

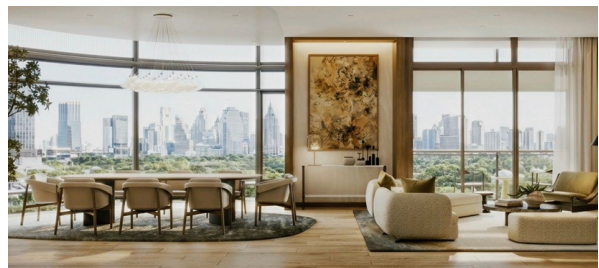
Exploring the Creative Minds Behind the First Upper House Residences



Bangkok, 10 April 2026 – City Dynamic presents *A House in the Making*, a film that brings together the creative teams behind Upper House Residences Bangkok and The Wireless Residences by Upper House.

The film offers a considered look at the thinking, craft, and collaboration behind the first Upper House branded residences globally, situated on a rare freehold site on Bangkok’s prestigious Wireless Road.

Featuring Foster + Partners, BAR Studio, PIA Interior and P Landscape, the film explores how architecture, interiors, landscape and service come together to shape two distinct Houses — designed for living, not spectacle.



Bringing Upper House Home

The film opens with the Upper House philosophy: **Houses, not Hotels**. Known for an approach to hospitality that feels personal, unforced and quietly attentive, Upper House is extending this philosophy into residential living for the first time.



“This has been a truly creative collaboration,” says **Toby Smith, Chief Commercial Officer, Swire Hotels**. “Upper House has never been about making statements. It’s about creating places that feel honest and personal. True Houses. And, of course, there is the service — intuitive, unscripted, and grounded in genuine human connection.”



Architecture: Hospitality in Every Detail

Led by **Foster + Partners** through its local entity F&P (Thailand) Ltd., the architecture draws from the proportions and spatial calm of traditional Thai villas, reinterpreted through a contemporary lens. The buildings are shaped around comfort, light and openness, with panoramic views of Lumpini Park and Benjakitti Park.

“What we wanted was to bring the idea of hospitality into ultra-luxury residential living,” explains **Roland Schnizer, Lead Architect, Foster + Partners**. “It’s about coming home to a sense of calm — a garden presence on Wireless Road that feels both unexpected and deeply considered.”

Interiors: Two Ways of Living Well

At **Upper House Residences Bangkok**, interiors by **BAR Studio** focus on holistic living. Spaces are designed to flow effortlessly between private retreat and shared living, with natural light, wellness and understated materiality at the core.

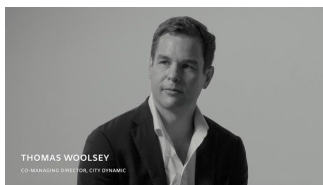
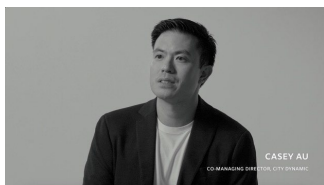


At **The Wireless Residences by Upper House**, **PIA Interior** brings a perspective shaped by multi-generational living. Homes are thoughtfully planned to accommodate families of different sizes and stages, with layouts that allow residents to have their own space, while shared areas naturally bring the family together.

Landscape: Living with the Garden

Landscape design by **P Landscape** centres on the idea of **a home in a garden**. Pathways, planting and open spaces are composed to feel intimate and personal, gently connecting the site to Bangkok’s Green Mile and the surrounding parks.

Your Upper House



The design inspiration film reflects a shared objective among the design partners: to create two Houses that feel anchored to place, shaped by people, and made to last.

“A site like this comes along once in a generation,” says **Casey Au, Co-Managing Director, City Dynamic**. “These are not products. They are homes — crafted with care and designed to be lived in for years to come.”

“When we first walked the site,” adds **Thomas Woolsey, Co-Managing Director, City Dynamic**, “we recognised immediately how rare this opportunity was. It allowed us to create not one, but two distinct residential expressions — each with its own character, yet united by the Upper House’s way of thinking.”

Upper House Residences Bangkok and The Wireless Residences by Upper House are situated in the heart of Bangkok's central business district, steps away from the city's premier shopping destinations, five-star hotels, international schools, and embassies.



Currently under development, Upper House Residences Bangkok comprises 156 residences within a 52-storey building, while The Wireless Residences by Upper House comprises 239 residences within a 71-storey tower.

Both towers are scheduled for phased completion from 2029 and will be managed by Upper House.

Watch the Film: <https://youtu.be/aH5B7lxZxh8>