

## 2 TONG NOD

code kha02

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 around 200 rai (320'000 m2 or 32 ha or 79 acres), all nor sor sam kor or chanote, which means construction possible. right now pre contracts for 43.3 rai (69'280 m2 or 6.9 ha or 17.1 acres) (attached chanote) plus another 27 rai from different owners. for any kind of business one could start with the existing pre contracts and purchase the rest, if necessary, later. small plots available, starting at 2 rai.

**c) LAND TYPE:**

**structure:** the land has a slight slope, with about 30 meters elevation where bordering the surrounding mountains. mainly coconut plantation and mixed forest/farmland. healthy soil structure.

**borders:** east: sea, about 400 meters beach front  
south: national park  
west: north and south mountains, in the middle large access with some flat land  
north: national park and access to another small beach

**unique:** easy access by existing road, though very well protected by mountains. the mainly coconut plantation gives a "dream beach" image, which has been used for the movie "the pirates". on the northern end a small village (about 10 families living there, mainly fishermen). direction to the east means beautiful sunrise. sunset also late because the sunset is between two mountains. the bay is facing ko samui and some small islands in front directly, the view is therefore less open sea than islands in the background.

**d) FINANCE:**

<b>purchasing price:</b>	43.3 rai are 6 million baht (175'000 USD) per rai (1'600m2)	total:	260 mio baht (7.6 mio USD)	(fix price, not negotiable)
	27 rai are 2.4 million baht per rai (70'320 USD)	total:	64.8 mio baht (1.9 mio USD)	(fix price, not negotiable)
<b>TOTAL:</b>	<b>70 rai</b> (112'000 m2 or 11.2 ha) = 325 mio baht	=	<b>9.51 mio USD</b>	(price per m2 = 85 USD = 2'900 baht)

additional land would probably be around 4 mio baht per rai, which means, if we could purchase the full 200 rai the full price would be an estimated **850 mio baht = 27.5 mio USD**.

**financial projection:** the land price is already quite high, but still much lower than phuket or samui, which allows a reasonable ROI.

**e) IDEAL PURPOSE:**

absolutely perfect for any kind of high end resort, private villas or similar. the main owner has purchased the land with having a resort in mind, but has changed the investment politic and therefore sells again.

**f) RESTRICTIONS / RISKS:**

purchasing the land plot by plot does not allow a proper budgeting, as the real selling price is hard to predict. one major problem is the village at the northern end. even though it is only a few families it is most likely that the northern end of the beach should remain some sort of a public area, because the owners may want to stay there, and many locals access it by road and by boat as well, mainly to do fishing. no problem for resorts as long as the privacy issue is not vital.

**g) FINAL REMARKS:**

it is not possible to purchase tong nod in one transaction only. there are many owners willing to sell, including the mayor of the village who would support us buying the rest. the plot we have the precontract is owned by a soft drink company who purchased it last year. it is located centrally and it is possible to purchase the plots bordering south too. however, it can not be guaranteed at this point that ALL plots will be for sale. experience shows though that by time every owner will sell. tong nod is together with tong ching and tong yee the most expensive area (except of khanom beach), simply because these three beaches are absolutely stunning and will sooner or later be home for an intense tourism. as mentioned, if enough capital is available, it is an excellent investment and one of the last unique opportunities to buy big plots of prime beach front land.

**h) CONTACT US:**

tel:	jenjira della pietra	within thailand: 084 744 9815	international: +6684 744 9815
email:	english and thai:	<a href="mailto:jenjira@khanomtopproperty.com">jenjira@khanomtopproperty.com</a>	<a href="mailto:info@khanomtopproperty.com">info@khanomtopproperty.com</a>
	german, italian, french:	<a href="mailto:gdp@khanomtopproperty.com">gdp@khanomtopproperty.com</a>	<a href="mailto:info@khanomtopproperty.com">info@khanomtopproperty.com</a>

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

**i) additional PICTURES:**







