

YOUR DREAM VACATION HOME

*For as low as
\$1,000/month*



BLOC-IT Fractional Ownership

- 4 Bedroom, 4 Bathroom
- Over 400 Square meter of Living Space
- Private Pool
- 15 Days usage rights
- 8% Guaranteed Yield

Nestled in Khao Taoi, Prachuap Khiri Khan, our Luxury Beach Villa property is just 20 minutes south of Hua Hin. It's an ideal destination for relaxation, with the added benefit of being in close proximity to Sam Roi Yod National Park.

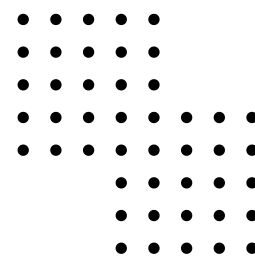
Call for details

+36 30 853 5073

For More Information
info@grandassetscapital.com

Visit Us
grandassetscapital.com

FRACTIONAL OWNERSHIP FACT SHEET



WHAT IS FRACTIONAL OWNERSHIP IN REAL ESTATE?

Fractional ownership real estate allows multiple investors to co-own a property by dividing it into shares, enabling lower capital investment in high-end real estate. Owners receive a proportional share of rental income and asset value.

HOW IS FRACTIONAL OWNERSHIP DIFFERENT FROM TIMESHARE?

In a timeshare, buyers pay for annual access to a property without ownership, while fractional ownership grants actual equity, allowing investors to benefit from value appreciation and sell their shares. "Bloc-IT" ensures fractional owners real equity, offering potential returns over time.

HOW MUCH CAPITAL DO I NEED TO START INVESTING IN FRACTIONAL OWNERSHIP?

The minimum investment is determined by the property's value and the size of the share you wish to purchase. With "Bloc-IT," you can invest as little as US\$ 10,000, allowing you to own a portion of premium property without the need for a large upfront capital.

WHO MANAGES THE PROPERTY AFTER I INVEST THROUGH BLOC-IT?

"Bloc-IT" provides professional management services for all its properties. Our team handles property maintenance, tenant acquisition, and rental collections, allowing you to relax and reap the benefits of your real estate investments.

DOES GRAND ASSETS GUARANTEE EXIT?

GAC guarantees successful exit on the following conditions: Lock in period of 1 year on most properties. Three (3) months' exit notice is required, with a guaranteed successful exit within Six (6) months. The maximum timeframe for a successful exit is Nine (9) months.

Call for details

+36 30 853 5073

For More Information
info@grandassetcapital.com

Visit Us
grandassetcapital.com



GRAND ASSETS



PRACHUAP KHIRI KHAN

Prachuap Khiri Khan is one of the western provinces of Thailand. It is in the northern part of the Malay Peninsula, some 240 km (149 mi) south of Bangkok. Neighboring provinces include Phetchaburi to the north and Chumphon to the south. To the west, it borders the Tanintharyi Region of Myanmar.

PROPERTY

1
BLUE LAGOON is a luxury classic modern pool villa. It is located at Khao Tao, Hua Hin, Prachuap Khiri Khan just minutes away from the beach, about 15-20 minutes away from Hua Hin Town Center.



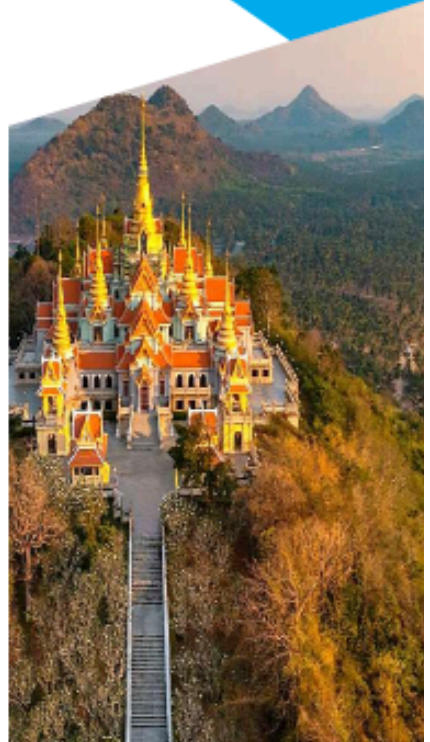
BLUE LAGOON'S DETAILS

2
BLUE LAGOON is built on 175 Sq. wah of land, has 4 bedrooms and 4 bathrooms, and has a usable area of over 400 square meters including outdoor.



BLOC-IT OFFER

3
Fractional Ownership with usage rights and/or rental income. Guaranteed rental yield at 8%.



Call for details

+36 30 853 5073

For More Information
info@grandassetcapital.com

Visit Us
grandassetcapital.com



BLUE LAGOON

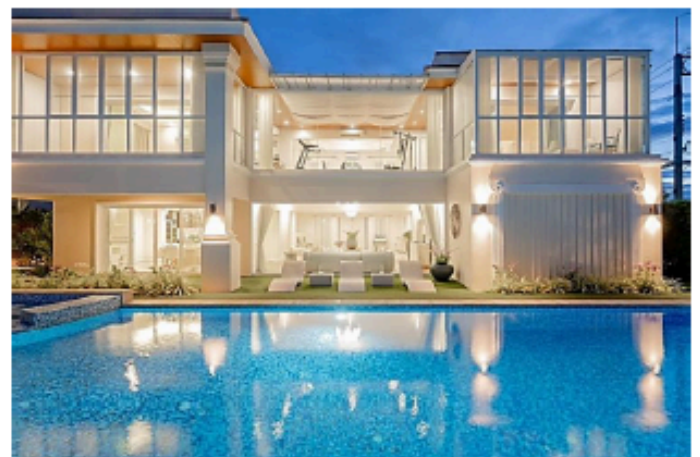


Tropical Modern

Khao Tao is located in beautiful surroundings, only 14 kilometers south of Hua Hin, in the Prachuab Khiri Khan Province, which has a long stretch of beautiful beach of the same name. Although on the rise, this little gem is still a tranquil place with a lot to offer.

With a distance of 243 kilometers from Bangkok, Khao Tao Village still keeps its profile as a peaceful fishing village surrounded by many interesting tourist attractions. Khao Tao was the first reservoir in Thailand, developed as a Royal Project.

Blue Lagoon Villa is designed for luxurious living in the tropical and magnificent climate of Thailand. Great measures were taken to ensure the home is not only superbly attractive but offers excellent light and airflow to make the most of this wonderful location. Just a few minutes from the beach and surrounded by mountain foothills and lush scenery you will relax the minute you arrive.



2

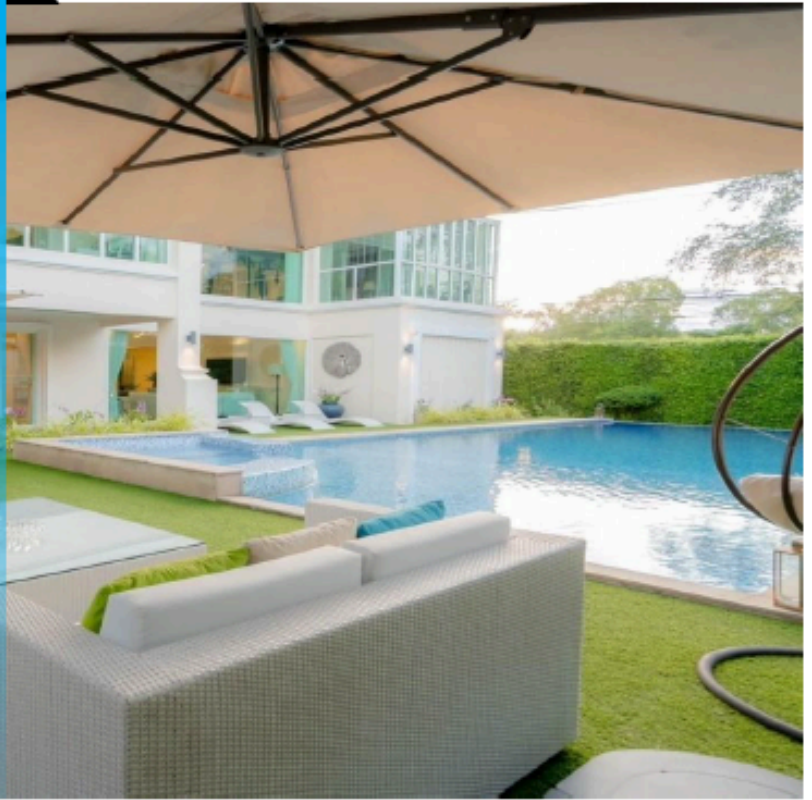
Call for details

+36 30 853 5073

For More Information
info@grandassetscapital.com

Visit Us
grandassetscapital.com

MODERN LUXURY



BLUE LAGOON'S DETAILS

4 BEDROOM 5 BATHROOM

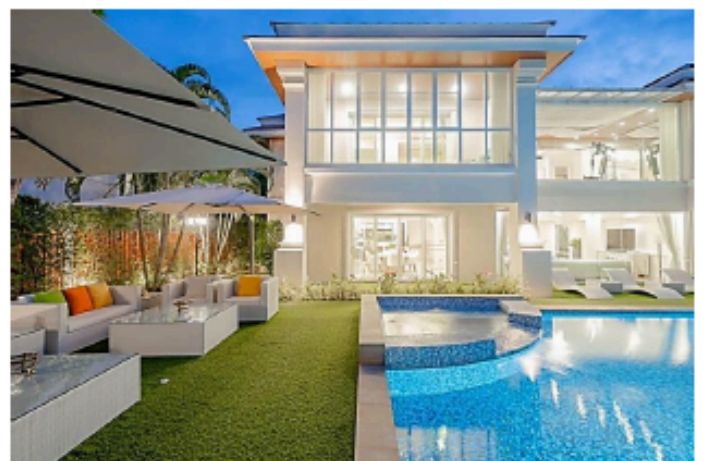
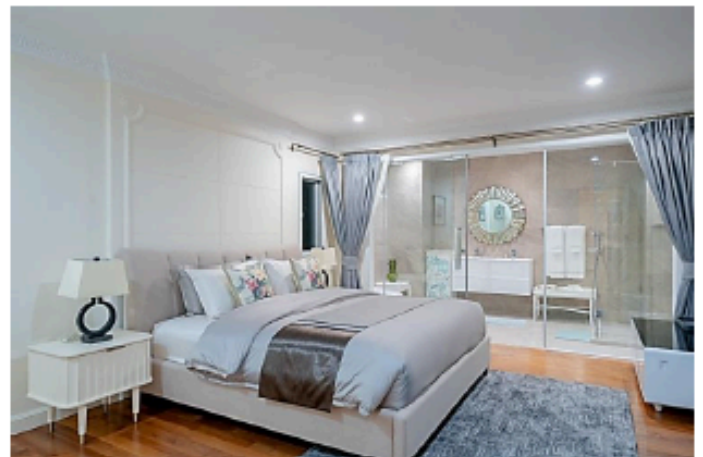
Blue Lagoon consists of well-presented 4 bedrooms, 4 bathrooms, 1 office space, a living room, dining, kitchen, maid's quarters, and a home gym. Blue Lagoon was recently updated with new furnishings, flooring, and some upgrades. The property benefits from having a private swimming pool which you can enjoy in the sunshine.

PROPERTY INCLUDES

4 Bedrooms, 5 Bathrooms

175 Sq. wah with over 450 sq. meters of usable area

Parking for 3-4 Cars



3

Call for details

+36 30 853 5073

For More Information
info@grandassetscapital.com

Visit Us
grandassetscapital.com

INVESTING IN FRACTIONAL OWNERSHIP

1. Property Value: US\$ 688,500
2. Fractions "Blocs" available: 20
3. "Bloc" value: US\$ 36,800
4. Target Rental Yield: 10 - 15%
5. Guaranteed Rental Yield: 8%
6. Usage rights: 15 days/year*
7. Income disbursement schedule: Quarterly
8. Investment income starts from date of Booking
9. Withdraw booking within 60 days before first instalment without penalties.

**Subject to availability. Booking is required. Check our webpage for usage rights terms. Total Occupancy 8 Adults + 4 Children. Usage Rights subject to Rental Income deductions*



Call for details

+36 30 853 5073

For More Information
info@grandassetscapital.com

Visit Us
grandassetscapital.com

BIFURCATION COST

WHOLE UNIT

BLOC VALUE (1/20)

Property Price	650,000	32,500
Transfer Fees (2%)	13,000	650
Stamp Duty Fees (0.5%)	3,500	175
Furnishing Cost	10,000	500
Conveyance Fees (SPV formation, Legal Fees, etc.)	7,500	375
Facilitation Charges (toiletries, linens, utensils, etc.)	2,500	125
Yearly Common Fees	2,000	100
TOTAL	688,500	34,425

PAYMENT PLAN

US\$ 36,800 (INCL. VAT)

Booking		3,000
1 st - 12 th Installment	12 months	1,000
13 th - 24 th Installment	12 months	1,000
25 th Installment (Transfer)	25 th month	9,800
TOTAL		36,800.00



Call for details

+36 30 853 5073

For More Information
info@grandassetscapital.com

Visit Us
grandassetscapital.com

Contact Us



01

TH: +66 83 819 6763

02

EU: +36 30 853 5073

03

RU: +66 88 028 4284

04

info@grandassetscapital.com

05

www.grandassetscapital.com