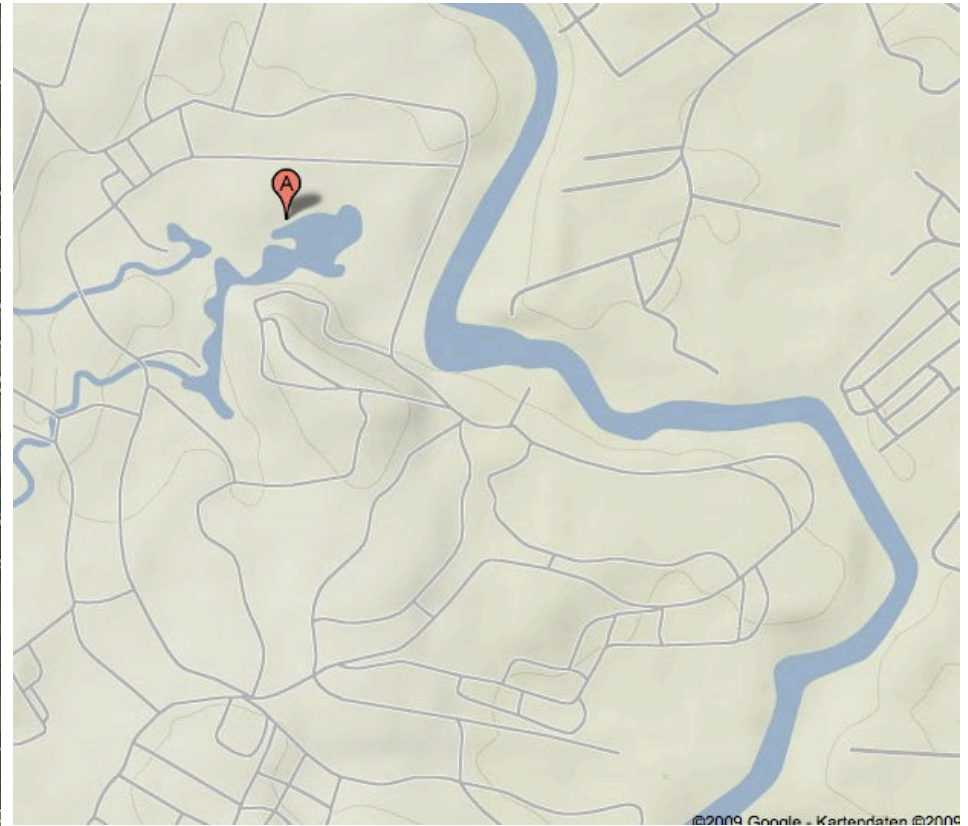
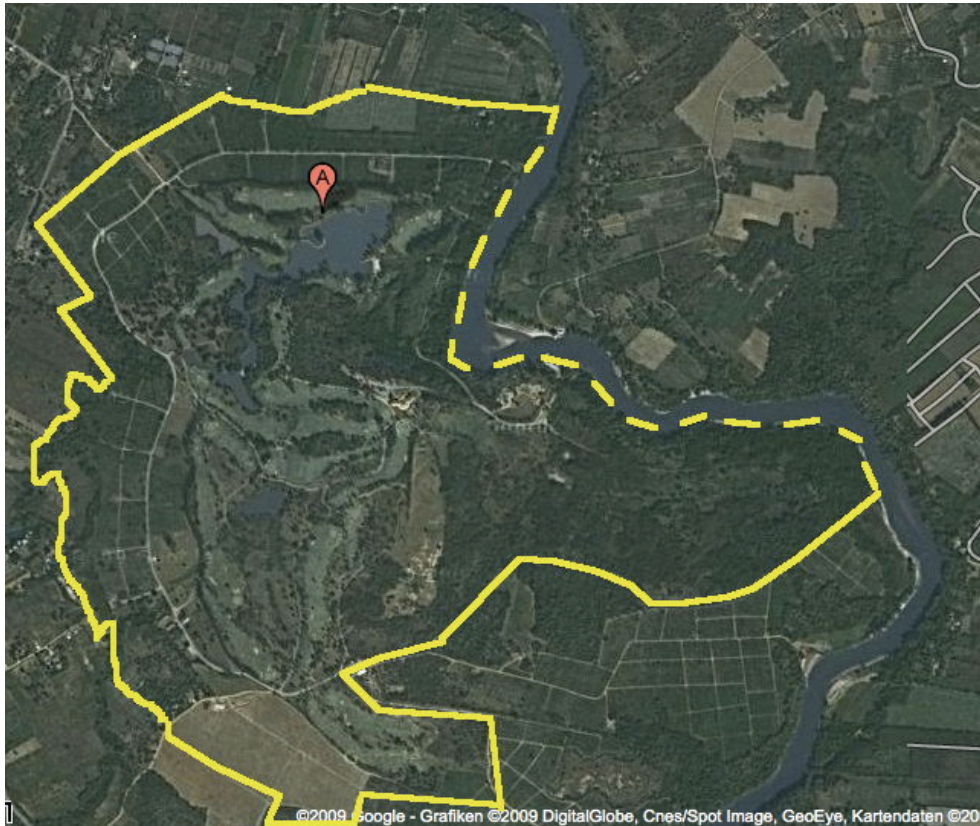


8 KANCHANABURI code kan01

khanomTOPproperty.com

a) bird view PICTURES:



b) SIZE AND LAND TITLE:

in total 1'350 rai (2'160'000 m2 or 216 ha or 533 acres). pre contracts for the whole plot. nor sor sam kor title, which allows immediate construction.

LAND TYPE:

structure: the land is mixed out of flat land and land with a slight slope, a typical golf course. unknown soil structure.

borders: east: the river: maenam kwai noi
south: mainly farmland
west: farmland
north: farmland

unique: very beautiful landscape in the mountains. huge size and very affordable price, including club house and restaurant as well as a few bungalows. can be run on a low level without big investments.

d) FINANCE:

purchasing price: 1'350 rai are 310'111 baht per rai (9'130 USD) total: 420 mio baht (12.3 mio USD) (fix price, not negotiable)
TOTAL b: 1'350 rai (2'160'000 m2 or 216 ha) = 420 mio Bt = 12.3 mio USD (price per m2 = 5.7 USD = 185 baht)

financial projection: i suggest additional investments of about 5 mio US, to lift the standard to 4 star level. then a proper ROI could be easily achieved.

e) IDEAL PURPOSE:

convert to an eco golf course and add other sport facilities like tennis, basketball or even football, to attract top league sport clubs worldwide to come and do training. this would be financially very successful, as such a place does not exist in asia. i don't know of any eco golf course worldwide. in addition all kind of eco activities. also perfect for any kind of high class hospitality project; golf course, resorts, hotels, villa property etc.

f) RESTRICTIONS / RISKS:

several small plots already sold to thai customers as house plots. the area is very remote in the mountains, one hour away from kanchanaburi, which is an advantage for health purpose, for normal business purpose rather a restriction.

g) FINAL REMARKS:

the area of kanchanaburi is ideally located only 3 hours by car from bangkok, though very rural (close to the burmese border). to the property though it is around 4 to 5 hours, as there is no airport in the area, with the exception of a small privately owned one, where we would have to check whether it could and would be extended to a bigger one. the fact that there is no beach is relative, as on the other hand the property is bordering the river kwai noi. most guests prefer destinations "on the water", whether it would be beach, lake or river.

h) CONTACT US:

tel: jenjira della pietra within thailand: 084 744 9815 international: +6684 744 9815
email: english and thai: jenjira@khanomtopproperty.com info@khanomtopproperty.com
german, italian, french: gdp@khanomtopproperty.com info@khanomtopproperty.com

FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:

i) additional PICTURES:



add X site.

