

# 18 PRIVATE HORIZONS

SCOPE  
THONGLOR

YOUR PENTHOUSE  
YOUR FLOOR . YOUR HORIZON

CHIEF EXECUTIVE  
PRODUCER

YONGYUTT  
CHAIPROMPRASITH

DESIGN CONSULT  
AND INTERIOR DESIGN

THOMAS  
JUUL-HANSEN



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# LIFE AT ITS FINEST

SCOPE, THE FINEST TOP-OF-THE-LINE  
RESIDENTIAL DEVELOPER THAT  
OPERATES AS A LIFESTYLE FIRM

BANGKOK-BASED REAL ESTATE DEVELOPMENT  
AND LIFESTYLE FIRM SPECIALISED IN  
SOPHISTICATED RESIDENTIAL DEVELOPMENTS  
THAT COME WITH FINEST SERVICES. SCOPE'S  
PORTFOLIO IS A COLLECTION OF WORLD-  
CLASS DESIGNED RESIDENCES ON BANGKOK'S  
MOST PRESTIGIOUS ADDRESSES.

SCOPE THONGLOR IS THE THIRD INSTALLMENT  
OF THE FIRM'S COLLECTION OF ULTIMATE  
LUXURY PROJECTS, FOLLOWING SCOPE  
LANGSUAN (2019) AND SCOPE PROMSRI (2021).

SCOPE  
LANGSUAN

DESIGNED TO OUTCLASS



EVERY DETAIL IS CREATED TO BE  
A PART OF IMMENSE GREATNESS

STARTING 100 MILLION BAHT

SCOPE

CHIEF EXECUTIVE  
PRODUCER

YONGYUTT  
CHAIPROMPRASITH

ELEMENTAL AND  
INTERIOR DESIGN

THOMAS  
JUUL-HANSEN

SCOPE  
PROMSRI

DISTINCTLY SUKHUMVIT



CAN TELL BY THE ATTITUDE  
MOST DEFINITELY FROM PROMSRI

STARTING 8.5 MILLION BAHT

SCOPE

CHIEF EXECUTIVE  
PRODUCER

YONGYUTT  
CHAIPROMPRASITH

DECORATED AND  
FURNISHED BY

lignerozet®

SCOPE

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# A MILLION-DOLLAR QUESTION

THE UNANSWERED DESIRE OF BILLIONAIRES

THOSE WHO LIVE IN GRAND MANSIONS IN SUBURBAN AREAS ARE IN FACT, SPEND MOST OF THEIR TIME WINE AND DINE IN THE CENTRE, AND ALMOST THE SAME AMOUNT OF TIME, TRAVELLING BACK TO THEIR SUBURBAN RESIDENCES. CLEARLY, THEY LOVE THE METROPOLITAN LIFE, BUT THERE IS NO RESIDENCE THAT OFFERS THE SAME KIND OF PRIVACY THEY HAVE IN THE SUBURB.



# YOUR VERY OWN *PRIVATE ORBIT*

MEET OTHERS BY CHOICE, NOT BY CHANCE

TO DEFINE A LUXURY GOOD, IT HAS TO APPEAR DESIRABLE TO MANY, AND THE MORE DIFFICULT IT IS TO OBTAIN, THE MORE LUXURY IT BECOMES. PRIVACY PERHAPS WORTH MORE THAN GOLD. SCOPE THONGLOR IS DESIGNED FOR THE FORTUNATE 18 FAMILIES TO RESIDE IN THE SAME BUILDING, YET IN THEIR VERY OWN ORBITS, SOPHISTICATEDLY DESIGNED TO AVOID ANY CELESTIAL ALIGNMENTS.



18 MASTERS  
MAXIMUM 36 RESIDENTS

18 SECONDS  
MAXIMUM 18 RESIDENTS

16 THIRDS  
MAXIMUM 16 RESIDENTS

13 FOURTHS  
MAXIMUM 13 RESIDENTS

65 BEDROOMS  
MAXIMUM 83 RESIDENTS



AT MOST 55%  
OCCUPANCY  
FOR RESIDENCES IN BANGKOK



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MAXIMUM 36 RESIDENTS

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MAXIMUM 83 RESIDENTS



AT MOST 55%  
OCCUPANCY  
FOR RESIDENCES IN BANGKOK

47 RESIDENTS  
ESTIMATED  
MAXIMUM ON DAILY BASIS



IT IS THE LOWEST DENSITY RESIDENTIAL BUILDING BUT IT IS ALSO THE MOST DENSELY POPULATED IN TERMS OF STAFF.

MORE THAN 40 STAFF MEMBERS FOR ONLY 18 KEYS WHICH IS MORE THAN 2 STAFF PER RESIDENCE, THIS EXCEEDS MOST OF 5-STAR RESORTS.



AS A 5-STAR RESORT OR A YACHT, SCOPE THONGLOR IS DESIGNED TO ALLOW SERVICE STAFF TO BE UNSEEN. DEDICATED OVER 500 SQM. FOR STAFF AREA.

THIS ALSO MIGHT BE THE FIRST RESIDENCE TO HAVE THE NUMBER OF PARKING SPACES HIGHER THAN NUMBER OF BEDS | 97:65

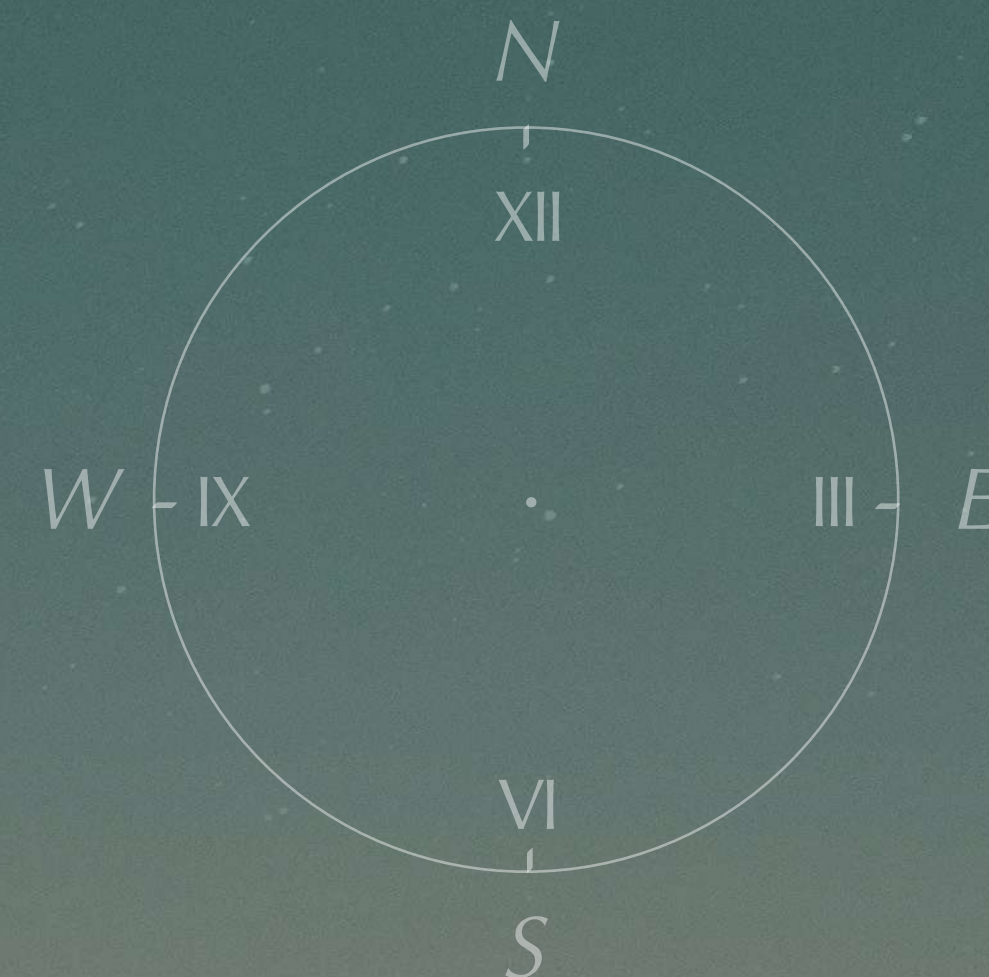
TOTAL 18 AMENITY ELEMENTS OF OVER 1,620 SQM. THAT IS ALMOST 7 TENNIS COURTS FOR MERELY 18 FAMILIES.

## YOUR VERY OWN ORBIT

7,750 SQM. RESIDENTIAL AREA WITH ONLY 47 DAILY RESIDENTS OR 165 SQM. PER PERSON, UNDENIABLY THE BEST THERE IS.

IT IS THE MOST PRIVATE RESIDENCE WITH THE LOWEST DENSITY WITH THE LOWEST CHANCE TO SEE YOUR NEIGHBOURS.

IT IS THE FIRST AND ONLY RESIDENCE THAT NONE OF ITS UNIT IS SHARING WALLS WITH ANOTHER. FULL 360 DEGREES FROM NORTH EAST WEST TO SOUTH



AND FROM DUSK TIL DAWN, YOUR PRIVATE ALTITUDE, THE HORIZON IS ENTIRELY YOURS



# *THE* SERVICE





## THE SERVICE

A MANSION OR PENTHOUSE IS NOT ABOUT THE SIZE, A MASSIVE BOAT COULD BE A FERRY, IT IS THE SERVICE THAT DIFFERENTIATES THE FERRY AND A YACHT.

A FERRY IS MERELY TAKING PASSENGERS FROM ONE PORT TO ANOTHER, WHILE A YACHT IS ABOUT INDULGING THE JOURNEY

SCOPE

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PENTHOUSE  
ASSISTANT

MANAGING ALL ROUTINE SERVICES, SCHEDULING REGULAR MAINTENANCE.



3-TIME WEEKLY  
HOUSEKEEPING

BESPOKE SERVICES FOR EACH MATERIAL WITH SPECIFIC REQUIREMENTS.



VALET & PORTER  
SERVICE

FROM PREPARING TO CHARGING YOUR CARS TO FOOD DELIVERY.

24-HOUR EVERYDAY



IN-HOUSE  
COOK

IN-HOUSE COOK TO OFFER HOME COOKING COMFORT FOOD DISHES

WITH MINIMUM CHARGE



IN-HOUSE  
BEAUTICIANS

HOMELY SERVICES FROM SHAMPOOING, BLOW-DRYING AND MORE.

WITH MINIMUM CHARGE

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A FERRY IS MERELY TAKING PASSENGERS FROM ONE PORT TO ANOTHER, WHILE A YACHT IS ABOUT INDULGING THE JOURNEY **ERGO, A LUXURY LIFE.**





# THE SPACE EXPERT

TO DESIGN A MASSIVE RESIDENCE, IT TAKES A GREAT, AND EXPERIENCED MIND TO UNDERSTAND HOW OWNERS INDULGE THE GREAT SPACE, SOMETHING EXTREMELY LARGE WITH ELEGANCE ,AND NOT OSTENTATIOUS.





A close-up portrait of Thomas Juul-Hansen, a middle-aged man with grey hair, looking slightly to the right. He is wearing a dark shirt and a light-colored jacket. The background is blurred, showing what appears to be a bookshelf.

S C Ō P E

# thomas juul-hansen

THE DESIGNER WHO DESIGNED  
THE RECORD BREAKING PRICE  
APARTMENTS BOTH IN NEW YORK  
AND LONDON.

## THE SPACE EXPERT

NO ONE IS MORE QUALIFIED THAN JUUL-HANSEN  
IN THIS CASE. THE DANISH DESIGNER IS ALSO THE  
MAN WHO DESIGNED THE MOST EXPENSIVE  
RESIDENCES IN NEW YORK, AND LONDON.



PENTHOUSE WEST AT 505WEST19 | ONE OF DOZENS  
OF LARGER-THAN-LIFE RESIDENCES THOMAS JUUL-  
HANSEN DESIGNED IN NEW YORK CITY.



thomas  
juul-hansen



ONE 11 AT THOMPSON CENTRAL PARK,  
NEW YORK CITY

thomas  
juul-hansen







thomas  
juul-hansen

THE PENTHOUSE AT SCOPE LANGSUAN  
SOLD AT THE RECORD-BREAKING THB 1 MILLION PER SQM.





thomas  
juul-hansen

HIRTENSTEIN RESIDENCE, THE 6,000 SQ.FT.  
PENTHOUSE IN TRIBECA, NEW YORK CITY



# SCOPE THONGLOR

executive  
producer

YONGYUTT CHAIPROMPRASITH

design consult  
& interior design

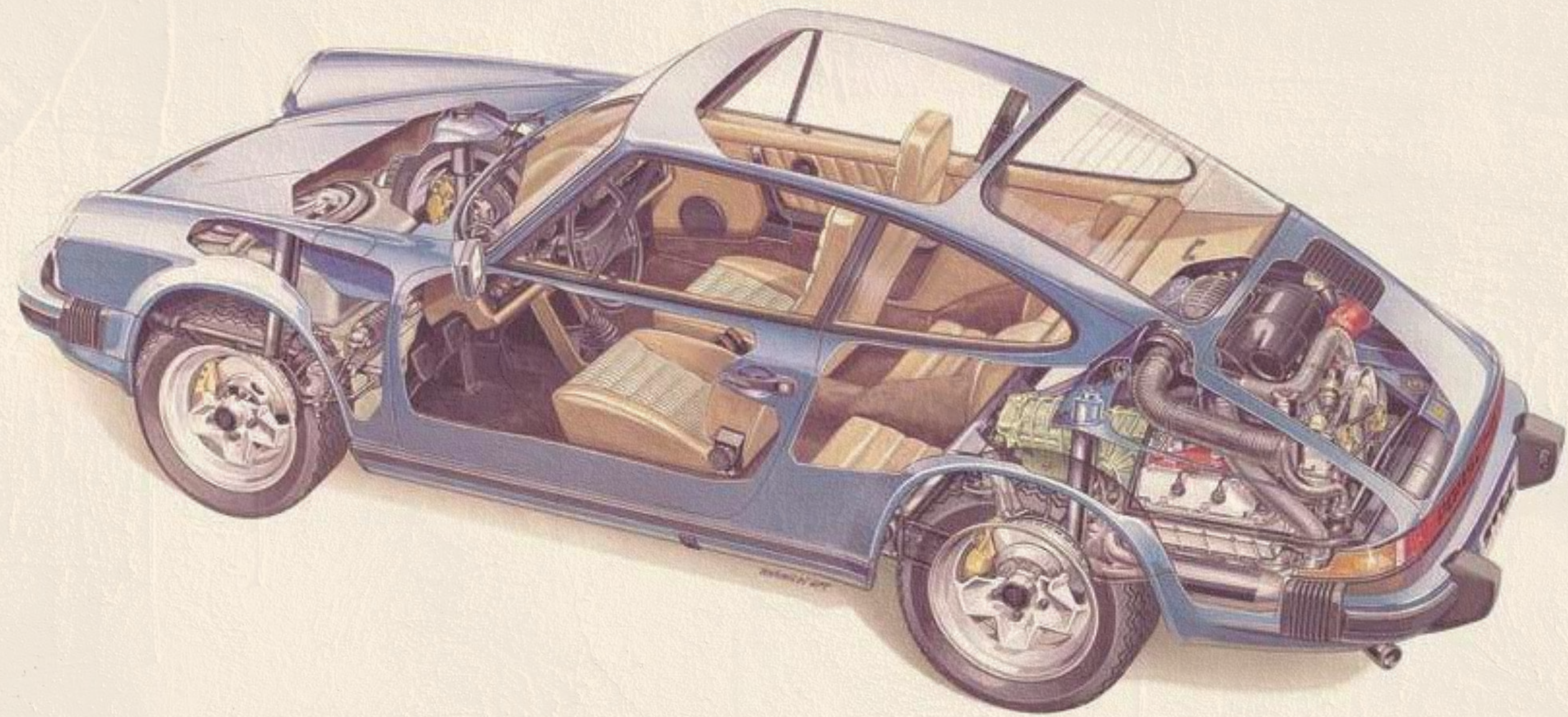
THOMAS JUUL-HANSEN

SCOPE

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## STATE-OF-THE-ART LAYOUT

DESIGNED TO BE PENTHOUSES AND NOTHING ELSE,  
DESIGNED BY THOSE WHO UNDERSTAND PENTHOUSES,  
FUNCTIONALLY AND AESTHETICALLY LIKE A GORGEOUS CAR  
THAT RUNS LIKE PEGASUS.



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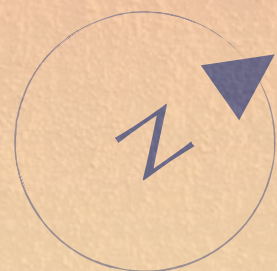


OVER 100M. PERIMETER

*STATE-OF-THE-ART* LAYOUT

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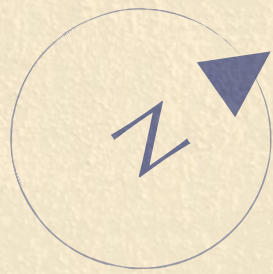
# OVER 100M. PERIMETER ALMOST 80M. ARE WINDOWS

NO RESIDENCE HAS EVER OFFER THIS MUCH NATURAL LIGHT,  
AND SUCH A GLORIOUS ABSENCE OF THE WALLS.

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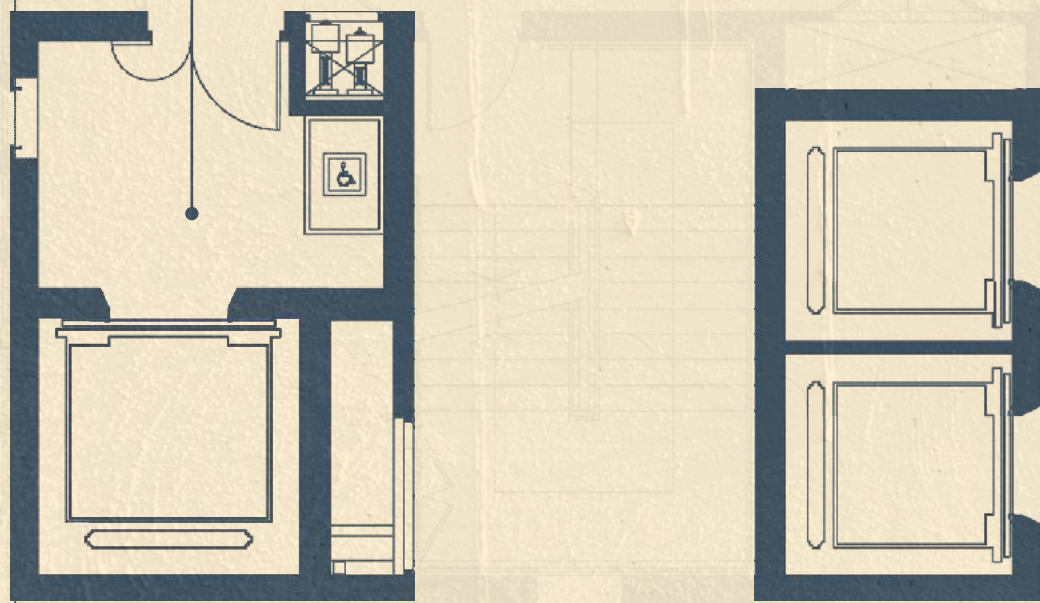
1:6 BEING CONFIDENT  
OF THIS RATIO

THE AVERAGE IS OVER 1:30

THE BUTLER LIFT IS WHERE PORTER COMES TO  
DELIVER YOUR PARCELS,  
FOOD AND SO ON.

## 2 PRIVATE AIR-CONDITIONED LIFTS 1 BUTLER LIFT

WE DO NOT REFER THE EXTRA LIFT AS FIREMAN  
LIFT, IT'S PESSIMISTIC, THE MAIN PURPOSE FOR  
SERVICE STAFF AND PORTER WITH THE SAME  
DESIGN AS PRIVATE ONES.



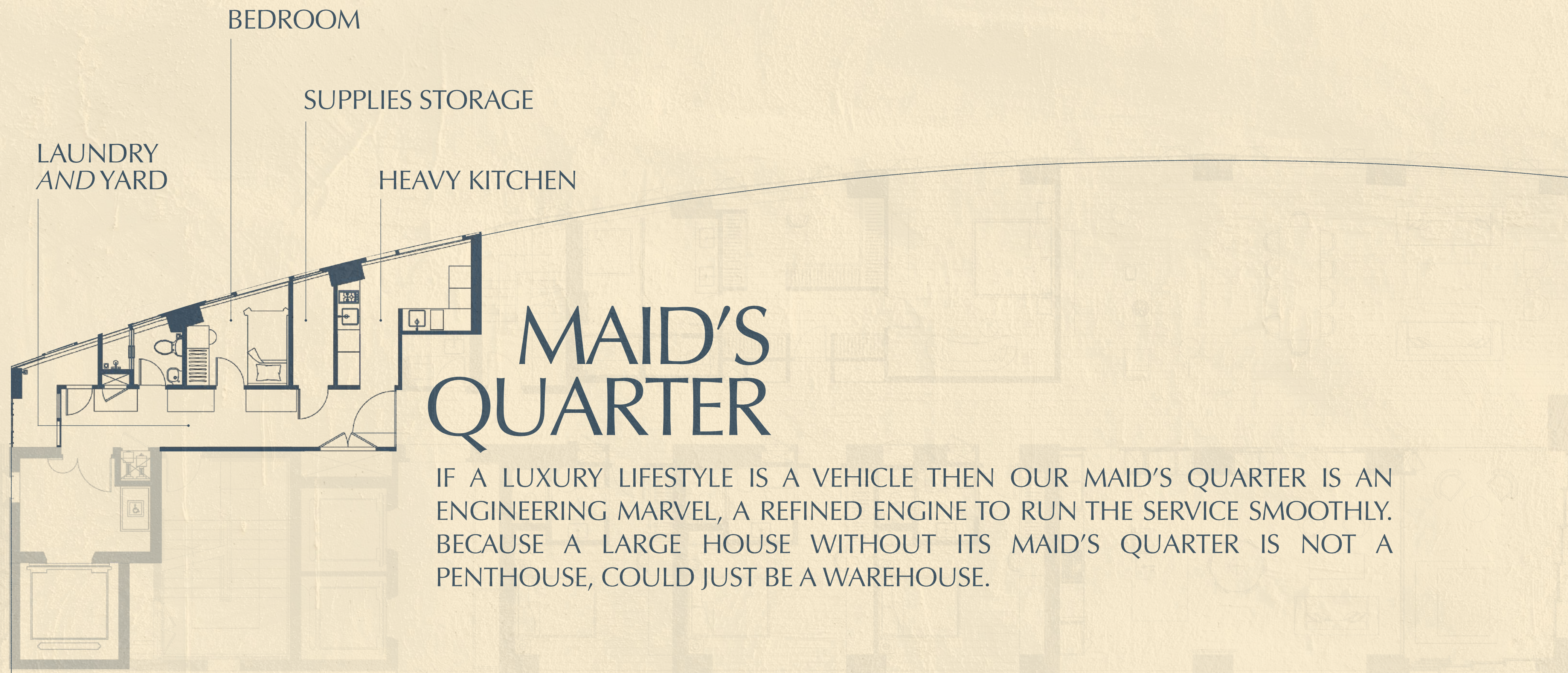
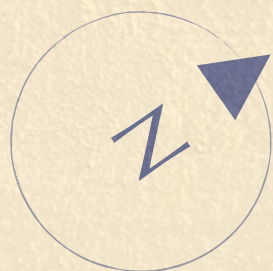
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# MAID'S QUARTER

IF A LUXURY LIFESTYLE IS A VEHICLE THEN OUR MAID'S QUARTER IS AN ENGINEERING MARVEL, A REFINED ENGINE TO RUN THE SERVICE SMOOTHLY. BECAUSE A LARGE HOUSE WITHOUT ITS MAID'S QUARTER IS NOT A PENTHOUSE, COULD JUST BE A WAREHOUSE.

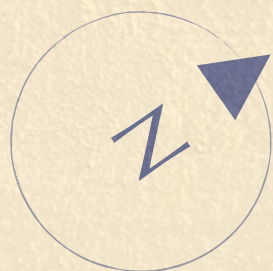
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# 4-BEDROOM *MAYBE*

IT IS MORE THAN QUALIFIED TO BE  
A PROPER FOUR-BEDROOM, YET  
WE HAVE SEEN FEW ARE BLESSED  
WITH 3 CHILDREN.



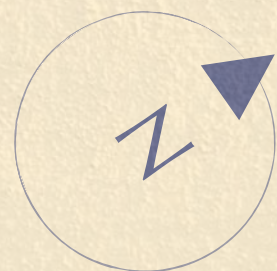
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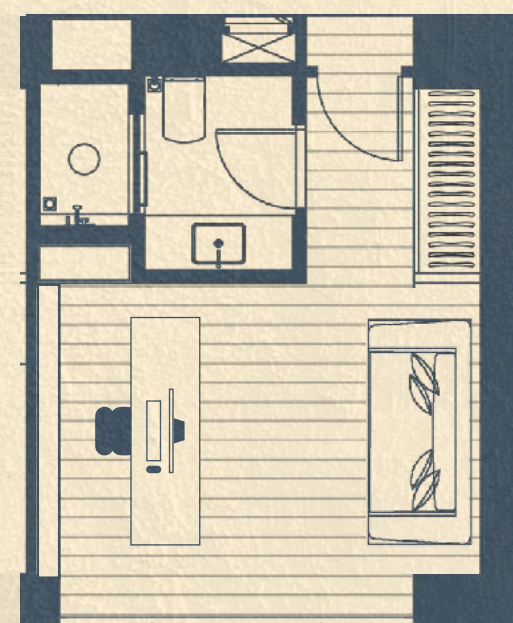




## 4-BEDROOM *MAYBE*

IT IS MORE THAN QUALIFIED TO BE A PROPER FOUR-BEDROOM, YET WE HAVE SEEN FEW ARE BLESSED WITH 3 CHILDREN.

THE NORTH ROOM OF 30 SQM. CAN BE KEPT AS A GUEST ROOM, A PRIVATE GYM, A STUDY, AUDIO ROOM, A PLAYROOM, MAYBE EVEN A POKER ROOM.



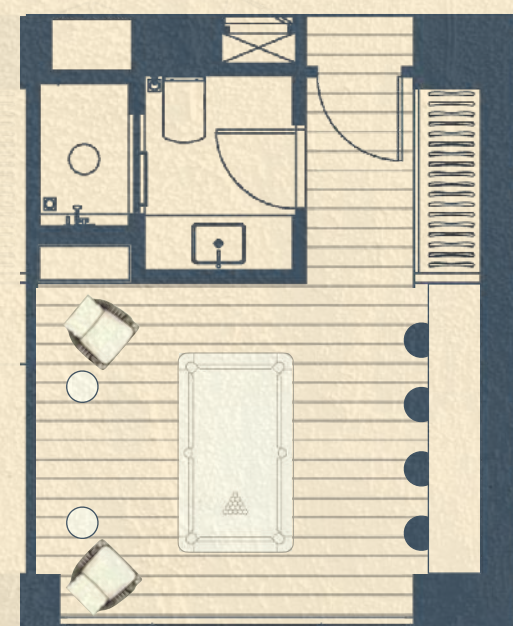
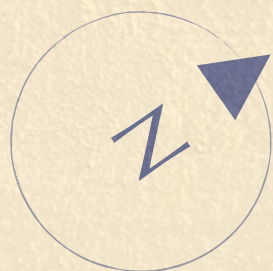
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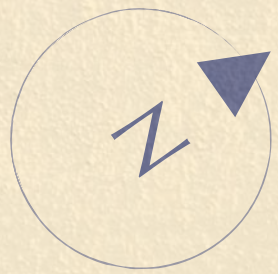
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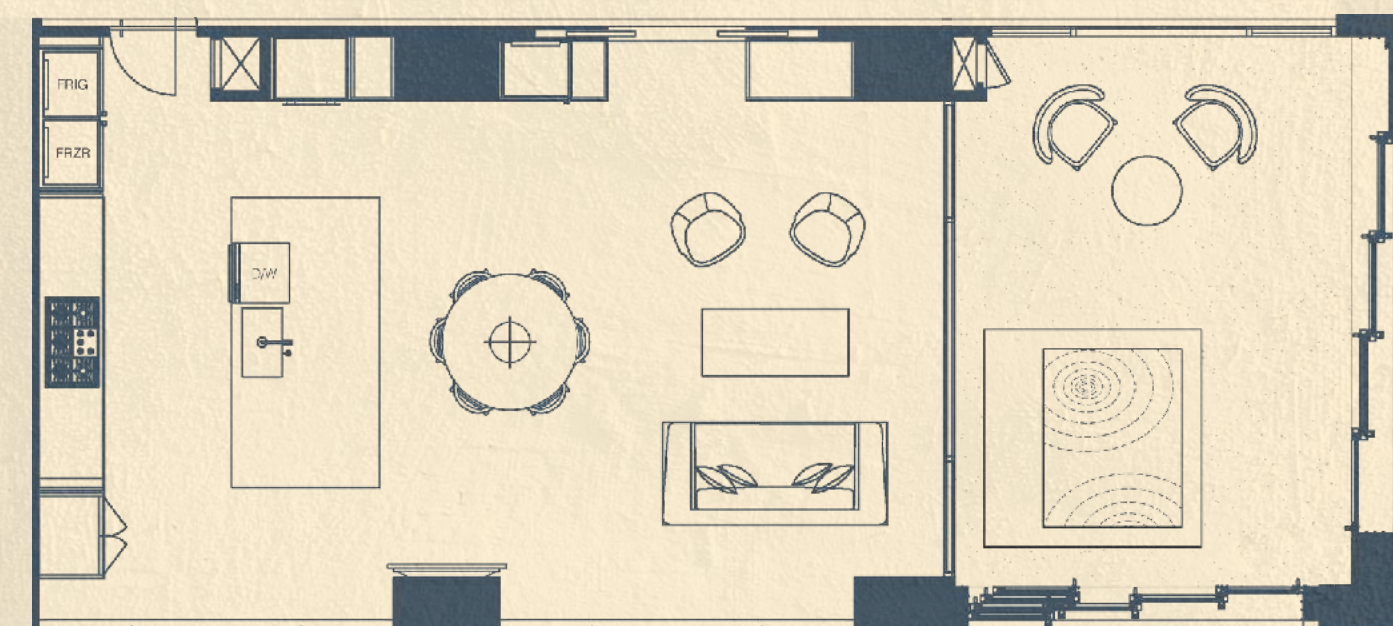
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IN EVERY FILM, AND OF COURSE, IN REAL LIFE THE KITCHEN IS WHERE MOST IMPORTANT CONVERSATIONS TAKE PLACE, AND SOME HEALTHY AMOUNT OF FRAMS. IT IS THE HEART AND SOUL OF THE HOUSE, IT MAKES A HOUSE A HOME - THE LAYOUT IS INSPIRED BY THE KITCHEN DESIGN IN GRAND LAKE HOUSES CONNECTING TO THE PATIO.

## HEART & SOUL



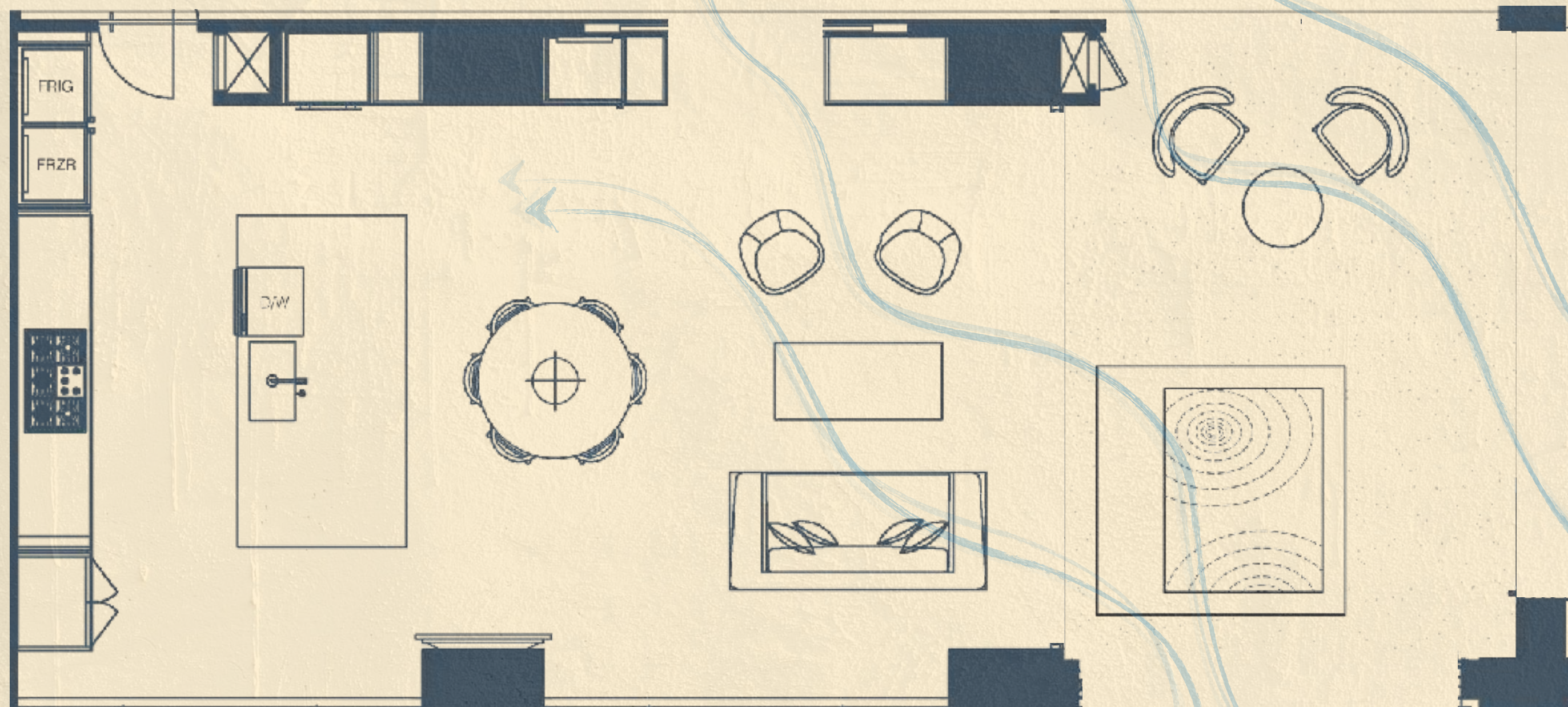
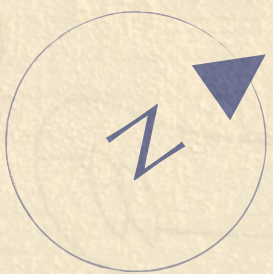
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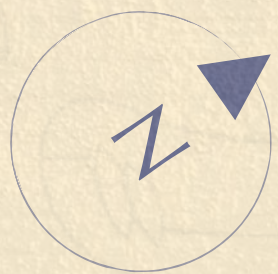
## GRAND KITCHEN

THE GRAND KITCHEN IS ALMOST 60 SQM, A SIZE OF A ONE-BEDROOM UNIT | BESPOKE DESIGNED BY THOMAS JUUL-HANSEN IN COLLABORATION WITH SIEMATIC, CRAFTILY MADE IN GERMANY | EQUIPPED BY TOP-NOTCH GAGGENAU AND SUB-ZERO. IT CAN FIT A 6-SEAT FAMILY DINING TABLE WITH A COSY FAMILY TEA SETTEE.

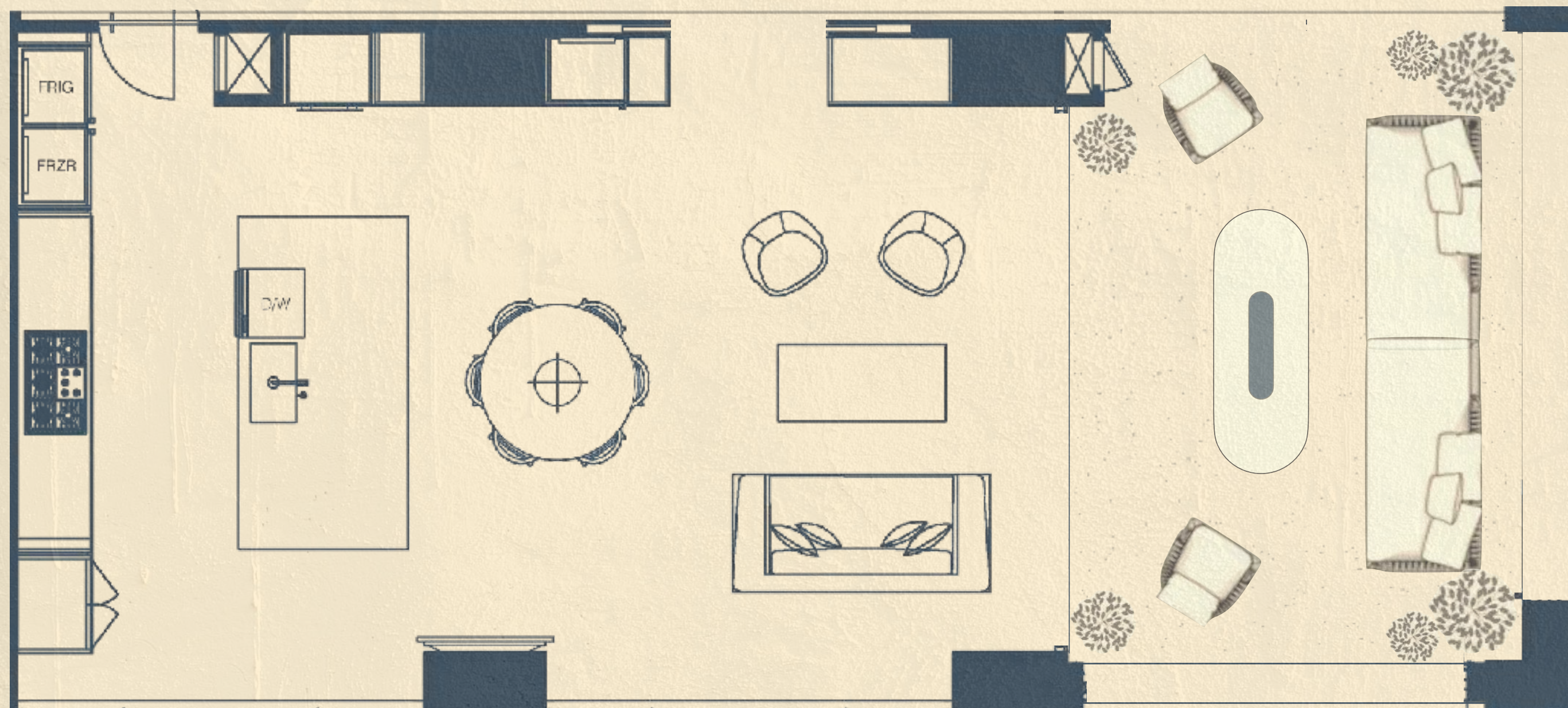
## PATIO CABRIOLET

ALMOST 90 SQM. WHEN COMBINED WITH THE SEMI-OUTDOOR PATIO AND ONCE THE GLASS WINDOWS ARE FULLY RETRACTED, COMES THE WIND BREEZES SOUTHWESTERLY.





THE PATIO CABRIOLET IS THE *SOUL* OF THE HOUSE  
HERE ARE SOME IDEAS OF WHAT IT COULD BE:



## SUNRAY LOUNGE

## GRAND KITCHEN

THE GRAND KITCHEN IS ALMOST 60 SQM, A SIZE OF A ONE-BEDROOM UNIT | BESPOKE DESIGNED BY THOMAS JUUL-HANSEN IN COLLABORATION WITH SIEMATIC, CRAFTILY MADE IN GERMANY | EQUIPPED BY TOP-NOTCH GAGGENAU AND SUB-ZERO. IT CAN FIT A 6-SEAT FAMILY DINING TABLE WITH A COSY FAMILY TEA SETTEE.

A PERFECT SPOT FOR LAZY SUNDAY AFTERNOON WITH LOVELY NATURAL LIGHTS, THE PLACE TO READ, AND TO FALL ASLEEP FROM READING.





THIS DOES NOT REFLECT THE FINAL DESIGN  
FINAL DESIGN IN PROGRESS

# SCOPE THONGLOR

GERMAN MADE BESPOKE KITCHEN DESIGNED BY THOMAS JUUL-HANSEN IN  
COLLABORATION WITH SIEMATIC | EQUIPPED BY TOP-OF-THE-LINE GAGGENAU 400 SERIES

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# SCOPE THONGLOR

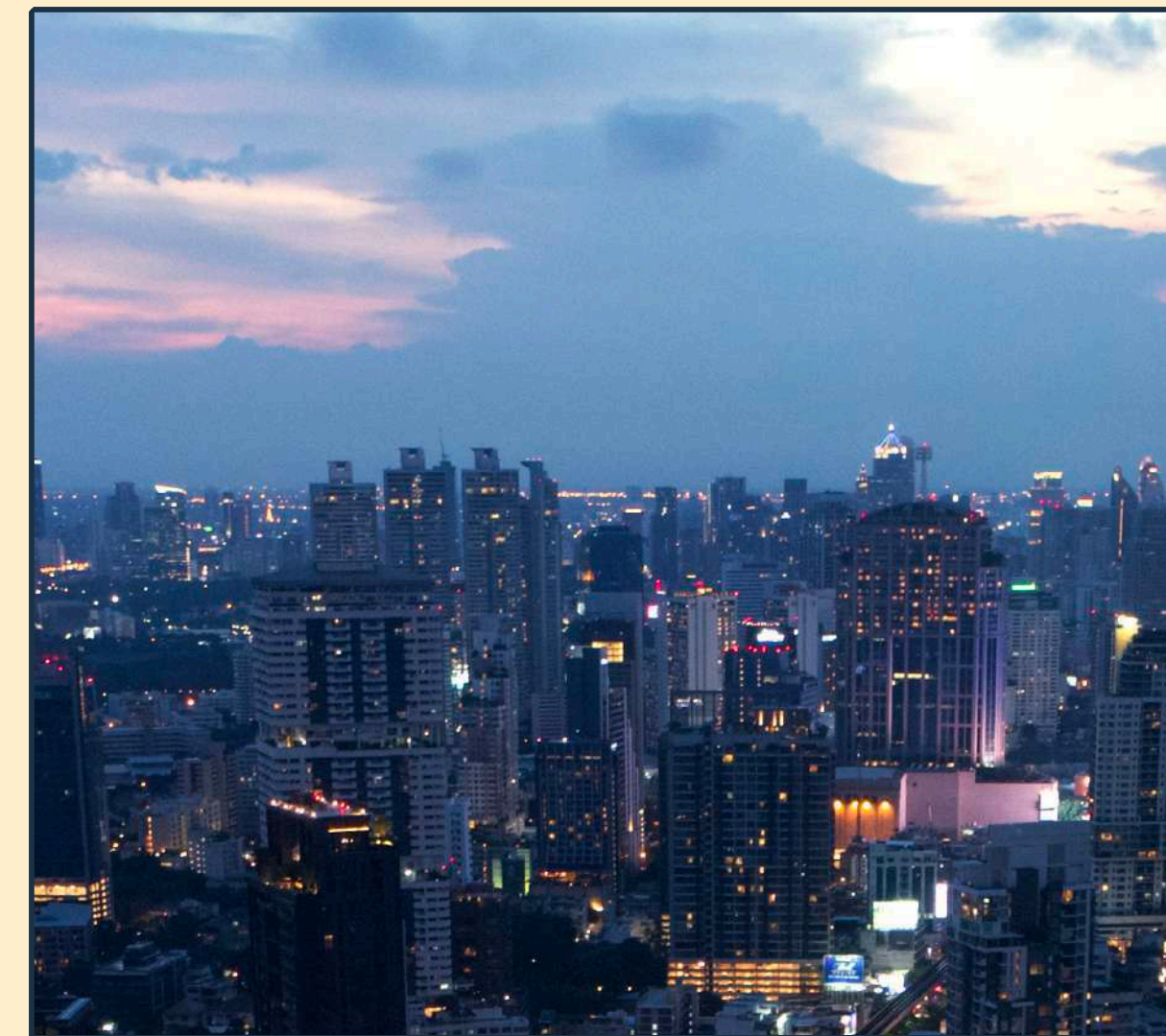
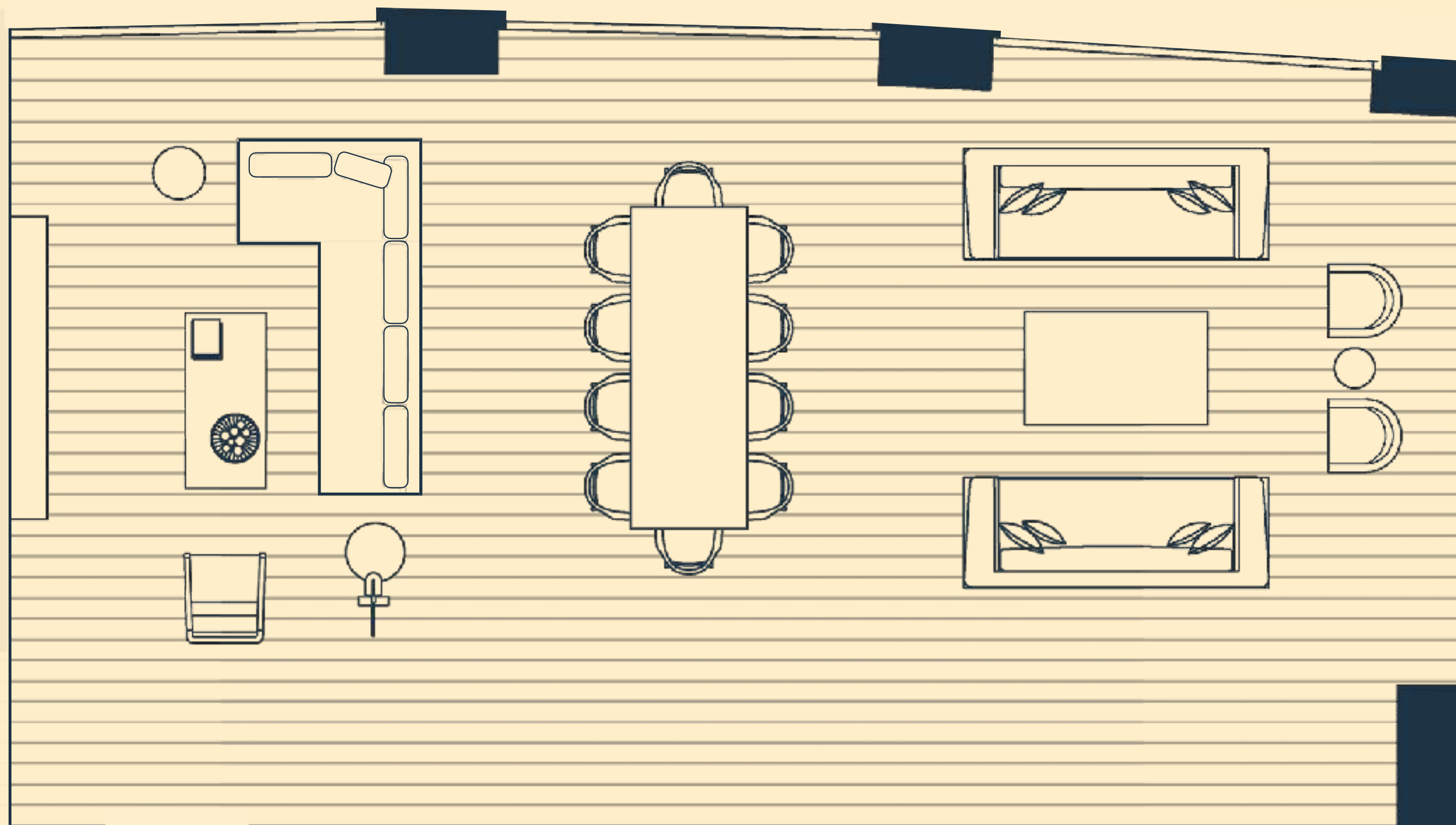
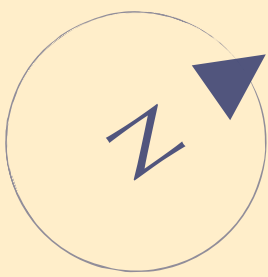
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WITH ITS GLASS WINDOWS AND SLIDING DOOR TO THE PATIO YOU CAN INDULGE BOTH SUNRISE AND SUNSET.

# GREAT ROOM

OVER 100 SQM. WRAPPED WITH FULL-HEIGHT WINDOWS OVER 20 METRE IN LENGTH, EXPANDS ALMOST 14 METRE IN WIDTH. THE GREAT ROOM CAN LOOSELY FIT A LARGE MEDIA LOUNGE | A 10-SEAT GRAND DINING TABLE AND AND A GRAND STATE-VISIT-LIKE SITTING AREA.



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SCOPE  
THONGLOR

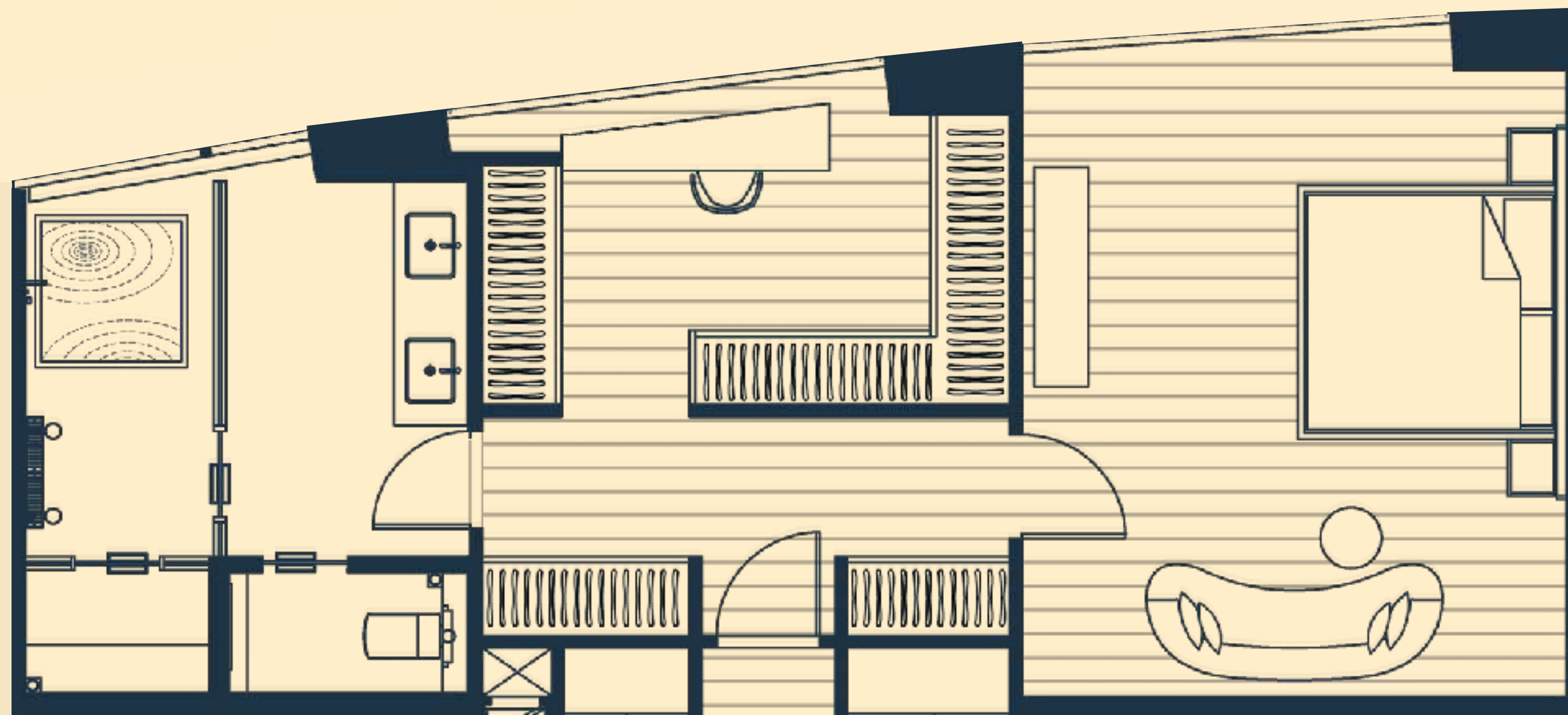
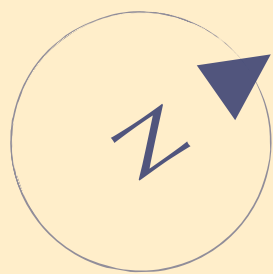
THE GREAT ROOM OR SHOULD IT BE ADDRESSED AS ROOM THE GREAT  
DRAPED BY FULL-HEIGHT GLASS WINDOW OF OVER 20M. IN LENGTH

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A PRIVATE STEAM ROOM FOR TWO, FACING TOWARDS THE WINDOW, A WARM EVENING SUNLIGHT SHINES THROUGH STEAMY AIR.

# MASTER BEDROOM

APPROXIMATELY 70 SQM. A LITTLE SMALLER THAN THE ROYAL BEDCHAMBER AT THE VERSAILLES, COMES WITH A MASSIVE WALK-IN CLOSET. THE BATHROOM IS EQUIPPED WITH A PRIVATE STEAM ROOM, AND A LARGE BATHTUB.

SCOPE

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# SCOPE THONGLOR

SCOPE

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THONGLOR  
PENTHOUSE 10-20

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Fl. 10-20 | **415 Sq.m.**  
4-Bedroom | 4-Bathroom  
1-Powder | 1-Maid Quarter



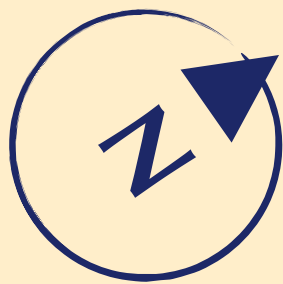
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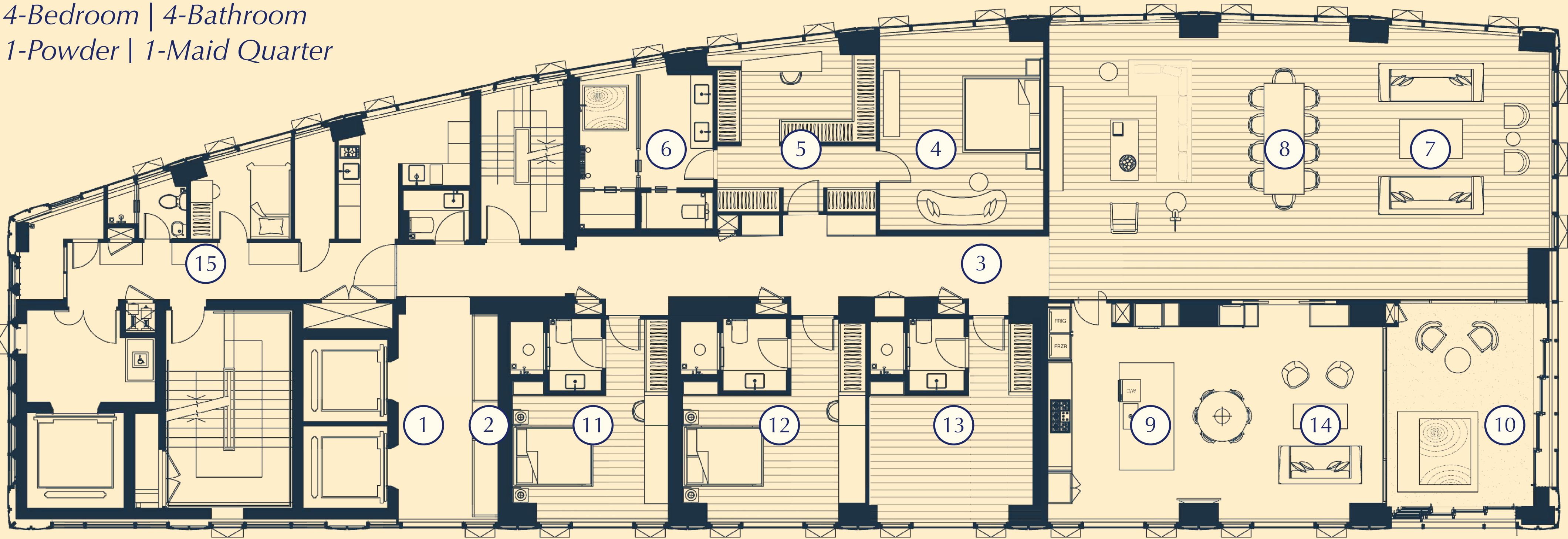


THONGLOR  
PENTHOUSE 10-20

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FINAL DESIGN IN PROGRESS



Fl. 10-20 | **415 Sq.m.**  
4-Bedroom | 4-Bathroom  
1-Powder | 1-Maid Quarter



THE PRIVATE HOT SPRING  
IS OPTIONAL, NOT A PART  
OF STANDARD FEATURES

- |                       |                         |                 |                        |                       |
|-----------------------|-------------------------|-----------------|------------------------|-----------------------|
| 1. Private Lift Foyer | 4. Master Bedroom       | 7. Great Room   | 10. Recreational Space | 13. Bedroom 4   Bonus |
| 2. Shoe Cabinets      | 5. Walk-in Closet       | 8. Dining Area  | 11. Bedroom 2          | 14. Morning Lounge    |
| 3. Gallery            | 6. Private Thermal Bath | 9. Chef Kitchen | 12. Bedroom 3          | 15. Maid Quarter      |



# ELEMENTS *TO* INDULGE

---

## *AND* FEATURES *TO* FACILITATE

ON TOP OF SIX-STAR-HOTEL-STANDARD 18 AMENITY ELEMENTS PROVIDED, THERE ARE OTHER ACCOMMODATING 5 FEATURES THAT YOU MAY NEVER SEE BUT LIKE A GENTLE WIND - *YOU NEVER SAW IT, BUT IT NEVER FAILS TO MAKE YOUR DAY A LITTLE NICER.*



# 18

## ELEMENTS TO INDULGE LIFE <sup>1/2</sup>

**G 001 THE GARDEN**  
PET-FRIENDY BOTANICS  
SUNDECK

**002 DOG PARK**

**L 003 LOBBY LOUNGE**  
SMOOTHIE BAR  
COFFEE COUNTER

**FL 3 004 GYM**  
CARDIO ZONE  
STRENGTH ZONE  
PRIVATE TRACK

**005 THERMAL THERAPY**  
RAIN SHOWER  
SAUNA  
STEAM ROOM

**FL 4 006 PETS QUARTER**  
GROOMING ROOM  
DAYCARE PLAY ZONE  
DOG & CAT SUITES

**FL 5 007 WELLNESS SUITE**

**FL 6 008 PLAY ROOM**  
**009 PIANO ROOM**

**FL 8 010 THE MARBLE POOL**  
TEMPERATURE-CONTROL  
POOL BAR

**011 HOT SPRING**  
**012 STUDIO**  
YOGA STUDIO  
PILATES



# 18

## ELEMENTS TO INDULGE LIFE 2/2

### FL 9 013 CLUB LOUNGE

PRIVATE BAR  
CHAISE LOUNGE

### 014 SOCIAL CLUB

KORAOKE CORNER  
CHESS TABLE  
POKER TABLE

### 015 BUSINESS LOUNGE

FL 9 016 DRESSING ROOM  
MEDI - PEDI CHAIRS  
GRAND VANITY  
SALON SHAMPOO CHAIRS

### 017 THE BANQUET

16-SEAT DINING TABLE  
WITH CHEF KITCHEN  
MINI BAR

FL 32 018 TJH LOUNGE  
12-SEAT DINING TABLE  
FAMILY KITCHEN  
BARBECUE TERRACE

# 5

## FEATURES TO FACILITATE LIFE

### B2 001 SERVICE AMENITIES

### B1 002 STORE AREA

LUGGAGE | GOLF BAG STORAGE  
18 PRIVATE VAULTS  
WINE CELLARS 2000+ BOTTLES

### G 003 CHAUFFEURS LOUNGE

### 004 EV CHARGERS

AC / DC OPERATED BY VALET

### FL 7 005 GUEST QUARTER

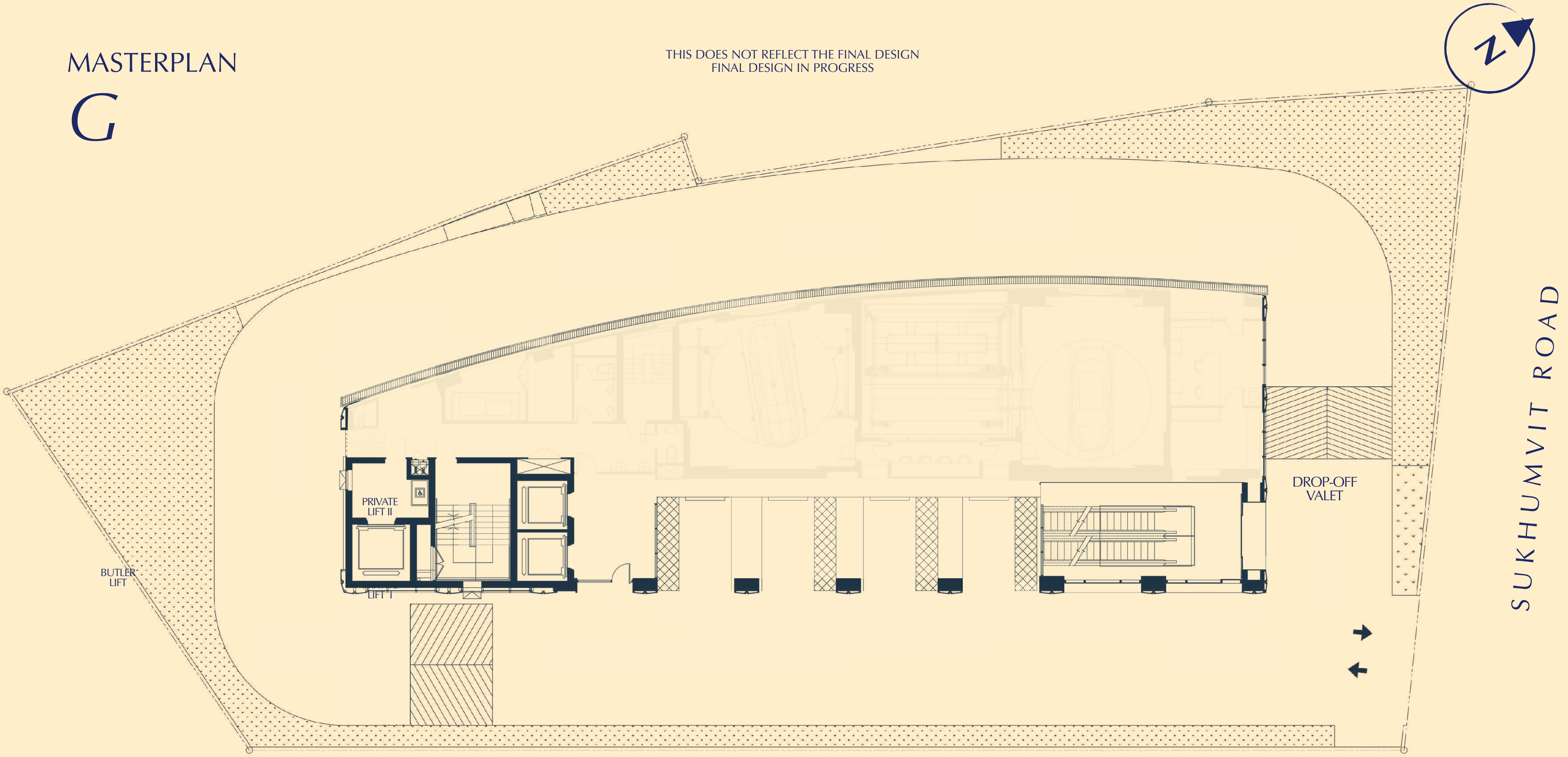


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# MASTERPLAN

# G

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0 m. to  
THONGLOR BTS  
STATION ENTRY

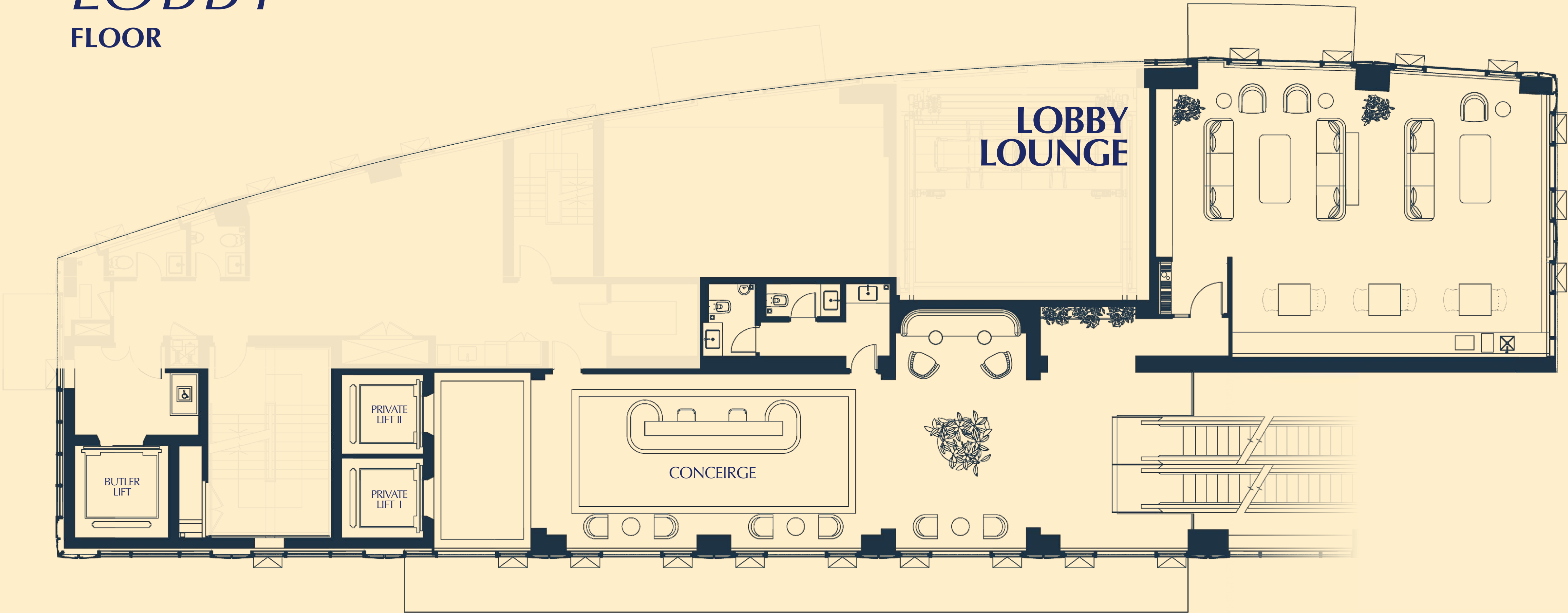


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# LOBBY

## FLOOR

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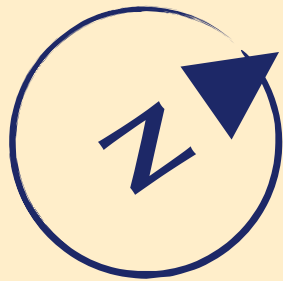
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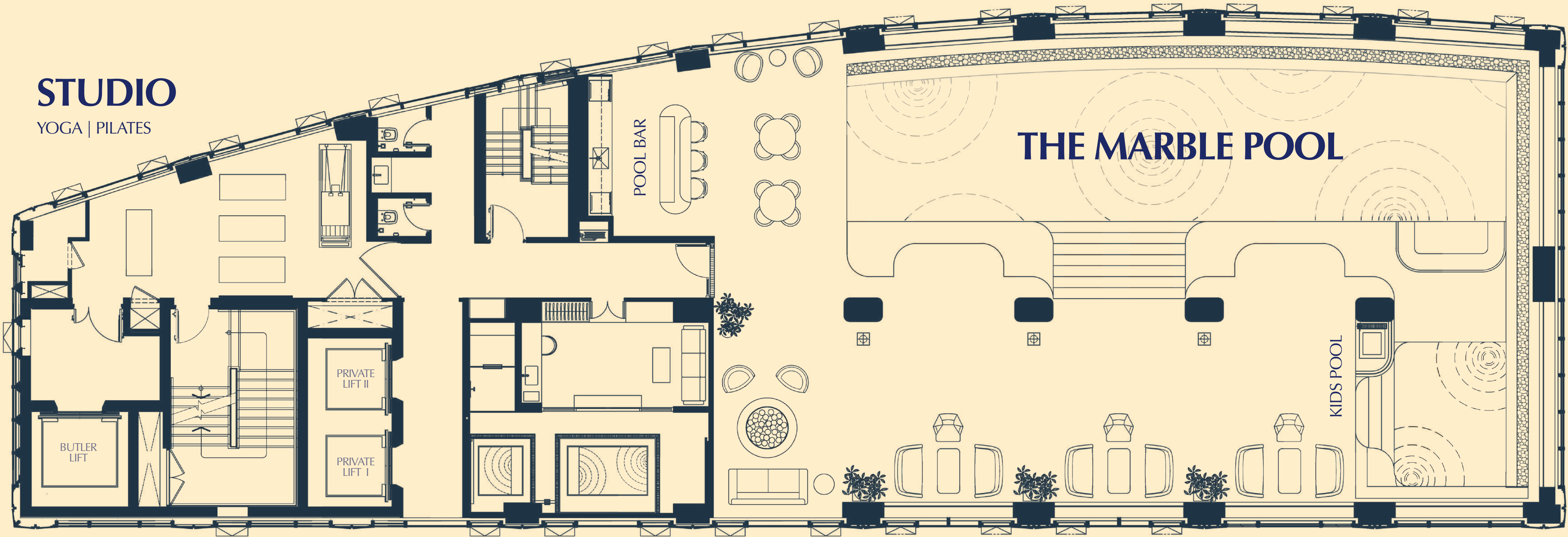
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STUDIO

YOGA | PILATES



HOTSPRING

SCOPE

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TEMPERATURE-CONTROL SWIMMING POOL.

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SCOPE

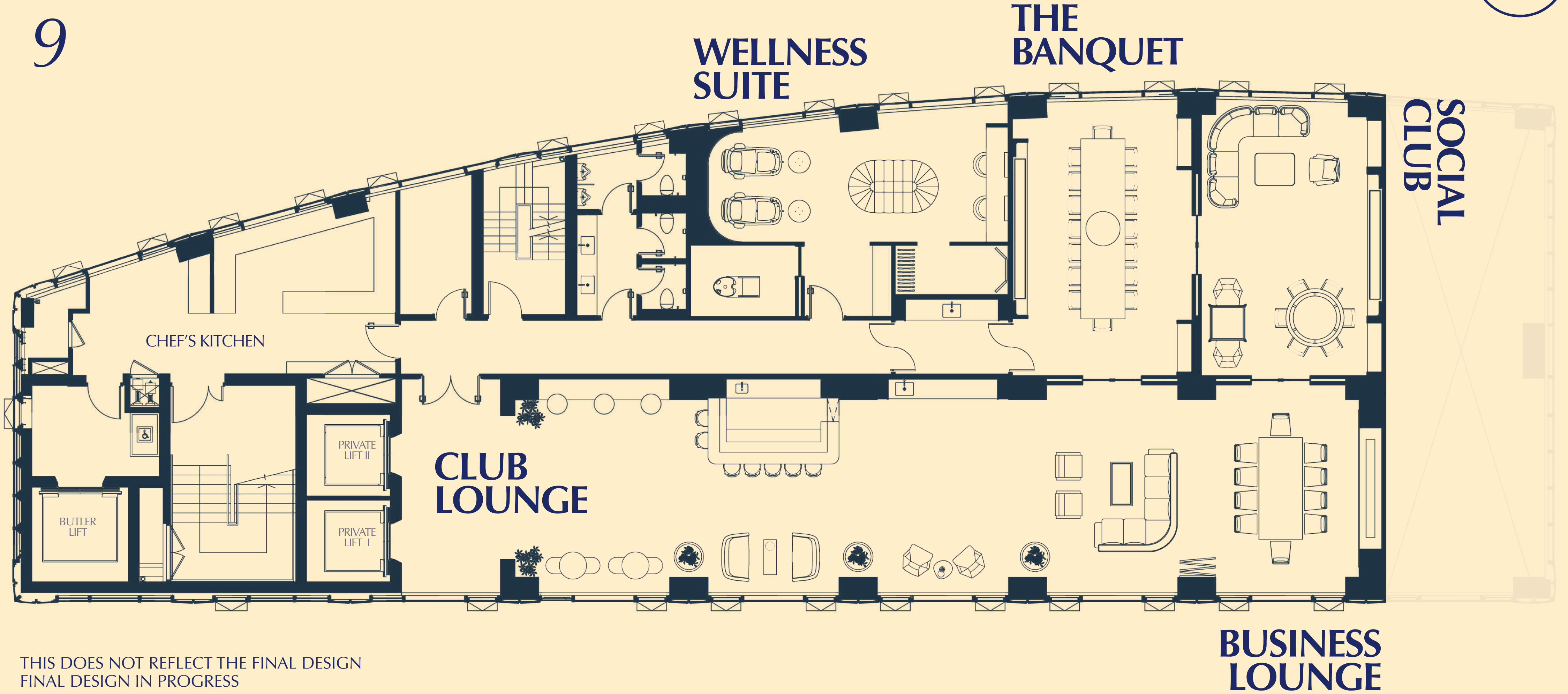
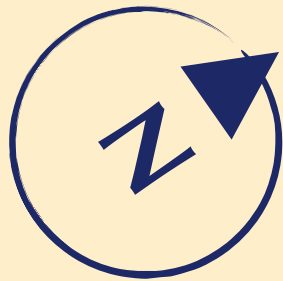
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FLOOR  
9



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FLOOR  
9

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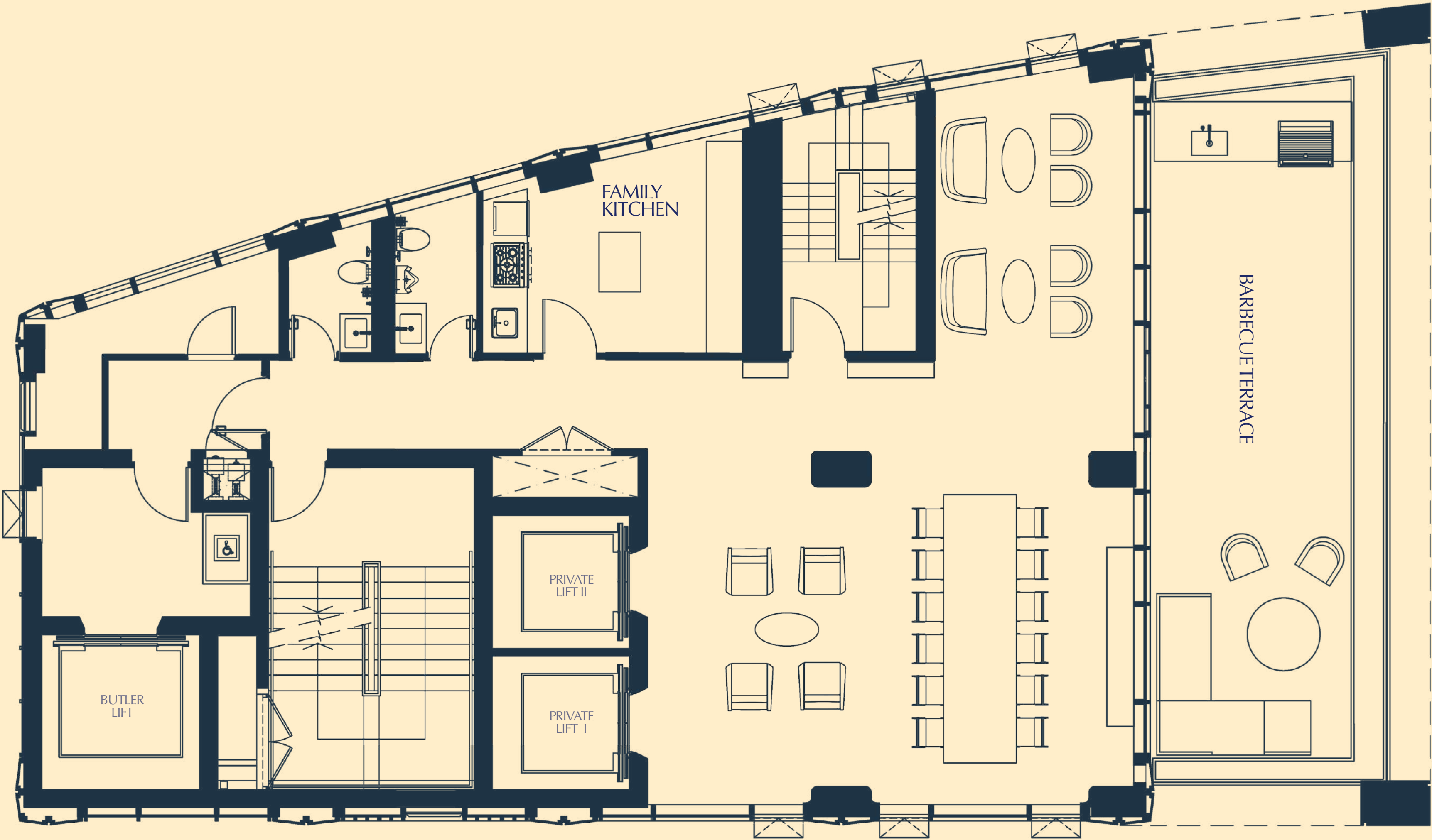
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FLOOR  
32

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THOMAS JUUL-HANSEN  
LOUNGE

SCOPE

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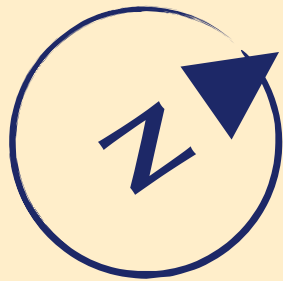


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# THONGLOR PENTHOUSE 21

Fl. 21 | **407.5 Sq.m.**  
3-Bedroom | 4-Bathroom  
1-Bonus | 1-Powder | 1-Maid Quarter

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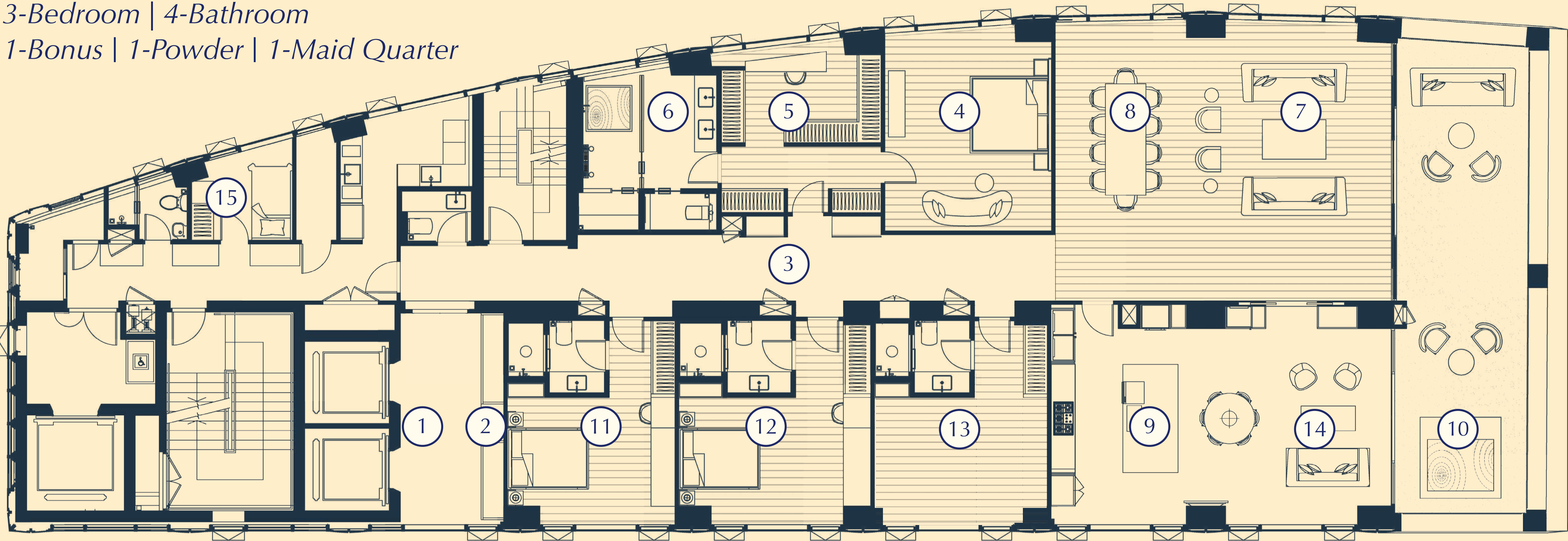


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Fl. 21 | **407.5 Sq.m.**  
3-Bedroom | 4-Bathroom  
1-Bonus | 1-Powder | 1-Maid Quarter



1. Private Lift Foyer

2. Shoe Cabinet

3. Gallery
4. Master Bedroom

5. Walk-in Closet

6. Private Thermal Bath
7. Great Room

8. Dining Area

9. Chef Kitchen
10. Recreational Space

11. Bedroom 2

12. Bedroom 3
13. Bonus Room

14. Morning Lounge

15. Maid Quarter

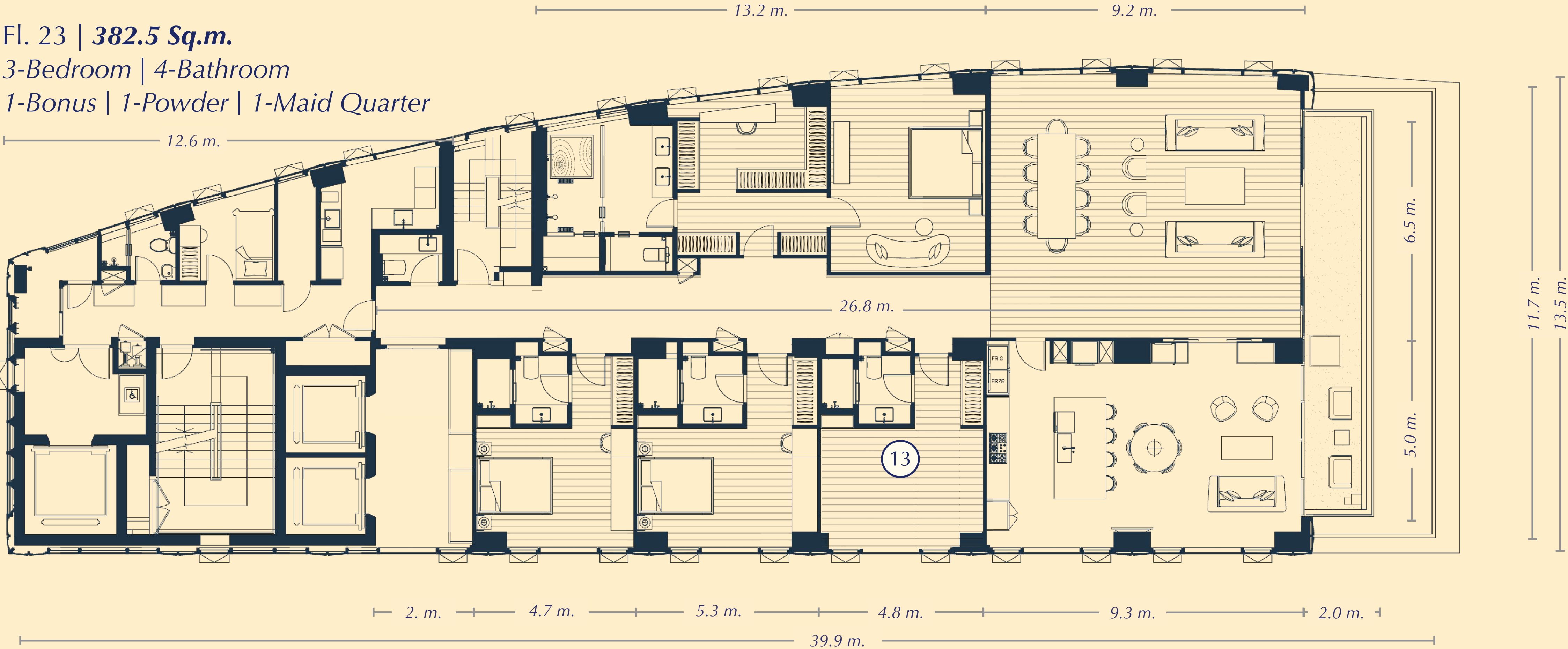


# THONGLOR PENTHOUSE 23

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Fl. 23 | **382.5 Sq.m.**  
3-Bedroom | 4-Bathroom  
1-Bonus | 1-Powder | 1-Maid Quarter



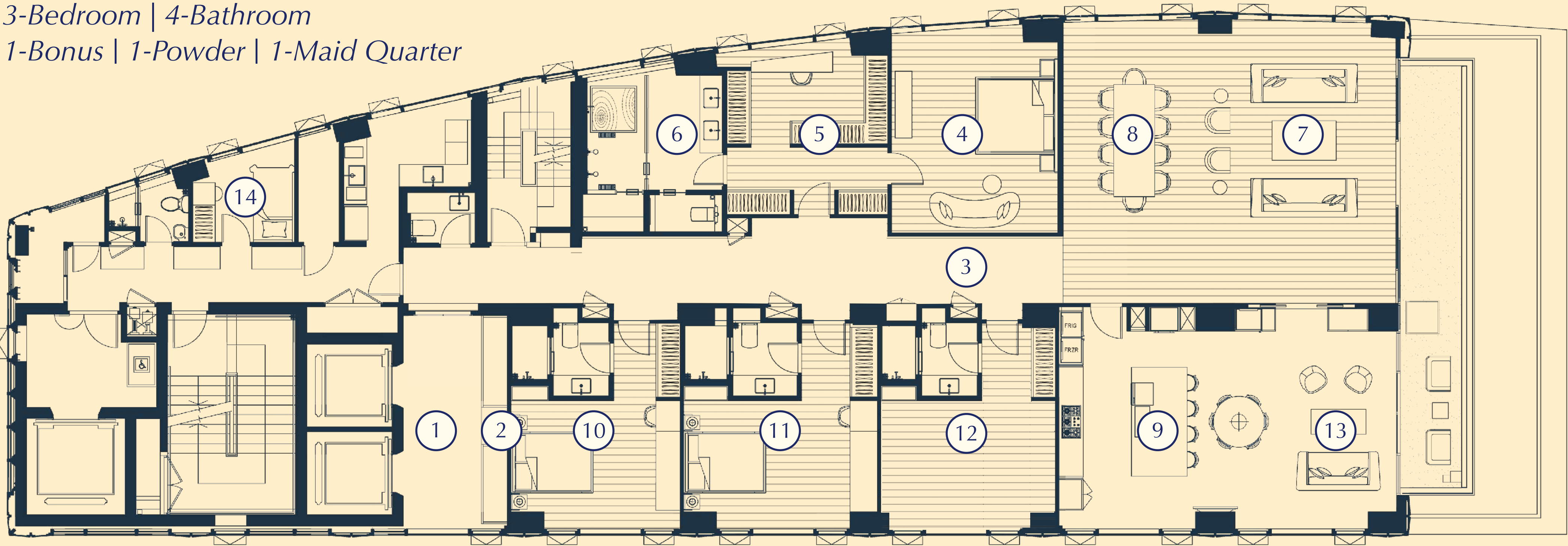


# THONGLOR PENTHOUSE 23

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Fl. 23 | **382.5 Sq.m.**  
3-Bedroom | 4-Bathroom  
1-Bonus | 1-Powder | 1-Maid Quarter



1. Private Lift Foyer

2. Shoe Cabinet

3. Gallery
4. Master Bedroom

5. Walk-in Closet

6. Private Thermal Bath
7. Great Room

8. Dining Area

9. Kitchen
10. Bedroom 2

11. Bedroom 3

12. Bonus Room
13. Morning Lounge

14. Maid Quarter