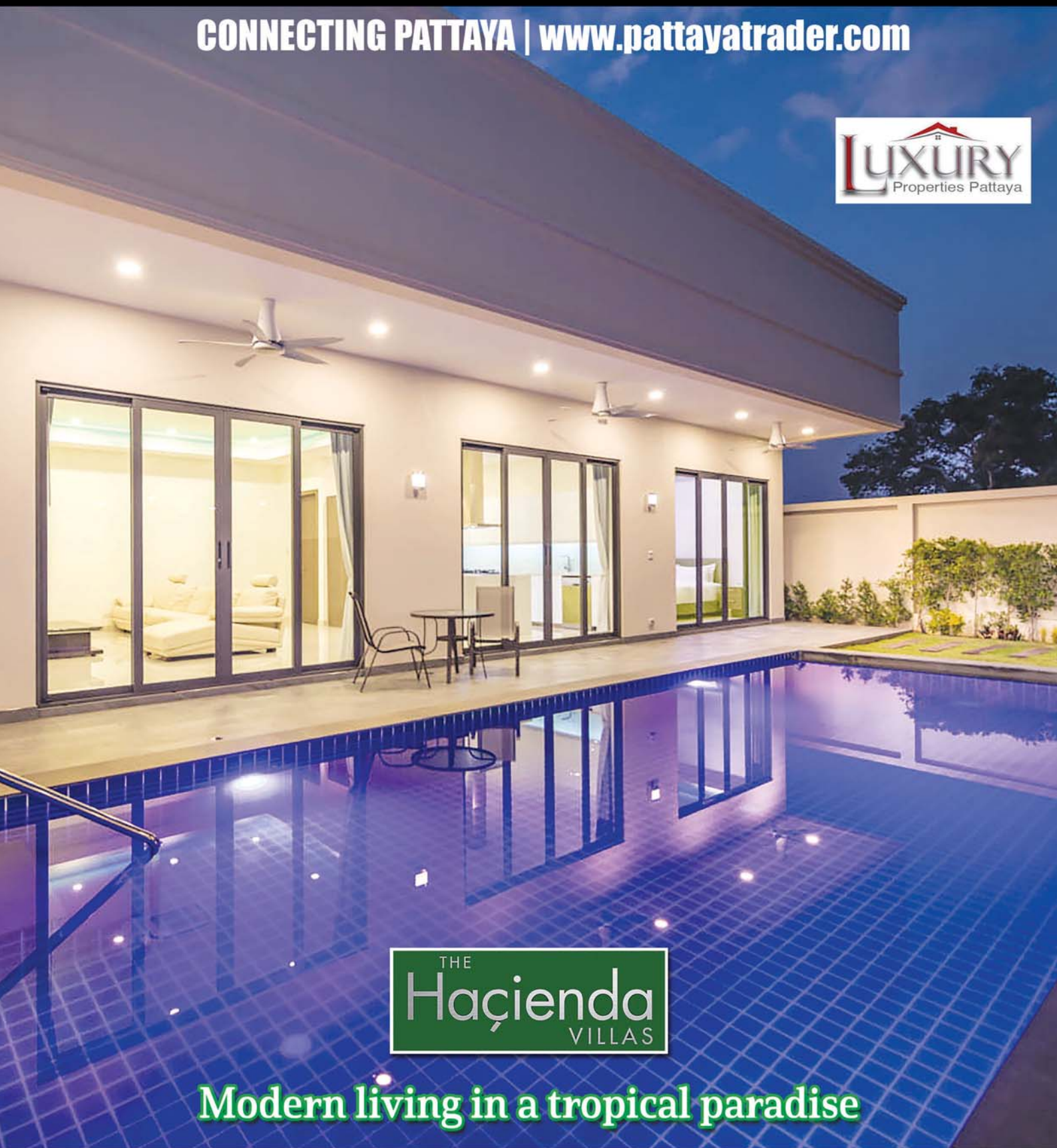


Issue 185 FEB 2020

PROPERTY TRADER

CONNECTING PATTAYA | www.pattayatrader.com



THE
Hacienda
VILLAS

Modern living in a tropical paradise

Available from Luxury Properties Pattaya Tel: 061 880 1466
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THE Hacienda VILLAS



The Hacienda Villas located within the Green Zone at Mabprachan Lake is close to both Motorway 7 and Highway 36, therefore offering easy access to Bangkok, Rayong, Suvarnabhumi Airport (40 minutes) and Pattaya (20 minutes)

Excellent International schools, great restaurants, family bars and world class golf courses are also close by, as well as the new running and cycle track.

The villas have European kitchens, stylish bathrooms and beautiful bedrooms complete with walk-in wardrobes and an infinity edged pool.

British standard electrics have been used and there are alarms with door entry, remote garage doors, voltage protection and eco air conditioning throughout.





Already built are two x three bedroom houses and one four bedroom house or you might choose to have your own three bedroom house built on the available 750 sqm plot..

For more information or to arrange a viewing Contact Luxury Properties

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CONTRIBUTORS

Barry Upton
Lirika Hart
Heiner Moessing
Rick Click
Chris Millar
Nigel Green
Derek Franklin
Jeff Wylie
Gloria Jones
Cheyenne Hollis
Steve Wade

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PROPERTY COVER : HACIENDA VILLAS



8 LOVE YOUR STUDIO



25 PATTAYA PEOPLE NOW ON T.M.N.

Hello Everyone

So after a promising start to the year everyone is now waiting with baited breath to find out just how the coronavirus will impact on the property market here in Pattaya.

Only a few months ago a property developer who shall remain nameless, told me that he was only interested in marketing to the Chinese and had no interest in any other nationality. Perhaps that philosophy may be due for a rethink?

After all, we have seen trends come and go here in Thailand. I remember when Russian buyers were so prevalent here that signage in English was taken down in favour of Cyrillic script.

There are lots of weird and wonderful sayings in the English language "Don't throw the baby out with the bath water" "Don't have all your eggs in one basket". It seems that limitation and narrow thinking may not be the way forward for 2020.

Embracing the local market when people are less likely to travel would seem to be a good idea. The expat community, the local Thais and those visiting Pattaya from Bangkok should not be neglected. At The Property Trader we shall be only too pleased to help you reach your customers and adapt with the times just as Pattaya has in fact had to adapt over the decades.

All the best everyone

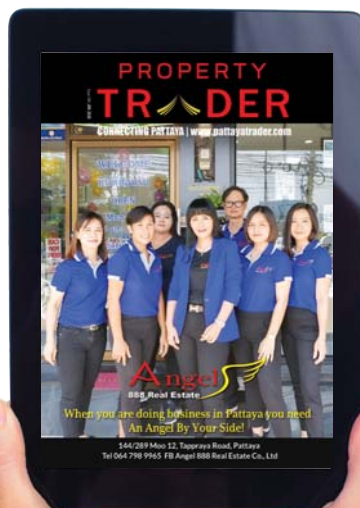
Gloria



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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 chosen as it is an instantly recognisable and memorable name in many languages. It also works well with Lydia's strong belief in God and her personal Christian faith

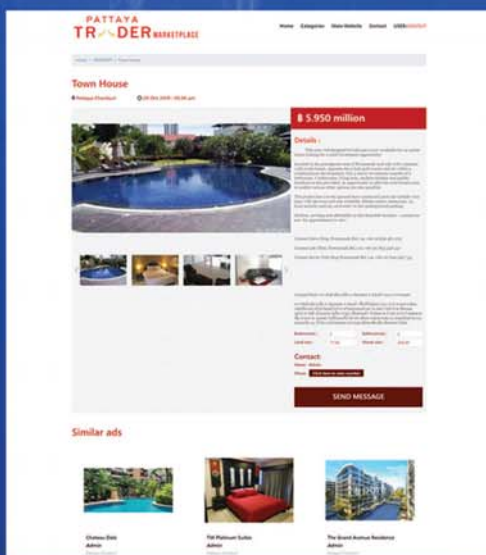
The 888 represents infinity and the aim of the business to always be growing and succeeding. It also works well for Chinese customers who are encouraged to come into the office when they see the 888 number as it represents fortune and good luck in China.

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!



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.

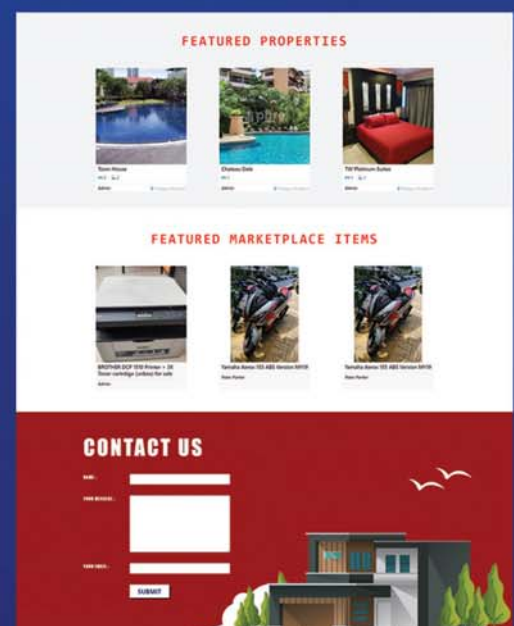
If you are a property agent and would like more information about this we have a great introductory package for you:

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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Or Phone 0837 683 696





Seven Seas Condo Resort

- REF#3578
- 52 Sqm
- 1 Bed, 1 Bath
- 2nd Floor
- Foreign Name

SALE ฿ 2,790,000



Sunrise Hill

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

S/R ฿ 3,491,100/30,000/Sqm



Park Lane Condo Resort

- REF# 3577
- 35 Sqm
- 7th Floor
- 1 Bed 1 Bath
- Foreign Name

SALE ฿ 1,280,000



Siam Royal View

- REF# 3541
- Living Area 500 Sqm
- Land Area 1124 Sqm
- 4 Bed 4 Bath Pool Villa
- Thai Company Name

SALE ฿ 24,600,000



Adare 3 Villa

- REF# 3580
- Living Area 200 Sqm
- Land Area 320Sqm
- 3 Bed 3 Bath
- Private Pool

RENT ฿ 33,000/m Negotiable



The Sands

- REF# 3573
- 72.6 Sqm
- 1 Bed 1 Bath
- 19th Floor
- Foreign Name

S/R ฿ 9,500,000/35,000/m



The Vineyard

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

RENT ฿ 120,000/m



Laguna Bay 1

- REF# 3561
- 62 Sqm
- 8th Floor
- 2 Bed 2 Bath
- Rooftop Pool/Fitness suite

RENT ฿ 18,000/m



The Clubhouse

- REF# 3543
- 92.5 Sqm
- 2nd Floor
- 2 Bed 2 Bath
- Foreign Name

SALE ฿ 5,750,000



Shop House Commercial

- REF# 2699
- 650 Sqm/ Suit many uses
- 5 Storey luxury massage building
- Thai Company Name
- Vendor Finance

SALE ฿ 32,500,000



View Talay 3A

- REF# 3565
- 54 Sqm
- Ground Floor
- Studio, 1 Bath
- Foreign Name

SALE ฿ 1,690,000



Land Maprachan Lake

- REF# 3586
- Ideal Villa Development
- 19 Rai / 30,400 Sqm
- Thai Name

SALE ฿114,000,000 (6,000,000/Rai)



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.



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Nobody in the World Sells more Real Estate than RE/MAX

This month **Love your Studio**

"My tiny apartment is trying to suffocate me!" we scream when reaching breaking point in our cramped little apartments. However there is a way to regain your sanity in your small apartment. So without further ado, here are some simple things you can do to instantly make your studio feel less cluttered and more relaxing.

The Big 3: Bed, Couch, and Desk

Try limiting yourself to only three large pieces of furniture in your studio.

These 3 things should be your bed, your couch, and your desk. I also think the Big 3 should be the very first items you buy or place in the apartment. Everything else can orbit around them and can easily be small - coffee tables, accent tables, bookshelves, even TV stands. But your Big 3 are the pieces that are worth investing space in.

If you're about to move into a new apartment, or you're about to redecorate your current one, this is a nice, simplified mindset to be in when you're shopping or choosing which items of yours to keep vs which ones to sell or donate. Moving into or decorating an apartment can be overwhelming. but if you just prioritize the Big 3, you'll find that everything else in the room falls into place a bit more easily.

Divide and Conquer

Even In a studio apartment it is still possible to divide the space into three specific main "rooms": the living room, the bedroom, and the office. This is where the Big 3 really come into play, as each Big 3 piece acts as

Area Rugs
Area rugs can take a big lump of space and not only define it, but really anchor it. They give your eyes somewhere to land and clue you into what space is what.

the main anchor and definer for each "room" - the couch defines the living room, the bed defines the bedroom, and the desk defines the office.

Storage



Bins can be perfect for storing remotes, random knick-knacks, or even just some pretty flowers.



If you want your space to feel more relaxing and stylish, a simple way to keep the clutter at bay is to store it out of sight. What makes it fun is that you can put some creativity into it and have your storage reflect your personal style.

Mirrors

You've probably already heard about using the magic of mirrors to make a space look bigger. There's a reason why mirrors have such great space-enhancing reputations: they work. If you want a simple way to open up your space, just hang a mirror or you can prop a large floor mirror against a wall, if your space allows for that.

Avoid clutter AT ALL COSTS

For tips on this you can refer back to our article in last month's Property Trader on page 14. If you missed it you can go to our website pattayatratrader.com and find it on our BACK ISSUES page - Ed

Clutter is the death of interior style which may sound a little dramatic, but if you already have a nicely decorated apartment, clutter will immediately negate all that style. This even goes for accessories to an extent, as there is a fine line between accessorizing and cluttering. Candles, books, flowers, trinkets use them sparingly.

Even if you carry out just one of these tips, you'll probably find that your apartment will already feel more stylish. If you do them all... well you will have pretty much just leveled up your decor game.



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.

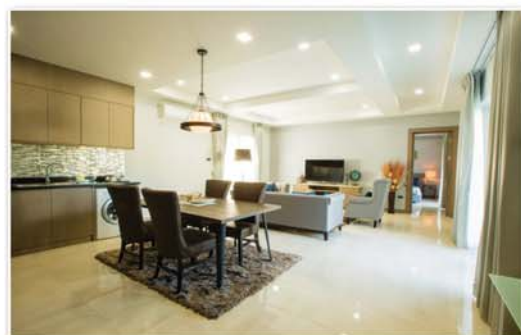
With construction now entering the final stage, demand for these spacious properties has been brisk with Green Field Development Company benefiting from its hard-earned reputation for high-quality, European-standard construction acquired by its five earlier projects in the Pattaya area.

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:



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***Motivated Seller, 23.5M THB
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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



The Residences @Dream Pattaya



The Residences @ Dream Pattaya

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

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In search of THE ULTIMATE LUXURY RESIDENCE...

By Cheyenne Hollis



The Four Seasons Private Residences at 706 Mission Street, San Francisco offers sublime views of "The City by the Bay"

This is the first article in a series that will grant you a sneak peek inside some of the most luxurious residences around the world. Today we head to "The City by the Bay" and explore Four Seasons Private Residences at 706 Mission Street, San Francisco.

The Four Seasons brand is synonymous with luxury. And when it comes to the luxury residential experience, it is no surprise that Four Seasons Private Residences ranks among the best. With 39 branded Private Residence properties around the world, these homes offer personalized services and a distinctive elegance not found anywhere else. Four Seasons Private Residences at 706 Mission Street, San Francisco is the latest addition to this collection. Those familiar with the world-renowned hotel brand and other Private Residence properties will immediately be drawn to the one-of-a-kind experience only offered by Four Seasons.

Let's start with the design of Four Seasons Private Residences at 706 Mission Street, San Francisco which is being done by the highly acclaimed Handel Architects. The firm has carefully tailored the development to ensure both historic authenticity and modern innovation spread across two contrasting towers embody all things San Francisco.

The historic Aronson Building (front) is one of two buildings that comprise The Four Seasons Private Residences at 706 Mission Street, San Francisco



The historic Aronson Building (front) is one of two buildings that comprise The Four Seasons Private Residences at 706 Mission Street, San Francisco

There is the new 45-storey tower where you will find spacious residences with stunning views of San Francisco Bay. Each one has been sized similar to a grand estate home with four residences per floor. The historic Aronson Building will also be incorporated into the project. Dating back to 1903, the building managed to survive both the 1906 San Francisco earthquake and the 1989 Loma Prieta earthquake. It is being completely restored and repurposed as part of the project and will house a cultural museum along with a select number of luxury residences.

"Juxtaposing the new and the historic has provided us with a wealth of architectural opportunities," Glenn Rescalvo, Principal and Lead Architect at Handel Architects, explained. "We embraced the opportunities for more spacious, individuated residences, with fewer homes per floor and a much greater mix of floor plans. These residences are much more like custom designed homes than condominium units."

Located in the popular Yerba Buena district, The Four Seasons Private Residences at 706 Mission Street, San Francisco is steps away from Yerba Buena Gardens and several cultural hubs that have made this one of the city's most coveted addresses. The location and design are accentuated by the unwavering amenities and unmatched service Four Seasons takes pride in providing. The Club features a lounge, outdoor terrace, bar, dining room, game room, library and world-class fitness and wellness center staffed by a dedicated attendant. It isn't simply about function, however. This space is a warm and welcoming place to gather and be an active part of the community.

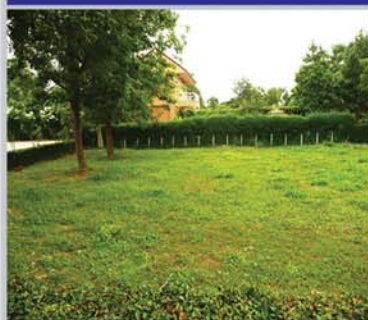


The Four Seasons Private Residences at 706 Mission Street, San Francisco overlooks Yerba Buena Gardens

With The Four Seasons Private Residences at 706 Mission Street, San Francisco being a residential-only property, all attention is directed to the select few living here. There is an on-site Director of Residences that oversees a full suite of services including 24-hour concierge, security monitoring, valet parking, housekeeping of shared areas and more. It is an experience only Four Seasons can provide.

The Four Seasons Private Residences at 706 Mission Street, San Francisco is set to be completed in 2020. The development manages to capture the history of its local surroundings while creating an exclusive luxury residence to meet the tastes of even the most discerning individual. Not only does it meet the lofty expectations of The Four Seasons, but it surpasses them thanks to its special combination of history and modernity. These residences are rare masterpieces perfectly suited for San Francisco and can be considered an ultimate luxury residence.

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.

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 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 15,000 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

Thappraya Road

By Heiner Moessing

In 1767 the Thai army under Phraya Tak (later crowned as King Taksin) met the Burmese army in the area of the now called “Thappraya Road”, translated as “the army of Phraya”.

When I came to live in Pattaya the road was quite “rough”, narrow and not in a good condition. Jomtien was not popular and the condo Jomtien Plaza was the last out post of civilization... A lot has changed in the last 25 years, here is some impressions and places of the Thappraya Road, connecting South Pattaya and Jomtien.



La Baguette, for me the best coffee shop in Thailand

German Dental: I have been a patient of Michael Schlatter's dental clinic for almost 25 years



Sugar Hut: moved there long time ago from Dong Tan Beach, now expanding towards a larger dining and entertaining complex, “Sun Sabella” (will open end of February). Something for Jazz fans as well! A “Pattaya Classic”



Chateau Dale, towers, Thai Bali condos and houses and new: the INARA Villas



Gian's, top Italian and Indian by Nature, famous Indian Restaurant

Empire Club by Michael Schlatter, Cigar Lounge, Champagne, wine, very "high end"



Foodmart, air port bus, behind that View Talay 1 condo

PanPan, Italian restaurant, a Pattaya Classic as well



Jomtien Plaza Condo and Jomtien Beach.
The Police Box: at the end of Thappraya Road, with the newly improvedf Dong Tan Beach that links Jomtien to Pratamnak



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 Rankhamhaeng 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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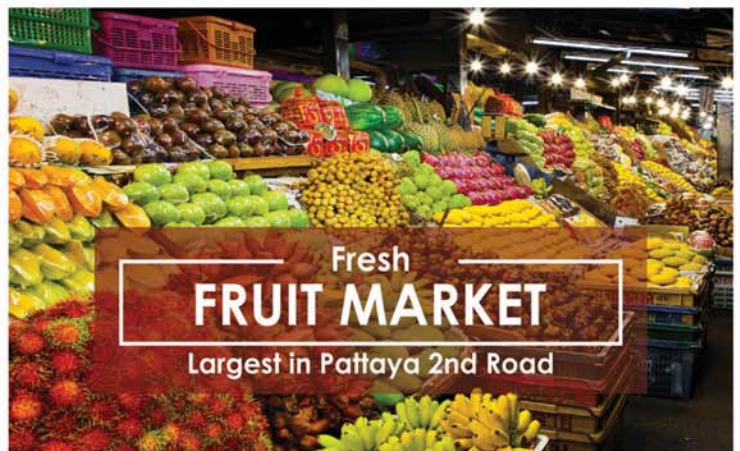
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Price 4,900,000 Baht



Unit 1



Unit 1



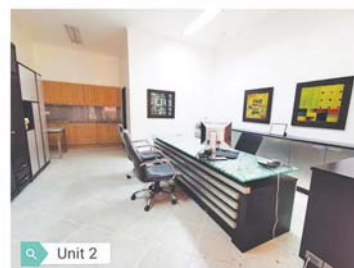
Unit 1



Unit 1



Unit 1



Unit 2



Unit 2

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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

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Introducing the Eastern Seaboard's MOST OUTSTANDING REAL ESTATE

Thailand's Eastern Seaboard remains a popular getaway destination with locals, expats and travellers heading to the region's beaches on a regular basis. Pattaya is undoubtedly the most popular destination, but Rayong, Bang Saray, Si Racha and Bangsaen are all increasing in popularity.

Developers up and down the Eastern Seaboard have been busy trying to keep up with demand. These efforts did not go unnoticed as several homebuilders and projects from the region took home honours at the Dot Property Thailand Awards 2019. Let's take a look at the winners.

Best Developer Eastern Seaboard – Blue Sky Group



Blue Sky Group is one of Pattaya's most trusted developers having a robust portfolio of projects along with decades of experience in the market. This includes completing some of the most ambitious developments the city has ever seen.

The Atlantis Condo Resort Pattaya from Blue Sky Group was the first development of its kind to offer resort-style amenities. Located a short-walk from Jomtien Beach, the condominium has attracted investors from around the world.

After the success of The Atlantis Condo Resort Pattaya, Blue Sky Group launched Grande Caribbean Condo Resort Pattaya. This impressive property features a quartet of eight-storey buildings and a striking thirty-storey tower set amidst lush tropical gardens, expansive pools and interactive pirate ships.

With groundbreaking projects catering to both end users and investors, Blue Sky Group is an Eastern Seaboard developer that must be championed for its reliability along with a track record of success in the region that remains peerless.

Twice as nice for Wyndham Garden Irin Bangsaray Pattaya from Irin Property

Wyndham Garden Irin Bangsaray Pattaya from Irin Property is an outstanding project for investors looking for a place along Thailand's Eastern Seaboard. The project was honoured with the awards for Best Condotel Eastern Seaboard and Best Interior Design Eastern Seaboard. Each room at Wyndham Garden Irin Bangsaray Pattaya from Irin Property features a modern luxury style catering

to the unique needs of travellers. Units come equipped with a Jacuzzi bathtub ensuring a peaceful space as well as a balcony. Investors are guaranteed a return of six percent per year during the first five years the property is open. What's more, the hotel management agreement is in place for 30 years meaning you don't have to worry about a new brand taking over every couple of years. This makes it great among Eastern Seaboard condotels.

Best Condominium Eastern Seaboard – Grand Solaire from S.L.R. Development



Grand Solaire is set to become a Pattaya icon and will be among the most recognisable developments in the Eastern Seaboard upon completion. It is Pattaya's tallest project offering one of the very highest points of elevation in Pattaya City.

With two sleek towers, one standing 67 stories and the other 48-stories tall, Grand Solaire is being built to the highest European standards. Inside you'll find state-of-the-art interior design elements that include marble-style wall tiling, electronic toilet systems, black marble kitchens, customised Daikin air-conditioning systems and even unique VIP units and penthouses with private pools. All of this ensures a project that stands head and shoulders above the rest, both figuratively and literally.

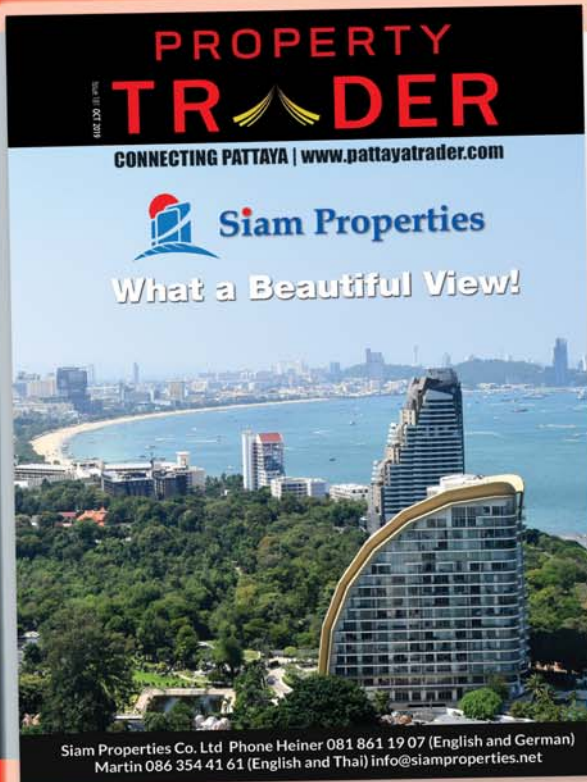
Best Condo (New Launch) Eastern Seaboard – The Luciano Pattaya from WP Developer



No Eastern Seaboard project launch can match what The Luciano Pattaya offers. The incredible 66-story condominium is a true work of art. From the luxurious amenities such as the extra-large sky, infinity pool to the upscale interior design, this development is bringing a touch of class to the Eastern Seaboard. On the 63rd floor is a one-of-a-kind penthouse with arguably the best views of Pattaya. And the 43rd floor hosts 14 loft-style duplex suites unlike most other condominiums currently available.

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

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- Two bedroom/two bathroom 82m2 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 61m2 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 m2 (17% below original purchase price 67,000 baht m2)

One bedroom for sale at 3,300,000 or 54,098 baht m2(18% below original purchase price 67,000 baht m2)

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.



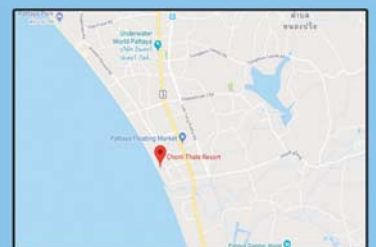
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96FM Pattaya People Radio A New Millenium



Moving forward into a new decade, 96FM will continue to be an integral part of the Pattaya ExPats community.

The media world has changed a lot in recent and our online presence is even more important now as technology makes it much easier to obtain the programming required and the quality levels rise once again.

Therefore it is even more important to be aware of the Pattaya People free app which can easily be downloaded to your mobile device or computing receiver.

Top quality sound and varied enjoyable content 24 hours a day from 96FM will most definitely enhance the soundtrack to your life here in Pattaya, or, in fact, outside of Pattaya and anywhere in the world.

PLUS...a new transmitter has recently been installed meaning that 96FM is now louder and clearer over a much wider area on older type receivers such as car radios.

More updates have been made with lots of new great popular tunes and additional oldies but goldies which are bound to bring a smile or three. Continuous 'sunshine hits on 96' provide great entertainment with 'less chat, more music' as a credible slogan.

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 classics, together with the best of the latest offerings, plus a few surprises.

Each day's playlist is carefully put together from seven decades of hits, plus occasional chats with interesting local guests to the 96FM studios.

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.

For more information contact Pattaya People Media Group by e-mailing info@pattayapeople.com.

We at 96FM would like to pay a special tribute to Diana Mountanos (dJ D. M.) who sadly passed away recently. Diana was the voice of 'Afternoon Delight' and regularly joined Barry Upton on the Morning show, entertaining all with her fun and infectious laughter. She is sadly missed. R.I.P..





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Now on T.M.N.



Continuing to entertain and provide the best information to the Ex Pat community of Pattaya, our popular community TV station has recently moved to the T.M.N. cable network.

Internet access from the Pattaya People web site www.pattayapeople.com and the free Pattaya People app., means that our constantly updated output can be sought easily, even on your smartphone with interesting features and essential Ex-Pat information.

Coming up in February is a continuing focus on up to date immigration news with the latest rules and regulations, plus the weekly 'Pattaya Ex Pats Club' TV feature with interesting content from the guest speakers that appear there every week.

Barry Upton is always out and about gathering items from Pattaya and beyond including his music videos filmed locally. Top restaurant items and a feature on the Burapa Bikers Festival is upcoming.

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.

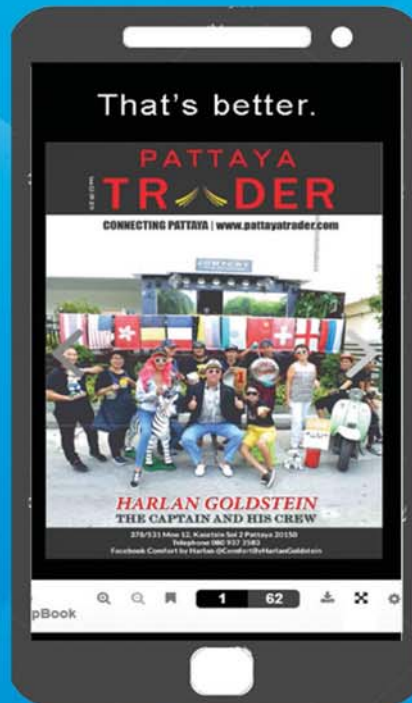
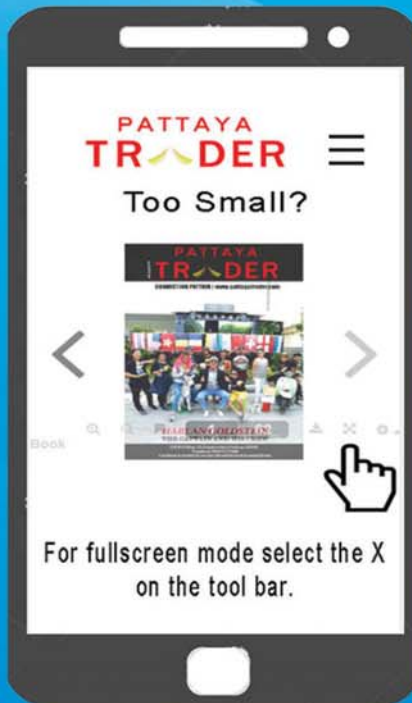
Don't forget to download the FREE 'Pattaya People' app so you can access the TV output on your handheld device, anytime and anywhere in the world.

We at Pattaya People TV wish to express our sadness and loss at the recent passing of our friend and colleague Diana Mountanos who provided great entertainment with her Yoga features. She is sadly missed by all. R.I.P..



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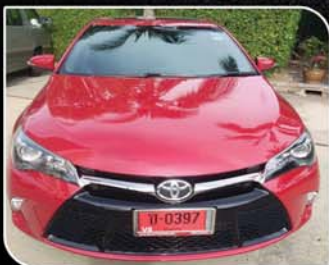
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Benefits to buying a unit in an older condominium building

By Cheyenne Hollis



Buying a unit in an older condominium building can be a smart move in the right circumstances

Everyone likes the latest and greatest. From technology to cars, most people want what's new. It is a trend you see quite a bit in real estate as well. Demand for new-build properties is usually strongest, but buying a unit in an older condominium building has benefits too.

It is important to understand these before starting your property search. In some cases, you may find that buying a unit in an older condominium building may actually suit your needs better. With that in mind, here are a few of the benefits.

Reasons to consider buying a unit in an older condominium building:

1) More value

There is a reason the newest iPhone is the most expensive one on the market. You're paying a premium on the latest advancements. It's the same for real estate. A condominium unit in a new-build development will almost always cost more on a per square metre basis than an older one in the same location.

This is usually due to the older property featuring a design and layout that aren't as intuitive as more modern buildings. Additionally, an old unit may require more maintenance or need to be upgraded. These issues aren't universal and you'll need to conduct due diligence if you're considering buying a unit in an older condominium building.

An important thing to consider here is value. While you may need to invest in making some renovations or improvements, the money you save from buying a cheaper unit in an older building allows you to budget for it. Additionally, you might even be able to afford a larger unit than you originally thought possible. You may not get all the bells and whistles of a modern condominium building, but the trade off could see you gain an

extra 20+ square metres or an additional bedroom.

2) Customise your home

Buying a unit in an older condominium building gives you greater freedom to customise it. In most new developments, fittings, finishings and even furniture comes pre-equipped. For those who aren't into design or don't own furniture, this is great. But this is very restrictive if you enjoy picking out decorations and adding style to your home.

These restrictions don't usually exist when buying a unit in an older condominium building. You are free to style it as you see fit. The size and scope of the renovations may be limited by the juristic board of the building, so be sure to check with them first before you start making plans.

3) No surprises

The most underrated aspect of buying a unit in an older condominium building is the fact you can see it with your own eyes and explore it in person. If you're thinking about buying a new, off-plan condominium, you can only see a show unit and look at 3D renderings.

It's not unheard for property buyers to let their imagination run wild when purchasing a new condominium unit only to be disappointed when it is finally turned over because it doesn't meet their lofty daydreams. On the other hand, what you see is what you get when buying a unit in an older condominium building.

Conclusion

For some property buyers, acquiring a unit in a new building makes sense. However, buying a unit in an older condominium building shouldn't be dismissed entirely. That's especially true if location and space are important factors since you may find you get more bang for your buck with an older property.



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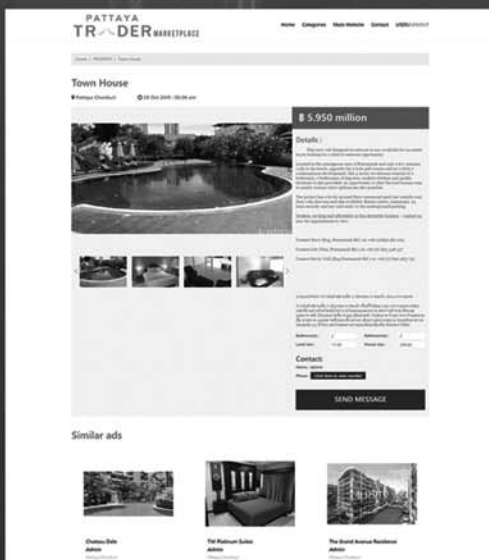
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Just as our magazine has two sections “The Pattaya Trader” and “The Property Trader”, now, so does the website.

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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.

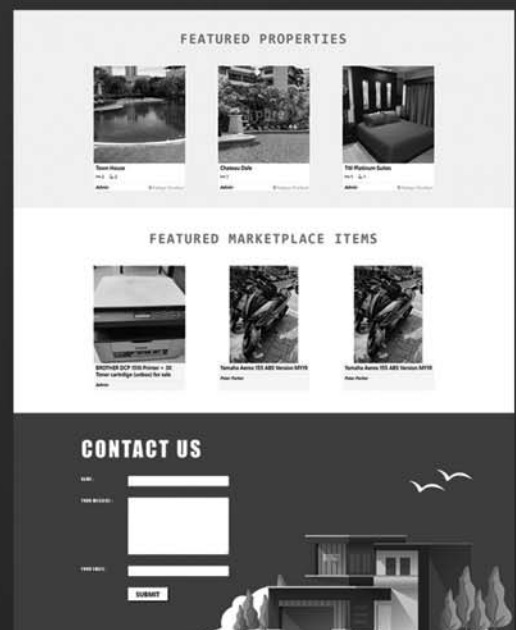
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If I gave you a lead, what would you do with it?

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/>



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- Unit 406 4th Floor , 74 sq metres
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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



Studio Apartment

- View Talay Residence 5, Pratumnak
- Unit 406 4th Floor , 74 sq metres
- Double glazed windows
- Fridge
- Microwave
- Daikin Air-con

More units in this Building available, Studios, One Bedrooms ideal for families or groups

Price 28,000 B / Month



Tel: 083 768 3696 E-mail: pattayatrader@pattayatrader.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 Thapraya 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



Corner duplex sub-penthouse in Northpoint

3 2

REF:1449

฿ 32,900,000

📍 Naklua

pattayatrader.com PROPERTY MARKETPLACE



Pool Villa in Baan Talay Pattaya

3 4

REF:1447

฿ 27,000,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



The Riviera Jomtien Beach

1 1

REF:1443

฿ 3,631,325

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



New high rise condo in Jomtien

1 1

REF:1441

฿ 5,140,410

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



2 Storey house for sale close to the beach

3 3

REF:1439

฿ 6,800,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Excellent villa close to the beach

3 3

REF:1438

฿ 10,000,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Duplex condo for rent in Jomtien..

3 3

REF:1437

฿ 50,000

📍 Jomtien

pattayatrader.com PROPERTY MARKETPLACE



Sea view condo for sale in Pratumnak

0 1

REF:1478

฿ 2,690,000

📍 Pratumnak Hill

pattayatrader.com PROPERTY MARKETPLACE



Studio for sale on Pratumnak

0 1

REF:1432

฿ 2,690,000

📍 Pratumnak Hill

pattayatrader.com PROPERTY MARKETPLACE



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 !!

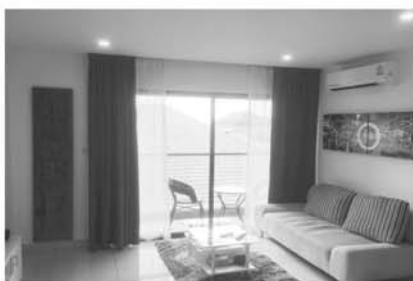
Foreign name .

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

B1,100,000

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

B900,000

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 B4,980,000 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

B4,000,000 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



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



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



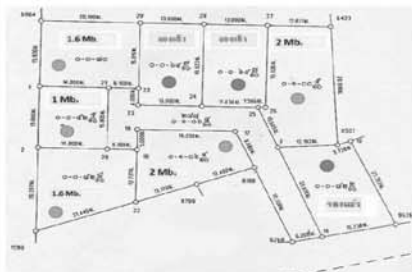
Jomtien Side Studio For Sale At View Talay 5D
฿2,995,000 REF:068
View Talay Project 5, Living area 48 sq.m.
Studio on 17th floor with sea and city view and fully furnished as show in pictures. Located in Jomtien with direct beach access, Restaurants, bars, 24 hour supermarket in immediate vicinity
email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

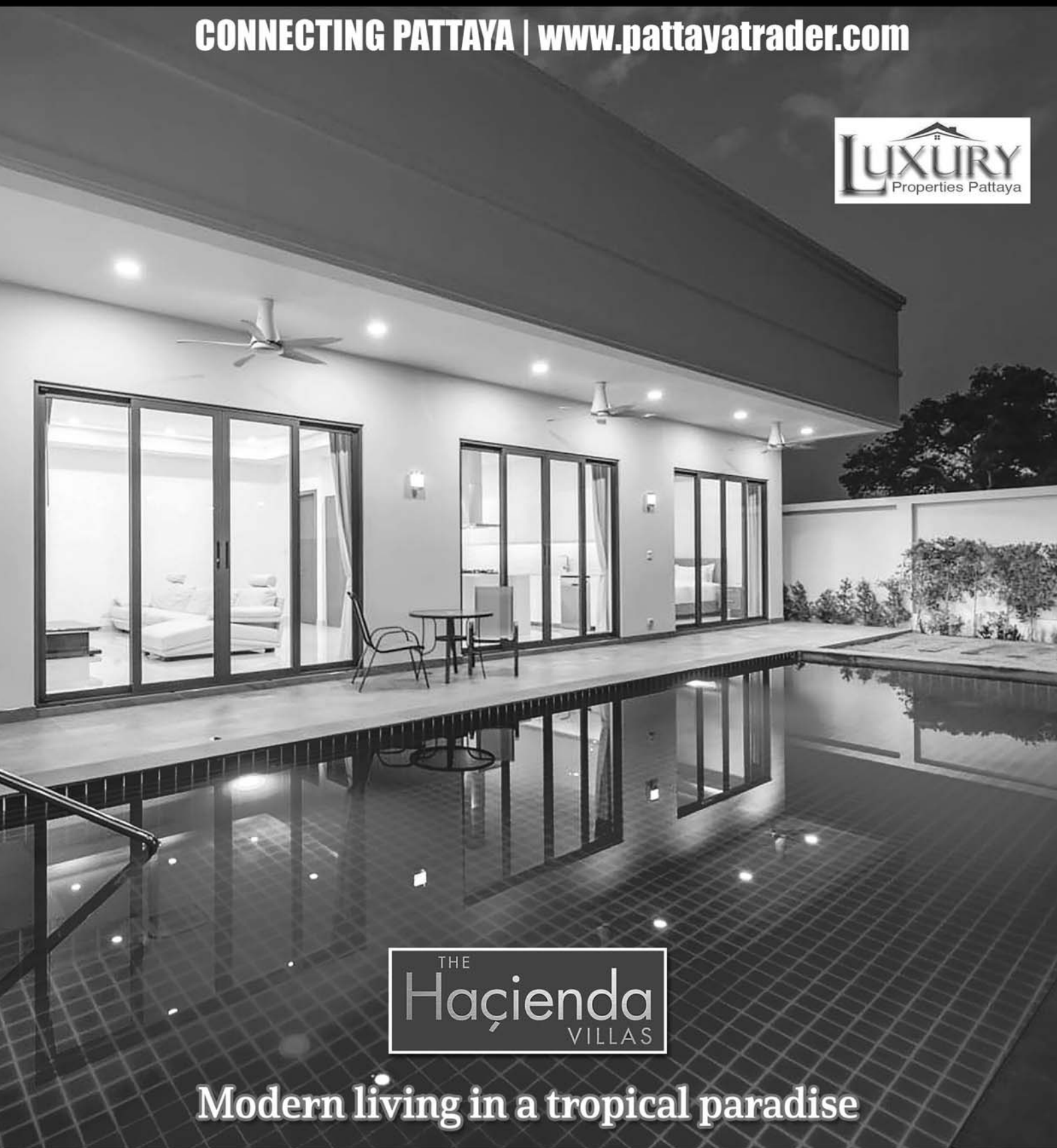


Viewtalay Beach Front by ND
Sale Price: 3,900,000 Mb.
REF:072
Condo View Talay 7 For Sale
Nice Studio with sea view
Size 48 Sqm, Floor.15 Jomtien side
Fully Furnished
Foreign Name
Transfer fee 50/50
email pattayatrader@pattayatrader.com

Issue 185 FEB 2020

PROPERTY TRADER

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VILLAS

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