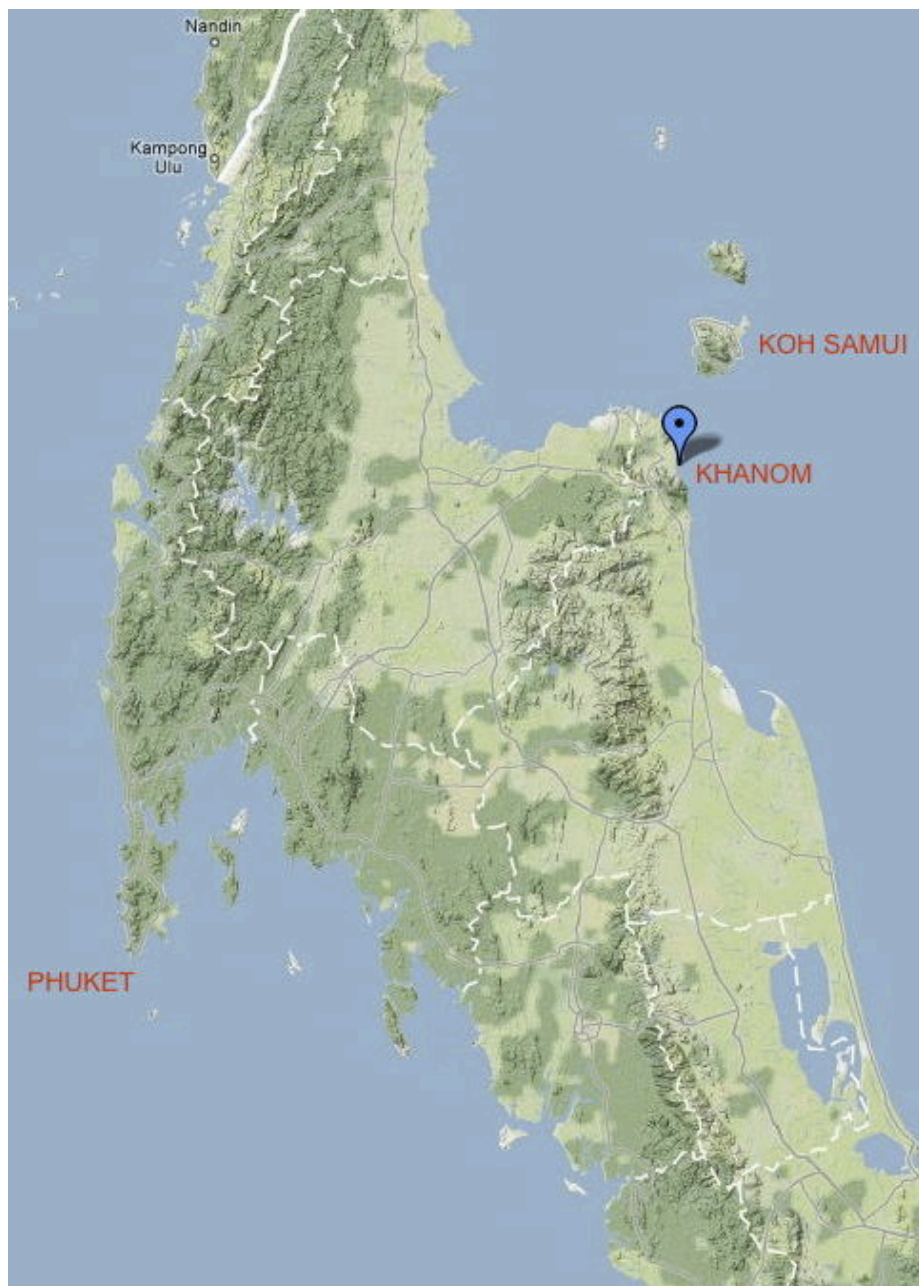


14 NEI PLA0, 39.5 RAI

code kha09

khanomTOPproperty.com

a) bird view PICTURES:



left: greater area

above: property with borders

b) SIZE AND LAND TITLE:

in total 39.5 rai (63'200 m² or 6.32 ha or 15.6 acres). nor sor sam kor title, which allows immediate construction.

c) LAND TYPE:

structure: the land has a very nice slope, not too steep, mainly used for mixed forest and coconut plantation.

borders: east: the sea. about 110 meter beach front, of which around 50% is white sand, the rest big rocks
south: privately owned forest land. the plot above the road is for sale too, the plot below the road not.
west: privately owned forest land. mountain area. some additional plots are for sale as well.
north: privately owned simple bungalow resort.

unique: very beautiful beach plot. 12.5 rai are between the beach and the main road, which goes directly through the property. the remaining 27 rai are above the road with amazing beach views, in the north over khanom bay.

d) FINANCE:

purchasing price: 12.5 rai are 5.5 mio baht, and 27 rai are 3.5 mio baht per rai (mix: 4.13 mio baht = 125'000 USD) total: 163.25 mio baht (4.93 mio USD)
TOTAL: 39.5 rai (63'000 m² or 6.32 ha) = 163.25 mio Bt = 4.93 mio USD (price per m² = 78 USD = 2'600 baht)

financial projection: the plot is very suitable for any kind of hospitality business and as such a ROI is guaranteed, but like everywhere in khanom it will take time.

e) IDEAL PURPOSE: resort and residential villa project.

f) RESTRICTIONS: no risks due to safe land title. restrictions: mainly one plot in the middle of the hill part is not yet for sale, but most likely can be purchased . it makes sense though to purchase the rest first and then go ahead once the plot is owned. not very private, since the road cuts the property in two parts.

g) FINAL REMARKS: very charming property with a convenient location. easy accessible and due to the big size very flexible purpose.

CONTACT

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h) additional PICTURES:

