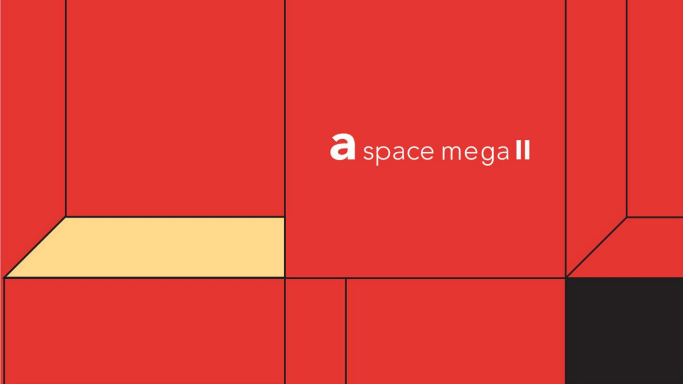


The background is a composition of geometric shapes. A large red rectangle occupies the top half. Below it, a yellow trapezoid is on the left, and a red trapezoid is on the right. The bottom half is divided into three red rectangular sections of different widths, with a dark grey rectangle on the far right.

a space mega II



PROJECT INFORMATION

Project Name	: a space Mega I
Location	: Mega City Bangna
Land Area	: 4-1-16.1 Rai
Project Type	: High-Rise Condominium
Total Residential Unit	: 1,328 Units
Total Lifestyle Shop Unit	: 8 Units
Unit Type	: One-Bedroom Type AA 28.5 Sq.m. Type AD 31.0 Sq.m. Type AC 34.6 Sq.m. Type AB 34.9 Sq.m.
	: Two-Bedroom Type BA 56.7 Sq.m. Type BB 62.5 Sq.m.
Parking	: 329 Parking Lots
Facilities	: Infinity Edge Pool Full Function Fitness Boxing Corner Yoga Corner Sky Jogging Track Garden Co-Living Space Urban Lounge Welcome Lobby Playground Outdoor Sport On Ground Green Area

ONE STOP LIFESTYLE CONDOMINIUM

0 M.
Mega Bangna

1 Min
Entrance and exit
of Kanchanapisek
and Burapha Withi
Expressway

10 Mins
Suvarnabhumi Airport



เชื่อมต่อแลนด์มาร์กบางนา

MEGABANGNA • BANGKOK MALL • HAPPITAT



BANGKOK MALL



HAPPITAT



MEGABANGNA



a space megall

MEGA BANGNA

IKANO
Centres

Creating healthy places with MEGA

CENTRAL
PATTANA

a space mega II



MEGABANGNA

IKANO
Centres
Creating meeting places with M&A

CENTRAL
PATTANA

MEGABANGNA ANNOUNCES A THB 6 BILLION EXPANSION

AS PART OF A THB 70 BILLION LONG-TERM MIXED-USE MASTERPLAN
TO REDEFINE THE FUTURE OF EASTERN BANGKOK

PHASE 2:
MAJOR EXPANSION
MEGABANGNA
SHOPPING CENTRE
INVESTMENT VALUE:

THB 6 BILLION
(EUR 158 MILLION*)

EXPANSION GBA
170,000 SQ.M.
ADDITIONAL PARKING
1,750 SPACES
SET FOR COMPLETION IN
Q3 2028

PHASES 1 & 2

- MARKING THE HALFWAY POINT OF THE LONG-TERM MASTERPLAN
- BRINGING MEGABANGNA'S TOTAL DEVELOPED AREA TO NEARLY 800,000 SQ.M.

PHASE 1:
CURRENT MEGABANGNA
630,000 SQ.M. (GBA)

FUTURE PHASES LONG-TERM MIXED-USE MASTERPLAN

PROJECTED TOTAL PROJECT VALUE:

THB 70 BILLION
(EUR 186 BILLION*) UPON FULL COMPLETION

MASTERPLAN AREA
325 RAJ (128 ACRES)
TOTAL GBA
1.3 MILLION SQ.M.
EXPECTED PROJECT COMPLETION IN **2040**

THE FUTURE OF EASTERN BANGKOK

*Exchange rate: THB1 = EUR 0.0236, as of 18 June 2025

**14 YEARS OF SUCCESS
AND SUPER REGIONAL
MALL LEADERSHIP**

RECORD-HIGH PERFORMANCE



670M+

ACCUMULATIVE VISITORS
(2012-2025)

60M

VISITORS
IN 2025

165K

VISITORS/DAY
(APPROX.)

100%

OCCUPANCY
RATE

KEY ANCHORS INCLUDE:



900+

RETAIL OUTLETS

730

RETAIL STORES

118

DINING OPTIONS

No.1

RECOMMENDED
SHOPPING CENTRE*

*RETAIL CUSTOMER RESEARCH (2024)

95%

BRAND
AWARENESS**

**RETAIL CUSTOMER RESEARCH (2024)

100%

CUSTOMER
SATISFACTION*

*RETAIL CUSTOMER RESEARCH (2024)

THE RISE OF
THE MODERN
AFFLUENT FAMILY
MULTI-GENERATIONAL
FAMILY

A DESTINATION
FOR A MORE
THOUGHTFUL
EVERYDAY

CURATED FOR THE FUTURE: EXPANSION HIGHLIGHTS



7-RAI
GREEN ROOFTOP
GARDEN

3,000 SQ.M.
ACTIVE
COMMUNITY ZONE

PET-FRIENDLY
DESTINATION



2,000 SQ.M.
SOCIAL DINING
DESTINATION



250
CURATED
LIFESTYLE BRANDS

20
ACCESSIBLE
LUXURY BRANDS

1,200+
BRANDS UPON
COMPLETION

BANGNA
BANGKOK'S
EMERGING
PREMIUM CBD


3M+
CATCHMENT
POPULATION


91,000
THB / MONTH
AVERAGE HOUSEHOLD INCOME


1.13M+
HOUSING
UNITS


2.8%
RESIDENTIAL
GROWTH

STRATEGIC CONNECTIVITY


SUVARNABHUMI
AIRPORT
EXPANSION


BTS GREEN &
YELLOW LINES


EASTERN ECONOMIC
CORRIDOR (EEC)
DEVELOPMENT

Everything You Need, All in One Place

Shopping, dining, entertainment and home inspiration just steps away.



*Play
Eat
Connect*



TOPGOLF
THAILAND

Topgolf Thailand, the first in Thailand and Southeast Asia, brings together sports, entertainment, dining, and technology creating a vibrant lifestyle destination in Mega City.



GOOD
SHOTS
GREAT
TIMES





Just **5 minutes*** from **A Space Mega 2**,
Happitat is a new mixed-use destination that goes beyond
conventional retail—bringing together lifestyle, entertainment,
family experiences, and nature in one vibrant destination.

Designed around happiness and everyday experiences,
it offers a unique place where every generation can
live, play, connect, and enjoy more.

A SPACE
MEGA 2

*Live Closer
to More*



BANGKOK MALL

ห้างใหญ่ที่สุดในไทยของ The Mall Group

Bangkok Mall, a landmark mixed-use destination spanning over 100 rai and located just **10 minutes from A Space Mega 2**, brings together world-class retail, offices, hotels, an arena and entertainment set to become one of Southeast Asia's largest lifestyle destinations.

BANGKOK MALL
THAILAND'S
LARGEST RETAIL
DESTINATION



บางนา-ตราด ฮอตไม่หยุด!

ส่องอาณาจักรค้าปลีก

📍 ตั้งแต่ กม.1-10



Happitat

บริษัท แฮปปิตา จำกัด
(มหาชน)

เปิด / กำหนดเปิด 2569

พื้นที่ 200,000 ตร.ม.



The Glass Market Bangna

บริษัท เดอะกลาส จำกัด

เปิด / กำหนดเปิด 2568

พื้นที่ 20 ไร่



Mega Bangna

บริษัท เมกาอินฟรา จำกัด
(มหาชน) และ ดิคาโม อินเตอร์

เปิด / กำหนดเปิด 2555

พื้นที่ 630,000 ตร.ม.
+ ถนนยาวอีก 170,000 ตร.ม.

ฝั่งขาออก

KM 0

KM 1

KM 1.5

KM 3

KM 4

KM 7

KM 8

ฝั่งขาเข้า



Bangkok Mall

บริษัท บีทีบี จำกัด

เปิด / กำหนดเปิด คาดเปิด 2570

พื้นที่ ประมาณ 1,000,000 ตร.ม.



For You Park Bangna

บริษัท ฟอว์พาร์ก จำกัด

เปิด / กำหนดเปิด 2563

พื้นที่ 2,900 ตร.ม.



Central Bangna

บริษัท เซ็นทรัลพัฒนา จำกัด (มหาชน)

เปิด / กำหนดเปิด 2536

พื้นที่ 340,000 ตร.ม.



Bizzo Bangna

บริษัท บีซอรรเชอริส จำกัด

เปิด / กำหนดเปิด 2557

พื้นที่ 6,400 ตร.ม.



Little Walk Bangna

บริษัท ลิทลวอล์ค จำกัด (มหาชน)

เปิด / กำหนดเปิด 2560

พื้นที่ 4,500 ตร.ม.



PARC Bangna

บริษัท พาร์ค โซเฟีย จำกัด

เปิด / กำหนดเปิด 2568

พื้นที่ 6,500 ตร.ม.



Chic Republic Bangna

บริษัท ชิค รีพับลิค จำกัด (มหาชน)

เปิด / กำหนดเปิด 2558

พื้นที่ 10,000 ตร.ม.

BANGNA
BANGKOK'S
EMERGING
PREMIUM CBD

BANGNA OFFERS LEADING

INTERNATIONAL SCHOOLS

A GREAT PLACE TO GROW

A Brighter Tomorrow

GOOD
FRIENDS
BRIGHTER
TOMORROW



LIVE CLOSE. GET THERE FAST.



Dulwich College
International School

🚗 15 mins



Wycombe Abbey
International School Bangkok

🚗 16 mins



Raintree Bangna

🚗 10 mins



Bangkok Patana School

🚗 17 mins



International
Community School (ICS)

🚗 18 mins



Concordian
International School

🚗 18 mins



Berkeley
International School

🚗 15 mins



D-PREP
International School

🚗 12 mins

EVERYDAY CONVENIENCE, JUST STEPS AWAY

With LAWSON 108 open 24 hours
within A Space Mega 2
freshly prepared meals, Japanese-inspired
favorites, Everything you need,
closer to your everyday life.

*Good
Things
Closer*



ซื้ออยู่เองวันนี้ อนาคตก็ให้ผลตอบแทนได้

อยู่สบาย | ปลอยเช่าได้ | สร้างโอกาสในอนาคต



เป็นเจ้าของคอนโด
พร้อมอยู่

ราคา
1.89 ล้าน*

ห้องขนาด 28 ตร.ม.



ผ่อนสบาย
เริ่มล้านละ

3,000 บ.*
/เดือน



ปลอยเช่าได้
เริ่มต้น

9,500 บ.*
/เดือน



ทำไรเริ่มต้น

3,500 บ.*
/เดือน

Yield เริ่ม



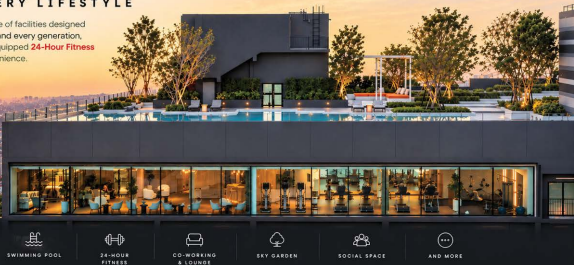
ผลตอบแทนดี
ทั้งอยู่เอง และลงทุน



COMPLETE FACILITIES

FOR EVERY LIFESTYLE

An extensive range of facilities designed for every lifestyle and every generation, including a fully equipped **24-Hour Fitness** for ultimate convenience.



SWIMMING POOL



24-HOUR
FITNESS



CO-WORKING
& LOUNGE



SKY GARDEN



SOCIAL SPACE



AND MORE



ROOFTOP

SKY INFINITY EDGE POOL

KID POOL

FL 34TH

FULLY FUNCTION FITNESS

24/7 CO-LIVING SPACE

CO-KITCHEN SPACE

LAUNDRY

FL 29TH

SKY JOGGING TRACK

5TH - 34TH RESIDENTIAL

8TH SKY PARK

FL G - 4TH CARPARK

FL. G

WELCOME LOBBY

LIFESTYLE SHOP 1-2

MAILBOX

GREEN GARDEN

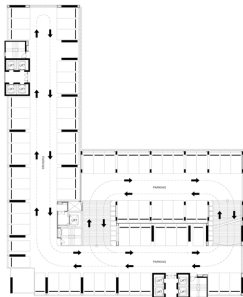
FACILITIES

a space mega II



WELCOME LOBBY

2ND-4TH FLOOR



a space mega II

5TH FLOOR



a space mega II



SKY JOGGING TRACK

6TH-28TH FLOOR



a space mega II

29TH FLOOR



a space mega II

30TH FLOOR



31ST FLOOR



32ND FLOOR



33RD FLOOR



34TH FLOOR





CO-LIVING SPACE



CO-LIVING SPACE

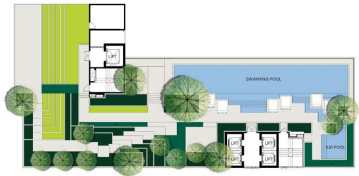


CO-KITCHEN SPACE



FULLY FUNCTION FITNESS

ROOF TOP



a space mega II



SKY INFINITY EDGE POOL



SKY INFINITY EDGE POOL



SKY PARK

DESIGNED FOR EVERY GENERATION

Designed for every lifestyle
an exceptional choice for living today
and future investment.



ME SPACE



1 BED ROOM

TYPE AA-R
28.5 SQ.M.

a space mega II



ME SPACE



1 BED ROOM

TYPE AA-L
28.5 SQ.M.

a space mega II





COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.



COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.



COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.

ME SPACE

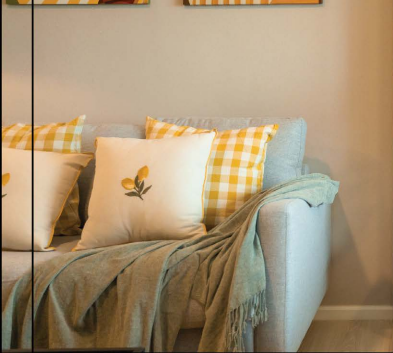


1 BED ROOM

TYPE AC-R
31 SQ.M.

a space mega II





COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.

ME SPACE



1 BED ROOM

TYPE AC-L
31 SQ.M.

a space mega II





COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.



COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.

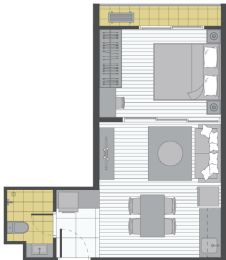


COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.



COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.

ME & YOU SPACE



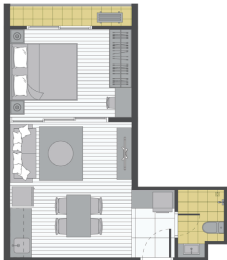
1 BED ROOM

TYPE AB-L
34.9 SQ.M.



a space mega II

ME & YOU SPACE



1 BED ROOM

TYPE AB-R
34.9 SQ.M.

a space mega II





COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.



COMPLETE FUNCTIONALITY, MADE FOR EVERYDAY LIVING.

WE
SPACE



**2 BED
ROOM**

TYPE BB
63 SQ.M.



a space mega II

WE
SPACE



2 BED ROOM

TYPE BA
56.3 SQ.M.



a space mega II



REAL ASSET



☎ 1232 | REALASSET.CO.TH