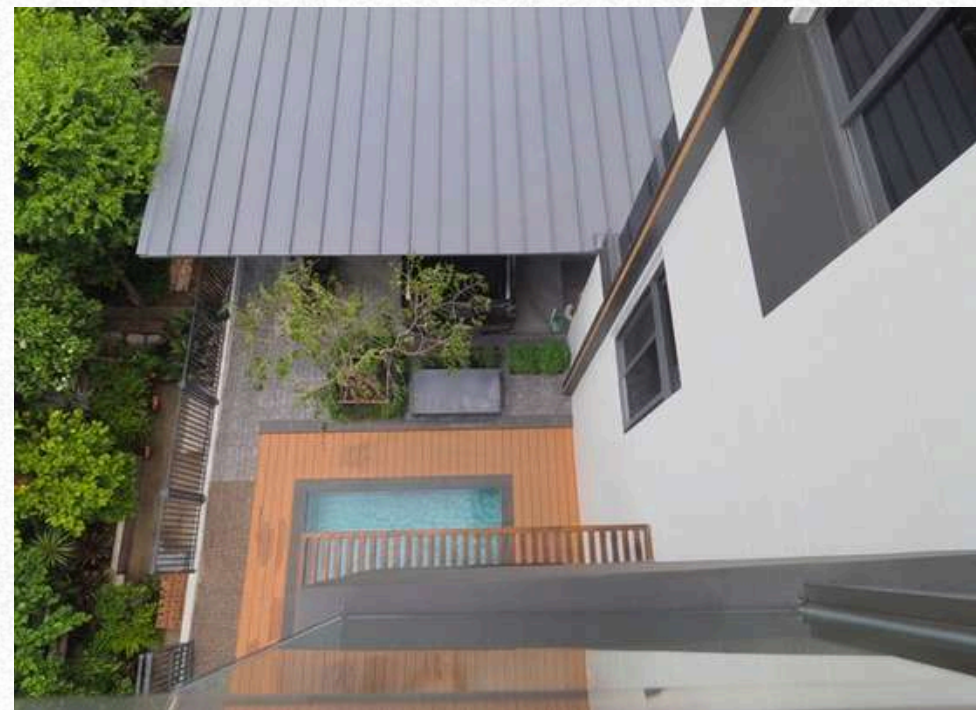


Portfolio Design & Build

SELECTED WORKS 2007–2025



ABOUT US

Allsenses Design & Built is a full-service firm specializing in interior and architectural design, construction, and built-in solutions.

Established in 2007 and incorporated in 2012, we offer end-to-end design and construction services for commercial spaces, residential homes, condominiums, home renovations, and new builds.

AFTER-SALES SERVICE IS OUR PRIORITY. WE APPROACH EVERY DESIGN WITH LONG-TERM FUNCTIONALITY AND ONGOING SUPPORT IN MIND.



OUR WORK IS GROUNDED IN A CORE PRINCIPLE:

"Listen carefully" —
maintaining honesty at
every step, remaining open
to continuous learning, and
creating shared success.

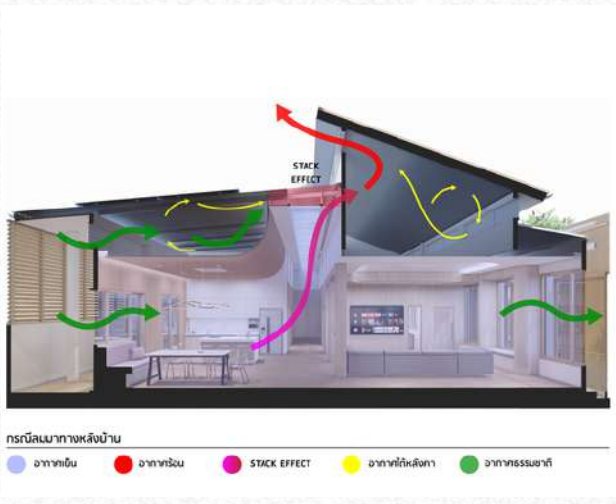


A truly exceptional space should offer a pleasant experience through every gateway of perception: Sight, Hearing, Smell, Touch, Feeling, and Thought. This holistic approach to sensory design is the very foundation of our name —'Allsenses'

At the heart of our process, 'Listening' is our highest priority. We do more than just build structures; we embark on a journey as your trusted partner. Guided by professional standards, we are united by a single vision: to collaborate seamlessly and deliver maximum value for your project.

OUR PHILOSOPHY

**ENSURING YOUR
PROJECT BECOMES
THE BEST POSSIBLE
INVESTMENT**



01 – DESIGN

From initial concepts to working construction drawings, including professional support for civil permits.

03 – DECORATION

Refining design concepts into detailed interior drawings, bespoke built-in solutions, and custom production.

02 – CONSTRUCTION

Utilizing in-house teams for core processes to guarantee construction quality, alongside trusted specialist subcontractors.

04 – M&E SYSTEMS

Designing comprehensive turn-key M&E systems, as well as executing specialized custom designs from external M&E consultants.

SERVICE OVERVIEW

Turn-key Residences — Custom residential projects ranging from new home builds (Type A–C) to complete home renovations.

Turn-key Decoration — Bespoke interior decoration and custom built-in furniture craftsmanship.

Architectural Design — Conceptual architectural and spatial layout design.

Commercial Spaces — Commercial developments, turn-key community malls, and specialized retail venues including Social Square.

PORTFOLIO HIGHLIGHTS



PAGE (05)





Designed with a resort-like atmosphere in a Thai Contemporary style, incorporating heritage elements combined with Mediterranean Classic influences.

Developed across two planned phases spanning a total area of 4,500 sq.m., featuring full architectural and interior design services, with Phase 1 construction successfully completed.



**BAAN TYPE-A CLASS
BANGKOK
RAM-INDHRA 5**

TURN-KEY RESIDENCE

TURN-KEY RESIDENCE

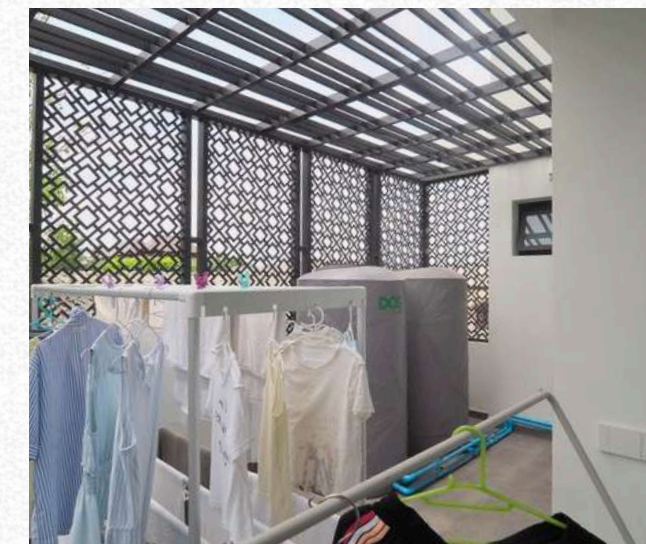
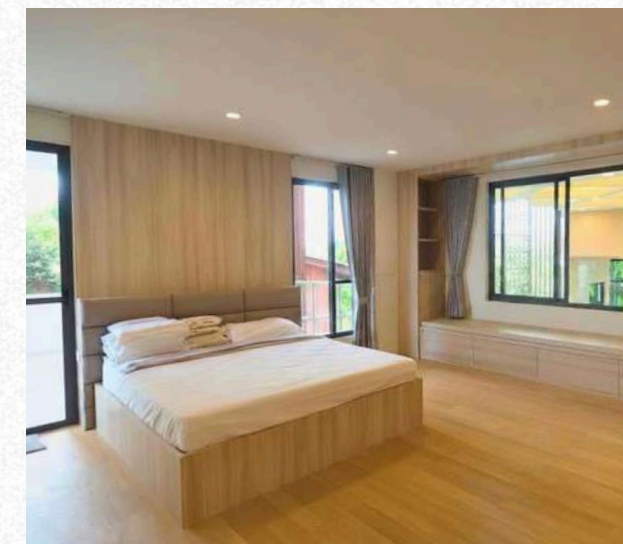


Built near maximum site coverage within legal setback limits, this 3,200 sq.m., 4-story home prioritizes ground-floor parking capacity. Elevating the service area to the 3rd floor allowed us to create a natural vertical airflow system, utilizing the stack effect to enhance ventilation throughout.



**BAAN TYPE-A CLASS
BANGKOK
RATCHADA 20**





**BAAN TYPE-A CLASS
BANGKOK
RAMKAMHEANG 118**

A 1,200 sq.m. Scandinavian-style residence thoughtfully adapted for the Thai climate. Maintaining a cohesive color palette and functional simplicity, the design ensures easy maintenance and aesthetic elegance in every detail—from the main living spaces down to the laundry area and maid's quarters.

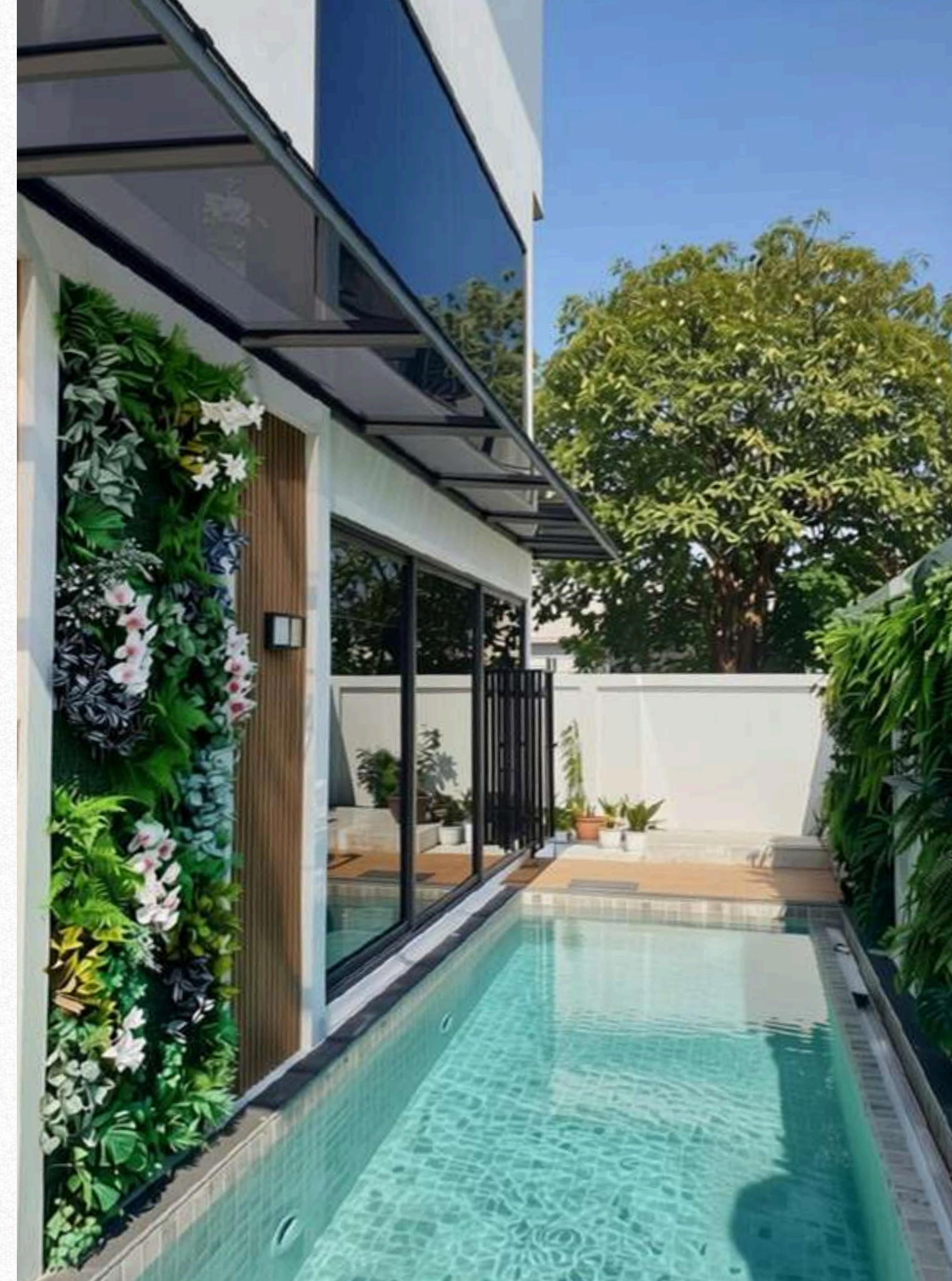
TURN-KEY RESIDENCE

TURN-KEY RESIDENCE



A compact 300 sq.m. residence crafted with the sophisticated mood of a luxury brand store—a concept inspired by close listening and reference studies with the owner. Engineering challenges arose during construction, as the swimming pool directly adjoins both the main structure and the boundary wall, requiring precision engineering to integrate a concealed water circulation system within a highly confined space.

**BAAN TYPE-B CLASS
NONTABURI
BANG KRUI**





Designed as an all-in-one space for a family driven by passion, this 400 sq.m. home seamlessly blends living with music and coffee culture. The Loft concept is treated not just as a style, but as an expression of individuality. Every simple line and raw texture is the result of deep refinement, proving that true simplicity means maximum precision.

**BAAN TYPE-B CLASS
BANGKOK
RAM INDHRA 8**

TURN-KEY RESIDENCE



Featuring a lower ceiling height of 2.4 meters compared to the 2.7-meter Type-C standard, this home overcomes space constraints through a Modern Classic design tailored to the owner's taste. Facing southwest to maximum heat, the facade is engineered for thermal protection. While the lower ceiling helps retain indoor cooling, it limits natural airflow, which we resolved by integrating an Energy Recovery Ventilator (ERV) system.

TURN-KEY RESIDENCE

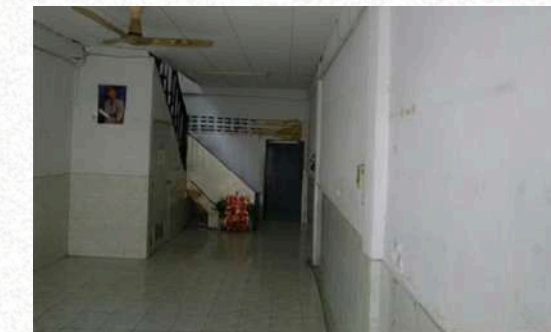
**BAAN TYPE-C CLASS
BANGKOK
ON NUT 16**



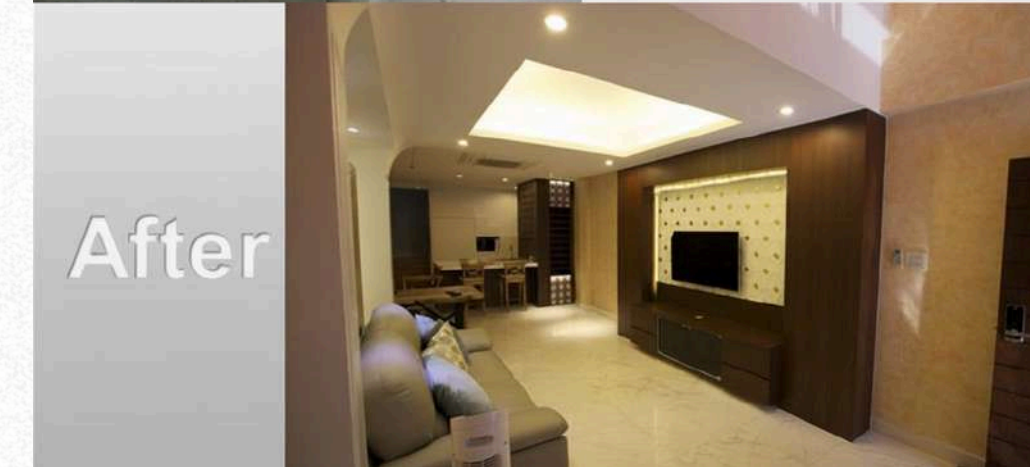
Demolition and rebuilding were legally prohibited for this extremely aged shophouse. Situated on prime land worth far more than the construction cost itself.

We fully reconfigured the interior layout, reinforced the foundation, and replaced all utility systems. To completely transform the living experience in a narrow footprint, we designed daylighting access and utilized the stack effect to drive continuous natural ventilation throughout the space.

TURN-KEY RENOVATION



Before



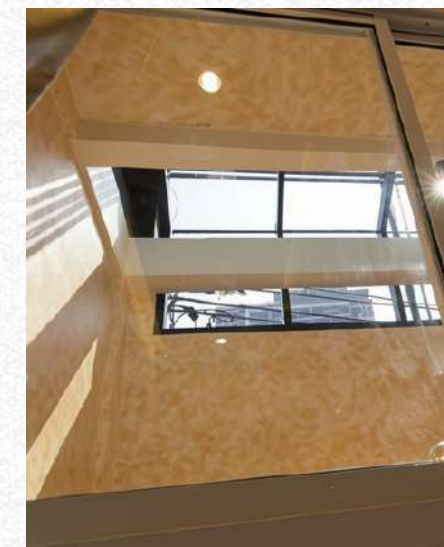
After



Before



After



**BANGKOK
CHAROEN NAKORN 12**

TURN-KEY RENOVATION

Before



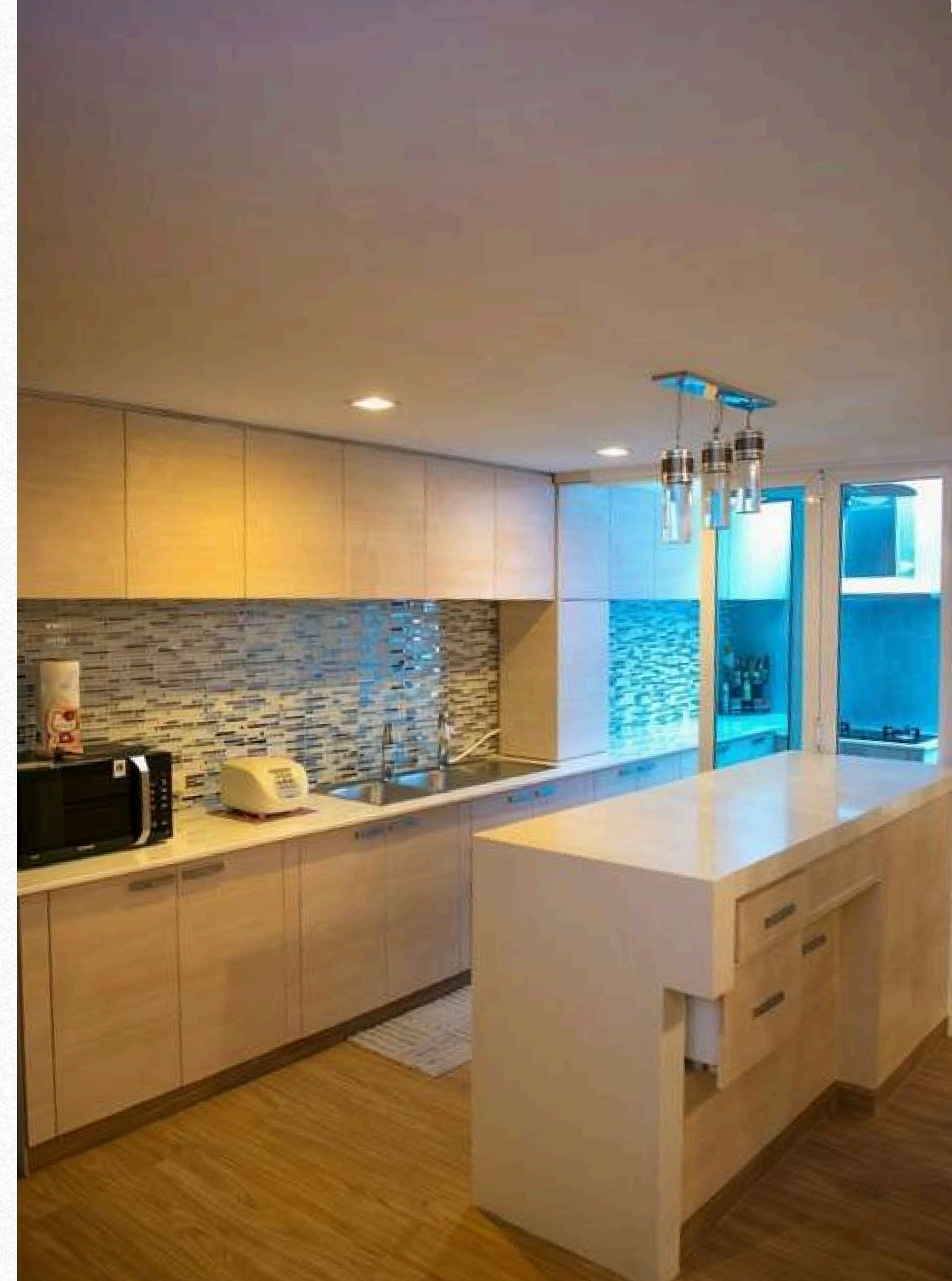
After



Although over 20 years old, this prime-location home boasted a rock-solid structure. A complete interior renovation allowed us to update all systems and redefine the spatial layout for maximum openness. To address the parents' concern about their daughter outgrowing her dream Barbie-themed room, we created an adaptable design—where updating soft finishes like wallpaper and curtains easily transforms the mood without altering the versatile built-in functions.



**BANGKOK
SUKHUMVIT 64**





Highlighted details we take pride in:

1. Watermark Charoen Nakhon: Modern Vintage carved ceiling craft.
2. Bangkok Sathorn: Handcrafted wooden ceiling inspired by Japanese Kumiko woodcarving.
3. Chollada Bang Yai: Temper glass partition dividing spaces with ceiling-hung TV unit.
4. Gusto Sathorn: A compact home crafted with precision details right from the garage.
5. The Lake Ratchada: Fully customized functional kitchen.
6. The Key: Sleek and elegant headboard design.
7. Bangkok Sathorn: Transparent bathroom seamlessly connecting to the closet and bedroom.

TURN-KEY DECORATION

HOUSE AND CONDOMINIUM

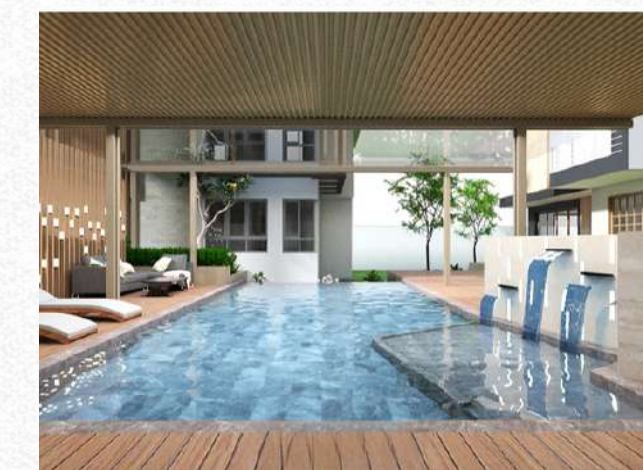
ARCHITECTURAL DESIGN

A private family compound spanning 4,000 sq.m. across 4 distinct buildings:

- Building 1: Main residence in Thai-Applied Resort style.
- Building 2: Loft-style family residence aligning forms with Building 1.
- Building 3: Muji-style home featuring full Japanese interiors and an Origami-inspired exterior.
- Building 4: Contemporary clubhouse and pool pavilion with adult and kids' pools.

Blending diverse architectural styles into a unified, harmonious master plan posed a rewarding challenge. Through extensive design iterations, we achieved a seamless synthesis that perfectly satisfies every generation.

BANGKOK NAVAMIN 50



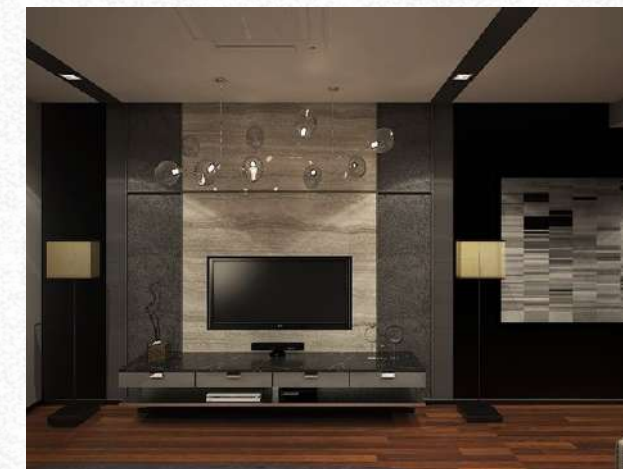


BANGKOK SUKHUMVIT 71

Although this initial pool concept was unapproved in 2018 due to structural integration concerns, we remained confident in the engineering value. Two years later, we successfully proved this architectural concept by building it in another custom residence.

A bold 2,000 sq.m. residence with an uncompromising design vision in every detail. Highlights include custom handcrafted kitchen mosaic work, integrated moss garden features, a dedicated home study room, a home theater, and individually themed bathrooms.

ARCHITECTURAL DESIGN





A "livable art gallery" defines this 3,000 sq.m. residence. Every space is conceived as abstract art —blending seamless continuity, clean aesthetics, and understated Old Money luxury.

The facade features custom stainless-steel details mimicking an abstract waterfall. Designed to capture sunlight, the reflective elements reflect a shimmering light effect across the building, evoking the cooling sensation of flowing water.



ARCHITECTURAL DESIGN

**BANGKOK
SUKHUMVIT 101**



The Tree Bangkuwat (Phase 1) is a large-scale community mall development where our team served as the Main Contractor. In addition to core construction, we executed comprehensive interior fit-outs for major anchor restaurants, including Phon Yang Kham Bistro, Hotpot Buffet, and Hongkong Noodle.

**COMMUNITY MALL
PATHUM THANI
BANGKUWAT**

COMMERCIAL SPACE



Highlighted Project Milestones:

1. Jasmine Spa Complex (Bangkuwat): A 5,000 sq.m. turn-key wellness hub featuring a banquet hall and fully equipped fitness center.
2. Viman Hostel (Phayathai): Full turn-key build and interior fit-out for the front reception lobby, meticulously executed to client specifications.
3. Claire Gems (Gateway Sukhumvit): Boutique retail turn-key fit-out; part of our milestone execution of 50+ retail stores across leading shopping malls (2014–2015).
4. Pakasai Resort (Krabi): Comprehensive turn-key renovation transforming a major tropical rainforest resort.
5. Hongkong Noodle (Siam Square One): A memorable engineering feat featuring a custom 3.7m high curved color-laminate glass installation.
6. Center One (Victory Monument): On-site execution as Main Contractor, delivering turn-key interior fit-outs for over 40 retail shops.

COMMERCIAL SPACE

CONTACT

Let's design thoughtful spaces that inspire. We approach each collaboration with clarity, intention, and purpose.

Phone

+66(0)81-1350-358

Website

www.allsensesdesign.build

Line

@allsenses



Address

**138/12 Sanambinnam Rd.,
Nonthaburi, Thailand
11000**



WWW.ALLSENSESDSIGN.BUILD, © 2026