

Villa 32S(a)



22,000,000 THB

Sea views

4 bedrooms

4.5 bathrooms

TV/Cinema room

Gated community

Land 400.00 Sqm's

Build 350.08 Sqm's

Upper Floor
204.52 Sqm's

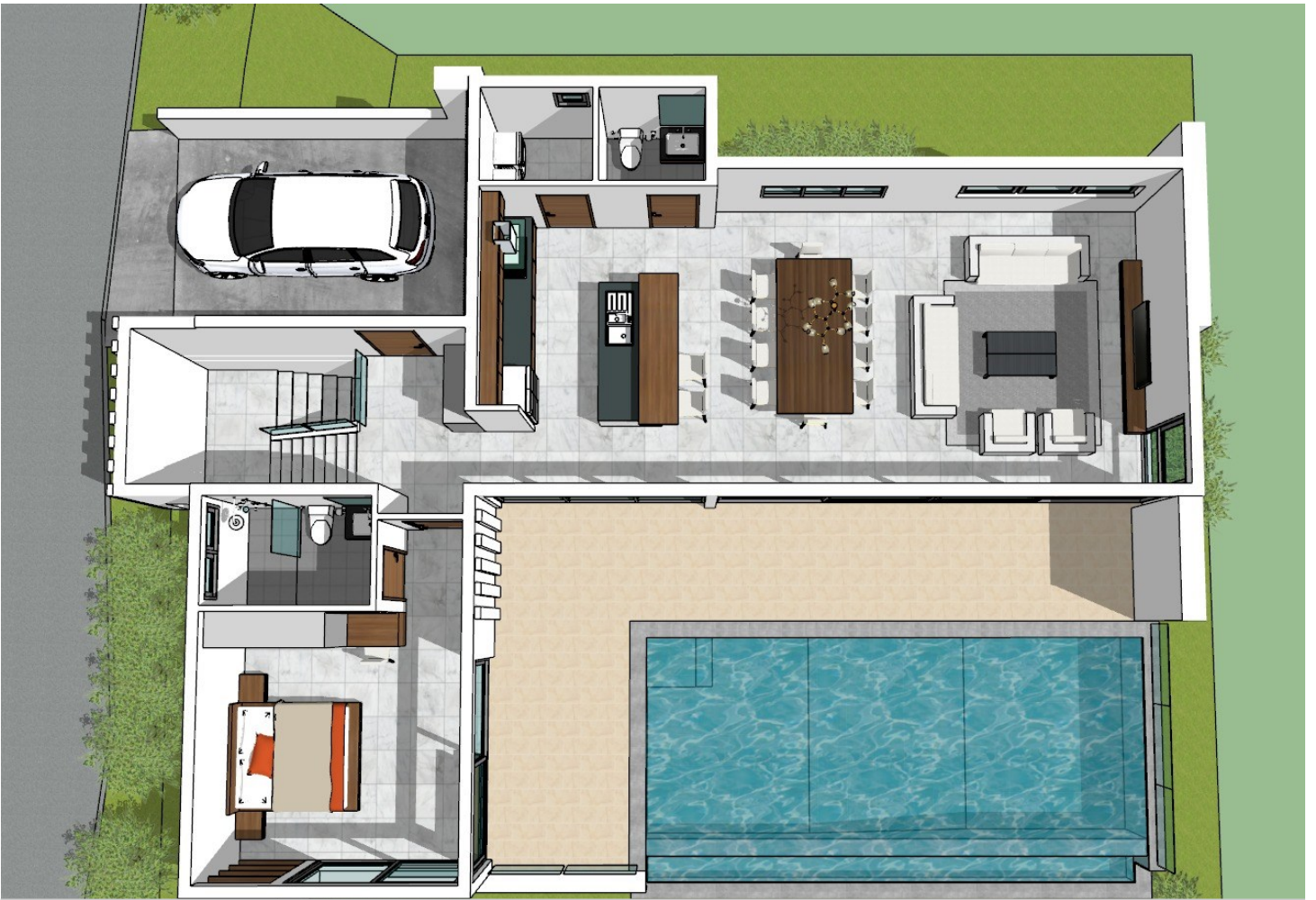
Lower Floor
123.52 Sqm's

Parking
22.04 Sqm's









Total Price – 22,000,000 THB

Land Price – 4,000,000 THB

Build Price – 18,000,000 THB

Land Payments

Deposit: 400,000 THB, this removes the plot from the market for 30 days whilst you employ a lawyer to conduct due diligence (DD) on the land and review the Land Sales Purchase Agreement (LSPA) that we provide.

Balance land payment: 3,600,000 THB, within 60 days of the deposit payment and upon the transfer of the land.

Building Payments

40%, upon signing the building agreement, 7,200,000 THB

+ 4 months: 25% once roof beam complete: 4,500,000 THB

+ 4 months: 25% once roof walls plastering first fix electrics and plumbing complete 4,500,000 THB

+ 4 months: 10% upon the villa handover 1,800,000 THB

Total build time 12 months.

The build permit can be issued in your private name or your company name.

Maintenance Fees (start after the villa completion)

7,800 THB per month inc vat

Pool (optional): 3,500 THB per month inc vat

Sinking Fund

100,000 THB , one time payment to be topped up when community services need replacing or repair, eg water pumps, community lighting etc.