



LUXURY PENTHOUSE

BANGKOK, THAILAND

PROPERTY NO: BLK - 005001

Bangkok, officially known in Thai as **Krung Thep Maha Nakhon** and colloquially as **Krung Thep** is the capital and the most populous city of the Kingdom of Thailand. Bangkok traces its roots to a small trading post during the Ayutthaya Kingdom in the 15th century, which eventually grew and became the site of two capital cities, Thonburi in 1767 and Rattanakosin in 1782. Bangkok was at the heart of the modernization of Siam during the late 19th century.

Bangkok, Thailand's capital, is a large city known for ornate shrines and vibrant street life. The boat-filled Chao Phraya River feeds its network of canals, flowing past the Rattanakosin royal district, home to the opulent Grand Palace and its sacred Wat Phra Kaew Temple. Nearby is Wat Pho Temple with an enormous reclining Buddha and, on the opposite shore, Wat Arun Temple with its steep steps and Khmer-style spire.





Bangkok, the capital of Thailand, is considered a top tourist destination and has been ranked highly in a number of ways:

2024 World's Top Tourism City: Euromonitor International named Bangkok the world's top tourism city in 2024, after welcoming a record-breaking 32.4 million visitors. This was a significant increase from 2023, when Bangkok surpassed pre-pandemic tourism levels.

Mastercard Global Destination Cities Index: Bangkok topped this index in 2012, 2013, 2016, 2017, and 2018.

Travel + Leisure: Travel + Leisure magazine's readers named Bangkok the "World's Best City" for four consecutive years starting in 2010.

DestinAsian Readers' Choice Awards: Bangkok was named the "Best City" in DestinAsian's 2024 Readers' Choice Awards.

Most searched tourist city: Bangkok was the fourth most searched tourist city in the world in 2023.

Bangkok's popularity is due to its mix of traditional charm, modern amenities, and traveler-friendly visa policies. The city also has a rich cultural history, world-class cuisine, and iconic landmarks like the Grand Palace and Wat Arun.

PROPERTY DETAILS

Located in the heart of Suan Luang district, Bangkok, this Luxury Condo offers vast living space extending 550 square meters with fabulous city views. Elevate urban lifestyles to be more comfortable with premium quality conveniences.

- * Unit Size: 574 Square meters
- * Bedrooms: 4
- * Bathrooms: 4 + Powder Room
- * Fully equipped kitchen/Dining Room
- * Living Room and Large Multi-purpose area upstairs.
- * Maid's Quarters, Laundry Room, Storage Room
- * 2 Rooftop Large Gardens

Transportation: 20 Minutes from Bangkok Int'l Airport
20 Minutes to Shopping Malls and movie theatres.

5 Minute walk to Sky Train
40 Minutes to Central Business District



OTHER FACILITIES

Free Wi-fi

Yoga Room

Elevator

Pool

Sauna

Fitness

Squash Room

Parking area

Laundry Service

Indoor Kid's Playroom

Hospital within walking distance

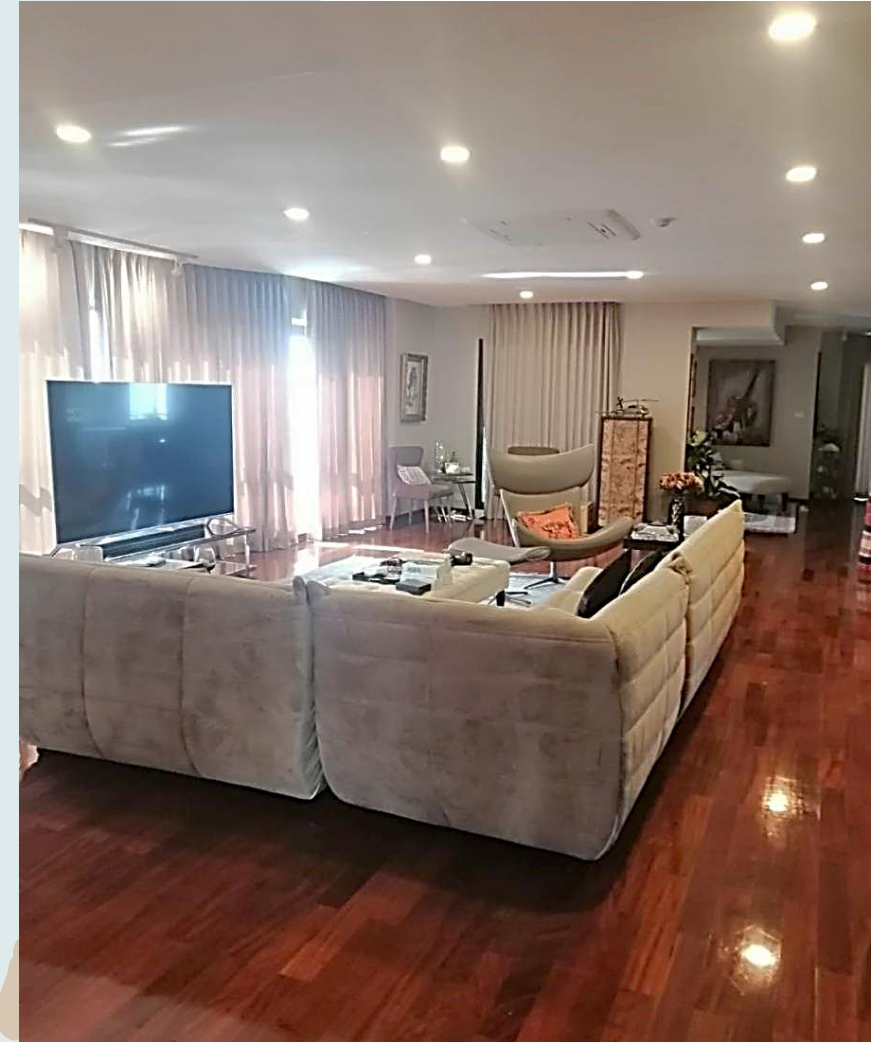
Emergency Services



INVESTMENT OFFER

1. Property Value: US\$ 1,250,000
2. Fractions "Blocs" available: 10
3. "Bloc" value: US\$ 140,000
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

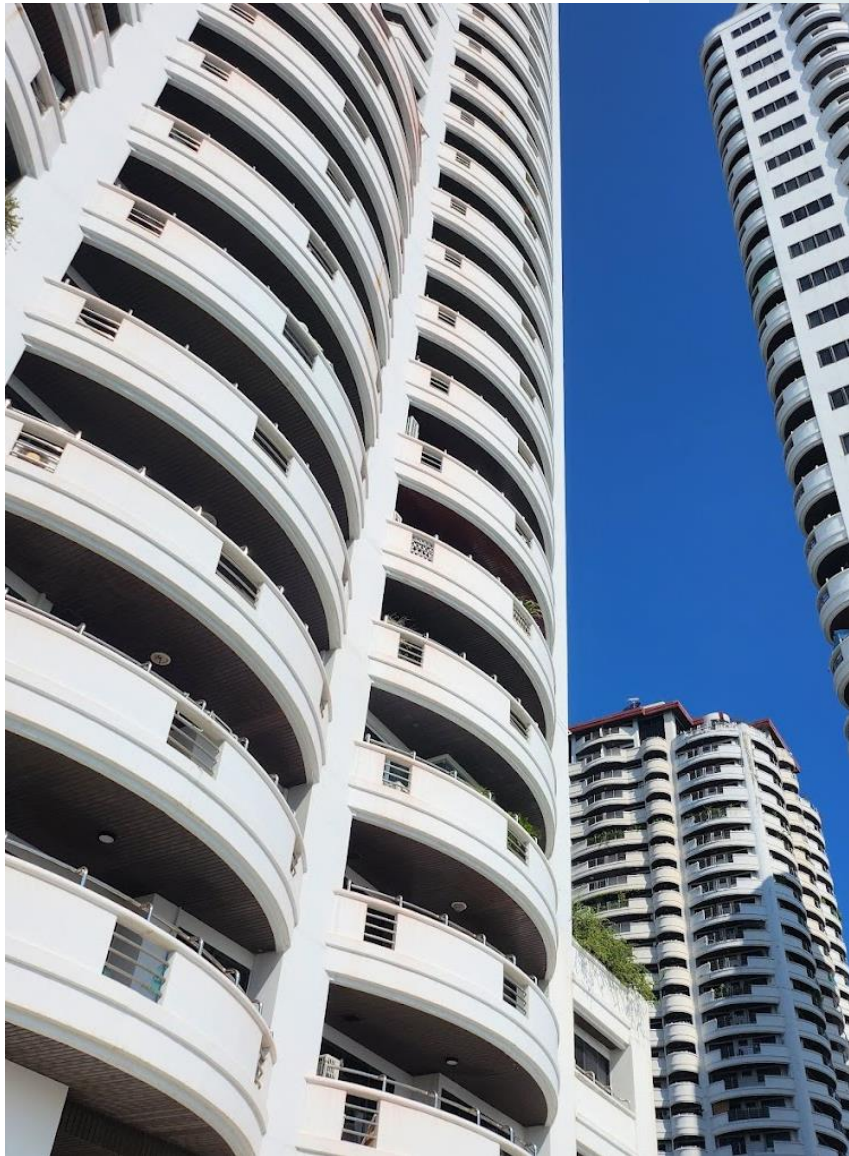
	Whole Unit (US\$)	Bloc (1/10)
Total Property Value	1,250,000	125,000
Transfer fee (2%)	27,000	2,700
Duty Stamp (0.05%)	6,750	675
Furnishing Costs	Incl.	0
Conveyance Fees (SPV formation, Legal Fees, etc.)	1,500	150
Facilitation Charges (For consumable such as toiletries, linens, utensils)	2,500	250
Yearly Common Fees	9,400	940
Total Cost	1,297,150	129,715

Payment Plan

Bloc Value

US\$ 140,000 (Inclusive of VAT)

Booking Value	Within 15 days	10,000
1 st Installment	Within 60 days	20,000
2 nd Installment	Within 120 days	20,000
3 rd Installment	Within 180 days	20,000
4 th Installment	Within 365 days	35,000
5 th Installment (Transfer)	Within 425 days	35,000



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