

# Land of Smiles Property Exclusive – Sky Beach

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# Sky Beach Annex – Fact Sheet

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- ❑ Newly renovated 1 BR units in Sky Beach Annex
- ❑ Location – Wongamat Beachfront (next to Northpoint)
- ❑ Building sits on approximately 7 Rai of land
- ❑ Twenty four 66 sq.m. units available
- ❑ Priced at under 45,000 THB per sq.m. to stimulate quick sales
- ❑ Units are sold unfurnished
- ❑ **Two year, low-cost financing is available**
- ❑ All units available for Foreign ownership
- ❑ Land of Smiles Property is sole agent



# Sky Beach Annex – Developer Financing

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- ❑ 64.9% of the purchase price can be financed
- ❑ Qualifications – **EVERYONE qualifies** (Foreigner & Thai buyers)
- ❑ Down payment amount: 1 Million THB
- ❑ Repayment term – 2 years, payable quarterly
- ❑ Interest rate: 5% per annum
- ❑ Payment amount: 244,446.30 THB each quarter



# Sky Beach Annex – Price Comparisons

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Condo Name	Location	Distance to Beach	Price Range *	Financing?
AD Condo	Naklua Soi 16/1	500 meters	45,000 - 50,000	No
Ananya	Naklua Soi 16	beach front	109,000 - 135,000	No
Northpoint	Naklua Soi 18	beach front	130,000 - 175,000	No
Nova Mirage	Naklua Soi 16	200 meters	50,000 - 65,000	No
Park Beach	Naklua Soi 16	beach front	65,000 - 150,000	No
Saranchol	Naklua Soi 18	beach front	100,000 - 150,000	No
<b>Sky Beach Annex</b>	<b>Naklua Soi 18</b>	<b>beach front</b>	<b>43,182 - 43,182</b>	<b>2 year, 5%</b>
Sky Beach Tower	Naklua Soi 18	beach front	60,000 - 100,000	No
Wongamat Privacy	Naklua Soi 16/2	800 meters	55,000 - 75,000	No
Wongamat Residence	Naklua Soi 16	150 meters	50,000 - 75,000	No

*Prices are estimates, stated as Thai Baht per square meter*

- ✓ Most attractive pricing in Wongamat area
- ✓ Two-year 5% developer financing available with 1,000,000 THB down payment
- ✓ Eight quarterly payments of 244,446.30 THB per quarter



# Sky Beach Annex – Amenities

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- ❑ Direct beachfront access to Wongamat Beach
- ❑ 6 high-speed elevators in main building
- ❑ Massive swimming pool, wading pool and Jacuzzi surrounded by tropical gardens



- ❑ Fitness room & tennis court
- ❑ Laundry, convenience store, massage & café/bar
- ❑ Covered & surface parking available
- ❑ 24-hour security with key card access & CCTV



# Sky Beach Annex – Location Map

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- ✓ Naklua Road Soi 18 at Wongamat Beach – direct beachfront
- ✓ Numerous restaurants, spas and entertainment on premises and in surrounding area
- ✓ Between Northpoint & Saranchol (“high-rent district”)
- ✓ Convenient access to Bangkok-Pattaya Motorway via Pattaya Nua Road



# Sky Beach Annex – Home Features

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- ✓ All units include air conditioning, built-in wardrobes, lighting, and fitted bath room
- ✓ Freestanding furniture and curtains are not included
- ✓ Construction is completed and the units are ready for occupancy

- ✓ Fitted kitchens include hob, hood, sink, refrigerator and built-in cabinets.
- ✓ Choice of flooring includes ceramic tile or hard wood.



# Sky Beach Annex – Terms & Conditions

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## ❑ Terms & conditions:

- 50,000 THB non-refundable deposit to reserve unit
- Down payment 1,000,000 THB (less reservation payment) at contract signing (within 15 days)
- Balance payable at transfer (cash or financing)

## ❑ Transfer fees shared equally

## ❑ Maintenance – 26 THB per sq.m. / month

## ❑ Sinking Fund – 200 THB per sq.m. (1-time)



# Sky Beach Annex – Price List

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Unit 678/4A – 2,850,000

Unit 678/4B – 2,850,000 – SOLD

Unit 678/5A – 2,850,000

Unit 678/5B – 2,850,000 – SOLD

Unit 678/6A – 2,850,000

Unit 678/6B – 2,850,000 – SOLD

Unit 678/7A – 2,850,000

Unit 678/7B – 2,850,000 – SOLD

Unit 678/8A – 2,850,000

Unit 678/8B – 2,850,000 – SOLD

Unit 678/9A – 2,850,000 – SOLD

Unit 678/9B – 2,850,000 – SOLD

Unit 678/10A – 2,850,000

Unit 678/10B – 2,850,000

Unit 678/11A – 2,850,000

Unit 678/11B – 2,850,000 – SOLD

Unit 678/12A – 2,850,000

Unit 678/12B – 2,850,000

Unit 678/13A – 2,850,000

Unit 678/13B – 2,850,000

Unit 678/14A – 2,850,000

Unit 678/14B – 2,850,000

Unit 678/15A – 2,850,000

Unit 678/15B – 2,850,000

Unit 678/16A – 2,850,000

Unit 678/16B – 2,850,000

Unit 678/17A – 2,850,000 – SOLD

Unit 678/17B – 2,850,000



# Sky Beach Annex – Contact Information

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## Land of Smiles Property Pattaya

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