



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



## Agent Info

Name: Patrick Lusted  
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 since:  
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 Specialties:  
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## Listing details

Property for: Sale  
 Price: THB 2,280,000

### Location

Country: Thailand  
 Address: Na Jomtien  
 Posted: Nov 24, 2025

Description:  
 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



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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
- \* Sea View
- \* 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
- \* CAM
- \* Parking Space
- \* Beachfront/Oceanfront

Tenanted: Yes

## Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	28.7 sq m
Lot Size:	8800 sq m



**Utility details**

Heating: Yes

**Rental details**

Furnished: Yes

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.938.650

