



Ultimate Property Group Co., Ltd.
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Tel: +66 39 558200
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www.TranquilityBayResidence.com
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Fact Box

PROJECT DETAILS

Name : Tranquility Bay Residence

The Developer : Ultimate Property Group Co.,Ltd.

Property type : Condominiums and Pool Villas

Location : Koh Chang Island, Trat Province, Thailand

Launch date : November 2006

Total land area of development : 301,389 sq.ft or 28,000 sq.m.

Total units : 65 Condominiums, 4 Pool Villas (Phase 1 and Phase 2)

Unit sizes :
One bedroom Condominium 60 sq.m.
Two bedroom Condominium 104 sq.m.
Two bedroom Duplex 120 sq.m.
Two bedroom 120 sq.m.
Two bedroom Penthouse 120 sq.m.
Pool villa 500 - 558 sq.m.

Unit Price : (Fully Furnished)

One Bedroom Condominium 60 sq.m.

Corner unit starts from: THB 7,350,000

Center unit starts from: THB 6,825,000

Two Bedroom Condominium 104sq.m. SOLD OUT!

Two Bedroom Duplex 120 sq.m. SOLD OUT!

Two Bedroom Condominium 120 sq.m.

Unit price: THB 15,200,000

Two Bedroom Penthouse 120 sq.m.

Unit price: THB 17,000,000

Pool villa 323-558 sq.m.

Villa price : From THB 45 Million

For more information please visit www.tranquilitybayresidence.com or please call +66 8 9 811 9095. email: sales@tranquilitybayresidence.com



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Ownership

49% freehold ownership available to foreign investors based on first come first serve basis. The remaining units are sold on a leasehold ownership.

Payment Plan

1. The Reservation Fee of Baht 100,000 will be paid within 7 days after reservation.
2. First Payment: 40% of the Total Price less the Reservation Fee shall be paid on the contract signed date.
3. Second Payment: 40% of the Total Price shall be paid within 90 days after the first payment of the First Payment or the completion of the Condominium's roof, whichever occurs first.
4. Third Payment: 10% of the Total Price shall be paid upon the completion of the construction of the Condominium.
5. Fourth Payment: 10% of the Total Price shall be paid upon the registration of the Unit.



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Other payments

1. The Buyer, by law, shall pay the Developer the sinking fund at the rate determined by the Developer or the Tranquility Bay Residence Condominium Juristic Person. The Sinking Fund rate is THB 500.- per square meter.

2. The Buyer and the Seller shall equally share to pay for the Government Transfer Fee. The Specific Business Tax and Withholding Tax will be solely responsible by the Seller.

Annual Common Area Fee rate (THB 60.- per square meter)

1. 60 sq.m THB 43,200 / year / unit
2. 104 sq.m THB 74,880 / year / unit
3. 120 sq.m THB 86,400 / year / unit

Services included in the common area fee

Rubbish collection, Maintenance for Common Property, Road maintenance, cleaning, and road light, 24 hour security service, Electricity Supply for Common Property, Landscaping maintenance for Common Property.



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Specifications for Condominiums

Provided by developer within unit price is a condominium unit that comes fully furnished according to Specifications below.

- 1. Structure**
Reinforced concrete foundations and framing.
- 2. Roof System**
Steel trusses and rafters with clay tiles, fully insulated.
- 3. External Wall**
Concrete blocks plastered and decorated with high performance acrylic paint.
- 4. Internal Walls**
Brick or block walls plastered with cement and sand, finished with white gypsum with paint finish
- 5. Doors and Windows**
Golden oak UPVC door and windows
- 6. Internal Ceilings**
9mm thick gypsum board, moisture resistant in bathrooms and toilets, fixed to a galvanized steel frame, and painted.
- 7. Floors**
Laminated strips or tiles flooring for bedroom, dining, and living area.
Terracotta tiles for balcony/terrace area
- 8. Electrical Systems**
Underground electricity line system with emergency power standby generator.
- 9. Air Conditioning System**
Each unit will be provided with split type air conditioning units for bedroom and living/dining areas
- 10. Landscape**
Extensive landscaping with garden lighting
- 11. Clubhouse**
Reception Area with restaurant, exercise room, infinity edge swimming pool and other water sport activities
- 12. Bedroom**
Fully furnished with built-in closet and an LCD TV



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Specifications for Condominium

13. Living/Dining Area

Sofa, coffee table, LCD TV and DVD. Dining table and chairs.

14. Bathroom

Fully equipped with granite sink top and concealed electric instant water heater. Glazed tiles flooring.

15. Pantry

Fully equipped pantry with quality kitchen cabinets constructed from M.D.F. board veneer and wooden finish with Stone bench top. Electrolux or equivalent brand for electrical appliances such as refrigerator, electric hobs, and microwave.

16. Stairways

Wooden railings with sandwash flooring.

17. Balcony

Terracotta Tiles with sandwash border.

18. Sanitary Systems

The water supply to the site will be derived from a deep well and water will be stored in central domestic water storage tank from where it will be treated and stored prior to pumping to each residence.

Package wastewater treatment systems will be provided to each building to treat all wastewater prior to discharge to the site storm water drainage system. All wastewater discharged from the site will meet Authority Standards.

Note:

1. The content of this information is given in good faith and is understood by the developer and its agents to be true and accurate. However, this information should not be considered as a statement of fact and neither the developer nor its agents can be held responsible for any inaccuracies.

This information and the related specifications and plans are subject to change from time to time, either by the developer and its agents or the relevant authorities. As such, they should not be considered to form part of an offer or contract.

2. To the best knowledge of the Developer, no hazardous or toxic materials used in the construction or internal finishing of condominiums or villas.



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Management and Rental

Tranquility Bay Residence will provide professional estate management and resort service that will include :

Full time estate security
Use of clubhouse & gym
Estate maintenance & repairs
Wi-fi
Pool cleaning & exterior villa maintenance
Landscaping of gardens
Cable television including major international channels
Housekeeping (optional)

Owners have the opportunity to rent out their homes through the rental pool and reap rental returns on their investment.

Owners are encouraged to advise in advance to the management company of their intended stays, so as to enable them to manage the inventory for rent.

Once owners are in-house, amenities in their own units are minimum, however, an optional housekeeping service can be purchased for a small fee. Housekeeping services include change of bedlinen, towels, cleaning of the unit, etc..

Tranquility Bay Residence intend to raise the standard in supreme resort lifestyle living by providing a tasteful & well designed environment, both in the homes and its surroundings and with superlative services which begins at the very first step of your arrival.

Facilities & Services

Beachfront restaurant & bar
Spa
Infinity edge swimming pool
Clubhouse & recreation
Private Jetty
Excursions
Yacht charter
Wifi
BBQ grills
Private dining

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