

# INVESTING IN PHUKET

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PHUKET TROPICAL PROPERTIES Phuket's next chapter

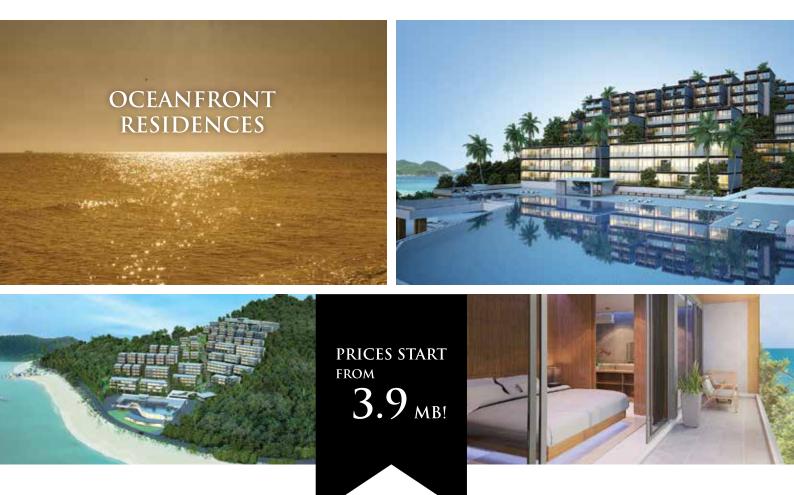
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#### THAILAND PROPERTY MAGAZINE September - October 2016

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## MD's Message

Since the last issue I am pleased to report on the fantastic success of the Dot Property Show that took place at Siam Paragon last month. In what was our very first property show in Thailand, we brought together a wide range of properties available throughout Thailand with 24 developers showcasing their developments and making sales to the thousands of visitors who attended. We were proud to open the show with television superstar Khun Ann Thongprasom who drew big crowds and media attention. The energy of the event across the four days was superb. The success of this show leads us nicely into our next big events with Mega Bangna having run from the 25 to 31 August and then Central World from 20 October. You can read our special report on the Siam Paragon Show in this issue.

We have also been busy launching Dot Property's 'Best of the Best Southeast Asia Awards 2016' that have been attracting huge interest from our clients in Thailand given the coveted nature of the four award categories that recognise the 'Best Residences,' 'Serviced Apartments', 'Serviced Offices' and 'Innovation and Technoloy' in the whole region. Winners will be announced in October, so look out in the next issue of Thailand Property Magazine for our feature on all of them.

Finally I would like to give a mention to Andres Pira and his team at PropertyinPhuket.com who lead this magazine with our cover story. We have been delighted to work closely with Andres over the last few years to promote his various projects in Phuket which you can read about here and also find covered extensively online across both of our websites.





Adam Sutcliffe, Managing director, Dot Property Group (Thailand).

Dot Property Group strives for accuracy however we will not accept liability for any direct, indirect, incidental, special, consequential or exemplary damages, including but not limited to damages relating to loss of profits, goodwill or other intangible losses resulting from your use of any information contained within this publication. We strongly suggest that buyers should always engage a competent and independent law firm when purchasing property and should invest in detailed due diligence.

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# What our clients say about us





"An essential marketing platform for us - the team really go the extra mile to understand our business and build plans that continue to deliver results and sales leads for our offices"

David K. Dennison, SVP Business Development



thailand-property.com



"The team from Dot Property is very engaging and supportive. Whenever we have concerns or we need help in boosting our listings, they are always ready to help and attentive to our needs. We've seen significant increase in our enquiries and 16 percent of the enquiries received were from Dot Property alone. We are expecting more to come with all the active programs and features that they are doing for us. Definitely a great partnership. Cheers to more successful years of doing business together! Can we shout about this everywhere!"

Phoebe Bernardo, Commercial Marketing Manager





"Being in the industry for nearly 15 years, I have always been dubious about marketing on property portals, especially paid ones. However I have watched Thailand Property grow from strength to strength over the recent years, so I decided to take a leap of faith and see if they could deliver the results they promised me, which they have, and I have every faith in them that they will continue to."

Emma Johnson, Managing Director



SUN PROPERTIES



"We have tried many other apparently similar offerings, Dot Property Group which far and away eclipses anything else we have experienced prior... the results speak for themselves."

Kuno Zabell, Managing Director



"We have worked with Thailand Property since day one and they offer first class lead generation. In an era where we are reliant so heavily online for our business, by using Thailand Property, I am assured that they set out what they promised to achieve with a professional attitude to match and continue to deliver a huge proportion of our leads."

David Wood, Managing Director





"On behalf of Exotiq Property Koh Samui, Lizette and I would like to thank Dot Property for the most exemplary service we have received from them since day one. Not only have our prestigious properties received the right market exposure they deserve, but our every need has been taken care of by a dedicated and highly motivated team of professionals who we believe know how to put their customer's first. We would not hesitate in recommending Dot Property to anyone looking to advertise in this leading property portal."





"I must congratulate you on the new website platform. Over my career I have uploaded to many websites both here (Thailand) and in the UK, and I must say your new platform is the best I have come across... since you changed platforms I have noticed a distinct increase in enquiries, so clearly the search engines like it too. Well done."

Stephen D Morris, Managing Director

Kenny and Lizette Opperman, Managers





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## PUGNATORIUS LTD. EXPANDS TO KOH SAMUI TO PROVIDE EXPERT REAL ESTATE LEGAL ADVICE

When investing in property it is imperative to enlist the expertise of a law firm to guide you through the process and advise you accordingly for a smooth and watertight transaction. PUGNATORIUS Limited is an independent legal practice headquartered in Bangkok providing international corporations, investors and foreign law firms with premium legal and tax services. Having recently opened an office on Koh Samui to specialise in real estate developments, Thailand Property meets with Dr Ulrich Eder, managing director at PUGNATORIUS, to find out more about the company in this exciting chapter of their expansion.

### Can you tell me a bit about why PUGNATORIUS recently opened an office on Koh Samui?

We have never solely focused on corporate clients, our legal practice comprised real estate developments from day one. In fact, before founding PUGNATORIUS I worked with an American managed law firm in Bangkok and Phuket mainly on property transactions including hotel developments in Phuket, and the legal and tax structuring of Bangkok's entertainment industry. Cross-border tax planning is our third business field and tax aspects are frequently underestimated and neglected in real estate transactions.

### Why was it then that you set up the office on Koh Samui rather than Phuket?

We serve clients in Phuket, Koh Chang, Hua Hin and Pattaya as well. The main reason for Koh Samui is that we found the right team of like-minded legal professionals. We successfully tested the cooperation and we can be sure to provide a seamless professional service to the same high standard. We would of course be happy to cooperate with Phuket legal teams in the future should they meet our requirements. Our French partner Guillaume Federle has already successfully worked on Koh Samui for a number of years with a strong Thai legal team, as such I expect that the new office will grow fast. Thailand's foreigner legislation also influences our legal structure and the Koh Samui office is operated by Samui Legal Solutions Ltd. although we work on the business level as one law firm.

#### What does PUGNATORIUS do differently from the local law firms already present?

We offer fresh solutions and sophisticated structures based on an European approach to legal protection requirements and proceedings. Generally, the law provides for two basic purposes: the first to protect the rights holder, for example ownership rights, contractual rights, shareholder rights; the second is to facilitate a change in the legal status, for example a transfer of property ownership, of shareholding or of contractual rights. Personally I feel that the first purpose is highly undervalued in Thailand while the second purpose dominates. The convenience of transfers and contract conclusions have in practice an unreasonable high priority in Thailand that is not the intention of the law.

#### That sounds rather theoretical and abstract. Can you provide an example of this?

The most obvious example is the handling of share transfers and property protection schemes by blank share transfer agreements. Blank documents to be completed later are certainly very convenient, but from our viewpoint such approach is neither legally valid nor does it provide the investor with any reasonable protection. Therefore, we replace such elements with a more sophisticated solution. In previous years the legal structure of a property investment had no great significance for foreign investors, they were simply told that everyone does it the same way - this deemed to be a sufficient warranty. However, increasingly more foreigners are being made aware that there are different investment structures and one size does not fit all. We are currently very busy restructuring several villa transactions and I expect an even bigger stream of legal assignments to emerge for this task.

#### Foreigners increasingly comment on the restrictions for them to invest in real estate and companies. Do you feel that investing in Thai property is becoming more and more restricted?

Not at all. The government is well aware that foreign property investments are vital for Thailand's economy. Cases where foreign investors lose their investment as a result of Thailand's foreigner legislation are extremely rare and I am not aware of any cases where this is not fully understandable and justified. For one case where a violation of Thailand's foreigner legislation is discussed, there are definitely a 100 cases where a foreigner loses his land and villa to his Thai wife or a Thai investment partner as a result of a weak and malformed investment structure.

#### Is a more complex investment structure not a deal breaker? Do project developers find this more complicated and maybe more expensive that they would rather not entertain them?

If you compare the Thai property market with the Philippines, it is interesting to notice that the Thai property value is typically higher but the Thai legal fees are much lower. This sounds convenient but it is not healthy. Times are changing in Thailand, more and more old and new property investors are looking for more secure investments. A simple lease structure of 30 plus 30 plus 30 years does not provide foreigners with enough confidence. If a new development does not give additional protection and assurance then it could be nearly dead stock very soon. Therefore, our protected lease structures, our investment grade company formation model and our overall protection package should be seen as a life saver for a realistic property developer.

#### The Internet is a vital tool for any company's marketing strategy, PUGNATORIUS has an extensive Internet presence not only in English, but also in German and French. Is this helpful for marketing purposes?

We have much more than just a French webpage. The website is a portal for up-to-date French posts about Koh Samui, legal developments and investments opportunities in Thailand and France. Being able to advise and provide support in French gives us an edge with our French partner Guillaume as the contact for French speaking clients across Thailand. French used to be the lingua franca of international diplomacy and even today French people choose to use it as often as possible.

Thank you for these insights Dr Eder. We will be keeping a close eye on PUGNATORIUS Ltd. and Samui Legal Solutions Ltd. and their further development.

For more information:

#### PUGNATORIUS Ltd.

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Dr Ulrich Eder Managing director PUGNATORIUS

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## **DOT PROPERTY SHOW 2016** at Siam Paragon



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H ailed a huge success, Dot Property not only achieved their goal to provide property developers and real estate agents with a platform to meet potential clients and generate enquiries that led to sales, but the event itself was filled with entertainment and surprises from start to finish including the star of the show, Khun Anne Thongprasom. Here are a few snippets from the event that took Siam Paragon by storm.





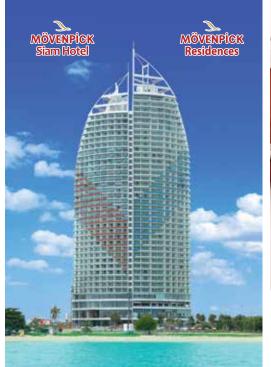


Mark the **20 to 23 October 2016** in your calendar for the next Dot Property Show. Held at Central World, another prime location, once again the best projects will be showcased but with a unique twist: each person who signs interest at the event will receive a free pair of 3D Google Glasses that virtually place you in each property. Dot Property certainly brings something fun to every show!





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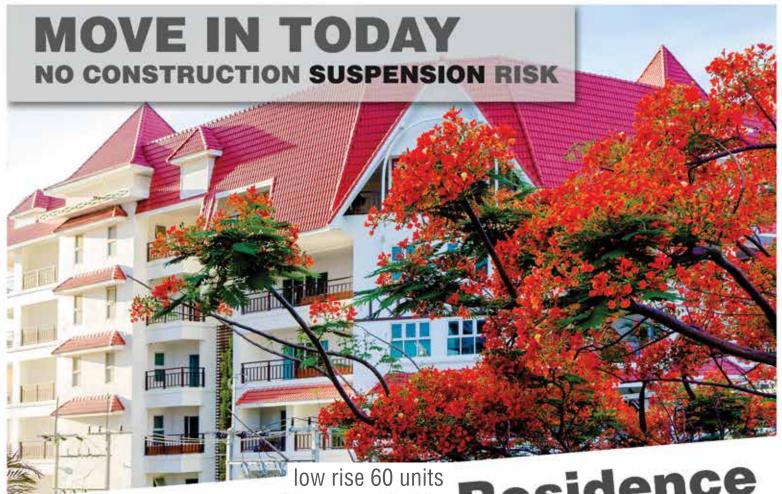
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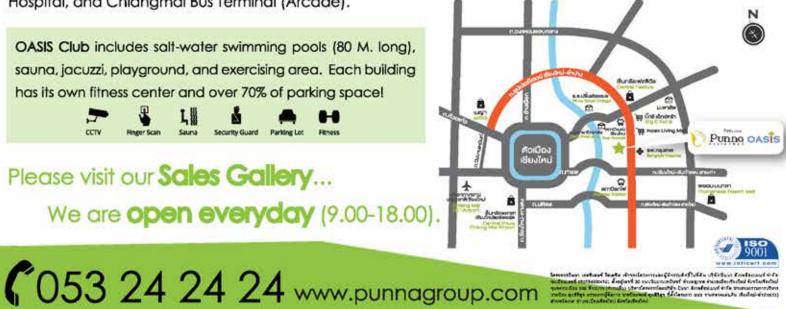
Punna OASIS lets you live the resort lifestyle! With the unique concept, we generously provide over 2 Rais of green space where you can enjoy the view of Doi Suthep and Chiangmai city or relax by the luxurious OASIS Club. Punna OASIS is located at a prime location of Chiangmai, surrounded by Central Festival, Big-C Extra, Bangkok Hospital, and Chiangmai Bus Terminal (Arcade).





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# PHUKET'S NEXT CHAPTER

with Phuket Tropical Properties

Phuket's property market has witnessed significant changes in the last few years. According to property consultant James Kirby at Phuket Tropical Properties (PTP), these changes are a response to internal and external influences. Like any market that attracts global attention these factors include changes in currency rates or even the international sanctions that were imposed on Russia. Nevertheless, when one investor is out another one quickly takes their place.

Phuket is Thailand's leading holiday destination that experiences a high level of property transactions. Therefore it is understandable why there is a concerted effort to look after the country's prized beaches and keep the tourists rolling in. Since the military took power of Thailand in May 2014 there has been a strong emphasis on 'cleaning up', so to speak, some areas of the country.

Phuket has been subject to this clean up more than other areas. Actions have targeted sectors including the taxi industry, jet ski hire operators and illegal encroachment on beaches and adjacent public land, anything from sun loungers and beach umbrellas to bars, beach clubs and restaurants. This has enhanced the appearance of some of Phuket's beaches, exposing the natural beauty, whilst redistributing the amenities.

Surin is an example of a popular beach location that has changed dramatically since most of the facilities along the beachfront were removed in January of this year. Kirby anticipates that the void created by this action will be filled by adjacent Bang Tao and there are strong indications that this is already happening.

There are a number of high quality, attractive condominium developments under way, particularly at the southern end of Bang Tao close to Surin. One example of this is The Panora Phuket, which has the backing of a successful and highly reputable developer and hotel/resort operator. There are other high quality developments that have been completed, are in progress or are planned for this area. This in turn will attract a new influx of high end restaurants and recreational facilities to the area supported by tourists with more money to spend. Kamala is another beach location that is seeing strong growth, and it is no coincidence that the offices of PTP are located on the main street here. A new condominium development that stands out for its quality, value and superb location right on the beach is the MontAzure Twin Palm Residences. Construction commenced just a month or two ago.

Aside from the much loved beach locations, there has also been an increase in villa developments in various parts of the island. These tend to incorporate manicured tropical gardens and private pools, often found tucked away amongst rubber and pineapple plantations not far from the coast. In fact it is difficult to be far from the coast on Phuket. An area that is in high demand for its high quality private pool villas lies just inland from the resort complex of Laguna. These villas offer the convenience of proximity to some of Phuket's best beaches and the five-star facilities of Laguna.

Kirby is enthusiastic in his appraisal of the current situation. There is so much

to love about Phuket as a destination, as a tourist, an investor or a resident. Many foreigners choose to live in Phuket part time whilst others opt to retire here in the sun. Offering so much by way of lifestyle, Kirby knows that Phuket's property market will always be resilient.

The island's infrastructure is continuously improving. Ongoing since the decision in the 1970s to forsake tin mining in favour of tourism, improvements continue to this day with the construction of new roads and underpasses. More significant is the new terminal building at Phuket International Airport due to open in months. With the potential to almost double the airport's capacity from 6.5 to 12.5 million passengers per year, even though the airport has been operating well beyond its design capacity for years.

The positive attitude projected by Kirby when he talks about the future prospects for Phuket is overwhelming. It is evident that he love his job and is enthusiastic about finding the right property for his clients to put a smile on their faces. He is also positive when it comes to the quality and range of properties that he is able to offer. PTP has close to 1,500 listings and just a small sample of these are in Thailand Property's listings section on page 77.

Having been established over 12 years ago, PTP boasts a prominent office in Kamala. Kirby explains that, "The emphasis of PTP's approach is to meet the expectations of clients. The relationship with a potential buyer begins with asking relevant questions about the buyer's needs and preferences and then listening carefully to the answers". Kirby then works hard to source and present a range of properties that match those requirements. It is important not to be driven by any preconceived idea of what the buyer might or might not want. Kirby adds, "That very often a client will change his/her priorities as he/she views properties and develops a different perspective. It is important to embrace those changing priorities and modify the property portfolio accordingly".

"The emphasis of PTP's approach is to meet the expectations of clients"





#### For more information:

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#### **Feature**



"It is the kind of project you will not be able to find anywhere else in Pattaya" Location, location, location. This one word is drummed into anyone who is about to climb onto the property ladder or for those reaching a higher rung. Time and time again location is at the top of wish lists when any kind of property investor is searching for their ultimate purchase. But is a location really worth it if the property does not match the same prestige? It is unlikely. Olympus City Garden meets the criteria occupying an enviable address in the centre of Pattaya. This formidable development is another string to developer Global Top Group's bow of successful 'City Gardens' that includes City Garden Tower, City Garden Tropicana and City Garden Pratumnak, all of which are successful residential developments in Pattaya. European in design with unique Mediterranean flairs, Olympus City Garden is, "Truly a new way of life in the centre of Pattaya", according to Alal Nina Neter, marketing manager at Global Top Group.

The six buildings that make up the complex are appropriately named to fit with the overall persona - Apollo (after the Greek god), Barcelona, Corsica, Eden, Florence and Delos. The project will be brimming with trees, gardens and butterflies to create a tranquil environment despite its prime position in the centre of Pattaya just five minutes from the beach, Walking Street, Central Festival department store and Sukhumvit Road.

Each building will have its own sky gym and there is also plenty of space on the ground for people to relax, for children to play and for families to enjoy. These spacious communal areas mean Olympus City Garden has space to offer a unique choice of facilities that will include saunas, restaurants, a boutique and salon not to mention the five swimming pools, yoga rooms and jogging track. After all, the project sits on an impressive site of over nine rai.

This luxury lifestyle is topped off with clever unit layouts for the most effective use of space for everyday living. Olympus City Garden will look aesthetically pleasing to the eye but practicality has been considered too.

"They are smart in design for people who want to live in Pattaya. But they are also suited to investors who are looking to rent out their property too", comments Neter. "It is the kind of project you will not be able to find anywhere else in Pattaya".

Dependent on personal requirements, the units can be combined with another one to make a two bedroom unit, or even more to make individual units with three or four bedrooms. This is exactly why Neter is firm in her belief that, "People will have a good quality of life when they live in Olympus City Garden".

There is a strong emphasis on making the most of the prime location by providing owners with everything they need on their doorstep. But should they want to venture out, everything is very accessible with many places within walking distance to save having to hop in a car.

So yes location is important. Olympus City Garden certainly ticks that box, but it needs to be teamed with quality to maintain its longevity. As a construction company, Global Top Property can assure investors that everything is finished to the highest standard. Lastly, the concept needs to work. Olympus City Garden provides everything you could possibly need, plus some more - the perfect blend for the receipe for its success.

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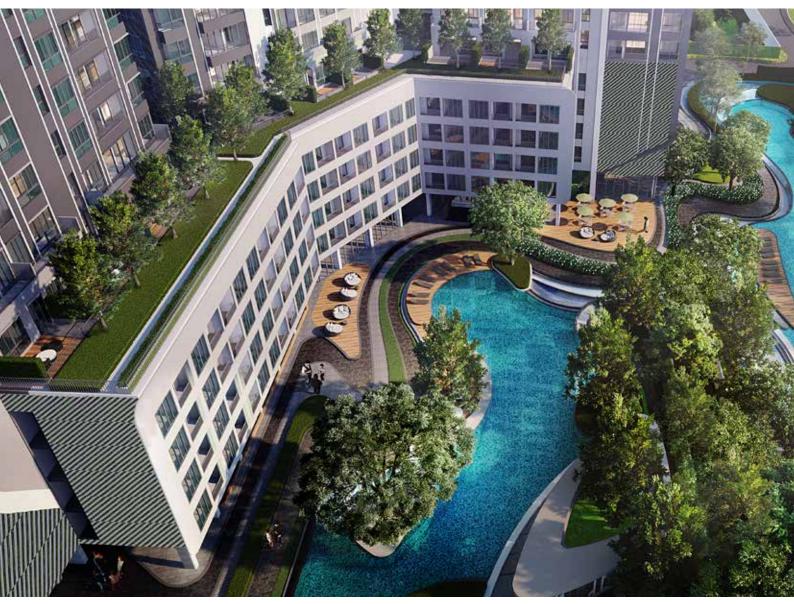
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Project: The Lofts Asoke, Asoke Montri Rd, Khlong Toei Nuee, Bangkok, Thailand Construction Permit: ELA Submission No. 4932[Construction Permit has not yet been granted by local officials under building control law] Construction Start: Approx. June / 2016. Expected Completion: Approx. December / 2018 Lund Title Deef Nuez, 2029, 2029, 2029 Lund Nuez, 312, 309, 510 Project Area: 1 Rai, 2 Nam, 65 Sat, Wah The residential condominium project consists of one 37-storey building (with *Traczsanian levels* and 1 root top level totaling 55 Naurs], and 1 basement floor with approximately 21 Junits The project with be registered as a condominium more have duites and proves have duites and sinking fund, a common area management fee and the condominium law Mortgage: Land and Building will be mortgaged with a financial institution Developer: Raimon Land Unixx, 60, Ltd. , 2200 FL, The Villennia Tower, 82 Lang Suan Raad, Lumpin, Pathumwan, Bangkok 10330 Registered Sagitar: 1NB 2,300,000,000 (THB 1,778,500,000 paid-up) Arthorized Directors: Ms. Nuck Kalyawongsa and Mr. Gerard Healy Remarks: The advertised images are simulated. Images, information, prices, promotion companying, details and specifications may be subject to change, and the Developer reares the right to make adjustments and travel start and specifications may be subject to change, and the Developer reares the right to make adjustments and start and provide as a travel right on avaidable st went should that a start right on avaidable st went should as a travel right on avaidable st went should as a travel right on avaidable st went should as the right on avaidable st went should started as the right of None information specifications may be subject to change, and the Developer reares the right to make adjustments and specifications with should as a travel right on avaidable st went should as the right of None information specifications of Nami Start Reading and the Reading Market Reading as the right of Name Reading Reading Reading Reading Reading Reading Reading Re



## Ananda Development Live, work, play at Ideo O2

There is more emphasis on your health than ever before. Eating well and staying fit isn't just a fad, it is a way of life. People are considering more about how they live and how this impacts them. Thailand is even seeing an increased number of people taking to two wheels at the weekend as cycling is becoming a popular, and rather serious pastime. Sadly Bangkok's roads and traffic are not too kind to cyclists with many having to travel out of the city to really work up a sweat.

One of Thailand's leading developers Ananda has been astute to recognise this trend in the desire to lead an active life. Known for their track record of successful residential developments across the capital, Ananda's recent project Ideo 02 is situated in the Bang Na district of the city close to the BTS station.

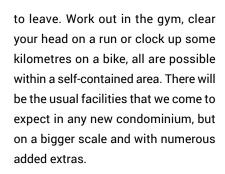
Christopher Moore, international sales manager at Ananda, comments that this, "Fringe area is becoming a real hotspot". Not only will it be welcoming 'Bangkok Mall', The Mall Group's flagship project expected to be the biggest shopping centre in Asia, but with limited land in central Bangkok, Bang Na allows developers to build projects that are quite unique.

The result? A resort style condominium that could not be built anywhere else in the city. Spanning a site of nearly 13 rai gives Ananda the space to produce a project to meet the needs of how people want to live their life. In fact the footprint of the building only takes up three rai leaving the remainder setaside for facilities.

The concept at Ideo O2 is simple: for residents to have everything within easy reach so that there is no need



"We understand the importance of residents wanting to live, work and play all in one area"



Three connecting swimming pools will snake around the site and two fitness centres will be equipped with everything needed to keep in shape regardless of fitness levels.

Plus Ideo O2 will boast a private nature jogging track of 200 metres, a futsal field (a smaller scaled football pitch), and to top it off, a wild bike park - a 700 metre bike track surrounded by green space of over 5,000 square metres designed by Peppermint Bike Park, a company that produces cycling tracks specifically for urban areas. Potentially the only project in Bangkok to cater for the growth in cycling as a sport illustrates how Ideo O2 is really upping the ante.

The project will also have its own coworking space. Working habits are changing as more people want to achieve the ultimate work life balance with flexibility being at the top of wish lists when looking for a new job. As a response to these trends, there has been a rise in co-working spaces to meet demand and Ananda has this detail covered so that there really will be no need to leave Ideo 02.

Clearly seeing the value in having facilities as a unique selling point, Ananda also wants to ensure that the project has longevity. This forwardthinking approach is not only to their benefit, but for the residents too.

"We spend considerable time searching suitable sites and researching in order to build something that will be well received to the market. Our recent project, Elio Del Ray by Udom Suk BTS station on Sukhumvit Road, attracted a phenomenal amount of interest due to its resort style and we want to resemble this again but on a bigger scale", comments Moore. "We understand the importance of residents wanting to live, work and play all in one area".

#### For more information:

www.ananda.co.th Email: inter\_service@ananda.co.th Tel: +66 (0) 89 491 5757





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## Aurora Pratumnak

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Pratumnak Hill is the prestigious address everyone vies to be a part of in Pattaya. This residential enclave will soon welcome Aurora Pratumnak, a condominium designed to match the five star location that it sits in. Aurora Pratumnak will be a low rise project appealing to those who want to make the most of the personal ambience that smaller buildings bring.

The focus at Aurora Pratumnak Condominium is to produce a hotel style environment but without having to check out at the end of your stay!

Recognising the importance of first impressions, Aurora's lobby will resemble that of a luxury hotel with furnishings by the world renowned brand Calvin Klein. Some of the leading global designers are rolling out interior products as response to demand as more and more people to want to be able to enjoy these designs not only on their backs but also in their homes too.

The first floor of the project will be completely dedicated to facilities, something that is rare in the area. Many developers, and understandably so, try and squeeze as many units into their site to maximise profit margins. In some cases there are people literally living on top of people just to line the developer's pocket, but this sentiment is not something that Aurora wanted to adopt. The ethos is to create a community style living.

"We really wanted to create a place that people could call home" Kanda Jindarat, sales executive at Aurora Pratumnak commented, "We really wanted to create a place that people could call home, but somewhere people could socialise and live harmoniously".

To produce this ideal balance, the facilities' aim is to generate social areas, such as a café for residents to refuel for the day, shops to browse and spend in, and a beauty salon and spa for pampering. Creating a hive of activity, these services allow people to integrate and mix, but also means residents can enjoy the added bonus of having everything on their doorstep.

A concierge service is on hand to assist residents. The communal roof garden will be the place for sundowners and is for everyone to enjoy – not just the penthouse apartment, which is often the case at other luxury condominiums. The building will be secure with 24 hour security, card access and underground parking facilities. All of these features liken Aurora Pratumnak to a hotel, after all there aren't many condominiums where you can call down to request for breakfast in bed! The attention to detail does not stop in the communal areas though. It carries on throughout the rest of the project. To meet the differing tastes and requirements and individuals, there are numerous layouts available to make sure the unit is bespoke for that resident. There are a staggering nine options for one bedroom apartments.

Prefer your balcony off your living room rather than bedroom? No problem at all. Want a more open plan feeling? Then opt for a glass rather than normal wall between the bedroom and living room. Even better still, the walls and glass have sound resistant qualities to really ensure residents' peace and quiet.

Pattaya has a vast choice in properties, but Aurora Pratumnak is not just any condominium. It is one that has been carefully conceived for residents to get the very best out of it, even beyond the prestigious address.

#### *For more information: www.aurora.in.th Email: kate@aurora.in.th Tel: +66 (0) 91 091 0917*







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#### Prime location | panoramic sea view | private pools | luxurious two-, three- and four-bedroom suites

#### Location

The View is conveniently located overlooking the beaches of Kata, Kata Noi and Karon on the prestigious western sunset-soaked coastline of Phuket, only about 800m away from Kata Beach, home to high-quality restaurants, coffee shops, spas and banks. The area has a pace of life generally considered to be quiet and relaxed and for those searching for livelier nightlife or shopping, it's good to know that Patong is just a 12-minute drive north and is buzzing most days (and nights) of the year. Chalong Pier, the departure point for Phuket's many nearby islands, is a five-minute drive away.

#### **Concept & architectural style**

The View's low-density, low-rise architectural style is in a modern tropical contemporary design with a strong and deliberate emphasis employed to maximize the views, whilst at the same time protecting personal privacy. Careful selection of appropriate materials has helped ensure the practicality and durability of the construction without compromising the aesthetical or functional delivery of the units.

Each block is bright white, allowing excellent natural light, due to the generously proportioned windows and doors, while the cleverly arranged tiers of units and blocks represent the graceful curve of a wave and its continual movement. Facilities include a wellness centre with spa, a fitness gym and sauna, as well as a restaurant and two swimming pools

#### **Options**

We offer a wide range of high-quality sea view choices, ranging in size from our generous one-bedroom units at 116sqm to our opulent 674sqm six-bedroom penthouse. Our highly competitive pricing for these condominium units provides you with a chance to invest in high-quality real estate and to secure value for money in Phuket. The units are designed to achieve both significant rental returns and capital growth.

#### Strength-based development team

Our team is a strength-based structure with each member regarded as a top-tier specialist within their respective functions. DCM, our contractors, has successfully completed a number of highquality developments that are regularly used as the benchmark of development quality in both Phuket and all around Thailand. Carefully selected consultants, each with key local and international technical knowledge, augment the core team to ensure an excellent finished product.

#### Contacts

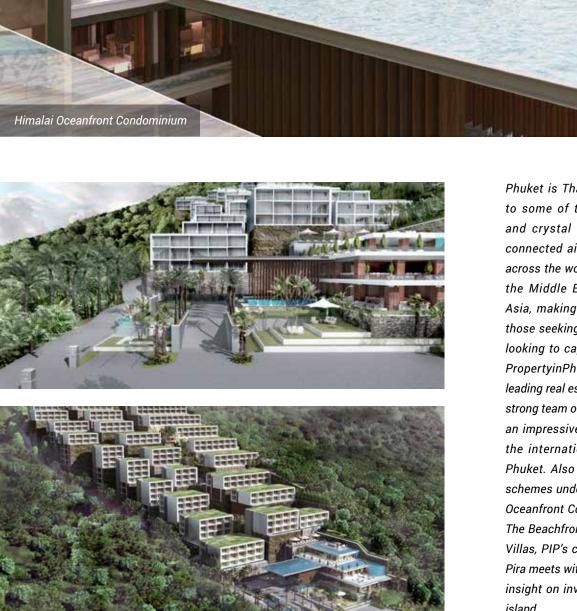
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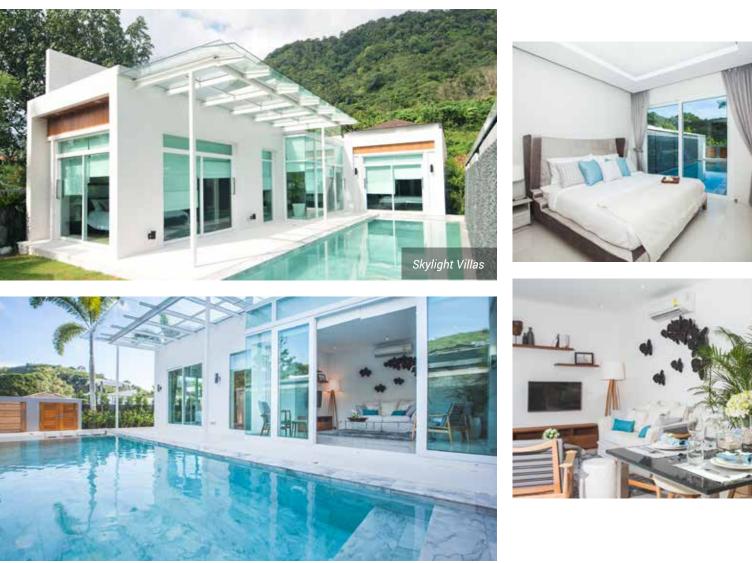
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## **INVESTING IN PHUKET**

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Phuket is Thailand's largest island home to some of the most stunning beaches and crystal waters. It's incredibly well connected airport operates direct flights across the world to destinations in Europe, the Middle East, as well as the rest of Asia, making it a popular destination for those seeking a second home or investors looking to capitalise on this connectivity. PropertyinPhuket.com (PIP) is one of the leading real estate firms on the island with a strong team of 55 staff collectively speaking an impressive nine languages to cater for the international demand in property in Phuket. Also a developer with successful schemes under their belt including Himalai Oceanfront Condominium, Signature Villas, The Beachfront Condominium, and Skylight Villas, PIP's chief executive officer Andres Pira meets with Thailand Property to give an insight on investing on Thailand's tropical island.



#### Tell me Andres, how did PIP evolve?

It is an interesting story, but 12 years ago I was travelling the world and when I arrived in Phuket I instantly fell in love with the island and that's when I decided that this is the place I should settle in. So I sought work, and became a property consultant. I soon realised that I was rather good at it, so eight years ago I decided to set up on my own and PIP was born.

The property market on Phuket is competitive, how are you ensuring that PIP keeps one step ahead of your competitors?

At PIP we place a strong emphasis on long term relationships. They are key to keeping clients happy and generating referrals to further the success of the company. This might seem obvious but most property agents focus on making a quick sale rather than thinking about the long term strategy and gains. We constantly monitor the market and changing trends, remain flexible and recognise the importance of understanding the needs of different clients and nationalities.

How is Phuket's property market fairing at the moment especially taking into consideration the fluctuations and gains in the Russian Rouble, not to mention Brexit?

The lifestyle of Phuket dictates that the residential market will always be buoyant. There are some great schools and amenities here for people and families to enjoy. The Russian Rouble was good and bad for the Russians. On the whole the ones who bought on Phuket before their currency crashed did well as they took advantage of the situation and decided to resell to receive some fantastic profits. On the other side we saw a brief drop in Russian tourists as it became twice as expensive to travel here. The numbers are now back to where they were as the Rouble has recovered. Brexit is having a smaller impact as the exchange rate hasn't been as badly hit, although it has dropped significantly. We expect British buyers to still be a strong market in Phuket as they see the value of the investing on the island.

## Can you tell me a bit about your most recent project and why it was a success?

Our most successful recent project was a development in Kamala called Himalai Condominiums. In fact it was so popular with buyers that it caught us by surprise! Currently 85 percent sold out within eight months of the launch date, thanks to its location just 50 metres from the beach. This combined with its great design, that Best Western Group is managing it, and its comparatively low purchase price has been a winning formula.

#### So, any thoughts of another Himalai Project off the back of its success?

Yes! The most exciting project coming onto the market is Himalai 2 called Grand Himalai. Located even closer to the beach again in Kamala. It will also be managed by a major hotel brand, so we have every reason to believe that it is going to be equally as much of a success.

#### Tell me, why should investors consider Phuket as a place to buy property?

The island lifestyle is a dream scenario for many buyers. The return on investment is particularly attractive and having Phuket as a holiday destination is the icing on the cake because many investors use their residence at various times throughout the year.

#### What piece of advice would you like give to these investor looking to choose Phuket as their next investment destination?

I would advise buyers to find an agent that they would trust who will take care of them properly and to also look at multiple smaller units as a means to invest because this leads to the best return on investment. We find that buyers come a few times a year to use their property and the rest of the time it's rented out. In our experience most buyers invest for holiday let or for capital appreciation. The smart investors know they can get a very good capital gain if they purchase at an early construction stage, although some investors prefer units that have been finished and seek a rental return immediately.

For more information contact:



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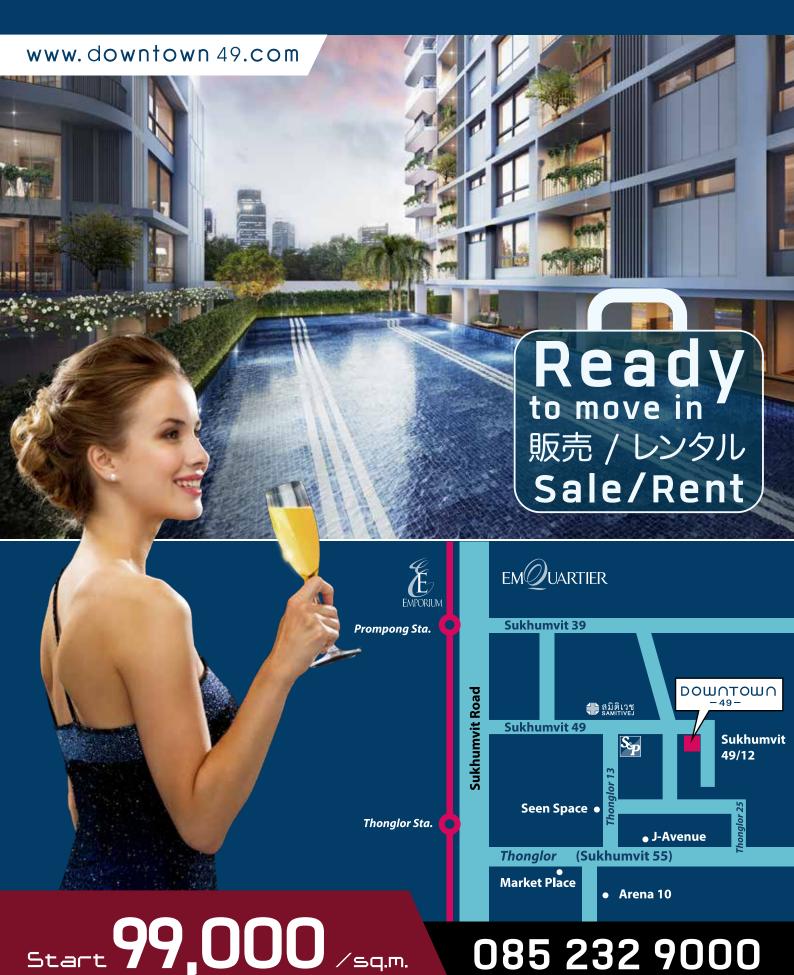
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With overviews from six majors markets as well as some quick anecdotes on how to buy and invest in property in the Land of Smiles, this section allows you to browse a curated selection of featured properties by location, from Chiang Mai to Phuket, and everywhere in between.

Should any of these properties catch your eye, look towards the bottom of the page for the contact information you need to get in touch with the real estate agent or developer. Or you can simply visit www.thailand-property.com to browse the hundreds of thousands of listings where you can also submit an enquiry to any subscribed member who will assist you in finding exactly what you want for your new home in Thailand.

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SALE Bangkok

Condo





#### SALE Phra Khanong Condo 6,600,000

1 Bed, 1 Bath Ref: tp2966-ba-c51-1bdr-3-sale

Vauban Real Estate 466(0)21687047 bangkok@companyvauban .com

.com







1 Bed, 1 Bath Ref: Sky Walk Condominium

Angel 466(90)9703908 haroon@angelrealestate.co.th

( Tel: +66 (0) 2254 0791

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#### SALE Bangkok Maestro 02 Ruamrudee Ref: 7222

#### 6,250,000

Brand new 1 bedroom, condo on the 4th floor, 37 sq.m. and fully furnished, Ruanrudee Road near Phloen Chit BTS.





14,000,000

139 sq.m, 3 bedrooms condo on the 6th floor. Located in Nana, Sukhumvit 15. Great location!



#### SALE Bangkok Siamese Surawong Ref: 7243

6,000,000

Brand New condo by Siamese Asset. 1 bedroom, measuring 50 sq.m. on the 14th floor. Sap Road, Silom.



#### SALE Bangkok Lumpini Place Rama 9 Ref: 7254

3,300,000

1 bedroom, 38 sq.m. condo on the 24 th floor. Rama 9 is an up and coming business district.



SALE Bangkok Circle 1 Condominium Ref: 7238

6,000,000

48 sq.m., 1 bedroom condo on the 42 nd floor with amazing city views. Nicely furnished and great building facilities.





Ref: 7228

3,300,000

1 bedroom, 32 sq.m. condo on the 12 th floor. Nicely furnished, great sunset views. Can walk toBTS



#### SALE Bangkok Pathumwan Place

Ref: 7300

11,750,000

2 bedroom condo on the 12 th floor, 138 sq.m. Only 85,145 THB/ sqm and walking distance to Siam Shopping district.





SALE Bangkok The Base Sukhumvit 77 Ref: 7202

3,400,000

Well maintained 1 bedroom, 36.25 sq.m. unit on the 6 th floor. Phra Khanong area 5 mins to BTS.



#### SALE Bangkok Baan Nunthasiri Ref: 7270

45,000,000

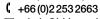
4 bedrooms, penthouse on the 7 th floor of this elegant Sansiri condominium. 277 sq.m.and nicely location on Sathorn 1.



129,000,000

Laem Mai Phim beach, Rayong, 33 rooms & beds for 70. Pool, tennis court, conference center. Land 6,400 sq.m.

• BKKCondos Co., Ltd. 19/123 Sukhumvit Soi 13, Khlong Toey Nua, Wattana, Bangkok 10110



- ⊠ admin@bkkcondos.com
- www.bkkcondos.com



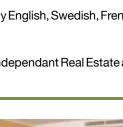












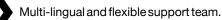




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### **RENT** Asok

Mirage Sukhumvit 27 Ref:SS1754

30,000

35.7 Sq.M, 1bedroom, 1 bathroom, condo unit for rent at Mirage Sukhumvit 27, Abrand new development, located 5-7 min walk from BTS Asok.



#### **RENT** Chit Lom Langsuan Ville Ref:SS1722

85.000

180 Sq.M, 3 bedrooms, 2 bathrooms, condo unit for rent at Langsuan Ville. Great location, 500 m, away from Lumpini Park and the BTS.



#### SALE Phrom Pong Siamese Thirty Nine Ref:SS1745 9,950,000

68.5 Sq.M, 2 bedrooms, 2 bathrooms, condo for sale at Siamese Thirty Nine. Conveniently located, 1 km away from BTS Phrom Pong.



#### SALE Sukhumvit Soi 39 Baan Prompong

Ref:SS1713

15,500,000

195 Sq.M, 3 bedrooms, 4 bathrooms, high-rise unit for sale at Baan Prompong. Walking distance from BTS Phrom Pong with many amenities nearby.



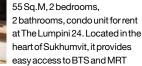
## MSilom Ref:SS1742 10,500,000

## SALE Silom

52 Sq.M. 1 bedroom, 1 bathroom, condo unit for sale at M Silom. Fantastic location. only a short walk from BTS Chong Nonsi and BTS Sala Daeng.









**RENT** BTS Phra Kanong

Ficus I ane Ref:SS1695

60,000

117 Sq.M, 2 bedrooms, 2 bathrooms, condo unit for rent at Ficus Lane. 5 minute walk from BTS Phra Kanong.



SALE Sukhumvit Soi 43 HSukhumvit 43 Ref: SS1731

12,000,000

The Lumpini 24

Ref: SS3007

59,000

lines.

67 Sq.M, 2 bedrooms, 2 bathrooms condo unit for sale at H Sukhumvit 43. Conveniently located, close to BTS Phrom Pong, with shuttle bus provided



#### **RENT** Sukhumvit Soi 24 Bright Sukhumvit 24

Ref:SS1711

55,000

67 Sq.M, 1 bedroom, 1 bathroom, condounit for rent at Bright Sukhumvit 24. Short stroll to BTS Phrom Pong and shuttle service also provided.

## **RENT** Sathorn, Silom

83.5 Sq.M, 2 bedrooms, 2 bathrooms,

condo unit for rent at Supalai Elite

Sathorn. A short stroll to the Sathon

Supalai Elite Sathorn Ref: SS1700

55,000

Tai road, around 2km away from BTS Chong Nonsi.



• Seeking Siam Co., Ltd 64/5 Sukhumvit soi 20, Klong Toey, Bangkok, Thailand 10110 +66(0)867064523

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#### **RENT SALE Jomtien**

Exclusive, Peaceful, Gated Community Ref: H1001

80,000/14,000,000

Casa Jomtien, 5 bedrooms, 4 bathrooms, 352 sqm, Multiple features including upstairs garden, pool table room, walking distance from the beach.



#### **RENT SALE Jomtien**

Memorable, Sensational, Meticulous Ref: C2004 12,000/15,000/1,555,000

Jomtien Beach Condominium, Comfortable Studio Apartment, Floor3, 32 sqm, 1 bathroom, fully furnished, fully fitted kitchen, swimming pool, carpark, 24hr Security.



**RENT SALE Jomtien** Comfortable, Scenic, Prime Location Ref: C2001 15,000/1,650,000

Tien Tong Condominium, Ocean View, Studio Apartment, Floor 10, 32 sqm, 1 bathroom, fully furnished. fully fitted kitchen.

TV, balcony terrace.

Ref: C2002



#### **RENT SALE** Jomtien

Modest, Ideal, Sophisticated Ref: C2005 12,000/15,000/1,555,000

Jomtien Beach Condominium, 32 msg. Studio apartment. 1 bathroom, fully furnished, fully fitted kitchen, swimming pool, car park, 24hr Security.



**RENT SALE** Jomtien Delightful, Ideal, Symplicity

15,000/18,000/2,600,000

Jomtien Beach Condominium, Ocean View, Floor 4, 1 Bedroom, 1 Bathroom, 64 sqm, fully furnished. close to local amenities.



#### **RENT SALE Jomtien** Original, Charming Spectacular Ref: C2006

12,000/15,000/1,700,000

Jomtien Beach Condominium, 32 sgm, Studio apartment, Floor 9, 1 bathroom, fully furnished, fully fitted kitchen, swimming pool, carpark, 24hr Security.





Enchanting, Mature, Accessible Ref: C2003

15,000/18,000/2,600,000

Jomtien Beach Condominium, Modern 1 Bedroom, 1 Bathroom, Floor 4, 64 sqm, fully furnished, balcony/terrace, gardens, swimming pool, car park.



#### **RENT SALE Jomtien**

Bright, Cozy, Functional Ref: C2007 12,000/15,000/1,650,000

Jomtien Beach Condominium, High floor, 32 sqm, Studio apartment, Floor 15, 1 bathroom, fully furnished, fully fitted kitchen, swimming pool, car park. 24hr Security.

Walsh Enterprises 31/56 Casa Jomtien Moo 12, Nongprue, Banglamung, Chonburi 20150

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#### SALE Hua Hin Baan Thew Talay Ref: C01160170

33,500,000

3 bedrooms. 3 en-suite bathrooms with the elegant design offers panoramic sea views from every room.



#### SALE Hua Hin Baan Chaan Talay

Ref:C01160195

#### 13,500,000

2 bedrooms, 2 bathrooms, beachfront condominium. Fully furnished with direct access to a private swimming pool.



#### SALE ChaAm Blue Lagoon Ref:H0115001

luxury 4 bedrooms, 4 bathrooms villa of exquisitely decorated



SALE Hua Hin Smart House Valley Ref:H0115004

6,990,000

3 bedrooms, villa features a salt water swimming pool with an outdoor shower and a beautifully designed open-air living space.



SALE Khao Tao Baan Nub Kluen Ref: C01160184 4,500,000 1 bedroom, 1 bathroom unit is located in the beautiful beach



SALE Hua Hin

3 double bedrooms, 3 bathrooms (2 with en-suite bath), a laundry area and a gorgeous open plan living, dining and kitchen area.



#### SALE Ta-Kiab Road Summei Ref: C0115019

3,700,000

1 bedroom, 1 bathroom corner unit. The combined kitchen, dining, and living area is a cozy, stylish, and an efficient space.







Ref: C01160149

6,500,000

2 bedrooms, 2 bathrooms, unit boasts wooden floors throughout and a large balcony which overlooks the communal swimming pool.

SALE Hua Hin Baan Kiang Fah Ref: C0115070

9,800,000

3 bedrooms, 3 bathrooms comes fully furnished. A balcony which offers panoramic sea and mountain views.





SALE Hua Hin Baan Kunkoey Ref: C01160172

2,200,000

A lovely, modern studio unit has garden views, neutral décor and large windows combined.



Coldwell Banker Property Solutions 63 Phetkasem Road, Hua Hin, Prachuap Khiri Khan, 77110

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community of Khao Tao and

Falcon Hill

Ref: H011604 13,500,000



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SALE Ari Noble RED

#### 8,200,000

SALE Ari

50.97 sq.m. 1 bed, 1 bath. Close to BTS Ari only 100 m. The best location in Arizone, Surrounded by office building, supermarket and restaurants. Ready to move in.



#### SALE Sukhumvit 87

Office Building @ Sukhumvit 87

#### 80,000,000

area 371 sq.w. Using space 583 sq.m. 5 beds, 6 baths, 1 big living room, 1 maid room. 4 car park. Good facility on Bangna-Trad Km. 7.5., It is on Main road, close to Mega Bangna.















Using space 583 sqms. 5 beds, 6 baths, 1 big living room and 1 maid room. Good facility. on Bangna-Trad Km. 7.5., close to Mega Bangna, Tesco Lotus.

SALE Ratchathewi





#### SALE Sukhumvit 67 Life@Sukhumvit67

#### 7,200,000

66.97 sq.m. 2 beds, 2 baths. Fully furnished. Located on Sukhumvit rd. Nearby BTS Phra Khanong. Surrounded by a shopping mall, restaurant, school, hospital etc.

#### SALE Ladprao 71

Baan Areeya @ Ladprao 71

#### 17,500,000

Singlehouse2storeys, 300 sq.m. 106.20 sq.w. 4 beds, 3 baths, 2 car park. Located at Soi Nak Ni Wat6 Near Chokchai 4 out the expressway Ramindra - Eakkamai. Fully furnished.

SALE Sukhumvit71 Kasem Samran Housing 2

#### 32,000

Single house 65 sq.w. 260 sq.m. 3 beds, 2 baths, 3 car park, conveniently located just within 3 km. from BTS Phra Khanong. Ready to move in.

SALE Ari Rhythm Phahol-Ari

#### 5,750,000

A luxury and private condo by AP 45 sq.m. 1 bed, 1 bath., close to BTS Saphan Khwai, supermarket, hospital, university and restaurants. High floor. Fully furnished. Ready to move in.

• TMAB Development Co., Ltd. 9 Soi Ratchakhru Phaholyothin Road Samsennai Phyathai Bangkok 10400

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# Ari Very private and safety.

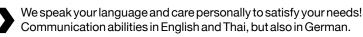
Single house 2 storeys, 180 sq.m. 38 sq.w., 2 beds, 2 baths, 1 car park. Very private, close to main road only 150 meter, Fully





Best in class property specialists in Bangkok with over 10 years of dedicated experience.

Well introduced Property Agent with extensive property stock to suit the increasing demand of investors, corporate and private institutions.







#### **RENT** Sathorn

Penthouse Ref:CR168477

#### 130.000

Duplex penthouse with 72 sqm. Balcony, located in the heart of Sathorn, 3 bedrooms, 3.5 bathrooms, European kitchen and maid area.





250 sqm., 3 bedrooms, 3.5 bathrooms, European kitchen and Asian kitchen, maid room and open Bangkok city view, 5 minutes walking distance to The Emquartier, BTS Phrom Phong, Tops Supermarket.

**RENT** Phrom Phong

The Madison

Ref:CS168482

#### **RENT** Chidlom

Somkid Garden Condominium Ref:CR168480

150,000

250 sqm., 3 bedrooms, 3.5 bathrooms, newly renovated. 5 minutes walking to BTS Chidlom, Central Chidlom, good Facilities, pool, gym, tennis court, garden.



Sathorn Garden Ref:CS162572

21,500,000

160 sqm, 3 bedrooms, 3 bathrooms on high floor for sale in Sathorn Garden. Closed to MRT Lumpini, Lumpini Park and Embassy, great facilities with pool, gym, tennis court and garden.

#### **RENT** Thong lo

2+1 bedroom Ref:CR168610

#### 90,000

135 sqm., 2 bedrooms plus 1 study room with quality furniture. Located in peaceful area of Thong lo closed to Foodland, J-Avenue, BTS Thong lo and Tops Supermarket.

#### **RENT** Phrom Phong

Aguston Condominium Ref:CR168551

#### 60,000

Modern 85 sqm, 2 bedrooms, 2 bathroom, for rent in Aguston Condominium, great facilities and small pets allowed.











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- www.mymiraclehouse.com

#### **RENT** Ekkamai Townhouse

Ref:H161214

#### 80,000

400 sqm., 3 bedrooms, modern decoration in Ekkamai. Closed to Big C Supermarket, Digital Gateway, Ekkamai International School, pets allowed.

**RENT** Asoke







"My Miracle House"

189.39 sam., 3 bedroom. 3 bathroom, BTS view. Closed to The Emquartier, BTS Phrom Phong



#### Ref:S162569 34,000,000

On Sukhumvit 24, Luxury building facilities and maintenance,







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#### SALE Bangkok Condominum - 2 Bdr - Silom Ref:BA-C218

#### 8.286.557

MRT Sam Yan and Silom Road in just 5 minute walk. The facilities include swimming pool. gym, sauna, rooftop garden, underground car park.



#### 5,897,600

1 bedroom (36-54 sq.m.), 2 bedrooms (66-81 sq.m.) and 3 bedrooms (160 sq.m.), living rooms with mezzanine, bedrooms with ensuite bathrooms, fully equipped kitchen.



Condominium - 1 Bdr - Phrom Pong Ref:277A-1bdr-3

#### 25,000

Sukhumvit Soi 26, 1 bedroom. high floor, Modern interior designs. Fully equipped kitchen. location between Phrom Phong BTS and Rama IV.





SALE Hua Hin Villa - 3 Bdr - Floating Market Ref:HU-V117-3bdr-1

#### 8,495,000

3 bedrooms high-end pool villa is ideal for large family in search of authentic Hua Hin luxury living, 208,3 sq.m, large combined living room/kitchen area, swimming poo adjacent to the terrace.

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real estate agency"





#### SALE Samui

Villa - 2 Bdr - Bophut Ref: SA-V-2bdr-104

#### 7.300.000

Located at Bophut. Quiet and peaceful area. Villa in secure and private residence. Close to BIGC, TESCO, 5 minutes to the Beach, 10 minutes to the Airport.

#### SALE Pattaya

10% guarantee during 10 years! Ref: PA-C112

2,400,000

Ideally located at 400m from the beach, fully managed residence. Professional management with 10% rental guarantee!.

#### SALE Chiang Mai

Condominium - Studio - Center City Ref: CH-C46-0bdr-1

#### 2,400,000

Studio of 30 sqm. fully furnished, equipped. Modern new residence just minutes from the historic center of Chiang Mai, close to all amenities with the recent, famous new-generation shopping center Central Festival.

#### **RENT Hua Hin**

Villa - 2 Bdr - Mountain Ref:HU-V17-2bdr-1

#### 40.000

To the beach in city 10 km, To Black Mountain golf course 2 km. Luxury villa2bedrooms,3bathrooms, living room, dining room with fully furnished. Thai-contemporary decoration, top roof terrace, parking and private pool.

#### **RENT** Phuket

Condominium - Studio - Patong Ref: PH-C-0bdr-4

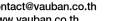
#### 30,000

Free Wifi internet, Infinity edge swimming pool on the roof top seaview, Fitness Room, Garden Park, Covered Parking, located in a quiet and relaxing area up a steep hill road.

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SALE Chidlom Renova Residence Ref: Co-Fs085-150729-008

10,500,000 Modern 2 bedroom, 2 bathroom condominium unit for sale in central Bangkok.

SALE Phrom Phong

bathroom condominium for sale

in central Bangkok. The unit is

set on Sukhumvit Soi 31 within

walking distance of the BTS.

Ref: Co-Fs085-150713-012

Spacious 1 bedroom, 1

Siamese Gioia

6,200,000





views of the city.

**RENT** Asoke

The Room Sukhumvit 21 Ref:Co-Fs085-150714-006

Spacious 1 bedroom, 1

bathroom condo for rent in

central Bangkok. The unit is fully furnished and offers great

Chamchuri Square Residence

77,000

45.000

Large 3 bedroom, 4 bathroom condo for rent in a high rise building within walking distance from Samyan MRT.





## SALE Asoke Ref: Co-Fs085-150710-010

Large 3 bedroom condominium unit for sale in Asoke. The unit compromises of 286 sqm of living space with a spacious balcony overlooking the city.





#### SALE Phra Khanong Life@Sukhumvit

Ref: Co-Fs085-150630-004

#### SALE Thonglor Liv@49 Ref: Co-Fs085-150807-004

6,400,000

Superb 1 bedroom, 1 bathroom condo for sale in Thonglor. The unit comes fully furnished with high quality furniture and fittings.

"We offer a wide range of

quality properties

for sale and rent"





### **RENT** Phrom Phong

Siamese Thirty Ref: Co-Fs085-150713-004

60,000

2 Bedroom, 3 bathroom condo unit for rent in a new building in Phrom Phong. Fully furnished with modern furniture and appliances.

#### **RENT** Phra Khanong

Rhythm Sukhumvit 44/1 Ref: Co-Fs085-150720-004

35,000

1 Bedroom, 1 bathroom condo unit for rent, set right next to the BTS on main Sukhumvit road.

#### **RENT** Saphan Taksin Stunning Duplex Condo

Ref: Co-Fs085-150630-008

#### 190,000

Luxury 4+1 bedroom, 4 bathroom condominium unit set on the Chaopraya River next to Saphan Taksin BTS station.



• Century 21 Skylux 888 Unit 8, Mahatun Plaza Bld. 1 st floor, Ploenchit Rd., Lumpini, Pathumwan, Bangkok, 10330, Thailand ( +66(0)26514021

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4,230,000 Lovely 1 bedroom unit for sale.

The condo is conveniently set within few minutes walk from a BTS station and several shops. bars and restaurants.



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#### RENT Thonglor Quattro by Sansiri

#### 58,000

1-2 BR 155 Sq.m. I Super Luxury condominium on prime location of Thonglor, few meters to BTS Station and surrounded by many amenities.





The Crest suk34

SALE Thonglor

1 BR & 1 BR 135.78 Sq.m. I Luxury residence on Sukhumvit Rd. only 50 m. to Thonglor BTS Station and surrounded by many amenities.









 Bangkok CitiSmart Company Limited 170/4815th Floor, Ocean Tower1, Ratchadapisek Rd., Klongtoey, Bangkok 10110

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- ⊠ info@bkkcitismart.com

www.bkkcitismart.com

### **RENT** Charoen Nakorn

#### 75,000

2 BR&2 BR1107 Sq.m.I Fully Furnished. The ultimate waterfront lifestyle near BTS station. Easy access to Bangkok's business and shopping complex.

#### **RENT Promphong** The Address Sukhumvit28

#### 65,000

2 BR & 2 BR 167.4 Sq.m. I Few meters to Phrom Phong BTS Station, full facilities, conveniences traveling and near The Emporium, Emquartier and Thonglor.



#### 40,000 - 60,000

1-2 BRI35-65 Sq.m. I Luxury residence and fully furnished with easy access to the CBD area(200m. from BTS Saphan Taksin Station).

## **RENT** Luangsuan

#### 80,000

2 BR & 2 BR | 88 Sq.m. I Luxury condominium in the bustling Langsuan area, surrounded by 5 star hotels, restaurants, spa's and with high end shopping centers at its doorstep.





#### SALE Sathorn Rhythm Sathorn

#### 4,470,000

1 BR & 1 BR 135 Sq.m. I Luxury residence and fully furnished with easy access to the CBD area(200m from BTS Saphan Taksin Station)

SALE Ploenchit

#### 10,130,000

1 BR&1 BR |45.29 Sq.m. | Prime Location and convenient to Bangkok's business & shopping complex and 30 m. to Ploenchit BTS station.

## SALE Thonglor

#### 7,860,000

1 BR&1 BR | 43 Sq.m. I Super Luxury condominium on prime location of Thonglor, few meters to BTS Station and surrounded by many amenities.

## SALE Ploenchit

#### 25,660,000

2 BR & 2 BR | 144 Sq.m. | Luxury condominium on prime location and convenient access to major roadways, the expressway, the BTS Station at Chidlom.













SALE RENT Sukhumvit 39 D.S. Tower 1 Ref : 36525

#### 19,900,000/70,000

18th floor, 242.06 sq.m. total space with 3 bedrooms, 3 bathrooms, and 1 car park. Located near BTS Thonglor.





Ref: 36522

44,000

3rd floor, 72 sq.m. total space with 2 bedrooms, 2 bathrooms, 1 kitchen, and 1 car park. Located near MRT Lumphini.



SALE Thonglor Ashton Morph 38 Ref: 36504

30,630,000

8th Floor, 122.52 sq.m. total space with 2 bedrooms, 2 bathrooms, 1 kitchen, and 2-car park near BTS Thonglor.



#### RENT Chareonkrung

Baan Sathorn Chaophraya Ref : 36549

45,000

12th Floor, 80 sq.m. total space with 2 bedrooms, 2 bathrooms and 1 car park. Located near BTS Taksin.



SALE RENT Thonglor Sathorn Garden Ref: 36466

29,000,000/90,000

30th Floor, 200 sq.m. total space with 3 bedrooms, 4 bathrooms, 1+1 maid room, 1 kitchen and 2-car park.



### **RENT** Narathiwat

Baan Nonsi Ref : 36540

45,000

12A Floor, 132.70 sq.m. total space with 3 bedrooms, 3 bathrooms and 2 car park near BTS Chong Nonsi.



#### SALE Silom Silom Grand Terrace

Silom Grand Terrace Ref: 36471

7,200,000

21st floor, 42 sq.m. total space with 1 bedroom, 1 bathroom and 1-car parking area. Located near BTS Silom





68,000

23rd floor, 100 sq.m. total space with 2 bedrooms, 2 bathrooms and 1 car park near BTS Phromphong.



SALE Sathorn Sukhothai Residence Ref: 36431

78,000,000

8th floor, 238.40 sq.m. total space with 3 bedrooms in duplex style and 1 car park. Located near MRT Lumphini



SALE Khlongsan Baan Chaophraya Ref: 36553

13,400,000

29th floor, 141 sq.m. total space with 2 bedrooms, 2 bathrooms and 3 car park near future golden-line skytrain.

- Forbest Properties Co., Ltd.
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16,500,000

112 SQM, 2 bedrooms, 2 bathrooms, fully furnished, low floor, 5-star facilities.



#### SALE Rama3 Relaxing, spacious and convenient

Ref: PPT00055 23,500,000

280 SQM, 4 Bedrooms,

SALE Silom

4 bathrooms, big balcony all in Teak overlooking the Chaopraya River, fully furnished.



#### SALE Silom

Unique, great view, modern Ref: PPT00097

16,000,000

256 SQM, 3 bedrooms, 4 bathrooms, fully furnished, great view of Mahanakhon.



**RENT** Klongsan Riverview, chilling, relaxing Ref:PPT00124

45,000

102 SQM, 2 bedrooms, 2 bathrooms, fully furnished, river view, balcony, 5-star



#### SALE Chumphon

Beach front, convenient, natural Ref: PPT00015

9,240,000

8.4 Rai, title deed, beach front, 45 minutes to airport, 10 minutes to Maejo University.



**RENT** Ploenchit Exotic, unique, spacious Ref:PPT00113 140,000

More than 200 SQM, private garden, large terrace, newly renovated.



SALE Chong Nonsi Spacious, bright, luxury Ref: PPT00112

484 SQM, 3 bedrooms, 3 bathrooms, whole floor, newly furnished.

52,000,000



SALE Klongsan Chick, comfortable, relaxing Ref: PPT00119

12,500,000

77 SQM, 2 bedrooms, 2 bathrooms, fully furnished, river view, middle-high floor, 5-starfacilities.



SALE Khao Yai-Pong Talong Natural, beauful scenery, convenient Ref: PPT00017

81,320,000

42.8 Rai, title deed, plus 1 house, water-electric system and other facilities.

- Prime Property (Thailand) LTD. 34/427 Diamond Tower, Silom Soi 7, Bangkok, 10500
- **(** +66 (0) 2 6 3 6 8 6 0 9
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## "Professional independent property agent"



facilities.

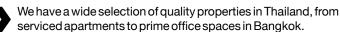




Curtis Fords is an independent, multi-diverse real estate practice established in the heart of Bangkok.



Curtis Fords provides a full and professional property management service including sales, lettings, property investment, real estate finance.



**RENT** Sathorn

1 bedrooms/Size78.7 sqm./

Fitness Center, Pool, Garden, Sauna Room, Children

fully furnished/Facilities:

Playground, Library

Sathorn Garden

Ref:5051

35.000

Curtis Fords





Canapaya Residences Riverfront Ref: 5353

18.400.000

Chaopraya River view 2 bed./85sqm./ fully furnished/high floor/High ceiling /The project ready to move in Mid year 2017



SALE Sukhumvit Home office Punnawithi-Udomsuk Ref:5144

13,600,000

Modern Building 4 storeys/ brand new/fully furnished/ Size 207 sqm.



#### **RENT** Charoen Nakhon

MASTER VIEW EXECUTIVE PLACE Ref:5400

24,000

New Renovated, Chaopraya River view on high floor, 2 bed./85 sqm./ fully furnished





furnish already to move in.

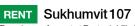
#### **RENT** Sukhumvit

Urbana Sukhumvit 15 Ref:2756

75,000

3 BR/200 sqm./Duplex unit with private garden / fully furnished





Townhouse for rent at Fantasia Villa 2 Ref:5391

70,000

close to Bearing BTS station. 3 bedroom/3 bathroom, 333 sqm.

**RENT** Sukhumvit105

less than 5 minutes to Bangkok Patana

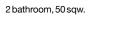
school.New renovated 2 bedroom/

House for Rent in lasalle

Ref:4576

25,000







SALE RENT Onnut Residence 52 Ref: 4513

5,690,000/33,000

Located on main Sukhumvit road soi 52.8 storie with 74 spacious rooms as a low rise residence, Fully Furnished 1 BR/fully furnish already to move in.

"Property management

service"



SALE Nonthaburi Ladawan Rattanathibet

Ref: 5223

42,000,000

Furnished/Luxary/24 hrs. security/ close to BTS Sai Mah (operated soon)/ club house/fitness/swimming pool



Curtis Fords 140 One Pacific Place, 15 FL., Suite 1510, Sukhumvit Rd, Klongtoey, Bangkok 10110

**(** +66(0)22547170

⊠ inquirv@curtisfords.com

www.CurtisFords.com

#### SALE Sathorn Baan Preuksasiri 2 Ref: 4543

Located on main Sathorn road with 70 spacious rooms as a low rise residence. It ensures privacy while serving to your personal desires./129sq.m/3BR/fully



11,000,000



Specialises in property search services for foreigners looking for accommodiation and provides expert local living advice.



We act as a go-between between you and the tenant, eliminating any language barriers.



Our English-speaking real estate professionals work together with you to serve your needs and requirements.





**RENT** Bangkok Rhythm Sathorn Ref: AR 2030

#### 38.000

Beautiful condo in Sathorn, fully furnished on a high floor. Close to BTS Saphan Taksin Station.



#### **RENT** Bangkok Hyde

Ref: AR 2032

#### 68,000

2 bedrooms with great view on 26 floor. Fully furnished. Just a few minutes walk to The BTS Nana Station.



#### **RENT** Bangkok Aequa Residence Ref: AR 2023

62,000

Modern unit in Phrom Phong. Easy access to shopping center, sport club and BTS. Fully furnished.



**RENT** Bangkok The Grand Villa Ref: AR 1982

96,000

Large and modern condominium on prime location in Ekkamai. 2 bedrooms, 2 bathrooms, fully furnished.



**RENT** Bangkok Villa Arcadia Srinakarin Ref:AH204

80,000

6 bedrooms house, In a private community in Srinakarin near Megabangna and Suvarnabhumi Airport. Ready to movie in.





Impressive and comfortable 2 bedrooms at Onnut, fully furnished. Close to Expressway and BTS Onnut Station.





Ref: AR 1462 120,000

a modern style.

2 bedrooms residence. Located in Ratchadamri with 108 sqm., fully furnished and decorated in





**RENT** Bangkok The Circle Phetchaburi Rd Ref: AR 1434

23,000

Cosy unit 47 sqm 1 bedroom in Nana. Close to MRT Phetchaburi. Resdy to move in.



Siamese 39 Ref: AR 1448 43,000

**RENT** Bangkok

Classy 2 bedrooms in Phrom Phong, 66.58 sqm, fully furnished with great facilities.

**RENT** Bangkok House at Ekkamai Ref: AH273

#### 180,000

Beautiful decorated 3 bedrooms house with private swimming pool and parking. Located in Ekkamai perfect for families looking to live in the city.

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- www.asiarents.com

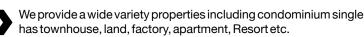
"Property specialists in Bangkok"

Hasu Haus 43,000



Century21 Realty Solution has a business network with more than 40 branches of Century 21 family in all regions in Thailand.

Century 21 Realty Solution where professional service meets reliability.







#### SALE Baan Krud Resort

#### 48,500,000

A beautiful resort well established true beachfront resort, mediterranean morocco decorations, private beach front view.



#### SALE Ratchathewi

Wish Signature Midtown Siam

#### 6,700,000

4,150,000

Wish Signature Midtown Siam @ BTS Rajthevi, 41.31 sqm., 1 Bedroom, 1 Bathroom, on 18 th floor.

SALE Chongnonsee

On 4 th floor, 76.60 Sqm. 2 bedrooms,

2 bathrooms, living room, kitchen,

1 balcony, Fully furnished.

Condo One -XNarathiwas24







2 balconys with great of view.



**RENT** Kasem San 3 Alley The Reserve Kasemsan 3

#### 190,000

On 4 th floor, 28 Sqm. Studio room, 1 bathroom. Fully furnished, swimming pool, garden, Fitness centre, Wi-Fi Internet, 24 hour security.







#### 40,000,000

Shophouse at Sao chingcha 4 storeys, 44 Sqw., usable Area 750 Sqm,Width10m.x Depth15m., Situated in the heart of downtown Bangkok, Suitable for every type of business.





SALE Sathorn 12

The address sathorn

#### 15,900,000/49,000

66 Sqm. 2 badrooms, 2 bathrooms. Fully furnished, Close to BTS surasak, swimming pool, garden, Fitness centre, 24 hour security.

#### **RENT** Phetburi Villa Asoke

#### 60,000

Duplex 2 badrooms, 2 bathrooms, on 11-12F.91 sqm. Get view of swimming pool and wattana school. Nice facilities. 100 metres from MRT and AirportLink. Open for negotiat.

Century21 Realty Solution 297/440 Soi Narathiwas 24, Chonhnonsee, Yan nawa, Bangkok 10120 **(** +66 (0)94 191 7995

⊠ admin@century21rs.co.th

### "Professional Service"

ttp://www.century21.co.th/c21\_vol2/franchisedetails-FS079&pr=10&gps\_lat=13.700204&gps\_ long=100.534904&page=1.html

## 27,500,000

The River view condominium for sale units size 335 Sqm., 4 bedrooms, 5 bathrooms, 2 maid rooms, Hall, Kitchen, living room,





## KNOCK

We provide one-stop service that covers every stage of buying, selling and renting real estate in Bangkok, Pattaya and Hua-Hin.

Investment consultancy and determination of best selling and renting price.

Coordination with financial institutions for easier financing.





#### SALE Thonglor The Crest Sukhumvit 34

#### 7,900,000

Fully furnished, 1 Bedroom, 1 bathroom, 35 sq.m., only 120 m. from Thonglor BTS, ready to move-in now!





#### 15,000

Fully furnished, 1 Bedroom, 1 bathroom 26.1 sq.m., only 120 m. from Huai Khwang MRT.



#### **RENT** Thonglor The Crest Sukhumvit 34

35,000

Fully furnished, 1 Bedroom, 1 bathroom, 35 sq.m., only 120 m. from Thonglor BTS, ready to move-in now!



SALE Ramintra Chamber Ramintra

#### 5,790,000

Fully furnished, Fixed parking, 3 Bedrooms, 2 bathrooms, 94.75 sq.m., Get cash back 200,000 Baht\*



#### SALE Ari Centric Ari Station

3,990,000

Fully furnished, 1 Bedroom, 1 bathroom, 27.95 sq.m. close to Aristation.



SALE Hua Hin The Crest Santora Hua Hin

#### 12,500,000

Beachfront Pool Villa & Condo, 2 Bedrooms, 2 bathrooms, 84.51 sq.m., with pool access at center of huahin, fully furnished.



**RENT** Ari Centric Ari Station

20,000 Fully furnished, 1 Bedroom, 1 bathroom, 27.95 sq.m. close to Aristation.







3,400,000

Fully furnished, 1 Bedroom, 1 bathroom, 26.1 sq.m., only 120 m. from Huai Khwang MRT.





2,590,000

Fully furnished, vacation condo 1 Bedroom, 1 bathroom, 31.5 sq.m., Located on middle of pattaya.

RENT Pattaya Centric Sea Pattaya

#### 15,000

Fully furnished, vacation condo 1 Bedroom, 1 bathroom, 31.5 sq.m., Located on middle of pattaya.

KKNSEK

V.Land Property Company Limited 1010 Vibhavadi Rangsit Road Khwaeng Chatuchak Chatuchak Bangkok 10900

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# PATTAYA



#### SALE Pattaya House 13,500,000

4 Bed, 4 Bath Ref: tp2979-h005037

**Coastal Real Estate** +66(0)38 421 580 Info@ coastalrealestatepattava.com



#### SALE East Pattaya House

3,600,000

2Bed,3Bath Ref: tp142-vila0001-sale

**Jomtien Property** 66(0)38303243 admin@jotimen-property.com



**RENT** Wongamat Condo 30,000

1 Bed, 1 Bath - 54 sq.m. Ref: tp2979-c010155

**Coastal Real Estate** +66(0)38 421 580 🖻 info@ coastalrealestatepattaya.com



SALE Jomtien Condo

2,700,000 1 Bed, 1 Bath Ref: tp142-NOVR0005-SALE

Jomtien Property +66(0)38303243 admin@jotimen-property.com





9,900,000

4 Bed , 4 Bath - 800 sq.m. Ref: tp3012-HS4279-SALE

Pattaya Realty +66(0)38412301 info@pattayarealty.com







1 Bed, 1 Bath - 26 sq.m. Ref: tp98-ptc18240-rent

Town & Country Property +66(0)38374136 info@towncountryproperty.com



1 Bed, 1 Bath - 58 sq.m. Ref: tp98-nkc18344-rent

Town & Country Property +66(0)38374136 info@towncountryproperty.com



**RENT** Pattaya House 40,000

2 Bed, 2 Bath - 136 sq.m. Ref: tp3012-CS8236-CR8235-rent

Pattaya Realty +66(0)38412301 info@pattayarealty.com





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Property specialists in Pattaya with over 15 years of combined experience.

One of the largest contributors to the increased interest of investors in this area.

We speak your language! Communication abilities in English, Thai and Chinese.







#### 3,500,000

Detached, single storey house, internal size 200 m sq, 2-beds, 2-baths, fully furnished, close to local amenities, quiet location, communal swimming pool.

SALE Jomtien



#### **RENT** East Pattaya Patta Village

#### 20,000

115 msq, external size 144 msq, 3-beds, 3-baths, fully furnished, full Euro style furnishings, TV, Internet, Cable, AC, washing machine, private gardens, communal swimming pool.









#### room, 1 karaoke room, swimming pool. 2,3 building, 12-beds, living room and dinning rooms.

#### SALE East Pattaya Siam Place

#### 3,850,000

248 m sq, 2-beds, 2-baths, fully furnished, fully fitted kitchen, full Euro style furnishings, close to golf course, gymnasium, Jacuzzi, watertank, quiet location, patio area, communal swimming pool

#### SALE Pratumnak Club House Condo

#### 5,695,000

New condo 67,000 Baht per sqm only, furniture, 85 m sq, 2-beds, 2-baths, furnished, kitchen, Jacuzzi at Balcony, close to the beach, swimming pool

### Pattaya City Resort

fully furnished, fully fitted kitchen,, washing machine, gymnasium, close to local amenities, communal swimming pool, car park, 24hr Security.



# 35,000

#### **RENT** Jomtien Cetus

#### 70,000

High floor, 85 m sq, 3-beds, 2-baths, fully furnished, fully fitted kitchen, TV, Internet, Cable, AC, washing machine, microwave, hob, gymnasium, close to the beach, balcony/terrace, communal swimming pool

#### **RENT** South Pattaya Lakeside Court 2

65,000

628 msq, 4-beds, 5-baths, fully furnished, fully fitted kitchen, close to golf course, microwave, restaurant, balcony/ terrace, private swimming pool, remote electric gates



• Pattaya Realty 420/185 Moo.9 Soi 15 Pattaya 2nd RD. Nongprue, Banglamung Chonburi 20150 **(** +66(0)38412301

⊠ info@pattayarealty.com

www.pattayarealty.com

## Internet, Cable, gymnasium,

SALE South Pattaya

#### 4,500,000

Condo, 65 m sq, 1-bed, 1-bath,

"Pattaya Realty

Est.2001"



#### **RENT** Mabprachun - Pong Sefton Park

#### 45,000

444 m sq, 3-beds, 3-baths, fully furnished, full Euro style furnishings, Cable, AC, washing machine, microwave, hob, water tank, purpose built BBQ, Private swimming pool, covered car park

**RENT** NaJomtien

560 m sq, 3-beds, 3-baths, fully furnished, gymnasium, close to the beach, private gardens, private swimming pool, covered car park, 24hr

# Security.





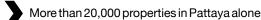






We have a vast array of resale properties under market value

We are prefessionals at providing the best investments





**RENT** Jomtien 2 Storey, Modern, Convenient Ref: 1231

25,000

2 Storey 4 bedrooms 5 bathrooms 280 SQ.M.



**RENT** Jomtien Beach Seaview, Value, Convenient Ref: 1021

**RENT** Thappraya Road

Beautiful, Convenient, Seaview

Beautiful condo Studio

Ref:955

10,000

32 SQ.M.

16,000 Seaview condo 1 bedroom 45 SQ.M.



#### SALE Jomtien

2 Storey, Townhouse, Private Ref: 1235

2,750,000

Townhouse 2 bedrooms 3 bathrooms 130 SQ.M.



**RENT** Wongamat Beach Seaview, Beachfront, Luxury Ref:1104

65,000

Beachfront condo 2 bedrooms 103 SQ.M.





Pool side, Convenient, Near Beach Ref: 1203

4,990,000

Near beach 3 bedrooms 2 bathrooms 228 SQ.M.



SALE Central Pattava Modern, Convenient, Pool View Ref: 1252

5,955,000 Modern 2 bedrooms



SALE Pratumnak Hill Large, 4 Storey, Convenient Ref:1241

7,999,990 Large pool 4 bedrooms 4 bathrooms 350 SQ.M.



SALE Wongamat Beach Duplex, Convenient, Sea View

8,900,000

Duplex Penthouse 3 bedrooms 210 SQ.M.



SALE Pratumnak Hill Private House, 2 Storey, Quiet area Ref: 1254

17,759,000 Private Pool 4 bedrooms 6 bathrooms, Jacuzzi 454 SQ.M.

Pattaya Condos & Homes 315/149 Moo 12, Nongprue, Banglamung, Chonburi, 20150

**(** +66 (0)8727 37315

⊠ mark@pattayacondosandhomes.com

# www.pattayacondosandhomes.com

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We have an extensive real estate portfolio all across Pattaya.



Luxury Villa

Ref: GPPH0027 24.000.000

SALE Koh Chang

Sea View Villa. 3 bedrooms.

5 bathrooms, 232 sqm.

Interested in buying, selling or renting a condo or a house? We provide all the support you need.



**RENT** Jomtien Sea View Condo Ref: GPPC0488

30.000

39 sqm. condo in a relaxing and peaceful area of Pattaya.





6,000,000

3 bedrooms, 2 bathrooms, home in posh village and only a 10 minutes drive to Sukhumvit Road Central Pattaya.









80,000

3 bedrooms, Penthouse on top floor on Wongamat beach. Fully furnished, European kitchen, large living room with a dining area, 4 balconies Seaview, jacuzzi on the balcony.

#### **RENT** Pattaya

North Pattaya Condo Ref:GPPC0489

23,000

Luxury condo for rent near the beach. This luxury 38 sqm. 1 bedroom is situated on 28th floor in a 32 storey building,





**RENT** Central Pattaya Central Pattaya Condo Ref: GPPC0487

23,000

Fully furnished and convenient location to shopping malls and restaurants, communal swimming pool, jacuzzi, fitness, beautiful tropical garden.



#### SALE Pratamnak Two Bedroom Penthouse Ref: GPPC0508

**Contact for Price** 

Luxury 274 sqm. 2 bedrooms, Penthouse in the High Rise condo Project. Situated in an exclusive area, on Pratamnak Hill. fully furnished, European kitchen and exquisite panoramas view.

#### SALE Pratamnak

Huge Hillside Home Ref: GPPH0234

55,000,000

Luxury 3 storey house on Pratamnak Hill. 6 bedrooms, 6 bathrooms, 600 sqm. living space, on 420 sqm. land.

#### SALE Pratamnak

Newly Renovated Condo Ref: GPPC0604

5.400.000

New renovation condo in a low rise building, on Pratamnak Hill. 86 sqm. 2 bedrooms, condo in Foreign ownership, fully furnished, fully European kitchen with dinning table in living room, pool & garden view.

SALE East Pattaya

Home with Private Pool Ref: GPPH0244

#### 6,500,000

Luxury 2 bedrooms, house for sale in Huay Yai. Just 10 minutes from the beach and downtown Pattaya. 135 sqm. living space, on 280 sqm. Land.



Global Property 565/56 Moo 10, near BIGC South Pattaya, Nongprue, Banglamung, Chonburi 20150 66 (0)82 469 5554

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fantastic Seaview, fully furnished.







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advice for all property

and insurance matters"





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Pick-up service from your notel to view properties that meet your requirements. Our strength.





#### SALE Pattaya View Talay 6

#### 3,900,000

A seaview studio on the 13th floor in the heart of Pattaya. Next to the beach. Central Festival and Walking Street.

SALE Pattaya

Inanice village a few minutes away

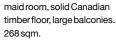
from Mabprachan. 3-bed, 4-bath.

Private pool villa

5,900,000







SALE Pattaya

Luxurious seaview condo

Large, beautiful living room,

open European kitchen, three-

bedrooms, three-bathrooms,

24,000,000



#### 3,350,000

Perfect location for many people. 64 sqm, refurbished to a high standard. Great views. Great value.



#### SALE Pattaya Thai style villa

Recently refurbished.

#### 13,900,000

This stunning villa shines with a unique mixture of Thai style design and the very best of American and European luxury. Beautifully decorated.



### Exclusive Swiss Quality





#### SALE Pattaya

Best views of Jomtien beach

#### 12,990,000

This condo offers the best views on a very high floor in the heart of Jomtien. Threebedrooms, two-bathrooms, two-balconies, recently upgraded and refurbished.

#### SALE Pattaya

Exclusive duplexpenthouse

#### 11,900,000

Duplex penthouse, one huge room connected with elegant stairs. Very exclusive fittings. The ideal home to enjoy a plush lifestyle.



#### 4,500,000

107 sqm for a one-bedroom condo is great space to permanently live. Minutes from everything Pattaya has to offer.



SALE Pattaya Detached house with pool

3,500,000

This three-bedroom house offers great value for money. Detached house on a 400 sqm land with a private swimming pool.

"Swiss quality services

in Pattaya"





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**(** 038231076/0800578069

⊠ paul@pfs.in.th www.pfs.in.th

SALE Pattaya

25,500,000

Located in NaJomtien, this modern4bed4bathisamustsee. Best materials, best quality.



Pattaya's leading property agent.

We strive to provide the best quality properties and highest level of service.



Multilingual support team.







#### 2,900,000

Centara Avenue

Ref: BP0191

1,950,000

3 bedroom, 3 bathroom house in Pattalet Village, East Pattaya, a luxury clubhouse & swimming pool, fitness centre, urbantropical park.

SALE Central Pattaya

Studio unit condo at Centara

Avenue, Central Pattaya. Unit

Communal swimming pool,

parking and security.

includes a garden-view balcony.





35.000

2 bedroom, 3 bathroom, Close proximity to many golf courses and international schools. Communal swimming pool, hilltop restaurant, lounge, fitness centre and recreational facilities.

#### **RENT** Central Pattaya

Cetric Sea Ref: BP0284

25,000

1 bedroom, 1 bathroom condo at Centric Sea. This 24th floor unit comes with a seaview balcony and is fully-furnished.





#### SALE Jomtien Beach Jomtien Soi 9

2,350,000

1 bedroom, 1 bathroom fullyfurnished, condo in Jomtien soi 9, 500 m, from Jomtien beach. Communal swimming pool with 24 hour CCTV and security.





3 bedroom, 2 bathroom, Open plan living room with lounge and dining areas, Opening patio doors to the garden terrace, and swimming pool, European kitchen, parking and CCTV.

**RENT** Wong Amat

2 bedroom, 2 bathroom condo at

furnished corner unit, with a stunning

Northpoint Condominium





7.850.000

4 bedroom, 3 bathroom, fullyfurnished, Has both a European and Thai style kitchen, utility room, living area, dining area, terrace and store room.





SALE East Pattaya The Blue Residence Ref: BP0322

#### 1,490,000

1 bedroom, 1 bathroom unit with seaview balcony, located on the 8 th floor. swimming pool, fitness. Located within 2 km of Outlet Mall, Outlet Village, Tops Daily.

"Pattaya's leading

property agent."



#### **RENT** Wong Amat Modus Condo Ref: BP0238

30,000

seaview.

1 bedroom, 1 bathroom, The private beach provides an exclusive setting for guests, and the calm sea is ideal for water sports, includes rooms with direct pool access, along with family suites.



- Budget Properties 216/3 Unit 3, Soi Diana Inn, Nongprue, Banglamung, Chonburi 20150
- ( +66 (0)87 240 0861
- ⊠ info@budget-properties.com # www.budget-properties.com

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# PHUKET



#### **SALE** Rawai House 6,500,000

**1 Bed, 2 Bath** Ref: tp66-vr474-sale

Tropical Properties +66(0)76 510 954 iain@phuket-tropicalrealestate.com



SALE Kamala

29,000,000

5 Individual Villas Ref: tp3002-1816

Phuket.net
+66(0)76325915
property@phuket.net







Tropical Properties
+66(0)76 510 954
iain@phuket-tropical-realestate.com





1 Bed , 1 Bath Ref: tp3002-11686

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+66(0)76325915
property@phuket.net



**1 Bed, 1 Bath** Ref: tp2825-MAI11747-RENT

Phuket Rent House +66(0)93 575 5566 info@phuketrenthouse.com





Ref: tp2824-phu5186-sale

Phuket Buy House +66(0)935755566 info@phuketbuyhouse.com





3 Bed, 2 Bath Ref: tp2825-coc12338-rent

Phuket Rent House +66(0)93 575 5566 info@phuketrenthouse.com





**3 Bed - 210 sq.m.** Ref: tp2824-ban4691-sale

Phuket Buy House +66(0)93 575 5566 info@phuketbuyhouse.com

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# TROPICAL PROPERTIES

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Introducing you to some of the best deals in Phuket...





#### **RENT** Bang Tao Panoramic Seaview Villa Ref:RBT624

\$1450 US/night

Luxury 9 Bedrooms, 10 Bathrooms, equipped with Gym, Bar & Office with 5 staff (chef's & housekeeping).





Ref: CS220

3,900,000

Off-plan development. New building just released. Trusted developer with attractive payment plans.



#### SALE Kalim Stunning Seaview Condo Ref: CKL173

28,000,000

Luxury Oveanview 3 bed condominium in Kalim. 215 sqm of floor space. Fully furnished and Foreign Freehold.



**RENT** Rawai Private Pool Villa Ref:RR702

105,000

Private 3 Bedrooms, 3 Bathrooms, pool Villa 3 minutes to Rawai Beach. Pefrect home or retreat.



SALE Kathu Golf Course Villa Ref:VKTH436 11,500,000 Golfers charismatic

2 Bedrooms, 2 Bathrooms, Villa in a professional estate with private land of 650 sqm.



SALE Kamala Jungle View Condo Ref:CKM352

4,350,000

Exclusive to TP: Private Jungle View 94 sqm., 1 Bedroom, 1 Bathroom Condo with Foreign Freehold ownership





Ref:CKR184

18,900,000

Stunning Oveanview 168 sqm. 2 Bedrooms, 2 Bathrooms Condo. Recently renovated with class. Fully furnished.







16,000,000/65,000

Oceanfront, 2 Bedrooms, 2 Bathrooms Condo situated on Kamala's famous 'Millionaires Mile'. Also for Rent.



#### SALE Cherng Talay Blue Pool Villa Ref:VCT461

9,000,000

Quiet 2 Bedrooms, 2 Bathrooms, Private Pool Villa. Fantastic Rentals in the corner of the development. Deal.

SALE Rawai Unique Coastal Villa Ref: VR004

26,000,000

Quality German designed & built. Indoor/outdoorsaltwaterpool. Huge fish pond and exquisite surrounds. Magnificently fitted out and maintained. 4 bedrooms & separate staff quarters.

# TROPICAL PROPERTIES

 Tropical Properties 73/116-117 Moo 3, Kamala, Kathu, Phuket 83150 **(** +66 (0)7 651 0954, +66 (0)93 581 3288

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SALE Cherng Talay Spacious 4-Bed Villa Ref:2235

55.000.000

Stunning 4 bedrooms villa set on large 1,920 sqm. land plot with 20 metre, swimming pool in a peaceful estate 10 minutes drive from Bangtao Beach.



SALE Kamala Sea View Condo Ref:2279

SALE Surin

Elegant Thai-style pool villa with

4 bedrooms located on a hillside

in Surin with sea views towards

Surin Beach and Bangtao Bay.

Sea View Villa

66.000.000

Ref · 2282

7,500,000

Located steps from Nakalay Beach, this lovely 2 nd floor 1 bedroom condominium with foreign freehold title offers excellent sea views.



SALE Layan Superb 4-Bed Penthouse

Ref:2233

29,000,000

Spacious 256 sqm. duplex penthouse condo with roof terrace located in the upscale Layan area, just 2 minutes drive to the beach.







SALE Surin

Asian-style Pool Villa Ref:2287

28,500,000

Gorgeous Balinese-style, 3 bedrooms, pool villa with beautiful garden and spacious interior situated just 1 km. to both Surin and Bangto beaches.



SALE Rawai 4-Bed Pool Villa Ref:2196

SALE Kalim 1-Bed Resort Condo

30,000,000

Superb 4 bedrooms, Asian-style pool villa set on a large plot in an exclusive gated community just a few hundred metres from Rawai Beach.

SALE Koh Kaew

22,900,000

5-Bed Pool Villa Ref:2249

Spacious 5 bedrooms, pool villa set in a peaceful community just a couple of minutes by car from the British International School Phuket (BISP).



SALE Patong Chic 1-Bed Condo Ref:942

6,900,000

Located along Soi Bangla, this stylish and spacious 1 bedroom condo is offered at a fantastic price and offers excellent rental potential.

- Phuket.Net Real Estate 100/28-29 Moo 5, Srisoonthorn Road Cherngtalay, Thalang, Phuket 83110
- **(** +66 (0)76 325 915
- ⊠ property@phuket.net
- # www.phuket.net/property

### "Leading independent Phuket real estate agents"



Ref:2231 5,600,000

Located steps from Kalim Beach at the northern end of Patong Bay, this lovely 1 bedroom, foreign freehold condo offers 64 sqm., of living space.



Properties at a highly sought after area with excellent infrastructure and close to beautiful beaches and all the major tourist attractions.

Phuket9 Real Estate Development offers excellent value for money, high quality construction, furniture and decorations.

Investors have an excellent opportunity to obtain consistent high returns through the Rental Guarantee program.





### SALE KATA BEACH

Condomimium 500m from the beach Ref: B206

#### 3.932.500

38 sq.m, 1 bed condominium, garden view, quiet location, fully furnitured, fully equipped kitchen, spacious bathroom. Unit type-A2, building B.



#### SALE KATABEACH

Condomimium 500m from the beach Ref: A319

7.796.500

78.4 sq.m., 2 bed, 2 bath, panoramic views from living and bedroom, fully



#### SALE KATA BEACH Condomimium 500m from the

beach Ref: A302

4,562,500

43.8 sq.m, 2 bed condominium, garden view, fully furnitured, fully equipped kitchen, spacious bathroom. Unit type-A, building A.





#### SALE KATA BEACH Condomimium 500m from the beach Ref: B110

4,709,500

43.95 sq.m., 1 bed condominium, pool access, fully furnitured, fully equipped kitchen, ground floor. Unit type-A, building B.





### SALE KATA BEACH

Condomimium 500m from the beach Ref: A416

5,759,500

54.9 sq.m., 2 bed condominium, resort view, fully furnished and decorated, fully equipped kitchen. Unit type-B, building A.





#### SALE KATA BEACH Condomimium 500m from the beach Ref: B415

#### 4,667,500

43.95 sq.m., 1 bedroom condominium, pool view, fully furnitured and decorated, equipped kitchen. Unit type-A, building B.

"Opportunity to obtain

consistent high returns"



furnitured, decorated condominium, Unit type-B2, building A.

#### SALE RAWAI BEACH

Villa 300m from the beach Ref:D11

#### 9,890,000

140 sq.m. build area, 235 sq.m. land area, 2 bedrooms, 3 bathrooms, living room and kitchen, terrace, private pool, garage, garden, thai-sala. Corner plot, Phase 3, completion on August, 2016. Gated community with private park, spa and restaurant, water attractions.

#### SALE RAWAI BEACH

Villa 300m from the beach Ref:E3

#### 12,190,000

200 sq.m. build area, 275 sq.m. land area, 3 bedrooms, 4 bathrooms, living room and kitchen, terrace, private pool, garage, garden, thai-sala. Corner plot, Phase 3, completion on August, 2016. Gated community with private park, spa and restaurant, water attractions.

#### RENT RAWAI BEACH

Private pool villa Ref: A2

#### 6,500

Deluxe two bedroom private pool villas at the private gated community near famous beaches and developed infrastructure. Fully managed, cheaper than equivalent hotels. Discounts upto 40% for longer terms.

#### RENT RAWAI BEACH

Private pool villa Ref:C11

#### 8,500

Deluxe three bedroom private pool villas at the private gated community near famous beaches and developed infrastructure, Fully managed, cheaper than equivalent hotels. Discounts upto 40% for longer terms.

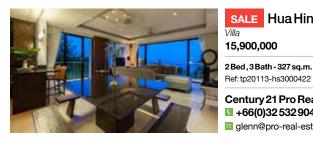
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- (+66)929535654
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\*The properties on this page are selected listings from Thailand-Property.com's featured members. To enquire, please contact the agent and quote the reference number.

# HUAHIN



#### SALE Hua Hin Villa

15,900,000 2 Bed, 3 Bath - 327 sq.m.

Century 21 Pro Real Estate +66(0)32532904 glenn@pro-real-estate.com



#### **RENT Hua Hin** Villa

40,000

3 Bed, 2 Bath Ref: tp30540-hu-v53-5bdr-1-rent

Vauban Real Estate Hua Hin +66(0)32530043 huahin@companyvauban.com





**Century 21 Pro Real Estate Sec 14.1** +66(0)32 532 904 glenn@pro-real-estate.com





3 Bed, 2 Bath Ref: tp30540-hh-panorama-3bdr-corn-rent

Vauban Real Estate Hua Hin +66(0)32530043 huahin@companyvauban.com





11,400,000

4 Bed, 4 Bath - 242 sq.m. Ref:tp20113-hs3000013

Century 21 Pro Real Estate +66(0)32532904 glenn@pro-real-estate.com







SALE Pran Buri

Hot Property Hua Hin +66(0)32533333 info@hotpropertyhuahin.com



#### SALE Hua Hin House 37,000,000

4 Bed, 4 Bath - 350 sq.m. Ref: tp2980-v6032

Room By Room +66(0)831099319 🔤 monikaroombyroom @gmail.com





2Bed,2Bath Ref:tp148-hh001489-sale

Hot Property Hua Hin **U** +66(0)32533333 info@hotpropertyhuahin.com

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SALE Hua Hin Pool Villa

Ref:HS0313512

7,500,000

Well Designed 2 story 3 bedroom Villa, featuring open plan viving and dining area. Living Area: 240 m<sup>2</sup>





#### SALE Hua Hin

Pool Villa Ref: HS0313213

#### 24,000,000

A2 story 4 bed pool villa, ground floor: lining, dining and kitchen, guest bedroom with en-suit bathroom. 2nd floor e good sized bedrooms with en-suite. Living Area: 380 m<sup>2</sup>bathrooms

#### SALE Hua Hin

Pool Villa Ref: HS0313220

#### 16,900,000

Beautifully presented inside and outside 5 bedroom pool villa with 3 bedrooms in the main house with en-suite bathrooms and 2 bedrooms in the guest villa. Living Area: 415 m<sup>2</sup>



SALE Hua Hin Pool Villa Ref:HS0313701

8,200,000

Gret design 3 bed pool villa featuring a spacious open plan living, dining and fully equipped kitchen. 3 bedrooms. Living Area: 320 m<sup>2</sup>

#### SALE Hua Hin Pool Villa Ref:HS0313223

14,500,000

Nice 3 bedroom 2 story pool villa overlooking a large lake and golf course. Living Area: 280 m<sup>2</sup>



SALE Hua Hin Pool Villa Ref: HS0510481

16,000,000

Great quality Bali Designed pool villa. 4 Bedrooms, 4 bathrooms. Living area: 270 m<sup>2</sup>



#### SALE Hua Hin Pool Villa

Ref:HS0313313

#### 9,750,000

3 Bedroom Pool Villa on a sought after development. This property has been well maintined. Living Area: 130 m<sup>2</sup>



SALE Hua Hin Pool Villa Ref: HS02135315

19,500,000 Well Designed 3 bedroom 4 bathroom Pool Villa, Living Area 390 m<sup>2</sup>



#### SALE Hua Hin Pool Villa Ref: HS0211578

#### 21,000,000

Upmost quality modern pool villa with spacious contemporary feeling throughout. 5 Bedrooms, 5 Bathrooms. Living Area: 560 m<sup>2</sup>



SALE Hua Hin Pool Villa Ref: HS02135313

13,300,000 Luxury 3 bed 2 story Pool Villa. Living Area: 380 m<sup>2</sup>



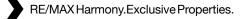
Century 21 Pro Real Estate 33 unit No 2, Hilton Hotel Hua hin, Naresdamrin Rd, Hua Hin, Prachuap Khiri Khan 77110 +66(0)81 573 3059 glenn@pro-real-estate.com 

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#### SALE Hua Hin Emerrald Height.

Ref: 550-004-00040

#### 8,900,000

On top of a mountain with magnificent views and provides fresh sea breezes. The villa features 4 bedrooms and 3 bathrooms, a large family room, complete with a European kitchen.



Full European style kitchen with a

allowing family to enjoy together.

3 bedrooms, 2 bathrooms complete

dining room and living room combined

SALE South Cha-Am Tropical Garden Ref: 550-004-00031

the main house.

SALE Hua Hin

Ref: 550-004-00020

Tropical Hill

3,900,000

2,800,000

The estate provides 24 hour security, large community swimming pool, restaurant, laundry service, Open floor plan with spacious living, dining rooms together with an open kitchen.

Blue Lagoon Condo Ref:550-004-209 7,900,000

### SALE South Cha-Am

Luxury Poolside Condo Highsociety luxury condominium located in the famous Blue Lagoon Estate situated in the International Hotel/Resort The

### Sheraton Hua Hin/Cha-Am. SALE Hua Hin

WangPong

#### 6,900,000

Tropical Garden

2 bedrooms, 2 bathrooms main house with living room and formal dining room. Both bedrooms feature en-suite bathrooms and all rooms equipped with air conditioning. 1,600 sq.m.

SALE South Cha-Am





#### Tropical Hill

Ref: 550-004-00032 2,800,000

3 bedrooms 2 bathrooms, open kitchen complete with stovetop, oven and plenty of cabinets & counter space as well, the living room have air

#### SALE Hua Hin Pristine Land

Ref: 550-004-00018

1,800,000/Rai

Pristine Land ready to develop with all public utilities on the premises. Just only 4,500/Sq.Wah .Many mature trees, beautiful mountain views. This prime real estate is located within 10 drive to the center of Hua Hin town.

**RENT Hua Hin** Dusita 1

#### 30.000

3 bedrooms, 2 bathrooms an open floor plan living space complete with full European style kitchen with a dining room and living room combined. Available for 6 or 12 month lease.



RE/MAX Harmony 63/19 Chomsin Soi.1 Hua Hin Prachaup Khirikhan 77110 **(** 032 511 740, 081 919 7769 ⊠ harmonv@remax.co.th

# www.remax.co.th/harmony

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# SALE Hua Hin

Hua Hin Soi 102 Ref: 550-004-00034

#### 7,900,000

Views of the sea and the mountains. This villa has a large living room, separate dining room and a European styled kitchen with a large pantry/storage room.



conditioning.

SALE Hua Hin

\*The properties on this page are selected listings from Thailand-Property.com's featured members. To enquire, please contact the agent and quote the reference number.

# KOHSAMUI







4 Bed, 4 Bath - 1,240 sq.m. Ref: tp20905-hs0532

Horizon Homes +66(0)77 417 005 alex.a@horizonhomessamui.com



#### **RENT** Ko Samui Villa 35,000

2Bed,3Bath

Ref: tp2817-sa-v-2bdr-76

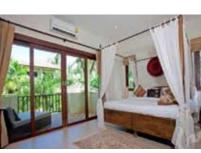
Company Vauban Samui

+66(0)830961886 samui@companyvauban.com



Ref: tp20905-hs0219

**Horizon Homes** +66(0)77 417 005 alex.a@horizonhomessamui.com



**RENT** Mae Nam Villa 60,000

2Bed,2Bath Ref: tp2817-sa-v-2bdr-12

SALE Bo Phut

Company Vauban Samui 466(0)830961886 samui@companyvauban.com







2 Rai Ref: tp20905-ls0234

Horizon Homes +66(0)77 417 005

alex.a@horizonhomessamui.com

SALE	Bo Phut
House	
83,000,000	

5 Bed. 5 Bath Ref: tp2817-sa-v37-5bdr-1

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SALE Bo Phut House

30,000,000

2Bed,2Bath Ref: 2 Bed Chawng Noi 2 Bed Pool Villa

Saitara Realty Co. Ltd. +66(0)80694280 colin@saitaragroup.com

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#### SALE Bang Rak Sea view villa

#### 36,900,000

Stunning 180 degree view with private swimming pool in the famust residence. located in prime area of Samui.



SALE Plai Leam Garden view Apartment

#### 6,300,000

Hidden paradise in Samui, wonderful 2bed apartment in the palm hill paradise of Samui



#### SALE Maenam Sea view villa

#### 15,000,000

High Quality sea view 3 bed, 3 baht villa located under The Luxury Golf Club in Samui



SALE Bang Por Spacious Sea view Apartment

#### 45,000,000

Luxury 3 bed apartment with stunning sea view to Phangan comes with 5 star hotel service will be offered exclusively to the residents



#### SALE Bophut Sea view villa

23,000,000

Wonderful sea view villa of 5 bed, 4 bath over looking the Gulf of Siam and Koh Phagnan.



### SALE Chaweng Noi

Hotel/Resort/Guesthouse

#### 30,000,000

Fully equipped cozy Resort6 bedroon, 4 bangalow in great location of Samui







#### 42,000,000

Superb ocean view modern style of 4-5 bed, 4-5 bath villas sit on land plot of 1,575 sq.m, the villas come with with home automation package and furnitures.



22,100,000

A stunning 2-3 bed, 2-3 bath villas sit on the cliff over looking Koh Phangan with 200 degrees ocean view.





#### 5,500,000

Panoramic sea view land 1.5 rai nestled on a spectacular hillside site.



#### 2,700,000

Fantastic sea view land plot, close to beaches & local amenities this stunning, panoramic seaview land.

Century 21 Zazen Properties 19/23-24 Samui Town Center Bophut Moo 1, Koh Samui, Suratthani, 84320

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# **REGIONAL NEWS**



Dot Property has an online presence across nine countries in South East Asia. Fast becoming the onestop shop for real estate agents, developers and investors, the Dot Property platform breaks news as it happens and is considered as a vital source of information for the property industry. We have selected a few snippets from regional stories for you to enjoy.



#### SOUTH EAST ASIA

#### **Dot Property launches awards**

Dot Property Group is launching their inaugural awards. There are currently four categories, 'Best of the Best Serviced Offices', 'Best of the Best Serviced Apartments', 'Best of the Best Technology and Innovation,' and 'Best of the Best Residences' in Southeast Asia 2016 up for grabs. Taking place later this year, winners will be selected to tap the growing demand of quality offerings in this sector throughout the region. Alva Horgan, managing director for Dot Property Group's emerging and frontier markets said, "These awards make total sense. They have the potential to guide users to focus their searches as the awards will shine the spotlight on the best offerings".

#### GLOBAL

#### **Knight Frank's Prime Global Cities Index**

Recent data released from Knight Frank that analyses global property prices, ranks Bangkok twelfth in their Prime Global Cities Index - a 5.3 percent increase over the last year. Vancouver occupies the top ranking ahead of Shanghai, Cape Town, Toronto, Melbourne, Sydney and Tokyo. Knight Frank anticipates for property price inflation in the Canadian city to slow in response to a new tax of 15 percent for foreign buyers, but interestingly the majority of Knight Frank's top 10 ranking cities have been on the receiving end of new cooling measures in the last 12 months. From interest rate hikes to fees for foreign buyers, higher land taxes, or new rules on the number of second homes that can be acquired, lowering price inflation is high up government agendas that suggests that a year from now the cities populating the top ten rankings could look very different.

#### VIETNAM

#### **Boom or bubble?**

Real estate firm JLL Vietnam recently held an event titled 'Vietnam Property Market, Boom or Bubble?' Stephen Wyatt, country head for JLL Vietnam discussed the topic and commented that, "I believe the Vietnamese property real estate market will grow during the next two years on the foundations of both 'stability' and 'sustainability', despite inevitable market challenges and with the diverse legal environment." He concludes that Vietnam, alongside the global economy, is forecast to have both positive and negative impacts in the near future.

#### PHILIPPINES

#### Increased interest from overseas

Overseas interest in property and real estate in the Philippines has contributed to the country being the most searched property and investment destination in South East Asia, according to searches conducted on one the U.K.'s leading overseas property websites. During July the country underlined its position as one of the global rising stars of 2016, re-entering the Top 5 destinations on TheMoveChannel.com's Top of The Props chart of the most-searched destinations. The third time the Philippines has appeared in the Top 10 this year, and accounted for 4.29 percent of all searches during the month.

#### MALAYSIA

## Infrastructure positive impact for the property market

Real estate firm Knight Frank Malaysia has commented how infrastructure is acting as a major boost for the country's real estate sector for first six months of 2016. The report looked into the market performance across the various property sectors - residential, office and retail and highlighted trends and outlook in the four key markets in Malaysia, including Kuala Lumpur, Klang Valley, Penang, Johor Bahru and Kota Kinabalu. Sarkunan Subramaniam, managing director at Knight Frank Malaysia said, "The recent signing of the Memorandum of Understanding between the Governments of Malaysia and Singapore on the High-Speed Rail linking Kuala Lumpur and Singapore is welcome news, bringing the game-changer project a step closer to reality. With the first phase of the Sungai Buloh-Kajang MRT Line slated to be operational by the end of this year, urbanites in Klang Valley will experience improved mobility."

#### CAMBODIA

#### Huge 700 percent boost by 2020

According to Knight Frank the Phnom Penh condominium sector during the first six months of this year, completion of high quality yet more affordable condominium developments, along with closer adherence to international building safety standards could prop up domestic demand by changing the local market's perspective on high-rise living. The first six months of 2016 saw the addition of 139 units to the residential market. Condominium supply was recorded by Knight Frank at 2,979 units, up by 4.9 percent from 2,840 units as at Q4 2015. By Q4 2016 an additional 3,184 units are expected to enter the market. If all monitored projects complete on schedule the condominium sector is forecast to grow by 723.5 percent with the addition of 24,533 units by 2020.

#### SINGAPORE

#### GuestReady

Property landlords in Singapore can now benefit from the launch of property management platform GuestReady. A service that arranges laundry, cleaning, check-in and check-out of guests, as well as guest communication and maintaining listings on multiple short-term rental sites to streamline the renting process. Additional features in the pipeline including a more sophisticated yield management tool and booking tracking ability. Founder Alexander Limpert comments, "As the short-term rental industry is maturing, there is a natural need for more efficiency, professionalism, and standardisation. Especially with business travellers, the property and any service related to a stay need to be of immaculate quality."

#### **MYANMAR**

#### Co-working comes of age

Co-working spaces in Myanmar are only now emerging. One provider that started operations in Yangon earlier this month is Sar J. Poe, in Burmese this literally translate to a nerd or a bookworm. Due to the high prices of office rentals and a lack of working and learning spaces in Yangon, Sar J. Poe is aiming to be a space provider for everyone for locals and expats to work and study. Sar J. Poe is also offering skills-based courses to cater to the needs of people who want to equip themselves and to earn additional income, as well as improving their living standards.

*For more details contact* Alva Horgan, Managing Director International Markets, Dot Property Group Email: alva@dotpropertygroup.com

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