

A nighttime photograph of a traditional Thai building with ornate wooden architecture and a multi-tiered stupa. The scene is illuminated by numerous glowing, cylindrical floating lanterns that drift across the dark sky. The building's lights and the lanterns are reflected in a pool of water in the foreground. A semi-transparent white rectangular box with four circular fasteners is centered over the image, containing text.

# DOWNING ENGLISH COTTAGE

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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

Downing is a fully furnished English Cottage with a 4-bedroom and 4-bathroom single home built on 139 square wah (464 square meters) with a usable area of over 300 square meters. Downing enjoys the arrivals of families across the globe.

## Property Includes:

4 Bedrooms, 4 Bathrooms

139 Sq. wah with over 300 sq. meters of usable area.

Parking for 4 Cars

Living, Dining, Outdoor Patio Bar-b-que facility, Kitchen, Laundry Area, Swimming pool (being added), Glass House (being renovated to Chef's table facility), and English Gardens.



# OTHER FACILITIES

Free Wi-fi

Parking

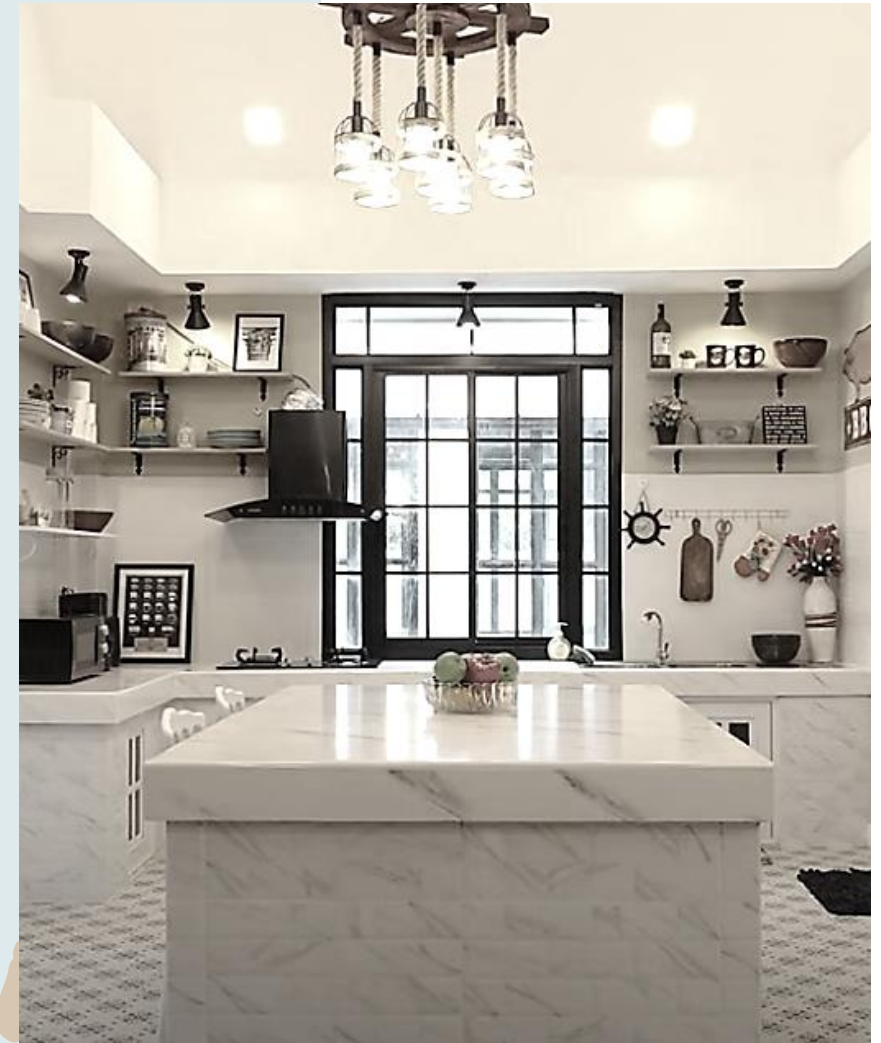
Chef's Kitchen being installed

Private Pool being installed

Laundry service

Gardens

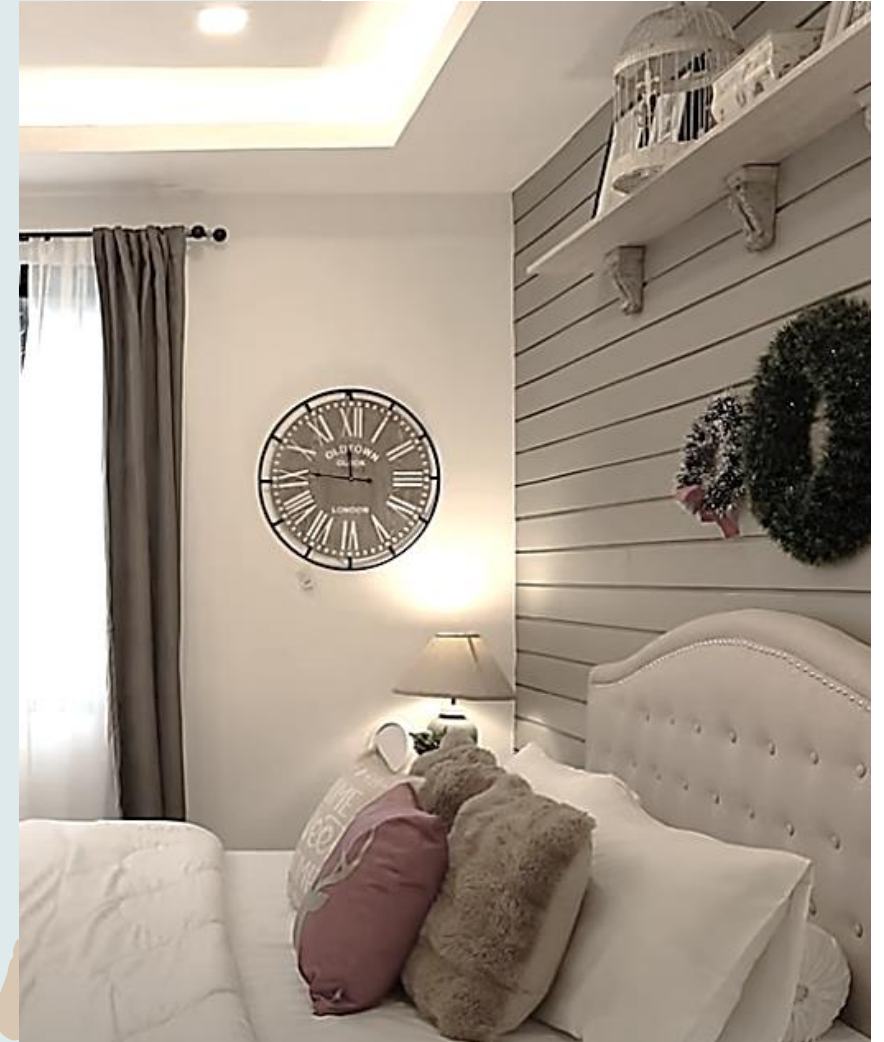
Outdoor barbeque area



# INVESTMENT OFFER

1. Property Value: US\$ 350,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 39,000
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 8 Adults + 4 Children.*



# Bifurcation of Unit Costs

	Whole Unit (US\$)	Bloc (1/10)
Total Property Value	350,000	35,000
Transfer fee (2%)	7,000	700
Duty Stamp (0.05%)	1,750	175
Furnishing Costs	3,000	300
Conveyance Fees (SPV formation, Legal Fees, etc.)	1,500	150
Facilitation Charges (For consumable such as toiletries, linens, utensils)	1,500	150
Yearly Common Fees	600	60
Total Cost	365,350	36,535

# Payment Plan

Bloc Value

US\$ 39,000 (Inclusive of VAT)

Booking Value

Within 15 days

4,000

1<sup>st</sup> Installment

Within 60 days

5,000

2<sup>nd</sup> Installment

Within 120 days

10,000

3<sup>rd</sup> Installment

Within 180 days

10,000

4<sup>th</sup> Installment (Transfer)

Within 365 days

10,000



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