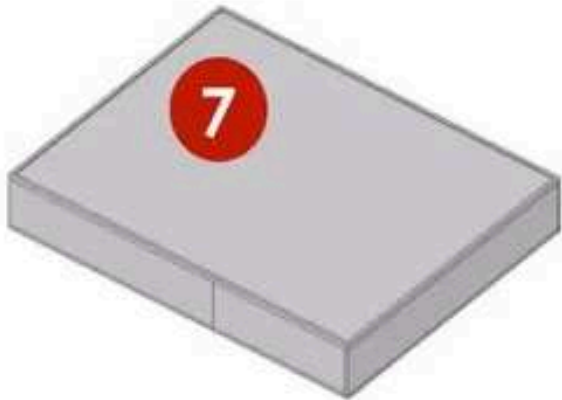
The cabinet
Size: 350x650 mm.



Wardrobe with dressing table and mirror
Size: x 1400 x 2000 mm.



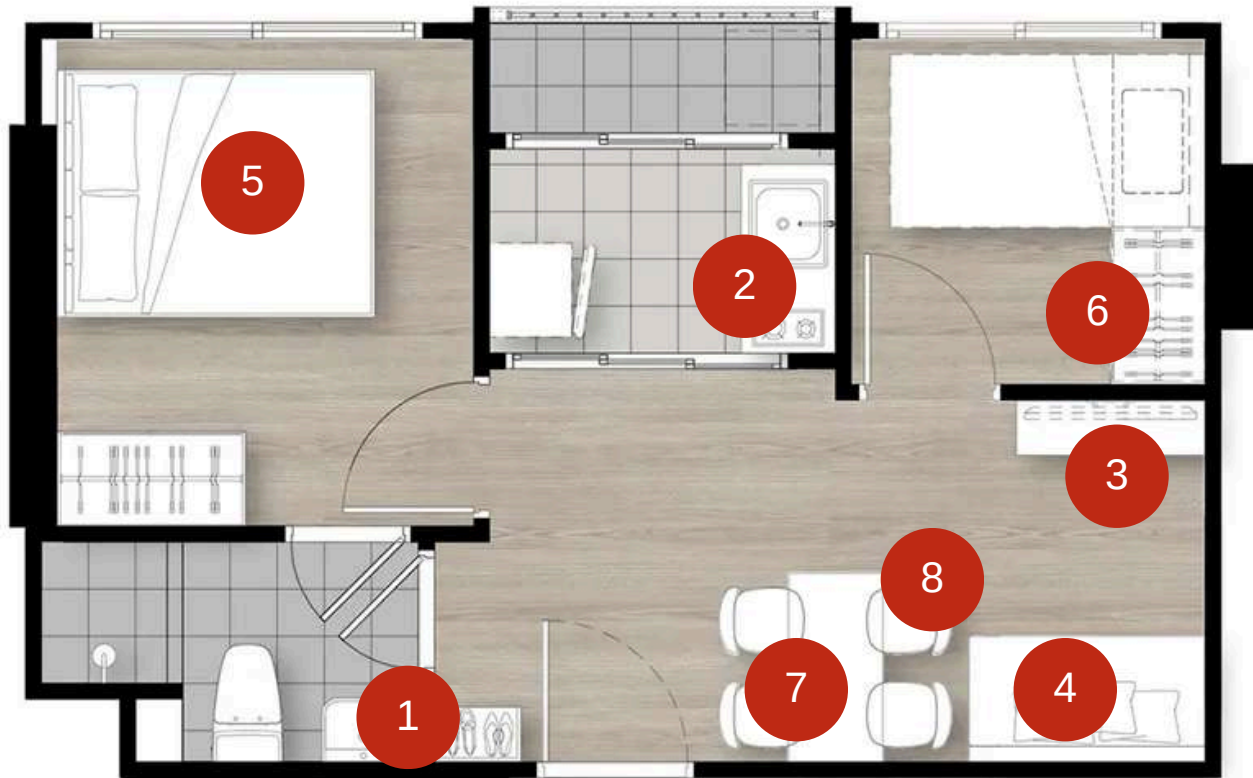
Kitchen set with sink and wall cabinets.
Size: 600x1200 mm.



5-foot bed base with drawers
Size: 1580 x 2020 x 280 mm.

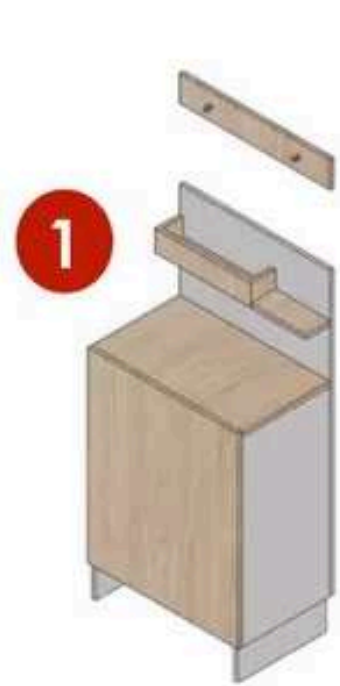
Price - 1.8 - 2 Millon Baht

Unit Type



Type (C)
34.5 Sqm

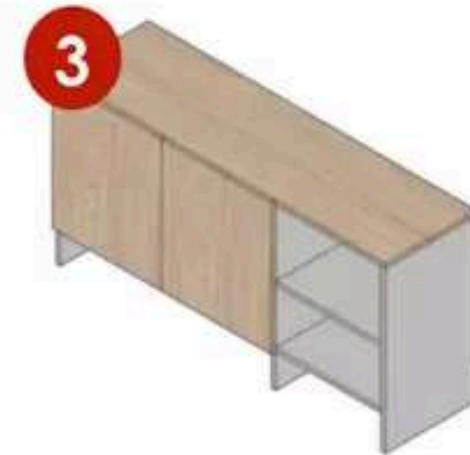
Price - 2.6 - 2.8 Millon Baht



Shoe cabinet with mail slot
Size: 350 x 550 mm.



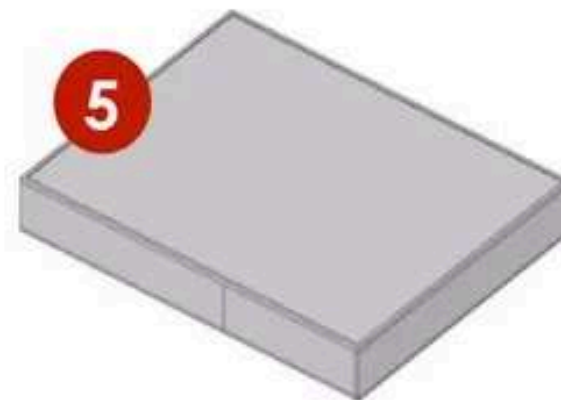
Kitchen set with sink and
wall cabinets.
Size: 600x1200 mm.



TV shelf
Size: 350 x 1200 x 600 mm.



2 seat sofa
Size: 800 x 1500 x 800 mm.



5-foot bed base with drawers
Size: 1580 x 2020 x 280 mm.



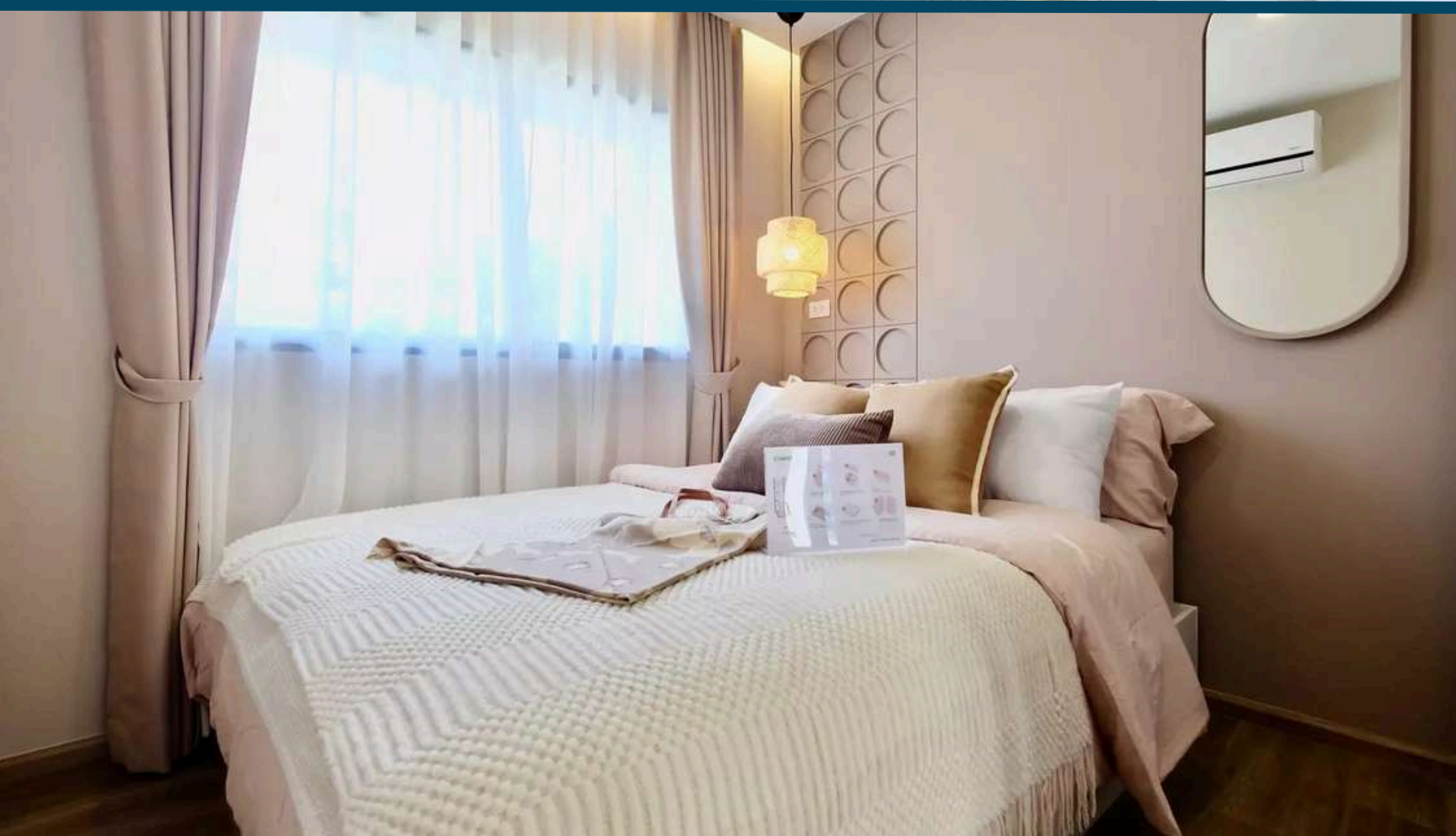
Wardrobe
Size: 1200 x 2400 mm.



Dining Table
Size: 700x1200 mm.

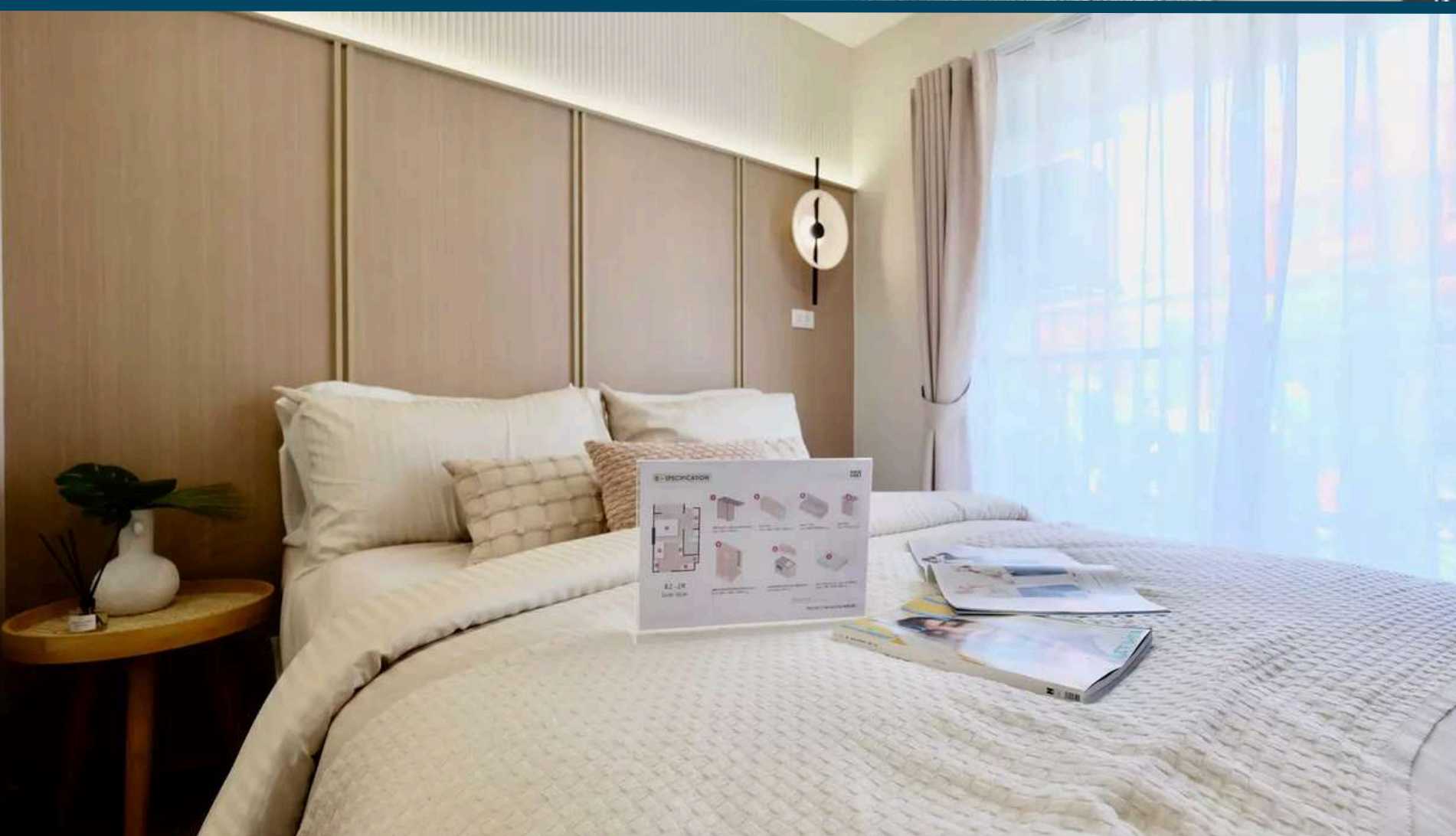


Four chairs
Size: 460 x 500 x 825 mm.



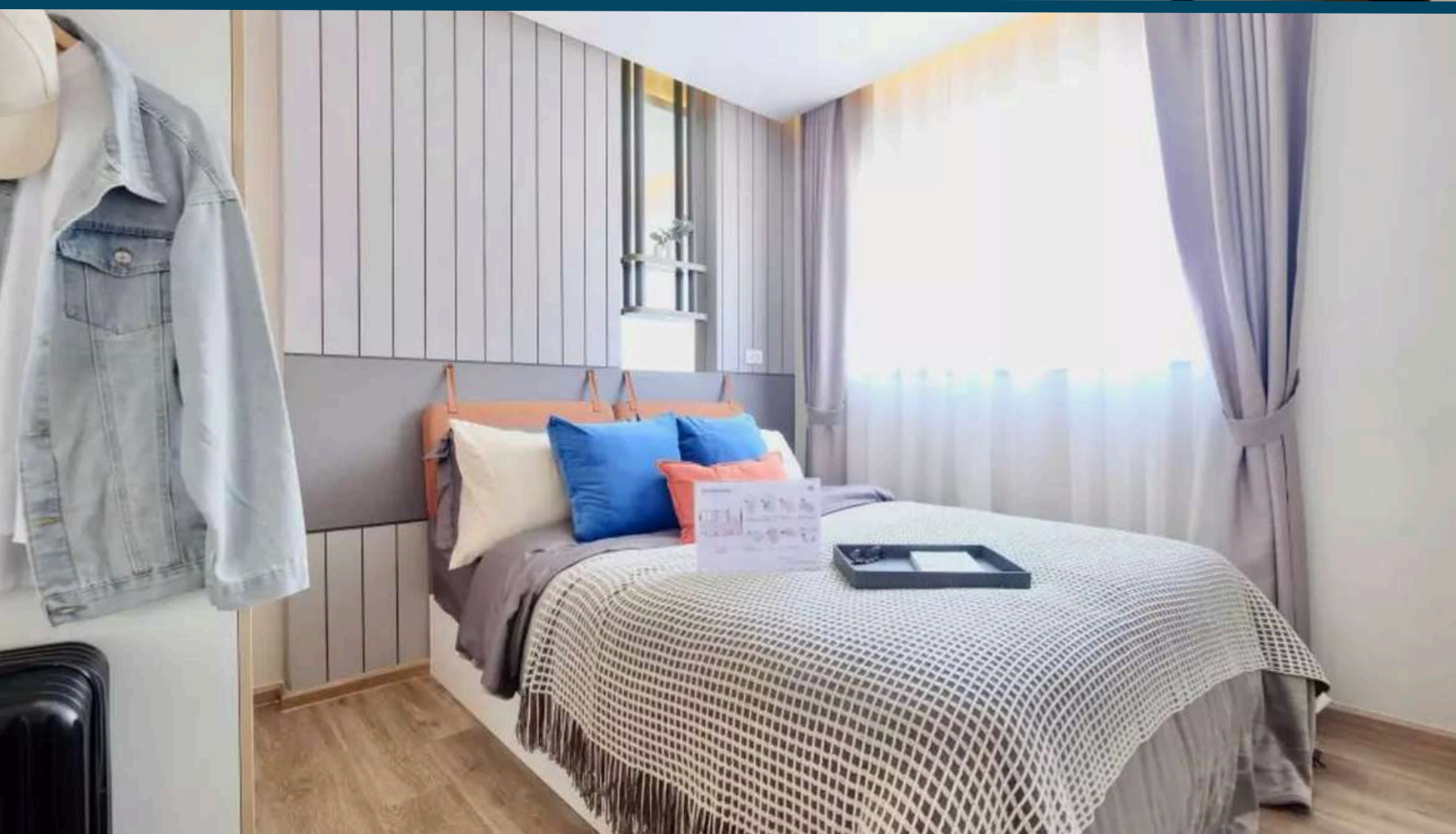
Type (A)
22.50 sqm





Type (B2)
24.00 sqm





Type (C)
34.50 sqm



How To Buy



Condo Viewing



Booking Fees



Documentation



70% Payment



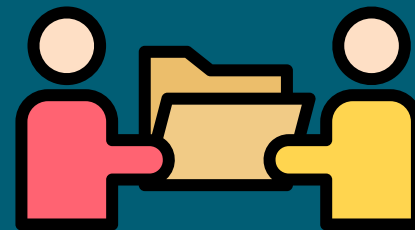
SPA Contract



30% Down payment



Titled deed



Transfer Ownership

by sena
COZI
SRINAKARIN 38



A low-threshold opportunity to enter Bangkok's real rental market