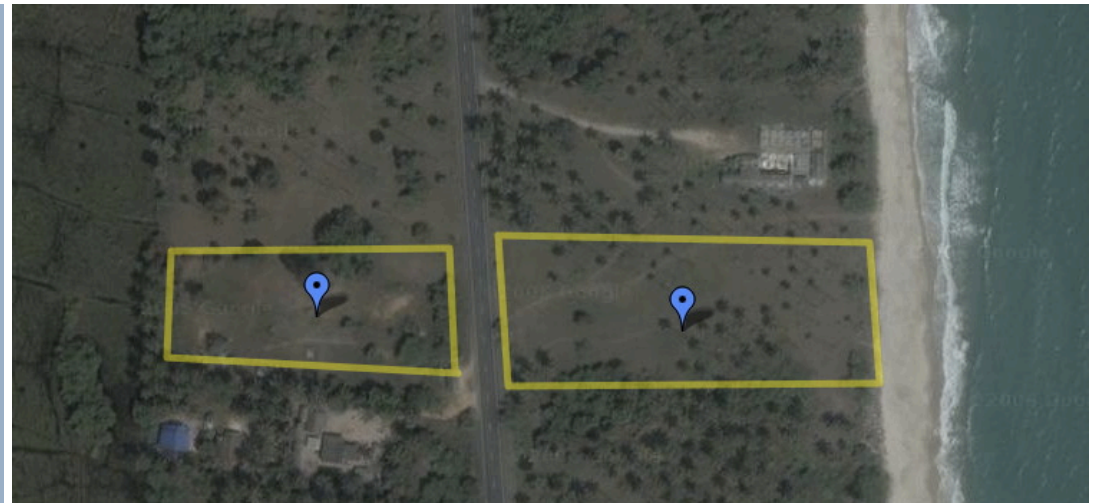
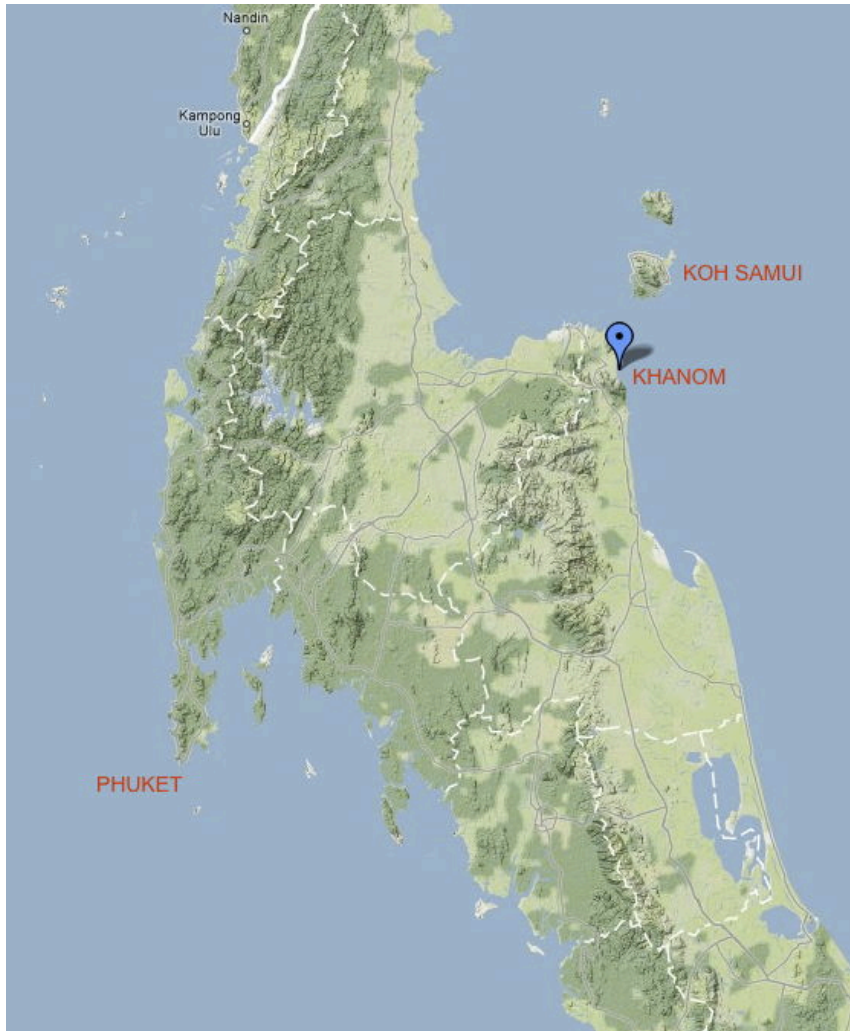


11 KHANOM BEACH, NA DAN, 8.5 RAI

code khabe01

khanomTOPproperty.com

a) bird view PICTURES:



above:
closer area
the property includes
2 plots, divided by the
main road

left:
closer area incl. view
to a close by property
which is also for sale
(see code khabe 02)

b) SIZE AND LAND TITLE:

in total 8.5 rai (13'600 m2 or 1.36 ha or 3.36 acres). nor sor sam kor title, which allows immediate construction. upgrade to chanote easy.

LAND TYPE:

structure: the land is divided in two plots: plot 1 between beach and main road. 60 meters beach front. plot 2 opposite the road, flat but elevated from the farm land behind.

borders: east: beach (sea)
south: private property with mixed vegetation, lots of coconut palms
west: rice fields with amazing mountain view
north: private property, former shrimp farm

unique: very nice beach plot in the best area of the main beach in khanom. large 60 meter beach front. opposite the road still very rural, although bordering the main road.

d) FINANCE:

purchasing price: 8.5 rai are 5.5 million baht per rai (160'000 USD) total: 46.75 mio baht (1.36 mio USD)
TOTAL: **8.5 rai** (13'600 m2 or 1.36 ha) = 46.75 mio Bt = **1.36 mio USD** (price per m2 = 100 USD = 3'450 baht)

financial projection: the price is at the lower end of the properties for sale at this beach now, but there are not many tourists in the area yet, therefore it will take a relatively long time to reach the ROI.

e) IDEAL PURPOSE: perfect for commercial villa properties or a small resort. opposite the road for any kind of business.

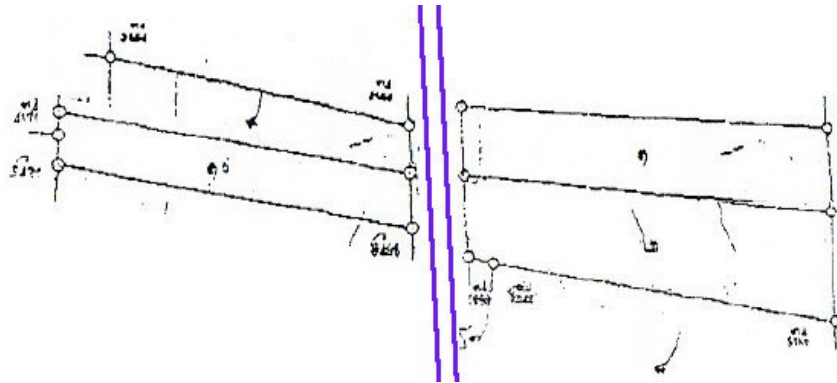
f) RESTRICTIONS / RISKS: no risks due to nor sor sam kor land title.
restrictions: unknown projects in the bordering properties.

g) FINAL REMARKS: very good price for a very nice 60 m beach front plot. suitable only for somebody who is willing to buy the land opposite the road as well, as the owner only sells the whole plot. the plot at the left is not for sale now because too many relatives are involved in decision making. sooner or later it will be for sale too. the plot to the right may be for sale one day, but it is not sure.

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

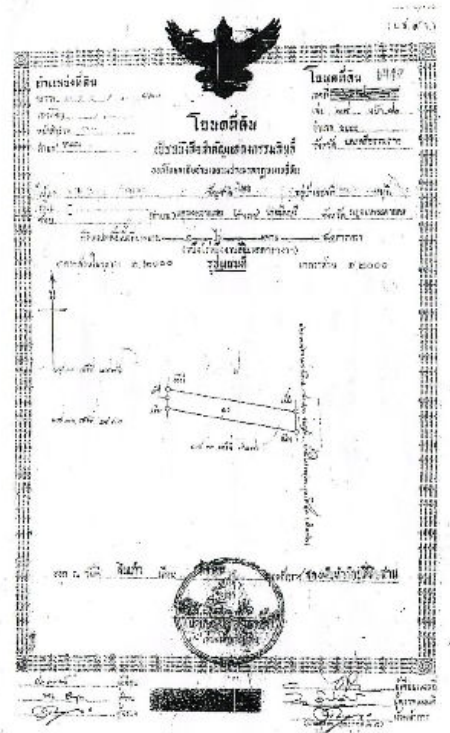
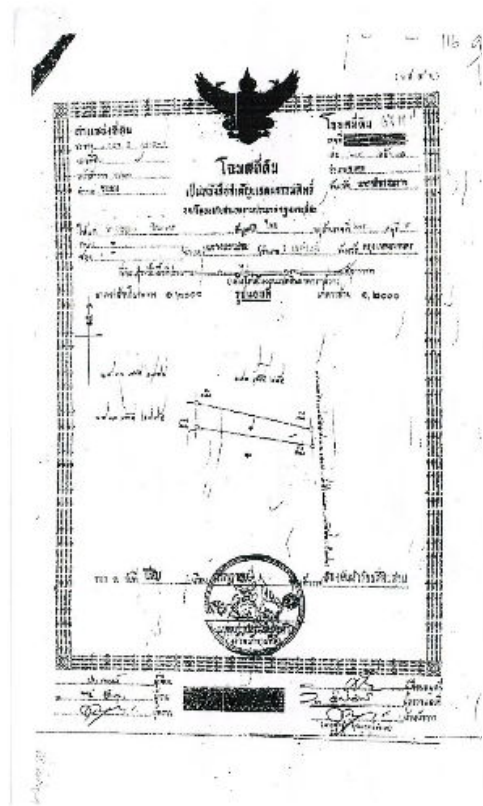
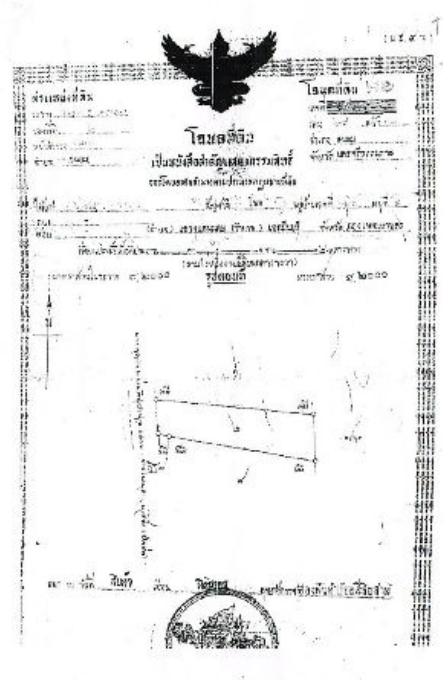
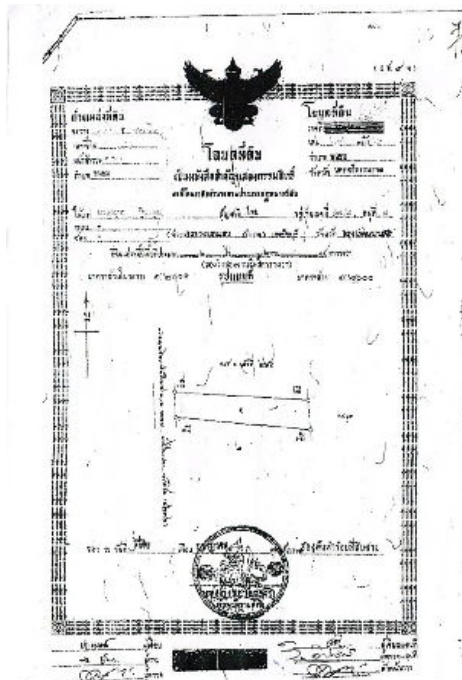
FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:

i) additional PICTURES:



left: all 4 land titles fitted together

below: 4 individual land titles, but all belong to the same owner



1

2

4





left:
beach to the north

below:
beach to the south





top left: view to the east

top right: view to the south

this picture shows a view from the middle of the road to all 4 sides.



bottom left: view to the west

bottom right: view to the north





this page:
land opposite the road





top left: view to the east

top right: view to the south

this picture shows a view from the middle of the bwch plot to all 4 sides.

bottom left: view to the west

bottom right: view to the north





left and below:

two more pictures of the view to the back,
seen from the property opposite the road.





left:

beach view
to the left



right:

beach view
to the right





left:
view to the beach



right:
view
from
the
beach