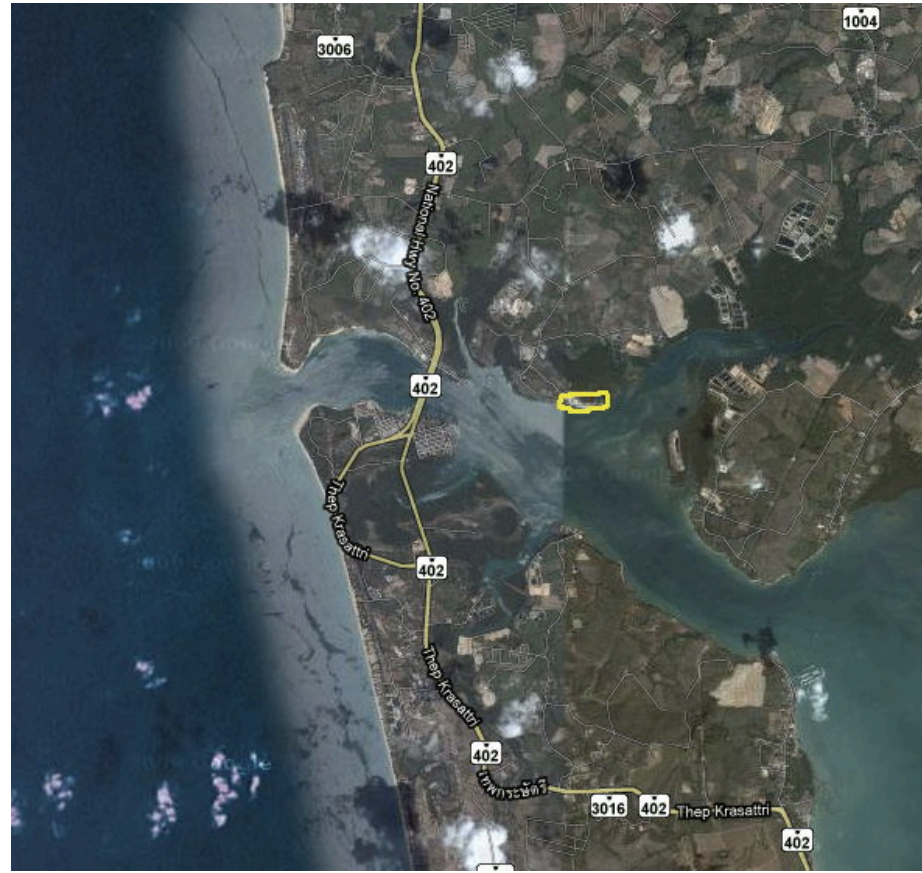


# 9 PHANG NGA

code pha01

a) bird view PICTURES:

khanomTOPproperty.com



**b) SIZE AND LAND TITLE:**

in total 500 rai (800'000 m2 or 80 ha or 198 acres). no pre contract. all chanote title, which allows immediate construction and is the safest possible title.

**LAND TYPE:**

**structure:** the land is mixed out of flat land, slight slope and steep land. mainly forest and grass land, some coconut trees. healthy soil.

**borders:** east: forest and grass, privately owned  
south: sea, view to close by phuket  
west: forest and grass, slight slope, privately owned  
north: forest, top of the mountain, privately owned

**unique:** excellent mix of flat and slope, stunning view to nearby phuket and parts of phang nga bay's lime stone cliffs, excellent price, one hour from phuket airport.

**d) FINANCE:**

**purchasing price:** 500 rai are 1.5 million baht per rai (43'950 USD) total: 750 mio baht (22 mio USD) (negotiable)

option: east of the land, but with another property in between, is another 170 rai plot for sale, for 1.3 million baht per rai = 221 mio baht or 38 mio USD

TOTAL: **500 rai** (800'000 m2 or 80 ha) = 750 mio Bt = **22 mio USD** (price per m2 = 27.5 USD = 900 baht)

**financial projection:** with the affordable land price business perspective looks very promising.

**e) IDEAL PURPOSE:**

perfect for any kind of hospitality project; resorts, hotels, villa property. a small marina could be easily realized and would allow private villas with own "yacht garage".

since the plot is very close to the airport approach corridor there are lots of airplanes visible. even though they can hardly be heard we know of course that approach corridors can change at any time and may also go over the property in the future.

**f) RESTRICTIONS / RISKS:**

no sandy beach, just mangroves - a artificial sandy beach could be realized though. long raining season (same as phuket), therefore very short high season.

since the plot is very close to the airport approach corridor there are lots of airplanes visible. even though they can hardly be heard we know of course that approach corridors can change at any time and may also go over the property in the future.

the beach front is mainly mangroves and would therefore be highly suitable for a small marina in combination with private villas, resort. the permission from the marine department is though not easy to get and it will take time. since we don't have a pre contract we would have to act quickly, as i expect this plot to sell fast.

**g) FINAL REMARKS:**

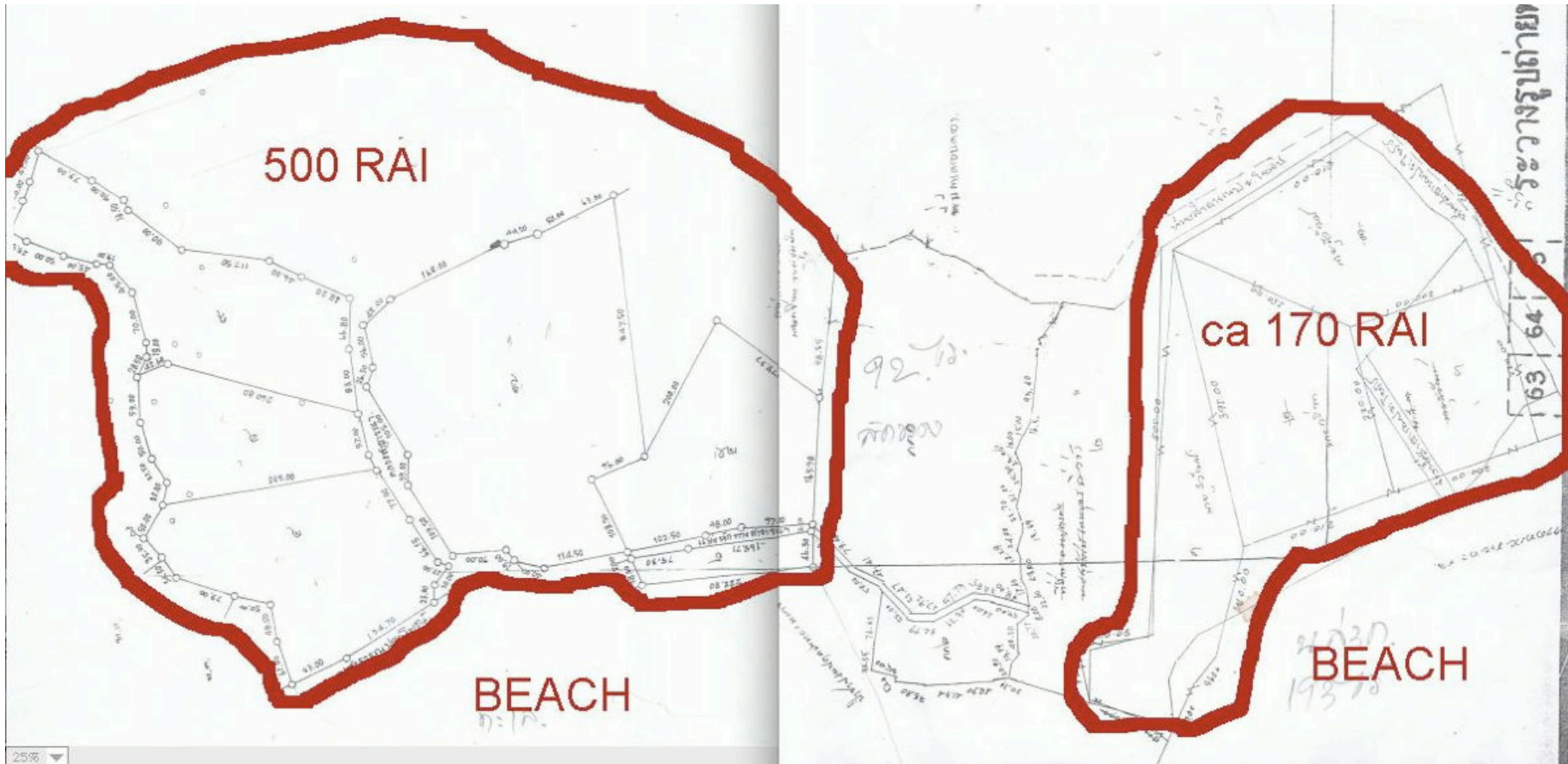
the second plot for sale, on the map below on the right side (170 rai) is less expensive and has a small sandy beach. the price is actually still very reasonable and it may make sense to purchase both properties, having as a long terms strategy in mind to purchase the property in the middle one day too, should it ever be for sale. (this plot has only nor sor sam kor title) however, given the excellent price and beautiful location a purchase of the main plot is highly recommended.

**h) CONTACT US:**

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

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

**i) additional PICTURES:**



this plot is the one for sale  
for 1.5 mio baht per rai

this plot belongs to a construction company  
for the time being not for sale

this plot is for sale too  
for 1.3 million baht per rai



above:

view over the property with phuket in the back

left:

view from sarasin bridge  
the property is in yellow color (red arrow points at it)



left:  
view to the east, phang nga bay

below:  
view from the beach up







