



VILLA BELLA

KHAO YAI, THAILAND

PROPERTY NO: BLK - 005001

Khao Yai, the first National Park in Thailand, covers 11 districts in four provinces: Saraburi, Nakhon Ratchasima, Prachinburi and Nakhon Nayok. A large forest area located in the Sankambeng Range, it is part of the Dong Phaya Yen Forest, previously called Dong Phaya Fai. Many mountains large and small make up the landscape. It is the source for many important rivers such as the Nakhon Nayok River and the Mun River, and a fertile habitat for a diverse range of plant and animal species, such as wild elephant, muntjac, sambar deer, gaur and big cats, in a beautiful natural environment.





Dong Phrayayen-Khao Yai Forest Complex comprises five Protected Areas for the conservation of nature: Khao Yai National Park, Pang Sida National Park, Thap Lan National Park, Ta Phraya National Park, and Dong Yai Wildlife Sanctuary. This total area of 3,845,082.53 Rai or 6,152.13 sq km. was collectively registered as a World Heritage site under the name Dong Phrayayen-Khao Yai Forest Complex, following the 29th Session of the World Heritage Committee in Durban, South Africa on 14th July 2005.

It became the 184th Natural World Heritage Site with outstanding attributes meeting the 10th selection criteria: "To contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation."

PROPERTY DETAILS



Experience "The Eyrie Villas" - Villa Bella, a vacation home that boasts a distinct style, design, and purpose. It's the perfect getaway for families, couples, or friends seeking tranquility in a serene environment that evokes the charm of the Italian countryside.

- * Unit Size: 574 Square meters
- * Bedrooms: 5
- * Bathrooms: 7
- * Fully equipped kitchen/Dining Room
- * Living Room and rooftop deck.
- * Living Room/Piano room
- * Pool Table

OTHER FACILITIES

Free Wi-fi

Parking area

Sauna/Steam rooms

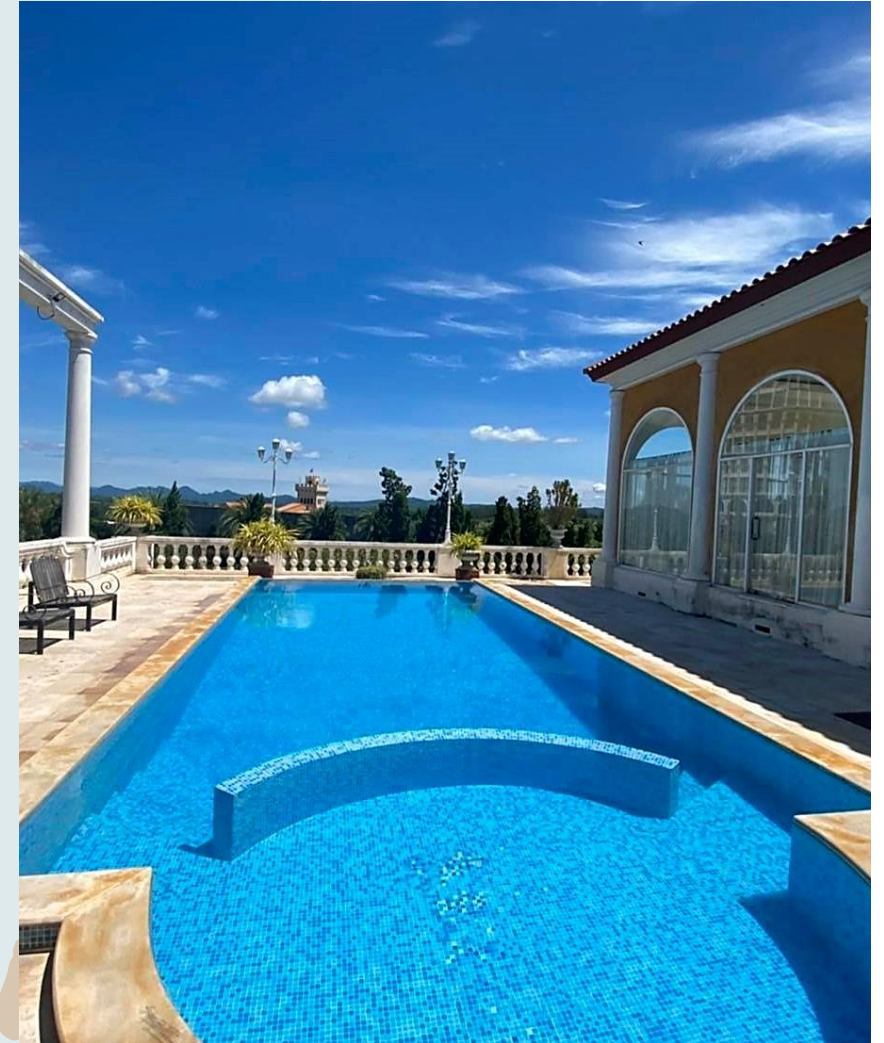
Kid's playground

Fitness

Community Pool

Laundry Service

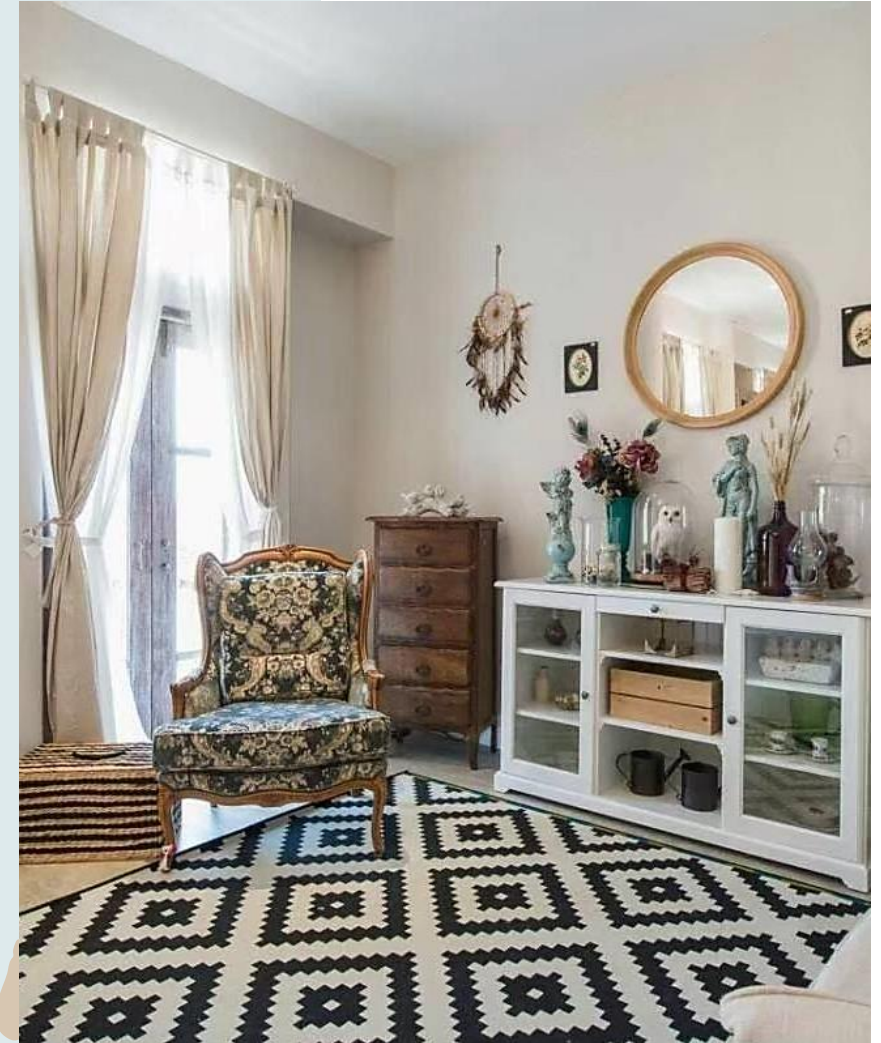
Community Gardens



INVESTMENT OFFER

1. Property Value: US\$ 600,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 34,000
4. Target Rental Yield: 8 - 10%
5. Guaranteed Rental Yield: 6%
6. Usage rights: 30 days/year*
7. Income disbursement schedule: Quarterly

**Subject to availability. Booking is required. Check our webpage for usage rights terms. Total Occupancy 10 Adults + 4 Children.*



Bifurcation of Unit Costs

	Whole Unit (US\$)	Bloc (1/10)
Total Property Value	600,000	60,000
Transfer fee (2%)	12,000	1,200
Duty Stamp (0.05%)	3,000	300
Furnishing Costs	3,000	300
Conveyance Fees (SPV formation, Legal Fees, etc.)	7,500	750
Facilitation Charges (For consumable such as toiletries, linens, utensils)	2,000	200
Yearly Common Fees	1,200	120
Total Cost	628,700	62,870

Payment Plan

Bloc Value

US\$ 67,300 (Inclusive of VAT)

Booking Value	Within 7 days	7,300
1 st Installment	Within 60 days	10,000
2 nd Installment	Within 120 days	10,000
3 rd Installment	Within 180 days	10,000
4 th Installment	Within 365 days	15,000
5 th Installment (Transfer)	Within 425 days	15,000



Connect with us for more information!



❖ +36 30 853 5073  

❖ +66 83 819 6763  

❖ +66 88 028 4284  

info@grandassetscapital.com www.grandassetscapital.com