



Fishing Lakes & Resort for Sale in Hua Hin - Established Business



Informazioni sull'Agente

Nome:	Patrick Lusted
Nome della ditta:	Siam Real Estate
Nazione:	Thailand
Experience since:	2003
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+66 (76) 383-646
Languages:	English, Thai
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	THB 30,000,000

Posizione

Nazione:	Thailand
Indirizzo:	North - Hua Hin
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Descrizione:

Fishing Lakes and resort for sale, the current owners, wishing to retire. The lakes and resort are offered in its entirety (Minus certain personal effects of the owners) as a working business with a good reputation in the recreational fishing business. Unlike other fisheries this business is for sale FULLY FREEHOLD - in other words - no annual rent to pay. This business should be viewed as offering a lifestyle for the purchaser to live in Hua Hin, the oldest but fastest developing resort in Thailand. The value of the property will increase in line with the rising value of all property in the area and is therefore a solid investment that will also provide an income. The Business is profitable but could yield a much higher income with some further investment by a new owner. Outline of inventory : Land and infrastructure 7.3475 Rai (7 Rai 139 DW) - 1.1756 Hectares - 2.9 Acres of land. Full Chanote land available as Freehold. Fully secure with 1.8 - 2.0m high wall to the front and electrified security fencing to rear. Two fishing ponds - one of approx. 7,500 cu m and one of 3,000 cu m capacity - 8m and 4m deep. Each pond with casting deck and hand wash facilities. Each pond with aerator. 7 fishing salas all with electrical outlets, lighting and some with fans. One small ornamental pond. 40m deep artesian well with in-line borehole pump. Fish pond filtration tank. Many trees - coconut, mango, casuarina, banana, limes and others. Children's playground adjacent to car parking area. Paved and gravel access roads. Night lighting and extensive storm drainage. Buildings and facilities : Restaurant area Restaurant with 20+ covers - includes coffee area with coffee machine, small fridge and washing sink. Fully equipped kitchen with 4-hob gas cooker - (externally piped gas storage), preparation areas, vegetable chiller. Dry store, one

fridge/freezer, one chest freezer. Air-Conditioned Office with one fridge/freezer and further storage. Further cupboard storage and reception desk. Plates, cutlery and kitchen utensils. Serving area with drinks cooler and ice-cream freezer Feature aquarium - 1.7m long x 0.7m wide x 0.7m deep Ladies and gents separate toilets Restaurant area hand wash 9'- 0' by 4'- 6' slate bed, match standard, fully equipped pool table. 2 shower rooms Laundry room with 2 coin-operated washing machines. Back-up water storage with filter unit. Flat Screen TV Staff Accommodation: 3 staff bungalows (Each with shower and toilet) and a workshop building. This whole unit could be converted, with minor renovation, into 4 further guest bungalows quite easily. Guest Accommodation: One pair of semi-detached rooms each fully guest ready. They can each sleep 3 comfortably (One king-size double and one alcove single bed). They can also be joined to cater for a party of 6. Each bungalow has - hot water shower, wash basin, toilet, air-conditioning, ceiling fan, tea / coffee making facilities, refrigerator, 32' LED internet equipped flat-screen TV. Black granite flooring and porch fans. Adjacent, secure, covered parking. One detached bungalow (100 sq m living area) with 3 en-suite bedrooms, living area, kitchen area and dining area. This bungalow is currently lived-in but could be easily redecorated and used as a 3-room family bungalow let. Alternatively, with bedrooms locked off, it could be let as a 1, 2 or 3 bed unit. Sala at the front. Fishing Service Area Sala with adjacent pump-room to service 20 sets of fishing equipment. Bait storage area with small freezer. The whole site has 100Mbps fibre broadband Wi-Fi coverage with transmitter on the main bungalow and repeater at restaurant area. Reception is good over the whole site. Licenses The Property has all the valid and up-to-date licenses to sell food, alcohol/tobacco etc. These will be transferred to the new owner as appropriate. Goodwill The new owner of the property will be provided with up to 3 months support to assist in the transition of ownership from the current owner. This to be provided on an advisory basis if required. Fish Stock - See table below for full listing. Top Pond - approx. 1,500 fish Stocked with at least the following different varieties of fish including, Pla Buek (Giant Mekong Catfish - to 26 Kg), Pla Suwai (Striped Catfish to 10Kg), Pla Cohor (Giant Siamese Carp - to 25Kg), Pla Nin (Nile Tilapia), Pla Jaramet Dam (Black Pacu to 5Kg), Pla Yeesok Thai (Prices Golden / Juliens Carp to 15Kg), Pla Yeesok Tad (Rohu), Pla Chao Hea (Grass Carp), Pla Ret (Giant Gourami), Pla Ba (Hoeven's Slender Carp / Mad Barb), Pla Tuptim (Red Devil - Tilapia), Pla Duk Dan (Walking Catfish), Pla Duk Lassia (North African Sharptooth Catfish), Pla Takok, (Takok Tapien), Pla Carp (Khoi Carp), Pla Lai (Asian Swamp Eel), Pla Grai (Clown Knifefish), Pla Tapien Hang Daeng (Tin Foil Barb), Pla Tapien Kao (Java Barb), Pla Kra Hea Thong (Red Tailed Tin Foil Barb), Pla Kot Luang (Asian Yellow Tail Catfish), Pla Tapien Hang Daeng (Red Tail Tin Foil Barb), Pla The Pha (Chao Prhaya Catfish to 15Kg), Catla Carp (Pla Cohor India), Pla Ka (Black Minnow Shark Carp), Pla Amazon Daeng (Amazon Redtail Catfish to 15Kg), Pla Kot Daeng (Asian Redtail Catfish), Wallagu Attu and others. Bottom Pond - approx. 500 fish. With casting deck and hand wash facilities. Stocked with at least the following different varieties of fish including, Pla Buek (Giant Mekong Catfish - to 62kg), Pla Suwai (Striped Catfish to 17 Kg), Pla Cohor (Giant Siamese Carp - to 35 Kg), Pla Nin (Nile Tilapia), Pla Jaramet Dam (Black Pacu to 15Kg), Pla Yeesok Tad (Rohu), Pla Ret (Giant Gourami), Pla Tuptim (Red Devil - Tilapia), Pla Lai (Asian Swamp Eel), Pla Jonakay (Alligator Gar - to 35 Kg), Pla Grai (Clown Knifefish), Pla Chon Amazon (Arapaima to 55Kg), Pla Amazon Daeng (Amazon Redtail Catfish - to 35 Kg), Pla Sira (Tiger Catfish), Pla Kapong Kao (Barramundi), Pla Chon (Snakehead Murrell), Pla Duk Dan (Walking Catfish), Pla Duk Lassia (North African Sharptooth Catfish), Pla The Pha (Chao Prhaya Catfish to 30Kg), Pla Kot Daeng (Asian Redtail Catfish), Wallagu Attu and others. Price for all land, buildings, facilities, fish stocks and fully operating business. Reduced to 30,000,000 Baht This is a superb opportunity for an individual or a syndicate to enter the Thai fishing business which is a growing and popular destination for anglers world-wide. The property will provide a great basis for a future very



profitable investment. with a little further development. Hua Hin is one of the oldest resort towns in Thailand but has benefited from some major development in the past 5 - 10 years. Most of the top 5* hotel chains are represented in the town and together with numerous other hotels and guest houses they offer a wide base for customers. There is also a large multi-national expat community in the town that provide a 'regular' customer base. REASON FOR SELLING After building the Lodge, operating and maintaining it for 17 years, the current owner wishes to retire. Please ask for further information or to arrange a viewing.

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Tenanted: Sì

Comune

Bagni: 10

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.551.146

