



## Patong Commercial Building! Ideal for Conversion into Luxury Apartments



### Information de l'agent

Nom:	Patrick Lusted
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Expérience since:	2003
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Thai
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	THB 42,000,000

#### Location

Pays:	Thaïlande
Adresse:	Patong
Soumis:	24/11/2025

#### Description:

This exceptional 5-story commercial building is ideally located in Aroonsom Square, just a stone's throw from Patong Beach. Surrounded by hotels, guesthouses, and vacation rentals, this property offers unparalleled potential for investors seeking to create a thriving business.

The current building offers a layout with potential for diverse uses.

- \* Ground Floor: Features a welcoming lobby and an additional guest toilet.
- \* 2nd to 4th Floors: Currently configured as study rooms, offering flexibility for conversion.
- \* 5th Floor: A residential space comprising two bedrooms, two bathrooms, two living areas, a kitchen, and a dining room.

This commercial building presents a canvas for your entrepreneurial vision. The building can be refurbished into 9 one-bedroom luxury apartments. 2 on each upper floor and 1 on the ground floor at the rear with a garden area of around 60 square meters each (See design proposal in photos). You could rent the apartments out and earn 250,000 THB or more each month!

Alternatively, it could be 18 hotel-style rooms of 30 square metres. Either method would allow for a grand ground-floor entrance plus a shop with a toilet to rent on the front ground floor. It is possible to



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make a roof terrace on the 6th floor.

Property highlights and amenities:

- \* A total of 615 sqm of usable area
- \* Ready for immediate transfer of ownership
- \* Flexible Layout and easily adaptable to various business concepts
- \* Modern building infrastructure, equipped with an elevator for all 5 floors
- \* High Demand Location. Benefit from Patong's thriving tourism industry
- \* Elevator, ample parking, and essential utilities
- \* 3-phase electrical supply to support your business or residential needs.
- \* 6-meter deep water well, providing free water year-round, supplemented by both reverse osmosis (RO) and government water connections.

With its prime location, spacious layout, and endless possibilities, this commercial building is a rare find.

Don't miss this chance to own a piece of Patong's landscape. Contact us today to schedule a viewing.

- \* Living Room
- \* Dining Room
- \* Air-conditioners
- \* Inland
- \* Western Kitchen
- \* Well Water
- \* Electricity
- \* Internet / TV / Phone
- \* Storeys
- \* Parking Space

Tenanted: Oui

## Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	600 m <sup>2</sup>
Dimesions du lot:	103 m <sup>2</sup>

## Building details

Nombre de pieds carrés:	5
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.939.531
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# IMLIX

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