

PRESS RELEASE

City Dynamic Completes Mat Foundation for Upper House Residences Bangkok



Bangkok, 11 August 2026 - City Dynamic, a joint venture between City Realty and Swire Properties, announces the successful completion of the mat foundation for Upper House Residences Bangkok, marking a major construction milestone for the ultra-luxury freehold residential development on Wireless Road, Bangkok. The development comprises two towers, Upper House Residences Bangkok and The Wireless Residences by Upper House, the first branded residences by Upper House.

Upper House Residences Bangkok features one of the largest residential building mat foundations in Thailand. Engineered to support the 52-storey building with 5 basement levels, the 4.5-metre-deep mat foundation forms a unified structural base across the tower footprint.

The pour was executed by the main contractor, RITTA, in close collaboration with structural engineers, on-site teams, and specialist consultants, including Professor Dr. Somnuk Tangtermsirikul, a concrete specialist from the Sirindhorn International Institute of Technology (SIIT).

This milestone reflects the rigorous planning and attention to detail behind Upper House Residences Bangkok, where quality control was maintained through every stage.



The project's commitment to structural resilience is also reflected in its seismic design. The structural design has been enhanced to **Seismic Design Category 3**, exceeding the standard requirement for residential developments. The design has been independently peer reviewed by **Beca**, which concurred with the project's structural design approach and seismic enhancements.



Located within the Green Mile between Lumpini Park and Benjakitti Park, **Upper House Residences Bangkok** and **The Wireless Residences by Upper House** bring the complete Upper House identity to residential life.

Designed by Foster + Partners through F&P (Thailand) Ltd., the architecture centres on proportion, light, and orientation to create a sense of clarity and calm, while P Landscape brings nature seamlessly into daily life. Together, the two towers integrate wellness and sustainability into distinct residential expressions within a single freehold development. The 52-storey Upper House Residences Bangkok, with 156 units, translates the brand into a timeless expression of understated luxury, with interiors by BAR Studio. The Wireless Residences by Upper House is a 71-storey tower with 239 units and interiors by PIA Interior, designed as a multigenerational family-focused environment.

Upper House Residences Bangkok is scheduled for completion by 2030, followed by The Wireless Residences by Upper House in 2031.