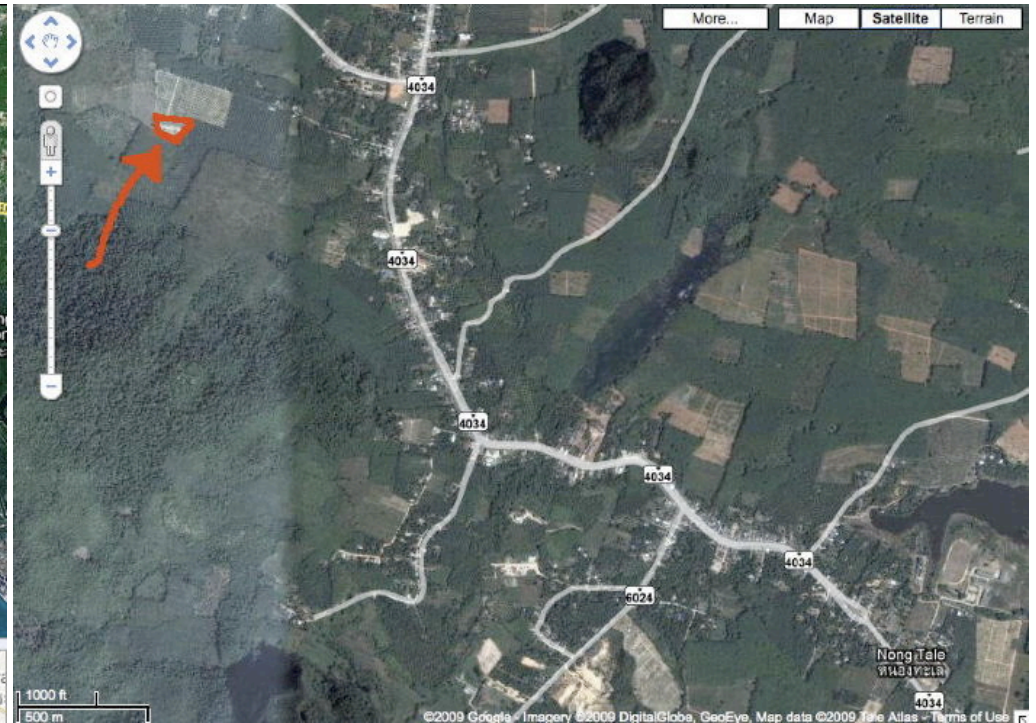
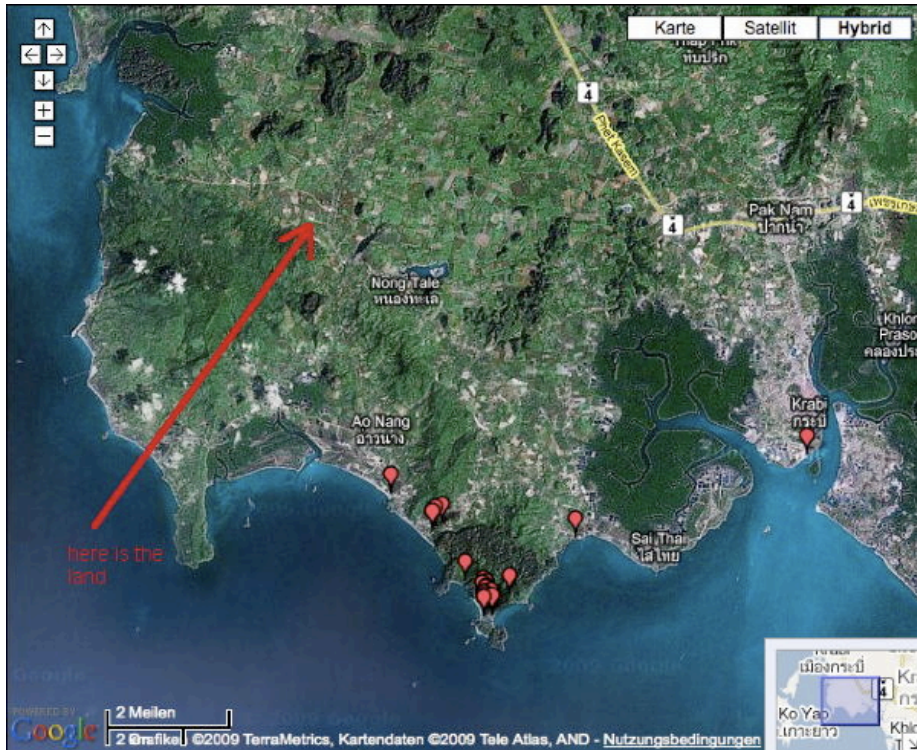


10 KHAO KLOM near KRABI

code kra01

khanomTOPproperty.com

a) bird view PICTURES:



b) SIZE AND LAND TITLE:

in total 6.8 rai (10'916 m2 or 1.1 ha or 2.7 acres). nor sor sam kor title, which allows immediate construction. upgrade to chanote easy. smaller plots from 1 to 1.8 rai available.

LAND TYPE:

structure: the land has a slight slope. mainly grass land with young rubber trees, which the owner promised to cut soon as they start to obstruct the view.

borders: east: palm plantation
south: palm plantation
west: palm plantation
north: unpaved main access road with no traffic, behind the road rubber plantation

unique: beautiful 360° view to the mountains, sunny all day, totally quiet and private though easy accessible, 10 minutes to the beach in ao nang. located in khao klom, next to nong thalee near ao nang.

d) FINANCE:

purchasing price: 6.82 rai are 1 million baht per rai (30'000 USD) total: 6.82 mio baht (205'000 USD)
TOTAL: 6.82 rai (10'916 m2 or 1.09 ha) = 6.82 mio Bt = 205'000 USD (price per m2 = 18.8 USD = 625 baht)
individual smaller plots also available: size from 1 rai to 1.8 rai. price for these plots depending on size, based on 1.2 million baht per rai.

financial projection: due to reasonable land price every commercial business allows a fast ROI.

e) IDEAL PURPOSE:

perfect for a private villa for a nature lover. commercial villa properties can also easily be realized and would be in high demand due to the exciting location. the owner has construction plans and even a construction contract for a 7 room villa with pool. he intended to make a 3 rai pond in the middle of the property and 2 small houses for guests. if the buyer is interested he could get the plan for the house for free.

f) RESTRICTIONS / RISKS:

no risks due to nor sor sam kor land title. the owner would even keep the property in her name, if the buyer would prefer. no restrictions - everything is possible on this plot.

g) FINAL REMARKS:

the owner purchased this plot after looking for a plot in the area of ao nang for 6 months, and he says it was the only one he found which matched all his criteria: very sunny, totally quiet, slight slope (to avoid flooding), perfect size for a big house with plenty of garden around, mainly palm trees in the neighbourhood, mountain view, water and electricity close by. the owner says "yes, i am a bit crazy about noise, but on most of the plots i have seen i was able to hear the road, even though it was sometimes 1 mile away..." - not here.

there is a short video on YouTube about this property and the area of ao nang; just follow this link:

http://www.youtube.com/watch?v=wh9xbThq710&feature=player_embedded&fmt=18

to view the video in high definition click on the arrow above the right top corner of the video screen. the video opens in a new window. then set the resolution from 360 to 720p.

h) CONTACT US:

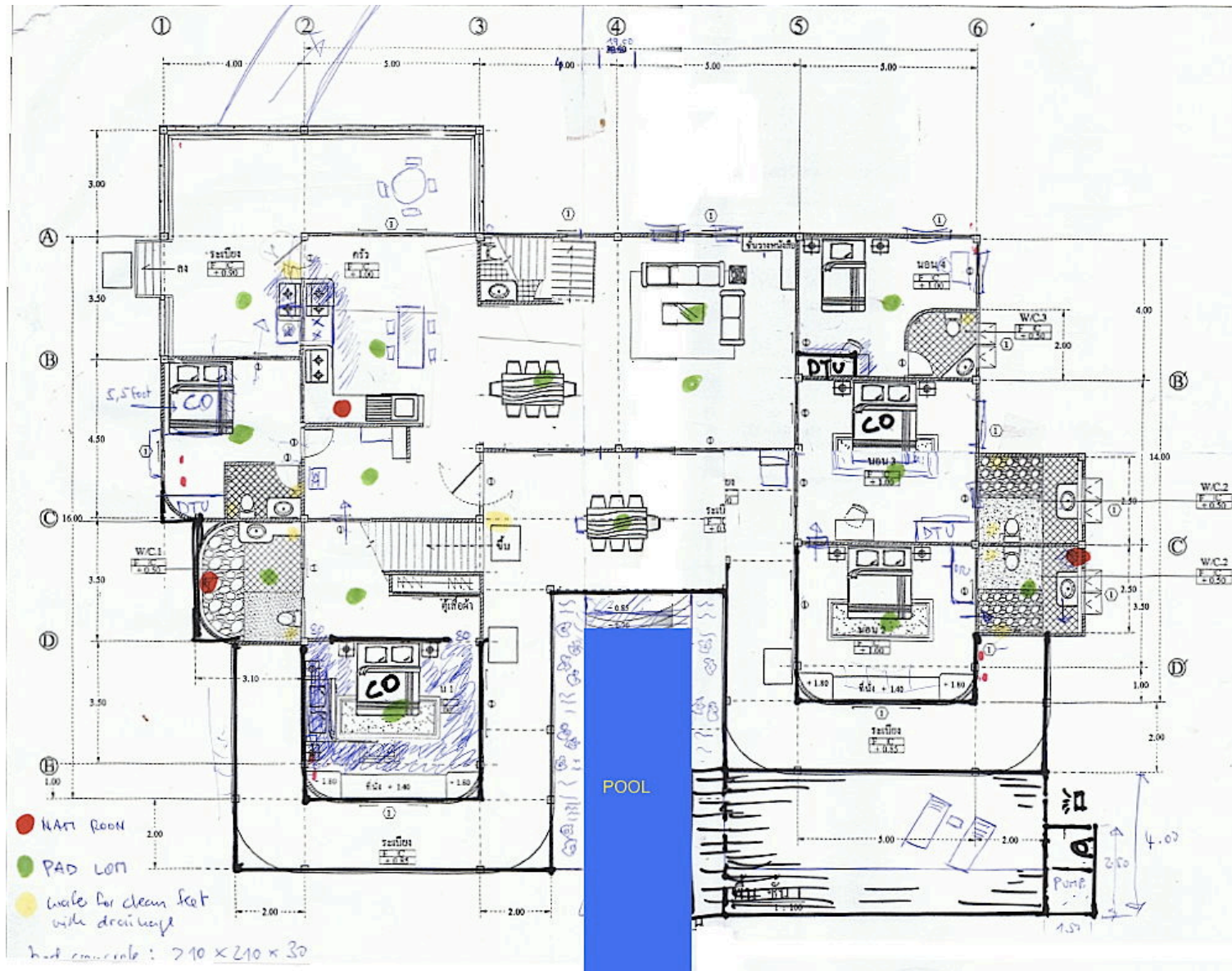
tel:	jenjira della pietra	within thailand: 084 744 9815	international: +6684 744 9815
email:	english and thai:	jenjira@khanomtopproperty.com	info@khanomtopproperty.com
	german, italian, french:	gdp@khanomtopproperty.com	info@khanomtopproperty.com

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

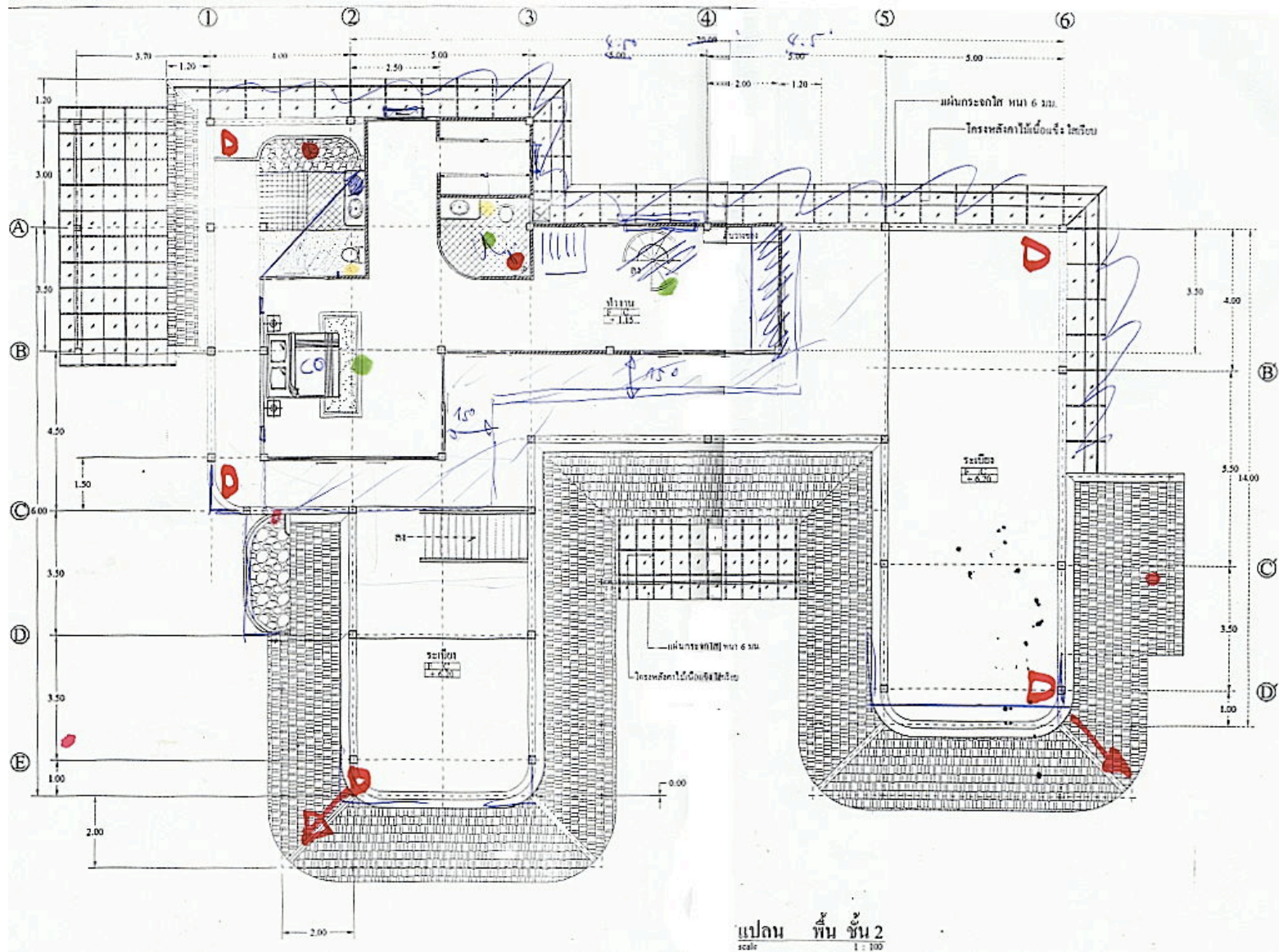
i) additional PICTURES:







construction and interior
 ground floor



construction and interior
upper floor

แปลน
scale 1 : 100
พื้นที่
ชั้น 2

