

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.

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

Parking area

Elevator

24 hours engineer on call

Sauna

Emergency services

Laundry Service

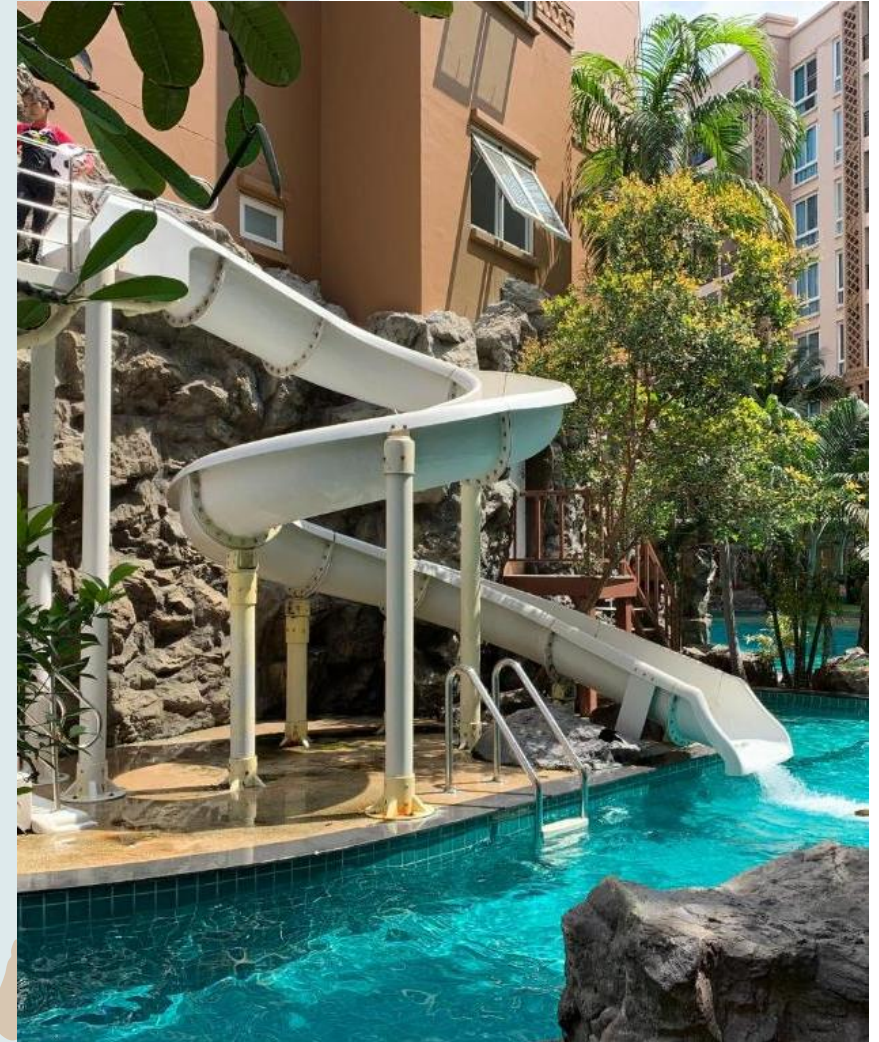
Waterfall feature

Fitness

Slides

Free-form Lagoon Pool

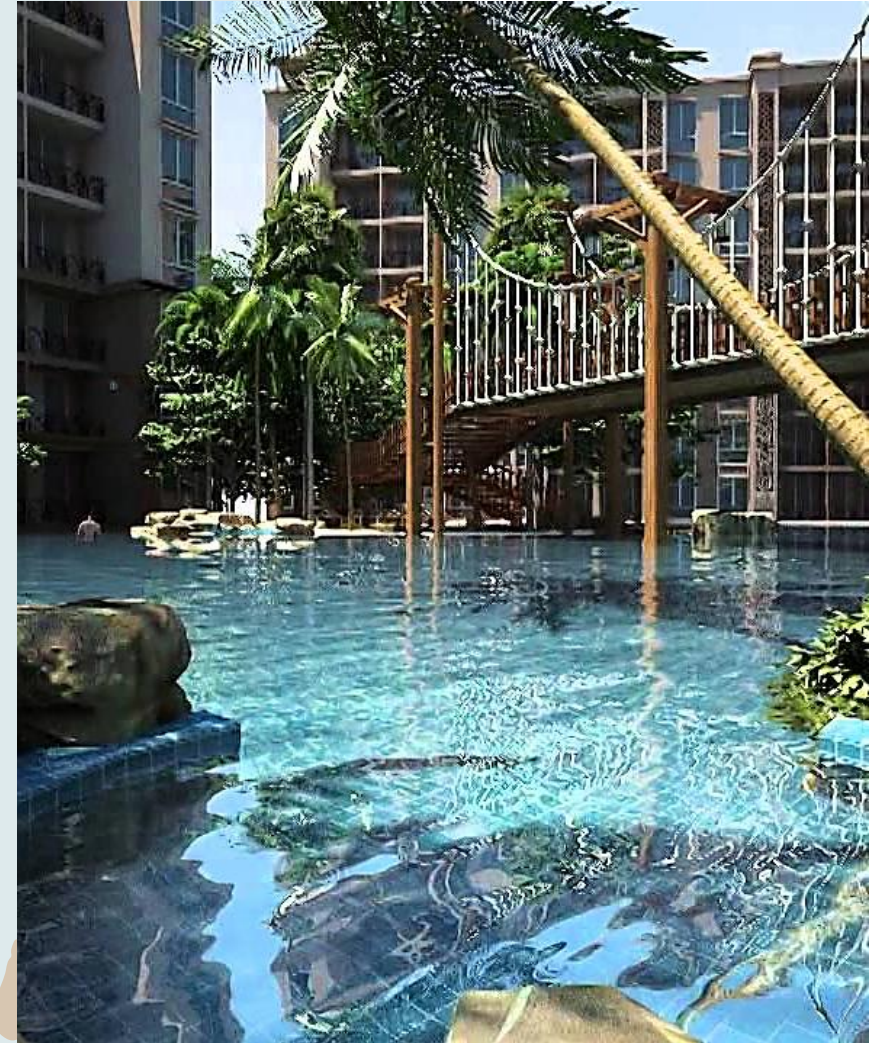
Kid's pool playground



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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