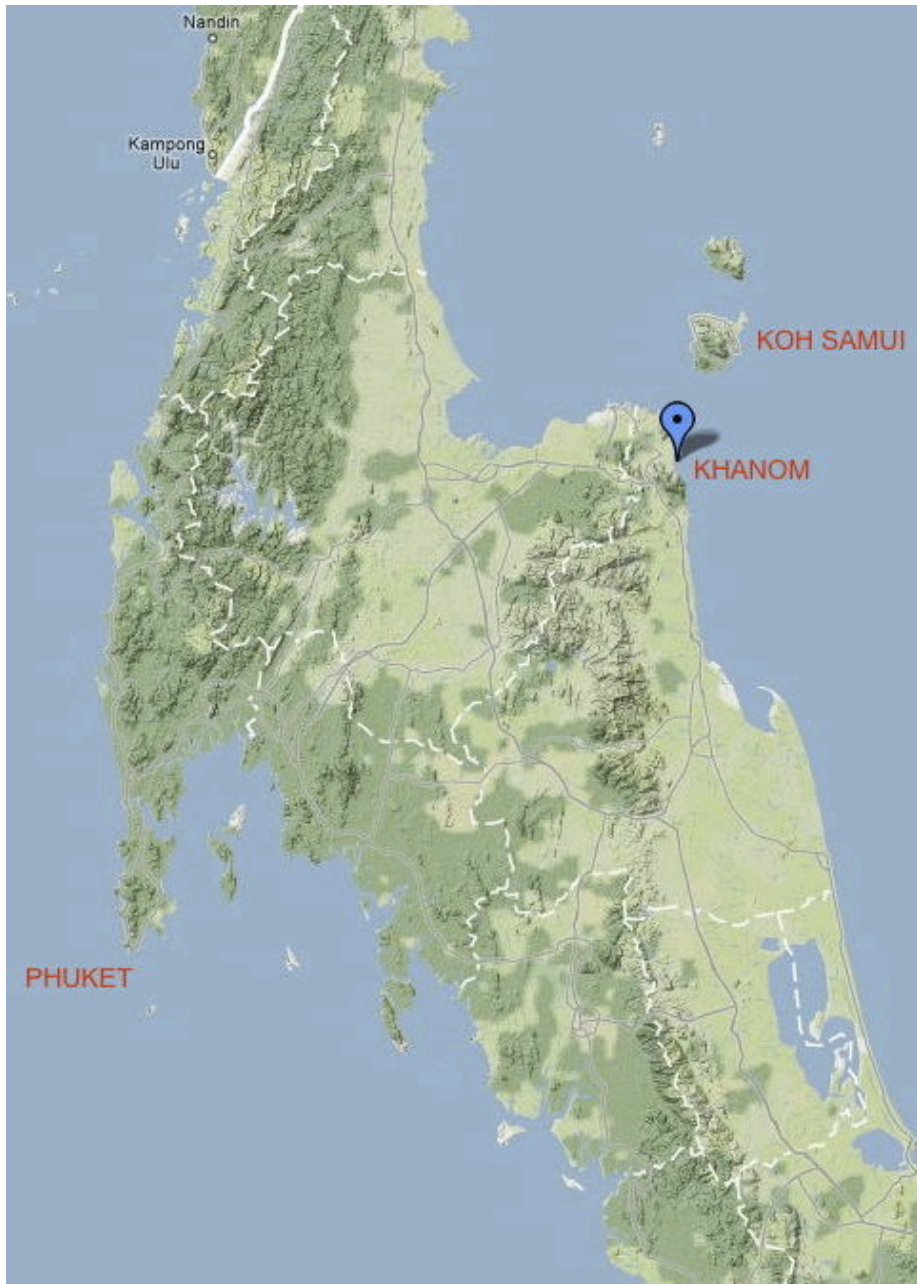


18 TONG YI (TONG YEE), 26.5 RAI

code kha13

khanomTOPproperty.com

a) bird view PICTURES:



left: greater area

above: property kha13, on the way to tong yi.
kha12 is for sale as well and could be joined
by purchasing the property in the yellow lines.

b) SIZE AND LAND TITLE:

in total 26.5 rai (42'400 m² or 4.24 ha or 10.47 acres). nor sor sam kor title, which allows immediate construction.

c) LAND TYPE:

structure: the land has a slight slope from the beach up to the borders of the mountain, mainly used for coconut plantation and mixed forest.

borders: east: sea, 154 meter beach front, mainly rocks (no sandy beach)

south: privately owned agriculture land (coconut, forest). the neighbor property is not for sale.

west: privately owned agriculture land (forest) and/or government land. some for sale.

north: privately owned agriculture land (coconut, forest). the plot above the road is for sale, the plot on the beach not.

unique: very beautiful and sunny plot, divided into 6.25 rai between beach and main road, and 20.25 rai above the road. looks like koh samui. amazing view. **very** hot price.

d) FINANCE:

purchasing price: 6.25 + 20.25 rai are 2.2 mio baht per rai (66'300 USD) total: 58.3 mio baht (1.76 mio USD)

TOTAL: **26.5 rai** (42'400 m² or 4.24 ha) = **58.3 mio Bt** = **1.76 mio USD**

(price per m² = 42 USD = 1'400 baht)

financial projection: due to a very realistic price a ROI is sure but will finally depend on the project chosen.

e) IDEAL PURPOSE: hotel, resort, private villa property or any kind of hospitality project.

f) RESTRICTIONS: no risks due to safe land title. restrictions: no sandy beach, just big rocks, but a small private sandy beach could be realized.
the main road cuts the property in two halves. almost no traffic though, because the road is dead end to tong yi bay only. excellent access.

g) FINAL REMARKS: very beautiful property, to be purchased at an incredible price. i expect this one to sell very very fast.

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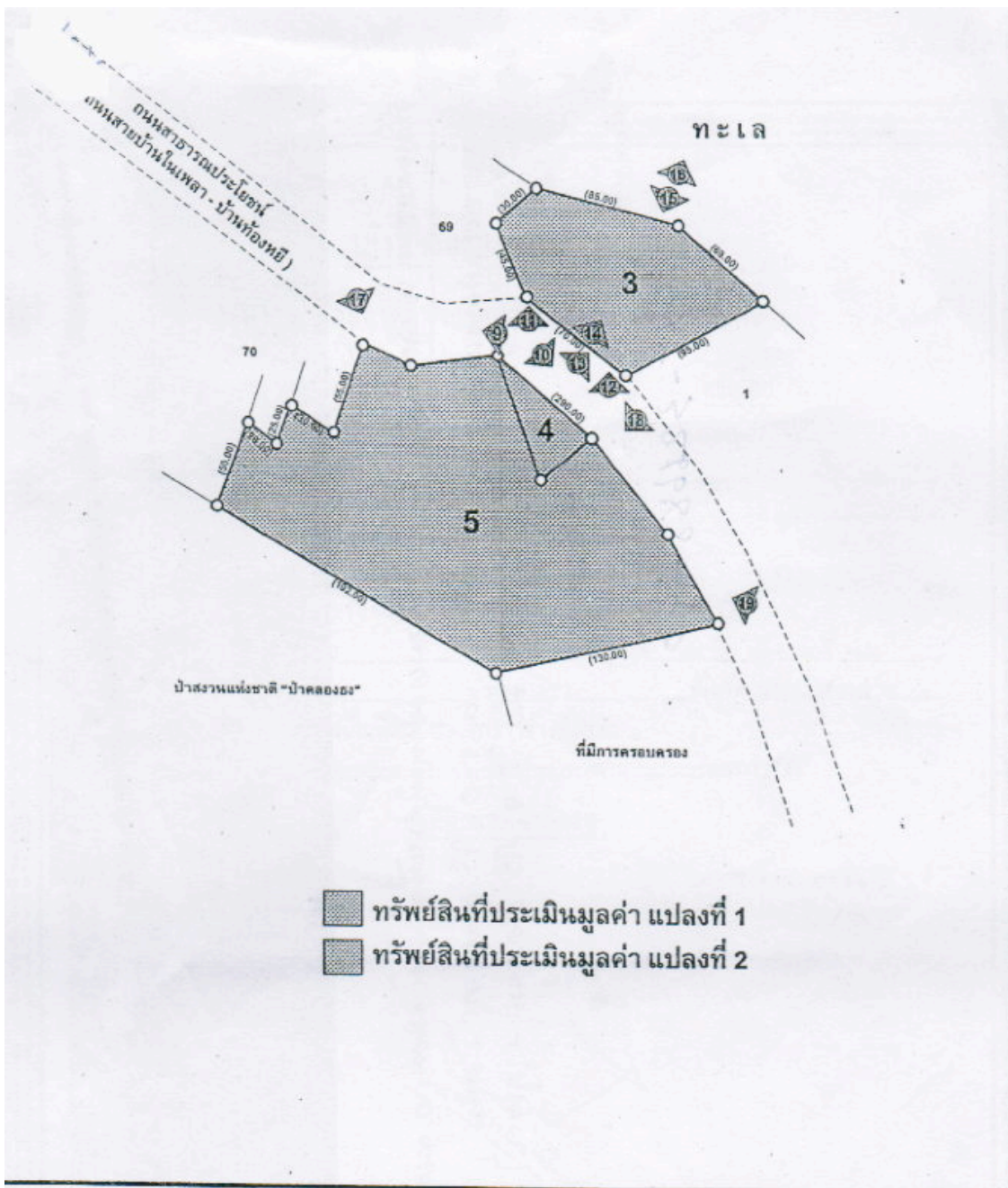
www.khanomTOPproperty.com

www.giorgiodellapietra.com

www.dellapietra.ch



h) additional PICTURES:



ค : ผังแสดงรูปแปลงที่ดิน

ไม่เข้ามาตราส่วน
ตำแหน่งจุดถ่ายภาพ

ผังค.เจ็ด











