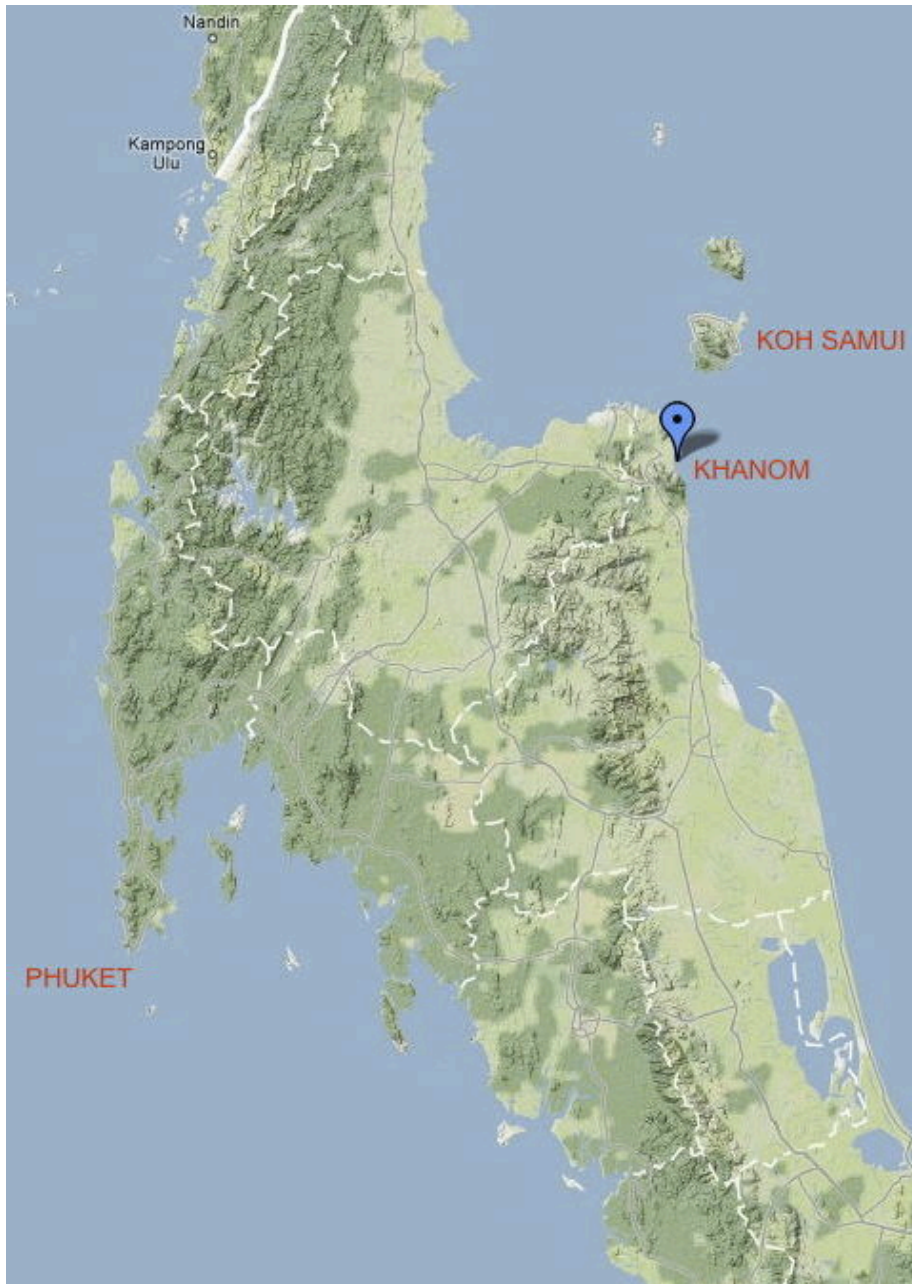


a) bird view PICTURES:



left: greater area
the property is just
left of the "balloon's" top

above: the property "Donsak Land",
unfortunately below a cloud on google earth

b) SIZE AND LAND TITLE:

in total 8.06 rai (12'900 m² or 1.29 ha or 3.19 acres). nor sor sam kor title, which allows immediate construction.

c) LAND TYPE:

structure: the land has a slight incline from the beach up to the borders of the mountain, mainly mixed forest.

borders: east: part sea/part neighbors property, 140 m rocky beach front together with "north".

south: government land, forest

west: privately (foreign) owned land (forest)

north: part sea/part neighbors property, 140 m rocky beach front together with "east".

unique: amazing view, divided into 1.83 rai between beach and main road, and 6.23 rai above the road. view to koh samui and nang kam bay. very realistic price.

d) FINANCE:

purchasing price: 1.83 + 6.23 rai are 4.094 mio baht per rai (114'374 USD) total: 33 mio baht (922'000 USD)

TOTAL: **8.06 rai** (12'900 m² or 1.29 ha) = **33 mio Thb** = **922'000 USD**

(price per m² = 71.5 USD = 2'558 baht)

financial projection: due to realistic pricing a ROI is assured, but will also depend on the project chosen.

e) IDEAL PURPOSE: large private home, housing project or small boutique resort. building regulations are available on request.

f) RESTRICTIONS: no risks due to safe land title. restrictions: has a rocky beach frontage, water quality is less good, just 150 m from the white sandy beach. a public road divides the property into 2 plots. almost no traffic flow because the area is not yet touristy. excellent access.

g) FINAL REMARKS: delightful property with beautiful views, to be purchased at a very reasonable price. ideal for nature lovers and "view junkies". the property is located in a bay with the "feel" of the italian amalfi coast. this and the absence of many tourists will help to preserve its charm.

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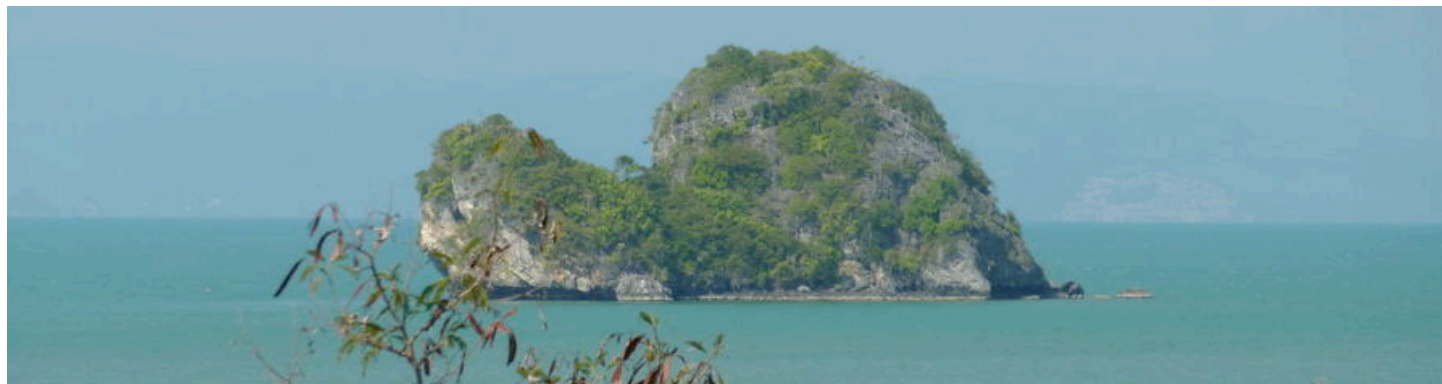
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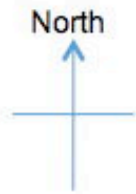
www.dellapietra.ch



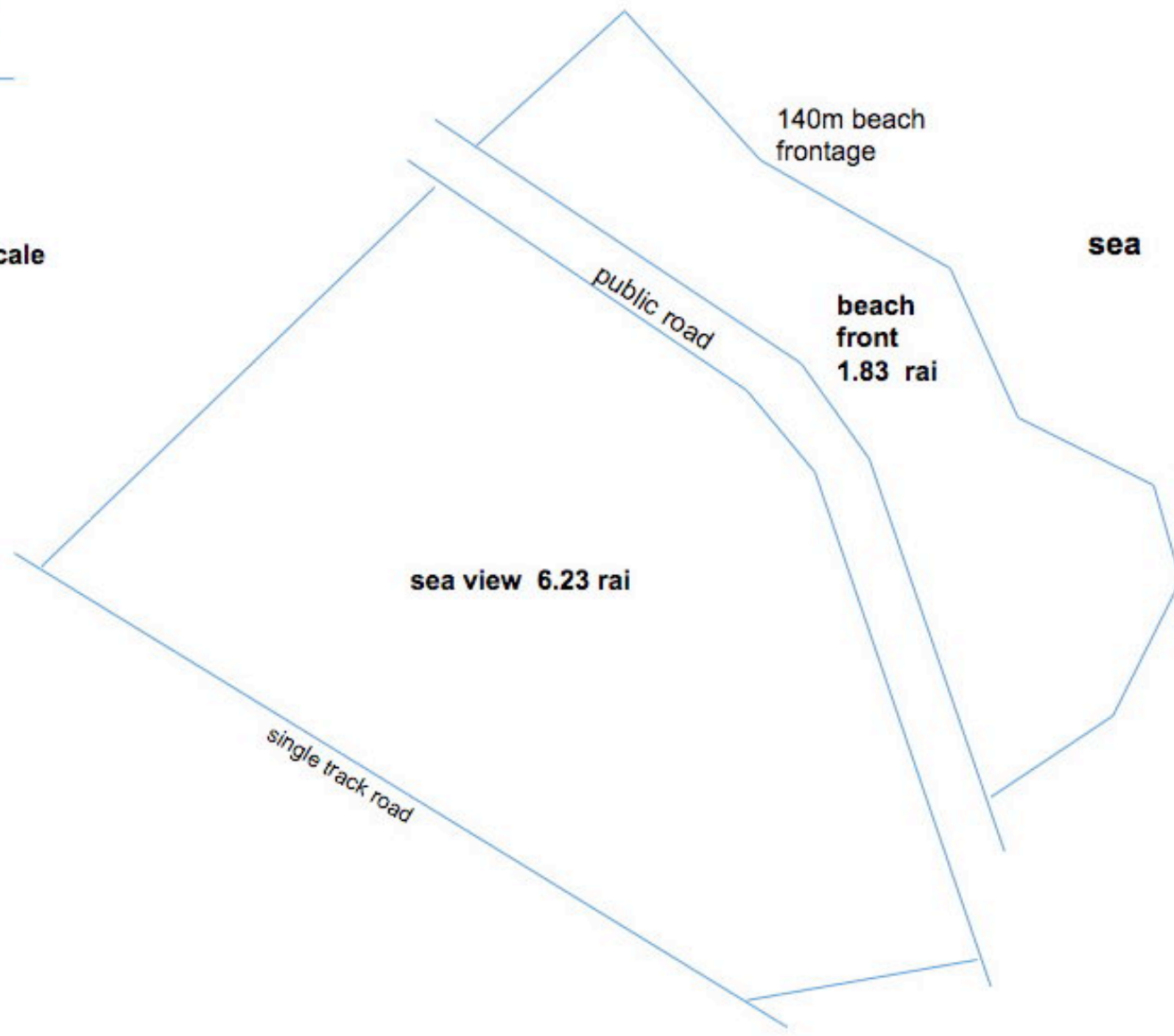
view from the property to koh phi and samui (in the background)

h) additional PICTURES:

site plan



not to scale





views from
the property
to nang kam bay





view from the beach level of the property to nang kam bay



**similar view on a
cloudy day at low tide**



the top of the property and view to nang kam bay



**the property
as seen from
the beach side**



**view from the east side
the red arrow marks the property**



the beach front plot



view from the ferry pier



left: view from the beach plot to the west, ferry pier

right: zoom view from the ferry pier. the red arrow marks the property.



view
to the
big
buddha

