

5 NEI PLAO code kha05

a) bird view PICTURES:



khanomTOPproperty.com



above: the bay called NAI PLAO (real orientation, sea to north east)
in yellow the plots we have a pre contract

- left:
- 1) the same plot as in the layer plan above
 - 2) several beach front plots for sale
 - 3) a possible location for a farming or low cost project
 - 4) TONG YI bay - details see next sheet (6)

b) SIZE AND LAND TITLE:

the plot NO. 1 in the picture above: totally 48 rai (76'800 m2 or 7.6 ha or 19 acres). pre contracts for the whole plot. nor sor sam kor title, which allows immediate construction.
the plot NO. 2 in the picture above: OPTION - several plots for sale, sizes from 2 to 15 rai (3'200 m2 to 24'000 m2). no pre contracts possible as these plots sell very fast. nor sor sam kor or chanote title.
the plot NO. 3 in the picture above: OPTION - several plots of farmland for sale, sizes from 20 to 200 rai (32'000 m2 to 320'000 m2). no concrete offer yet. usually to bor nueng title, for farming purpose only.
option to the last option: in the back of khanom beach is a 200 rai plot, chanote title, now farmland, which would be suitable for farming too, but allows construction as well.

c) LAND TYPE: (No. 1 in the picture above only)

structure: the land has a slight slope, all kinds of trees, some very big and beautiful rocks, accessible by simple road. healthy soil, no previous farming.

borders: east: coconut plantation, slight slope, leading towards the bay, privately owned
south: mixed forest and coconut plantation, privately owned
west: mountain with mixed trees, slope, privately owned
north: mixed vegetation and a very steep slope, privately owned

unique: an extremely charming, very quiet plot with an amazing view over khanom bay. very well protected by the mountain in the back and hills on both sides. the climate is significantly milder than on the beach (distance to the beach about 1 km), where it gets very windy during raining season. it is the only plot in the back highlands of khanom i have found where the noise from the main road is not noticed. usually the slope up brings also the noise up (amphitheatre effect). in the future this area will most likely be full of privately owned villas or similar projects. it is possible to buy additional plots west and below the property.

d) FINANCE:

purchasing price:	16 rai are 1.3 million baht (38'200 USD) per rai (1'600m2)	total:	20.8 mio baht (610'000 USD)	(fix price)
	11 rai are 1.7 million baht (50'000 USD) per rai (1'600m2)	total:	18.7 mio baht (550'000 USD)	(fix price)
	21 rai are 1.5 million baht (44'100 USD) per rai (1'600m2)	total:	31.5 mio baht (927'000 USD)	(fix price)
TOTAL:	48 rai (76'800 m2 or 7.6 ha) = 71 mio baht	=	2.1 mio USD (price per m2 = 27.3 USD = 880 baht	

a) additional beach front land would probably be around 6 mio baht per rai. i suggest at least 15 rai, which is an additional 2.9 million USD, which would bring the total price up to **5 mio USD**.
b) additional farm land would probably be around 500'000 baht per rai. i suggest at least 200 rai, which is an additional 3.3 million USD, which would bring the total price up to **8.3 mio USD**.
c) if we would choose the option with the mentioned 200 rai near khanom beach, which has chanote title and goes for 1 mio baht per rai, then an additional 3.3 mio would add up to **11.6 mio USD**.

financial projection: very realistic prices makes these plots being a safe investment with fast ROI.

e) IDEAL PURPOSE:

the 48 rai property (numbered No. 1 in the first picture above) is absolutely perfect for any kind of residential project, mainly residential villas, or even a high end resort, even though the demand for a resort on the beach is usually higher than in the hills. any project requiring a very peaceful and beautiful surrounding can be easily realized very profitable on these plots. i recommend though to purchase a plot on the beach in addition.

f) RESTRICTIONS / RISKS:

even though it is possible and highly recommended to purchase several additional plots to be able to control the environment as much as possible, it is not possible to purchase the whole valley, because lots of locals live on this hill and most of them will not sell.
in terms of business no risks and no restrictions, except of the fact that due to the limited size of the plot it is likely that emissions of the locals (they tend to burn their garbage, including highly toxic materials, outside in the garden, preferably next to the neighbour's border) can disturb. one main reason why i suggest to buy big plots in general: thai people are not sensitive to a bad air quality and they love noise. if it is about really having a quiet environment then the purchase of additional land, as mentioned, is the best way to control the neighbourhood.
one last remark: the pre contracts i have made run out these days - i expect these plots to be sold quickly.

g) FINAL REMARKS:

a must investment in an absolutely amazing location - independent of the project: BUY IT.

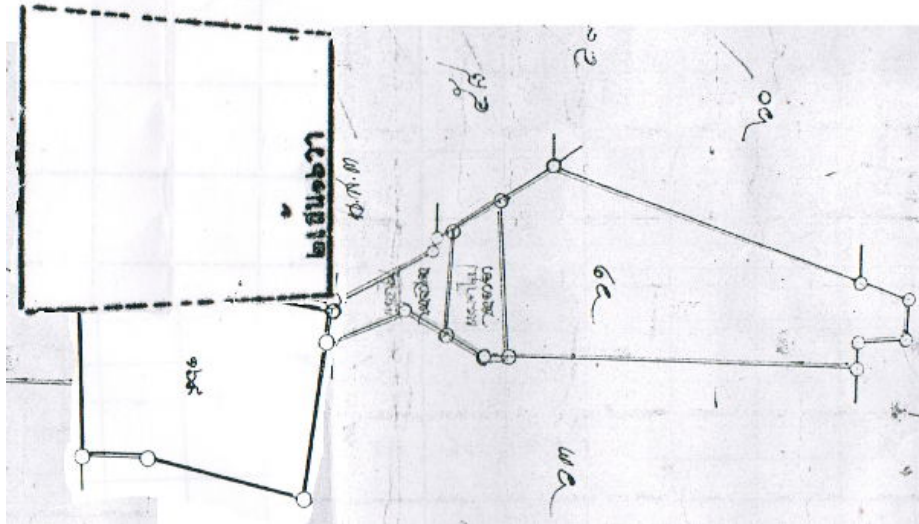
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FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:

i) additional PICTURES:

at the end there are a few pictures of khanom beach, where several individual plots are for sale, as addition to get a private beach for clubhouse, restaurant, leisure...



above: view from the site to the land above (west)

above:
land title

right:
view from
the top of
the site





view
from
the
top







these pictures were taken from the same spot; one the view below, the other one the view above the plot





same view, but
above with
extended
panorama





above: panorama to the north (left side when looking down the hill)
below: 3 pictures of Khanom beach, where several plots can be purchased in addition to NEI PLAO



