



International Hotel Branded Low-Rise Investment Condo close to Ocean Marina Yacht Club at Na Jomtien - 2 Bed Units - 6% Rental Guarantee for 10 Years!



Informazioni sull'Agente

Nome:	Patrick Lusted
Nome della ditta:	Siam Real Estate
Nazione:	Thailand
Experience since:	2003
Tipo di servizio:	Selling a Property
Specialties:	
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	THB 3,801,000

Posizione

Nazione:	Thailand
Indirizzo:	Na Jomtien
Pubblicato:	24/11/2025

Descrizione:

ALBAR PENINSULA

The Lifestyle You Deserve

This Condo gives You The Unique Opportunity To Turn Your Dreams Into Reality. Located In The Sought-after And Highly-desirable Destination Of Ban Amphur Where Beautiful Coastline Is In Abundance, With Sweeping Panoramas Of The Ocean As A Backdrop, The Condo Delivers The Ultimate Coastal Lifestyle. Modern Architecture Combined With Stylish And Seek French Designs, A Contrast To Vibrant City Life, An Escape, A Sanctuary, Somewhere You Can Call A Home Away From Home.

Combining Luxury 5-star Hotel Living With Privacy And Tranquility, First -class Hotel Management And Amenities, The Lifestyle You Deserve.

Project details

Location : Ban Amphoe beach, close to Ocean Marina Yacht Club



Type of building : Low-rise building 8 floors
Construction : August 2021 a€' Dec 2023
Number of buildings 4

Unit Types : Total of 686 units

Building A has 198 units. (Studios)

Building B has 181 units. (Studios)

Building C has 90 units. (Studios) 69 units (1 Bedroom) 13 units. (2 Bedrooms) Total 172 units

Building D has studio 36 units - 1 bedroom 91 units - 2 bedrooms 8 units. Total 135 units

* 505 units are studio type, 160 units are 1 bedroom type and 21 units are 2 bedroom type.

* 19 units are pool access units

* 19 units jacuzzi units

Payment Options

- Thai Quota

o Option 1: Booking 50,000, Contract 20%, Down payment 25% (5% every 3 months x 5 times), Transfer 55%

o Option 2: Booking 50,000, Contract 50%, Transfer 50% (Return during construction 5% per year of 50%)

o Option 3: Booking 50,000, Contract 100% (Return during construction 5% per year of 100%)

- Foreigner Quota

o Option 1: Booking 50,000, Contract 30%, Down payment 45% (15% every 6 months x 3 times) Transfer 25%

o Option 2: Booking 50,000, Contract 75%, Transfer 25% (cash return during construction 5% per year of 75%)

o Option 3: Booking 50,000, Contract 100% (return during construction 5% per year of 100%)

Investment Program

- Rental Guaranteed 6% per year for 10 years

- Fully furnished, electrical appliances, standard hotel decoration and amenities

- Furniture maintenance under hotel service for 10 years

- Free common area fee for 10 years

- Free unit renovation after 10 years of rental guaranteed program

- 15 days free stay per year at same unit type

- Free water and electricity usage during rental guaranteed program

- After completion date, hotel will have 3 months testing opening before the rental program starts.

- Rental Guaranteed will be paid every 3 months within date 15th of first month of next quarter. The first Rental Guaranteed payment will be paid

- Rental return subject to withholding tax 5%

- Customer need to sign lease back agreement for 10 years

- From year 11th onward, profit sharing 60:40



Return During Construction

- Thai Quota: in the event that customer pays 50% - 100% on contract signing date shall get 5% of paid payment per year during construction period
- Foreigner Quota: in the event that customer pays 75% - 100% on contract signing date shall get 5% of paid payment per year during construction period.
- Payable quarterly until construction is completed
- No withholding tax applied

Buy Back Option

- Applied only units in building A and only the unit under investment program
- Buy back option between year 3 a€' 5 at 100%. Customer need to inform at least 60 days in advance.
- Customer shall be responsible for expenses for ownership transferring on buy back process.

Customer privileges

- Free pick-up service from/to U-ta Pao International Airport or Train Station
- Express Check-in, Check-out
- Free extra bed (subject to inform hotel in advance)
- Free welcome fruits and welcome drink
- Free birthday cake
- Free self-service laundry during stay
- If your stay is longer than 15 days you receive 15% discount for the next check in.

Expenses on transfer date

- Transfer fee 1%
- Sinking fund 600THB/ SQ.M pay one time on transfer date
- Water and Electricity meters installation cost (actual amount collected by government)
- Lease registration fee 1.1% of the total rent in the period of ten years.

- * Living Room
- * Water Heater
- * Dining Room
- * Air-conditioners
- * Study or Office
- * Garage
- * Outdoor Bathroom
- * Fully Furnished
- * Bedrooms
- * Bathrooms
- * Bathrooms Ensuite
- * Terrace
- * Sala



- * Inland
- * Car Port
- * Western Kitchen
- * Video Surveillance
- * Home security system
- * Estate security
- * Walk in wardrobe
- * Built in wardrobe
- * Roof terrace
- * Sauna
- * In town
- * Spa
- * Hot water system
- * Family room
- * Balcony
- * Garden
- * Gym
- * Chanote
- * Laundry Room
- * Jacuzzi External
- * Mains Water
- * Off Road
- * Maid
- * Internet / TV / Phone
- * Games Room
- * Vehicle available
- * Driver
- * Water Filtration
- * Swimming Pool
- * Thai Restaurant
- * Gardener
- * Contemporary
- * Storeys
- * Secure Estate
- * Parking Space
- * Beachfront/Oceanfront

Tenanted: Si

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	47.6 mq
Dimensione del lotto:	8800 mq

Utility details



Heating: Si

Rental details

Furnished: Si

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.938.652

