

# Park 85

RESIDENCES



The Story of Park85

# The Rodel-Stuetzel House

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Fiona & Andreas Rodel with their grandmother Rosamund Stuetzel  
- Founder of Bangkok Patana School -

It all began with our family residence. At first, we planned to renovate our home to accommodate our ever-expanding family. Soon, close friends began expressing an interest in sharing our cherished corner of Bangkok. The idea slowly grew and developed into what we are today calling Park85:

*a private community of families and friends.*

A true nexus of East and West, Park85 was founded on Swiss design, inspired by our deep Thai roots. After years of meticulous planning and development, we are now ready to open our gates to you.

*We love it here, and we believe you will too.*





# Park85 Factsheet

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Project Name:	Park85 Residences Bangkok	
Location:	At the quiet end of two lanes Sukhumvit Soi 85 & 87	
Project Type:	Ultimate Luxury Freehold, Low-rise Condominium 2 Buildings 7 Stories 47 exclusive Units (Maximum 4 Units per Floor)	
Developer:	Fander Helvetic Thai Limited	
Total Project Area:	2-1-4 Rai (3616m <sup>2</sup> )	
Unit Type & Area:	1 Bedroom	92 m <sup>2</sup> (12 units)
	2 Bedroom	138-143 m <sup>2</sup> (9 units)
	2 Bedroom Deluxe	173 m <sup>2</sup> (6 units)
	3 Bedroom	191-432 m <sup>2</sup> (16 units)
	Duplex	223-471 m <sup>2</sup> (2 units)
	Garden Suite	139-269 m <sup>2</sup> (2 units)
Parking:	>200%	
Unit Style:	Fully fitted including air-conditioning, ventilation and kitchen	
Time Frame:	Construction starts in 2024 Completion is scheduled for 2026	
Architect:	Duangrit Bunnag Architect Limited (DBALP)	

# *Our Philosophy*

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*“Visionary,  
Heartfelt,  
Sustainable.”*

We have lived our lives guided by the inherited wisdom to, **“always put your best effort into everything you do.”** Park85 is the personification of this guiding principle.

It is a Swiss tradition to settle, for a lifetime, in one everlasting home. A dwelling provides shelter, protection and radiates warmth for the whole family.

To reach this target, there were no shortcuts made, no easy roads taken in crafting a residence and a community that we can all **cherish** and call HOME.





# *More for Life*

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*“The place we call Home  
A place where you belong”*

## **The Residence**

Inspired by the impeccable  
Swiss quality of living.

## **The Design**

Curated by the renowned architectural firm,  
DBALP by Duangrit Bunnag.

## **The Development**

Conceived by the founding family  
of Bangkok Patana School.



## More *SPACE* for Life

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*“More space means  
more freedom”*

- Expansive residences grant you the space to live exactly as you wish: comfortably, conveniently and with no limitations.
- From spacious one-bedroom units to the penthouse, we’ve designed residences to suit all your needs.

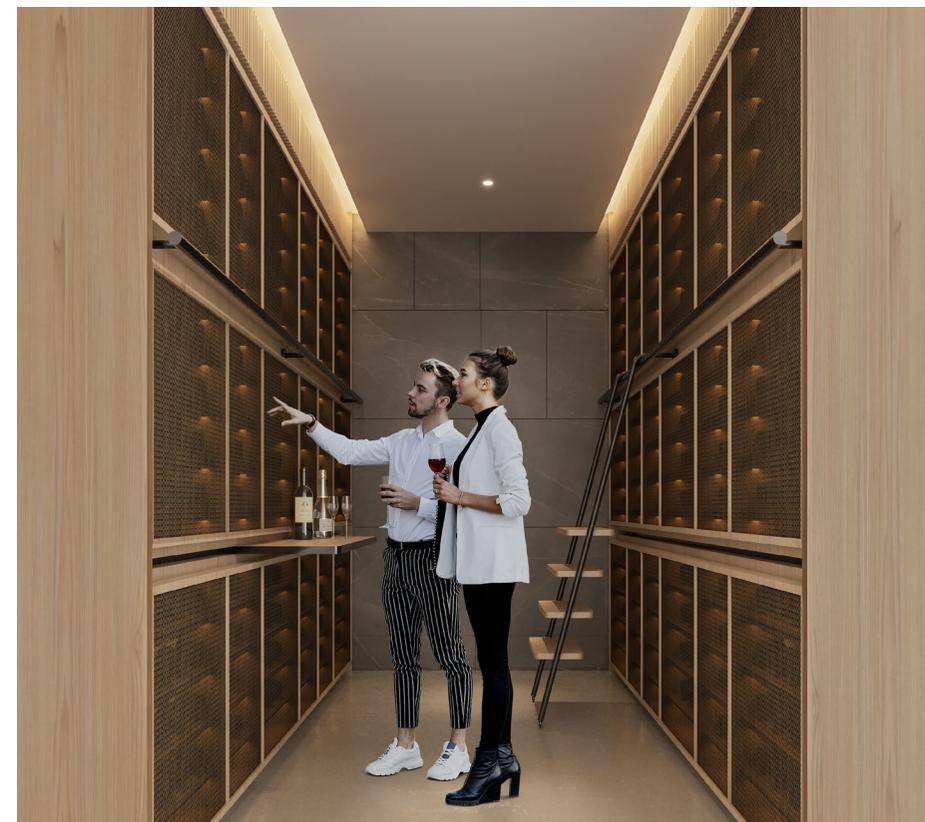


## Common Areas that Enhance Your Lifestyle

- Climate Controlled Private Storage Units
- Private Underground Wine & Whiskey lockers

## Additional Features

- Walkout Terrace
- Delivery Drop-off Room
- Co-working Space / Meeting Room
- Vintage / Super Car Parking
- Bike & Motorcycle Parking
- Car Washing Area
- Modern Gym
- Functional Service Area
- BBQ Area
- Rooftop Laundry Drying Area



# More *QUALITY* for Life

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*“Quality of life and lasting happiness go hand in hand”*



We believe that quality of life cannot be observed with the eyes; it's only *felt* with the heart.

## *Enter Your Safe and Secure Sanctuary*

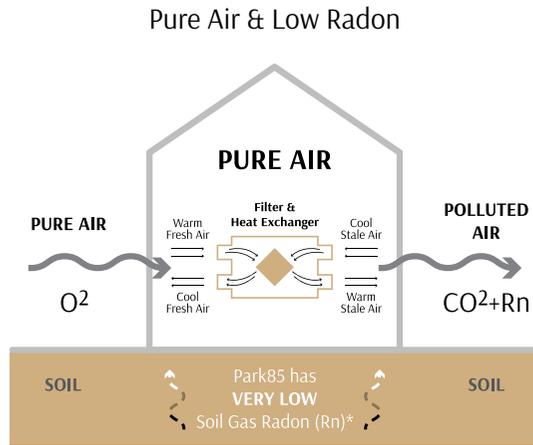
- Pure Air & Low Radon
- Sleep Well with EMF Shielding
- Natural Ventilation
- Say Good-Bye to Flooding
- Quiet VRF Systems
- 24h Security Guard

## *The Comforts & Amenities of Home*

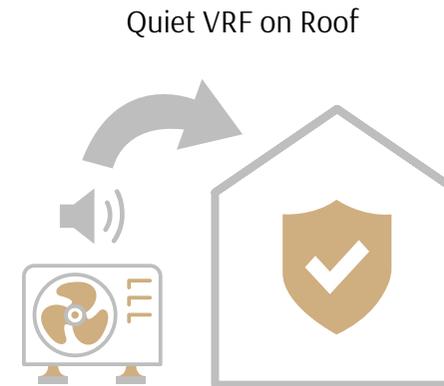
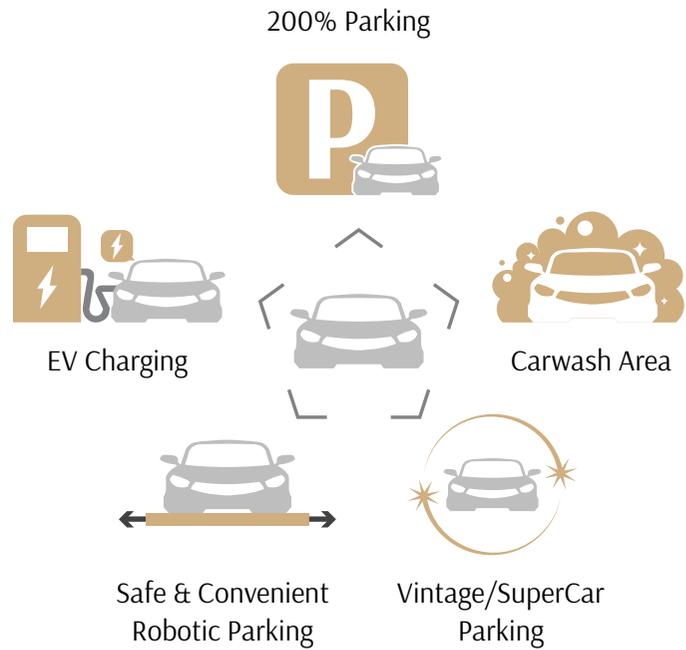
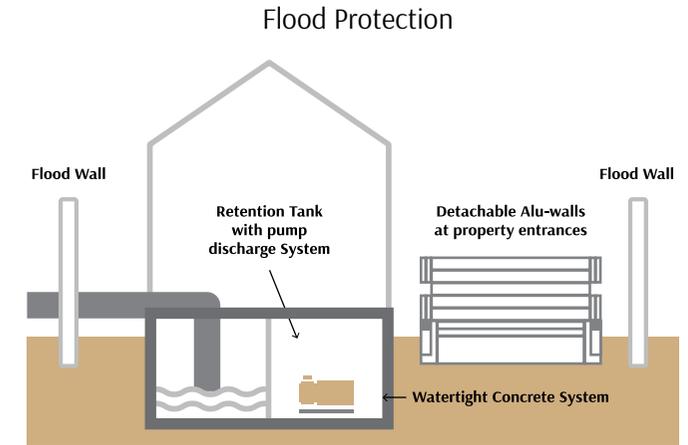
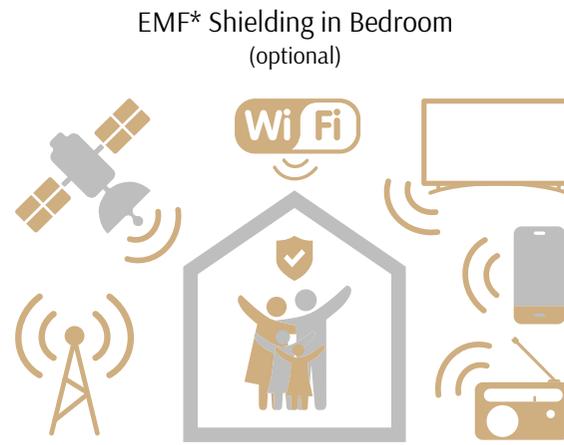
- High-end Kitchen with Innovative Appliances
- Luxury European Lavatories & Soothing Bath
- Robotic Parking (over 200% Parking)
- Temperature-Controlled, Non-Chlorinated Pool
- Quiet End of Lanes
- Fiber to the Home Internet



# More about OUR INNOVATIONS



\*measured by Thailand Institute of Nuclear Technology  
 Radon / Rn = The second leading cause of lung cancer



# More *LOVE* for life

*“Our unique differences build a stronger community”*

Our family’s long-time residency in Thailand offers a community foundation like none other.

## Our Love for Nature

- Ample Green Spaces
- Rooftop Solar
- EV Charging Station for Cars, Motorbikes & Bicycles
- Probably Bangkok’s Largest In-Pool Tree
- Pet Friendly



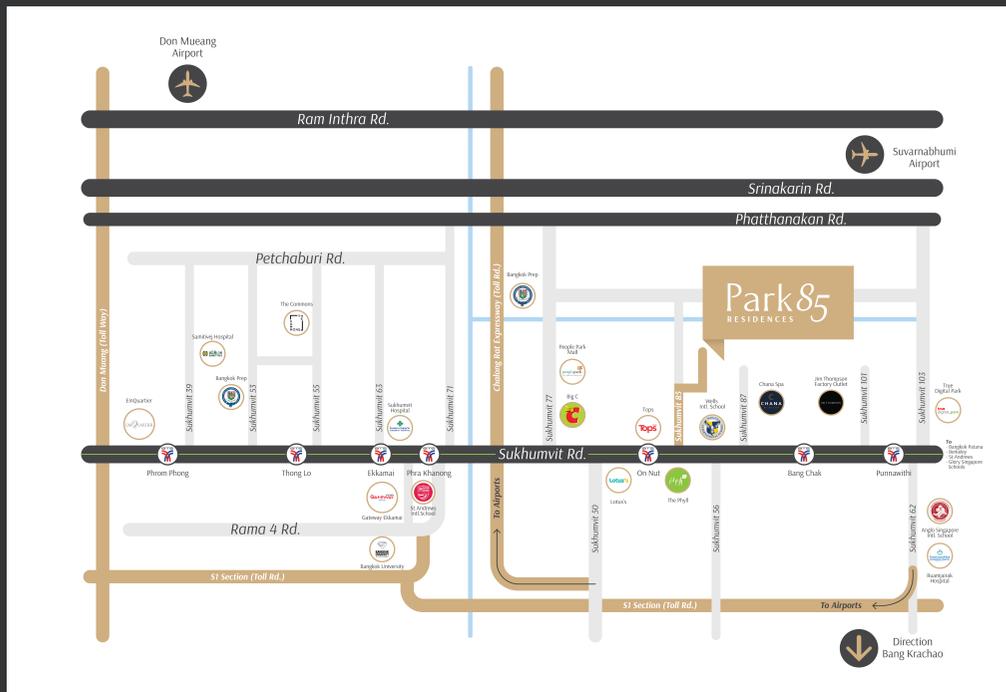
## Our Love for History

- 150-year-old Stone Trough from Switzerland

## Our Love for Community

- The Residence of our Developers
- A Blank Canvas for Community Gatherings
- Wheelchair accessible





- ◆ Quiet End of Lanes (Soi 85 & 87)
- ◆ Close to Bang Krachao ('green lung' of Bangkok)
- ◆ Expressway entry and exit points (Soi 50 & 62, both 5min drive)
- ◆ BTS Bang Chak (800m)
- ◆ BTS Onnut (950m)
- ◆ Suvarnabhumi Airport (25min drive)
- ◆ Don Muang Airport (35min drive)
- ◆ Shopping malls (Emporium, EmQuartier, EmSphere / IKEA, True Digital Park)
- ◆ Supermarkets (Lotus's, Tops, Big C)
- ◆ Schools (Bangkok Patana, St.Andrews, Berkeley, Wells, Bangkok Prep, Anglo Singapore, Glory Singapore, Montessori and others)
- ◆ Hospitals (Sukhumvit, Samitivej, Ruamjaiarak)
- ◆ Golf course: Siam Country Club Bangkok, Thai Country Club,...



Park85  
Google Maps Link

[www.p85r.com](http://www.p85r.com)

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@Park85

“You have dreamt for the best,  
now it’s time to make it yours.”



**Park85 Residences ("Project")** Project Owner: Fander Helvetic Thai Limited, having the corporate registration number 0105553080241; registered capital 1,000,000 Baht (fully paid up); Ms. Fiona Rodel and Mr. Andreas Rodel acting as the authorized directors; and registered head office at 56 Soi Sukhumvit 85, Bangchak, Phra Khanong, Bangkok 10260, Thailand. The Project is located at Sukhumvit 85, Bangchak, Phra Khanong, Bangkok on the land under the land title deed numbers 23309, 131013, 4147, 9949, 21475, 21476, and 239746 with the total land area of approximately 2-1-4 Rai. The Project area may be decreased. The Project comprises of two 7-storey condominium buildings with the total number of 47 units. The Project is in process of applying for the EIA approval and construction permit, and the expected construction may start in 2024 and complete in 2026 (subject to change and/or approval). After the construction process is completed, the condominium buildings will be registered as the Condominium according to the Condominium Act B.E. 2522. All owners of the condominium units are responsible to pay sinking fund, common fee, tax, fee, and other expenses as prescribed by the Project Owner and the Condominium Act B.E. 2522.

Disclaimer: All pictures shown in this document are computer-generated images. All contents, master plan, floor plan, and pictures are subject to change without prior notice.

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