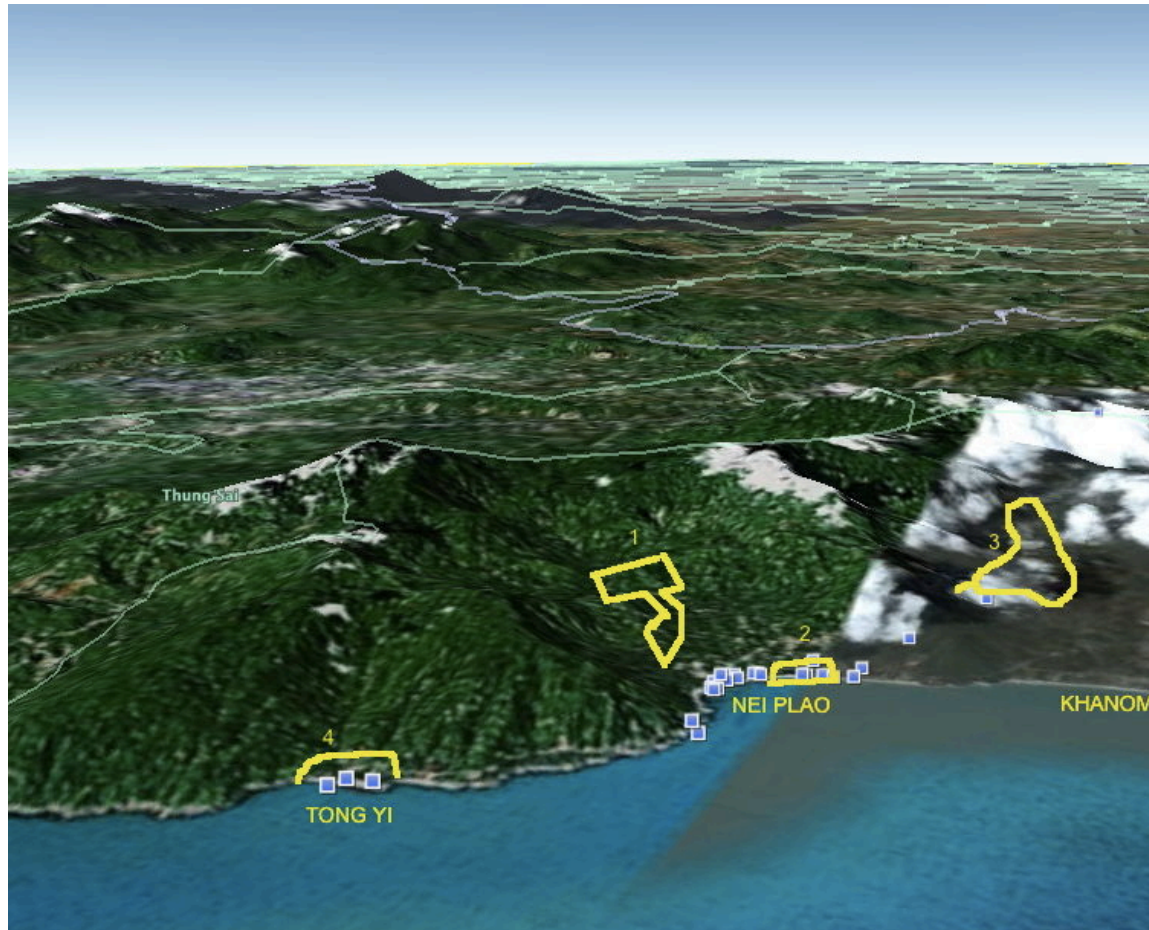


6 TONG YI (TONG YEE) code kha06

a) bird view PICTURES:

khanomTOPproperty.com



above: the bay called TONG YI (real orientation, sea to the east)  
in yellow the plots required to purchase

left: 1) NEI PLA0 HILL  
2) NEI PLA0 BEACH, from where the road to TONG YI goes  
3) closest distance for a possible farming project  
4) TONG YI bay - no satellite picture available

**b) SIZE AND LAND TITLE:**

several small sizes available, 4 to 8 rai only (6'400 to 12'800 m2 or 0,64 to 1.28 ha, equivalent to 1.58 to 3.16 acres), mainly to bor ha or so koh nueng land titles, only the plot on the left border is nor sor sam kor. possible to upgrade everything to nor sor sam kor or chanote, but nobody knows when. the plot on the right border is available only as long term lease. the overall size we look at is about 100 rai (160'000 m2 os 16 ha or roughly 40 acres).

**c) LAND TYPE:** (No. 4 in the picture above only)

**structure:** the land has a slight slope, all kinds of trees, plenty of coconuts, some very big and beautiful rocks, accessible by public road. healthy soil.

**borders:** east: sea, about 300 meters sandy beach front with mainly coconut trees  
south: national park, high hills with mixed forest - could be used as recreation area  
west: mountain with mixed trees, slope, privately owned  
north: forest, mixed vegetation with coconut trees, slope, privately owned

**REMARK:** the plot in the middle is run as a small resort with restaurant and camping.

**unique:** a dream of a bay, should it be possible to purchase the whole one it provides unmatched privacy, as the main beach road from khanom is ending at this bay. extremely charming vegetation, flat land around the beach, slight slope in the back.

**d) FINANCE:**

**purchasing price:** since all the owners try to upgrade their land title before selling the land in order to get a higher price, it is difficult to predict a price. even the owners willing to sell don't indicate a price yet. i expect an average price of about 5 million baht, once the titles are changed, but it can go up until 8 million. the best strategy would be to go now to the owners and offer them something like 3 million baht cash, then most likely they would sell once they "smell" the money. the price below is an estimated price for 70 rai, as about 30 rai are only available as a long term lease. in a location like this i expect prices around 20 million baht per rai within the next 5 to 15 years.

TOTAL: 70 rai (112'000 m2 or 11.2 ha) = 350 mio baht = around 10 mio USD (price per m2 = 90 USD = 3'000 baht  
remark: additional land above the road would be cheaper.

**financial projection:** since the time frame for a purchase of TONG YI as a whole is unknown, it does not make sense to come out with numbers yet. given my estimates are real then the purchasing price is still reasonable and it is therefore a MUST as a long time investment. any kind of future hospitality business would be financially very successful.

**e) IDEAL PURPOSE:** for the time being TONG YI would be best considered a long time investment, since land titles do not allow construction yet. TONG YI is also perfect for any high end hospitality project, with the option to extend to the north, purchasing another 50 rai with sandy beaches. further north are no sandy beaches anymore until the main beach of khanom.

**f) RESTRICTIONS / RISKS:** one risk is that nobody can predict 100% if and when the land titles will be upgraded. one owner tries to do so since many years, but simply because of the fact that they don't like him they slow the process endlessly down. it is likely that once he sells the rest goes very fast. some tea money would speed up this process. as long as the titles don't change there is absolutely no construction allowed. on the majority of the plots are actualy buildings which all have been built without permission, but they are mostly simple bungalow constructions. even though for thai nationals there is not much risk in doing so, for a foreign company this would be the out. one restriction is the fact that one owner would leave us the most beautiful plot of the whole beach only as a lease. one could live with that if the price would be acceptable. it is also possible that finally he would sell. the restaurant and camping is run by the same family since a long time, so they actually don't want to sell. with the proper offer i guess they would change their minds though. In case of a purchase we could not use any of the buildings as they are below any standard.

**g) FINAL REMARKS:** a must investment in an absolutely amazing location - independent of the project: BUY as many available plots in TONG YI as possible, independent of the land title, as fast as possible. the fact that one big plot is only available as a long term lease is not ideal, but since the owner is selling the rest it would be a passable solution, given that at least a 30 year contract would be achieved. it is then also possible, as mentioned above, that the owner sooner or later would change his mind and sell. it takes quite an effort to try to get these plots, as most owners do not want to sell now. but this is actually our chance - because it is so difficult others may give up. but it is absolutely worth every effort to get this one and only beach.

**h) CONTACT US:**

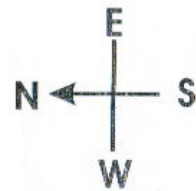
tel: jenjira della pietra within thailand: 084 744 9815 international: +6684 744 9815  
email: english and thai: [jenjira@khanomtopproperty.com](mailto:jenjira@khanomtopproperty.com) [info@khanomtopproperty.com](mailto:info@khanomtopproperty.com)  
german, italian, french: [gdp@khanomtopproperty.com](mailto:gdp@khanomtopproperty.com)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

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

**i) additional PICTURES:**

เกาะสมุย

# ผังที่ดินบริเวณอ่าวท้องหยี

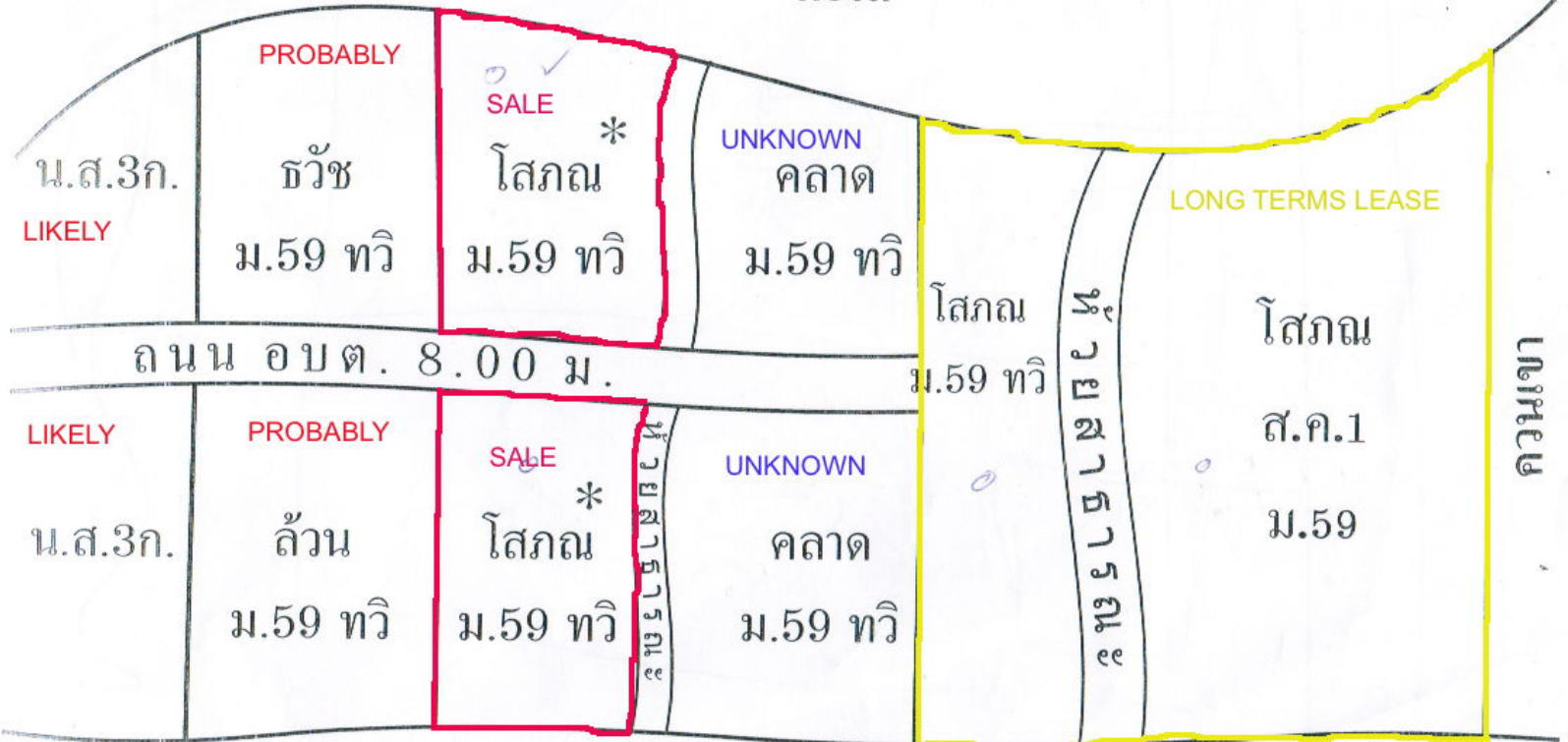


yellow =  
longterm lease

red =  
sale, for sale  
probably for sale  
likely for sale

blue =  
unknown

ทะเล BEACH



ควนเขา

\* หมายเหตุ มีเอกสารที่ดินไว้จำนวน 2546

