

EEC Newsletter

EASTERN ECONOMIC CORRIDOR OFFICE (EECO)



EEC Capital City

EEC Capital City: A Destination to Live, Work, and Play

Within Thailand's Eastern Economic Corridor, EEC Capital City, or EECity, is being thoughtfully developed to enhance the modern urban lifestyle. As one of the flagship initiatives under the EEC framework, the city is envisioned not merely as a place of economic activity, but as a fully integrated live, work, and play destination. By incorporating specialized healthcare facilities, top-tier international schools, and seamless mobility networks, it ensures that people, businesses, and communities can grow together within a smart and sustainable urban environment.

A Future-Ready Business and Economic Hub

EECcity is steadily emerging as a regional center for business, financial services, and innovation, supporting Thailand's ambition to strengthen its role in the regional and global economy. Driven by an estimated 40 billion USD (1.34 trillion THB) in total development investment and aiming to generate 200,000 new positions, the project is built for massive economic impact. At its core, the CBD and Regional Headquarters district anchors international business centers, financial institutions, and fintech enterprises, forming a dynamic engine for economic growth and regional connectivity.

Surrounding this core, specialized districts expand the city's economic base. The Bio-Circular-Green (BCG) Business zone supports clean energy, hydrogen utilization, upcycling, and waste-recycling industries, translating sustainability into real economic opportunity. Together, these districts create an ecosystem where finance, innovation, and green industries reinforce one another, allowing economic development to progress alongside environmental responsibility and long-term resilience.



Strategically located in Bang Lamung District, Chonburi Province, EECiti spans more than 5,912 acres (24 sq km or 15,000 rai). Its location offers unparalleled connectivity, situated just 15 kilometers from U-Tapao International Airport and 20 kilometers from Pattaya. Planned as a future-ready city, it is capable of supporting a large and diverse population of up to 350,000 residents in the decades ahead.

Integrated Live-Work-Play Urban Lifestyle

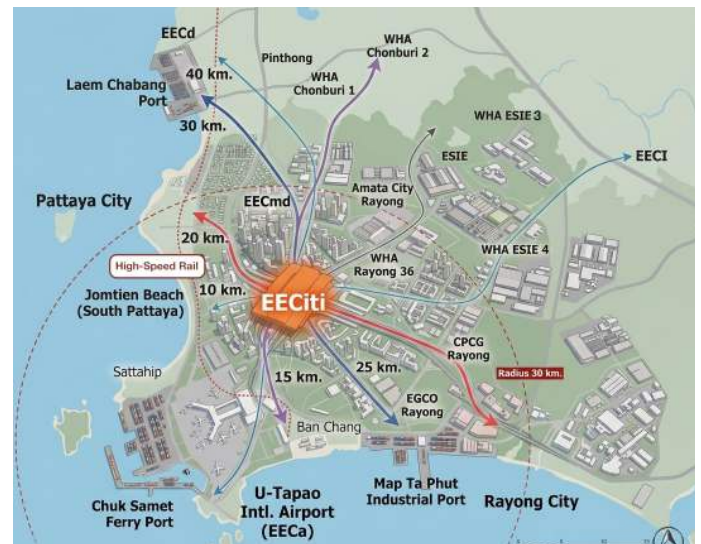
EECiti’s master plan adopts a comprehensive mixed-use concept that seamlessly integrates residential neighborhoods, commercial districts, workplaces, educational institutions, healthcare facilities, and recreational spaces.

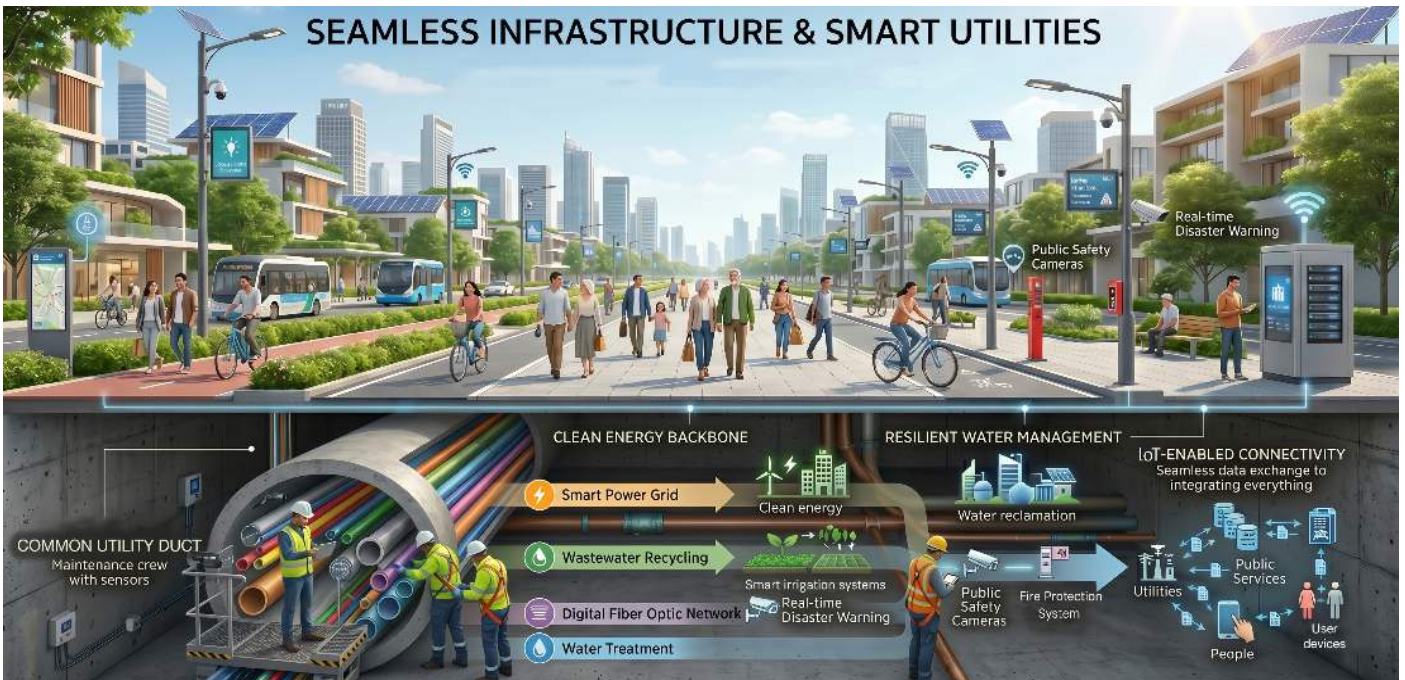
This thoughtful zoning enables residents, expatriates, and visitors alike to enjoy a well - connected live, work, and play lifestyle, where daily activities are supported by smart urban design.

Dedicated, specialized hubs further strengthen this integration. The Future and Precision Medicine district brings together health technology, advanced medical services, and research and development, positioning healthcare not just as an essential service, but as a key driver of innovation and high-value employment. Adjacent to this, the Global Education and R&D hub supports top-tier international educational institutions, startup ecosystems, and future business research, creating a continuous pipeline of talent and ideas.

Complementing these productive zones, the Tourism and Leisure Services district introduces culture, world-class entertainment, sports facilities, and creative industries, ensuring that recreation and social life are as integral to the city as commerce. Furthermore, the Inclusive Living and Mixed-Use areas provide quality housing and retail, allowing a diverse, global community of all ages and backgrounds to truly coexist and thrive within a unified urban environment.

By establishing such hubs for employment, learning, healthcare, lifestyle, and leisure, EECiti will help distribute growth more evenly across the region. This strategic expansion significantly reduces pressure on the infrastructure of existing urban centers such as Bangkok, Pattaya, and Rayong, ensuring the EEC’s long-term resilience.





Seamless Infrastructure and Smart Utilities

The foundation of EECiti’s “livable city” promise lies in its robust and resilient infrastructure. To support a projected population of up to 350,000 residents and ensure uninterrupted international business operations, the city integrates future-ready utilities designed around sustainability, resilience, and smart technology. Rather than functioning as isolated networks, these physical and digital assets are deployed as a unified system:

- **Smart & Sustainable Utilities**

A highly efficient, self-sufficient electrical grid powered by clean energy sources forms the backbone of the city. This is complemented by an intelligent and optimized water and waste management system—featuring smart water treatment, extensive wastewater recycling, and advanced waste management that actively promotes resource circulation in line with the BCG economy.

- **Digital Connectivity & Resilience**

High-speed digital infrastructure and advanced telecommunications serve as the city's central nervous system, enabling seamless data exchange and smart public services. Acting as the foundation for urban safety, this IoT-enabled network directly powers advanced fire protection, lightning defense, and

disaster warning systems, ensuring real-time risk mitigation and emergency preparedness.

- **Urban Mobility & Aesthetics:**

The physical environment is designed for people, not just vehicles. Accessible road networks support universal mobility and actively reduce reliance on private transport. Below ground, a Common Utility Duct system integrates all cabling and piping, ensuring highly efficient maintenance while preserving a clean, wire-free skyline. Above ground, water-sensitive drainage systems, flood protection measures, and expansive public green spaces enhance climate resilience and overall public well-being.

Together, these integrated infrastructures deliver international operational standards across every district. Through a commitment to quality, data-driven development, technology plays a vital yet understated role in EECiti. Smart platforms operate quietly in the background to enhance safety, efficiency, and convenience, fostering a sustainable, people-centric urban experience.



Sustainable, Green, and Human-Centered City

Sustainability lies at the heart of EECiti's development. At least 30 percent of the city's total area is dedicated to green and blue spaces, creating a network of natural spaces, open landscapes, and environmental corridors that enhance urban resilience. These areas contribute to climate mitigation and biodiversity while offering residents accessible places to relax, exercise, and connect with nature.

Through this commitment, EECiti is systematically moving toward a net-zero future in alignment with the BCG economy. Guided by its long-term vision, the city aspires to become one of the Top 10 Livable Smart Cities in the world, defined not only by economic success but by quality of life, inclusivity, and community well-being.



Vision for the Future

Ultimately, EEC Capital City represents more than a new urban development. It embodies a forward-looking model for urban evolution, seamlessly integrating living, working, and leisure into a single, well-connected environment. Through this holistic approach, EECiti sets a new benchmark for smart, sustainable, and livable development where progress is measured not only by economic growth, but by the well-being of the people who call it home.

As this vision moves from master-planning to implementation, EECiti will soon initiate a market sounding process, paving the way for a formal call for Public-Private Partnership (PPP) bidding by the end of 2026. This critical next step will invite strategic private-sector partners to collaborate in shaping, investing in, and delivering a future-ready city that reflects shared ambition, innovation, and long-term sustainability.