

The background of the entire image is a photograph of a modern skyscraper's facade, composed of many dark blue and black glass panels held in place by a network of thin black structural beams. The building is set against a sky filled with wispy, white and grey clouds.

Investing in Bangkok's Future: Land or Ledger

ECONOMICS

INVESTMENT

PREDICTIONS

AGENDA

Problems



vs.



Analysis

- Real estate market overview
- Factors to consider when purchasing a property
- Future outlooks

Recommendation

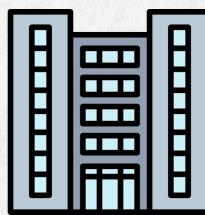
- Type of property suggested for invest
- The potential location
- Comparing investment return

FOCUSED AREAS

FOCUSED PROVINCES



PROPERTY TYPES



CONDO



DETACHED HOUSE



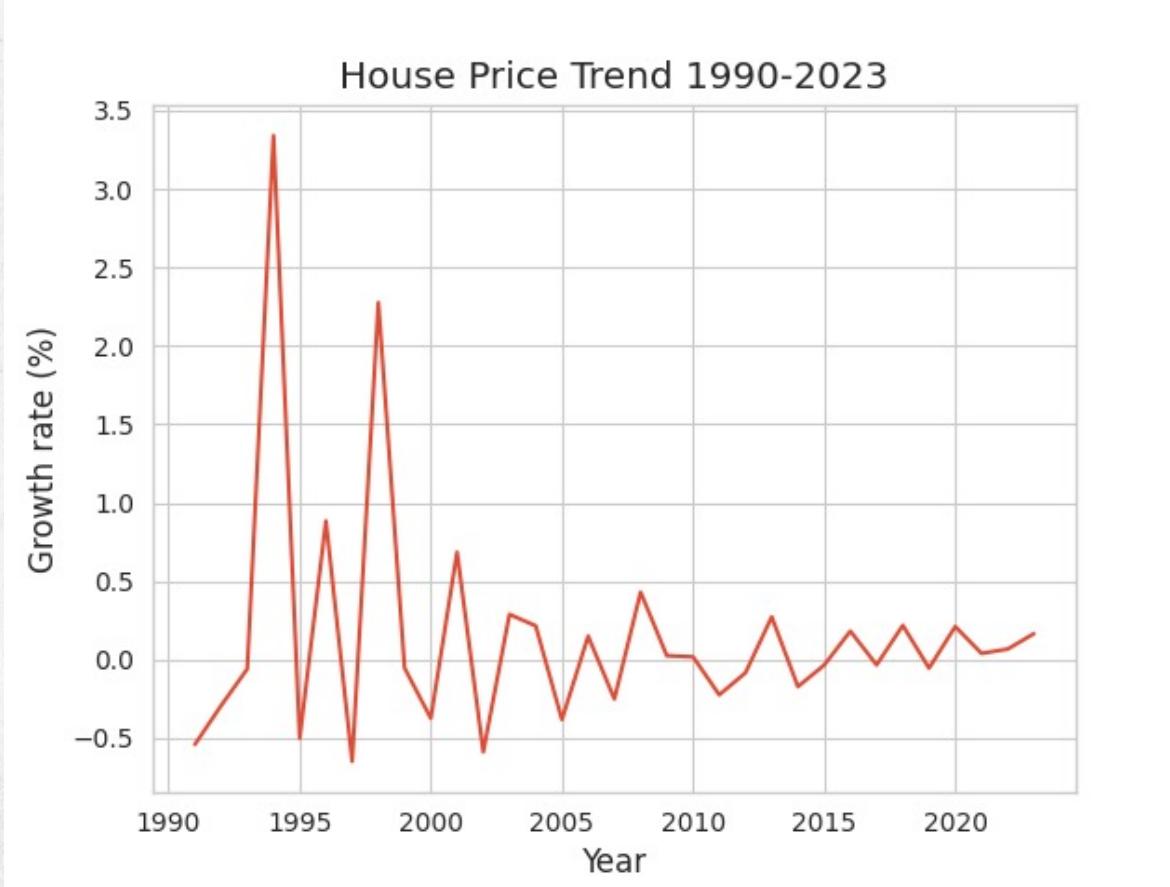
TOWNHOUSE



What is the state of real estate market
in Bangkok and Vicinities?

REAL ESTATE MARKET IN BKK & VICINITIES

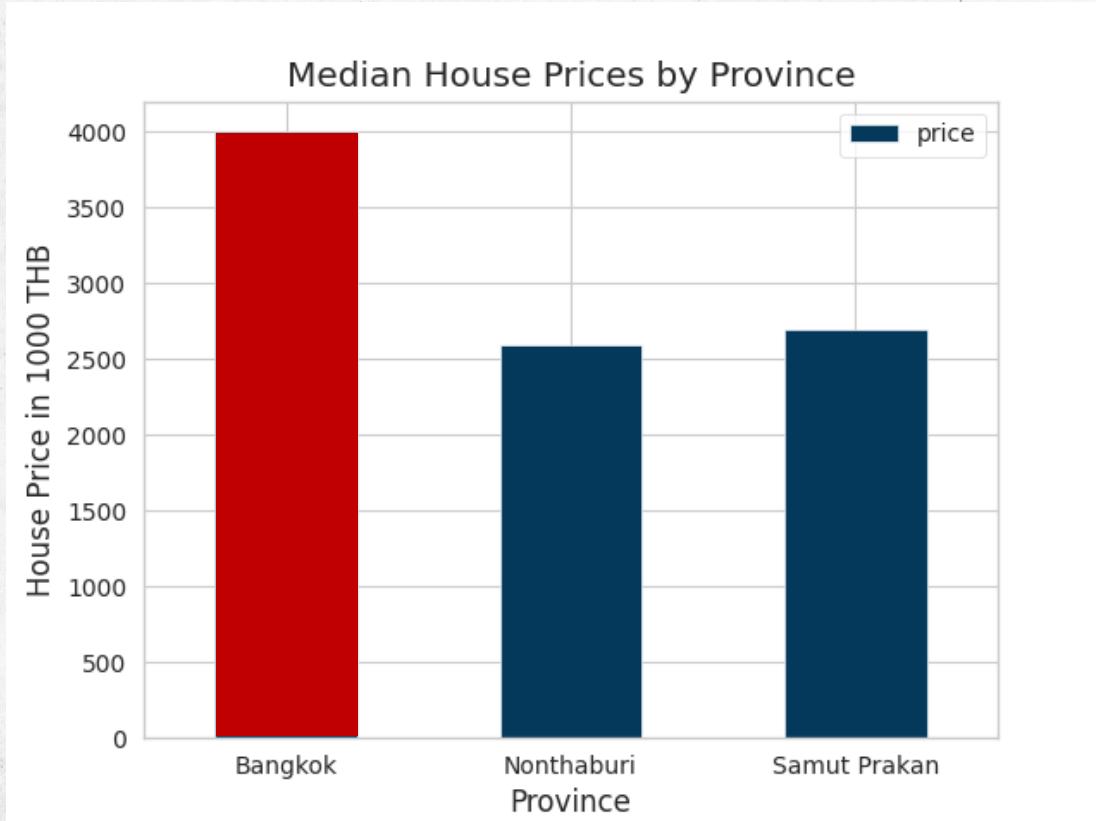
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Market Situation

- Early 1990s Boom
- Asian Financial Crisis Impact
- Low and Fluctuating Growth in 2000s
- Stable but Modest Growth Post-2010

REAL ESTATE MARKET IN BKK & VICINITIES



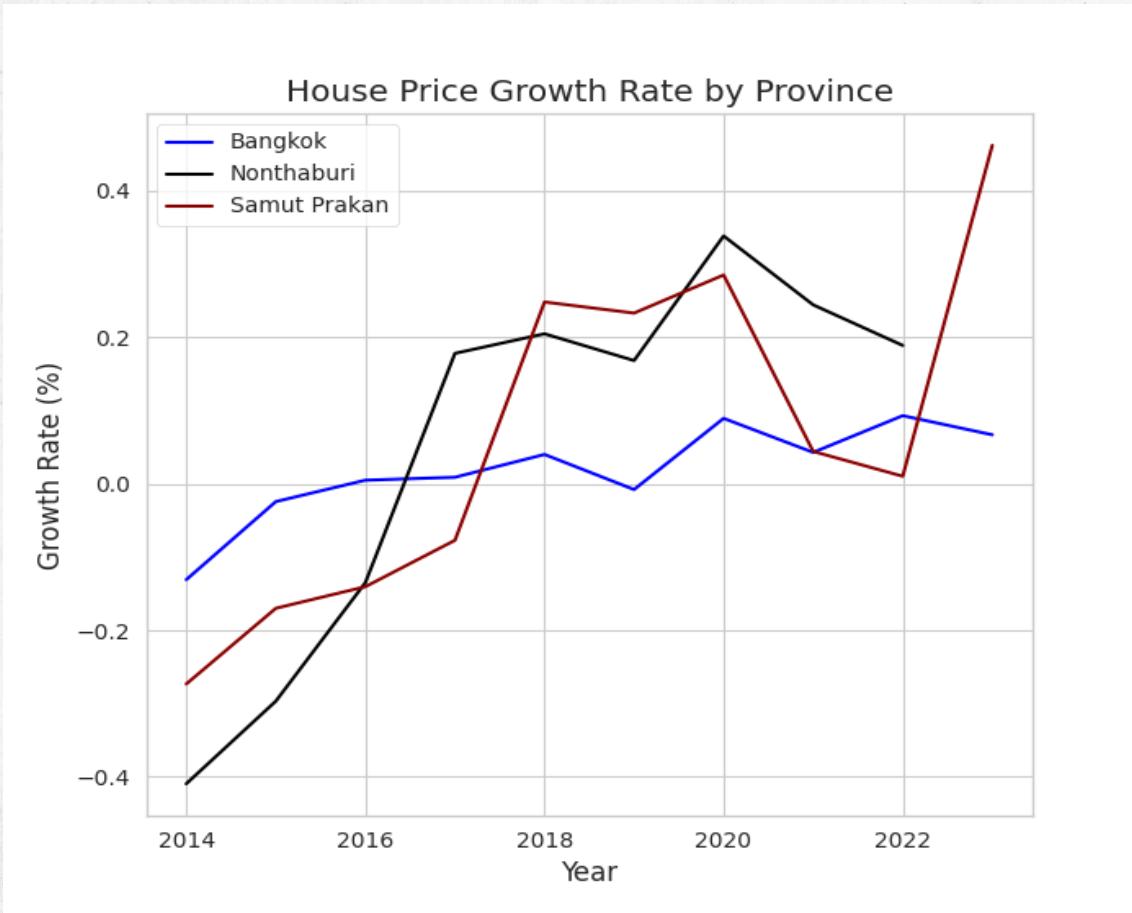
House price in Bangkok is

1.5X >

Nonthaburi and Samut Prakan's
house prices

REAL ESTATE MARKET IN BKK & VICINITIES

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Analysis

- Three provinces have a consistent in price growth
- Samut Prakan's price growth surged up in 2023
- Increased in urbanization

Source: <https://www.interhome.co.th/newsdetail.php?newsid=333>, <https://positioningmag.com/1470250>

Agenda

Overview

Analysis

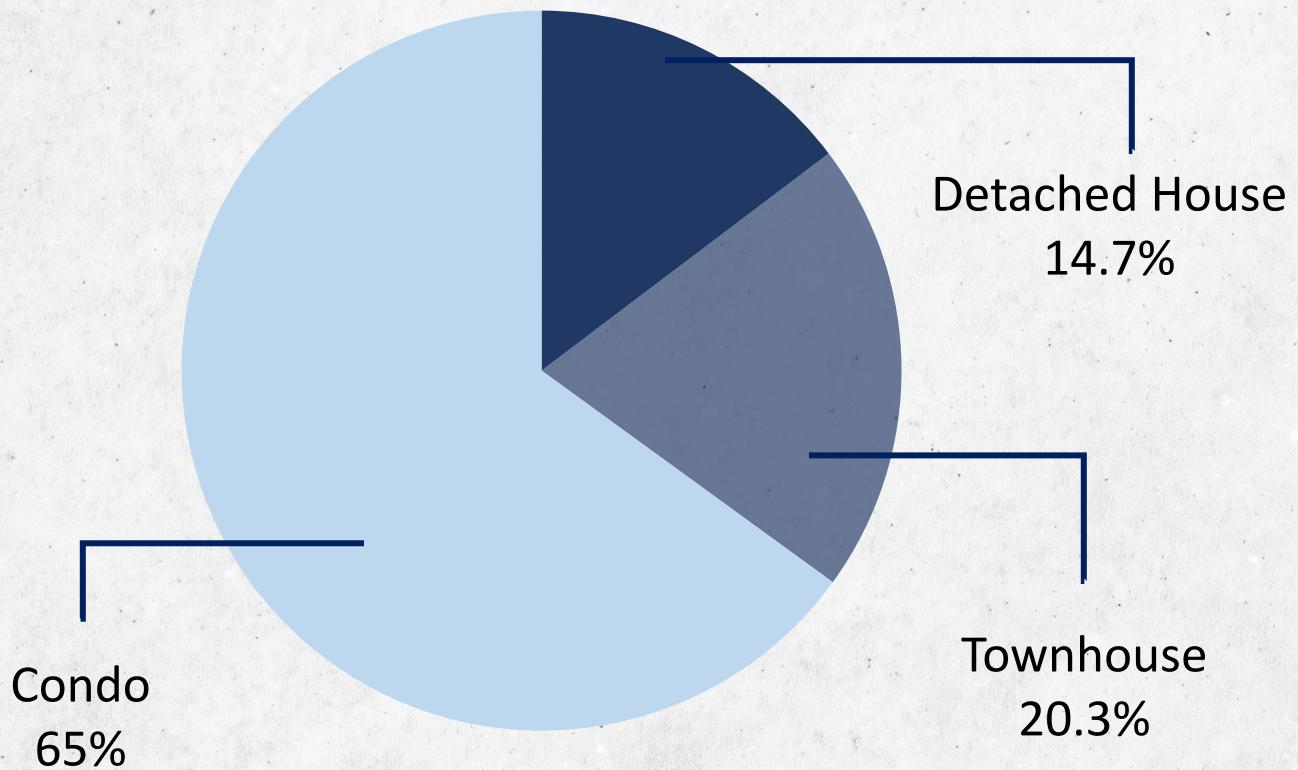
Recommendation

Outcomes

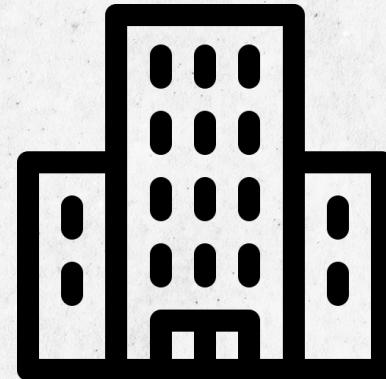
REAL ESTATE MARKET IN BKK & VICINITIES

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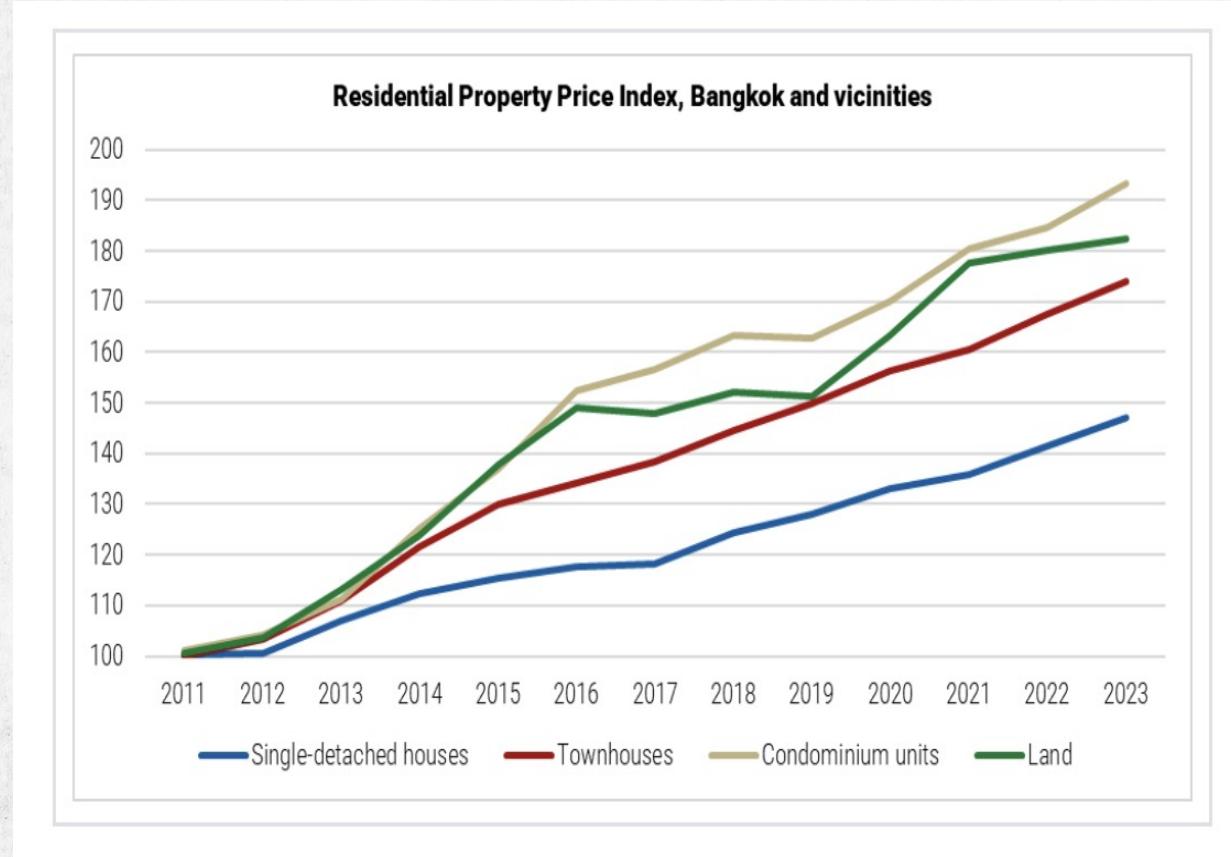
Proportion by Property Type in %



Most popular property type is **Condominium**



REAL ESTATE MARKET IN BKK & VICINITIES



Analysis

- Townhouse & Detached House's price were significantly decreased in the last two years
- Condo's price has a slight fluctuation

Source: <https://www.globalpropertyguide.com/asia/thailand/price-history>

Agenda

Overview

Analysis

Recommendation

Outcomes

A photograph of a modern architectural structure, likely a glass and steel building, set against a backdrop of a blue sky with scattered white clouds. The building's facade is composed of many dark, angular panels that create a complex geometric pattern. The perspective is from below, looking up at the building's apex.

What are the **FACTORS** to consider
when buying a house?

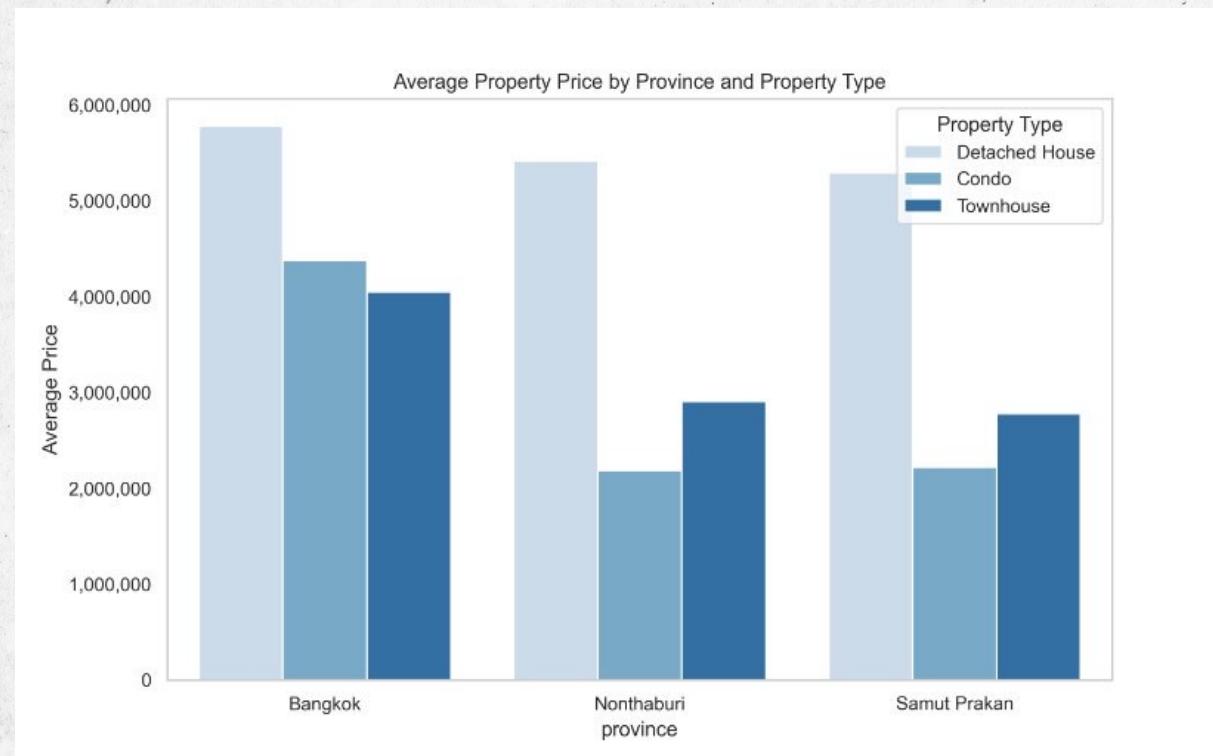
Top 3 Factors

1. Location matters
2. Size and function
3. Accessibility

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

1. Location matters

Analysis



Nonthaburi

980,000 THB <

Bangkok

Samut Prakan

890,000 THB <

Bangkok

"Prices are estimates based on data and may not reflect actual values due to unaccounted factors."

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

2. Size and Functions



Analysis

Townhouse

1.69 MB THB <

Condo

Detached House

995,400 THB <

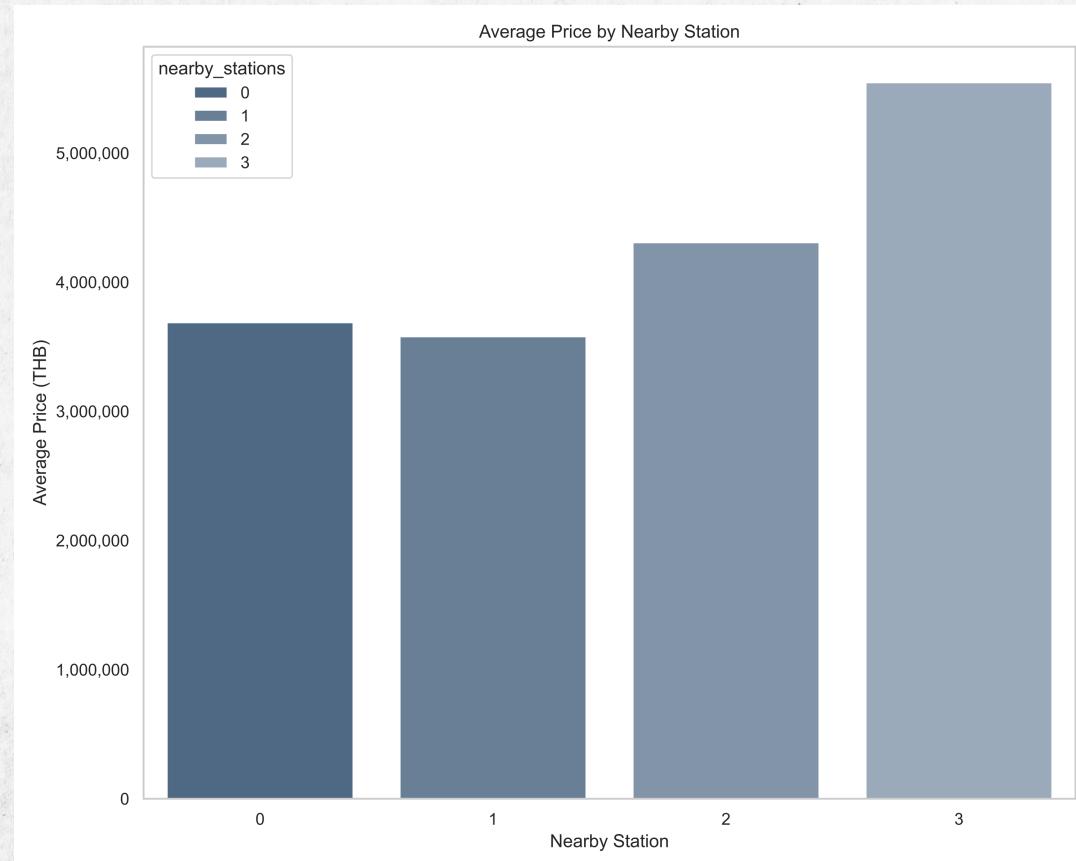
Condo

"Prices are estimates based on data and may not reflect actual values due to unaccounted factors."

TOP 3 FACTORS TO CONSIDER WHEN BUYING A HOUSE

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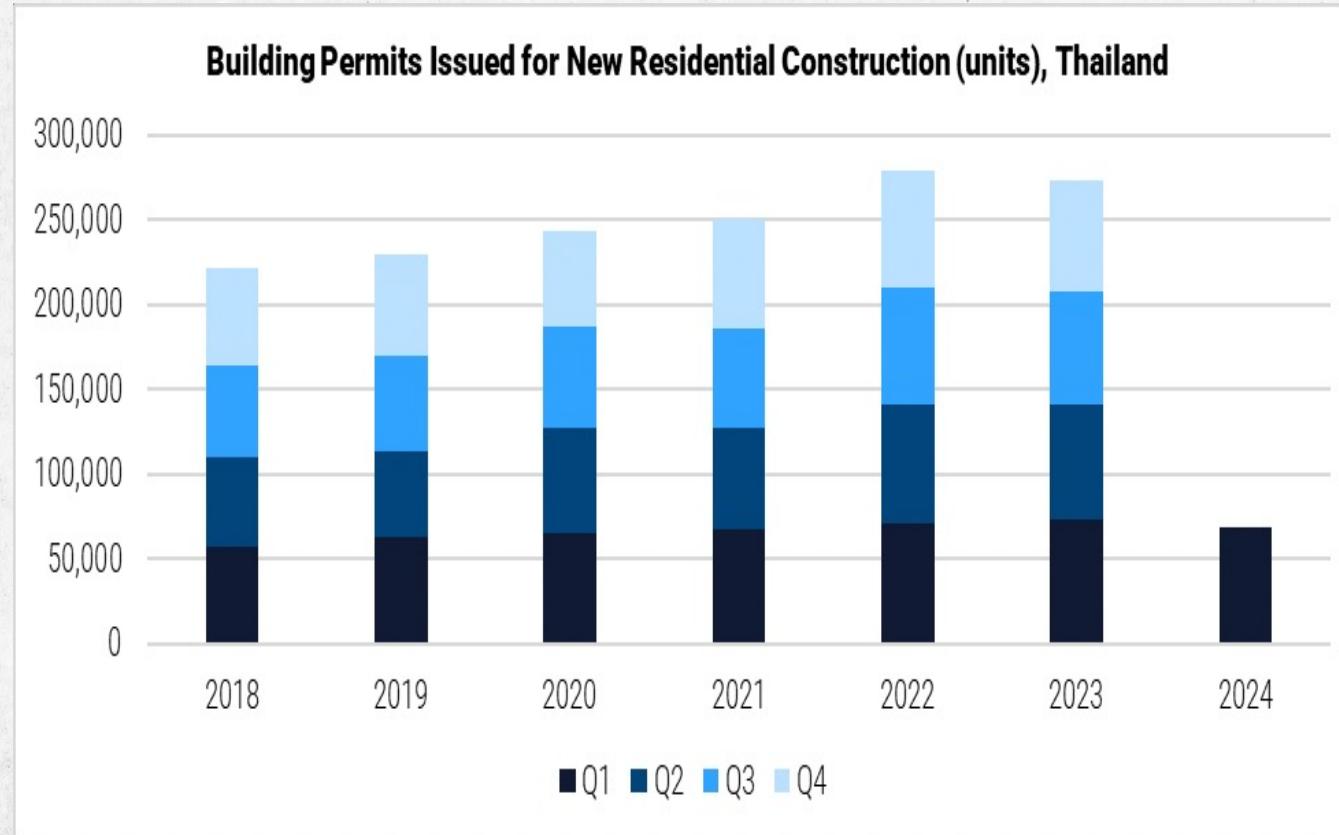
3. Accessibility



*"The easier the accessibility to **public transportation**, the higher the price will be."*

RESIDENTS THAT APPROVED TO CONSTRUCT

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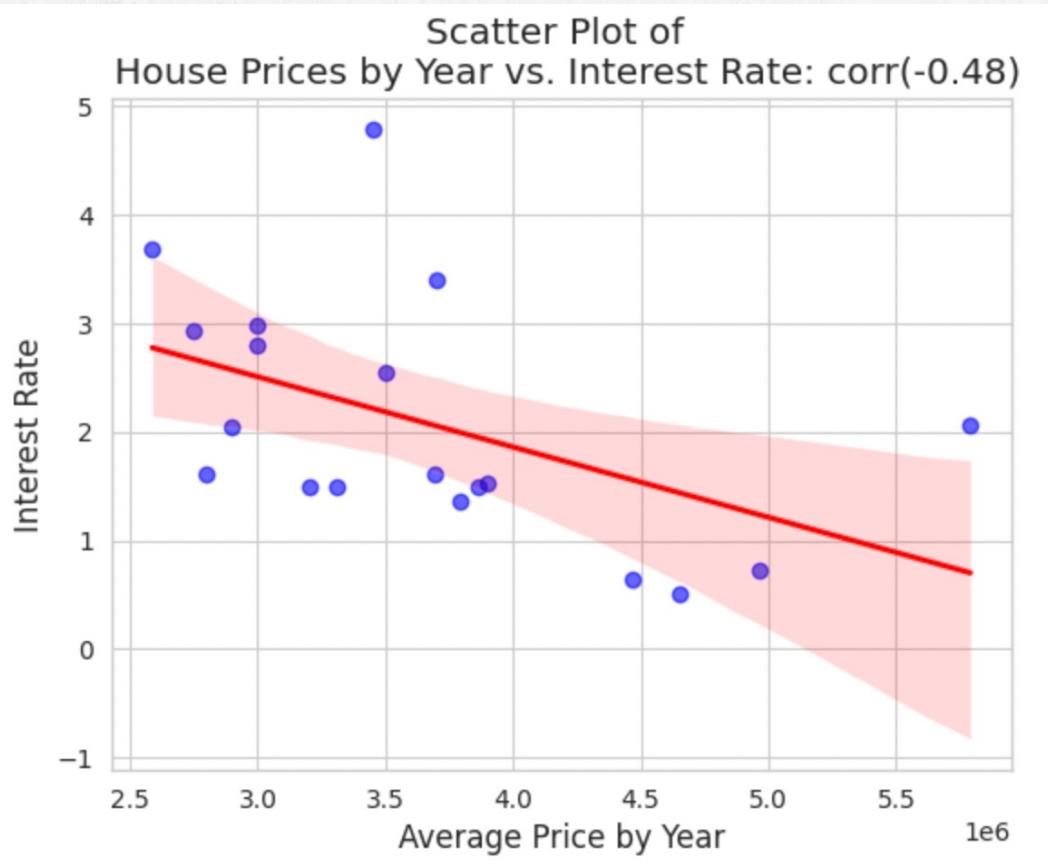


Increasing
trend of the new permit for
residential construction



Are there any other **POSITIVE** factors that affect housing prices?

POSITIVE FACTOR: INTEREST RATE



Analysis

- **Negative** relationship between interest rate and prices of the house
- **Outlook:** In 2025, the interest rate is forecasted to be lower

Source: <https://www.morningstarthailand.com>

POSITIVE FACTOR: OTHER POLICIES

-

Favorable Investment Policies

45% -> 75%



Increasing foreign condo ownership

+

Thailand proposes 99-year leases

Mega Project



Increase the price by

~ 8%

+

Area around EEC, price expected to surge up to **20%-30%**

Source: <https://osiris-investissements.com/real-estate-thailand/real-estate-market-trends-in-thailand/>

RECOMMENDATION

What to buy?

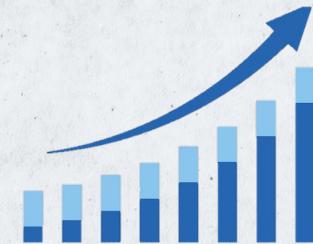


Where to buy?



**Samut
Prakan**

Anything else?



- Economics
- Population growth
- Infrastructure development

The background image shows a close-up of a modern building's corner, featuring a glass facade with a grid of dark frames. The building is set against a sky filled with scattered, white and grey clouds.

What are the alternative
investment opportunities?

COMPARING INVESTMENT RETURN

Real Estate



Buy a house 3MB THB with 30% down (900K THB)



Investment goes up 10% in year

Your property is now worth 3.3MB THB

Total ROI: 70%

Stocks



Buy 900K THB stocks in cash



Investment goes up 10% in year

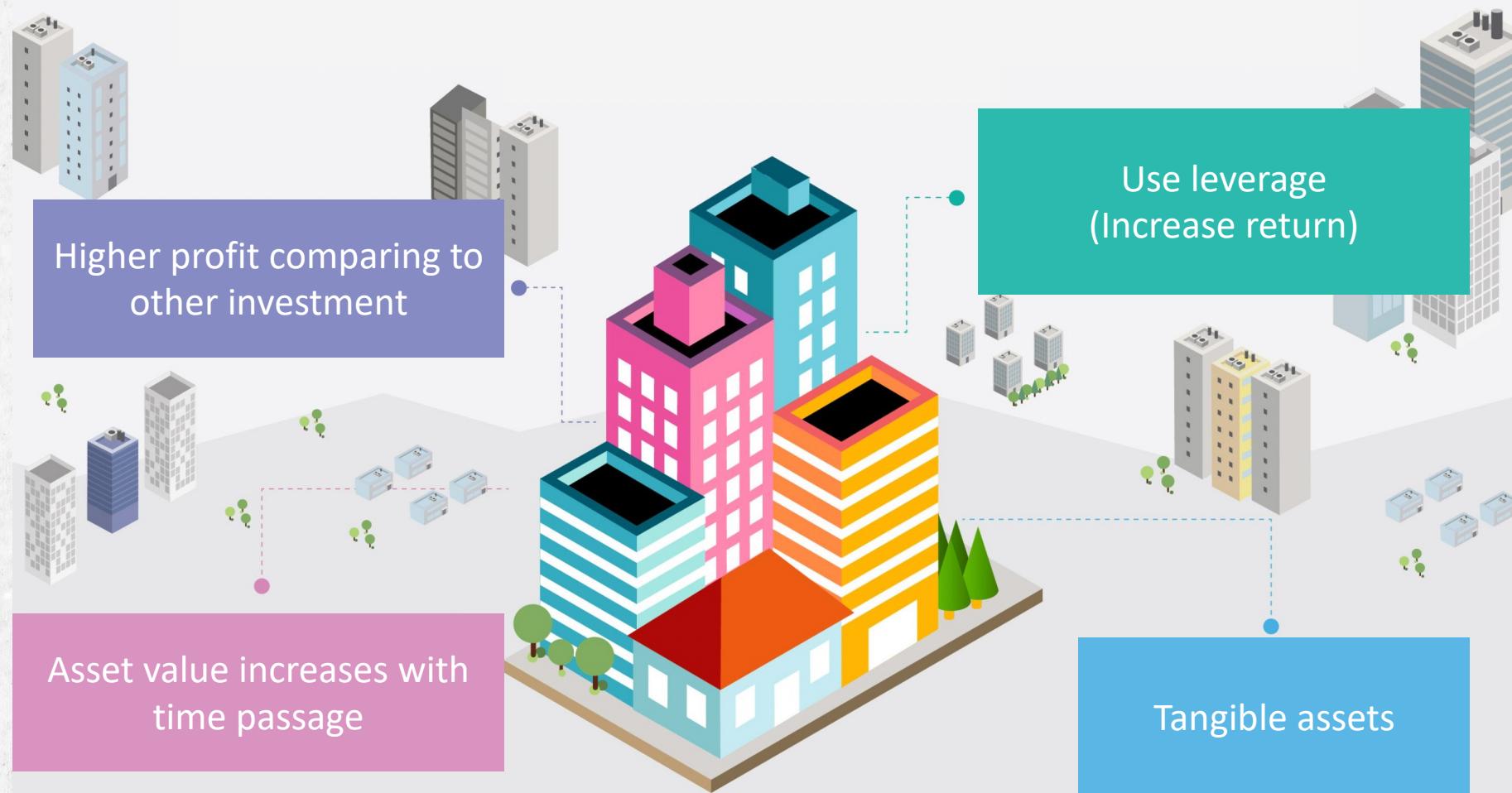


Your stock is now worth 990K THB

Total ROI: 10%

VS.

COMPARING INVESTMENT RETURN



TO SUM UP...

Problems



VS.



Analysis

Recommendation

TO SUM UP...

Problems



VS.



Analysis

- Thailand's real estate market has a **positive** outlook
- **Factors** to consider:
 - Location
 - Size
 - Accessibility

Recommendation

TO SUM UP...

Problems



vs.



Analysis

- Thailand's real estate market has a **positive** outlook
- Factors to consider:
 - Location
 - Size
 - Accessibility

Recommendation

- **Condo** is suggested to invest.
- **Samut Prakan** is the potential location

A photograph of a modern architectural structure, likely a glass and steel building, viewed from a low angle looking up. The building's facade is composed of many dark, angular panels that create a complex geometric pattern. The sky above is a clear, pale blue with some wispy white clouds. In the center of the image, the words "THANK YOU" are written in a large, bold, white sans-serif font.

THANK YOU