



**Ultimate Property Group Co., Ltd.**  
**Bangkok Sales Office**  
636/6 Pracha-Uthit Road,  
Soi Ramkhamhaeng 39 (Thepleela 1),  
Bangkok 10310, Thailand  
**Tel:** +662 934 7965-7  
**Fax:** +662 934 7969

**Koh-Chang Sales Office**  
**Tel:** +66 39 558200  
**Mobile:** +66 89 811 9095  
[www.TranquilityBayResidence.com](http://www.TranquilityBayResidence.com)  
**Email:** [sales@tranquilitybayresidence.com](mailto:sales@tranquilitybayresidence.com)

Fact Box

## Background : Thailand for investment and living

### Why is Koh Chang an excellent investment location?

Koh Chang (Elephant Island) is an excellent overall investment, not simply because the island is stunningly beautiful, with picture postcard beaches and coconut palms, white powdery sand and a handful of islands so close they can be reached by kayak, but Koh Chang combines its protected natural beauty with a carefully managed, but ever increasing infrastructure on the island, that includes a private airport and International hospital, several 5 star hotels, resorts and Spas, excellent roads and a abundance of leisure activities that suit the whole family.

Koh Chang is going through a natural transition from new destination and backpacker resort, similar to that of Koh Samui some years ago, to become a high end family orientated, quality destination ideal for holidays, holiday homes or for those seeking a permanent residence.

Koh Chang offers a genuine alternative to the more tourist and often more crowded destinations within Thailand, including Phuket, Pattaya and Koh Samui.

Land prices on the island have increased considerably over the past few years, estimated to be between 300% to 400%.

Land prices will continue to increase, especially beachfront, as the Island of Koh Chang is protected by law, and the majority of the Island around 70%, can never be built on and is therefore not available for development.

### How is the land registered?

In Thailand there are three primary kinds of land titles.

**# Chanote** is a plot that is GPS plotted and marked with numbers against the National Survey Grid and has an exact unquestionable boundary.

**# Nor Sor Sam Gor** is a plot that is cross-referenced to master survey of the area. This can be marked out but until it has gone through the process to become Chanote is not exact.

**# Nor Sor Sam** is measured only in relation to its neighboring plots so is obviously less accurate than the above two.

**Tranquility Bay Residence acquired land with Chanote land title.**



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## How do I transfer funds to Thailand to achieve the best exchange rate?

When transferring funds it is always advisable to transfer in your own currency and convert to Baht in Thailand. Your lawyer will advise and assist you with obtaining a Currency Exchange Certificate which is a document that allows this transaction to take place void of any taxation (usually 15%). This certificate means you can take your money back out of Thailand at any time too.

## Is it possible to own a Thai property on freehold basis?

It is possible to own land on a freehold or leasehold basis, however the only way a foreigner can own a Thai property on a freehold basis is to set up a company structure.

## Will I be liable to capital gains/inheritance tax on my investment?

If you have a company structure you will not be liable to capital gains or inheritance tax. If your property is leasehold you are liable to capital gains TAX. Capital gains tax starts at 25 percent and rises depending on the level of gain.

## What would be my annual running costs?

The running cost for condominium unit is varied by size of the units.

- # **Condominium 60 sq.m** annual running cost is THB 43,200
- # **Condominium 104 sq.m** annual running cost is THB 74,880
- # **Condominium 120 sq.m** annual running cost is THB 86,400
- # **Condominium 224 sq.m** annual running cost is THB 161,280
- # **Condominium 240 sq.m** annual running cost is THB 172,800

## How does the management/rental work?

Most developers create a comprehensive management company to oversee and manage the resort. The company should take care of all rental, site management and security, guest relations and customer service. There should always be a separate management guide and agreement. Calculate your income on a 6% yield. This is the lower side of average.

## What are the immigration and visa restrictions?

Temporary visiting visas of 1 month are granted to most nationalities on arrival in Thailand. Foreigners can also apply for 1-year multi entry non-immigrant visas. On completion of three years consecutive non-immigration status foreigners can be eligible to apply for permanent residency.



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## Can I work in Thailand ?

Residents can apply for a work visa and there are many agencies and law firms that specialize in assisting foreigners through this process.

## Are there good hospitals and medical care?

Thailand has world-class hospitals in Bangkok such as Bumrungrad and many others in Phuket, Samui, Koh Chang and across the Kingdom providing 24-hour service. They are staffed with English speaking doctors, nurses and technicians. The costs of treatment are very competitive with many foreigners now flying in to Thailand for procedures from all over the region.

## How do I apply for a driving license?

Foreigners with residency visa's can apply for local Thai driving licenses at the local ministry of transport office. A full overseas driving license, identification and a small fee are required. There are agencies and law firms that can provide this service.

## Can I purchase a vehicle?

Yes, Thailand has sophisticated vehicle sales, leasing and servicing industry. There is a competitive rental and sales environment with financing available from many dealers and distributors, a buoyant second hand market also provides cost effective options.

## Can I import my vehicle into Thailand ?

Yes, importing of vehicles from overseas into Thailand is possible. An import certificate is required, this is a specialist task and your relocation/move company can assist you with this.

## Are there International Schools?

Thailand has many well-established international schools and colleges all over the kingdom such as Harrow International School, St Johns International School and University, St Andrews International School Rayong, Bangkok Pattana etc.

## How do I manage local services and utilities?

Your developer should be providing services under the management company and should be able to assist you with provision of cable TV, Internet and Telephone services.



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## Thailand Map



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## Flight routes

# Bangkok is accessible from all major airports internationally, and all South East Asian airports.

# Koh Chang is reached via a 20 minute by ferry accessible from Trat airport on the main land (very close to ferry pier). 3 flights daily available from and to Bangkok only 40 minutes by Bangkok Airways.

For detailed local flight information look at:  
[www.bangkokair.com](http://www.bangkokair.com)



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## 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 : 79 Condominiums, 9 Pool Villas

Unit sizes :  
One bedroom Condominium 60 sq.m.  
Two bedroom Condominium 104 sq.m.  
Two bedroom Duplex 120 sq.m.  
Two bedroom Penthouse 120 sq.m.  
Four bedroom Duplex 224 sq.m.  
Three bedroom Pool Condo 240 sq.m.  
Pool villa 323-573 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 Condominium 120 sq.m. SOLD OUT!**

**Two Bedroom Penthouse 120 sq.m.**

Unit price: THB 17,000,000

**Four Bedroom Duplex 224 sq.m.**

Corner unit: THB 28,000,000

Center unit: THB 27,000,000

**Three Bedroom Pool Condo 240 sq.m.**

Corner unit: THB 31,000,000

Center unit: THB 30,000,000

**Pool villa 323-558 sq.m.**

Villa price : From THB 38 Million



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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.

Lawyers representing Tranquility Bay are South Asia Law one of the most respected Real Estate Lawyers.

## 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 Thai Baht 500.- per square meter.

2. The buyer and the seller shall equally share to pay Government Transfer Fee and tax of the official appraisal price of the unit which will be confirmed by the land official upon the registration.

## Annual maintenance fee rate (60 Baht 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
4. 224 sq.m. THB 161,280 / year / unit
5. 240 sq.m. THB 172,800 / year / unit

## Services included in the maintenance fee

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



## Management and Rental

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

Full time estate security  
Telephone assistance  
Use of clubhouse & gym  
Estate maintenance & repairs  
High speed internet access  
Pool cleaning & exterior villa maintenance  
Landscaping of gardens  
Cable television including major international channels  
Housekeeping & baby sitting services ( optional )  
Chauffeur services ( optional )

Owners have the opportunity to rent out their homes through the rental pool and reap rental returns on their investment; expected to be approximately 6% in the first year.

Owners have unlimited number of days use of their unit at Tranquility Bay Residence. Bear in mind that a high usage of your holiday home will reduce your rental income.

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  
Library offering complimentary dvd & music cd rentals  
Excursions  
Yacht charter  
Wifi  
BBQ grills  
Private dining

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