

Issue 184 JAN 2020

PROPERTY TRADER

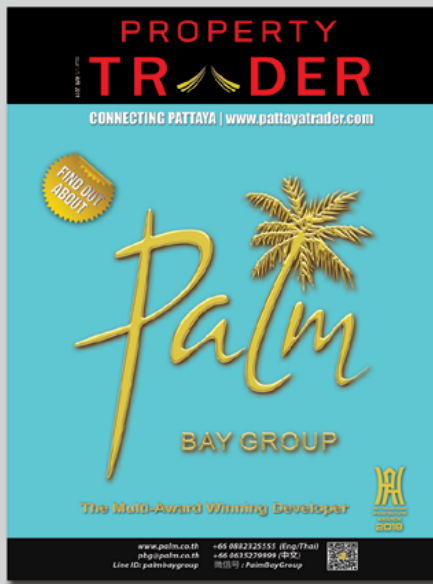
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Our cover story is an extremely important part of The Pattaya Trader. because it delivers a very strong message for our advertisers.

When you advertise in The Trader just look at what you get:

- A double page which we can write and design for you
- A feature on our regular TV programme with Pattaya People
- Radio adverts with 96FM and Kiss Radio 91.75FM
- Postings on our Facebook, Website and You Tube
- Showings on LED screens all around town now including the largest on Thepprasit and Thappraya road junction



To see past editions go to

www.pattayatrader.com



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

Angel

888 Real Estate



WHEN DEALING WITH PROPERTY IN PATTAYA ITS GOOD TO HAVE AN ANGEL BY YOUR SIDE!

L Lydia first had the idea of her own business after getting valuable experience in Selling Real Estate whilst working with Global Top Group. In fact her office is now extremely close to theirs on Thappraya Road Angel 888 Real Estate has been at this location for 5 years now.

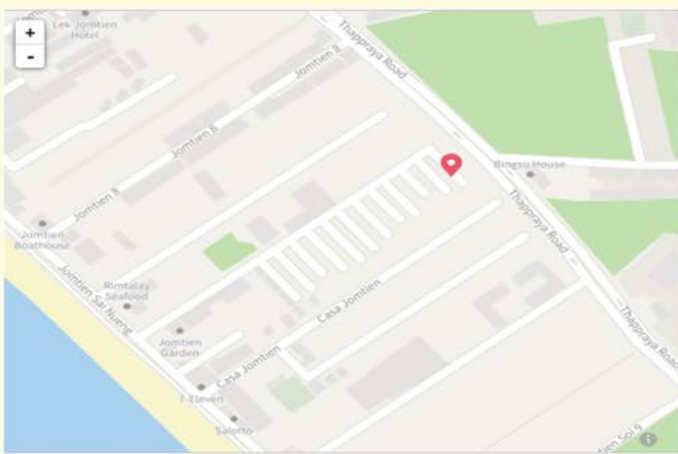
Starting first in much smaller premises, as the business grew Lydia was able to expand her company into the impressive premises she has today. It's at a very key junction right by the traffic lights going to Phratamnak, so ideally placed for business in Pattaya, Jomtien and Phratamnak.

The name Angel Real Estate was originally inspired by "Charlie's Angels" and chosen for the fact that it is instantly recognisable and memorable in all languages. It also works well with Lydia's strong personal Christian faith.

The 888 represents infinity and the aim of the business to always be growing and succeeding. It also works well for Chinese customers who are encouraged to come into the office when they see the 888 number as it represents fortune and good luck in China.

Chinese is also one of the languages Lydia has covered by her team. Between them her staff can also speak Russian, English and Thai of course. Lydia herself has a great command of the English language and is extremely well travelled with a wealth of experience in all aspects of buying, selling, renting and investments.

If you have a property to list or are looking for some advice drop in to see the Angels!



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Thailand

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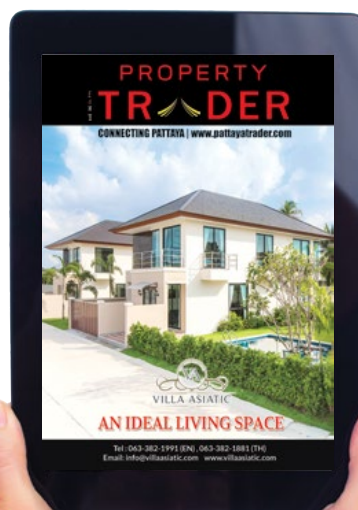
Happy New Year !

Welcome to the first Property Trader of the year and we hope you take a fresh 2020 look at print advertising this year! - Thought I'd get that in early as I'm sure there will be plenty of perfect vision references coming to an advert near you in the next few months!

Seriously though, we are making a bid for some of your marketing budget this year as the experts agree the best way for brand recognition and increased sales is by reaching a broader spectrum of potential clients with a diverse marketing mix. Please have a read of our article on page 24 to take a look at combining print with digital marketing as recommended by the experts.

Also we've plenty of interior design trends for you in this edition with paint colours for the year and design trends around the home. We also welcome an Angelic new addition with Angel 888 and have some Feng Shui suggestions for you to welcome in the Chinese New Year of the Rat - here's hoping its a lucky one for us!
All the best

Gloria

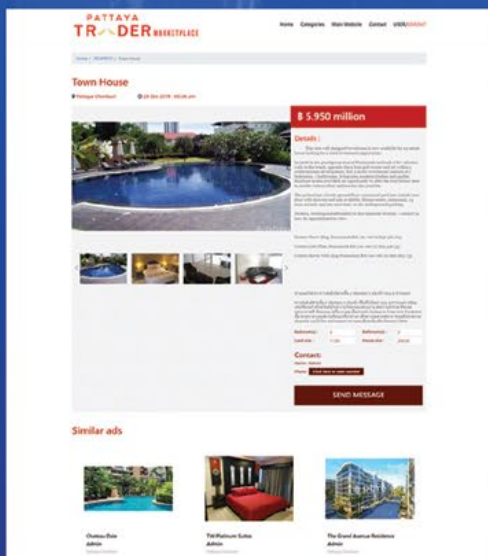


Interested in advertising?

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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.

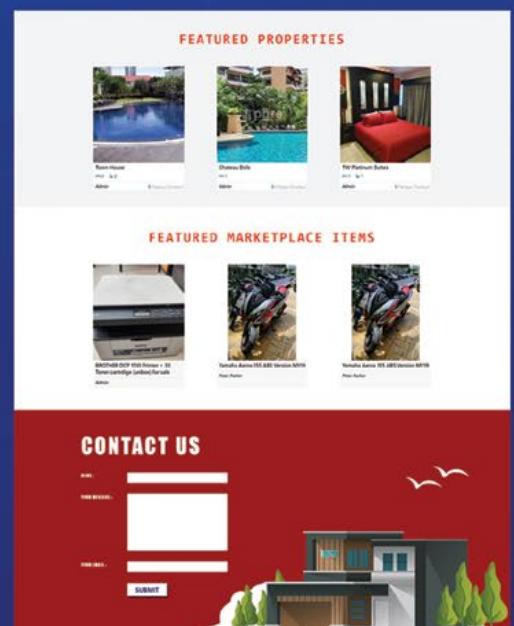
If you are a property agent and would like more information about this we have a great introductory package for you:

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.

Also, we will give you your first ten leads free and thereafter only charge you for each lead we send you - how's that for a no risk deal !

Don't delay contact us today:

EMAIL pattayatrader@pattayatrader.com
Or Phone 0837 583 696



WILL YOU CHOOSE BLUE OR GREEN FOR 2020?

PPG's 2020 Colour of the Year Chinese Porcelain Promotes Calmness



The PPG paint brand has chosen Chinese Porcelain (PPG1160-6) as its 2020 Colour of the Year.

The colour is described as a "cobalt, moody ink blue" that imparts calmness and restful sleep. The inspiration behind the choice involves today's technology-driven world. "The faster technology moves and the more convenience it offers, the more we seek activities, experiences and lifestyles that impart slowness and realness into our lives," says Dee Schlotter, senior color manager for PPG, in a press release.

"The need for simplicity and escapism from technology is, in part, the reason that consumers are craving blues like Chinese Porcelain that bring us closer to natural elements such as the sea and sky—creating serenity in any space." Schlotter added that consumers are tiring of grays and looking to infuse color that delight the senses. "Blue is the easiest possible entry point from the world of neutrals to the world of color," she explains. She recommends pairing Chinese Porcelain with décor such as lush drapes, velvet pillows, leather accents and dusty sand tones.

Paint brand Dulux has selected Tranquil Dawn as it's Colour of the Year for 2020,

Dulux says that Tranquil Dawn "embodies the nation's mood on the approach of a new decade". This cool-tone shade of green is meant to offer an antidote to an "increasingly disconnected" modern society. "It reflects a growing desire to understand what it is to be human at a time when advances in technology are making us feel increasingly disconnected from each other," explained the brand.

A team of expert judges that included Michelle Ogundehin former editor-in-chief of ELLE Decoration UK, and Heleen van Ghent from paint company Akzo Nobel's global aesthetic centre helped Dulux come to a decision on the 2020 colour.

The panel considered technological developments which Dulux believes is making the human experience "more chaotic". "At the start of this new decade, the panel identified that the world has a growing desire to understand what makes us human,". Van Ghent declared "Against a background of increasing technological power, we want to understand our place in society and how we can make a positive impact on it."



So whether you decide to go for Blue or Green what the designers are promoting as we head into this new decade is the need to make our homes a place of calm and tranquility. Using colours from nature to escape the stress and strain of the technological age.



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.

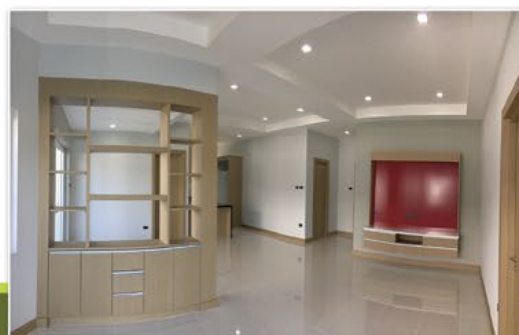
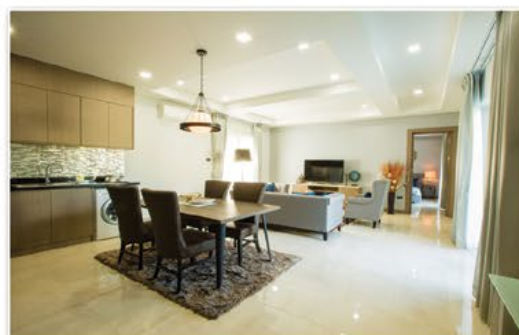
With construction now entering the final stage, demand for these spacious properties has been brisk with Green Field Development Company benefiting from its hard-earned reputation for high-quality, European-standard construction acquired by its five earlier projects in the Pattaya area.

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

TRENDS FOR 2020



For 2020 designers continue to take more risks with colour with kitchens for example navy millwork is a key look that blends beautifully with marble and brass. Or a backsplash can often be the best place to add a pop of colour into a kitchen without having to do a full renovation. Using color in unexpected places like appliances and hoods can also freshen things up,



The main trend of fashion, is the design of a room in the style of minimalism. Experts strongly recommend we abandon unnecessary things and clutter. In the bedroom balance is important – arranging furniture and accessories in such a way that everything looks both ergonomic and beautiful. The bedroom is a place to sleep, and therefore it is important to make sure that even the smallest objects here will be pleasing to the eye and set up for rest.

This photo shows an increase in the desire for wallpaper instead of flat paint walls and a 'Champagne or Sand theme coming through to warm up the white on white or other neutral colours

Living Areas

The proposals that we will see in the interiors during the year, seek a common goal: to give the house a comfortable look and be inspired by nature. Trends to decorate homes in materials such as wood and vegetation, will also be brightened with decoration, like silver and gold. Continuing to bring "the outdoors in" is given a neater more organised look with plant stands and glass cases.



GRAND MILLENNIAL STYLE



GRAND MILLENIAL STYLE

"Grandmillennial style' is having its moment. The look is traditional design with a twist: blending elements of classic design like chinoiserie, scallops, natural fiber rugs, topiaries, and more, with a contemporary edge (think: modern art and clean lined furniture)." — Ariel Okin of Ariel Okin Interiors

Rattan and Wicker Furniture

"Rattan/wicker is having a resurgence," interior designer Nicole Fuller told Elle Decor. "It warmly reminds me of my childhood and has evolved in fresh and exciting ways whether in chairs, tables, or lighting. It is the perfect layer to balance modern and traditional style."

Freestanding bathtubs

A strong design trend for the bathroom in 2020 is that of the freestanding bathtub classic. An easy fix as they can match any bathroom decor with either a stone resin a modern look or something more classic like clawfoot or copper. They may also increase the value of your home retaining their value through the test of time



A new 'one in all solution' for new and existing business offered by Thepprasit business center located in the heart of the city on Thepprasit road, Pattaya. Their services has been an answer to many companies and new start ups. The massive commercial digital billboard has attracted many businesses and received outstanding feedback.

Due to fierce competition they have found an efficient way to develop a successful integrated way to create a platform for their services keeping the needs of clients as priority. They offer meeting rooms for big and small companies, office space for rent and advertisement space on the massive digital billboard, which has become one of the most commercial and most frequently viewed billboard in Pattaya.

FASTEST GROWING OFFICE SPACE FOR RENT ADVERTISING SERVICE



If you are looking for a full facility office in the heart of Pattaya with various room size option, fully equipped advertising services such as billboard etc. at a great price, be sure to check us out.

Our largest service is a digital advertising billboard in Thappraya junction, a huge attraction that can help your business reach its target audience.



Feel free to contact us for more information.

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Feng Shui Rules for the Bedroom,



Although many of the rules that apply to create an ideal bedroom environment for hopefully a better night's sleep will seem like common sense, they are to be found in the ancient Chinese concept of Feng Shui. So during the month of the Chinese New Year we thought we would take a look at these basic do and don't rules.

Feng Shui concerns positive energy (qi) and how it flows around the objects in your room. How you arrange the objects in your room can affect your sense of calm and wellbeing. Therefore a simple task will be to remove clutter from your bedroom thus enabling better flow around the room. Also go for symmetry when placing objects such as bedside tables in your bedroom, i.e. 2 night stands, or bedside tables, 2 lamps or bedside lights. In feng shui, pairs are thought to promote loving, harmonious energy.

Never place your bed beside the door but rather a comfortable distance from and ideally facing it, so as to afford a clear view of anyone entering the room. Also have a well-made, solid headboard that feels supportive while you sleep. In feng shui, headboards provide a feeling of support in life. Your headboard should fit up against your wall, so try to keep your bed as close to the wall as possible. A solid wood frame or a solidly upholstered headboard is best for feng shui. Headboards with multiple panels, open bars, or beds with built-in shelving or storage should be avoided.

Computers and materials related to work should be kept outside the bedroom this will help you to turn off your mind more easily when it is time to rest. Thus promoting a sleep that is deep and restorative with better quality of sleep.

Selecting colours that are soothing is a key piece of the feng shui puzzle. If you have trouble sleeping or you have a very fast-paced life, choose neutral, lighter shades that are more calming.

Once you have established this look you can then add in highlight choices. It's easiest to begin with neutrals in a bedroom — or less-saturated colors — and then add richer tones. If you're looking for more of a spark in a relationship or a more vibrant life you might choose red for example as it brings a lot of energy to a space and you don't need a lot to have a big effect. Perhaps choose this colour for a rug. Adding an area rug under or near the bed is another way to help ground the energy when sleeping and create a balance between yin (soft textures) and yang (hard surfaces). Having two smaller rugs on each side can achieve a similar effect without the costly price tag.





TW Platinum Suites

- REF#3494
- 102 Sqm
- 1 Bed, 1 Bath
- 6th Floor
- Foreign Name

SALE B 3,590,000



Sunrise Hill

- REF# 3553
- 116 Sqm
- 3rd Floor
- 1 Bed 2 Bath

- Thai Company Name **S/R B 3,491,100/30,000/Sqm**



TW Platinum Suites

- REF# 3466
- 63 Sqm
- 5th Floor
- 1 Bed 1 Bath
- Foreign Name

SALE B 2,490,000



Pratumnak Pool Villa

- REF# 1827
- Living Area 420 Sqm
- Land Area 400 Sqm
- 4 Bed 5 Bath
- Private Pool

S/R B 19,900,000/120,000/m



Jomtien Pool Villa

- REF# 3552
- Land Area 444 Sqm
- 4 Bed 4 Bath
- Private Pool

- Thai Company Name **S/R B 16,000,000/80,000/m**



Cetus Condominium

- REF# 3560
- 40 Sqm
- 1 Bed 1 Bath
- 37th Floor
- Foreign Name

SALE B 3,790,000



The Vineyard

- REF#3559
- Living Area 380 Sqm
- Land Area 800 Sqm
- 5 Bed, 5 Bath
- Private Pool

RENT B 120,000/m



Laguna Bay 1

- REF# 3561
- 62 Sqm
- 8th Floor
- 2 Bed 2 Bath
- Foreign Name

SALE B 2,550,000



Nova Ocean View

- REF# 3567
- 105 Sqm
- 6th Floor
- 2 Bed 2 Bath
- Foreign Name

SALE B 4,950,000



Club Royal Wongamat

- REF# 3566
- 37 Sqm
- 1 Bed 1 Bath
- 6th Floor
- Foreign Name

SALE B 1,590,000



The Lofts Condominium

- REF# 3536
- 64 Sqm
- 4th Floor
- Thai Company Name

S/R B 2,200,000 Owner Finance /15,000/m



Vision Condominium

- REF# 3563 Brand New Unit
- 36.5 Sqm 5th Floor
- 1 Bed 1 Bath
- Sea View
- Thai Company Name

SALE B 2,290,000



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

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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



The Residences @Dream Pattaya



The Residences @ Dream Pattaya

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

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Get rid of clutter IN YOUR CONDO WITH THESE TIPS

By Cheyenne Hollis



Is your condo feeling smaller? Have you lost track of where things are in your home? You're not alone. The longer we live in one place, the more likely we are to accumulate stuff. Unfortunately, condo space is finite and all this stuff ends up in the way after a while.

Taking back space isn't hard, but it does require you to be vigilant. Decluttering does involve a bit of purging as well as proper organisation. However, after a few hours of cleaning, you will not only be rid of the clutter, but measures will be in place to ensure it doesn't come back.

Where to start?

Despite what you may think, your condo is full of items that you probably don't need and haven't even thought about in months, or maybe even years. Start by finding and tossing these:

- Old receipts, bills and other mail
- Expired medicines and vitamins
- Food in your cabinets you never plan on eating

You'd be surprised how much space that clears out. But this is only the start. Next, do a second sweep removing items that can be donated or recycled. Here are just a few suggestions:

- Clothing you don't wear and/or can't fit into
- Old electronics you no longer need
- Accessories (jewellery, sunglasses, etc.) that you've replaced or upgraded

Finish strong

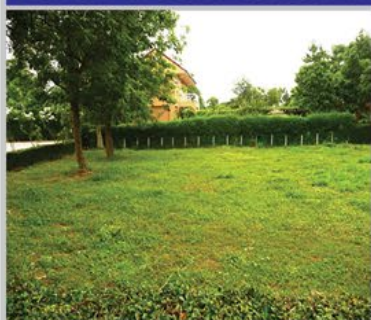
Once the clutter has been removed from your condo, it's important to organise what's left to ensure stuff doesn't build up again. Baskets, jars, and clear drawer organisers are very cheap these days, so buy a few that you like and start collecting items around the house.

Gather like items together such as bathroom toiletries, cleaning supplies, cosmetics and accessories and be sure to put stuff back after you use it. There is no point in doing this if you are just going to take things out and leave them elsewhere around the condo.

You can also take things a step further by creating dedicated spaces for items like shoes, keys and umbrellas that often get left at the door when you come in. Most condos usually have places for these things built-in, so it's just a matter of using them. It takes about a week to form a habit, so as long as you can get through those first seven days, there won't be any future issues.

.....Make it one of your New Year's Resolutions ! Ed

Land for sale at St Andrews Golf Course



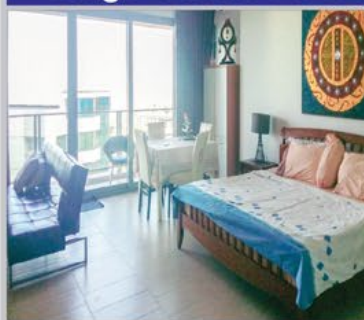
Building plot at St Andrew's Village in the St Andrews Golf Course Complex near Baan Chang suitable for building a one or two storey 3 or 4 bedroom house.

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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.

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Land for sale - near Chiang Rai



Plot of land together with a two storey 2 bedroom 2 bathroom house at Mueang Chum, District Wiang Chai, 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 19.906025, 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

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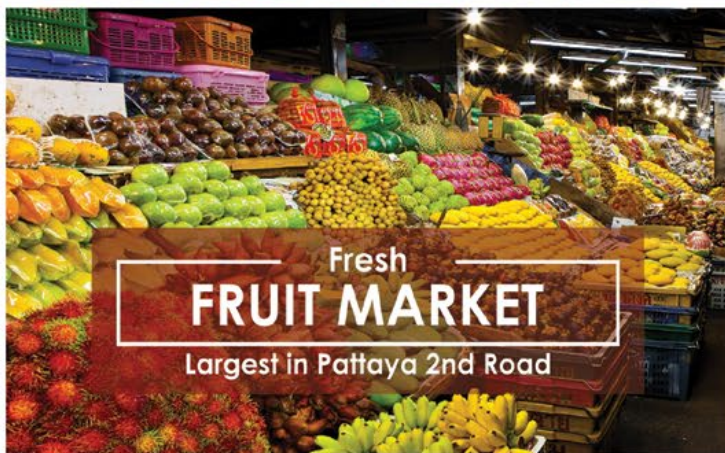
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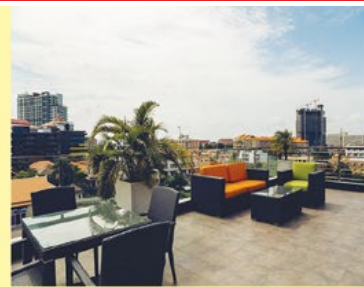
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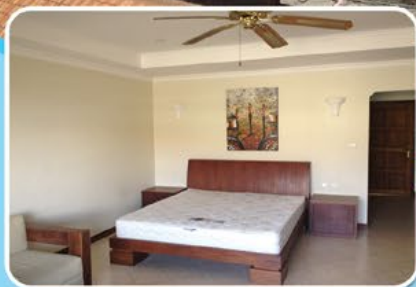
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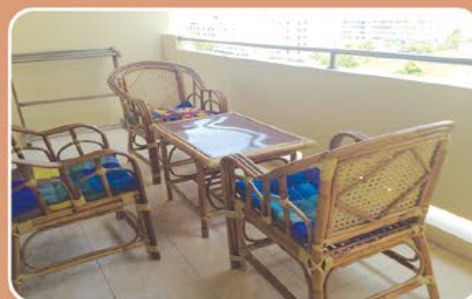
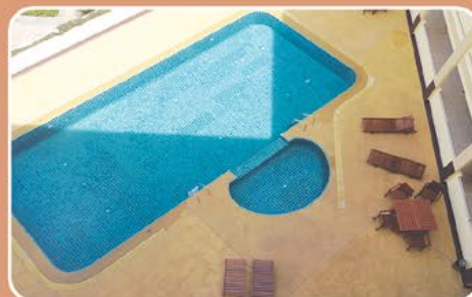
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Why you should use a qualified agent!

By Heiner Moessing

It went viral last month: more than a dozen people were cheated out of more than 45 M Baht by a real estate agency in Jomtien.....

I had never heard the name of the agency or the people involved and actually I could not remember them one hour later. So how can things like this still happen as we have google, social media etc. - and for many years I have been writing articles for magazines, newspapers and web pages about issues related to real estate?

Probably the “high” to go on holiday in the Land of Smiles where everything seems to be “easy going” lets people forget all their common sense and let all barriers go down.

Another “funny” but actually tragic story: I got a phone call, somebody asking me if the house he wants to buy for 6 M Baht was worth the money ?

I asked him where he was at that moment and he replied at the Land Office! The line was cut and when I called back a Thai person answered but put down the phone immediately.....

Most people agree that certain things should be left to experts but when it comes to properties many people think they can do this on their own, or rely on a friend who has been “living in Pattaya for many years”. By excluding professional help they try to get a good “deal” as a real estate agent gets a commission.

Commissions in Thailand are paid by the seller or landlord, our consultation for the customer is free, no matter how long it takes.

Some people rely on a “good friend” or have already bought 2 or 3 properties in Pattaya, and even if not always happy with the outcome or have had some bad experiences still do not need an agent. Even though the agent may have been involved in hundreds of deals during the last few years, has been on training courses, has joined several professional associations and keeps himself updated on a daily basis.

Heard about PREBA?

More than 15 years ago a group of real estate agents met with the intention of lifting up the standard of the industry and providing more security and transparency for customers.

So the Real Estate Broker Association Eastern Seaboards (REBA ES) was founded.

In 2018 it was renamed into Pattaya Real Estate Broker Association (PREBA).

PREBA is officially registered with the Thai authorities and one of only 2 local real estate associations in Thailand, all PREBA members are members of the Thai Real Estate Broker Association (as well (TREBA). Although only a small group they cover all aspects of the market (sales, rentals, property management, decoration and construction) and nearly all available properties.

Last time I counted PREBA members covered 9 languages and had a combined experience in real estate of hundreds of years. Each member employs at least one Certified Residential Specialist (CRS) or Certified International Property Specialist (CIPS). To get these certifications you have to complete special courses by the National Association of Realtors (NAR)— the US association. These courses take 3 or 5 days and it is hard work! When I gained my German license nearly 30 years ago it was just 4 hours on Saturday morning.

To become a PREBA member you have to fulfill certain criteria, the PREBA board will call you in for an interview and you have to present your qualifications and experience.

So it comes as no surprise that more applicants have been rejected than admitted.

PREBA

Members respect each other, we don't go "fishing" among other agent's customers or properties, we don't knock on doors where another PREBA member already put his sales sig But **we are working together for the benefit of the customers:**

If I don't have the appropriate property for my customer I contact other PREBA members and if we get a contract the commission will be split.

Depending on your home country you might be surprised how much more service PREBA real estate agents in Pattaya provide: they will discuss your criteria, advise you on locations, ownership, neighborhood, put together viewing tours, negotiate prices and other terms, draft the contract and accompany the buyer (or tenant) through the whole process.

Maybe because of these high standards more sellers and buyers involve a real estate agent in the US than anywhere in the world. The regulations are very strict, the responsibility of the agent very high. Therefore PREBA adopted the "Rules and Regulations" and the "Code of Ethics" of the NAR.

Although I always recommend PREBA members as I know them for years or even decades, there are still agents and brokers out there who are for whatever reasons not members of PREBA. - PREBA members are all qualified but that does not mean non-members are not..

I could write books about deals that went "wrong" because there was not enough knowledge involved, Remember: **there is no good or bad property but a property might be wrong for your purpose.** Rental investment is different from a property you want to move in yourself. We have been doing Property Management for 18 years and know, what property can easily be rented out. We have decorated more than 2000 sq.m. of condos and built 24 houses for our customers, so we know a lot about hidden defects and how to build a house in the tropics.

On a daily basis I meet customers who bought the wrong rental investment property (for example a luxurious condo so expensive that it finds a tenant every other year) or who live in the wrong location as they prefer a different life style.

So questions like **"What is the purpose of your property investment" or "How do you live"** have nothing to do with curiosity – a dentist will ask you "Where does it hurt?" as well!

Some agencies are gonna take you to Huay Yai because they have a bargain listing there even though you inquired about a one bedroom on a Baht taxi route – I have been listening to stories like this for years. Things like this are annoying and time consuming but don't cost you any money. However if you buy something that's too expensive, choose the wrong ownership or don't get what you thought you were buying the financial losses can be huge!

Several years ago one customer called me and informed me, that he had found the right property himself (with a freelance agent from the same village as his wife), much cheaper than anything I showed him.

A few weeks later I popped in to him and asked how he was doing? He told me that he had bought a nice little house for a reasonable price. One day after the ownership was transferred the freelancer called him and asked if he wanted to buy the garden as well? Apparently the garden was on a different title deed and what he had bought included only the building and the land it was set on.!

For more information about PREBA Pattaya Real Estate Broker Association please visit

<http://www.pattayarealestatebrokers.com/>



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 Rangsit 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)
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- Both units fully furnished and equipped down to wine glasses,bed linen/towels ,even cooking items all included.
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FOR A TRULY EFFECTIVE MARKETING CAMPAIGN COMBINE PRINT AND DIGITAL MARKETING

To the digitally devoted, the idea of print marketing might seem like something from a bygone era. But rest assured - print is not dead! Of course, the medium has had to move over to make room for the explosive rise of digital but it's far from becoming a niche format. Some traditionally digital based companies have even started to see the benefits of producing printed magazines or content rich brochures to market their brand themselves. (more about that later).

Advice from the experts

Who is Jeff Bullas - he is the owner of jeffbullas.com. Forbes calls him a top influencer of Chief Marketing Officers and the world's top social marketing talent. Entrepreneur lists him among 50 online marketing influencers to watch. Inc.com has him on the list of 20 digital marketing experts to follow on Twitter. Oanalytica named him #1 Global Content Marketing Influencer. BizHUMM ranks him as the world's #1 business blogger.



Forbes Inc. *The New York Times* THE HUFFINGTON POST

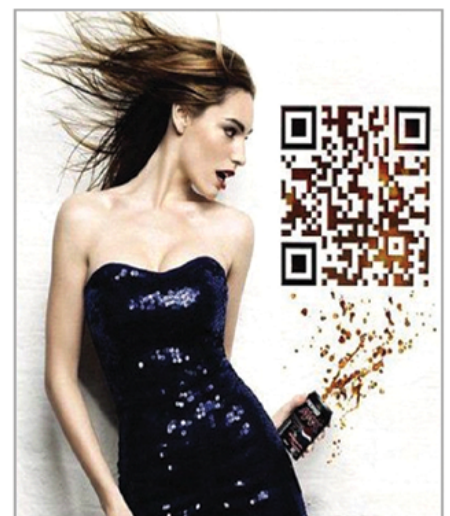
Print marketing statistics

A survey in the US conducted by Nielson looking at the retail sector and how US consumers arrive at purchasing decisions showed unequivocal results in the power of printed materials over digital in this area, with 56% of consumers surveyed citing printed materials as the chief source of information used to make purchasing decisions (some 20% higher than the nearest digital influencer).

Print also has the power to influence B2B end-users, with 45% of those polled in an ABM survey stating their regular sources of information to obtain business information were magazines.

Creating print and digital cross pollination

None of the surveys cited should be reason to abandon your digital marketing strategy of course just as evidence showing the efficacy of digital shouldn't be reason to reign in your print marketing budget regardless of the attraction and scalability of digital. Below are a few techniques to help you not only make the most of both approaches, but encourage cross pollination across media, driving and tracking consumers from print to digital and vice versa:



- **Use QR codes and personalized URLs to track media crossover**

QR codes and personalised URLs are a brilliant way of building bridges between your printed marketing and owned media in the online space. With consumers scanning the codes or entering the URLs on their smartphones at the same time they are consuming the printed material, not only can you drive traffic to your online campaigns but you can track cross pollination and harvest some interesting data on your users, such as when and where they are interacting with your printed material. QR codes in particular allow you to get really creative as well and can be printed onto practically anything.

- **Leverage social media**

Social media remains the single most effective digital tool for reaching a lot of people in a short period of time. If you've cultivated your followings then social media can act as the perfect jump board for launching your printed marketing campaigns. As mentioned, this can encourage traffic flowing from print to digital but it can also be used to push traffic the other way.

- **Constantly seek feedback**

One of the problems with the crossover from print to digital is in getting useful analytics. Despite some of the methods discussed here, this will always be a problem (it can often be a problem with 100% digital campaigns). The simplest strategies can sometimes be the best strategies so actively asking consumers what prompted them to visit your website, social media page or even pick up the phone by constantly seeking feedback is always a good start.

- **Brand Recognition**

A lot of printed marketing material is passive and designed primarily to spread a product offer or raise awareness of a brand. By encouraging consumers to visit your social media page or website for more info you can use your printed materials to drive more traffic online.

- **Digital brands leveraging print**

As mentioned before magazines are being seen by some digitally based companies as the perfect medium for content marketing

- **Net-a-Porter has a bi-monthly fashion magazine Porter**

Although clearly a digitally based company they are utilizing the power of glossy high quality print magazines to promote their brand and encourage greater takeup of their core online offering. Also affording them an online magazine experience at the same time. The payoff from this being that it allows print and digital to work together and produce joined up marketing that is greater than the sum of its parts.

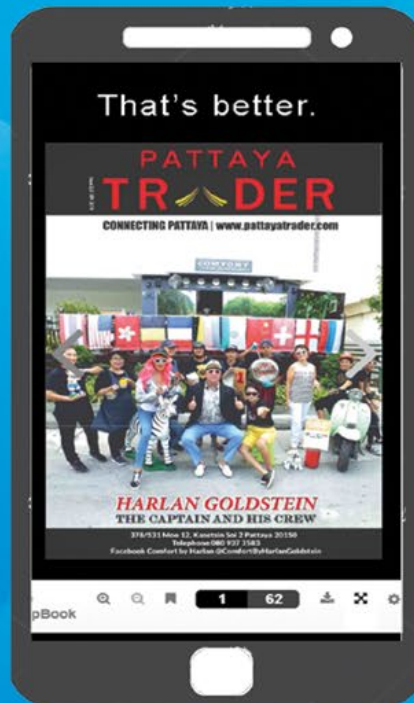
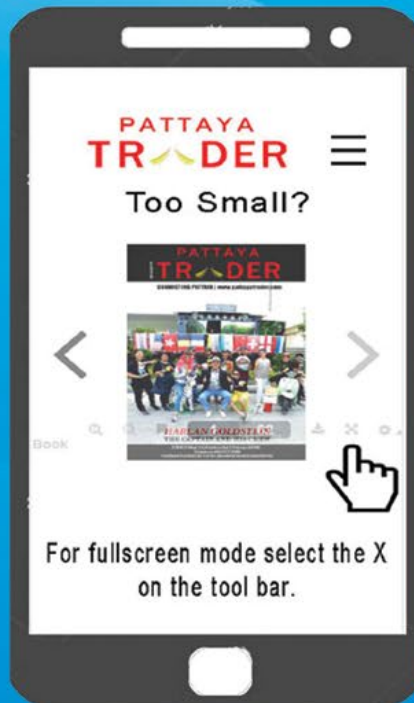
Here in Pattaya some companies are already realising the need to include fresh content as an important part of their marketing strategy for 2020. Remember, The Pattaya Trader will write articles and give third party feedback to your business or service. Often readers will identify with such a well established source to give testimonials which can obviously be added to your own website to give fresh unique content which is always something Google looks for when promoting SEO ranking.

For 2020 take a fresh look at print
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What is hands-free property investment?

By Cheyenne Hollis



Hands-free property investment allows you to enjoy the returns while someone else takes care of the details

There are many types of property investment available, especially overseas and we aren't just talking about location. You can now invest in different real estate sectors, dabble in fractional property investment and take advantage of numerous other opportunities. Regardless of the where and what, hands-free property investment remains the preferred option for those considering cross-border options.

Hands-free property investment is exactly what it sounds like. You purchase a property and everything from unit management to rental returns are taken care of by a single company. This ensures you don't have to worry about common challenges such as finding a tenant.

This is critically important for real estate investment overseas where you might not be completely familiar with how the market works. Finding a tenant, for example, can be a struggle since you probably don't know where to look and what regulations you need to follow. Hiring a property management company is an alternative, but then you still need to choose a firm, which takes time.

But hands-free property investment allows you to steer clear of these issues altogether. You are buying

the property with a rental agreement directly with the management company who provided serviced apartment rentals. The company that helps you purchase the property will also liaise with the lettings management company so that you have one point of contact. Ultimately, this saves you time as well as money and creates a stress-free experience.

Finding a hands-free property investment partner

If you opt for a hands-free property investment, it is important to find a partner with a proven track record of success. You want to be sure the company you choose can fulfil their promises, especially if you are considering a purchase overseas.

The United Kingdom is a popular place for hands-free property investment among Southeast Asian real estate buyers. It is a market they are familiar with in addition to offering stability and historically strong returns. A number of companies now offer full-service, real estate investment opportunities for overseas buyers. And while it may be hands-free property investment, this doesn't mean you will be left in the dark the company should be a communicative partner that's there for you every step of the way, no matter where in the world you happen to be located.



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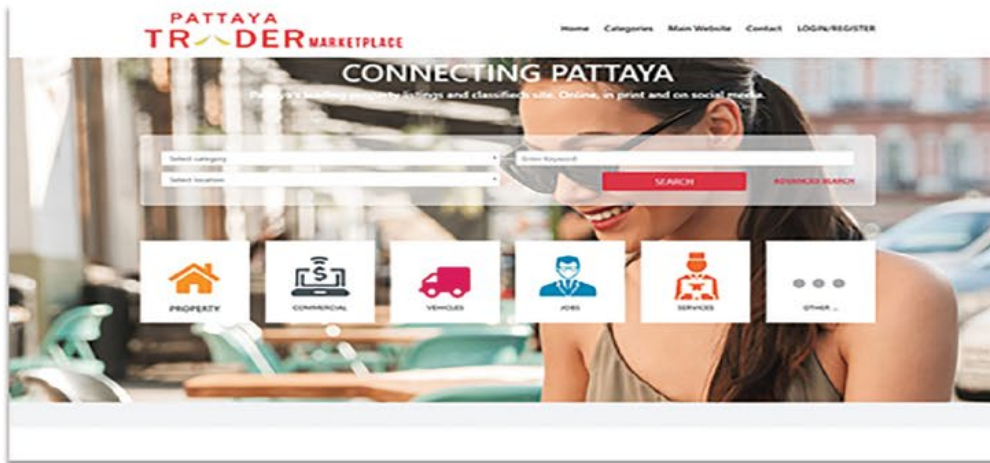
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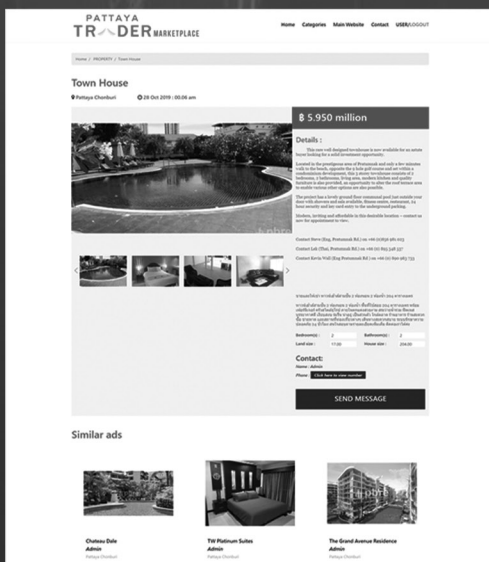
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Our newly designed Marketplace is here for both Professionals and the General Public to list their Properties, Goods and Services.

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

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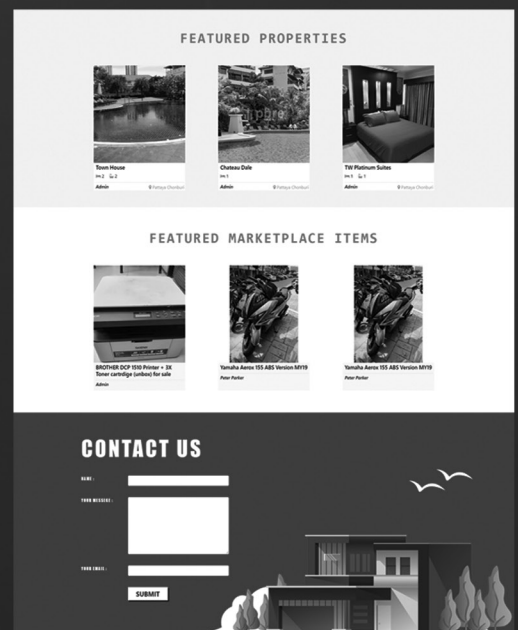
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If I gave you a lead, what would you do with it?

By Alan Johnson

Few business people I have met understand what a sales lead really is, and even fewer have a grasp of sales. If I was to open up a business today, hard core experienced direct sales people would be my life line and the first people I would recruit.

Sales leads go by many different names, like: Warm leads Qualified leads Business introductions Referrals (though not like the referrals you receive at many network clubs where you get 'I know someone who likes cats like you') They should be treated with the utmost reverence, but many seem not to see their importance. Time for a back story....



In the mid 1980s when direct sales was as hardcore as you can get in whatever sales job you had the mix was usually 70/30. You were expected to bring in business from 70% of new and competitor user businesses, and 30% you could upgrade from your existing database of clients. The company you worked for as a sales person, if they were a good company, would participate in marketing. Now marketing in the 1980s up till about the mid 1990s, when the internet became mainstream, was all about radio, magazines, the TV or direct mail. The result of a decent marketing budget was sales leads. But what exactly is a sales lead?

A sales lead should be immortalized as: 'Someone who genuinely wants to buy what you sell, is the decision maker, has the money, wants to buy today and wants you to supply to an area you can geographically deliver to.'

Back in the day your Sales Manager would invite you to his office and give you the sales leads - a list of the people who responded and asked for more information from the marketing activities. He made you understand the importance of these leads and would follow up rigidly to see when you were going to visit the. You were expected to sell to all of them as they were "warm leads". In fact, you dropped whatever you were doing, to call these leads and make an appointment. It really was the easiest part of any sales job, there was no convincing or clever psychology to be done it was as simple as:

"Hi Alan, Yes thanks for getting back so quickly, ok when can you come round? I will have the boss here and if it does what you say we will sign order that day, how quickly can you deliver!?"

Contrast this to the weeks of work you have to do to find potential clients doing the usual lead generation activities we all have to do. I worked 5 years in direct sales and made over 500 telephone calls each week and canvassed (knocked on doors with no appointment to try get an appointment) in person to over 100 companies.

If you do not know the value of a sales lead, then you are going to struggle in business forever, because you are so buried in lead generation you cannot see the people who are actually looking to buy your product. In today's market there is a billion dollar industry in people selling lead generation, like email marketing, text message marketing, Facebook and Google paid marketing, video marketing, website marketing and SEO. There are countless training sessions and consulting videos on social media now, but few if any, are selling the end product; sales leads.

As a digital marketing person for the last ten years of my career I slap my head at the amount of time and money people waste on lead generation activities when all they really want is a name of a potential buyer to give to their sales person and let them do the rest and bring in the revenue. It is like everyone selling wood, but you only want to buy a table.

'Ok Alan,' you say, 'this all sounds so good, but how do you provide potential lead introductions to me?'

Great Question How about I grow a business directory, like the old yellow pages, then toil for ten years to get over 6,000 people who are Sales Managers and Business owners to sign up on over ten websites in ten countries, then develop a system where we give our members extra marketing to our 500,000 followers on our social media reach, in return for them to tell us what they are buying. We can then send you sales leads each month, all you do is hand them directly to your sales person and let them make the appointment, and if they have any experience it should not be hard to sell to them. We have so many leads coming in now we can charge a very cost effective price to supply you with qualified leads on a monthly basis and market your business at the same time on the website in your country for \$30 a month!

Yeah I know, insane price right? For more information go to <https://biz-findthailand.com/thailand-business/>

**FOR QUICK SALE!
NOW ONLY 1.295 MB**



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 1.295.000m

Will accept € Euros into a UK bank

Price Reduced by almost 1 MILLION ฿

Now for sale for only 1.295.000m baht

E-mail: 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
or telephone 083 768 3696**



**1 bed 1 Bath - 89 Sq Mt
completely renovated garden level -
in this magic location!**



**HEALTH ISSUES
FORCE SALE
PRICE REDUCED
1 MIL TB
NOW TB4.95
MIL**

**From a shell - we installed new walls - ceilings - floors -
wiring - plumbing - 3 Daikin inverter units -
new lighting - chefs kitchen - wardrobes - bathroom..
Yes its for sale - & everything you see is included -
furniture - artworks - lamps & rugs -
ALL NOT A YEAR OLD TOO!**

People Say!
**This CONDO is like a
lovely House in a
Beautiful Garden..**



**Call - Phil - + 66 (0)89 404 1575
Email: Phil.CDTB@outlook.com
www.ChateauDaleThaBaliCondo.com**

Private seller ?

**Go to PattayaTrader.com
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 ✉ jeckyohlala@gmail.com



Apartment building for sale in South Pattaya B64,000,000.

Hotel Business in the best location of commercial area business in Pattaya on South Pattaya Second road, short walk to beach road, taxi route, 4 Storey building for 32 units which always full rented. Long term lease up to 2 years for good benefit. 32 bedrooms, 33 bathroom, 150 sqm. Interior. https://marketplace.pattayatrader.com/ad/apartment-building-for-sale-in-south-pattaya_603 if you are interested in this property please contact pattayatrader@pattayatrader.com



Condo in South Pattaya.

HOT DEAL - reduced for a quick sale! This studio unit comes fully furnished and is located just a few minutes walk to Sukhumvit Rd, with good access to Pattaya and Jomtien. This project has a nice swimming pool for all residents to enjoy. Contact us for more details. 1 bathroom, 31 sqm. interior, https://marketplace.pattayatrader.com/ad/condo-in-south-pattaya_599 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J2



Resale apartment for sale in South Pattaya. B1,650,000

Arcadia Beach Continental, offering inner-city resort living in Pattaya on an unprecedented scale. Centrally located just off Thappraya Road Soi 9. This exceptional resort will feature a beach club, pool & recreational facilities within a luxurious European-themed resort of 5 buildings, 8 storeys each. Project completion is scheduled for SEP-OCT 2019. 1 bedrooms, 1 bathroom, 26 sqm. interior https://marketplace.pattayatrader.com/ad/resale-apartment-for-sale-in-south-pattaya_71 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J3



2 Bedroom Condominium for sale in Jomtien.

Brand new unit for sale, Nam Talay Condominium is located only 200 meters from the beach in the coveted Na Jomtien area next to La Royale, with easy access from Sukhumvit road. 25 m pool with waterfall and sunbathing areas, tropical gardens, off-road parking, four elevators, a fully equipped gym, a luxurious lobby area, not forgetting the re-assurance of 24 hr security. https://marketplace.pattayatrader.com/ad/2-bedroom-condominium-for-sale_590 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J4



Beautiful 4-bedroom house for rent.

B70,000 per month.
4 bedrooms, 4 bathroom, 280 sqm. interior,
5 Fully Air Conditioned
TV
Parking space available
Swimming Pool: Private
https://marketplace.pattayatrader.com/ad/beautiful-4-bedroom-house-for-rent_591
if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J5



Nice Town House for Sale or rent

B 5,800,000
B 45,000 / month
Town House for sale and rent in East Pattaya area .Nice location ,New finished house for sale or for rent, quite space area house, 3 bedroom, big kitchen, garden front and back side of house, private pool, BBQ area, working room, Separate Guest house, and separate maid room. Available to view now!! 3 bedrooms, 4 bathroom, if you are interested in this property please contact : pattayatrader@pattayatrader.com quoting this reference.:00J6



Studio for Sale and rent in Pratumnak.

B 1,750,000 , B 10,000 / month
Studio for sale and rent in Pratumnak luxury condos in Pattaya size 40.88 on 4th floor communal swimming pool and seven waterfalls, tropical, water, stone and modern tropical garden. Facilities: Childrens pool and jacuzzi with floating sunbath area, 360 degree panoramic rooftop, state of the art fitness center and sauna, Wi-Fi ready, car park, convenience store and coffee shop, on site laundry and cleaning. One of the best security systems on the market, 24 hour on site security, key pad building access, etc. 1 bathroom, 41 sqm. interior https://marketplace.pattayatrader.com/ad/studio-for-sale-and-rent-on-pratumnak_592 if you are interested in this property please contact pattayatrader@pattayatrader.com reference.:00J7



Beach-front 2 Bedroom condo in Baan Amphur. B 11,900,000

A recently renovated GROUND-floor 2 bedroom condo on a stunning waterfront property called Baan Somprasong. Very well known and popular beachfront residential development. The absolute best Pattaya has to offer. A short distance from the city. Amenities include a 50 meter long swimming pool with jacuzzi plus a separate pool for children and an extraordinary garden. Guaranteed to serve all your needs! 2 bedrooms, 2 bathroom, 175 sqm. interior, https://marketplace.pattayatrader.com/ad/beach-front-2-bedroom-condo-in-baan-amphur_582 if you are interested in this property please contact pattayatrader@pattayatrader.com reference.:00J8



Attractive Luxury Villa

B 24,900,000 B 100,000 / month.
Breathtaking views overlooking the skyline of Pattaya city. With 4 bedrooms, 5 bathrooms, private pool plus waterfall with large manicured gardens, air-cons in ALL rooms and a double car-park garage. This stunning home has it all! Located just off Sukhumvit road in East Pattaya on a sloping hillside. 4 bedrooms, 5 bathroom, 380 sqm. interior, 1050 Sqm., https://marketplace.pattayatrader.com/ad/attractive-luxury-villa_528 if you are interested in this property please contact pattayatrader@pattayatrader.com quoting this reference.:00J9



City Garden Pratumnak Pattaya

Sale Only 1,620,000 baht

REF:ZX20201

1 bedroom

35 sq

2nd floor

Pool View

Fully Furnished

Email pattayatrader@pattayatrader.com and quote reference.



Amazon Residence Jomtien.

REF:ZX202002

Pool View ...

1 bedroom 36 sq.m at Amazon Condo for 1 year contract only at 9,000 baht per month

located Jomtien

Email: pattayatrader@pattayatrader.com and quote reference.



The best pool villa.

REF:ZX202003

3 bed 3 bath

26000 per month

With furnish

Location Mabprachon

Email pattayatrader@pattayatrader.com and quote reference.



AERAS Beachfront Condominium

Price 20,000 THB/Month (1 year lease)

REF:081

Location : Jomthien Beach soi 17, Pattaya

1 bedroom 1 bathroom

Size 43 Sqm. 11 floor beachfront view fully furnished

email:pattayatrader@pattayatrader.com and quote reference.



Jomtien guest house for sale

Price: 11.500.000 M baht.

Vatboonkanjana soi 3.

REF:ZX202005

3 floors , 14 rooms

land 500m2 , pool

parking

owner

Email pattayatrader@pattayatrader.com and quote reference.



New Villa in Baan Dusit Pattaya Park (part 3) with pool and garden!

REF:ZX202006

Excellent condition, low price, European style!!!

House area 150 m2, Land area 450 m2 !!!

2 bedrooms, 1 additional room

2 bathrooms , Pool 7x3 m

3 large terraces (you can make 1 or 2 additional room) Closed Parking 4x8 m

(you can make a large additional room)

Email pattayatrader@pattayatrader.com



The Cliff Condominium - Cosy Beach

Sale: 2,020,000 Baht

REF:084

The Cliff Condominium is located in the Cosy Beach area of Pratumnak Hill. For sale, is a mid-floor, fully furnished and equipped 38 sqm. Studio with European kitchen, luxury bathroom and spacious balcony email pattayatrader@pattayatrader.com and quote reference.



Beautiful house in perfect condition with terrace second floor

2 bedrooms 1 bathroom

REF:ZX202008

open kitchen carpark and lot of furniture

140 sqm chatkaew 9 pattaya

near soi kow noi

must see

Email pattayatrader@pattayatrader.com and quote reference.



AERAS Beachfront Condominium

Price 25,000 THB/Month (1 - 3 Month lease)

Price 20,000 THB/Month (1 year lease)

REF:ZX202009

Jomthien Beach soi 17, Pattaya

1 bedroom 1 bathroom, Size 43 Sqm.

11 floor beachfront view, fully furnished

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



GRANDE AVENUE RESIDENCE CONDO CENTRAL PATTAYA

2 Bedrooms, 2 Bathrooms, Pool View

3rd Floor Corner Unit,

63sq mts

Thai Company Name

Price B4,100,000

Telephone 084 097 2467



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



The mountain condo

At soi khoatalo

Tower A

฿900,000

REF:041

Foreigner name

Studio 32 sqm.

Transfer 50/50

email 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



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



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



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

and quote reference.



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



View Talay 3 Condo

2,000,000B REF:056
Studio Room 49.72 sqm floor 1 fully furnished foreign name transfer fee 50/50
email: pattayatrader@pattayatrader.com



Pool house for sale in East Pattaya

B5,600,000 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



One Tower for sale

B2,980,000 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



Stylish Pratumnak 3 Bedroom for Sale

B11,000 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.



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

B2,750,000 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



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



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



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

B7,900,000 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



1 Bed Unit Royal Hill Resort

3250000

Living area 123 sq.m.

Situated on 3rd floor with 1 bedroom, 2 baths, and unfurnished

Located in Jomtien

Jomtien beach is just short walk away

On baht bus route



Located in Pratamnak Hill

Close to Cozy beach

4,900,000

REF:ZX202011

Living area 160 sq.m.

Situated on 3rd floor with nice surroundings, 1 bedroom, 2 baths, high quality kitchen, and fully furnished.

Email: pattayatrader@pattayatrader.com and quote reference.



Laguna bay 1 Pratamnak Hill Soi 5

Studio 30 Sq.,

Sale 1,049,000 THB Thai Name

Studio room

30 Sq.m.

2 floor

Ready to move in



2,500,000 baht The Lofts Condo In pratumnak

REF:ZX202013

1 bedroom

Floor 5

living Area is 66 sq.m

Foreign name

Full furniture

Tax & Transfer fee 50/50

Email: pattayatrader@pattayatrader.com and quote reference.



1 bedroom in Park Lane Jomtien Resort. REFZX:202014

This room has pool view and it is very well designed with good furniture.

36 m2, 3 floor, building 2

Pool view, Foreign name

1 350 000 baht. Transfer fee is 50/50

Park Lane Jomtien Resort is a very popular condominium.

Email pattayatrader@pattayatrader.com and quote reference.



Jomtien Beach, Nagawari Super Deal just 7,250,000 Baht! REF:ZX202015

Offers Welcome ! Pattaya Pool Villa, situated on Jomtien beach. Nagawari housing estate, walking distance to the beach. Large balcony with sea view. Large Carport/Garage able to park 2 cars with roller. 3 bedrooms / 3 bathrooms, Large Private Swimming Pool & Large Communal Pool

Email pattayatrader@pattayatrader.com and quote reference.



Jomtien Beach, Sea View, 1 Bed Condo

A quality sea view one bedroom, luxury condo, in Jomtien beach residence. Fully furnished, TV in lounge and bedroom, large sea view balcony only 50M from the beach. Great location Soi 9, on Baht bus route close to Jomtien long term, 12 months Rental 17,500 THB per month 6 months contract 20,000 THB per month. REF:202016

Email pattayatrader@pattayatrader.com and quote reference.



City Center Residence

Pattaya City

REF:202017

Studio for rent 9,000 baht/month contacted for 1 year

Living Area 25 sq.m.

Nice Swimming pool

Gym and restaurants

Email pattayatrader@pattayatrader.com and quote reference.



House for rent/sale in Nirvana Pool Villa 1

Living Area Size: 180 Sqm , REF:202018

Land Size: 95 Talang Wah

Bedrooms: 3 , Bathrooms: 3

Fully Maintained Private Pool

Fully air conditioned (5 units). 3 new.

2 Flat screen TV's and huge BRAND NEW

110" 3D projector in living room

Carport with electric door

Long-Term Rent: 32.000baht / month

Sale: 5.4Million baht

Email: pattayatrader@pattayatrader.com



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



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



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



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



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



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 and quote reference.



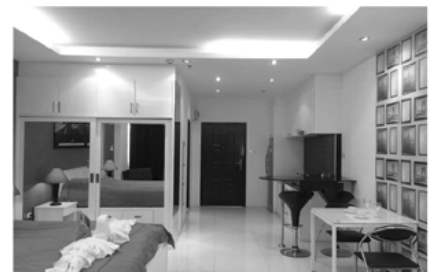
Bua Khao Paradise Guesthouse Pattaya
Rooms Available September/October
REF:069 Standard Room 9,500 per month you pay for electricity used. Deluxe w/Balcony 11,250 per month you pay for electricity used. Super Deluxe w/Balcony 15,000 per month you pay for electricity used. Water and High-Speed WiFi included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



For long term rent and sale nova ocean view 43sq studio on the 6th floor
฿13,000 REF:070 Pratamanek 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)
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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.
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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

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