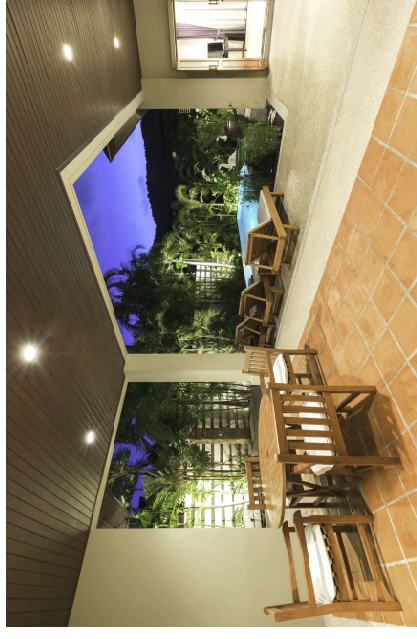
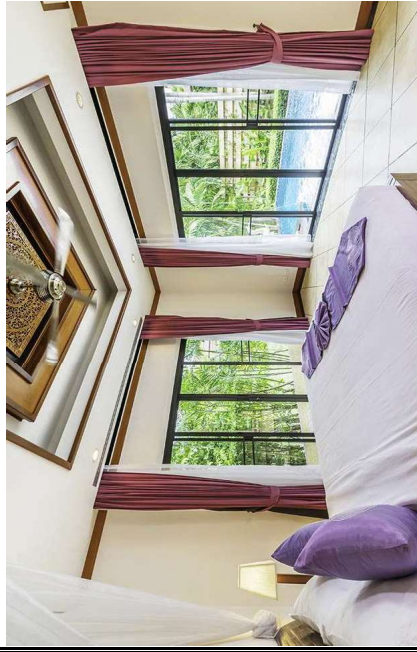
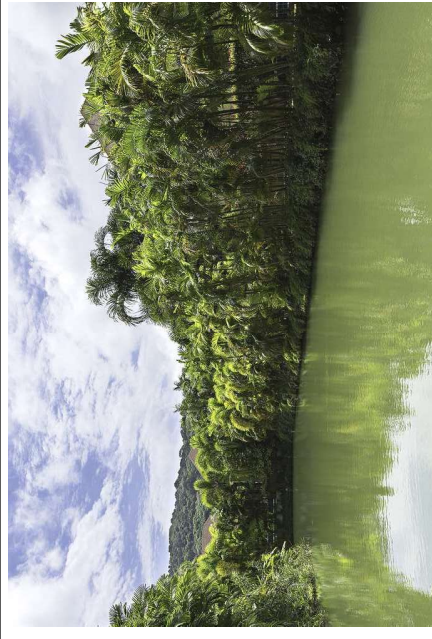
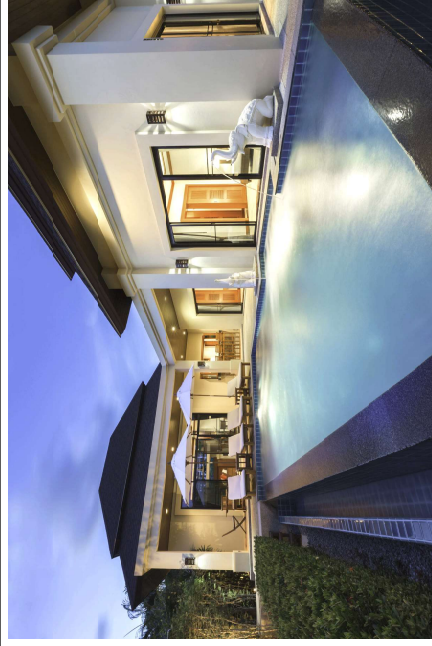




Nai Harn Baan - Bua

for Tranquil Living and Blissful Lifestyle!

Baan-Pattama : Canal House in Thai-Contemporary Design





BAAN-PATTAMA at Nai Harn Baan-Bua

Concept of '**Canal Village**' is the main key of this project to give the fresh feeling of water and tranquility. Designed in Thai-Contemporary architecture. Building is in Modern style, but with warmness of Thai interior finishing and tropical garden. All rooms are designed to be airy with high ceiling and full of glass doors & windows giving the house be spacious and fit to the tropical climate.

General information

- 15 plots with the approximate total area of 7 Rai (11,200 sq.m.)
- Plot sizes are available from 195-520 sq.m.
- 4 choices of 1, 2 and 3 bedroom house designs from 120-305 sq.m. living area to match different family members.

Unique features of the house design and function

- Warm feeling of Thai finishing with carved wood ceiling and handmade built-in furniture which bring luxury to the house
- Designed all rooms to be bright and have good ventilation with high ceiling and glass doors & windows
- Spacious outdoor and pool terrace with bar by the pool.
- Full function of modern residence living for all house designs
- 2 sides view of Master bedroom by having pool access and another side opening to charming water view of canal and tropical garden.
- Each bedroom has its own en-suite bathroom looking to the garden view
- Convenient direct access from garage to kitchen
- High privacy with high green plant wall between the house to harmonize with nature
- Gated community with 24hrs security
- Fresh and green environment from tropical plants and trees surrounding the project
- Fully-furnished in high standard quality and ready to move-in

Advantages of buying property at Nai Harn Baan-Bua

- One of the largest up-market developments in the Nai Harn and Rawai Beach areas with a total approximate area of 150 Rai of Land (approximately 240,000 sq.m.)
- 12 years of continuous development with the original Developer 's vision for sustainable growth
- Secured gated community with 24/7 hrs security
- High quality of construction by own builder team
- High privacy residence developed in serene tranquil environment with surrounding hillside and mountain views
- Spacious green space of development area
- Only 2 km. from Nai Harn beach
- Located in the center between Nai Harn and Rawai beaches with multitudes of shops, restaurants, post office, banks, boat pier to all nearby islands and beaches and many other commercial and community facilities
- Approximate 300% increase in property value from initial investments over 10 years ago to present
- Well maintained property management for over 10 years
- Popular for short and long term rentals for income return



LAY OUT BAAN-PATTAMA

19 Dec. 2008



BAAN-PATTAMA - HOUSE PRICE LIST

Plot	Land Area	House Area			
	Approx (sq.m.)	1BR-120 sq.m.	1BR-128 sq.m.	2BR-272 sq.m.	3BR-305 sq.m.
PTR1	465	Sold			
PTR2	466	-	-	-	18,623,950
PTR3	464	Sold			
PTR4	465	Sold			
PTR5	520	-	-	17,507,450	-
PTR6	504	-	-	17,661,450	-
PTR7	478	-	-	17,155,850	-
PTR8	478	-	-	17,375,450	-
PTR9	494	Sold			
PTR10	512	-	-	17,429,850	-
PTR11	237	Sold			
PTR12	216	-	8,636,700	-	-
PTR13	195	-	8,764,750	-	-
PTR14	188	Sold			
PTR15	253	Sold			

*Remarks : All prices are in Thai Baht.

: Prices listed here include fully-furnished house.

: Prices listed are as of 3 April 2018 and are subject to change without prior notice.

Payment Schedule

1. Booking fee deposit **10% OF TOTAL PRICE**
2. Signing of contract within 30 days from booking date **40% OF TOTAL PRICE**
3. Within 60 days period from booking date **35% OF TOTAL PRICE**
4. Within 90 days period from booking date **15% OF TOTAL PRICE**

*Remarks : Booking Deposit is non-refundable except on default by developer.

: Any additional work costs are subject to be paid by buyer.



PLOT PTR 1-4

UNDER ROOF AREA	239.75 sq.m.
TOTAL AREA	305.25 sq.m.
1. GARAGE	18.00 sq.m.
2. STORAGE	5.18 sq.m.
3. KITCHEN	10.72 sq.m.
4. LIVING & DINING	32.55 sq.m.
-LIVING&DINING TERRACE	24.87 sq.m.
5. LIVING TOILET (WC.4)	3.00 sq.m.
6. MASTER BEDROOM	21.33 sq.m.
-WALK-IN CLOSET&TOILET(WC.1)	14.34 sq.m.
-BEDROOM TERRACE	9.30 sq.m.
7. BEDROOM 1	16.33 sq.m.
-TOILET(WC.2)	8.63 sq.m.
8. BEDROOM2	15.52 sq.m.
-TOILET(WC.3)	7.14 sq.m.
9. SWIMMING POOL	45.39 sq.m.
10. POOL TERRACE	57.42 sq.m.
11. ENTRANCE	8.39 sq.m.
12. POND AREA	3.74 sq.m.

3 BEDROOM VILLA BAAN-PATTAMA GROUND FLOOR PLAN





2 BEDROOM VILLA
BAAN-PATTAMA GROUND FLOOR PLAN

BAAN - PATTAMA STANDARD MATERIALS

1. GARAGE

COLUMN	- CONCRETE PLASTER FINISH
FLOOR	- PIROGACE TILE / BLACK SANDWASH BORDER
CEILING	- RAISED TENG WOOD CEILING

*Note: PTR11-15 has no column and ceiling

2. ENTRANCE

FLOOR	- YELLOW SANDWASH / BLACK SANDWASH BORDER
COLUMN	- CONCRETE PLASTER FINISH
WALKWAY	- SANDWASH BRIDGE OVER LILY POND

2. LAUNDRY & STORE

CEILING	- GYPSUM CEILING / WHITE COLOR PAINT FINISH
FLOOR	- WHITE TILE 12" x 12"

3. KITCHEN/PANTRY (PTR1-14) / DINING & KITCHEN (PTR15)

COUNTER	- WOODEN BUILT-IN CABINETS / BLACK GRANITE ON TOP
KITCHEN APPLIANCE	- HOB , HOOD , SINK , OVEN / MICROWAVE
FLOOR	- 45 x 45 CM.TILE (CASCADE COFFEE) / BLACK SLATE BORDER
CEILING	- FLAT GYPSUM CEILING / WHITE COLOR PAINT FINISH (PTR1-14)
CEILING	- RAISED GYPSUM CEILING WITH WOODEN BORDER (PTR15)

* Note: Oven is provided in PTR1-10 and microwave is set in PTR11-15

4. LIVING & DINING (PTR11-14) / STUDY AREA (PTR15)

FLOOR	- 45 x 45 CM.TILE (CASCADE COFFEE) / BLACK SLATE BORDER
CEILING	- RAISED CEILING TENG WOOD WITH CARVING WOOD(PTR1-10)
CEILING	- FLAT GYPSUM CEILING / WHITE COLOR PAINT FINISH(PTR11-15)

5. LIVING ROOM TOILET

FLOOR / WALL	- 40 x 40 CM. TILE (ROUGH SURFACE) / BLACK SLATE BORDER
BASIN / TOILET	- " AMERICAN STANDARD "
TAP	- " GROHE "

*Note: Living room toilet is in the floorplan of PTR1-10

6. MASTER BEDROOM (PTR1-14) / BEDROOM & LIVING (PTR15)

FLOOR	- 45 x 45 CM.TILE (CASCADE COFFEE) / BLACK SLATE BORDER
CEILING	- RAISED GYPSUM CEILING WITH CARVING WOOD
WALK-IN CLOSET FLOOR	- 45 x 45 CM.TILE (CASCADE COFFEE) / BLACK SLATE BORDER
BATHROOM FLOOR	- 40 x 40 CM. TILE (ROUGH SURFACE)
SHOWER ROOM	- 4" x 4" TILE CLASSIC GREY/ BLACK SLATE BORDER
BASIN / TOILET	- " AMERICAN STANDARD "
TAP / SHOWER	- " GROHE "
WARDROBE	- WOODEN BUILT-IN WARDROBE (BB. STANDARD DESIGN)

7. GUEST BEDROOM (BEDROOM 1 & 2)

FLOOR	- 45 x 45 CM.TILE (CASCADE COFFEE) / BLACK SLATE BORDER
CEILING	- FLAT GYPSUM CEILING / WHITE COLOR PAINT FINISH
BATHROOM FLOOR	- 40 x 40 CM.TILE (ROUGH SURFACE)
SHOWER ROOM	- 4" x 4" TILE CLASSIC GREY / BLACK SLATE BORDER
BASIN / TOILET	- " AMERICAN STANDARD "
TAP / SHOWER	- " GROHE "
WARDROBE	- WOODEN BUILT-IN WARDROBE (BB. STANDARD DESIGN)
TV TABLE	- WOODEN BUILT-IN TABLE (BB. STANDARD DESIGN)

*Note: Guest bedroom (Bedroom 1&2) are in the floorplan of PTR1-5 and Bedroom 1 is in the floorplan of PTR5-10

8. BEDROOM TERRACE

FLOOR	- CONCRETE FLOOR / SANDWASH FINISH (PTR1-10)
FLOOR	- 12" x 12" HANDMADE TERRACOTTA TILE (PTR11-15)
COLUMN	- CONCRETE PLASTER FINISH (PTR11-15)
CEILING	- WOODEN RAISED CEILING (PTR11-15)

9. JACUZZI 3X3 m.

FINISHING	- 2" x 2" TILE "YOKWAREE"
JACUZZI SYSTEM	- SALT CHORINATOR SYSTEM & JACUZZI

*Note: Jacuzzi is the specification of PTR11-15

10. SWIMMING POOL 4x8 m.

FINISHING	- 4" x 4" TILE "YOKWAREE"
POOL SYSTEM	- SALT CHORINATOR SYSTEM & JACUZZI

*Note: Swimming pool is the specification of PTR1-10

11. POOL DECK

FLOOR - CONCRETE FLOOR / SANDWASH FINISH

*Note: Pool deck is the specification of PTR1-10

12. POOL BAR

BB. STANDARD DESIGN

*Note: Pool bar is the specification of PTR1-10

12. OUTDOOR SEAT

FLOOR - 12" X 12" HADNMADE TERRACOTTA TILE

COLUMN - CONCRETE PLASTER FINISH

CEILING - TENG WOOD CEILING

*Note: Outdoor seat is the specification of PTR1-10

13. GARDEN

BB.STANDARD DESIGN

14. LIGHTING SYSTEM

BB.STANDARD DESIGN

15. AIR-CONDITIONING SYSTEM

SPLIT SYSTEM

16. DOOR & WINDOW

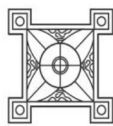
BLACK ALUMINIUM & TINTED GLASS

SHOWER & TOILET ROOM TEMPERED GLASS

17. FURNITURE

FULLY-FURNISHED

*Remarks: The standard materials are update on 25-6-08



Nai Harn Baan - Bua
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ADDITIONAL EXPENSES AFTER THE HOUSE COMPLETION BAAN-PATTAMA

❖ **Infrastructure**

• One Time Sinking Fund	150,000	baht
• 1 Telephone Line	19,626.17	baht
• Electricity Meter	20,957.48	baht
• 2 Water Meters	10,000	baht
<i>Total</i>	<i>200,583.65</i>	<i>baht</i>
<i>Vat 7%</i>	<i>14,040.85</i>	<i>baht</i>
GRAND TOTAL	214,624.50	baht

❖ **Monthly Expenses**

• Common Area	6,050	baht
• Treated Water/Garden water	30/25	baht per unit
• Electricity	By meter	
• Telephone	By usage	
• Residence Services Package (optional)	13,000-22,000	baht per month
: House Cleaning Service	5,000-9,000	baht per month
: Swimming Pool Maintenance	3,000-5,500	baht per month
: Garden Maintenance	4,500-6,000	baht per month
: Preventive Maintenance Check	2,000-3,500	baht per month
: Payment Service	65	baht per bill

Remarks: Charges listed for monthly expenses are not inclusive of 7% value added tax
: Prices subject to change without advanced notice



Nai Harn Baan - Bua

Baan- Pattama Reservation Form

Land & Villa Cost

Plot Number: _____ Area: _____

Villa Design: _____

Price: _____

Booking Deposit (10% of Total Price): _____

Payment Terms: _____

Terms & Conditions

- ◆ The buyer agrees to pay 10% reservation fee of total price as stated above within 7 working days from the date of this reservation to the Company's bank account as follows:

Account Name: S. Seambud Company Limited
Account Number: 356-0-01149-7, Current Account
Bank of Ayudhya Public Company Limited, Thepkrasatti Branch
6/7 Moo 6 Thepkrasatti Road, Tambol Rasada
Muang District, Phuket 83000, Thailand
Swift Code: AYUDTHBK

- ◆ Where the reservation fee is paid in a form other than cash, the reservation shall only become effective upon clearance of funds to the Company's account in full.
- ◆ The buyer agrees to enter into the relevant agreement(s) to purchase the property within 30 days from the date of this reservation.
- ◆ Booking deposit is non-refundable except on default by seller
- ◆ Villa construction cost is subject to final option list decided by buyer.

This reservation is subject to the above terms and conditions which I/We have read and understood, and hereby agree and acknowledge.

Signed: _____ (Developer) Signed: _____ (Buyer)

_____ (Name) _____ (Name)

Company: _____

Date: _____

Date: _____



Nai Harn Baan - Bua

Buyer's information

Name: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

For Documents (if different from above)

Name: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Legal / Financial Advisor

Name: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____