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THAILAND PROPERTY MAGAZINE November - December 2016

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MD's Message

Since launching Thailand Property Magazine just over two years ago we have always been looking at ways to develop and grow our publication that has been exceptionally well received by our clients and readers alike.

In this issue, I am delighted to announce that from January next year we will be bringing the magazine in line with our expanding Dot Property brand across Southeast Asia. We will be upgrading the Thailand Property Magazine into the new Dot Property Magazine, which will be distributed throughout our region.

The new magazine will be able to reflect our ever-expanding reach into the neighbouring markets where we have made rapid progress this year with our teams on the ground. Dot Property Magazine will reflect this and will offer a fantastic insight into the property industry regionally.

November also sees the latest of our exciting property events, the Dot Property Homebuyer Show, taking place in the heart of Central World in Bangkok. Following on from the huge successes of recent shows at Siam Paragon and Mega Bangna, the team here at Dot Property are looking forward to hosting the latest event where buyers will be able to find properties for sale across Thailand including Pattaya, Hua Hin, Phuket and of course Bangkok. You will find the show at Central Court, Central World from 24th to 27th November and we hope to see you there!



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



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REGIONAL NEWS

Dot Property has an online presence across nine countries in South East Asia. Fast becoming the one-stop 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.



THAILAND

Dot Property Homebuyer Show

With two extremely successful property exhibitions already under their belt, Dot Property are hosting their third, the Dot Property Homebuyer Show, at the Central World shopping mall in central Bangkok from the 24 to 27 November 2016. Over this four day interactive event, every person who registers at the show will receive their very own pair of 3D Dot Property glasses to feel like they are virtually in each property that is being featured. A total of 14 booths of developers will be showcasing some of the very best residential projects from across the Kingdom. With exclusive offers for the event only, the Dot Property Show is the place to meet with developers directly, learn more about the projects on offer and secure the ideal property for your needs.

VIETNAM

Market remains upbeat

Recent research from real estate firm CBRE concludes that the Vietnamese residential market remains buoyant. Dot Property's Vietnam country manager, Kristian Brennan, recently attended a CBRE event to gain perspective on the current residential market in the country, specifically condominiums in Ho Chi Minh City and Hanoi. Brennan commented, "The market is currently looking very strong, which is good news for everyone involved in property. From developers to companies supplying and supporting the property industry, there is plenty of opportunity for everyone." The insights shared by CBRE Vietnam, paints a clear picture supporting Brennan's confidence in Vietnam's market as it continues to grow and gain the attention of international investment.



PHILIPPINES

Still top for overseas buyers

Philippines property investments remained the most-searched for the second-month running last month. The monthly Top of the Props report published by British based overseas property website TheMoveChannel. com, saw the country slip to tenth place during August from a remarkable third place ranking in July, but it retained its crown as the most-searched overseas South East Asian property destination as Philippines property investments have now appears in the Top Ten rankings for four consecutive months.

SINGAPORE

Strong foothold in Vietnam

Singaporean firm CapitaLand has acquired a SGD 70 million site of Ho Chi Minh City's prime real estate. This is the company's third purchase in Vietnam since June 2015, and just last year CapitaLand was one of the top performing foreign developers in Vietnam with 1,321 homes sold at a value of SGD 226.5 million. Residential sales have been strong in the country with 460 units sold worth SGD 80 million, translating to a 20 percent year-on-year growth.

MYANMAR

Yangon to be turned into the next seaport city

The Yangon region government is focusing on a long-term project to turn Yangon into the next seaport city. Teaming with the Korea International Cooperation Agency to help draw up the plan to turn Yangon into a seaport city and transform the southern townships into prime logistic hubs. The seaport would allow for the southern townships to transport cargo by ship into the city centre is anticipated to result in better roads and a big boom in Yangon.

MALAYSIA

Gets a slice of 'cool Japan'

The growing number of high income earners in Malaysia has caught Japan's eye. Isetan's Nobuharu Yutani reported that Malaysia's market influence within ASEAN and the Middle was a reason it's capital was selected for the first overseas Isetan Cool Japan Department Store. The concept store brings along an initiative called "Cool Japan," to promote creative industries within Malaysia and aims to promote Japanese lifestyle, culture, technology and design. Specially trained promoters from Japan and Team Nadeshiko have been brought in to help train the local staff too. Covering 11,000 square metres of space in Bukit Bintang, an area of Kuala Lumpur that is popular with tourists, shoppers will be able to explore various foods, fashions, arts, furniture and even fine dining in the sixstory Isetan Cool Japan Department store.

CAMBODIA

Little competition so far

Jerry Xu, chief operating officer for Metro Global has commented that there is a lack of competition in Cambodia so far within the property world. Claiming that he is able to fill a gap in the industry with his property management skills thanks to his joint venture with Oxley-WorldBridge to create a new property management company called Metro Global Solution Cambodia. "After selling condominiums, we want our customers to enjoy the lifestyle, hygiene, security and safety that Metro Global can provide, and that is why we reached the agreement with them," said Sear Rithy, CEO of Oxley-WorldBridge Cambodia.

INDONESIA

Changes to attract foreign investors

The Indonesian Government have revised requirements for foreigners to purchase property in Jakarta by reducing the minimum sale price for expatriates by IDR 2 billion in a hope to attract more foreign property purchasers. However, all the other property purchase minimums have been raised for expats in all other zones from IDR 1 billion to IDR 2 billion between both landed houses and apartments. Indonesia is known for their tight restrictions on foreign investment to protect Indonesian people, but in 2015 the government decided to allow foreigners to 'own' property but rather under the conditions of 'right to use' which still carries restrictions of its own. Although the reigns are still tight on foreign investment and ownership in the country, Indonesia is still taking small steps in their own way to lure in expat spending.

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



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Riviera Residence Karon Phuket

managed by Radisson



Providing investor confidence

Buying property is the single biggest purchase most people make in their life. It is therefore vital to be confident that the property suits your requirements when making an investment. To draw to this conclusion, location and quality tend to be of paramount concern, however more recently new condominiums attached to a hotel brand provide a level of assurance that investors seek as the backing of a hotel means that due diligence has already been executed to meticulous standards.

The Riviera Residence Phuket has attracted the interest of a hotel brand, but not just any hotel that has stuck their name on the development as a marketing ploy, but the Radisson. An international brand recognised worldwide for its impeccable service and tasteful style. Winning a contract from Radisson is no walk in the park, it is about getting all elements of the building spot on from selecting the right architects to choosing the colours on the wall.

Every property who endeavours to become associated with Radisson is required to comply with their management agreement. A comprehensive list of a hundred points ensures that the property matches their specific brand values. Riviera Residence Phuket has achieved this by enlisting a host of specialists such as employing the architectural services of an internationally renowned architect who were behind the Shangri La and W hotels. Situated on Phuket's hills with elevated views over Karon Beach, Riviera Residence Phuket not only meets with Radisson's strict criteria but comes with many other added benefits for the residents to enjoy. Despite sitting on a sprawling plot of 40 rai, only 30 percent will be built on leaving the rest to remain as it is to supplement the heavy accent of Riviera Residence Phuket's jungle feel. There is even an adventure eco-park, a course of series of activities that include zip lining and rope swinging to enjoy the nature of this unique setting.

Radisson will look after all the estate management that includes maid services, cleaning and gardening. Condominium owners will have the added perk of being able to use the "The property has been designed for people to breathe and move around... There is space for everyone."





hotel's facilities that are exactly what one would expect from a highend hotel brand, some with a twist. The Forest Spa will tie in nicely with the jungle theme at the hotel and is available for condominium residents to use at a subsidised rate, plus the condominiums owners can lap the 50-metre hotel pool should the 25-metre condominium pool not suffice.

Due to building regulations that restrict properties from being built 80 metres above sea level, Riviera Residence Phuket enhances its concept of a very low density project. Norbert Zuber, sales director at Riviera Residence stated that, "The property has been designed for people to breathe and move around. We want to ensure that each unit is very liveable so everyone can enjoy every aspect of it". This is why the smallest unit is 56 square metres, and that there are only 65 units in the condominium and just 138 rooms in the hotel. There is space for everyone.

Nothing could provide an investor with more confidence than the knowledge that a brand like Radisson has committed to dipping its feet into Riviera Residence Phuket with a 15-year management agreement. It stresses minimal risk and forms trust. It is no wonder that 12 percent of Riviera Residence Phuket has already been sold before the official sales launch.

For more information:

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Elegance Pattaya

Built to last beyond a lifetime Traditionally accommodation in Thailand came in the form of single family homes. The rise of condominiums in Bangkok was a result of a combination of factors. The traffic in the city being one as many people chose to have a pied-à-terre in the city centre to save on commuting time during the week. The other factor was the escalating costs for the upkeep of houses and retaining staff to help with this, particularly as domestic staff were increasingly more scarce as factory work became more appealing.

Bangkok welcomed new condominiums across the city and this trend was emulated in other major cities across the Kingdom. In a response to demand some would argue that condominiums literally rose from the ground with little care and consideration to how they would stand the test of time. They satisfied current demand, but whether in the future they would be deemed a valuable investment asset would only be determined over time.

Elegance Pattaya in the prestigious Pratumnak Hill of Pattaya is one project that has been built to last beyond a lifetime. A result of its European style and the thought process that is behind its construction. Double and sometimes triple glazing is the norm across Europe. Installed to retain the heat in the colder months, the same concept works in Thailand but for the opposite climate, to retain the cool air from air conditioning. However, walk around many new condominiums and you will notice that they have single glazing even if the property is situated in a noisy location and could benefit from the sound insulation double glazing provides.



Features such as these go a long way in ensuring a property's success and is exactly why Elegance Pattaya has been kitted out with a high specification throughout. "We understand the importance and value of good construction for a successful project, but also for the project's longevity", says Lubomir Jurik, manager at AML Developments Co. Ltd, the developers behind this reputable scheme. "After all we have our names on Elegance Pattaya so we want it to be the best on the market and for it work to many years to come. Which it will".

Elegance Pattaya has already attracted a number of investors due to its generous sizes. The one bedroom units are 70 square metres - the same size of many two bedroom units in other projects. Likewise, the two bedroom units are either 105 or 120 square metres and three bedroom units are a staggering 190 square metres. Bigger units make for more comfortable living, but will also help capital appreciation and rental yields as Elegance Pattaya will set itself aside from the rest of the market competition.

Aside from the ample floor plates and double glazed windows, the walls are double for sound proofing, the doors are all fire doors (a standard specification in new developments in Europe), the ceilings are high, and every unit regardless of the size also has a storage cupboard. Big enough to store a set of golf clubs or your suitcases, many new projects cannot boast such simple luxuries.

"...we want it to be the best on the market and for it work to many years to come. Which it will"

Combine this with its enviable location 200 metres from the beach, a spacious balcony to enjoy the view and a high specification throughout, there is no question that Elegance Pattaya, much like AML Development's other project Star Residences, will make for a good investment not only today, but for years to come.

Situated in the Cosy Beach area of Pattaya, Star Residences will be built with exactly the same ethos as Elegance Pattaya. This 21-storey condominium will have incredible 270-degree sea views, and just like Elegance every unit will be spacious and built with exactly the same care and attention.

Residential projects such as these are future proof to meet changing living habits as people demand more space, but more than this, maybe Elegance Pattaya will shape the future of developments in Thailand to ensure that longevity is of paramount concern.

For more information:

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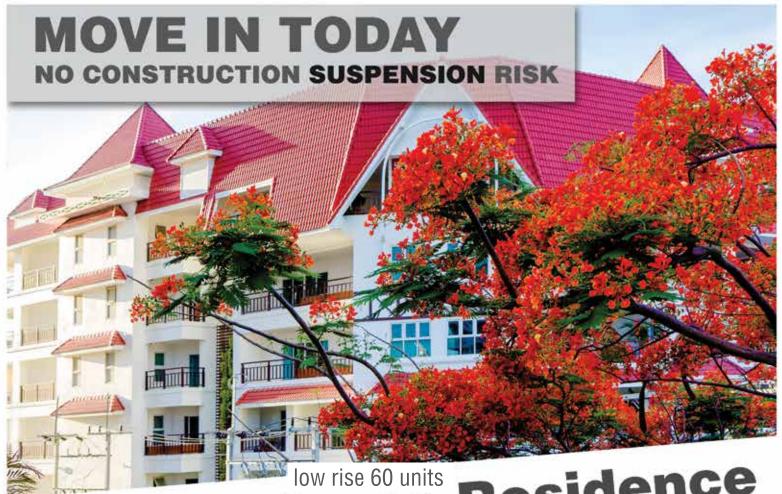
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BEACH

Effortless living at The View

People flock to Thailand's largest island of Phuket to enjoy the picture perfect scenery that it offers. With the softest white sandy beaches that are met with gin clear waters, what is there not to love?

To meet demand, Phuket's well connected airport operates direct flights across the region and to the rest of the world including some far flung places. The popularity of Phuket as a place to own a second home has resulted in a vast choice in the type of properties being built. From condominiums as close to the beach as you could possibly dream of, to secluded villas nestled up in the mountains with breathtaking views.

Undoubtedly private villas are what people aspire to, but the upkeep and maintenance when it is not in use is enough to deter people to opt for condominium living instead. However, this needn't be the case. The View, a luxury low rise development on the hills of Kata, is the perfect mix of villa living with the ease and convenience you would come to expect in a condominium.

The concept at The View is to create an environment as close as possible to feeling like you are in your own private home. But the beauty is that it all comes with added extras to embrace and to make things easy that are not found in a standalone villa.

Firstly, privacy is of paramount concern so each unit is cleverly designed to maximise this, and each has its own entrance to give the feeling of being a separate entity. This is achieved without compromising on the stunning panoramic view across to the Andaman Sea which every unit enjoys.

"When building The View, I felt it was important to correctly balance the look and style of the building while making life for the residents straightforward", comments Alex Grabowski, chief executive officer at The View.

Feature

"After all many of our investors are expatriates from across South East Asia, so they want to fly in, enjoy their time in The View, and then leave without having to worry about looking after it".

Its slick minimalist design is akin to the latest architectural trends fresh out of a high end interior design magazine and not something you would expect from a bog standard residential development. The lines of the building create a style that seemingly fits with the rocks that The View was cut out of. The kitchens and bathrooms are from Denmark, a country known for its impeccable clean style and taste. And this consistently modern and contemporary theme runs through the rest of the project from the door handles to the gleaming glass sliding doors that open the property to its outside space.

At a few storeys in height and with some units have their own garden and pool for personal use adds to the feeling of a private villa. Each unit can be opened up to enjoy the breeze, and The View even has a helipad. The only one of its kind in the immediate vicinity and one of only six on the whole island, gives this residential abode that extra air of exclusivity and is ideal for VIPs seeking an even more convenient way to arrive.

Unlike private detached villas, residents at The View all have access to the facilities that include two swimming pools, one of which is an infinity pool, the spa, fitness centre and club house. Essentially The View provides the simplicity of condominium living, but in a prime hillside location, and by perfecting with precision a luxury haven ideally suited for those who want life to be effortless.

SS. For more information: www.theviewphuket.com Email: sale@theviewphuket.com Office :+66 (0) 7660 8800

"I felt it was important to correctly balance the look and style of the building while making life for the residents straightforward"





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City Garden Tower A room with a view



Life in a condominium is easy. Everything you need is at your fingertips and everything is taken care of for you. A management company will ensure the building is cleaned on a daily basis, and any maintenance issues are resolved quickly and correctly. The beauty is that you can lock the door behind you and not worry about it should you leave it empty for a while. Security are on hand 24 hours a day and there is not far to go should you want to work out in the gym or cool off in the pool.

In most condominiums there is little need for you to step outside of the building if you are trying to escape the heat or the rain depending on the season. This is exactly the case in City Garden Tower in central Pattaya. With two floors dedicated to boutiques, restaurants, a spa and even a children's play area, it has been designed with convenience in mind.

Aside from this, condominium living tends to be in high rise buildings that offer fantastic views – something you cannot put a price on. The 29-storey City Garden Tower will become the highest building in its vicinity making it the, "Landmark of [the] city", according to Alal Nina Neter, marketing manager at Global Top Group, the developer behind this project.

Boasting some enviable panoramic views either towards the sea or across the city, living at a height could not be more exciting. "City Garden Tower is going to set itself aside from any other project in Pattaya, not least of all because the views the property will have. Pick from a stunning sea view or a cityscape, and watch the world go by from the comfort of your own home", says Neter.

High rise living is common in some cities across the world. Live in Hong Kong and you wouldn't blink to live on the 50th floor, but in cities such as London where high rise residences are only just emerging from the ground, this style of living is a fairly new phenomenon.

Many high rises are built as a response to increasing land prices in order to maximise the space. City Garden Tower occupies a particularly prime location just off Third Road and very close to Sukhumvit Road in Pattaya so residents benefit from being a few minutes' walk from the area's key attractions including the beach, Walking Street, and the Royal Garden Plaza, as well as having easy access to travel to Bangkok.



In what is already a very sought after area of Pattaya where land is at a premium, Global Top Property, selected this plot to complement their portfolio of other successful projects that include City Garden Pattaya, Olympus Garden City, City Garden Tropicana, City Garden Pratumnak, The Cloud and Paradise Ocean View.

City Garden Tower has a choice of units on hand from studios up to four bedrooms. Regardless of the type of unit chosen, all will enjoy the sweeping views. Plus the facilities that are on offer include a library, swimming pool, fitness centre with state of the art equipment, sauna, steam room, garden, restaurant, café, massage shop, dry cleaners, car parking and the highest level of security throughout the project.

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"City Garden Tower is going to set itself aside from any other project in Pattaya"



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Feature



Hua Hin Mountain View

The best of the best

Hua Hin is hands down one of the favoured beach resorts from Bangkok. Partly due to its vicinity to the city as people choose to head down for the weekend for some sea air, whilst many others call Hua Hin their home thanks to the relaxed lifestyle it offers. Mountain View is a stunning new residential complex by Union Development Ltd. consisting of private villas ranging from two to six bedrooms. All are complete with their own pool, fitted with the latest technology for enhanced living, and the developer's flexible approach to the configuration on each property allows owners to have a layout ideally suited to their needs. Thailand Property meets with Khun Tony, chief technology officer, and Khun Karl, chief executive officer, from Union Development Ltd. to learn more about Mountain View and why it won the 'Best of the best Residences' from the 2016 Dot Property Awards. There is no doubt that Hua Hin Mountain View is in an idyllic location. Tell me a bit more about why you felt this was the perfect spot for this project?

We searched a long time to make sure we got exactly the right spot for Mountain View as our years of experience have shown that location is the most important aspect for any investment. This applies to the developer but also to the owner as the location will influence how quick they can rent or sell it later down the line. So we strived to find the right balance of being close to the city for access to amenities such as the new shopping mall BlúPort, but also to be close to nature to enjoy the stunning surrounding mountain views. As our villas are built for all ages we need to be mindful to appeal to the desires of both markets.

You mentioned that you aimed for a wide demographic, how have you achieved this?

Well, the villas are built for all ages and take into consideration that we all get older. It is also important to recognise that owners consider Mountain View to be an investment to it is imperative to make them futureproof. Younger purchaser will like that you can control nearly everything with their smartphone or tablet even when they are not at home through the Smart House System, and the older buyers will be pleased that there are no stairs in their home!

Feature





Hua Hin Mountain View is labelled as elegant, luxurious, green and age friendly. Why were these factors particularly important?

This is our understanding of a high quality development as we have built in exactly this way for decades in Germany. Requirements in Europe, and especially Germany, are much higher than compared to Asia or the rest of the world. Germany has rules for everything from low energy consumption, noise pollution and sustainable development, and we are certain that this kind of approach will reach Thailand and people will ask for it more and more.

We have briefly touched on the green credentials at Hua Hin Mountain View but why did you feel it was necessary to create a development with these?

Our resources are not unlimited. Studies have shown that we use one and half times the resources our planet generates in a year, in about 15 years we will consume the double of what our earth is able to produce. We need to take more responsibility for our environment and we believe that as a developer we can play a role in this as the concept isn't new to us in Germany. We have researched and developed systems like this for over a decade which we can adapt a little for Thailand to become forerunners in Asia. And this all comes with huge benefits to our customers.

What kind of benefits are you referring to?

The most important thing is to understand is that the single elements on their own will not lead necessarily result in big benefits, rather the combination of them will produce results. It isn't uncommon to see properties with double glazed windows or aluminium heat protection on the roof but often the developer may not understand the principles behind them. For example, all the villas at Hua Hin Mountain View will have double glazed aluminium windows with fitted aluminium roller shutters. Combine these with our 26 cm exterior walls plus our different insulation systems (e.g. TTCS+ and Safety Cool Protect System), and the customer will benefit from a massive energy saving as good insulation means less stress for the air conditioning. Likewise, each villa will have a 3kW solar power system that will provide the energy for that home, but as each villa comes with its own batteries, any excess energy can be stored and be shared with the rest of the resort.

How has the market responded to these cutting edge ideas?

Extremely well. People are surprised how luxury and energy efficiency can be combined, however they aren't drawn in just by its sustainability, but they like the whole package. In particular the Smart Home System that allows you to fit your home in your pocket wherever you are in the world. We have become so dependable on our smartphones over the last few years, we can access any information in a second, and this same ethos applies to controlling your home. It can all be done at your fingertips at Hua Hin Mountain View.

Lastly, I can see that a lot of care and consideration has gone into choosing the fixtures and fittings at Hua Hin Mountain View, why is this important?

We know that we can get cheaper alternatives rather than real tiles from Italy, but the point is that someone who knows both qualities will see it, feel it and will always select the product with the higher quality. Our customers expect the best from us and we do everything not to disappoint them, and this is our attitude to building. We are German through and through and it's against our honour as a developer to offer a poorer quality when the best quality is available.

For more information:

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SAMUILIVING



CITY GARDEN TROPICANA TROPICAL LUXURY LIVING

A luxury condominium located in the affluent Wongamat area of Pattaya is setting the standard for luxurious tropical living in a low rise accommodation. Enthused with exotic styles and themes from the entrance lobby, to its three infinity pools and the rooftop garden, City Garden Tropicana is changing the way in which architecture and nature coexist. PAY 20% MOVE IN



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M Silom, Major Development

A new era of living in Silom



The Silom district is fast becoming the go to place in Bangkok. By day the city workers pour in and by night the streets come alive as people flock to some of the best dining options that this Thai metropolis has to offer. New pockets of entertainment keep popping up to keep up with demand, one such example is Sathorn Soi 10 and 12 that has welcomed an array of new restaurants and bars making it a mecca for socialites.

M Silom by Major Development - one of the country's leading developers - is the core addition to grace the shores of this exciting enclave of Bangkok. Rubbing shoulders with some of the leading hotels such as the future landmark of Bangkok the Ritz Carlton Mahanakorn, as well as the W Hotel Bangkok and the Pullman Bangkok Hotel G, its strategic location on Narathiwas Road could not be more central. At 53-storeys high, M Silom is a sophisticated and elegant building designed for urban dwellers wanting to make the most of city living.

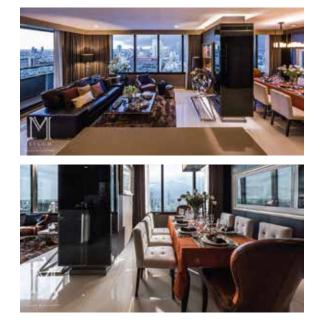
This feeling of refinement is immediately emanated upon arrival to M Silom as the chic lobby, which could be mistaken for that of a high end hotel, sets the tone for the residences. This theme continues throughout the development as it isn't just somewhere to rest your head at the end of the day, but rather a place to indulge life.

The Sky Lounge is teeming with activities to keep you entertained. Sip on a cocktail at the bar, grab a microphone and give your lungs a workout out in the Karaoke Room, challenge your friend to a game of pool or feast on a barbeque in the Sky Garden. Or if you want to properly clear your head then take a dip in the infinity pool on the thirty-fourth floor or relax in the Meditation Garden. All with the added bonus of having fantastic uninterrupted 360-degree panoramic views of the Bangkok's skyline including the Chao Phraya River from the top floor.

Making the most of the city is a number one priority for many expatriates living in Bangkok. Life at M Silom provides ease and convenience that many strive for. The luxury of being able to walk to work, the convenience of the BTS Skytrain network within a very short walk, and the huge expanse of Lumphini Park within easy reach. Renowned to be the best park in Bangkok, it provides a tranquil setting that feels a far escape for the city and a unique



"We strive to make living here a breeze by stressing the importance of convenience and delivering this with style"



selling point in itself as many people have being close to the park at the top of their wish lists when looking for a property.

Aside from neighbouring attractions that M Silom relishes in, the project itself has been designed to exceed residents' expectations. The versatility of the building provides a wide range of unit sizes to suit a host of preferences and needs, and with only a few units per floor there is a heightened sense of privacy. The fixtures and fittings are European in style, with smart grey gloss kitchens and contemporary bathrooms. Furniture packages are available for owner's ease consisting of signature items to match the chic look of the building, and most notably the units are ready to move into today to start enjoying life in M Silom and receiving capital appreciation immediately.

When asked why M Silom is so popular, Petrada Poolvoralaks, executive director at Major Development, said, "Naturally the location has appealed to so many investors as we are right in the heart of the city, close to businesses and some of the leading restaurants, hotels and shopping centres, but it is because we are offering this with a luxury lifestyle that M Silom is such a success. We strive to make living here a breeze by stressing the importance of convenience and delivering this with style".

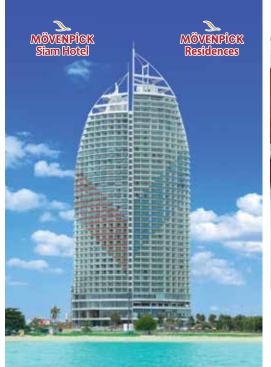
M Silom has definitely achieved this. In fact, Major Development have upped the ante for a new era of living in Silom.

For more information: www.mde.co.th

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Ban Tai Estate Ultimate home and investment







Investing in property is not something to be taken lightly. Whether the purchase is for your own use, as a second home, or purely as a means to make money via a rental yield or capital appreciation, a number of factors need to be taken into consideration.

The stunning island of Koh Samui has become a much loved holiday destination and place to own property. There are numerous styles of residential properties across the island; however developer Houseville have been astute to link that a property needs certain elements to ensure that it is a good investment for both rental income and capital appreciation.

An expert in smart resort property investment, Houseville have used their 10 years' experience and expertise in property to conduct research to identify these factors in order to build the perfect property. Starting by looking over 1,000 villa enquiries from holidaymakers for Samui, Houseville saw requirements that regularly arose included

Feature





the ability to walk to a swimmable beach, the vicinity to conveniences without being right in the thick of the noisy parts of the island, and a decent road to reach the villa. The villa itself, the service and its quality, were also on top of the list, not to mention its surroundings.

All these points may appear to be very obvious, but Houseville found that they were not achieved at other villas on the island. This is exactly why they set out to create Ban Tai Estate - the perfect match between a property that is a great holiday home and a great investment as the more popular it is among tenants, the more rental income it generates for the owner.

Situated in the Maenam region on the northern coastline of Samui, Ban Tai is located in an area of outstanding beauty framed by palm groves. It revels in some of the best beaches in Thailand reachable in a mere five-minute walk, which have swimmable beaches throughout the day. The villas, a choice of two to six bedrooms, are situated among amenities that residents can enjoy including beach dining, five-star hotels, a golf course, and some of the island's top restaurants. The location alone ticks all the requirements searched for by holidaymakers.

Each villa is professionally managed to take the hassle out of owning a second home with a range of services on hand to keep holidaymakers happy and coming back again and again. Houseville however goes one step further to ascertain the perfect investment come holiday home by providing layouts suited to the needs of holidaymakers. Houseville found that many villas on the island have one master bedroom with an ensuite bathroom and smaller rooms throughout the rest of the property. At Ban Tai the bedrooms are of an equal size plus all come with an ensuite bathroom and own entrance to provide privacy. This ensures that the properties appeal to a broad spectrum of holidaymakers from couples to families.

On top of all of this, every villa has ample living space, a dining room, a pool terrace, a poolside bar, a terrace on the upper level with open-air cinema and Jacuzzi, plus each bedroom has its own private terrace. All achieved without compromising on quality of the construction and materials used.

Houseville's meticulous approach to achieving a good investment doesn't stop there. Every potential investor will receive a detailed feasibility study with the calculations of the cost of acquisition, maintenance of the villa and the expected return on investment in order to make an informed decision on their investment. Additionally, the property will be advertised on leading platforms across the world to lure holidaymakers.

Simply put, Houseville has taken care of all the hard work for you to achieve the ultimate holiday home that also benefits from an exceptional rental potential.

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The winning formula at VIP KATA Condominiums

Building a new property may appear to be straightforward. Find a plot of land, design the plan and then get building. Developers make it look that simple but actually a considerable amount of time and money is invested into research and feasibility studies to make a building a success.

Phuket9, a well renowned real estate developer in Phuket, has done just that. In fact, they have done all the legwork for their investors to save them having to do so. By adhering to their number of stringent requirements, Phuket9 ensures that their project has all the right ingredients that make a winning formula. In the case of VIP KATA Condominiums, an already EIA Approved Development, they have exceeded these. So what are these golden rules that Phuket9 have astutely applied to VIP KATA Condominiums?

Location

First and foremost, there is nobody who does not want to live in the best spot. But how is the finest location determined especially when people have different ideals? Phuket9's extensive market analysis concluded that the same factors make for the perfect location whether the purchase if for investment or for the owner's use.

People are drawn to Thailand's glistening island of Phuket for the beaches, entertainment and lifestyle it has to offer. This applies equally to permanent residents as it does for holidaymakers explaining why Phuket9 strived to find a plot for VIP KATA Condominiums close to amenities.

Walking distance from VIP KATA Condominiums are the stunning beaches of Kata and Karon, and with restaurants, supermarkets, pharmacies, dentists, on the doorstep, there is not much need to stray far all your needs.

Superior construction

After investing in a premium location, there is little point in cutting corners with the fabrication and the build of a property. A building may look shiny and new especially under the Thai sunshine, but the cracks will start to show if the building hasn't been constructed to the highest standards. Substandard building materials and techniques will influence the longevity of the property, its appeal to the market, capital appreciation and rentability.

This is why Phuket9 has the utmost concern for the construction of VIP KATA Condominiums. Plus, as Phuket9 manage the property for up to seven years it is in their best interest to build it properly in the first place. This gives investors confidence to know that any maintenance will be handled in a timely and professional manner, not to mention the reassurance that comes with an EIA Approved scheme.

Attractive prices

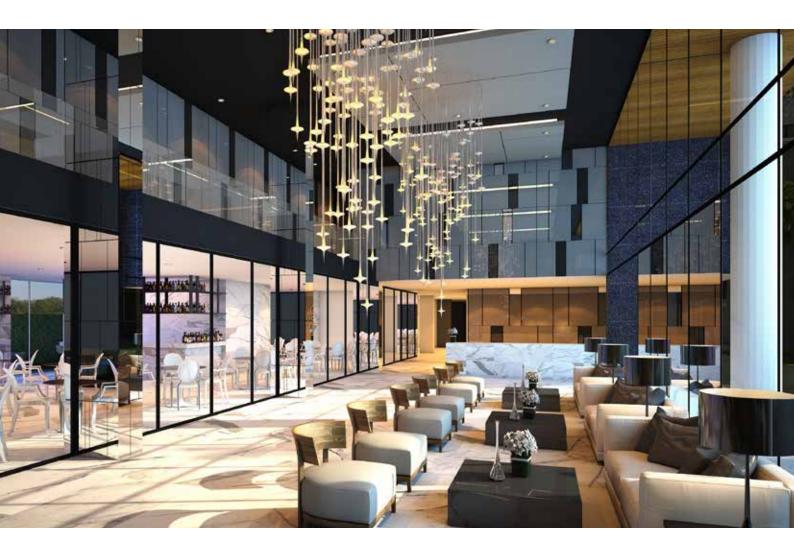
Cost plays a role in any sort of investment. How much money there is to play with will determine what can be purchased. It is often the case that whatever the budget a compromise is made, however this is not the case at VIP KATA Condominiums.

Phuket9 ensure low prices for their investors despite being adamant to have the best location and with superior construction simply by cutting out the middle man to reduce costs. By employing a team strong of over 100 staff from managers to engineers, architects to office staff, means that Phuket9 can keep everything in house to save their investors up to seven percent compared to similar projects on the market.

This is an immediate expenditure benefit but also provides further reassurance as it enables a smooth build due to streamlined internal communication without the need to rely on external entities.

Turnkey service

The dream property has been secured but now it needs to be kitted out. Not so at VIP KATA Condominiums as each property is available fully furnished to save you the hassles of sourcing the appropriate furniture to liken VIP KATA Condominiums to



"With recent EIA Approval, there really isn't a better time to invest in VIP KATA Condominiums. We have freehold units still available despite nearly being 40 percent sold out" **Cover Story**



a four-star hotel. Everything will be provided down to pillow cases and teaspoons to let owners enjoy their property straightaway whether that is for their own use or for the rental market.

Added extras

Phuket9 understand that the market can be competitive so VIP KATA Condominium's EIA Approval should be highlighted as many other developers sell before this has been awarded creating a risky investment. Plus they feel it is important for their developments to have that little bit extra. In order to give VIP KATA Condominiums that additional edge, a stunning roof terrace has been built for every resident to enjoy with some units having their own private roof space. There is even a swimming pool on the roof terrace, but also another pool is situated on ground level.

On top of all of this, VIP KATA Condominiums has a five-star lobby, two restaurants to dine in, a gym for fitness fanatics, a spa to pamper in and a playroom for children.

Having considered every one of Phuket9's golden rules there is no doubt that these rigid requirements are what make VIP KATA Condominiums a success. Andrey Kozhushnyy, founder and chief executive officer at Phuket9, said, "With recent EIA Approval, there really isn't a better time to invest in VIP KATA Condominiums. We have freehold units still available despite nearly being 40 percent sold out".

But beyond this, Phuket9 is a developer who cares. Even their grand opening party was an unforgettable event that put on a spectacle of events for all ages as a way to thank their investors for their ongoing commitment. It is Phuket9's smart market knowledge and their set of processes in place that create this winning formula.

For more information: www.phuket9.com Email: office@phuket9.com Tel: +66 (0) 93 541 4544





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TAKE A DEEP BREATH



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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Feature



URBANLIVING FURNITURE is celebrating its first anniversary!

Time flies! It is already one year ago that Urban Living started to set new furniture design standards in Hua Hin by introducing modern, stylish and moreover luxury home and outdoor furniture.

From the very beginning, the two owners, Joachim Drewitz and Matt Kaewprasitchok, had a customer centric business approach putting their customers and their requirements in the centre of their activities. This approach allowed them to build knowledge, competence and to gain an increasing recognition for their creativity and flexibility in providing individualized and custom-made furniture solutions, whether for a condo, a single luxury villa or an entire villa development. One feature for villa developments is that Urban Living offers bespoke furniture arrangements with interchangeable furniture to satisfy individual preferences.

Lately, Urban Living has also made progress in the hospitality sector by assisting hotel and restaurant owners in their renovation and interior fit out planning which has the prospect of a new business segment in the mid-to long term.

In-line with its growing customer base and mandates for residential developments, Urban Living is continuously expanding its furniture range with a focus on exclusive sofas, some of which are available as a modular system for a bespoke setup, complemented by coffee and side tables, sideboards and consoles, dining settings and bedroom installation as well as decorative items ranging from artwork, rugs, floor and table lamps, cushions to selected tableware. And with its access to superior and stylish outdoor furniture Urban Living has become a truly one-stop-solution provider in home decoration.

Looking forward, Joachim and Matt are confident that their ambition to continuously strive for superior service and consistent product quality will further consolidate its market position and brand image.

For more information:

www.urbanliving-furniture.com Email: jd@urbanliving-furniture.com Tel: +66(0) 32 520 966

Oriental Invest Where a developer invests in you



"It is easy to promise the world as an agent, but following it through is another story entirely and something that I relish"

It is always nice, and reassuring, to hear of someone at the top of a company willing to get their hands dirty. In the case of Flemming Bo Sørensen, chief executive officer at Oriental Invest, this means both getting stuck into the everyday running of the business, and in a literal translation as he is not shy to get muddy as the construction of a property commences.

Bo Sørensen's attitude and commitment is a result of the path that led him to becoming a developer but undoubtedly his character too. Starting out as a real estate agent in Rayong, Bo Sørensen quickly realised that there is no bigger challenge than selling your own development. "It is easy to promise the world as an agent," he comments, "But following it through is another story entirely and something that I relish".

His most recent residential project, Oriental Beach Pearl, has been designed and built amalgamating Bo Sørensen's years of experience in the industry. Situated 35 kilometres south of Hua Hin in Sam Roi Yot, this impressive resort is home to a range of villas from one to three bedrooms with a host of facilities including a sweeping swimming pool, tennis court, restaurant and 62 metre waterslide – possibly the longest of any residential resort in the area. Each villa has its own private roof terrace designed for residents to enjoy the beauty of the mountain and surrounding views. Partly covered with a canopy that resembles a sail of a yacht, the area provides an additional living area day and night. Complete with a Jacuzzi and plenty of space to relax, it is ideal for sun worshippers or a place to dine to benefit from the evening cool temperatures.

Living on site, Bo Sørensen is there on hand to help in any way he can. The residents are a mix of permanent owners who were quickly lured by the resort's appeal, and holidaymakers who are simply enjoying the setting and facilities that Oriental Beach Pearl







Flemming Bo Sørensen Chief executive officer at Oriental Invest



has. Loving it so much they return year after year or even end up buying a property on the resort – no better testament to its success.

As an agent, Bo Sørensen provided what can only be described as an exemplary level of customer service. Unlike some of his competitors he continued the relationship with investors long after the deal was done. This ethos has continued today as Bo Sørensen constantly seeks to improve Oriental Beach Pearl to exceed residents' expectations, a pizza oven has recently been added to the resort and a mini golf course is currently under construction.

There is no doubt that Bo Sørensen is passionate about what he does. He wants to present and maintain the best investment for his clients. One example is his appearance on a property programme on Danish prime time television putting Thailand on the radar as a place to invest, which was only achieved by his dedication to repeatedly pursue the programme. Soon after it was aired all units at the former development, Oriental Mountain View, were sold in less than one month, no mean feat considering this was at the height of the financial crisis.

This theme of devotion is a comforting characteristic when making an investment. Nothing could be more transparent or provide reassurance than a developer wholeheartedly throwing themselves in. And all for the benefit of the investors.

For more information: www. orientalinvest.com *Email: fb@orientalinvest.com Tel: +66 (0) 86 834 0881*

Begin your home hunting with the only THAILAND-WIDE PROPERTY LISTINGS MAGAZINE

Welcome to Thailand Property magazine's one-of-a-kind listings section. On the following pages you will find selected properties currently available for sale and rent located in all corners of the beautiful Kingdom.

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.

*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.

BANGKOK



SALE Ratchathewi Condo 22,000

1 Bed , 1 Bath - 34 sq.m. Ref: tp264-al-i021cr5959-rent

 The Agent

 +66(0)2 655 1177

 resale@theagent.co.th





11,900,000

2Bed, 2Bath-58 sqm Ref: tp50170-hf-787

Home Finder Bangkok +66(0)957742820 info@homefinderbangkok.com



SALE Phrom Phong Condo 37,000,000

3 Bed , 2 Bath - 110 sq.m. Ref: Lumpini-24

Success Square +66(0)21022595 sales@s-square.co.th





2Bed, 2Bath-76 sqm Ref: 820457

Expat +66(0)90 090 9472 expatsupport @thebkkresidence.com





2Bed,2Bath-73sq.m.

Ref:tp3005-cs160708

+66(0)81 867 5455
 im@sincere.co.th







3Bed, 4Bath - 320 sqm Ref: tp6660-20257

Smart Properties +66(0)86 526 5194

contact@smartproperties.co.th



Smart Properties +66(0)865265194

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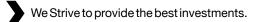
thailandproperty 51





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We offer loan consulting services.









Phrom Phong BTS 85.000

3 Beds, 3 Baths, 250 sq.m., New

Refurbish, Big Balcony, Good View, Fitness, Swimming Pool, Walk to Asoka Phetchaburi MRT 7 Min and Phrom Pong BTS 10 Min

SALE Sukhumvit67

Pool, Parking, Sauna, Good view,

SALE RENT Sukhumvit

Phra Khanong BTS

Unblock View.





SALE RENT Sathron Chong Nonsi BTS

11,000,000/75,000

2 Beds, 2 Baths, 109.45 sq.m., Good view, On 31 Floor, Fully furnished, Biggym, Swimming Pool, Near Shopping Center, Silom, Asiatique, Walk to Chong Nonsi BTS 5 min.

SALE Sukhumvit 30/1

2 Beds, 1 Bath, 83 sq.m., Fully

furnished. New Refurbish. Good

Location, Comfortable Area, Big

gym, 2 Swimming Pool, Walk to

Prom pong & Thong lo 5 min.

Phrom Phong BTS

7,000,000



10,500,000 2 Beds, 2 Baths, 79 sq.m., Fully furnished, On 12 Floor, South Direction, Fitness, Swimming



SALE RENT Sukhumvit Phra Khanong BTS

3,500,000/18,000

1 Bed, 1 Bath, 44 sq.m., Fully furnished, Good View, Facilities, Outdoor Swimming Pool, Fitness, Sauna, Game Room, Parking, Walk to Phra Khanong BTS 2 Min.



55,000,000

5 Beds, 4 Baths, 376sq.m. Good view, High floor, Thong Io View, Fitness, Swimming Pool, Spa, Playground, Laundry, Mitting Room, Fix 3 Parking, Walk to Thong Io And Ekkamai BTS 5 min.

RENT Sukhumvit24 Phrom Phong BTS

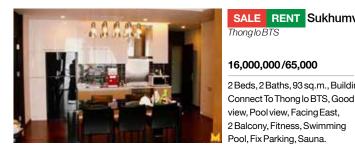
33,000

1 Bed, 1 Bath, 31 sq.m., Fully furnished, New Refurbish, Good Location, Comfortable Area, Fitness, Swimming Pool, Sauna, Walk to Prom pong BTS 5 Min.









SALE RENT Sukhumvit Phra Khanong BTS

6,500,000/28,000

2 Bed, 2 Bath, 69 sq.m., Fully furnished, New Refurbish, Outdoor Swimming Pool, Fitness, Sauna, Library Room, Walk to Phra Khanong BTS 2 Min.





• Moz Corporate Co.,Ltd. 1414/392 Sukhumvit Plus Condo Prakhanong Klongtoey Bangkok 10110 **(** +66 (0)81 931 7979, +66 (0)86 334 2989 ⊠ lek.moz@outlook.com, uan.moz@outlook.com

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A full service real estate agency (buy/sell/rent/management) with a fine selection of properties in the most desirable locations.





Villa - 3 Bdr - Floating Market Ref:HU-V119-3bdr-1

SALE Koh Samui

The luxurious 3 Bedrooms Villas,

2 bedrooms with en-suite bathrooms.

the large outdoor living area, gardens

for outdoor dining, relaxing East meets

Villa - 3 Bdr - Maenam

Ref: SA-V56-3bdr-1

7,490,000

4.290.000

400 sq.m. Living area 162 sq.m., 3 Bedrooms, 3 Bathrooms, European Kitchen, 2 Car Parks. just 10 minutes drive from Hua Hin town and beach, Swimming Pool, Security 24 hrs.











Condominum - 2 Bdr - Silom Ref:BA-C218

SALE Bangkok

8.286.557

The residence allow to get access to the MRT Sam Yan and Silom Road in just 5 min walk. swimming pool, gym, sauna, rooftop garden, underground car park.



Condominium - 2 Bdr - On nut

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

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









SALE Phuket

Villa - 3 Bdr - Nai Harn Ref:PH-V67-3bdr-1

west in a combination.

8,900,000

The villa is 3 bedrooms en-suite bathroom. (1 bedroom separate small house). living area 160 sg.m. / Land area 200 sg.m. Open plan living room with kitchen and dining area, Jacuzzi, Balcony, BBQ area, Parking.

SALE Chiang Mai

Condominium - Studio - Center Ref:CH-C-0bdr-11

1,099,000

This Nice studio of 34 sqm. fully furnished, Located near by shopping mall and international airport just 5 minutes from the city center, fitness, security, security code, parking, wifi.

RENT Hua Hin Villa - 2 Bdr - Mountain

Ref:HU-V17-2bdr-1

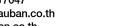
40,000

Luxury villa 2 bedrooms, 3 bathrooms, living room, dining room with fully furnished. Thai-contemporary decoration, top roof terrace, parking and private pool.

Vauban Real Estate Thailand The Trendy Office & Plaza 10/36 Sukhumvit 13, Klongtoey Nua, Wattana, Bangkok 10110 **(** +66(0)21687047

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



RENT Bangkok

2 Bedrooms with river view

on 24 floor. 145 Sqm., fully

furnished. Ready to move in. Close to BTS Krung Thon Buri

Baan Sathorn

Ref: AR 1305 55.000

Station.

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



RENT Bangkok Le Monaco Residence Ref: AR 2200

85.000

Classy 3 bedrooms in Ari. Built at 173 sqm. With city view and great facilities. Fully furnished.





Large 3 bedrooms, 300 sqm. on prime location in Asoke. Fully furnished. Easy accress to Shopping Center, Sport Club, MRT and BTS.



RENT Bangkok

Ideo Mobi Sukhumvit Ref: AR 2230

38,000

An affordable price duplex. 1+1 bedroom fully furnished. Just a few minutes walk to The BTS Onnut Station.





2 Bedrooms 63sqm., fully furnished and comfortable. Close to BTS and Expressway.





RENT Bangkok Hyde

Ref: AR 2219

95,000

2 Bedrooms with 85 sqm., fully furnished and decorated in a modern style. Located in Nana.





RENT Bangkok

The Address Sathorn Ref:AR2110

55,000

Modern unit in Sathorn. 2Beds/2baths fully furnished and easy access to Shopping Center and BTS Chong Nonsi Station.

RENT Bangkok 39 Suite Ref: AR2212

35,000

2 Bedrooms residence, located in Phrom Phong. Built at 60 sqm., fully furnished. Ready to move in.



120,000

Large unit on prime location in Phrom Phong. 4 Bedrooms with 250 sqm., fully furnished and great facilities.



RENT Bangkok TownhouseSukhumvit31 Ref:AH311

150,000

Perfect townhouse for families looking to live in the city. 3+1 beds/4 baths with 330 sqm. Ready to move in.





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RENT BTS Phrakanong Rhythm Sukhumvit 44/1 Ref: SS1481

55,000

60 sqm, 1 bedroom duplex, 1 bathroom. 2 seconds to the BTS Phrakanong Station



RENT Sukhumvit soi 22 Aguston Sukhumvit 22 Ref: SS1517

RENT Petchburi Road

Circle Condominium

295 sqm, 4 bedrooms,

4 bathroom. Shuttle Bus

service to Nana BTS Station.

Ref:SS1647

200,000

73,000

95 sqm, 2 bedrooms, 2 bathroom, Pet friendly, Shuttle Bus Service to BTS Station.



SALE BTS Thonglor

Ref:SS1461

Station.

115 sqm, 2 bedrooms, 2 bathrooms, 5 minute drive to BTS Thonglor



RENT Ratchadamri Baan Rajprasong Ref: SS1537 70,000

80 sqm, 1 bedroom, 1 bathroom, 2 Minute walk to the Ratchadamri BTS Station.





10,700,000

43 sqm, 1 bedroom, 1 bathroom, 2 minute drive from BTS Thonglor Station.



RENT BTS Thonglor Noble Solo Ref: SS1495

35,000

53 sqm, 1 bedroom, 1 bathroom, 5 minute drive to BTS Thonglor Station.





RENT BTS Asoke Wind Sukhumvit 23 Ref: SS1516

35,000

54 sqm, 1 bedroom, 1 bathroom, 3-5 minute drive to BTS Asoke Station.



RENT BTSAsoke MirageSukhumvit27 Ref:SS1719

35,000

50 sqm, 1 bedroom, 1 bathroom, 3-5 minute walk from BTS Asoke Station.

RENT BTS Ekamai The Capital Ekamai - Thonglor Ref: SS1269

40,000

54 sqm, 2 bedrooms, 2 bathroom, 7 minute drive from BTS Ekamai Station.

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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.



SALE Bangkok Wattana Suites

Ref: 7297

12,000,000

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





SALE Bangkok Siamese Surawona 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

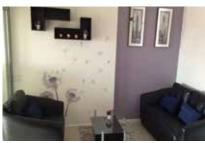
3,300,000

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.





Aspire Sukhumvit 48 Ref: 7228

3,300,000

1 bedroom, 32 sq.m. condo on the 12 th floor. Nicely furnished, areat sunset views. Can walk to BTS



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.







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.



SALE Bangkok The Base Sukhumvit 77 Ref: 7202

3,400,000

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



SALE Rayong Conference Center and Resort Ref: 7226

129,000,000

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

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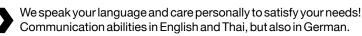






Best in class property specialists in Bangkok with over 10 years of dedicated experience.

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









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.



RENT Phrom Phong The Madison

Ref:CS168482

130.000

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 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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- ⊠ info@mvmiraclehouse.com
- 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"

toww.mymira

On Sukhumvit 24, Luxury building facilities and maintenance, 189.39 sam., 3 bedroom.

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

SALE Phrom Phong

The Bright Condominium

Ref:S162569

34,000,000







Property specialists in Bangkok with over 30 years of combined experience.

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www.c21propertylink.com

RENT Ari House@AriSamphan1

110,000

2 storeys, 230 sq.m. 159 sq.w., 3 beds, 3 baths, 2 living rooms, 5 car park. A big kitchen room, fully furnished and electric equipment, Good location, Close to BTS Ari.



17,500,000

Close to BTS Ari, 4 storeys, 200 sq.m. 42 sq.w., 4 beds, 5 baths, 1 kitchens, 3 car park. Very private and safety. East direction.





120,000,000

Commercial Building 2 units 5 storeys. 600 sq.m. 30.5 sq.w. Special Location at Wang Burapha, Suitable for Showroom or Office Building.







SALE Ratchada

Quinn Condo Ratchada

3,970,000

Close to MRT Sutthisan station only 200 m. Very convenience, High safety, swimming pool view with room. 34 sq.m., 1 bed, 1 bath, High floor. Strong wind and shady.



13,500,000

Nearby Suvarnabhumi Airport. A modern and luxurious design 2 storeys, 4 beds, 3 baths, 248 sq.m, 2 car park, easily driving access to toll way and city.

SALE Sukhumvit

Life@Sukhumvit67

6,800,000

A quality condo on Sukhumvit rd. Developed by AP. Surrounded by a shopping mall, restaurant, school, hospital etc, 66.97 sg.m., 2 beds, 2 baths. Nearby BTS Phra Khanong. Fully furnished and ready to move in.

RENT Sukhumvit Ideo Morph 38

28,000

30 sq.m., 1 bed, loft style with bedroom on the upper level, living quarters, kitchen and bathroom on the entry level, close to BTS Thong Lo, Fully furnished and ready to move in.

RENT Charoen Nakhon Baan Sathorn Chaophraya

25,000

This unit has the best river view. 30 sq.m.,1 bed, 1 bath, high floor. Fully furnished. Highlight is the beautiful award winning infinity pool, parking, free private ferry to cross the river to BTS Krung Thon Buri.





15,000,000/60,000

On Chaophaya River, take view 180 degree, 145 sq.m., 3 beds, 3 baths, close to BTS Saphan Taksin, Luxury, completely facility, service, security.

SALE Sukhumvit The Natural Place

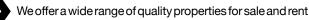
27,000,000

Located in the heart of Sukhumvit's Phrom Phong. 3 beds, 350 sq.m, living space spread over 4 floors, 3 car park. Easy reach of all local amenities. Ready to move in.





A world class real estate branch offering solutions for both local as foreigner investors





SALE Chidlom

We speak fluent English and Thai





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

45.000

Spacious 1 bedroom, 1 bathroom condo for rent in central Bangkok. The unit is fully furnished and offers great views of the city.



RENT Samyan

Chamchuri Square Residence

77,000

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



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.













SALE Phra Khanong Life@Sukhumvit Ref: Co-Fs085-150630-004

4,230,000

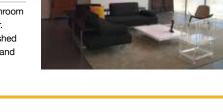
Lovely 1 bedroom unit for sale. The condo is conveniently set within few minutes walk from a BTS station and several shops. bars and restaurants.

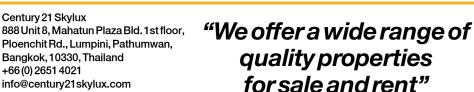
SALE Thonglor Liv@49 Ref: Co-Fs085-150807-004

6,400,000

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







Bangkok, 10330, Thailand (+66(0) 2651 4021

Century 21 Skylux

- ⊠ info@century21skylux.com
- http://www.century21skylux.com

Ref: Co-Fs085-150710-010 23,000,000 Large 3 bedroom condominium

SALE Asoke

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









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Advices and recommendations from our highly-experienced sales team on a variety of property choices that match with client's requirements.

Ready and rapid service to ensure a smooth sale or rent of proposed property.



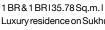




58.000

1-2BRI55Sq.m.ISuperLuxury condominium on prime location of Thonglor, few meters to BTS Station and surrounded by many amenities.





SALE Thonglor

The Crest suk34

6,950,000

Luxury residence on Sukhumvit Rd. only 50 m. to Thonglor BTS Station and surrounded by many amenities.







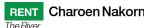


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75,000

2 BR & 2 BR | 107 Sq.m. | 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.1 Few meters to Phrom Phong BTS Station, full facilities, conveniences traveling and near The Emporium, Emquartier and Thonglor.



40,000 - 60,000

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

RENT Luangsuan QLuangsuan

80,000

2BR&2BR|88Sq.m.ILuxury 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 I 35 Sq.m. I Luxury residence and fully furnished with easy access to the CBD area(200m from BTS Saphan Taksin Station)

SALE Ploenchit Noble ploenchit

10,130,000

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

SALE Thonglor HQ

7,860,000

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

SALE Ploenchit The Park chitlom

25,660,000

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



"Professional Property Agent"



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We deliver a service with dedication and discretion.



Remove any stress and let us put in the effort required to finding the property that you desire.





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

SALE Silom

280 SQM, 4 Bedrooms, 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 facilities.



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.



SALE Sathon Spacious, renovated, luxury Ref:PPT00044 36,000,000

422 SQM, 4 beds, 3 baths, fully furnished, maid's room, great views of city and park.



SALE Chong Nonsi Spacious, bright, luxury Ref: PPT00112

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

52,000,000





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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PATTAYA



SALE East Pattaya House 38,500,000

4 Bed, 5 Bath Ref:tp2979-h010411

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





7,500,000

1Bed, 1 Bath - 65 sq.m. Ref: tp135049-cs1607111

ACI Enterpise L +66(0)817622627 m.probst@aci-enterprise.com







Ref: tp2979-h010389 **Coastal Real Estate**

+66(0)38 421 580 info@coastalrealestatepattaya .com





11,900,000

2 Bed , 2 Bath - 98 sq.m. Ref: tp135049-cs1607161

ACI Enterpise 466(0)817622627 m.probst@aci-enterprise.com



SALE Sattahip

Ref: tp10994-h004678-sale

Gecko Properties Pattaya +66(0)38412150 info@gecko-properties.com





3 Bed, 3 Bath - 267 sq.m. Ref: tp3012-hs11834

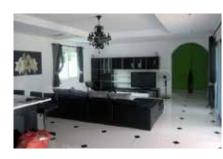
Pattaya Realty +66(0)38412301 info@pattayarealty.com





1 Bed, 1 Bath - 60 sq.m. Ref: tp10994-C002689-RENT

Gecko Properties Pattaya +66(0)38412150 info@gecko-properties.com





5Bed, 5Bath-420 sq.m. Ref:tp3012-hr5207-hs11739

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

(Tel: +66 (0) 2254 0791

enquiries@thailand-property.com

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SALE Pattaya Best Views of Jomtien Beach Ref: C00172

10,500,000

This condo offers the best views on a very high floor in the heart of Jomtien, 3 beds, 2 baths, 2 balconies, recently refurbished.





SALE Pattaya Exclusive Swiss Quality Ref: H00220

17,900,000

Located in Na Jomtien this modern 4 beds and 4 baths villa is a must see. Superb materials of the best quality.



SALE Pattaya

SALE Pattaya

Live like a "star" in this totally

refurbished unique and exclusive pool villa with entertainment suite.

Jomtien Park Villa

Ref: H00226

35,000,000

Jomtien Beachfront Highfloor Ref : C00184

8,800,000

Best Jomtien Beach view from this high floor 2 beds, 1 bath condo with washing machine and dishwasher. Perfect condition.



SALE Pattaya Detatched House with Pool Ref: H00207

3,500,000

This 3 bedrooms house offers great value for money. Detached house on a 400 sqm plot with a private swimming pool.



SALE Pattaya

8 bedrooms in 2 houses Ref : H00222

16,800,000

This is a private estate with 8 beds, 6 baths and a fish pond on a plot of 1600 sq m, built with wheelchair access.



SALE Pattaya Exclusive Duplex Penthouse Ref: C00149

11,900,000

Duplex penthouse with one huge room on each floor connected by elegant stairs. High specification fittings.





SALE Pattaya View Talay 6 Ref: C00195

10,750,000

Exclusive 2 bedrooms condo in the heart of Pattaya. Corner unit with 108 sqm and modular open space living.



SALE Pattaya Luxurious Seaview Condo Ref: C00182

24,000,000

Large, beautiful living room with wooden floors. 3 beds, 3 baths in the heart of Pattaya. Over 268 sq m with maids quarters.

SALE Pattaya Huge mansion, large landplot Ref: H00231

9,900,000

Striking mansion with a castle like feel to it. Needs refurbishment but has a great value for money on a 1748 sq m land plot.



• Pattaya Foreigner Service Co.,Ltd. 131/158 Moo 12, Soi Chaiyapruek, Nongprue Banglamung, Chonburi 20150

(+66 (0)8 0057 8069

- ⊠ paul@pfs.in.th
- www.pfs.in.th

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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 BIG C 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

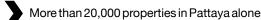
and insurance matters"





We have a vast array of resale properties under market value

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RENT Thappraya Road Beautiful, Convenient, Seaview Ref:955

10,000

Beautiful condo Studio 32 SQ.M.



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

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

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3,500,000

View Point

150,000,000

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

Luxury house on Sukhumvit road,

Siam Place

3,850,000

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, Internet, Cable, gymnasium, Jacuzzi at Balcony, close to the

Pattaya City Resort

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





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 Baan Balina 1

35,000

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

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

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beach, swimming pool

SALE South Pattaya

4,500,000

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

"Pattaya Realty

Est.2001"







room and dinning rooms. SALE East Pattaya

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



Pattaya's leading property agent.

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



Multilingual support team.





SALE Jomtien

Laguna Beach Resort Ref:BP0445

1,350,000

35 sqm, 1 bedroom, 1 bathroom. located at Jomtien, Pattaya. Facilities include: Fitness. Garden, Parking, Security and Swimming Pool.



RENT Pratumnak Hill Stunning pool villa Ref: BP0411

100,000

Stunning pool villa on Pratumnak hill, 500 sqm, consisting of 4 bedrooms and 4 bathrooms, located at Pratumnak Hill, Pattaya.





SALE East Pattaya Mountain Village Ref:BP0449

5,500,000

Mountain Village Silver Lake House for sale of 116 sqm, consisting of 2 bedrooms, 2 bathrooms. located at East Pattaya, Pattaya.



RENT East Pattaya Reautiful Villa Ref: BP0447

55,000

Beautiful Villa in Huay Yai, consisting of 3 bedrooms and 3 bathrooms. located at East Pattaya, Pattaya.



SALE East Pattaya Pool villa Ref: BP0412

10,500,000

Pool villa for Sale East Pattava 3 bedrooms and 3 bathrooms. located at East Pattaya, Pattaya.



RENT East Pattaya 4 bedroom House Ref: BP0211

50,000

House East Pattaya, consisting of 4 bedrooms and 4 bathrooms. located at East Pattaya, Pattaya.





SALE Jomtien Palm Oasis Villa

Ref:BP0465

6.900.000

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

SALE East Pattaya Unique Pool Villa Ref: BP0315

7,850,000

4 bedroom, Unique Pool Villa 250 sqm, consisting of 4 bedrooms, 3 bathrooms. located at East Pattaya, Pattaya.





RENT East Pattaya 3 Bedroom House Ref: BP0287

35,000

180 sqm, consisting of 3 Bedrooms, 3 Bathrooms. located at East Pattaya, Pattaya

RENT Pratumnak Hill South Beach Condo

Ref: BP0446

25,000

73 sqm, consisting of 2 bedrooms, 2 bathrooms. located at Pratumnak Hill, Pattaya

• Budget Properties 216/3 Unit 3, Soi Diana Inn, Nongprue, Banglamung, Chonburi 20150

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- www.budget-properties.com

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PHUKET



SALE Kata Beach Condo 2,500,000

1 Bed, 1 Bath - 27 sq.m. Ref: tp5435-s-kat13

Phuket Condo.net +66(0)878923876 info@phuketcondo.net





10,490,000

3 Bed - 230 sq.m. Ref: tp2824-RAW2583-SALE

Phuket Buy House Let +66(0)81 956 8480 info@phuketbuyhouse.com





SALE Kata Beach

1 Bed, 1 Bath - 43 sq.m. Ref: tp5435-s-kat19

Phuket Condo.net +66(0)87 892 3876 info@phuketcondo.net





3,900,000

35 sq.m. Ref: tp2824-kam5413-sale

Phuket Buy House I +66(0)81 956 8480 info@phuketbuyhouse.com





SALE Laguna Villa

3,980,000

.com

2 Bed , 2 Bath - 162 sq.m. Ref: 506

LS Invest Properties +66(0)91 821 5557 ihsane@ls-investproperties .com







143,500,000

6 Bed, 7 Bath Ref: tp66-vam001-sale

Tropical Properties Phuket C +66(0)76510954

info@phuket-tropical-realestate .com



1 Bed, 1 Bath Ref: tp66-cp201-sale

Tropical Properties Phuket Section 21 +66(0)76510954 info@phuket-tropical-realestate

.com

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RENT Rawai Modern Pool Villa Ref:RR070

55.000

Luxury villa 3 beds, 3 baths, only few mins to Rawai beach. Nice relax home.





Greenery and Sea View villa Ref:VKM467

7,500,000

Detached 2 beds, 2 baths on Kamala hill side. Just 5 mins to the beach. Retreat home comestrue



RENT Kamala Modern Townhouse Ref:RKM305

50,000

Modern townhouse 3 beds, 3 baths, infinity pool with kid pool. Perfect for family holiday.



SALE Cherngtalay Bargain Pool Villa

Ref:VCT458

7,000,000

Detached 3 beds, 2 baths modern pool villa. Laguna is just 5 mins away. It is located in high end area.



RENT Patong In the hearth of Patong Ref:RP163

40,000

2 beds, 2 baths, convenience located in Patong center. Easy access to restaurants and night life.



SALE Kata

Sea view apartment Ref:CKT215

SALE Surin

2,900,000

Convenice size panoramic 1 bed, not far from kata one of the nice beach on the island. Pool on roof and on ground.

Under construction panoramic



RENT Kata

Panoramic Condo Ref:RKT691

50,000

Panoramis sea view 1 bed in resort style. Dream accommodation for holiday market and expat.





RENT Patong Ocean View villa Ref:RP546

7,500/day

Part of a small complex with 2/3 beds, 2/3 baths, serves excellent view of panoramic. Quiet location with easy access to Patong nightlife.



SALE Rawai Unique Coastal Villa

Ref: VR004

26,000,000

seaview.

4 beds, Quality German designed & built. Indoor / outdoor salt water pool. Huge fish pond and exquisite surrounds. Magnificently fitted out and maintained.

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SALE Layan Balinese-style Pool Villa Ref:2339

17.500.000

Beautiful 3-bed pool villa in gated community just 5 minutes' drive from Layan Beach, and the Laguna Phuket resort complex and golf course.



SALE Kalim

Kalim Beach Condo Ref:2211

8.500.000

Spacious ground floor foreign freehold 2-bed condo with partial sea views just across the road from Kalim Beach.



SALE Kata 4-Bed Pool Villa Ref:2136

27,000,000

Gorgeous 4-bed villa in exclusive estate within walking distance to Kata Beach boasting stunning sea views towards Kata Bay.



SALE Kamala Sea View Condo Ref: 1007

14,000,000

Superb 2-bed foreign freehold condo with 239 sqm. of living space in Kamala boasting sensational seaviews.



SALE Koh Kaew Spacious Pool Villa Ref:2347

19,800,000

Spacious 5-bed family pool villa with large garden and pool area within a couple of minutes' drive to the BISP international school.



SALE Layan

Spacious Layan Condo Ref:1113

12,800,000

Spacious 2-bed ground floor condo with foreign freehold title. Easy stroll to stunning Layan Beach in less than 5 minutes.



Ref:2340

29,500,000

Stunning 4-bed courtyard style villa on large 1 Rai plot with large pool located in Nai Harn within 5 minutes' drive to the beach.







11,500,000

2-bedroom townhouse with f oreign freehold title located in family-friendly resort complex with excellent facilities close to Layan Beach.



SALE Ao Por Sea View Apartment Ref: 1262

7,500,000 Beautiful 2-bed apartment near Ao Por Marina with lovely sea views over the bay and nearby

SALE Layan Layan 1-Bed Condo Ref:2137

3,500,000

Verl well priced 1-bed apartment in well maintained development just a short drive to Layan Beach.

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



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.



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

SALE RAWAI BEACH

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

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

Villa 300m from the beach

Ref:D11 9,890,000

Ref:E3

12,190,000

SALE KATA BEACH



SALE KATABEACH Condomimium 500m from the

beachRef: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 KATABEACH Condomimium 500m from the beachRef: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 beachRef: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 beachRef: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"



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 RAWAIBEACH 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.

Jhuket

- Phuket9 Okey Development Co., Ltd. 58/87 MOO 6, SOI ROUYPHAD T.RAWAI A.MUANG 83130 THAILAND
- (+66)929535654
- ⊠ office@phuket9.com
- ttp://phuket9.com
 http://phuket9.com
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HUAHIN



SALE Prachua Villa 25,000,000

3 Bed . 3 Bath - 490 sq.m. Ref: REF HH5201

SiamBel +66(0)806 596 395 siambel@gmail.com



SALE Prachuap Khiri Condo

8,500,000

2Bed.2Bath-61 sq.m Ref: HH1131

SiamBel +66(0)806 596 395 siambel@gmail.com



SALE Hua Hin House 13,900,000 3 Bed, 3 Bath - 360 sq.m.

Ref: tp20113-1007232-sale

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



RENT Hua Hin Condo 64,000

3 Bed, 2 Bath Ref: tp30540-hu-c1-3bdr-1-rent

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



RENT Hua Hin House

25,000

3 Bed, 3 Bath - 120 sq.m. Ref: tp20113-hr0313314-rent

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





3 Bed, 3 Bath

Ref: tp148-HH001388-SALE Hot Property Hua Hin

+66(0)32533333 info@hotpropertyhuahin.com



RENT Hua Hin Condo 70,000

2 Bed, 2 Bath - 96 sq.m. Ref: tp20113-cr0313309-rent

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





2Bed,2Bath Ref: tp148-HRC000704-RENT

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bedrooms all with en-suite bathrooms and fitted with air conditioning and ceiling fans. views of the tropical garden and



Orchid Palm Ref: 550-004-00054

11,900,000

2 story custom built Tudor Home featuring many extras, dining room with seating for 8, full European kitchen complete. the finest appliances complete this home's kitchen.









SALE Hua Hin Palm Villion

Ref: 550-004-00009

8,900,000

Sea View Condo offers a stunning panorama seascape, 2 bedrooms along with the living room, dining room, as well as the kitchen all enjoy unspoilt sea views.

Baan Peang Ploen's Condo

"RE/MAX Certified Broker & agents

with 2 locations to serve you!"



SALE Hua Hin Tropical Hill II

Ref: 550-004-00048

3,900,000

Tropical Hillside villa set in one of Hua Hin's best locations. 160 meters of living area with 3 bedrooms and 3 bathrooms enjoying both sea and mountain views.

SALE Hua Hin

The Emerald Resort Ref: 550-004-00068

3,400,000

Large veranda & your private garden. 2 bedrooms, 2 bathrooms, 24 hour security, a fabulous community pool and fitness room. Location is ideal with golf, dining, shopping.

SALE Hua Hin

The Emerald Ref: 550-004-00058

3,300,000

Large veranda & your private garden.3 bedrooms, 2 bathrooms, 24 hour security, a fabulous community pool and fitness room. Location is ideal with golf, dining, shopping.

SALE Pak Nham Pran

Land Beach side Ref: 550-004-00063

6,000,000

175 sq. wa. 750 sqm., with electric & water on site, Concrete paved road on both sides of the property. 120 meters to the beach, Ideal for a 3 story pool villa with 3rd floor sea view.

SALE Hua Hin Pristine Land Ref: 550-004-00018

1,800,000/Rai

Just only 4,500/Sq.Wah .Many mature trees, and beautiful mountain views. Located just minutes from the ever so popular Black Mountain golf & country club and fantastic water park.



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

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SALE Hua Hin Orchid Palm Ref: 550-004-00053 9,500,000

This villa has 3 bedrooms, 2 with en-suite bathrooms, Enjoy dining and relaxing on the terrace or enjoy the sunshine alongside the 5x12 meter swimming pool.





an enormous pool, Jacuzzi.





CENTURY 21 Pro Real Estate Hua Hin have been voted the Best Agent Hua Hin

Specializing in the areas of Hua Hin, to the south in Pranburi, Kao Kalok and Dolphin Bay and to the North in Cha-am

CENTURY 21 Pro Real Estate Hua Hin offers a huge and up to date selection of over 1,000 property listings in Hua Hin and the surrounding ares



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 m²





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 m²bathrooms

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 m²



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 m²

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 m²



SALE Hua Hin Pool Villa Ref: HS0510481

16,000,000

Great quality Bali Designed pool villa. 4 Bedrooms, 4 bathrooms. Living area: 270 m²



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 m²



SALE Hua Hin Pool Villa Ref: HS02135315

19,500,000 Well Designed 3 bedroom 4 bathroom Pool Villa, Living Area 390 m²



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 m²



SALE Hua Hin Pool Villa Ref: HS02135313

13,300,000 Luxury 3 bed 2 story Pool Villa. Living



Century 21 Pro Real Estate 33 unit No 2, Hilton Hotel Hua hin, Naresdamrin Rd, Hua Hin, Prachuap Khiri Khan 77110

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Private villa with swimming pools, private parking and lush gardens. This villa boasts 3 beds, 2 baths and comes



13.800.000 A2-storey luxurious pool villa

SALE Hua Hin

Phu Montra

Ref: H0116035

of 285 sqm surrounded by lush gardens with a 1.5 meter private swimming pool and covered parking for up to 2 vehicles.









fully furnished.

RENT Hua Hin

RENT Hua Hin Bluroc

Ref: C0115085

17,000

This is a 35 sqm, fully furnished 1 bed. 1 bath unit. Facility highlights include 2 swimming pools, underground parking, fitness area, sand valley, garden area, and an outdoor tea room.

SALE Hua Hin









SALE Hua Hin Luxury Pool Villa in Golf Estate

Ref: H0116029

65,000,000

The total living area is 1,365 sqm. Facilities this property provides includes a sparoom, fitness room, tropical rainforest gardens, an infinity pool and parking for up to 4 cars.

SALE Hua Hin Baan Sansuk Ref: C01160197

36,000,000

This penthouse is located within a low rise beachfront project near Takiab Beach. It is a 1 bed, 1 bath unit of 184.5 sqm.





SALE Hua Hin Marrakesh Ref: C0115001

13,500,000

2 beds, 2 baths condominium, just steps from one of Hua Hin's most pristine beaches. The Moroccan inspired design runs throughout the fully furnished unit.

SALE Hua Hin

The Breeze Ref: C01160134

3 beds, 3 baths and 157 sqm with views towards the communal swimming pool. It comes fully furnished and has been decorated in neutral, relaxing tones.

SALE Hua Hin

Bluroc Ref: C0115006

3,500,000

This 45 sqm fully furnished 1 bed, 1 bath has quality laminate flooring throughout the large living room and bedroom. A large glass door opens out onto a balcony for additional outdoor living space.

SALE Hua Hin

Baan Peang Ploen Ref: C0115082

1,900,000

This 30 sqm studio comes fully furnished. The open floor plan contains the dining, living, and bedroom area is cleverly separated by a headboard that seconds as a partition.



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

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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.

KOHSAMUI



RENT Bang Rak Villa 60,500

4 Bed, 3 Bath - 200 sq.m. Ref: tp10977-S076-RENT

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SALE Bang Kor Villa

13,500,000

4 Bed, 3 Bath - 156 sq.m. Ref:tp10977-s1134-sale

Overseas Property Portfolio +66(0)80 535 1725 emma@overseasproperty portfolio.com





3 Bed, 2 Bath - 135 sq.m. Ref: tp10977-s1154-rent

Overseas Property Portfolio 466(0)80 535 1725 emma@overseasproperty





3 Bed, 3 Bath - 370 sq.m. Ref:tp10977-s1161-sale

Overseas Property Portfolio 466(0)805351725

portfolio.com





SALE Bo Phut Land

1,400,000

2 Rai Ref: tp20905-ls0234

portfolio.com

Horizon Homes +66(0)77 417 005

alex.a@horizonhomessamui.com



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

Company Vauban Samui +66(0)83 096 1886 🗧 samui@companyvauban.com







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 Bo Phut



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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 Seaview 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/Guest house

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

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"An essential marketing platform for us - the team really goes 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



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"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



"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



OPP



"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."

Kenny and Lizette Opperman, Managers





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