

PATTAYA *city*

ATLANTIS CONDO RESORT

PATTAYA, THAILAND

PROPERTY NO: BLK - 005001

Pattaya is a city on Thailand's eastern Gulf coast known for its beaches. A quiet fishing village as recently as the 1960s, it's now lined with resort hotels, high-rise condos, shopping malls, cabaret bars, and 24-hour clubs. Nearby, the hillside Wat Phra Yai Temple features an 18m-tall golden Buddha. The area also features several designer golf courses, some with views of Pattaya Bay. The street is a tourist attraction that primarily draws foreigners and Thai nationals for its nightlife. The Walking Street area includes seafood restaurants, live music venues, beer bars, discothèques, sports bars, go-go bars, nightclubs, and hotels.





Pattaya is the second most visited city in Thailand, after Bangkok, and is ranked 15th in the world for international tourist arrivals:

World ranking: In 2023, Pattaya ranked 15th worldwide for international tourist arrivals, with 9.44 million visitors.

Thailand ranking: Pattaya is the second most visited city in Thailand, after Bangkok.

2025 expectations: In 2025, Pattaya is aiming to attract 27 million tourists.

Pattaya is a coastal city known for its beaches, water activities, and nightlife. It's also home to many hotels, restaurants, and shopping facilities. In 2023, Russia, India, China, South Korea, and Vietnam were some of the top countries contributing to Pattaya's international tourist numbers.

INTRODUCING "Bloc-it"

Imagine owning a luxurious vacation home or an operational hospitality business around the globe, whether it is a beach resort, hotels in vibrant business districts, or a million-dollar luxury rental penthouse or home but budget constraints may seem like obstacles. Introducing "Bloc-IT", a smart way to own your dream vacation home or hospitality business. Grand Assets Capital, through our "Bloc-IT" Fractional Ownership Program, revolutionizes how you invest in real estate and provides a seamless solution for owning premium and luxurious hospitality businesses.

How does Fractional Ownership work?

A fractional ownership model works by dividing the total value of a property into fractions, each fraction is called a "Bloc" and then offering those "Blocs" to investors. For instance, a luxury vacation villa worth US\$ 600,000 can be divided into 10-20 "Blocs" of US\$ 30,000 each, thus allowing investors to become co-owners of the vacation villa without actually having to invest the entire capital.





ADVANTAGES OF "Bloc-IT"

1. Affordable access to high-value properties

When multimillion-dollar businesses are divided into smaller "Bloc," investing becomes significantly easier.

2. Usage rights

Every "Bloc" owner has the right to utilize their property for 14 to 30 days* each year, which can be deducted from their rental yield.

3. Steady rental income

Properties purchased through fractional ownership generate rental income, and it is distributed among the owners.

4. Diversification of investments

Investors can mitigate risk by purchasing fractional ownership in various properties across different locations,

5. Potential for Capital Appreciation

The worldwide real estate market is projected to expand at a compound annual growth rate (CAGR) of 5.2% between 2022 and 2030

6. Stress-free management

Professional management services handle daily maintenance, tenant acquisition, and similar tasks

7. Easy exit or Liquidation

Selling a fraction is easy, quick, and hassle-free with the strong network of proud "Bloc" owners.

PROPERTY DETAILS

Atlantis Condo Resort Pattaya, a hidden gem nestled just 2 kilometers away from the bustling city center of Pattaya, Thailand. Step into the tranquil ambiance of Atlantis Condo Resort Pattaya and leave the stresses of the outside world behind. With its beautifully landscaped gardens, sparkling swimming pool, and soothing water features.

- * Unit Size: 73 square meters
 - * Bedrooms: 2
 - * Bathrooms: 2
 - * Kitchen/Dining Room
 - * Living Room with Balcony overlooking the pool, waterfall & pirate ship
- Transportation:
- * 1.5 hours drive from Bangkok
 - * 20 minutes to the City Center, walking street and shopping complexes and movie theatres.
 - * Less than a 5-minute walk to Jomtien Beach



OTHER FACILITIES

Free Wi-fi

Elevator

Sauna

Laundry Service

Fitness

Free-form Lagoon Pool

Parking area

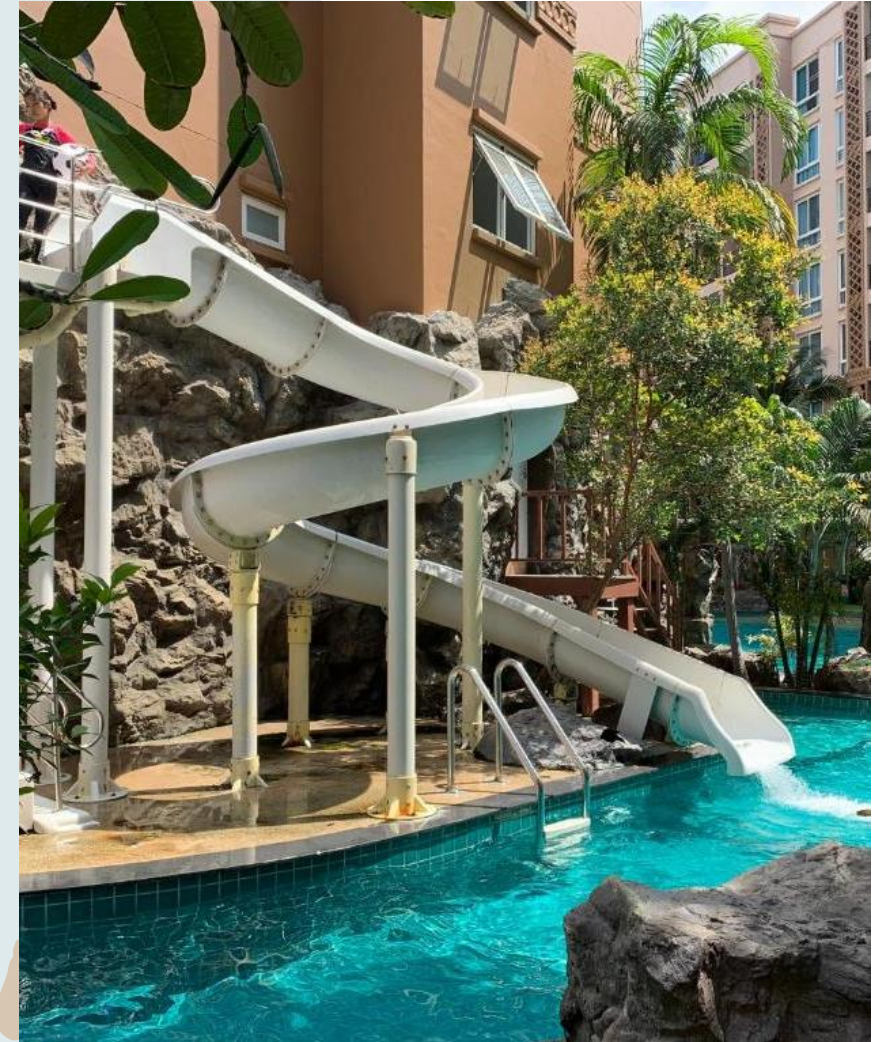
24 hours engineer on call

Emergency services

Waterfall feature

Slides

Kid's pool playground



INVESTMENT OFFER

1. Property Value: US\$ 150,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 17,500
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 2 Adults + 2 Children.*



Bifurcation of Unit Costs

	Whole Unit (US\$)	Bloc (1/10)
Total Property Value	150,000	15,000
Transfer fee (2%)	3,000	300
Duty Stamp (0.05%)	750	75
Furnishing Costs	4,500	450
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	900	90
Total Cost	162,150	16,215

Payment Plan

Bloc Value

US\$ 17,500 (Inclusive of VAT)

Booking Value

Within 15 days

2,500

1st Installment

Within 60 days

5,000

2nd Installment

Within 90 days

5,000

3rd Installment (Transfer)

Within 120 days

5,000



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