

City Dynamic Appoints RITTA as Main Contractor for Upper House Residences Bangkok and The Wireless Residences by Upper House



Bangkok, 22 January 2026 – City Dynamic, a joint venture between **City Realty** and **Swire Properties**, has appointed **RITTA** as the main contractor for its landmark ultra-luxury freehold development on Wireless Road, Bangkok. The appointment marks the commencement of superstructure works for **Upper House Residences Bangkok** and **The Wireless Residences by Upper House**.

RITTA will oversee all construction works across the two residential towers, rising 213.6 metres and 283.2 metres respectively. Construction is now underway, with a phased completion targeted from **2029**. Set to become one of the world’s finest residential addresses, the development will elevate living experiences in Bangkok.

In conjunction with the appointment, City Dynamic and RITTA signed a *Joint Safety Charter*, reaffirming a shared commitment to a ‘Zero Harm’ workplace. The charter underscores both parties’ dedication to the highest standards of health, safety, and wellbeing across all construction phases, fostering a culture that prioritises the safety of workers, partners, and the surrounding community.

Chali Sophonpanich, President of City Realty, said, “RITTA, being one of Thailand’s most respected and technically accomplished contractors, was selected for its proven ability to deliver complex, design-led projects to the highest international standards. Its track record includes celebrated developments such as the Chatrium Grand Bangkok Hotel, Shrewsbury International School, Bumrungrad Hospital, and premium residential projects including Saladaeng One and The Sukhothai Residence, as well as major international works in Qatar. Appointing RITTA as the main contractor marks a significant milestone for the Wireless Road projects.

Adrian To, Director of Residential at Swire Properties, said, “Swire Properties has been developing world-class luxury residential projects in Hong Kong, the Chinese Mainland,

Southeast Asia and Miami, including the two recently completed super-luxury detached houses at 6 Deep Water Bay Road, on the lush hillside above Deep Water Bay in Hong Kong, and the most recent Lujiazui Taikoo Yuan Residences fronting the Huang Pu River in Shanghai. Given RITTA's impressive track record, we are confident in their ability to deliver ultra-luxury developments where craftsmanship, sustainability and long-term performance are paramount. We look forward to working with RITTA on this exciting project of exceptional quality and value."

Panitan Tepnikorn, Chief Executive Officer, Ritta Company Limited, added, "Recognising the scale, complexity, and global significance of the projects, and the responsibility that comes from working with Upper House, a global ultra-luxury brand, RITTA is fully committed to achieving construction excellence to the highest international standards. Through comprehensive engineering expertise, rigorous project control, and an uncompromising 'Zero Harm' commitment, RITTA will ensure flawless execution from inception through to timely completion of this landmark development."

The development will be managed by Upper House, the internationally acclaimed hospitality brand. Upper House Hong Kong, the brand's flagship, has ranked among the top ten hotels in *The World's 50 Best Hotels* for three consecutive years since 2023, and in 2025 received the coveted inaugural global MICHELIN Keys across its properties in Hong Kong, Chengdu, and Shanghai. The Wireless Road development marks the brand's first foray into branded residences in Southeast Asia. The arrival of this world-class hospitality brand reflects the strength of Thailand's property market, reinforcing the country's position as one of Southeast Asia's premier destination for luxury residences, and establishing Bangkok among the world's most influential cities.

Located on one of the last remaining freehold sites on Wireless Road, Upper House Residences Bangkok and The Wireless Residences by Upper House offer panoramic views of Lumpini Park and Benjakitti Park. The architecture, shaped by Foster + Partners through F&P (Thailand) Ltd., emphasises proportion, light, and orientation, whilst PLandscape has been commissioned to craft lush gardens and sky terraces that bring nature into everyday living.

Upper House Residences Bangkok, a 52-storey tower comprising 156 units, offers an immersive brand experience. Interiors by BAR Studio blend warmth, texture, and everyday comfort with hospitality-driven design. Wellness facilities, created in partnership with global wellness specialist GOCO, offer a holistic living environment. The Wireless Residences by Upper House, a 71-storey tower with 239 units, is designed by PIA Interior, incorporating local context and functional elements. The Wireless Residences also feature front-of-house services managed by Upper House, ensuring residents benefit from the brand's signature hospitality.

Together, the development represents a defining moment in Bangkok's residential landscape, bringing together world-class hospitality, architectural excellence, and enduring quality to one of the city's most prestigious neighbourhoods.