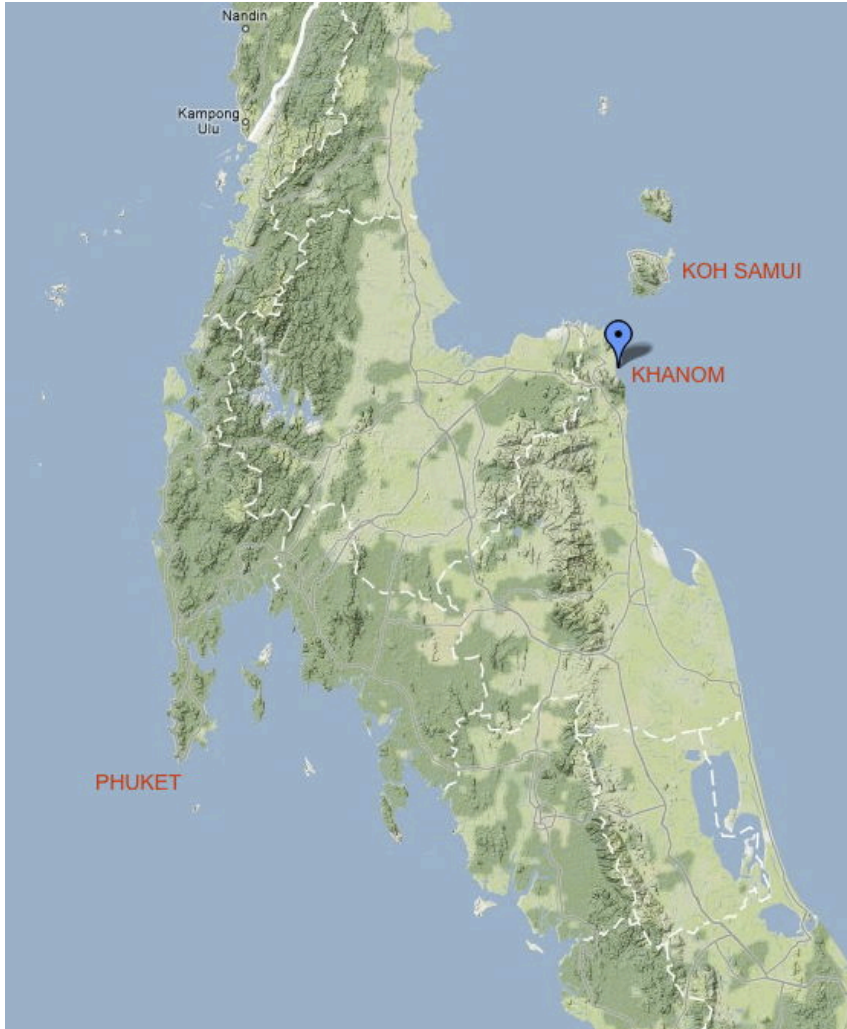


13 KHANOM BEACH, NA DAN, 4.725 RAI code khabe03

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 4.725 rai (7'560 m2 or 0.75 ha or 1.87 acres). chanote title, which allows immediate construction. safest possible title.

**LAND TYPE:**

**structure:** the land is totally flat which a few trees. 40 meters beach front.

**borders:** east: beach (sea)  
south: private property, aava resort (5 star)  
west: main road  
north: private property, khanom beach condo

**unique:** at this stage not very attractive property, mainly because there is absolutely no privacy due to a 7 storey building on one side and a resort on the other side. ready for immediate construction of any kind of buildings not requiring any privacy, such as restaurants, public swimming pool, fitness centre, shops.

**d) FINANCE:**

**purchasing price:** 4.725 rai are 8.2 million baht per rai (240'000 USD) total: 38.75 mio baht (1.13 mio USD)  
**TOTAL:** 4.725 rai (7'560 m2 or 0.75 ha) = 38.75 mio Bt = 1.13 mio USD (price per m2 = 150 USD = 5'000 baht)

**financial projection:** the price is at the upper end of the properties for sale at this beach now. since there are not many tourists in the area yet it will take a relatively long time to reach the ROI. in a long term though it is an excellent location for business, as this area is the area with mostly high end clients due to condo and five start hotel.

**e) IDEAL PURPOSE:** only suitable for business: beach club, restaurants, public swimming pool, fitness centre, shops or similar. for this purpose unbeatable location, because this will be THE area at khanom beach within a few years. could be in combination with a small hotel.

**f) RESTRICTIONS / RISKS:** no risks due to chanote land title.  
restrictions: as mentioned above the only restriction is the privacy issue, which, on the other side, is an advantage for business.


**g) FINAL REMARKS:** probably the best plot on this beach for business.

**h) CONTACT US:** tel: jenjira della pietra within thailand: 084 744 9815 international: +6684 744 9815  
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**FIND ADDITIONAL PICTURES AND MAPS WITH THE LAND TITLES ON THE NEXT PAGES BELOW:**

**i) additional PICTURES:**

(พ.ศ. ๒๕๖๓)



**โฉนดที่ดิน**

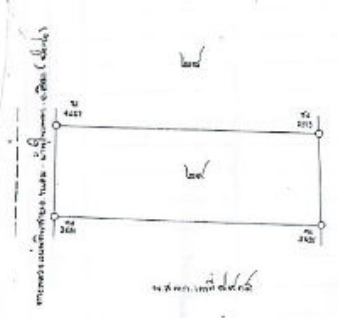
**โฉนดที่ดิน**  
 เลขที่โฉนด ๒๕๖๓  
 เลขที่ดิน ๒๕๖๓  
 ตำบล หนอง... อำเภอ ... จังหวัด ...

**โฉนดที่ดิน**

เป็นหนังสือสำคัญแสดงกรรมสิทธิ์

ออกโดยอธิบดีกรมที่ดิน

ที่ดิน นางวิภา ธรรมวง สัญชาติ ไทย ครอบครอง ๔ ไร่ ๕ งาน ๕ ตารางวา  
 ตำบล หนอง... อำเภอ ... จังหวัด ...  
 ครอบครองโดยชอบด้วยกฎหมาย ... (ในโฉนดที่ดิน)  
 ปรากฏไว้ในมาตรา ๑๒๐๐๐ ระบุพื้นที่ ๑๒๐๐๐ ตารางวา



ออก ณ วันที่ ... เดือน ... ปี ...  
 อธิบดีกรมที่ดิน ...  
 นาย ...







view to all 4 sides from the middle point of the property:

top left: view to the east

bottom left: view to the west

top right: view to the south

bottom right: view to the north





left:  
beach view  
to the north



right:  
beach view  
to the south



view from the beach