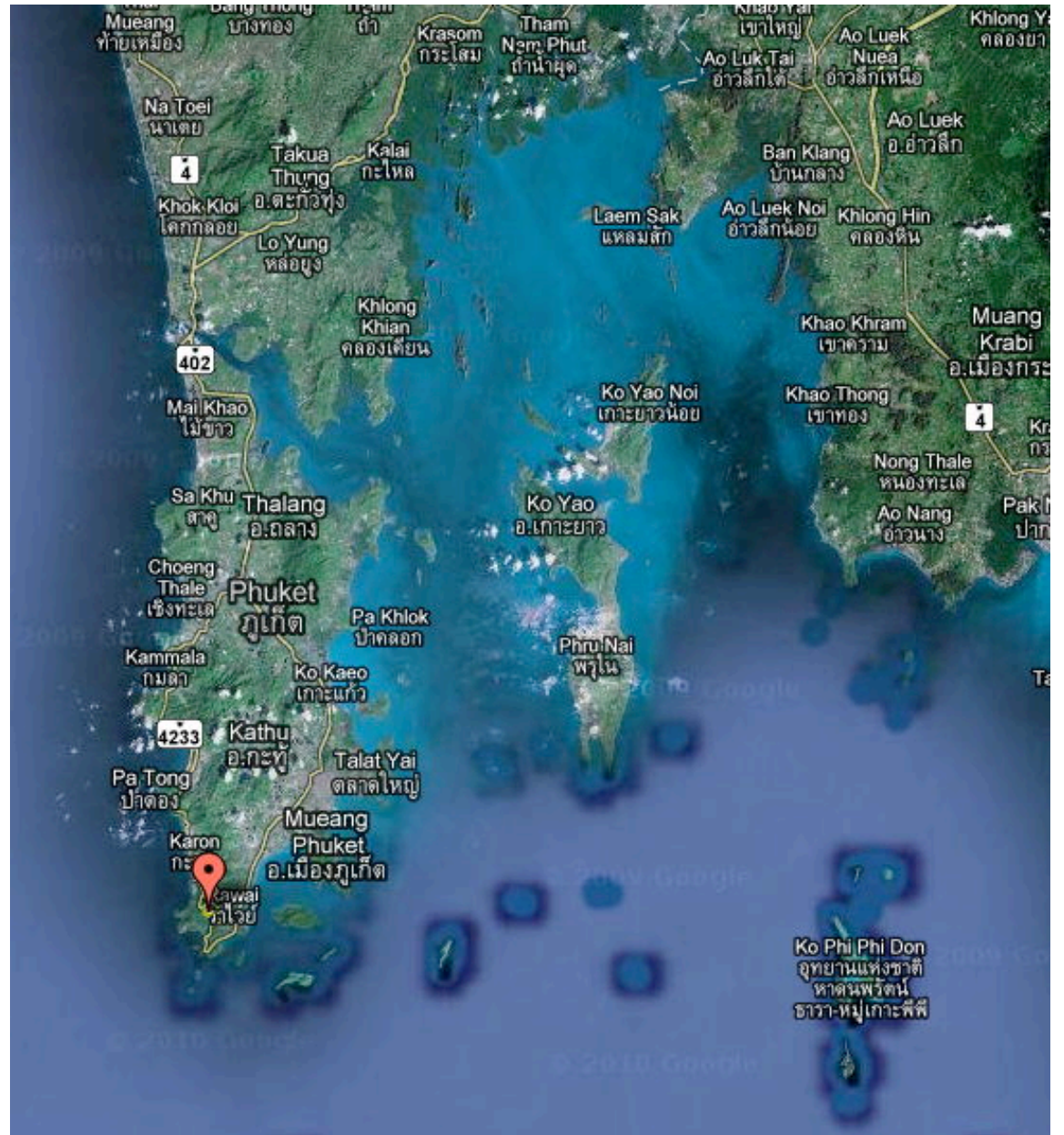


22 COCO PALACE, RAWAI, PHUKET

code phu01

khanomTOPproperty.com

a) bird view PICTURES:



left: greater area map (red marker is object location)

above: greater area satellite picture

b) SIZE AND LAND TITLE:

in total 1.1 rai (1'770 m2 or 0.17 ha or 0.43 acres). nor sor sam kor title, which allows construction and changes at existing buildings.

c) LAND TYPE:

structure: the land has a slight slope and consists of garden, swimming pool and 4 buildings, under roof 475 m2

borders: east: small road, leading to other buildings, east of it mixed forest
south: main road (soy naya), distance to nai harn beach ca. 1.5 km
west: privately owned garden and house, belonging to ex puyai baan (village head)
north: foreign owned private property, house and garden

unique: extremely charming small boutique resort, designed and built by the danish owner himself, suitable as small resort or private villa

d) BUILDINGS:

in total 6 guest units in 3 buildings + additional reception/staff building + 1 pavilion. unique pool/garden area which is also used as open air restaurant. 10 bedrooms (aircond), 13 terraces, 5 kitchen + restaurant kitchen, 9 toilets, steam bath/sauna/jacuzzi, home theatre. the resort was created and built by the owner for himself and not with speculation in mind which makes a huge difference. it is built to last using only best materials and termite resistant hardwood (teak, lomphor, redwood etc.) in traditional thai style with high roofs for people who appreciate nature like living.

e) FINANCE:

purchasing price: the selling price is **900'000 EURO**, which is at the time being **36.15 mio thai baht** or **1.23 mio USD**
included is the land, all buildings and furniture, actually everything which is on the property now. (price per m2 = 695 USD = 20'400 baht)

financial projection: due the small size of the property a ROI as a boutique hotel the way it is now will take a long time. it is clearly a long term investment.

f) IDEAL PURPOSE: private villa with independent guest units, or with substantial additional investment unique high end boutique hotel.

g) RESTRICTIONS: no risks due to safe land title. restrictions: the owner was reporting slight flooding problems during the peak raining season, from the property above, which he is addressing now by building a retaining wall. by handover this issue will be solved.

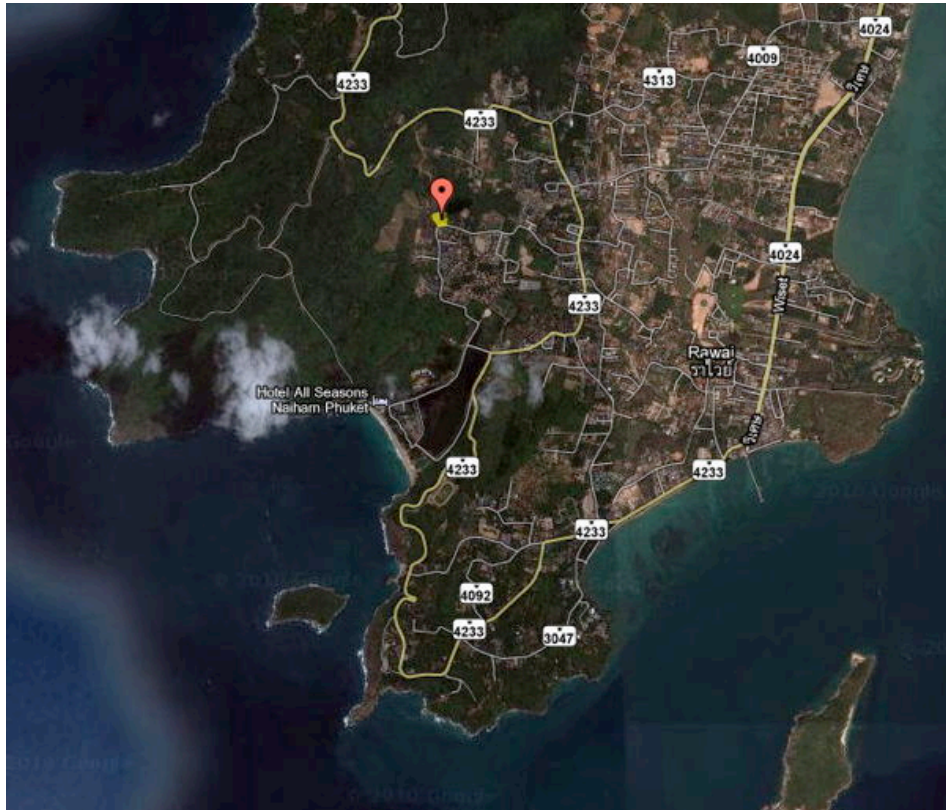
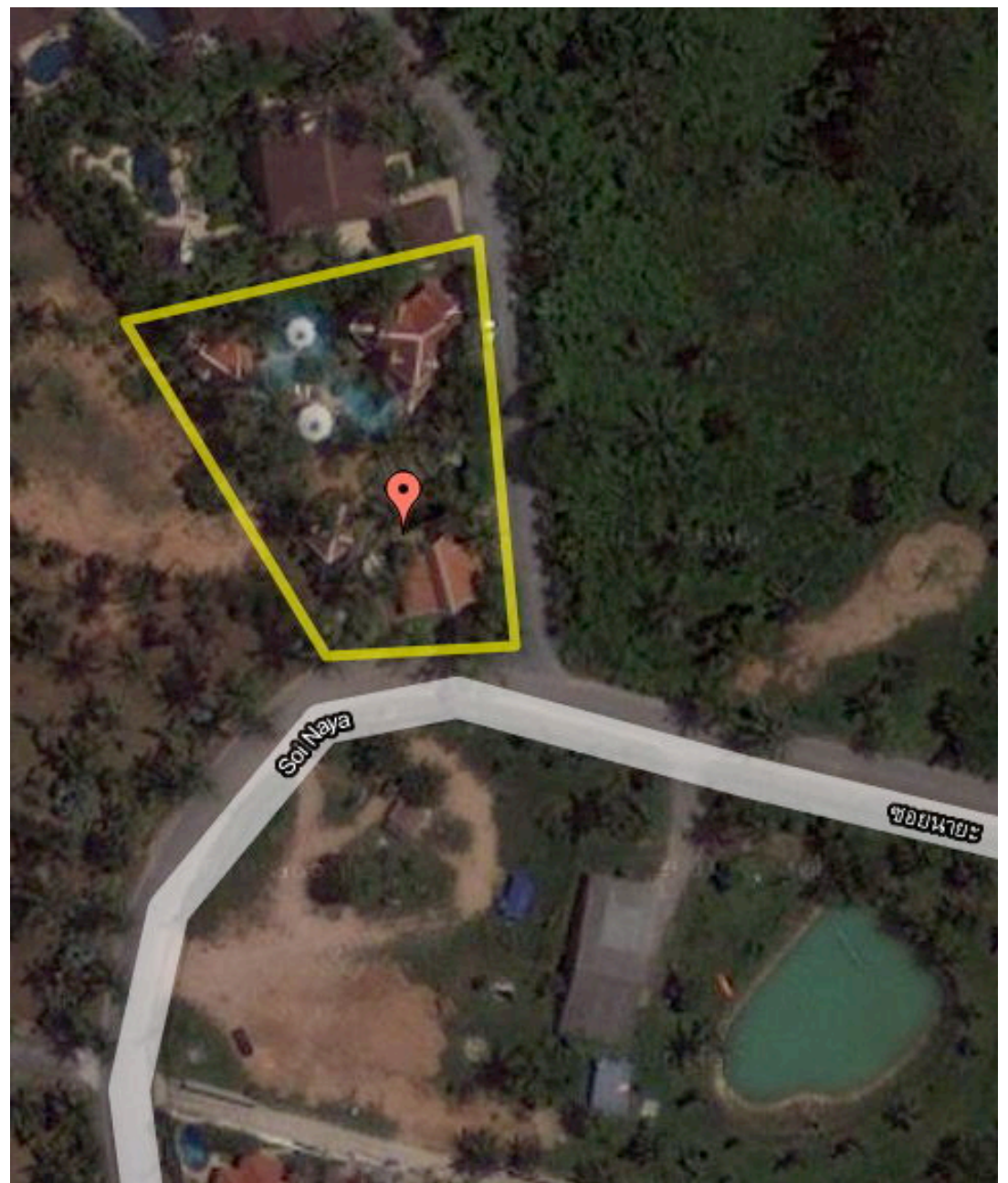
h) ADDRESS/WEB: coco palace, 20/10 soi naya across from ban bua, rawai, phuket 83000, thailand
www.coco-palace.com

i) FINAL REMARKS: for more information follow the link above where you find a detailed description of the property with lots of pictures. to get a feeling for the uniqueness of the property i suggest to stay there a few nights, which is easy possible as it is run as a hotel. coco palace is a place which can be purchased as a long term investment, however, its unique charme will most likely find a buyer who will consider it a "love at first sight".

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k) additional PICTURES:





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