

1 TALED code kha01

a) bird view PICTURES:



khanomTOPproperty.com

LEFT: WIDER VIEW WITH BORDERS

BELOW: LAYER VIEW, CLOSE. blue lines are existing roads



b) SIZE AND LAND TITLE:

in total 520 rai (832'000 m2 or 83 ha or 210 acres), all nor sor sam kor or chanote, which means construction possible. it is possible to purchase additional land along the southern border, up to 2'000 rai. 1 owner owns 470 rai, the second owner owns 50 rai. it is possible to purchase smaller plots, starting at 50 rai.

c) LAND TYPE:

structure: the land is totally flat. it was used as shrimp farm until a few years ago and is now without special purpose. still mostly former shrimp ponds, without water.

borders: east: nationalprak
south: flat farm land
west: 70% land owned by the seatran company (ferry owner don sak - koh samui), 30% national park (hill with forest)
north: sea. The beach is stoney, some mangroves, no white sandy beach, but could be easily realized and would be amazing once done. about 500 meters beach front.

unique: the bay is extremely well protected on both sides (U-shape), which makes it very safe for yachting. two small islands are in front of the beach, one of them is supposed to be a place where once a miracle happened. it is often frequented by business people to worship there, as the legend says it makes business dreams come true. another bigger island with a beautiful white sandy beach slightly westwards (distance about 1 km) could be purchased too.

d) FINANCE:

purchasing price:	470 rai are 600'000 baht (17'500 USD) per rai (1'600m2)	total:	282 mio baht (8.22 mio USD)	(fix price, not negotiable)
	50 rai are 900'000 baht per rai (26'155 USD)	total:	45 mio baht (1.3 mio USD)	(probably negotiable)
TOTAL:	520 rai (832'000 m2 or 83 ha) = 327 mio baht	=	9.52 mio USD	(price per m2 = 11.44 USD = 393 baht)

additional land would probably be significantly cheaper, as it is more distant to the sea.

financial projection: the low purchasing price would allow an excellent return of investment.

e) IDEAL PURPOSE:

this area is one of the most perfect plots i have ever seen for a **marina**, a combination of private yachthaven and residential villa development. it is extremely well protected from the sea by the bay, is totally flat and has already existing canals, which would make a project with lots of canals (like in venice, italy) possible. yacht owners could actually park their yacht literally in front of their villa. taled is also the closest place on the mainland at all to reach koh samui by boat (15 minutes by speedboat), which makes it a perfect place to retire: a totally quiet environment, but only a short distance away from busy koh samui. the area between don sak and khanom will see a significant boom within the next few years. the airport of surat thani is less than one hour away.

f) RESTRICTIONS / RISKS:

almost the whole plot has been used for shrimp farming in the past. this means that lots of chemicals (mainly antibiotics) have been used over a longer period and have contaminated the soil. this is not a problem for a marina, but excludes organic farming on the plots. however, the purchaing price is so low that it would be an option to partially add new soil. the seatran company owns the land on the west side and has the intention to make a port for deep-sea vessels. i don't expect they will ever get a permission to do so, as the ground is not deep enough and the marine department will never give a permission for the big changes which would be necessary. however, a private yacht haven would also need the permission from the marine department, which should be possible, but could be complicated because the greater area is also the home of the famous pink dolphins - we would have to prove that they will not be bothered.

g) FINAL REMARKS:

an extremely wonderful and special plot with lots of advantages, one of it being the fact that the access is very easy too because it is as flat as the land. i expect the price to triple within the next few years, if not more.
please note that the sea side is at the northern end of the plot. because for some map pictures it is easier to get the idea i have turned them upside down.

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:

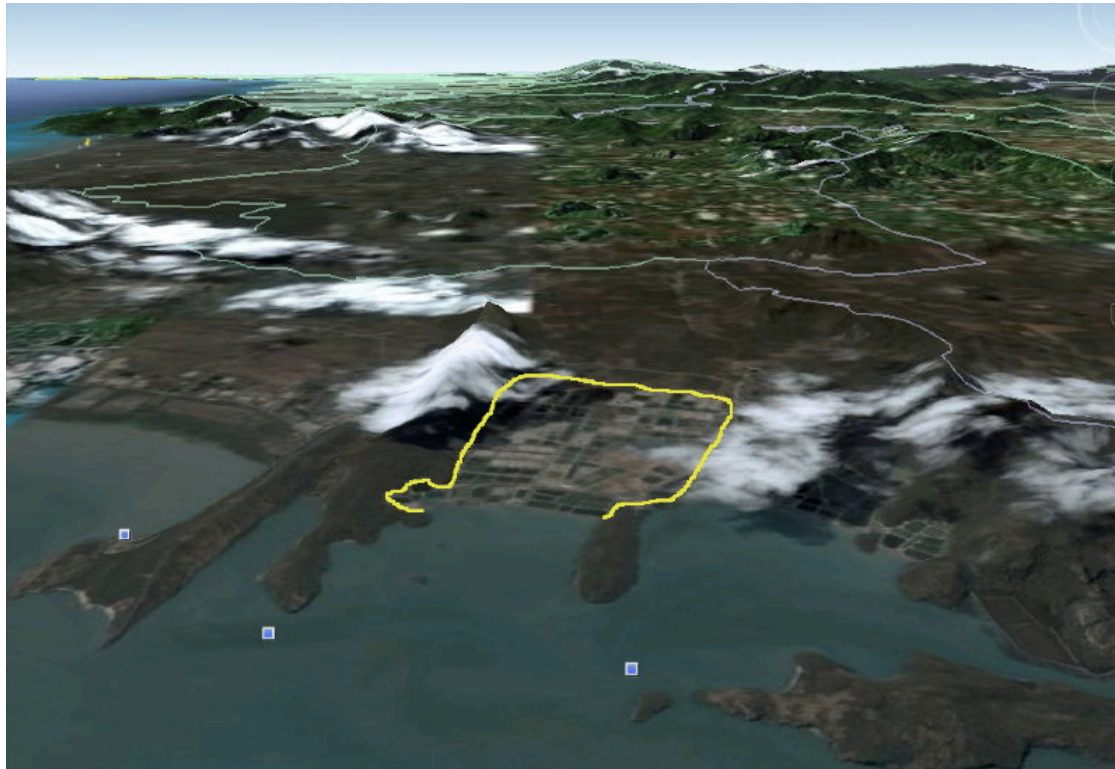
i) additional PICTURES:



above: land titles
note: the big plot on the upper left
corner is the 50 rai plot.

right: a closer look taken from google earth,
which shows how the area was looking
like 5 years ago. Now the shrimp ponds
are hardly to recognise.





flight simulation view.

in the upper left corner one can see
the main beach of Khanom.

borders in white are district borders.
borders in yellow the land plot borders.







