



JAZZY POOL VILLA

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CHIANG MAI, THAILAND

PROPERTY NO: BLK - 003005

**Chiang Mai** is a city in mountainous northern Thailand. Founded in 1296, it was the capital of the independent Lanna Kingdom until 1558. Its Old City area still retains vestiges of walls and moats from its history as a cultural and religious center. It's also home to hundreds of elaborate Buddhist temples, including 14th-century Wat Phra Singh and 15th-century Wat Chedi Luang, adorned with carved serpents.

**Chiang Mai** is the largest city in northern Thailand, the capital of Chiang Mai province, and the second largest city in Thailand.





Australian travel magazine Lonely Planet has named Chiang Mai in Thailand, renowned for its iconic lantern festival, as one of the top 10 cities in the world to visit in 2025. It was also the only Southeast Asian destination featured in Lonely Planet's Best in Travel guide.

Chiang Mai ranked fourth after Toulouse in France, Puducherry in India, and Bansko in Bulgaria.

"Chiang Mai captivates visitors with its elegant fusion of distinctive flavors. In this city, greetings often center around asking if you've eaten yet, highlighting the significance of food in Thai culture," Lonely Planet described.

# PROPERTY DETAILS



**Jazzy** is a fully furnished modern pool villa with 7 bedrooms and 8 bathrooms single home built on 109 sq. wah (436 sq. meters) with a usable area of over 600 sq. meters.

## Property Details:

7 Bedrooms, 8 Bathrooms

115 Sq. wah with 324 Sq. meters of usable area.

Parking for 3-4 Cars

Living, dining, family area, European kitchen, laundry area, swimming pool, pool table, rooftop terrace with barbeque facility.

# OTHER FACILITIES

Free Wi-fi

Private Pool

Laundry service

Rooftop barbeque outdoor  
kitchen

Pool Table

Parking



# INVESTMENT OFFER

1. Property Value: US\$ 530,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 59,000
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	530,000	53,000
Transfer fee (2%)	10,600	1,060
Duty Stamp (0.05%)	2,650	265
Furnishing Costs	3,000	300
Conveyance Fees (SPV formation, Legal Fees, etc.)	1,500	150
Facilitation Charges (For consumable such as toiletries, linens, utensils)	2,500	250
Yearly Common Fees	1,000	100
Total Cost	551,250	55,125

# Payment Plan

Bloc Value		US\$ 59,000 (Inclusive of VAT)
Booking Value	Within 15 days	9,000
1 <sup>st</sup> Installment	Within 60 days	15,000
2 <sup>nd</sup> Installment	Within 120 days	15,000
4 <sup>th</sup> Installment	Within 180 days	10,000
5 <sup>th</sup> Installment (Transfer)	Within 365 days	10,000



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