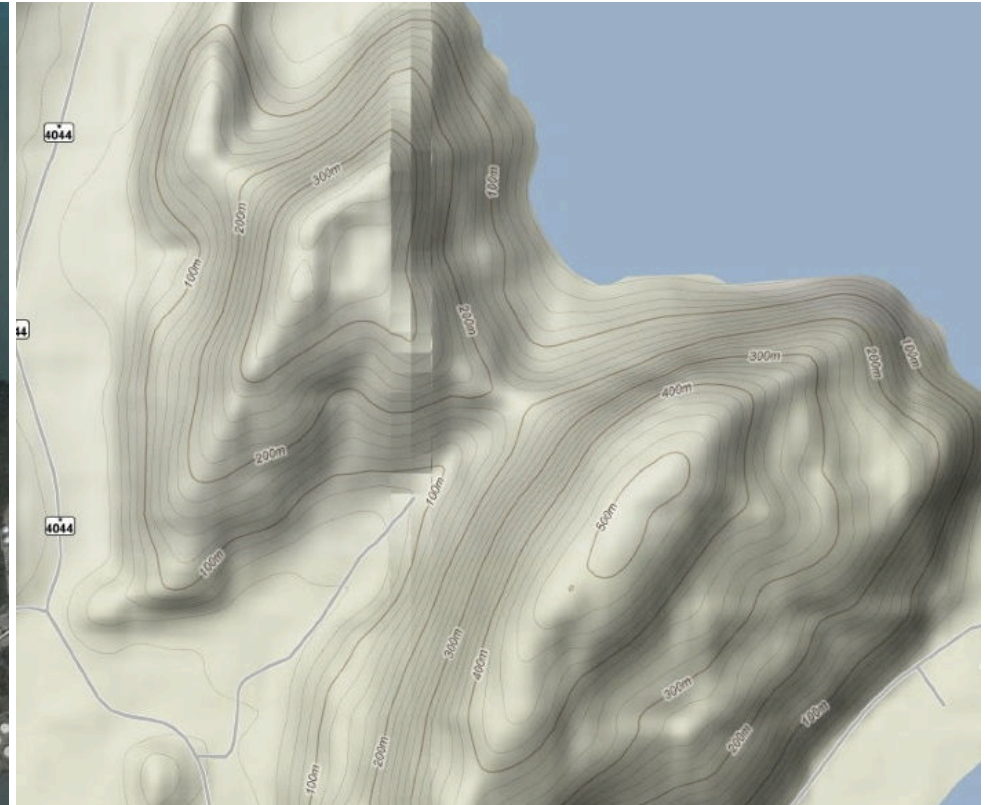


## 4 TONG GRUAD

code kha04

khanomTOPproperty.com

a) bird view PICTURES:



total land plot 565 rai, from which around 50 rai have a nor sor sam kor title which allows construction. the plots with nor sor sam kor (see "additional pictures" below in blue color) are bordering the main road (no. 4044), which goes from khanom to don sak.

the top left corner of the beach front is owned by another owner who is actually willing to sell, but because there are 8 brothers and sisters involved this may be a very time consuming process.

access is now through the road (in blue), which ends at the mountain. from there on there is only a walk way, continuing over the mountain leading down to the beach.

**b) SIZE AND LAND TITLE:**

in total around 565 rai (904'000 m2 or 90 ha or 223 acres), of which 50 rai nor sor sam kor (construction possible). pre contracts for the whole plot. 300 meters beach front included. in order to get the remaining 100 meters beach front (northern end) additional negotiations will be necessary. it makes sense to get this plot too, but even without it the whole beach can be used, as the owner of the remaining plot does not have access by land.

**c) LAND TYPE:**

**structure:** the land is mixed out of flat and very steep land, from 0 to 200 meters elevation above sea level (where bordering national park). mixed vegetation with coconut, rubber and fruit trees on the beach side and mixed organic fruit plantation on the valley side. very healthy soil, as no chemicals have been used so far. the beach is facing north-east.

**borders:** north east: sea, about 400 meters beach front  
south east: national park, very high mountain, more than 500 meters high. towards the main road bordering other farm land.  
south west: main road  
north west: national park, mountain, and near the main road other farm land.

**unique:** the most private bay you can get. only one road is leading into the property. this road ends where the elevation is about 100 meters. from then on a path leads up to the peak of 200 meters and then down to the beach. the property is literally cut by a mountain in two areas; the beach side (around 150 rai mainly steep land) and the valley side towards the main road. since the wind blows always from either one or the other side this means there is always one side with moderate weather while the other one is exposed to wind and rain. the property has been run as an organic fruit plantation since many years and has an extremely rich flora, including many herbs with a high medical value (chinese/thai herbs). the property is bordering national park with mainly forest, some trees being very high and hundreds of years old. the beach is so far only used by fishermen who arrive by boat, as the land access is private and awkward.

**d) FINANCE:**

**purchasing price:** the 565 rai are 1.214 million baht (35'715 USD) per rai (1'600m2) total: 686.2 mio baht (20.18 mio USD) (negotiable average price)

TOTAL: **565 rai** (904'000 m2 or 90.4 ha) = 682 mio baht = **20.18 mio USD** (price per m2 = 22.3 USD = 720 baht  
additional beach front land would probably be around 4 mio baht per rai. About 30 rai necessary to buy, which is an additional 3 million USD, which would bring the total price up to **23 mio USD**.  
NOTE: the total price for both properties TONG CHING and TONG GRUAD would be 68 mio USD, which is a massive investment but on the other hand a unique opportunity to secure all in all more than 2 km beach front on an extremely beautiful and soon heavily expanding coast.

**financial projection:** a MUST as a long time investment. any kind of future hospitality business would be financially very successful. In a long term a good ROI is achievable.

**e) IDEAL PURPOSE:**

the ideal purpose is a long term investment, as the land titles do not permit construction on 90% of the land now, which will change in the future. the reasonable price makes it a safe and profitable investment for an investor who has the financial capacity to invest without needing a fast ROI.  
private villas are as possible as a high end resort, ideally with own organic farming, as the major part of the land is used for organic farming since a long time.

**f) RESTRICTIONS / RISKS:**

the main risk lies in the nature of the land title, since only 10% are "safe" titles (chanote or nor sor sam kor). the existing land titles do not allow construction and legally there is actually only farming allowed. it is most likely (99.9%) that these titles can be upgraded to a chanote in the future, but nobody can tell exactly when this will be. this can happen next year or in ten years.  
another reason for a reasonable purchasing price is the fact that the access to the beach will be very expensive, does not matter whether it would go over (or through) the hill on the property itself or a new road from tong ching would be built. In the latter case one would depend from the owner of tong ching - another reason why it would make sense to purchase both properties.  
finally, difficult access and steep land means stunning views for all buildings, but also high construction costs, which has to be taken into account.  
one last restriction is the fact that the property goes up to 200 meters height, but construction is only allowed up to 80 m. however, this is most likely to change in the future as well.

**g) FINAL REMARKS:**

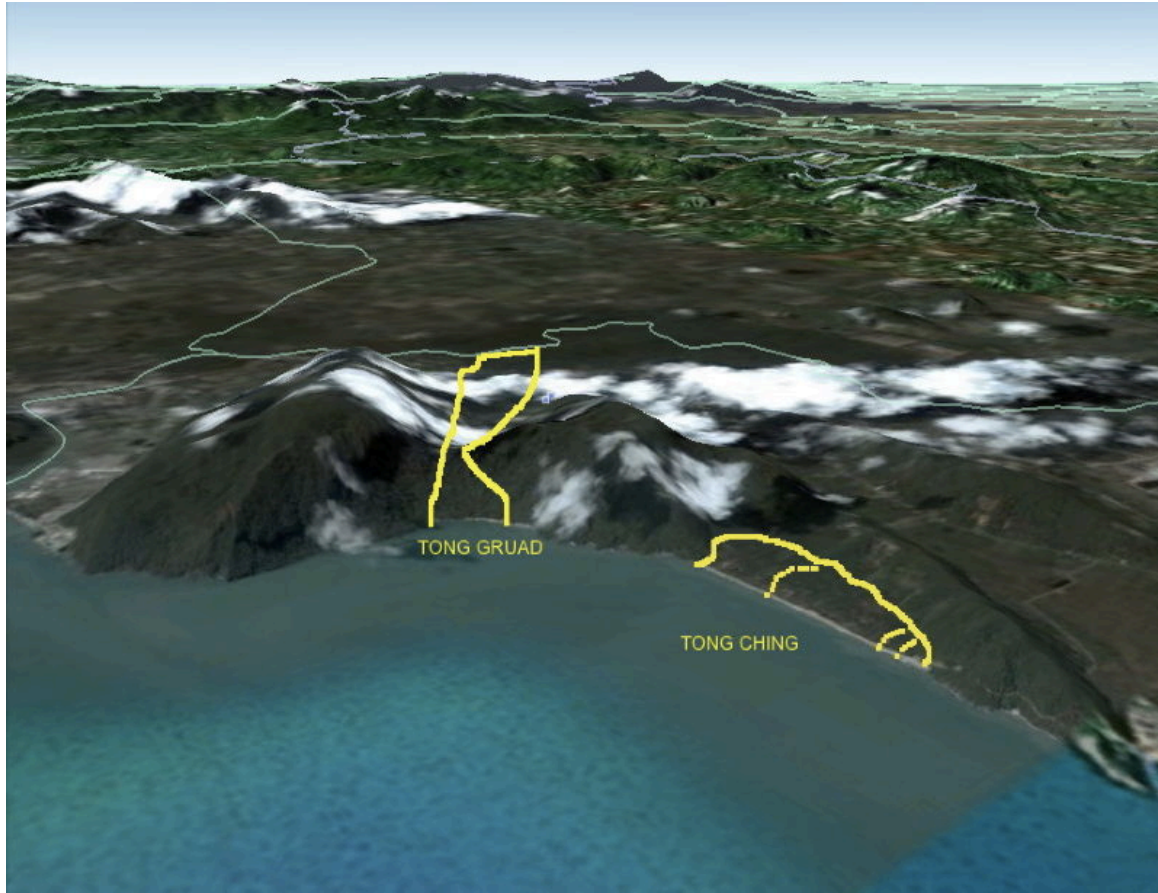
even though the price is very reasonable compared to other properties, there is still some space for negotiations. most of the land does only have so kor nueng or to bor haa title, which normally should be cheaper. however, the owner is aware of the fact that this property is a total unique opportunity, which strengthens his position.  
if one would be able to purchase tong ching and tong grud then i would suggest to also buy the connecting land on the side of the main land to join the two plots together. the connecting land does neither have direct beach access nor is it bordering the main road, which means it would be very cheap and could be only a small fraction of the main price.

**h) CONTACT US:**

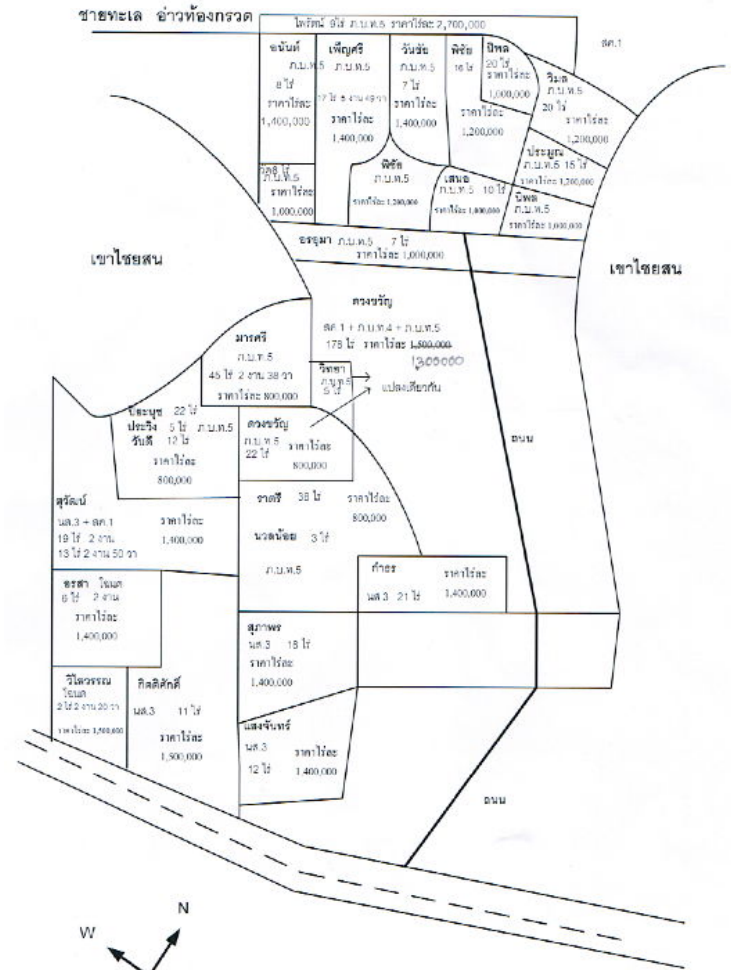
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**FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:**

**i) additional PICTURES:**



above: both properties, tong grud and tong ching, only seperated by the mountain in the middle (nationalpark)  
 (note: view from the north)



right: the blue line indicates plots with nor sor sam kor land title.  
 (note: view from south east)





















