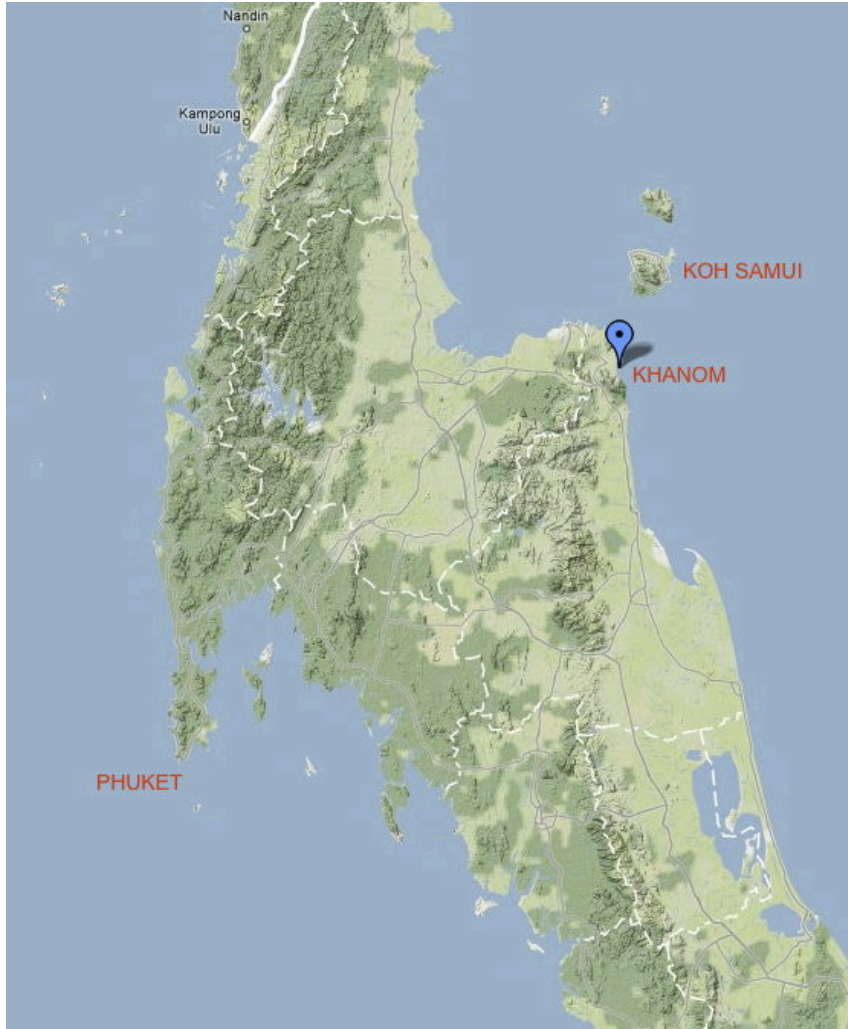


12 KHANOM BEACH, NA DAN, 4 RAI

code khabe02

khanomTOPproperty.com

a) bird view PICTURES:



top: detail view in google earth.
please note that this picture was taken in 2004,
the buildings on this picture don't exist anymore
and the new ones are not visible yet. the rest still looks the same.

left: greater area

b) SIZE AND LAND TITLE:

in total 3.845 rai (6'152 m2 or 0.61 ha or 1.52 acres). chanote title, which allows immediate construction. safest possible title.

LAND TYPE:

structure: the land is totally flat which lots of old trees. 42 meters beach front.

borders: east: beach (sea)
south: private property, mainly coconut palms
west: main road
north: private property, mainly coconut palms

unique: very nice beach plot in the best area of the main beach in khanom. lots of old trees. a restaurant and one bungalow are part of the land. in between the main road and the beach. water and electricity are on the property.

d) FINANCE:

purchasing price: 3.845 rai are 6.3 million baht per rai (185'700 USD) total: 24.25 mio baht (715'000 USD)
TOTAL: **3.845 rai** (6'152 m2 or 0.61 ha) = 24.25 mio Bt = **715'000 USD** (price per m2 = 116.2 USD = 3'750 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 a private villa for a beach lover. commercial villa properties with 4 villas can also easily be realized, or run a restaurant with small resort. long time investment.

f) RESTRICTIONS / RISKS: no risks due to chanote land title.
since this area will go most likely for an "ecological tourism" the project should be based on ecological criteria, otherwise clients may not come. no buildings higher than 2 stories.

g) FINAL REMARKS: one of the best plots on this beach, and one of the few ones with chanote title.
the owner has just divided the land plot in 4 equal plots of a bit less than one rai. he would be willing to sell individual plots too, but then the price for the two beach plots would be 7.5 million baht per plot.
located at km 7 of the na dan beach road. right now no buildings yet right and left, but not too far from a new 5 star resort and a few other restaurants. water and electricity on the property.


h) CONTACT US:

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

i) additional PICTURES:

(น.ส. ๕ จ.)



โฉนดที่ดิน

ตำแหน่งที่ดิน

รพช. ๒๒๗ II 461๐-1

เลขที่ดิน ๕

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อำเภอ ชนอม

จังหวัด นครศรีธรรมราช

โฉนดที่ดิน

เป็นหนังสือสำคัญแสดงกรรมสิทธิ์

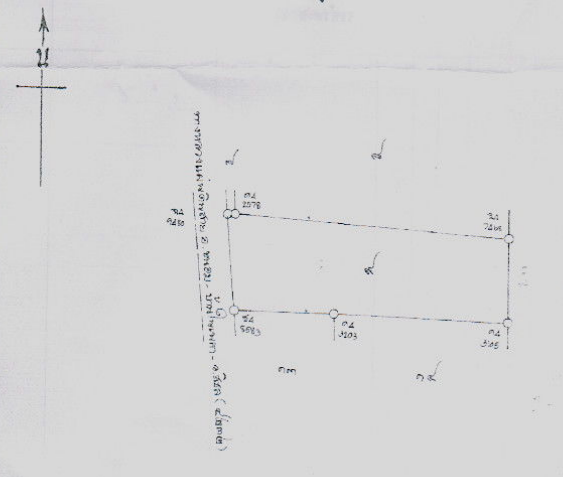
ออกโดยอาศัยอำนาจตามประมวลกฎหมายที่ดิน

ผู้ใหญ่ นางสงขม กิ่งอุดม สัญชาติ ไทย ระบุปลงคดี ๒๒ หมู่ที่ ๕

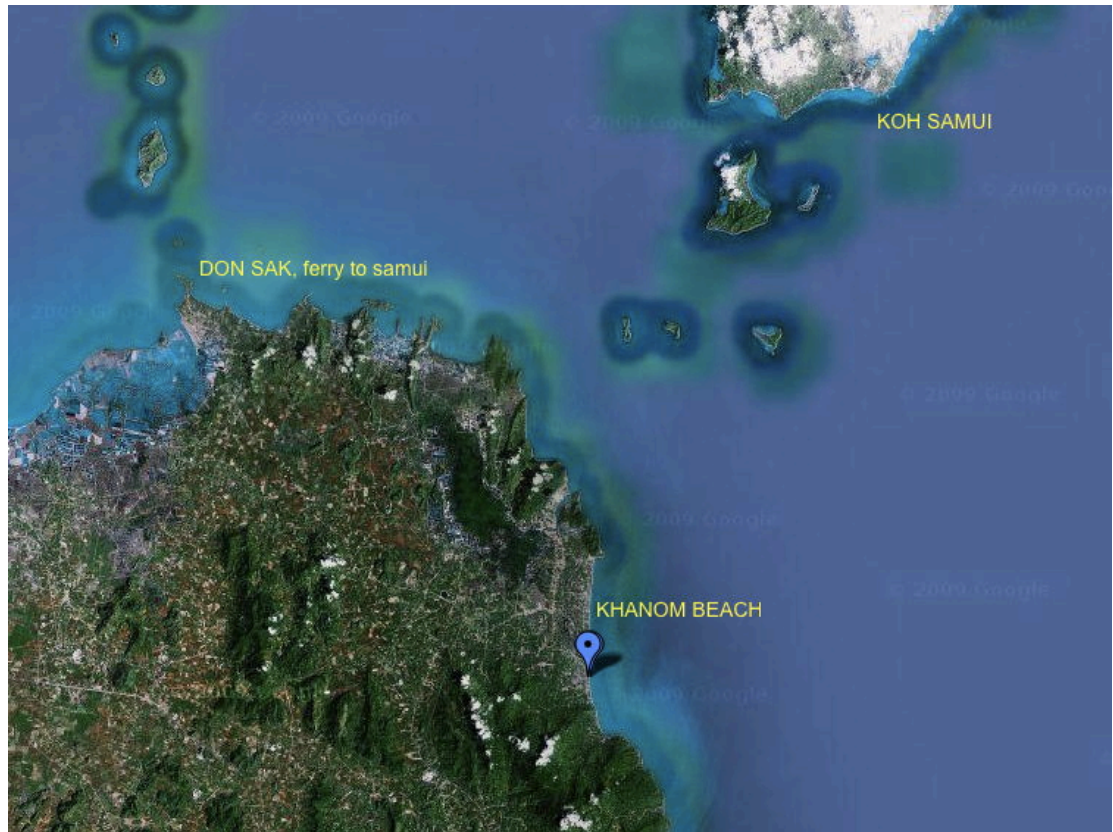
ภรรยา - ตำบล ชนอม อำเภอ ชนอม จังหวัด นครศรีธรรมราช

ที่ดินแปลงนี้เนื้อประมาณ ๓ ไร่ ๓ งาน ๓๕ ตารางวา (จากโครงการเสริมอินแปดตารางวา)

มาตราที่ดินในระวาง ๑: ๒๐๐๐ **รูปแนบ** ๓๗๗๗๗๗ ๑: ๒๐๐๐



สงขม น. วัณห์ ยี่สิบสี่ เจริญ พุทธศักราช พุทธศักราช สิบเจ็ดพันเก้าร้อยยี่สิบสาม



left: chanote

above: greater area with the property as a blue marker

right: khanom beach





above: panorama of the view to the beach

below: panorama of the view from the main road







left: restaurant view from the back



right: restaurant view from the road



left: view from the beach



right: view from the beach towards the road



above: view towards the beach incl. bungalow

right: on the beach during dry season





left: view from the beach to the left (north)



right: view from the beach to the right (south)