Project report: LIFE Sukhumvit - Rama 4

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

LIFE Sukhumvit - Rama 4 is listed as under construction in Rama IV Road, Phra Khanong, Khlong Toei, Bangkok, Thailand, by AP. No handover date is published in the sources we read. No permit number is published. Transparency score: 19 of 100, rank 46 of 46 in Bangkok. 0 of 6 developer claims we tested are confirmed.

Key facts

Developer: AP
source: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Location: Rama IV Road, Phra Khanong, Khlong Toei, Bangkok, Thailand
source: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Stage: under construction
source: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Handover on record: not published
source: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Permit or licence number: not published

Price from: THB 3,890,000
source: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

Transparency checklist

Transparency score: 19 of 100. Rank 46 of 46 in Bangkok

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[o] Handover date published: No handover date in the pages we read

[o] Handover date record: No dated handover record

[o] Deposit protection stated: No deposit protection stated in the pages we read

[x] Address or plot location published: Precise enough for a map pin

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/life-sukhumvit-rama-4/

Sources

https://www.apthai.com/en/condominium/life-sukhumvit-rama-4

https://thailand.go.th/issue-focus-detail/010_013

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/life-sukhumvit-rama-4/
Free to share under CC BY 4.0, credit Kolaboro.