

Issue 182 NOV 2019

# PROPERTY TRADER

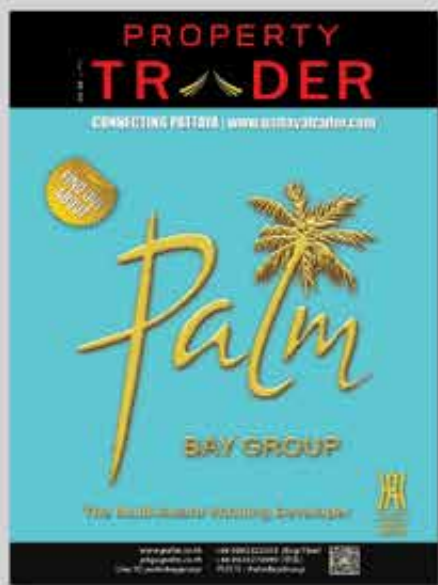
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- Postings on our Facebook, Website and You Tube
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**So contact is now to find out how we can help you**

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**✉ [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)**

Or pop into our office at The Anaakot Building 138/1 M.12 Chaipruek Road, Jomtien



# PATTAYA TRADER'S NEW PROPERTY WEBSITE



Just as our magazine has two sections "The Pattaya Trader" and "The Property Trader", now, so does the website.

Our newly designed Marketplace is here for both Professionals and the General Public to list their Properties, Goods and Services.

Featuring live feeds from the leading estate agents in Pattaya, you can check daily to see what's on offer around town.

The Marketplace is aimed towards at The Property Market here in Pattaya and surrounding areas + with our site generating traffic from India, Australia, USA, UK, The Philippines, Germany, Sweden.etc etc. your property listing can reach buyers from outside Thailand as well as locally.

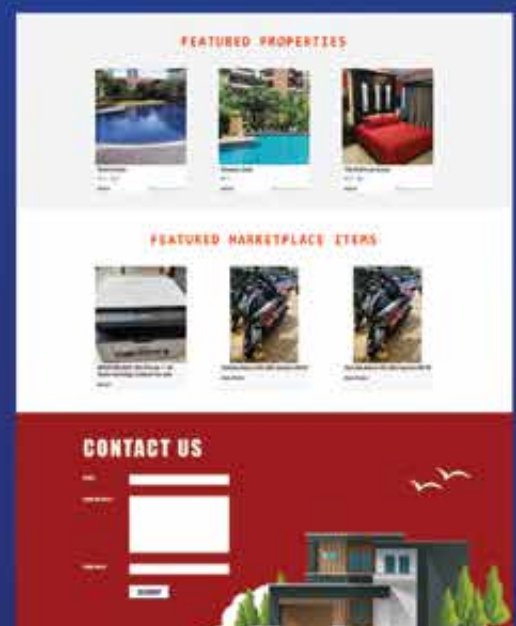
If you are a property agent and would like more information about this we have a great introductory package for you:

With just a minimal set up fee we can incorporate your feeds into our site, and if your agency doesn't have one, we can offer support to set this up for you at a very reasonable rate.

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Don't delay contact us today:

**EMAIL [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)**  
**Or Phone 0837 583 696**





# PROPERTY TRADER

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Thailand

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To stay up to date with what's happening  
in Pattaya throughout the month like our  
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following websites:

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[www.issuu.com/pattayaatrader](http://www.issuu.com/pattayaatrader)

PATTAYA  
TRADER MARKETPLACE

Home Categories Main Website Contact Us USER LOGIN



## PROPERTY COVER : NEW PROPERTY WEBSITE



### 8 EURO DESIGN'S ANNIVERSARY



### 14 FAST TRAIN COMING!

## Hi Everyone!

We're very excited about our new Property portal on The Pattaya  
Trader's website. With a combination of online marketing, facebook shares and printed  
marketplace adverts, we are sure we can offer you a multimedia package for your  
properties or listings.

To find out more please don't hesitate to contact me. The easiest way is by email to  
pattayaatrader@pattayaatrader or you can call me on 0837 683696. Or if you're planning  
to be in Jomtien you can drop into The Trader's office on Soi Chaiyapruk 1. We're open  
10-5pm Monday to Friday but you may want to check with me first that I will be around  
when you come in as I have plenty of agents and property people around town to go  
visit.

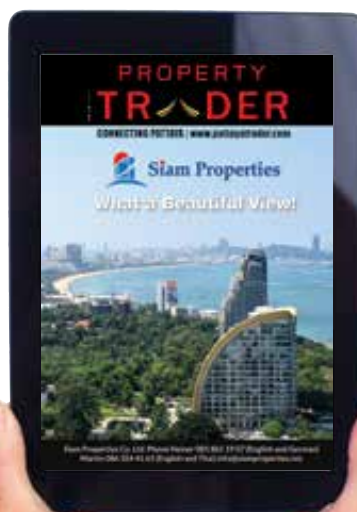
Let's hope we can help you with your property or property business as we hope for the  
approaching high season to be good  
for us all.  
Looking forward to it!

Gloria

Interested in advertising?

Mobile: 08 3768 3696

Email: pattayaatrader@pattayaatrader.com







[www.greenfieldvillas.com](http://www.greenfieldvillas.com)

## Green Field Villas

Tucked away in the quiet eastern Pattaya suburb of Nongplalai is the sixth offering from Green Field Villas - an exclusive development of just 15 homes which ooze luxury and space to spare.

Despite its rural setting, nestling, as it does in the angle formed by the intersection of highways 7 and 36, Green Field Villas 6 is nevertheless a mere 15 minutes by road from the centre of Pattaya.

Behind its 3 metre perimeter wall lies the development of one and two-story properties brimming with elegance and luxury.

With construction now entering the final stage, demand for these spacious properties has been brisk with Green Field Development Company benefiting from its hard-earned reputation for high-quality, European-standard construction acquired by its five earlier projects in the Pattaya area.

Houses each consist of four bedrooms and three bathrooms a car port for two vehicles, open-plan kitchen and landscaped garden. All have uPVC windows, doors and concertina-style fly screens. All bedrooms feature built-in wardrobes and all bathrooms are fully-fitted with rain showers.

Other features include ceramic tiled floors, Cotto sanitary ware, granite staircases and CPAC tiled pitched roofs. Optional extras include a swimming pool and air conditioners. The few remaining units are being offered for sale with free, fully-fitted European kitchen included hob, hood, oven and microwave.



**If you require any further information on prices and details please contact:**



**Tel: 09 2289 4414, 09 4595 5542, 08 1809 2315**  
**email: [nangelina22@hotmail.com](mailto:nangelina22@hotmail.com)**





**Siam Place Pool Villa**

- REF#3528

- Living Area 150 Sqm
- Land Area 400 Sqm
- 3 Bed, 3 Bath
- Private Pool

**RENT B 45,000/m**



**TW Platinum Suites Condominium**

- REF# 3466

- 63 Sqm
- 1 Bed 1 Bath
- 5th Floor
- Foreign Name

**SALE B 2,590,000**



**VN Residence Town House**

- REF# 2998

- Living Area 204 Sqm
- 2 Bed 2 Bath
- Thai Company Name

**S/R B 5,950,000/39,000/m**



**Chateau Dale Condominium**

- REF# 3507

- 70 Sqm
- 1 Bed 1 Bath
- Ground Floor

**RENT B 19,000/m**



**The Plantation Estates**

- REF# 3504 to increase in January

- Living Area 224 Sqm - Private Pool

- Land 932 Sqm

- 3 Bed 2 Bath

- New Development Prices **SALE B 15,586,000**



**The Grand Avenue**

- REF# 3527

- 67 Sqm

- 1 Bed 1 Bath

- 6th Floor

- Thai Company Name

**This to be placed as half page at the top of the listings.**

**SALE B 3,700,000**



**Exclusive Executive Home**

- Ref.3531

- 3 Bed, 5 Bath

- Store All Your Wine In Your Own Private Cellar

- Bar and Entertainment Area With Sea views

**SALE B 25,000,000**

- Living Area Approx. 650 Sqm

- 4 Floors With Private Lift

- Communal Pool, Garage Parking For 2 Cars





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Properties**

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Properties Available**





# Euro Design celebrate their 20th Anniversary with style.



**By Rick Click**

I was surprised that the celebration was held inside Euro Design's Showroom on Thepprasit road. It was very kind of them to allow guests full use of all the furniture inside, it made us all feel very comfortable indeed. There was also an excellent selection of food supplied by Aroi Pub and Resto with a great selection of beer and wines, and above all some attentive and friendly service.

I asked if the Euro Design team had actually been here at this location for 20 years and found out that they moved in just three years ago. Originally they were located on the busy Sukhumvit Road but find this location is much easier. They did make some changes to the exterior, changing from the original white façade and all in all are very pleased with how it's all turned out. Business is good and the future bright for Euro Design.

A big thank you to Luc Parietti and his team for making us all feel very welcome and putting on such a generous event. It was their way of saying thank you to all their customers and partners in an informal way for 20 years of business.







**Tel: +66-(0)92 272 8200**

**229/106 Theprasit road, Nongprue, Banglamung, Chonburi 20150 Thailand**

**Website: [euro-design-furniture.com](http://euro-design-furniture.com)**

**OPEN: 9:00 AM - 6:00 PM**



# Would you consider Wood?



There is an increasing trend in interior design for bringing the outdoors in. This can be seen with popular colours drawn from nature and the increased use of plants in all our rooms.

The need to spend time in nature has been termed 'biophilia' suggesting that humans possess an innate tendency to seek a connection with nature. Multiple physiological and psychological benefits have been identified when bringing nature into an indoor environment. So it is no surprise that this trend has seen an increase in the popularity of wooden beds. Also wood has a warmth and tactile quality that can really enhance the look of any bedroom.

Years ago beds were made of solid woods, such as teak, walnut, sheesham and Rosewood. Today hardwood beds can be made from pine, mahogany and Malaysian rubber wood although teak remains a favourite. In particular teak platform beds are very good for the back and seasoned teak does not attract termites, wood borers and other mites that attack wood.

Compared to metal bed frames solid wood beds are far less likely to creak and annoy you. Wooden bed frames can often come with a long guarantee due to the robustness of the construction. Especially those that utilise 'mortise and tenon' joints that allow for a wooden bed frame to last indefinitely.

Wood is a natural product and requires minimal maintenance and upkeep whilst being very easy to clean. A lacquer and protective finish is usually applied to ensure the timber is sealed and guard against occasional knocks and scrapes. Even should accidental damage happen, a wooden bed can most easily be repaired.

They are sturdy, robust and highly durable and if properly cared for can last for many years providing a great investment in any family home. To maintain them and keep their good looks you need only clean regularly and occasionally polish.

So if all that isn't enough to convince you then you may also want to know that sleeping on a wooden bed is also said to reduce blood pressure, heart rate and stress levels.







Looking for a dream home where you can enjoy a gorgeous sunset over the water right in your backyard?

Enjoy the luxurious amenities, pools, spas, a clubhouse for entertaining, a fitness center, and even a restaurant on-site. Oceanfront living offers a relaxing environment that nurtures the soul.

The ocean is a place where you can boat, surf, Jet ski or enjoy the trendy shops and endless choice of restaurants along the beach.

The Residence at Dream Pattaya offers its own host of benefits. Imagine kayaking in the morning...sipping your minty tea as the sun is rising on your wrapped around, oversized balcony, watching fishermen fish at night for squid right off your balcony, and other wildlife flying on top of your balcony. 268 Sq meter, 4 bedroom 4 bath condo with 180 degree view of the ocean.

Private and Luxury Beach front. Fully furnished with designer furniture such as KenKoon, and Doi Tung Lifestyle. Ready to move in. Just bring your toothbrush and your wardrobe. 4 Bedroom, 4 Bathroom, 268 SQM



**More Info: 063 048 9499 Joe    The Residences@Dream Pattaya**



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## Home Is Not A Place, It's A Feeling

*Home is a feeling of security and warmth. It is feeling of the sun on your face. It is the same feeling you get when you slip on a comfortable pair of jeans. You know it feels right.*

*Home feels familiar and feels good, your home waits for you day in and day out. When you find that Home, you will know in your heart it's the right one.*

*The Plantation Estates offer spacious modern-style pool homes tailor-made for tropical living. The villas are set on huge plots of land and flexible floor-plan options. The community is meticulously designed with special attention to detail. Why not see if The Plantation Estates feels right for you.*

- 2 minutes from Highway 36 and Motorway 7
- 2 minutes from Lake Maprachan
- 2 minutes from the new 300-bed Thammasat University Hospital and Research Center (construction underway)
- 5 minutes from Regents International School
- 10 minutes from Rugby International School
- 2 minutes from 3 International golf courses
- 15 minutes from Pattaya City Center
- 5 minutes from Horseshoe Point and the Thai Polo and Equestrian Club

Contact us for further details:

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## Saranchol – Wong Amat Beach - Choose the best!

There are lots of nice large condos in Pattaya, there are Duplexes, Penthouses.....and there is Saranchol – simple as that!

It's a tower with 37 floors that only has 97 units. You can find similar towers with 500 or more units, they will mostly be just 36 to 44 sq.m. in size The "smallest" unit in Saranchol is 165 sq.m and the largest Type "B" 340 sq.m.

These Type B units are not only the largest 3 bedroom units in the building ( I don't even know of any other 3 bedrooms units in Pattaya/Jomtien that are larger), their position in the building also provides breathtaking views over the whole of Pattaya City and Pattaya Bay. Depending on the floor and the weather, the view can even extend as far as Bang Saray.

So after buying your unit you will find yourself with only 96 neighbors – the majority being wealthy Thai nationals who may also own several other properties in Thailand and around the world.

This unit is on the 36th floor, fully loaded and ready to move in. It comprises 3 bedrooms and all have access to the balcony.

It is a corner unit, so the view at the back stretches all the way over Naklua and across Laem Chabang. And when opening doors and windows you enjoy such great cross ventilation that you will completely forget the need to use the air con.

The building provides top security (and I mean TOP), stand alone park house (I never had to use an upper floor) well maintained gardens with a large pool and direct access to the beach.







My customers who have bought condos at Saranchol and also my friends who live there, say that this is the final destination, once you live there you only need to stop and look around you – if you wear a Patek Philippe watch, do you really need another time piece?

When you drive through the gate, park your car, take the elevator to your unit you don't just go to your condo – you come home!

**Priced at 57.9 M Baht**

For viewings call Heiner 081 861 19 07 or send an e mail to [info@siamproperties](mailto:info@siamproperties)



by Heiner Moessing of Siam



## High Speed : Fast Train Coming!



**Contracts signed, details published: the high speed train connecting Don Muang, Suvarnabhumi and U- Tapao Airports will be built! Pattaya will get a station!**  
**Living in Pattaya – working in Bangkok! A life changing development!**

Shopping in Bangkok, just to buy some shirts? Living in Pattaya and working in an office in Bangkok – with rentals and home prices up to 50% lower than in Bangkok? That will be our new reality.

For people living in London, Berlin and many other large cities this has been an option for many years. One of my oldest friends bought a house in Falkensee and commutes into the city of Berlin every day via train. The area he bought his house in looks like a small village in the middle of nowhere....but is so close to good paid jobs in the city center.

On the other hand, the “Ruhrgebiet” (Ruhr District in Germany) which contains cities like Essen, Duisburg, Oberhausen and Bochum has had a public transport network for decades but even so too many people are still depending on their own cars, spending time in traffic jams on the expressways. In this area the urban development preceded the infrastructure and now the whole public transport is a kludge.

**Between Bangkok and Rayong the high speed train and highways will be built first for the residential development to follow – an approach with many advantages!**

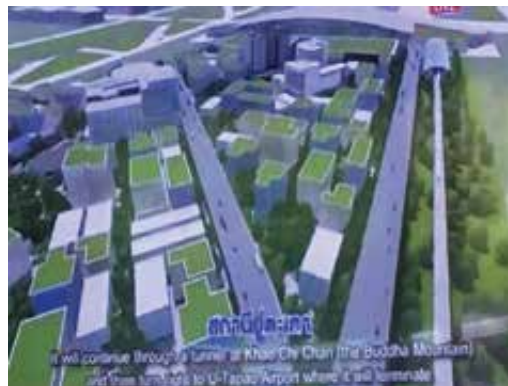
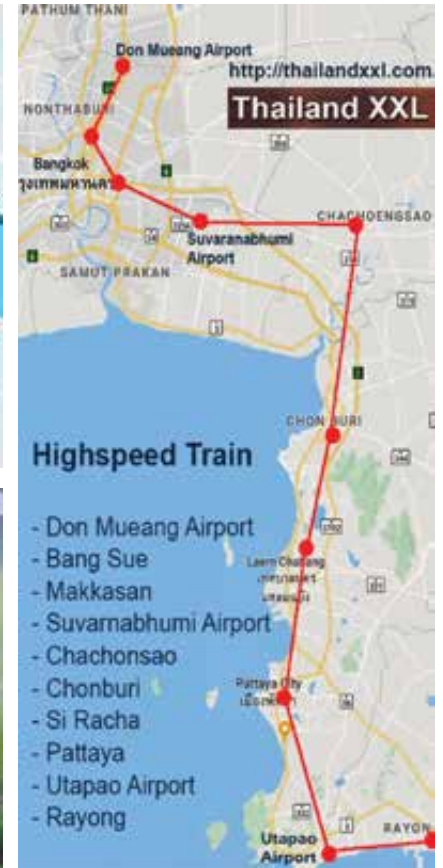
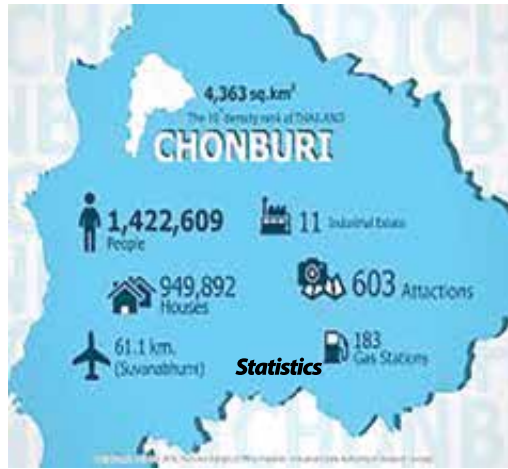


Lots of highways around Pattaya have been modified with more lanes, a new highway is ready to open soon: narrow minded people might think all this was done to get people from Bangkok faster to the weekend resorts on the east coast or to ease traffic on Sukhumvit Road or Railway Road in Pattaya. This will be a nice side effect but the bigger picture is that they will serve the Eastern Economic Corridor as the geographic center of ASEAN (associations of South Asian Nations) and as the Bangkok Post reported on 12.10.2019:

*Beach Resort banking on Neo Pattaya*

*Pattaya City wants to transform itself from a beach destination to Neo Pattaya, a new international business center, in preparation for the Eastern Economic Corridor (EEC) scheme, in an attempt to diversify its economy away from tourism.*





Tourism revenue dominates income for the city, which welcomed 14 million visitors last year, contributing 239 billion baht, or over 70% of total income for Pattaya. "We plan to reduce our income from tourism to 60% of the total in five years, gaining revenue from other sectors benefiting from the EEC," said Pattaya mayor Sonthaya Khunpluem.

The proximity to Bangkok and faster commuting is not the only advantage of the high speed train and new highways: Chonburi has several industrial estates (Amata City, Hemaraj, and many more), with the "Detroit of the East" being among the 10 largest locations in the world for car and automotive parts production, harboring the only deep sea port of Thailand -Laem Chabang. Map Ta Put in Rayong is the largest industrial estate in Thailand and the world's eighth-largest petrochemical industrial hub.

And Pattaya is just in the middle of that, with the best residential properties, best shopping opportunities, restaurants, cinemas, hospitals and several international schools- a grown up multi cultural area where East meets West!

We at Siam Properties have been affected by this since the beginning of 2019. Many private investors from Bangkok are coming to Pattaya for rental investments after condo prices in Bangkok went through the roof (land prices are already up in the sky!).

Furthermore professional investors have been showing up nearly on a weekly basis asking us about our prediction of the real estate market in the future: "we have this 5 Rai plot in Jomtien, what shall we do with it?", "would you recommend to invest into a housing or condo project".....

***Pattaya is not any more the little town where my son Martin and I arrived on the 14th July 1995!***



Heiner Moessing and his son Martin are the principles of the real estate company Siam Properties. Heiner is a board member of the Pattaya Real Estate Broker Association and a member of the Rotary Club Eastern Seaboard. Martin studied law at the Rangkhamhaeng University in Bangkok and just graduated as Master of Laws. After working in law firms and management positions in Bangkok for many years he joined Siam Properties in May 2019.

Heiner 081 861 19 07 (English and German)  
 Martin 086 354 41 61 (English and Thai)



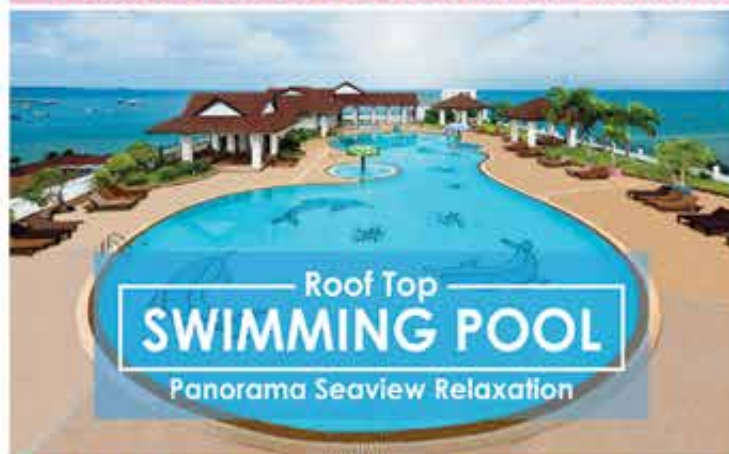
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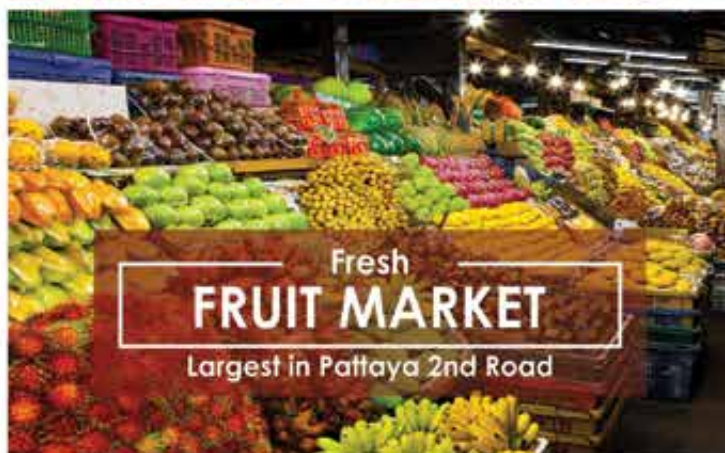
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## Land for sale at St Andrews Golf Course



Building plot at St Andrews Village in the St Andrews Golf Course Complex near Boonchong suitable for building a one or two storey 3 or 4 bedroom house.

Facilities include a large fine clubhouse, equestrian track, swimming pool, polo club, fishing lake and St Andrews International School.

Size 104 Talang Wah or 416 square meters.

**Price 1,560,000 Baht**

## Large Studio for Sale at Northpoint



Northpoint floor 14 Studio 50.5 sqm with excellent sea view. Air-con, large safe, large flat-screen TV.

Fully equipped European kitchen.

Facilities include gym and sauna.

Foreign ownership.

**Price 7,000,000 Baht**

## Land for sale - near Chiang Rai



Plot of land together with a two storey 2 bedroom 2 bathroom house at Mueang Chum District Wiang Chal Chiang Rai 57210 suitable for building several houses.

15 minutes from Chiang Rai airport, 20 minutes from Chiang Rai City.

Size 3 Rai 105 square Wah or 5,220 square meters.

GPS Co-ordinates 19.905025, 99.953924.

**Price 4,000,000 Baht**

## Studio for Sale or Rent



Angket Hip Residence floor 10 Soi Boonkanjana 800 meters to Jomtien Beach. Studio with fully-equipped fitted kitchen, bathroom, balcony, good sea view. Reception, swimming pool, under-cover parking, 24 hour security, fitness centre. Air-con, microwave, TV, DVD player, electronic safe, washing machine. Size 36 sqm, foreign ownership. One-year lease 9,000 per month including cable TV.

**Price 1,550,000 Baht**

**Rent 9,000 Baht**

## Studio for Sale or Rent



AD Condominium floor 6 near Wong Amat Beach, 35 sqm. Bathroom, fully equipped fitted kitchen, balcony, good sea view. Swimming pool, a/c, safe, LCD TV, DVD player, home theatre, foreign ownership. One-year lease 10,000 Baht per month including cable TV and fast internet.

Shorter periods possible.

Tel 084-864 6068

**Price 1,800,000 Baht**

**Rent 10,000 Baht**

## One-bedroom Condo for Sale or Rent



Angket Condominium floor 12 close to Jomtien beach, 73 sqm. Lounge, fully-equipped European kitchen, bedroom, bathroom, balcony. Swimming pool, fitness centre, restaurant, market nearby. 2 air-cons, microwave, electronic safe, washing machine.

2 flat-screen TVs, 2 DVD players, home theatre.

One year lease 18,000 Baht per month including Cable TV and fast internet.

Foreign ownership.

**Price 3,000,000 Baht**

**Rent 16,000 Baht**

## Two bedroom 2 bathroom Condo for Sale or Rent



Luxury apartment at Metro Jomtien floor 30, beach-front, 161 sqm, magnificent sea view. Lounge, fully-equipped European kitchen, each bedroom has bathroom ensuite Bath and 2 walk-in showers. Washing machine, 3 aircons, 3 TVs, 3 DVD players, home theatre, 2 big electronic safes. Large swimming pool, fitness centre, tennis courts, sauna, mini-mart, bar, restaurants, children's playground. One-year lease 35,000 Baht per month. Foreign ownership.

**Price 11,000,000 Baht**

**Rent 35,000 Baht**

## One-bedroom Condo for Sale or Rent



A one-bedroom unit of 36 sqm at Park Lane, Jomtien registered in company name.

Reception, swimming pool, parking, 24 hour security, key-card access, CCTV, fitness centre, laundry, shop, restaurant, bar, independent internet. 2 air-cons, 2 TVs, sea view.

One-year lease 9,000 Baht per month.

**Price 1,500,000 Baht**

**Rent 9,000 Baht**





## Beautiful 2 year old villa set on 1 rai of land in Bang Saray with great sea views,

4 bedrooms 3 x 24 m<sup>2</sup> and master 42 m<sup>2</sup> (all with en-suite) Main living area 96 m<sup>2</sup> (with vaulted ceiling), Custom design kitchen with top of the range appliances and Kitchen island 3'2 mts  
Dining table 2.4 x 1.1 mts + 6 chairs, custom made Italian leather sofa and Norwegian recliner  
Upstairs lounge with full length balcony, 2 large, Italian leather sofas + full size pool table and futsal table  
Car port for 3 cars and dog kennel 6 x 2.3 (or storage),  
At main entrance there is maid's room and bathroom (or guest +) utility room with washer and dryer).  
Garden laid to lawn and landscaped is approx. with Beautiful swimming pool 12x6, Sala, Thai kitchen, Sauna, Gym i+ open terraces around pool area. House is sold complete with all furnishing (except personal items) and includes 6 AC3 and 3TVs  
In a very private and secluded village only 5 minute drive to the beach and close to Ramayana, Silver lake and many golf courses. The house is immaculate, with owners relocation to Europe the only reason to sell

**Selling price of 15,950,000 baht (Value over 18 million)**

For viewings or more info please call Alex 09-8474-8037 English or Tai 08-9456-8511



## Stunning condos for sale at De Amber just 60 metres from Bang Saray beach

Only 2 years 8 months old and lightly used by owners. Furnished with style and lovely as a new home or holiday retreat.

- Two bedroom/two bathroom 82m<sup>2</sup> sea view two balconies, 2nd floor with large kitchen (hob/Oven/MW/fridge/Washing machine), dining area and lounge, three tvs
- One Bedroom/two bathroom 61m<sup>2</sup> sea view two balconies, 3rd floor with nice kitchen (hob/mw/fridge), two tvs
- Both units fully furnished and equipped down to wine glasses, bed linen/towels, even cooking items all included.
- Top floor gym and panoramic pool are open 24/7 plus underground car parking. Quiet location close to many attractions in the up and coming area of Bang Saray
- Both units Freehold in Foreign ownership with Chanote

Two bedroom for sale at 4,500,000 or 54,878 baht m<sup>2</sup> (17% below original purchase price 67,000 baht m<sup>2</sup>)  
One bedroom for sale at 3,300,000 or 54,098 baht m<sup>2</sup> (18% below original purchase price 67,000 baht m<sup>2</sup>)

Being sold due to owner relocating to Europe and will transfer funds to Europe which with present forex rates is acceptable, these units are in exceptional condition and a good asset for new owners at these prices.





## VIEW TALAY RESIDENCE 4 IN JOMTIEN

- Available for sale is this spacious 56 sm studio in View Talay Residence 4 in Jomtien.
- Only two hundred metres to the beach and close to numerous shops, restaurants and markets,
- This 6th floor apartment has a spacious bathroom, full kitchen facilities and a good sized balcony overlooking the pool area.
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## Bangkok's Grey Line gets green light, but will Thong Lor property market benefit?

**B**angkok's mass transit expansion plans are well under way, but it seemed as if the Grey Line was the one proposed project that wouldn't get off the ground. The monorail project was slated to travel down Thong Lor, connecting the middle Sukhumvit area to Rama IX and Lat Phrao in the north and the riverside in the south. However, those plans had remained dormant for years until now.

The Bangkok Metropolitan Administration adjusted the plans in an attempt to kickstart the slow moving infrastructure project. The Grey Line will now be broken up into two sections, the first of which being a 16.2 kilometre stretch that will run from the Thong Lor BTS station to Vacharapol, stopping at Kaset-Nawamin Road, Lat Phrao Soi 87, Rama IX Road and Phetchaburi Road. The area is currently underserved by public transit and experts believe the monorail will improve traffic throughout central Bangkok.



It is a project that has been talked about for years, but the government has recently decided to prioritise the Grey Line with several other mass transit projects now under construction. A number of issues, such as land ownership, have now been worked out and the Bangkok Metropolitan Administration is already preparing an environmental impact assessment for the project. "The Grey Line has always been a high priority for Bangkok governor Aswin Kwanmuang. We have been working hard to make it come true. Recently, hurdles have been cleared. The Grey Line can serve city folks as soon as 2023," Bangkok Deputy Governor Sakoltee Phattiyakul, explained to the Bangkok Post. "City Hall supports the Grey Line project because it does not require a huge investment like the skytrain and subway. It will also not affect local residents as officials will not expropriate their land."

### Thong Lor property set to benefit from the Grey Line?

While the Grey Line will boost land and project values all around it, the Thong Lor property market could gain the most. Between 2013 and 2018, condominium prices in Thong Lor rose by more than 40 percent. Now with a firm commitment to building the Grey Line, further upward movement is expected in terms of rents.

### Projects like The Monument Thong Lo could see faster appreciation due to the Grey Line

The reason property prices have risen recently was attributed to a limited supply of land available for development and high demand from Thai and foreign investors in the area. Thong Lor has long been a popular spot since it is a leading place to live for expats working in Thailand. That's due in large part to the lifestyle options the neighbourhood has as well as a BTS station. These factors had a positive impact on rental rates which are among the highest in the city. Rents average close to THB1,000 per square metre per month. This places Thong Lor behind only the luxury areas in Bangkok such as Wireless Road.

Ultimately, it is still too early to tell just how the Grey Line will impact the Thong Lor property market but there are a few observations that can be made. Land here is already scarce and only a limited number of new developments will be built moving forward. This should help prevent oversupply from forming.



It seems highly likely those investors who have recently purchased condominium units along Thong Lor or who do so before the end of the year will be getting them at a significant discount. The Thong Lor property market will see prices continue to increase and the Grey Line could supercharge this.

The completion of the Grey Line may also create more demand for rental properties along Thong Lor. With easier access to other parts of the city via mass transit, people who may have wanted to live here in the past but couldn't manage it from a logistical standpoint will no longer have that obstacle.

Work remains to get the Grey Line off the ground, but if it does come to fruition, the Thong Lor property market has the most to gain from it.



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## 96FM Pattaya People Radio – new quality signal



At last, the new transmitter has been installed meaning that 96FM is now louder and clearer over a much wider area.

Listeners are letting Pattaya People Media Group aware of their delight with the reception now being obtained all over Pattaya and the surrounding regions.

This means that the best popular music playlist in town is now being enjoyed by many on FM who previously had to rely on the online app which, of course, is still a great alternative, especially when leaving the Pattaya region and, in fact, anywhere else in the world. More updates have been made with lots of new great popular tunes currently making waves across the world. Continuous 'sunshine hits on 96' provide great entertainment as the soundtrack to Pattaya city life. 'Less chat, more music' is the slogan that has been used by many. But in this case, a credible description.

The music policy of 96FM, as programmed by station production manager/presenter Barry Upton, who has a wealth of experience in all areas of music, is a healthy combination of classic oldies, together with the best of the latest offerings. Each day's playlist is carefully put together from seven decades of hits, plus occasional chats with interesting local guests to the 96FM studios.

Also featured are some exclusive tracks from the recently released original album FAB BAZ POP by a well known local songwriter/artist who is showing potential with many hits to his name already.

The weekly schedule is:

8am to 12 noon – 'Morning Glory' with Barry Upton  
12 noon to 2pm – 'Let's Do Lunch' with John Pearson  
2pm to 4pm – 'Afternoon Delight' with Diana Mountanos  
4pm to 6pm – 'The Sundowner Show' with Barry Upton  
6pm to 6.20pm – Thai News  
6.20pm to 8am – All Night Long  
MSN International News in English is at 12 noon, 2pm, 4pm & 8pm



All through the weekend, a full service of entertainment can be enjoyed.

The Thai National Anthem is always respectfully played at 8am and 6pm everyday.

Pattaya People Radio has been broadcasting for over 10 years now and is a vital part of the Ex-Pat community providing the perfect soundtrack for the city together with important information.

For more information contact Pattaya People Media Group by e-mailing [info@pattayapeople.com](mailto:info@pattayapeople.com).

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## PATTAYA PEOPLE TELEVISION – ESSENTIAL EX-PAT INFORMATION



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Coming up in November is the new improved format focusing on up to date news from Darren McGarry at Key Visa talking to Niels Colov on the latest immigration rules and regulations, plus the weekly 'Pattaya Ex Pats Club' TV feature with interesting information from the guest speakers that appear there every week.

The very popular 'Yoga Pose Of The Day' series, with instructions from guru Diana Mountanous, will continue with exercises and postures intended to help you keep healthy and enjoy more flexibility. Strike a pose and get fit!

Barry Upton is always out and about gathering items from Pattaya and beyond including his music videos filmed locally. If you have any ideas for items or can recommend new people for Barry to chat to for his 'Pattaya Stories' series or any other features, please contact Pattaya People Media Group by e-mailing to [info@pattayapeople.com](mailto:info@pattayapeople.com).

Available now on TMN cable and 24 hours online at the 'Pattaya People' website - [www.pattayapeople.com](http://www.pattayapeople.com)

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## Does Thailand need a 'Golden Visa' programme for real estate investment?



**G**eorg Chmiel, Executive Chairman for Juwai has recently spoken about the need for Thailand to have a residency Golden Visa programme that includes a real estate component. His reasoning is that it would help facilitate overseas investment into Thailand, primarily from China, at a time when residential property investment from overseas is on the downswing.

What he failed to mention was the fact that Thailand already has a visa to do exactly this. The THB 10 million (USD 328,175) investment visa was created in 2014 specifically to do what Chmiel was asking for. The current investment visa can be renewed annually as long as the qualifying THB 10 million investment is maintained. What this does is prevent wealthy individuals from investing in Thailand to obtain the visa and then divesting once the visa has been obtained, as is the case with the Greece 'Golden Visa' programme.

By granting a long-term visa for making an initial investment, but not requiring it to be maintained in the country, you essentially risk flooding the property market with international buyers who have no intention of keeping a property. With the Thai government wanting to keep speculators out of the market, it would make no sense to launch a 'Golden Visa' programme in the country trying to attract a different form of short-term buyers.

But what makes the least amount of sense for the 'Golden Visa' argument came from Chmiel's admission that Chinese investors buy multiple apartments in addition to the residence they use in Thailand. If this is the case, the THB10 million investment visa is ideal for this group since the money can be spread across multiple properties.

For example, it is possible to purchase a trio of THB 4 million (USD 131,000) condominium units to hit the THB 10 million minimum investment requirement. If at anytime the investors wishes to sell one or more properties, they are still eligible for the visa as long as the money is deposited into a Thai bank account.

And if for whatever reason this is unpalatable, there is still the Thailand Elite visa programme which can provide 5, 10 and 20 year visas with no investment needed. The competitively priced program continues to be popular with those who want to live in Thailand without worrying about the investment aspect.

At the end of the day, Chmiel is lobbying for a pathway that allows investors to obtain long-term visas in Thailand in exchange for what would essentially be a refundable deposit in the form of a condominium. Sure, Thai developers might like the short-term gain, but as we're currently seeing, more long-term vision is needed to build a sustainable Thai property market.

Would the creation of a Thailand 'Golden Visa' help with this? Well, as they say, all that glitters isn't gold. Perhaps it is time to better promote the already existing THB10 million investment visa as well as the Thailand Elite visa program instead of creating something new and potentially harmful.



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# How Technology Is Reshaping And Reinventing The Real Estate Frontier



How you buy or rent property – and how others sell or lease it to you – is in the midst of dramatic change, the kind perhaps not seen in the real estate world since the birth of the skyscraper in the 19th century.

The reason: property technology or “PropTech,” which is a collective term used to define startups offering technologically innovative products or new business models for the real estate markets.

PropTech could even alter who wins and who loses in the real estate profession.

“Some who don’t embrace real estate technology will be dragged along, forced to up their game by vendors and clients,” says Aaron Block, co-author with Zach Aarons of PropTech 101: Turning Chaos into Cash Through Real Estate Innovation ([www.proptech101.com](http://www.proptech101.com)). “They may discover one day that they are well behind the competition. Some of them won’t survive.”

Block and Aarons, co-founders of MetaProp, a leading PropTech venture capital firm, say that PropTech is creating far-reaching change for the real estate industry that’s comparable to what happened in the late 1800s when innovations in construction technology helped make building skyscrapers possible and profitable.

“The ways in which real estate gets bought, sold, leased, financed, appraised, designed and managed already have changed dramatically in recent years,” Aarons says. “And you can expect PropTech to drive even more changes, and at a fast pace.”

Block and Aarons say that’s a good thing for consumers, for the industry – and for those working in real estate who are willing to adapt. Some of the many changes and benefits PropTech is creating are:

**Energy savings.** One key benefit of PropTech is the potential cost savings involved with energy. “Detailed data about how a space is used, lighted, cooled, and heated, and the ability to automate or remotely control the built environment, make for a powerful combination,” Block says. “This sort of information and analysis moves landlords and management closer to the customer, allowing them to present real estate as a service, not a product, which increasingly gives them an edge over the competition.”

**Availability of data.** The growing transparency and availability of real estate data has a democratizing effect and makes providing good service more important than ever, Aarons says. “Much of the commercial brokers’ value used to lie in their relationships with other brokers and their access to information,” he says. “Residential sales agents were hired in part because they had deep local knowledge and exclusive access to a jealously guarded multiple-listing service.” As technology makes such information readily available, those who can differentiate themselves in such areas as good deal-making skills and smarter strategies stand to make more money, Aarons says.

**Efficiency.** In the past, commercial real estate brokerages had to spend a lot of time and resources gathering information and plugging it into spreadsheets. Now they can devote that time to deeper market analysis, planning, and strategy, Block says. Meanwhile, residential sales agents who are willing and able to adapt to innovations will have the means to replace their exclusive access to the MLS with perhaps something better – a forward-looking online advertising strategy, a suite of powerful digital tools, and a comparative marketing analysis that harnesses data in ways their competitors’ CMAs don’t.

“The fact that real estate managed to insulate itself from technological advances and innovations for longer than most industries only means that the pace of change is that much faster now,” Aarons says. “The good news is that, for those willing to embrace innovation, there is a future rife with opportunity.”

## About Aaron Block

Aaron Block, co-author with Zach Aarons of PropTech 101: Turning Chaos into Cash Through Real Estate Innovation ([www.proptech101.com](http://www.proptech101.com)), is co-founder and managing director of MetaProp, a leading PropTech venture capital firm. Previously, he was chairman of Chicago-based BayRu, the U.S.-Russian -commerce company. Prior to that, he was an executive running the Chicago region of global commercial real estate services firm Cushman & Wakefield.

## About Zach Aarons

Zach Aarons was one of the top angel investors in PropTech before co-founding MetaProp, where his team has funded more than 60 start-ups. Previously, he worked as a commercial real estate developer with Millennium Partners; an investor at ENIAC Ventures; and as the founder of Travelgoat, a walking-tour company. He is a professor of PropTech at Columbia University.



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to add your property to our  
classified adverts.**

**FOR  
SALE / RENT**

**Available Now**

## Hyde Park Residence 2

Is nestled off the main road connecting Pattaya with Jomtien Beach . Only a few mins walk from Walking Street and Bali Hi pier . It's easy to walk via Thappraya Road or you can take Baht Bus to reach nearly all the great attractions of Pattaya and Jomtien.

### Facility / Service

- Fitness
- Garden Area
- Restaurant
- Covered Parking
- Security Guards

### Facility / Service

- CCTV
- DVD Player
- Toaster
- Fridge
- Kitchen Zone

### Facility / Service

- Microwave
- Keycard
- Iron
- Swimming Pool <Roof Top>

**Rent 12,500 / Month  
SALE 1.55 MB.**

☎ Chanichar 087 507 9761, 089 403 6744 ✉ jeckyoahlala@gmail.com



# Property Purchase and Great Investment Opportunity



South Beach Boutique Condo, Soi Orissa, (off Soi 6 Pratumnak Hill) For a very quick sale, this 35 sq m condo has just been Reduced from **2.25m** to **1.9m** Will accept € Euros into a UK bank  
**NOW REDUCED FURTHER TO ONLY 1.49 M THB**

E-mail: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)  
Call: Steve 08 7831 7834



## Well established (22 years) Landmark restaurant/guesthouse for sale in Jomtien



Also retail sales outlet with processed meats. Pies. frozen meals. And tinned products from UK.

Simple Simon, on Jomtien soi 5 (Immigration), is available for sale.

Long term profitable restaurant business, retail food sales outlet and five rooms for rent.

Well established business for sale due to retirement of owner. Currently profitable (all figures available)

With room for expansion, especially evenings. 3 plus 3 rental agreement in place.

**Price of 3.7 million baht plus prepaid rent for 12 months @47,500 baht.**

**For more information contact [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com) or telephone 083 768 3696**





## Beautiful 2 year old villa set on 1 rai of land in Bang Saray with great sea views,

4 bedrooms all 42 m2 (with en-suite) Main living area 96 m2 (with vaulted ceiling), Custom design kitchen with top of the range appliances and Kitchen island 3'2 mts Dining table 2.4 x1.1 mts +6 chairs, custom made Italian leather sofa and Norwegian recliner Upstairs lounge with full length balcony, 2 large, Italian leather sofas +full size pool table and fusbball table Car port for 3 cars and dog kennel 6 x 2.3 (or storage), At main entrance there is maid's room and bathroom (or guest +) utility room with washer and dryer). Garden laid to lawn and landscaped is approx. with Beautiful swimming pool 12x6, Sala, Thai kitchen, Sauna, Gym i+ open terraces around pool area. House is sold complete with all furnishing (except personal items) and includes 6 AC3 and 3TVs In a very private and secluded village only 5 minute drive to the beach and close to Ramayana, Silver lake and many golf courses. The house is immaculate, with owners relocation to Europe the only reason to sell

**Selling price of 15,950,000 baht (Value over 18 million)**

For viewing of this lovely home or more info please call Alex 09-8474-8037 English or Tai 08-9456-8511

## AMAZING OFFER A FURTHER REDUCTION OF 1 MILLION BAHT!



The price for this great guesthouse business has been drastically reduced as the owner wants to return to Australia.

- Centrally located on Soi Buakau, Market End
- Guesthouse lease is for Sale for 28 rooms, bar and massage parlour
- 3 Year renewable lease with consistently good returns and profit
- Great walk in traffic and 70k monthly rental

**FIRESALE PRICE  
1,900,000 BAHT**

**NOW ONLY 900,000 BAHT**

**PLEASE CALL 08 3768 3696 (English) or K. New 0811 563 755(Thai)**





**Pretty 3 Bedroom Pool Villa**  
**300m from Jomtien Bus Station**  
 South Beach Boutique Chic REF:019  
 2 bedroom 2 bathroom  
 72 sq.m apartment for rent at 16,000 bath  
 per month for 1-year contract only  
 Price including Internet from 3BB  
 Located : at Pratumnak hill soi 6  
 walk to local market 500m.  
 walk to baht bus route 500m.  
 walk to familymart 400m.



**Beautiful big family house**  
 sale 4,750,000 baht REF:029  
 pattaya, bang sare beach 3 bedroom 3  
 bathroom, 220 sqm total living area!  
 land 69 sqw (276 sqm) corner plot ,  
 private swim. pool (22 sqm) alarm, cctv  
 camera, tel, internet, sat tv, ubc tv,  
 thunder safe wall paper, laminate floor,  
 5 ac, euro kitchen  
 1 store room + 1 laundry room  
 double big garage  
 email pattayatrader@pattayatrader.com



**Pool house for sale with owner finance**  
**pay 1.5m and move in**  
 5,400,000 REF:030  
 Pool house for sale in South Pattaya  
 with owner finance pay 1.500.000 THB and  
 move in, Nice 3 Bedroom 2 Bathroom can  
 do 4 bedrooms The house is in company  
 name easy to transfer land size is 340sqm  
 and the house is in a village close to  
 theprasisit.  
 email pattayatrader@pattayatrader.com



**Single house for rent**  
 17,000  
 REF:031  
 The single house for rent  
 Modern home 3 bed 2 bath  
 With full furnish  
 Rent 17,000 per month  
 Sale 3.5 million with 76 sqw.  
 Good location Bangsare  
 email: pattayatrader@pattayatrader.com



**1 bedroom in Park Royal 3**  
**1,350,000 TH**  
 REF:032 Location – Pratumnak Soi 6  
 1 bedroom 44 sq.m. 4th floor Thai  
 quota only 400m from the beach  
 Park Royal 3 amenities include a rooftop  
 Jacuzzi and sun-deck, secluded pool  
 and relaxation area at ground floor  
 level, 24-hour security with CCTV,  
 fully-equipped fitness  
 email pattayatrader@pattayatrader.com



**The Cliff Condo**  
 12,000 REF:033 The Cliff Condo  
 Studio , 3rd floor, Pool view  
 38 sqm  
 Rental price: 12 000 THB/per month  
 (1-year contract)  
 13 000 THB (6-month contract)  
 email pattayatrader@pattayatrader.com



**House & Condo For Rent**  
 The Cliff Cozy Beach  
 13.000 baht per month (long term  
 contract) REF:034 1-bedroom condo (48  
 sqm) with pool view, Fully furnished  
 with quality furniture and kitchen  
 equipment!! Good size balcony  
 Elevator, Parking, 24-hours Security  
 CCTV, Swimming Pool, Sauna, Gym  
 email pattayatrader@pattayatrader.com



**Condo Sea View**  
 For Sale in Jomtien  
 Price 6,900,000 Baht  
 REF:035 Condo size 60 Sqm.  
 Fully Furnished 30th Floor.  
 Communal Pool, CCTV & Security 24 hrs.  
 Company Name FQ Available!!  
 Price from the Project 8,000,000 !Baht  
 email pattayatrader@pattayatrader.com



**House For Sale**  
 Sale Price 8,900,000 Mb  
 REF:036  
 House Size 113 Sq.wah  
 4 Bedrooms 3 Bathrooms  
 Fully Furnished  
 Nearby The Chill super market & Railway  
 Tax & Transfer fee Included!  
 email pattayatrader@pattayatrader.com  
 and quote reference.





## JOMTIEN COMPLEX BIG CONDO SEA VIEW

3 B/R , 2 Baths , 191 M2 , 30 th floor , double corner unit , sea view and city view : the fresh sea wind goes through the whole apartment !!

Foreign name .

Swimming pool, 2 tennis, fitness. In the heart of Jomtien

**Price 8.9 Million Baht**

**Tel : 089 09 66 729**

**registezier@yahoo.fr**



## PRATAMNAK

2 B / R , 2 baths , 56 M2 , Corner unit 7th floor ,

Foreign name ,

fully furnished

Swimming pool, fitness, parking with lift

**Price : 2.8 Million Baht**

**tel : 089 09 66 729**

**registezier@yahoo.fr**



## Luxury Villa Jomtien Pattaya

Sale 21.9mb REF:039

Single Villa , Modern Style

bedr. 4 bathr. , Private Pool

Roof top Jacuzzi

Modern Furnished

Full Fitted Kitchen

Tropical Garden 480sqm

Private Village

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Klang talay condo

฿1,100,000

REF:040

Pratumnak soi 6

Studio 40 sqm.

Floor 10

Foreigner name

Including Transfer fee

furniture

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## The mountain condo

At soi khoatalo

Tower A

฿900,000

REF:041

Foreigner name

Studio 32 sqm.

Transfer 50/50

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Center Point

6th floor, 3,390,000 THB REF:042

Central Pattaya, 2 bedroom

90,15 sq.m. Foreign name Security

Guards Parking, Communal swimming

pool , CCTV Camera, Covered Parking

Store on Site

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## The View Cosy Beach

Price 5,390,000 THB

REF:043

2 bedrooms

Sea View

88,20 sq.m.

9 floor

Foreign name

roof top swimming pool

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Modern One Bedroom Unit

Sunrise Hill

Pratamnak ฿4,980,000 REF:044

One bedroom, 2 bath

3rd floor with city and sea view.

This unit is 113 sq.m.

Master bedroom has its own bathroom and walk-in closet.

Sold fully furnished

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Siam Country Club

฿4,000,000 REF:045 was 6,000,000 THB

3 bedroom 3 Bathroom house

East Pattaya

size 312 sqm

in thai name

email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com) and quote reference.





**House & Condo For Rent In Pattaya**  
 South Beach Boutique Chic REF:019  
 2 bedroom 2 bathroom  
 72 sq.m apartment for rent at 16,000 bath per month for 1-year contract only  
 Price including Internet from 3BB  
 Located : at Pratumnak hill soi 6  
 walk to local market 500m.  
 walk to baht bus route 500m.  
 walk to familymart 400m.  
 email:pattayatrader@pattayatrader.com



**2BR Beachfront Condo**  
**The Sanctuary Wongamat**  
 ฿14,950,000 REF:020  
 2 Bedroom 3 Bathroom  
 132.00 sqm 1st Floor  
 Sea view , Foreign Name  
 Fully Furnished FACILITIES:  
 Harmonic Tropical Gardens  
 High-quality construction  
 Relaxing ambience  
 email pattayatrader@pattayatrader.com



**The Venetian**  
**Financing available! 1BR for sale**  
 ฿2,390,000 REF:021  
 low down payment owner  
 financing available up to 10 years!  
 down payment: 520,000 thb  
 60 months = 41,444 thb monthly  
 84 months = 33,015 thb monthly  
 UNIT DETAILS: 42.00 sqm  
 1 Bedroom 1 Bathroom, 5th Floor  
 Foreign Name , Fully Furnished  
 email pattayatrader@pattayatrader.com



**Park Lane Jomtien Resort**  
 ฿7,500 REF:022 Located at Jomtien Soi Wat boon Close to sea and in town bar and restaurant  
 - Restaurant & bar tesco 7 - 11 shop  
 - Close to beach and Sukhumvit road  
 - Building 4 , 4th floors city view  
 - 36 sqm. 1 bedroom 1 bathroom  
 - Electricity rate from Government  
 - 1 month deposit and 1 month pay in advance  
 email:pattayatrader@pattayatrader.com



**House for sale in Pattaya**  
 ฿5,480,000  
 REF:023  
 2 story house for sale.  
 Price 5.48 Million Baht.  
 3 Bedrooms 3 Bathrooms  
 Land size 60 Sq.w  
 Good location close to shopping mall,  
 Mini Mart, Market, Public park.  
 email:pattayatrader@pattayatrader.com



**Town home for sale 3 bedroom**  
 Sale price start 4.25 M.  
 REF:024  
 Location pattaya (soi bongkot)  
 Land size town home, 3 story,  
 3 bedroom, 3 bathroom  
 2 parking  
 Transfer fee 50/50  
 email pattayatrader@pattayatrader.com



**View Talay 5D - Jomtien Side**  
**Ready To Move In Studio**  
 2,350,000 REF:025 View Talay Project 5  
 Living area 48 sq.m.  
 Studio unit on 6th floor with city view,  
 compact kitchen, and good size balcony  
 with seating area, fully furnished.  
 Located in Jomtien, The beach is easy  
 reached, Restaurants, bars, 24 hour  
 supermarket in immediate vicinity.  
 email pattayatrader@pattayatrader.com



**Cosy beach nice 35sq studio on the 3rd floor.**  
 Rent for one month - 14000 baht.  
 REF:026 (5000-baht deposit)  
 This unit comes fully furnished. free  
 WiFi, and cable TV! nearby attractions  
 The Chocolate Factory, The Sky Gallery.  
 The cliff pool and restaurant. a beautiful  
 beach.  
 email pattayatrader@pattayatrader.com



**Condo Pratumnak**  
 ฿10,000 REF:027  
 1 bedroom 1 bathrooms for rent.  
 Long term -10000 baht.  
 One month-15000baht.  
 2ndfloor. Swimming pool view.  
 Another pool sauna and gym on  
 rooftop. Nearly Cozy Beach.  
 Well-developed area.  
 Quiet nice place.  
 email pattayatrader@pattayatrader.com





## Pool villa for rent

฿35,000

REF:046

luxury pool villa for rent

4 bed room 4 bath room

35,000 per month

with full furnish

good location nern plub wann

email: pattayatrader@pattayatrader.com



## Land and House

3.79 Mlb. REF:047

556 Sqm.

For Rent 16,000 Baht/month.

Ready to move in now.

2 bedrooms 2 bathrooms

Full A/C. Big Lounge

with high ceiling, Kitchen Room,

Large Terrace,

Landscape Garden and Carport.

email pattayatrader@pattayatrader.com



## Superb Sea View, 2 Bedroom Condo

Platinum Suites REF:048

Soi 12 Theppesit Road, 115 sqm 6th Floor

Fully Furnished and Equipped to a High

Standard, Corner Unit with Sea View and

Pool View 2 Balconies

Large Pool, Gym

24-hour Security

Key Card Entry

12-month rental contract 24,000 Baht

email pattayatrader@pattayatrader.com



## Paradise Park 2bedroom

Price 18.000THB for 1year contract

REF:049, Building 3

2 floor

2bedroom 2bathroom

72 sq.m.

fully furnished

garden and pool view

email: pattayatrader@pattayatrader.com



## For rent beautiful room near Jomthien beach

฿11,000 REF:050

Acqua condo Pattaya Rent 11,000

THB/MONTH (1 year rent)

Studio 35 Sq.m. 3 floor Tower B

city view

Fully furnished

Washing machine

email pattayatrader@pattayatrader.com

and quote reference.



## House for sale and rent.

Land Size 130sqw. Price: 13.5 Million THB

(Transfer cost 50/50) REF:051

Sale with Lease Agreements

Rental 65,000 THB/month

3 Bedrooms 3 Bathrooms

Private Swimming Pool, Complex living

room

Full furnished with Europe kitchen

Cloth washing room, Public Service fee

email pattayatrader@pattayatrader.com



## Majestic Jomtien Condo

฿1,350,000 REF:052

2 bedrooms, 76sqm, 2nd floor

Transfer fee 50/50

Thai name

1km from Jomtien Beach and night

market

email pattayatrader@pattayatrader.com



## Nice 3 bedroom house with private pool

฿5,600,000 REF:053

10 min from Pattaya center / In a nice

village, 3 bed 2 baht

Land area 520 sqm

Living area 200 sqm

5.6 mill baht / 5.600.000

email pattayatrader@pattayatrader.com



## VIEWPOINT VILLA FOR SALE/ RENT

75,000 REF:054 Na Klua, Chon Buri,

Soi Chaipruek 1, Jomtien

4 bedrooms, 4½ bathrooms. It features

a spacious open plan living/ dining

area, excellent, open plan Western

kitchen, It comes equipped with high

speed internet and Cable TV.

The Villa also has alarm system, CCTV

and remote control gate.

email pattayatrader@pattayatrader.com





## Cozy Beach View Condo for Rent and Sale

18,000 REF:055

Cozy Beach View Condo for Rent and Sale 51sqm 1bedroom 10th floor foreign name

transfer fee 50/50

for rent 18,000B/month for yearly contract

for sale 3.3M

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## View Talay 3 Condo

2,000,000฿

REF:056

Studio Room

49.72 sqm

floor 1

fully furnished

foreign name

transfer fee 50/50

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Pool house for sale in East Pattaya

฿5,600,000

REF:057

3 Bedroom 2 bathroom with privet pool close to the city and this house is in company name.

The land size is 520sqm living size is around 200sqm.

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## One Tower for sale

฿2,980,000 REF:058, 10 floor, 47sqm

1 bedroom / 1 bathroom

sea and city view, Pratumnak

200 m from the beach

Fully furnished

Infrastructure: Swimming pool.

Fitness gym. Steam Room. Lobby.

24 Hour Security team. On site juristic office. Underground car parking areas.

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Stylish Pratumnak 3 Bedroom for Sale

฿11,000 REF:050

Acqua condo Pattaya Rent 11,000

THB/MONTH (1 year rent)

Studio 35 Sq.m. 3 floor Tower B

city view

Fully furnished

Washing machine

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)

and quote reference.



1 bedroom is on the 5th floor of the building. ESPANA / Pool view / ready to move in.

฿2,750,000 Jomtien Beach , REF:060

It has a living area of 35 sqm

including balcony. The condo unit comes

fully furnished, built in European kitchen

24-hour security, key card access,

In Thai Name 50/50 Tax & Transfer

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## House for sale

5.990.000 THB Siam country club

REF:061

3 bedroom 3 bathroom

Land 650sqm

House 150 sqm

Swimming pool 50 sqm

Company name

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Cosy Beach View Condominium for Sale in Pratumnak hill

6,500,000 Thb. REF:062

2 beds 2 baths

98 sq.m 19 floor

Sea view, Large balcony

Fully furnished, European Kitchen

Foreign ownership

Transfer 50/50

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



## Jomtien Beach - Spacious 2 Bedroom Unit At View Talay Residence 3

฿7,900,000 Pattaya Living area 134 sq.m.

Situated on 6th floor with city and sea

view. 2 spacious bedrooms, 2 en-suite

bathrooms, European kitchen,

completed with elegant furniture

throughout, and private balcony.

Located in Jomtien soi 5

email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)





**4 Storey 13 Room House for Sale in Wongamat** ฿20,500,000 REF:064 House with 13 rooms 700 meters from Wongamat Beach. On the ground floor there are 4 rooms for rent. On the second floor - dining room / kitchen / living room / office / lounge / large balcony On the third floor there are 5 bedrooms / 3 bathrooms (one with a Jacuzzi). The house is located on Naklua road, soi 16. Transfer fees 50/50. email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**Studio for short term rent in Jomtien** ฿7,500 REF:065 House and condo Booking is possible from now to November 19  
1 Bathrooms, Fully furnished (new)  
1 Balcony, Floor 3, 300 to sea  
Swimming Pool, European kitchen  
Flatscreen TV, Gym, 24h Security  
Car parking  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**NORTHPOINT WONG AMAT**  
1 Bedroom-Pool Floor-FOR RENT  
40000/month for 1 year contract  
REF:065 1 Bathrooms, 70m2, Floor 24  
Air Conditioning, Fitness Equipment  
Full Equipped Kitchen, Garden, Internet  
Jacuzzi, Pool  
Satellite Or Cable  
Sea View  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**For rent AERAS CONDO with ocean view**  
฿20,000 REF:067 (1-year lease)  
AERAS Beachfront Condominium  
Location : Jomthien Beach soi 17, Pattaya 1 bedroom 1 bathroom  
Size 43 Sqm.  
11 floor beachfront view  
fully furnished  
email: [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**Jomtien Side Studio For Sale At View Talay 5D**  
**฿2,995,000** REF:068  
View Talay Project 5, Living area 48 sq.m.  
Studio on 17th floor with sea and city view and fully furnished as show in pictures. Located in Jomtien with direct beach access, Restaurants, bars, 24 hour supermarket in immediate vicinity  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com) and quote reference.



**Bua Khao Paradise Guesthouse Pattaya**  
Rooms Available September/October  
REF:069 Standard Room 9,500 per month you pay for electricity used. Deluxe w/Balcony 11,250 per month you pay for electricity used. Super Deluxe w/Balcony 15,000 per month you pay for electricity used. Water and High-Speed WiFi included in monthly prices.  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com) and quote reference.



**For long term rent and sale nova ocean view 43sq studio on the 6th floor**  
฿13,000 REF:070 Pratamane Soi 6 Na Klua, Chon Buri, Thailand  
This beautiful unit comes fully furnished including electrical appliances.  
for one year contract the price is 13000 baht per month (2-month deposit)  
The sale price is 2.3mb (foreign name)  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**5 Land plots for make the house., Huai-Yai,**  
฿1,000,000 REF:071 Transfer Tax 50/50.  
Land plots for sale. 208-432 sq.m.  
Price start amount 1 million baht.  
Land located at Huai-Yai.  
You can buy the land or buy the land with house.  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



**Viewtalay Beach Front by ND**  
Sale Price: 3,900,000 Mb.  
REF:072  
Condo View Talay 7 For Sale  
Nice Studio with sea view  
Size 48 Sqm, Floor.15 Jomtien side  
Fully Furnished  
Foreign Name  
Transfer fee 50/50  
email [pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com)



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# PROPERTY TRADER

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## A GREAT NEW PROPERTY WEBSITE



***Contact us now for more information!***

email:[pattayatrader@pattayatrader.com](mailto:pattayatrader@pattayatrader.com) or telephone 0836 683696