

Issue 187 APR 2020

PROPERTY TRADER

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Sands

*Last Few Units Remaining
at this stunning Beach Front Location*

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Sands



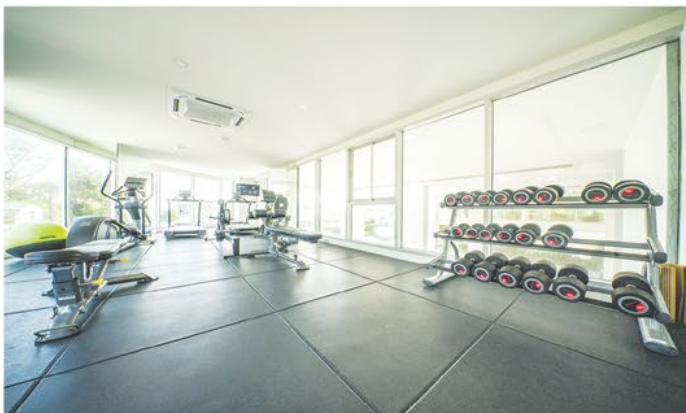
Quality and Style in a Fantastic Location

Nestled on the peninsula of Pattaya's up market area of Pratamnak The Sands Condominium comprises 27 floors of stunning, contemporary apartments.

Only steps away from a secluded beach, you can enjoy wonderful sea views to give a real feeling of beachfront living.

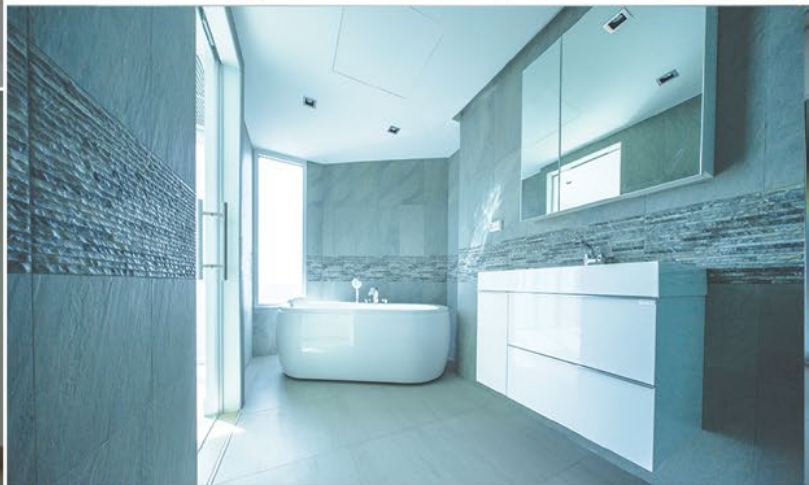
At the 14th Floor there is a 368 sqm panoramic sea view pool deck

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Ample secure parking and 24 hour security with video surveillance.

**Just a few 1 bedroom and studio apartments are available to those who act fast.
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pop into their showroom 362 Soi 5 Pratamnak Pattaya

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Thailand

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in Pattaya throughout the month like our
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following websites:

www.pattayatrader.com

www.issuu.com/pattayatrader



PROPERTY COVER: SANDS CONDOMINIUM



12 THE DANCING AGENT



26 SEARCHING FOR A CONDO

Hi Property People

Well what a difference a month makes. Strange times ahead for us all and I am sure you don't need me to tell you that. Adapting to the changes is going to be more important than ever. Therefore if you would like to consider joining us at the Property trader's Marketplace online we would be delighted to tell you how this additional portal to what you currently have may be of help when the walk in traffic to your premises is certainly going to decline.

Also as this month's article on page 5 shows, original content is certainly key and we can really help you with this via our website, facebook or providing extra content for yours. We are always happy to talk about how we can help and when lockdown restrictions are hitting hard please remember we can really help you access what's right here in Pattaya as regards the local residents and expat community

The Trader has been reaching out to
Pattaya for 20 years now so let us
speak to you about how we can help..
Online at pattayatrader.com or on
Facebook Pattaya Trader @ptyatdr

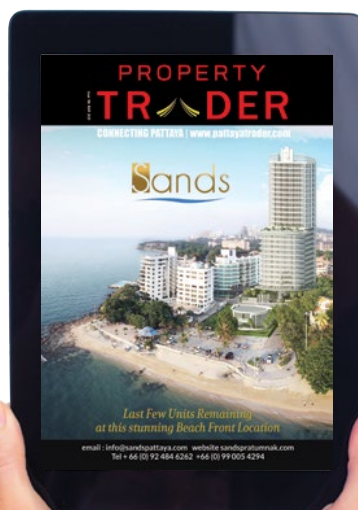
Please take care Everyone

Gloria

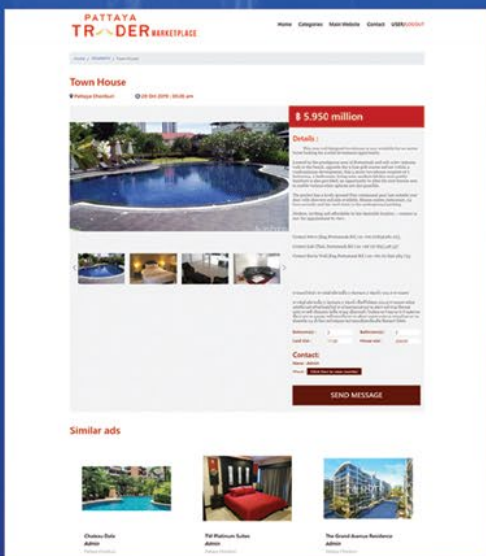
Interested in advertising?

Mobile: 08 3768 3696

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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.

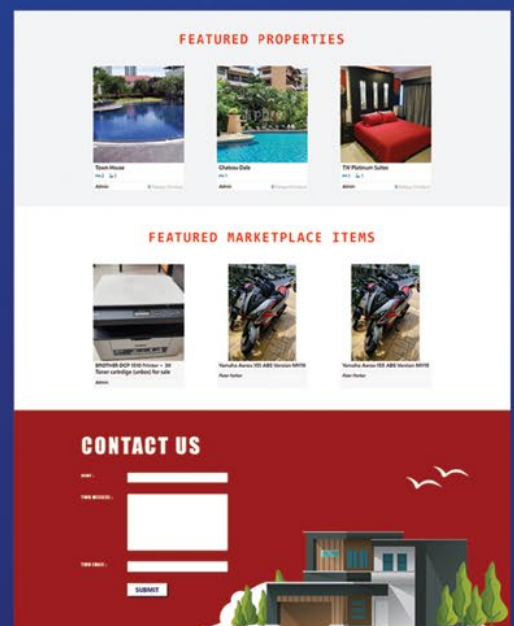
If you are a property agent and would like more information about this we have a great introductory package for you:

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 !

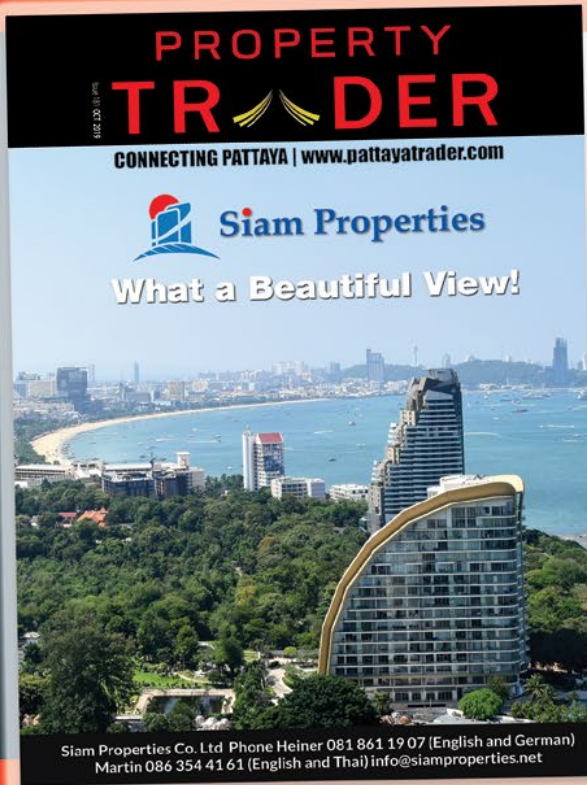
Don't delay contact us today:

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Or Phone 0837 683 696



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PROPERTY
TRADER



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

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
- 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

So contact Us now to find out how we can help you

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Or pop into our office at 138/1 M.12 Chaiyapruk Road, Jomtien





Update of COVID-19 in Thailand: A BRIEF OVERVIEW OF WHAT YOU NEED TO KNOW

By Cheyenne Hollis

CCOVID-19 in Thailand continues to pose a threat so here is a brief overview of what you need to know about COVID-19 in Thailand.

Songkran postponed, Buriram enters self quarantine

The government cancelled Songkran holidays in an attempt to combat the spread of COVID-19 in Thailand. Set for April 13-15, the days are no longer official holidays and replacement dates will be announced in the future. Buriram became the first province in Thailand to enter a state of lockdown with all arrivals to the region expected to self isolate for 14 days. A ban on public gatherings with more than 50 people was also put into place. The situation is fluid with the government possibly enacting new measures in the coming days to prevent COVID-19 in Thailand from spreading further.

Work and life impacted by COVID-19 in Thailand

Work and life have continued although some businesses are starting to implement work from home policies. Public transport remains operational while Bangkok's shopping malls are still welcoming guests. However, bars, movie theaters and some gyms in the Thai capital have voluntarily closed for 14 days at the end of March. The public is urged to use caution when outside their residence and large gatherings should be avoided if possible. In Pattaya, all entertainment venues have been shut until March 31.

Learning in the country has also been disrupted by the outbreak with schools closed for two weeks at the end of March with Thai universities switching to online classes until the situation has subsided.

Travel restrictions

Visa on arrival and visa exemptions from those traveling to Thailand from 21 countries deemed to be "Diseased Infected Zones" have been temporarily suspended until further notice. Three countries under that directive – Russia, South Korea and Hong Kong – can present a health certificate certifying that they have no risk of COVID -19 at the time of flight check in to still receive a visa exemption.

Those travelling to Thailand from Japan, France, Spain, Switzerland, Germany, Netherlands, Sweden, Norway, Denmark, the UK and USA are now required to undergo self quarantine for 14 days upon arrival.

Social distancing and taking care of yourself

If you do need to leave your house, it is important to use social distancing, or the practice of standing six to eight feet away from others. You should also avoid hand-to-hand or other contact as a measure to possibly prevent spreading of COVID-19. Tips to consider include sitting multiple tables away from customers in restaurants and allowing for buffer zones when standing in line at the grocery store.

Hand washing remains a vital way to prevent the spread of COVID-19 in Thailand. You should use lots of soap and wash vigorously for at least 20 seconds. Additionally, the use of hand sanitizer is recommended when you are out in public and may not be able to wash your hands frequently.



COVID-19 symptoms

The World Health Organization found that 80 percent of COVID-19 patients only experience a mild illness and eventually recover. Another 14 percent experience severe illness while five percent are critically ill. The symptoms of COVID-19 are fever, cough and shortness of breath. However, you do not need to show these in order to be infected with the virus. COVID-19 shares common symptoms with the flu.

What to do if you are ill

If you feel mildly ill, you should stay at home and isolate yourself. It is advised you seek medical attention if you are displaying any symptoms of COVID-19 as soon as possible. Be sure to let the medical office know ahead of time that you are coming and that you may have the virus. Be sure to wear a mask when travelling and avoid contact with the public as much as possible when getting to the doctor's office.

COVID-19 in Thailand

The first confirmed case of COVID-19 in Thailand was announced on January 13 after a Chinese national who traveled to the country from Wuhan was flagged using thermal surveillance. This was the first detected case of the virus outside China. A total of 19 COVID-19 cases were reported in Thailand during January, including the first human-to-human transmission in the country. There were 23 new cases reported in February with COVID-19 cases increasing substantially in March.

What not to do

You should not hoard supplies such as water, toilet paper or food. Stock up on essentials, but don't buy up a year's worth of supplies as this means others may have to do without. Also, avoid large crowds and do not go places where social distancing cannot be practiced.

.....**Correct at time of going to press Ed.**

By Kristin Mariano

With the rapid increase of reported cases of coronavirus our desire to travel is dampened by lockdowns and travel restrictions and fear of infection. Because of the coronavirus, thousands of flights have been cancelled, hotels suffer low occupancy rate, few go onboard a cruise, some attractions are closed, and travel agents lose money. When it comes to marketing, there are two very opposite trains of thought out there in the marketplace.

STOP all marketing activities

With sales decimated to nothing, companies want to save money by stopping all promotions. Some think that promotion at this time is futile for there are fewer customers saving the budget for later.



Travel companies also have this “wait-and-see” attitude. Coronavirus outbreak is still on its peak. If the recovery from this novel coronavirus follows a similar timeline to SARS, many are predicting that retail will start getting back to normal in May, with a full rebound in June with help from the 618 shopping festival – an annual event driven by e-commerce in particular Alibaba.

Or BE AHEAD of the competition

Surprisingly, there are those companies who think far ahead and continue with their marketing campaigns. Planning and executing one’s content strategy during a crisis so that by the time the market picks up, your company will be ahead of your competitors.

During this time, people have more free time to kill. This year, with people being confined to their homes for weeks on end due to the virus, internet usage is going up. In China, according to QuestMobile, daily time spent with mobile internet rose from 6.1 hours in early January to 6.8 hours during Lunar New Year. It rose even further to 7.3 hours after the holidays when workers were placed in self-quarantine.

With that being said, brands should strengthen their digital marketing and increase their online presence and there is a higher chance that your target market will see your content. Those who are holed in their homes, plan their next dream trip.

Why Native Content?

One way to increase your online presence is through native content, which is a type of marketing where a paid ad matches the look, feel and function of the media format in which they appear. Native content is a great alternative to display ads. With the rise of social media platforms, native content is one of the best ways for brands to reach online consumers. According to a report by Dedicated Media, native content and advertising generate an 82% increase in brand lift.

The primary objective of native content is to convey brand messages organically, in a non-intrusive way. Success is based on relevancy, engagement, and shareability. Traditional marketing uses “interruption” like pop-up ads, strategic placement of ads, and other in-your-face forms of advertising, which proved to be ineffective as approximately 200 million people installed ad-blocking software worldwide to combat display ads. Native content is the best way to get around ad-blocking programs.

Native content also bested press releases sent to all media outlets. Here are the three advantages of the former:

It is original – Native content is an “unduplicated” original content with carefully researched and embedded long-tail keywords. This is important as Google downgrades duplicate content.

It includes subtle promotion – Since native content follows the format and style of the website it appears to, readers are oblivious that they are reading an ad.

ROI increases over time – Once published, it sits in Google FOREVER and is working for the brands 24/7! Therefore when people search for information about the brand, they will stumble across the content.

These are challenging times, but all crises pass. With people spending so much time online, this is an excellent opportunity to concentrate on building brand equity by engaging with consumers and providing them with quality content.



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Home Is Not A Place, It's A Feeling

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

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

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

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

Contact us for further details:

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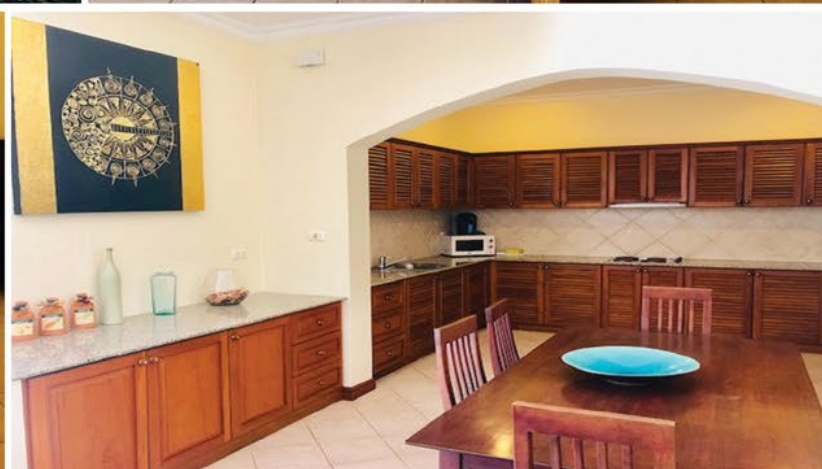
View Talay Executive Residence.

A rare opportunity to purchase beautiful, boutique apartments and a luxurious two bedroom villa, with private pool, nestled in the heart of Jomtien.

The property consists of 11 large studios, 6 one bedroom apartments, 2 two bedroom apartments and a two bedroom pool villa. There is also a large reception/office with potential to be another studio apartment or mini mart.

Within an easy 300 metre walking distance of the vibrant Jomtien beach with its multitude of beachfront bars and restaurants.

The perfect location for a Seaside Residence either for breaks from Bangkok, a long, relaxing holiday, an Expat lifestyle or long term residence.



Part of the stunning, tranquil, oasis of
The View Talay Villas Estate

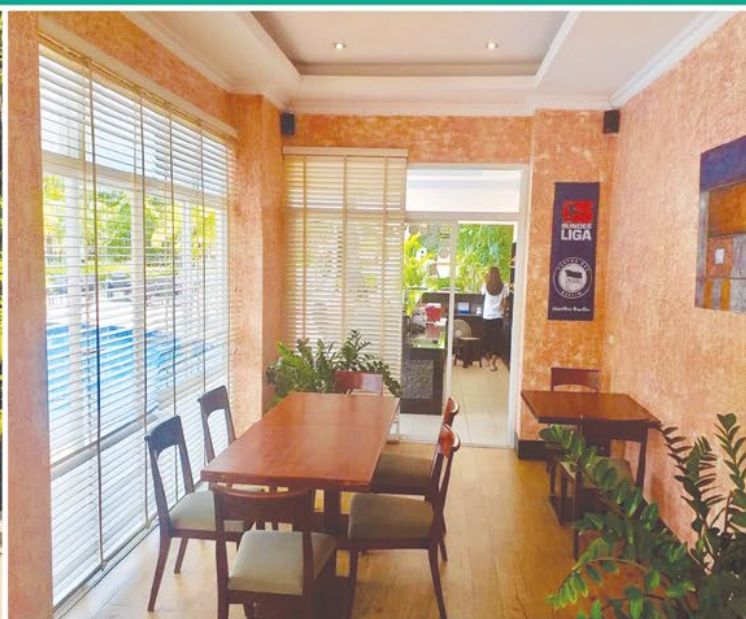
enjoying a large central pool surrounded by mature gardens, a licensed bar, generous decking and ample sun loungers.

With easy access to restaurants, nightlife, banks, shops and a local market on the doorstep.

- Freehold available
- Company name.
- Perfect turnkey business opportunity.

To arrange a viewing Contact:

pattayatrader@pattayatrader.com or Tel: 0837 683 606



John Farr The Dancing Agent

By Gloria Jones



By day John Farr is well known as a local property agent specialising in rentals. He arrived in Pattaya on the 21 st May 2006 and a few years later started Pattaya Estates Rentals. In fact, Khun Nida has been working alongside him for some 10 years now helping their customers and never failing to look out for their best interests.

I asked what drew John to Pattaya and he told me that he preferred being close to the beach rather than going to Bangkok or Chiang Mai and liked the lively entertainment to be found in Pattaya.

That of course will be no surprise for those of us who know the after dark John Farr, a whirling dervish who can often be seen dancing at many of the live music venues around town.

His favourite haunts are Sandbar, Hemingways and La Taverna in Ban Saray. He enjoys bands such as Soulmates, Paul Jackson, Barry Upton and his favourite when in Pattaya Jerry Carlson. It is certainly Rock and Roll that gets John moving.

In fact, he tells me that he finds dancing therapeutic and his main way to exercise and stay fit and he never seems to be short of a partner!

Good luck to you John in adverse times we will all remember your energy and verve and the joy you have given us all by being the one to always kick off the dancing.



Pattaya Estates Rentals

Rent a nice place in Pattaya Jomtien or Naklua

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

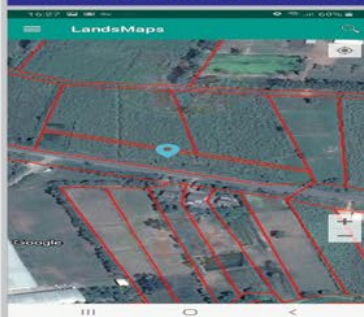
15 minutes from Chiang Rai airport, 20 minutes from Chiang Rai City

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

GPS Co-ordinates 19.906025, 99.953924

Price 7,000,000 Baht

Land for sale at Potharam Ratchaburi



Plot of land at Potharam Ratchaburi suitable for building an apartment block or a petrol station (no competition)

On a main road opposite a clothes factory, 30 minutes from Potharam town

Size 5 Rai 5 square Wah or 8,020 square meters

GPS Co-ordinates 13.749345, 99.705715

Price based on 800,000 Baht per Rai

Price 4,010,000 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

www.pattaya-estates-rentals.com , info@pattaya-estates-rentals.com

John 084-864 6068 (English French German) Nida 084-055 5597 (Thai)

202 Moo 5 AD Condominium, Naklua Soi 16/1, Banglamung, Pattaya, Chon Buri, 20150

By Kristin Mariano



It is still early in the home quarantine game, but are you bored to death by now? To interrupt the curve and contain the coronavirus as soon as possible, it's better if we all stay at home and practice some social distancing.

On one hand, it's a dream scenario to finally finish reading that book you've been meaning to dedicate time to for ages, whilst on the other hand, it's the biggest nightmare. To give you some good courage and to prevent boredom, Holidu has listed the best at-home activities for you!

• Movie night with travel films

What is the main thing that we can only dream about at the moment? Travelling! Sadly, that is not possible for the time being, so all that remains is to keep dreaming and make new plans for the future. So, have a great travel movie night with options like these from Netflix: Expedition Happiness, Tales by Night, Our Planet, Wild, Elsewhere. Alone in Africa. Grab your popcorn!

• Become the next master chef

Now that we're all done hoarding the essentials, there's no excuse as to why you can't conjure up the best dishes on the table. Finally, you have the time to fire up a meal in the slow cooker for 5 hours or to try out tricky recipes.

• Set up an indoor picnic

Spread your carpet on the living room floor (or in your garden, if you are lucky enough to have one) and prepare a delicious picnic. Great fun for the kids, pop a tray of marshmallows in the oven, melt some chocolate and grab some cookies.

• Push your career: free online courses

Let's get back to some more serious business. Maybe this is the perfect time to revive your career! Learn something new or add extra knowledge. This valuable extra time allows us to get up to speed with topics we were always curious about, but never got the chance to. Ivy League universities offer free online courses, ready to let you dive into a plethora of new knowledge that awaits!

• Grow your own plants

It's time to be self-sufficient! If you have a garden, get out there and grow some veggies. Not got so much space? Buy some packets of seeds for growing smaller herbs indoors, like parsley, rosemary or mint.

• Stay fit at home!

As if motivating ourselves to actually use our gym memberships wasn't enough, now we are confined to our living spaces and staying in shape may not seem like the easiest thing to do. If you are struggling to motivate yourself, fear not as there are also plenty of apps, online resources and channels providing you with all you need to do your favourite exercises at home. Take part in the 30-day yoga challenge. No excuses!

• Time to update your travel bucket list

Just because we can't travel right now, that doesn't mean we can't keep the wanderlust alive and start planning for the future. So, plan and map out your next trip!

• Master your own cocktails!

Now that all bars and restaurants are closed, it's really time to learn how to make that Caipirinha all by yourself. Look up the recipes online and create your own cocktail bar from the comfort of your own home. Cheers!

• Improve your musical talents

Do you have a keyboard or piano in your house that is mainly taking up space to look good? Or maybe a guitar propped up in the corner of your room gathering dust. Well, wipe off the cobwebs and get practising!

• Declutter and redecorate your house

We are all guilty of hoarding items over the years and never getting around to really sort all of the stuff out. Now that you're sitting at home more than usual, you might find yourself getting tired of your room arrangement quickly. Time to turn it all around! Maybe you already have painted at home to get a new colour on the walls? Or time to create a vision board, go online and shop for new furniture items. The options are endless, have fun being creative and refreshing your surroundings!

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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- Ready to move in, start your business tomorrow
- Each unit 4.9 as package 9 million

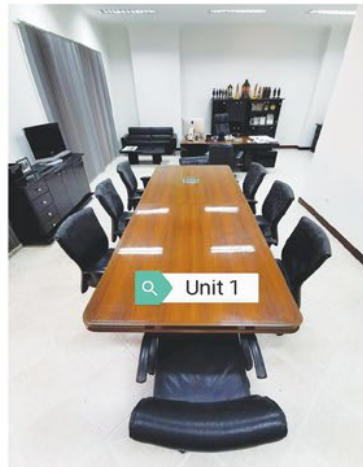
Price 4,900,000 Baht



Unit 1



Unit 1



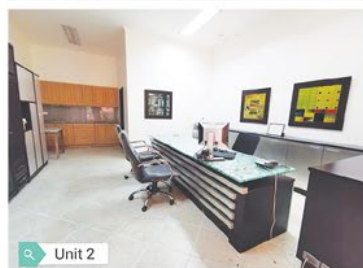
Unit 1



Unit 1



Unit 1



Unit 2



Unit 2

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



Property Purchase and Great Investment Opportunity

South Beach Boutique Condo, Soi Orissa,
(off Soi 6 Pratumnak Hill) For a very quick sale,
this 35 sq m condo has just been Reduced from
2.25m to 1.295.000m

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



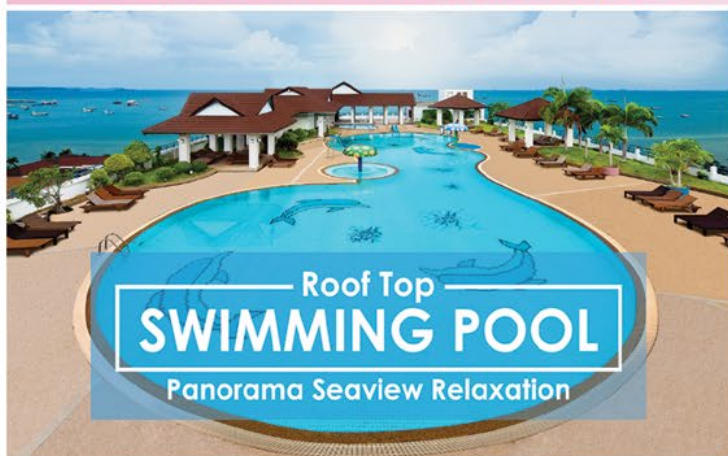
Open 10.00 am. - 10.00 pm.

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Panorama Seaview Relaxation



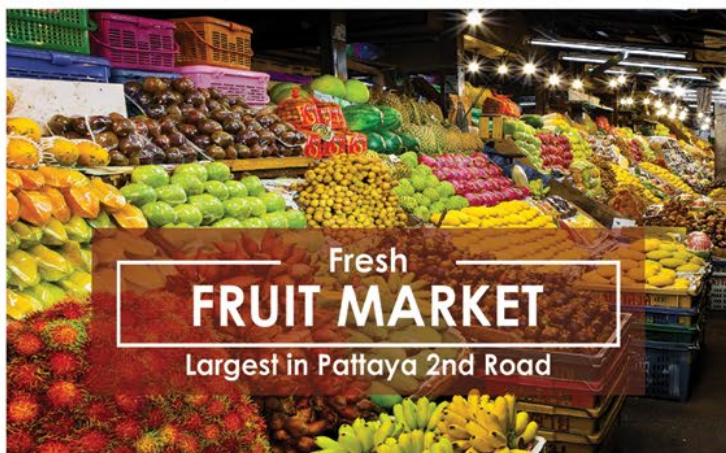
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The richest man in Thailand WANTS TO BUILD BANGKOK'S TALLEST BUILDING

By Cheyenne Hollis



There is a lot of competition to be Bangkok's tallest building with developers now looking to top one another. Thailand's richest man, Charoen Sirivadhanabhakdi, revealed that his property development company, Asset World, plans to build a massive skyscraper along the banks of the Chao Phraya next to Asiatique.

Plans for the ambitious project are scarce, however. The company did not reveal just how tall the building would be, nor have they set any kind of timeline. Part of that could be due to the fact a few other projects, such as Grand Rama 9 Tower, also want to be Bangkok's tallest building and could be daring them to announce a height first in order to surpass it.

Asset World did reveal it is working with Adrian Smith + Gordon Gill Architecture on the tower. It was noted that the skyscraper would be a mixed-use project with a hotel, office space and a retail area all incorporated into the development. Asset World said it was already in talks with several prominent hospitality brands to see who would manage the hotel upon completion. Asset World Chief Executive Officer, Wallapa Traisorat told local media "It embodies what our company aims to do — set new trends and lift the benchmark."

Charoen's companies are already working to build Bangkok's tallest building at another location. A 436 meters (1,431 feet) skyscraper is expected to be a part of the One Bangkok, a fully-integrated district adjacent to Lumpini Park. This tower would also have office space as well as a hotel and could be Bangkok's tallest building.

The race for Bangkok's tallest building

Developers are building higher and higher as they look to hold the title of Bangkok's tallest building. At the moment, Magnolias Waterfront Residences is the city's record holder. The 318 meters (1,043 feet) super luxury residential tower is part of the ICONSIAM development. Completed in 2018, Magnolias Waterfront Residences are also located along the riverside in Bangkok.

Before that, King Power MahaNakhon was Bangkok's tallest building after being completed in 2016. The 314 meters (1,030 feet) skyscraper features an instantly recognizable design that stands out in the city's central business district.

If the new Asset World project wants to have staying power at the top of the list, it will need to keep an eye on the Grand Rama 9 Tower project which could soon be relaunched. The ambitious skyscraper would stand 615 meters (2,018 feet) if built. If being the key word here.

The project was first unveiled in 2014 but has undergone several delays as Grand Land, the developer that first announced the project, was purchased by retail powerhouse Central Group. The mall giant told local media it still has plans for Grand Rama 9 Tower and could launch the project as soon as this year.



VIEW TALAY RESIDENCE 4 IN JOMTIEN

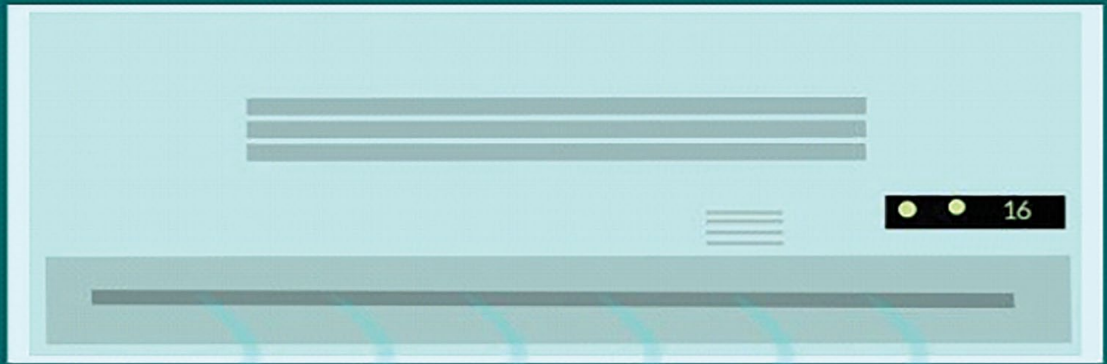
- Available for sale is this spacious 56 sm studio in View Talay Residence 4 in Jomtien.
- Only two hundred metres to the beach and close to numerous shops, restaurants and markets,
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STAY COOL DURING HOT SEASON WITH THESE HOUSEHOLD TIPS



By Cheyenne Hollis

Hot season is nearly upon. Temperatures are going to creep up from tolerably warm to scorching. In response, air conditioners will be cranked up to the max and you will do anything and everything in an attempt to stay cool. But doing so can prove challenging if you aren't prepared.

Instead of waiting for the heat to take hold, plan for the hot season ahead of time. These tips won't change the fact it's searing outside, but you may find that they do save you some money when the electric bill rolls in.

1) Have your air conditioner inspected

If you're like most people, your air conditioner works overtime to keep your home cool during the next few months. These machines work extra hard when the temperatures reach their peak, which can put them under additional strain and even cause them to break.

Don't wait for that to happen. Instead, have a professional come out and inspect the unit. At the very least they will clean the filters to ensure it runs more efficiently. They may also be able to identify any issues now and fix them. This is much better than having the air conditioner break during summer and having to rely on fans to keep you cool while the repairman comes to fix it.

2) Keep the sun out

We all love sunlight. But having the sun beaming into your house all day can make it harder to keep things cool. Your air conditioner is fighting a battle to pump out cold air. The lower the room temperature is, the less it has to work to accomplish this.

Keep the curtains closed during the day, especially if you aren't at home. It may seem simple, but countless people let the sun flow into their residence while they are away. When they come home, it's hot as heck and requires even more energy to cool down than if it had been dark. Even better, install insulated blinds that keep the cold air from escaping when shut.

3) Switch to cotton

If you aren't using cotton sheets and pillowcases at the moment, swap over now. Cotton breathes easier and stays cooler meaning you won't be as hot during the night. You may also want to consider a "chillow". These pillows use special fabrics that claim to keep them cooler than normal ones, but effectiveness does vary.

4) Don't cook

Cooking is great. But ovens and stoves generate excess heat that will make your house hotter than it already is. We won't say you should never cook, but if you must, be sure to wait until night when the temperatures outside have receded from their peak.



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- 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.
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- 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)
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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.

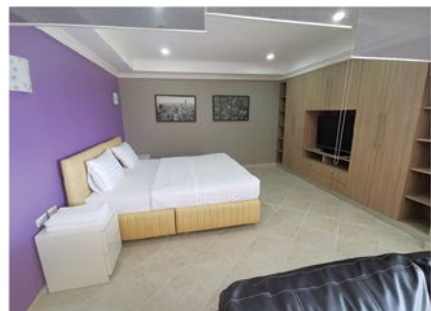


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96FM Pattaya People Radio Kiss On Your List



96fm and now, the revamped Kiss 91.75fm spearheaded by new production manager Dave Ward, are an integral part of the Pattaya ExPats community and the soundtrack for all Ex Pats in Pattaya.

Both radio stations can be heard in your car or on any household radio plus online with 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 and 91.75fm will most definitely enhance your daily music listening here in Pattaya, or, in fact, outside of Pattaya and, in fact, anywhere in the world.

The best commercial playlist in town is on 96fm and is regularly updated with lots of great new popular tunes and additional oldies but goldies which are bound to get your groove on...baby! Continuous 'sunshine hits on 96' provide great entertainment with 'less chat, more music' as a credible slogan.

New additions for April include tracks from artists like Tony Joe White, Linda Rondstadt, Sheryl Crow, The Doobie Brothers, John Fogerty and Sandie Shaw.

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 the odd surprise here and there.

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**

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For more information contact Pattaya People Media Group by e-mailing info@pattayapeople.com. - Get your kicks on 96

KISS 91.75fm and online offers a mixture of cool Tropical House music sounds plus a selection of modern dance hits. So add KISS to your list of the best things in life.





PATTAYA PEOPLE TELEVISION

The Live Music Guide



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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.

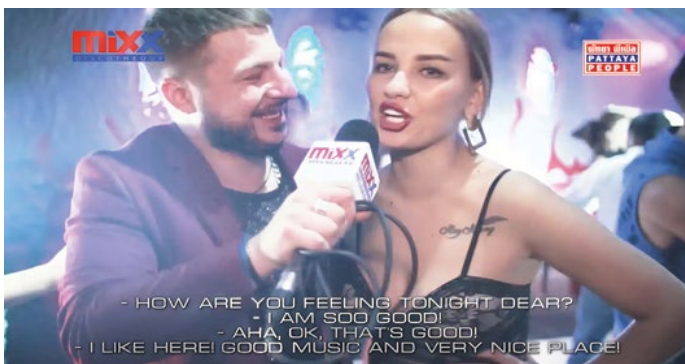
Coming up in April is a continuing focus on up to date immigration news with the latest rules and regulations, plus the weekly 'Pattaya Ex Pats Club' TV feature with interesting content from the guest speakers that appear there every week.

A new regular feature is the Pattaya Live Music Guide in which musicians Barry Upton & Paul Rosenberg bring us all up to date with whats happening around the many diverse live music venues here in Pattaya.

Barry Upton is always out and about gathering items from Pattaya and beyond including his music videos filmed locally including the recent Burapa Festival. Top restaurant items and local events also feature.

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.



Retiring in Thailand – Searching for a Condo in Jomtien (Part 1)

By Kim Waddoup



Once having decided to live in Thailand, the first major challenge is your future location. Having made painstaking research a choice has been made and now it is time to find a place to live! Having made my decision to leave Bangkok and move to Jomtien, I have spent frustrating hours searching for a suitable apartment and appreciate what a time consuming and frustrating mission this can be.

Looking for a Condo in Jomtien that was suitable to my requirements was challenging but, with an open mind, I was able to find a new home that I believe is ideal to my needs. This is the first of a series of posts detailing my search for a Condo in Jomtien in which I am sharing my experiences in the hope that they will assist other people in their quest.

Make research and define your search for an Apartment in Jomtien

I personally do not like Pattaya, however just over the Pratamnak Hill is Jomtien and Jomtien Beach which offer a very different atmosphere and lifestyle to the flamboyant and noisy streets of nearby Pattaya. I am sure that some will disagree and say that they are happy in Pattaya, but each to his/her/their special requirements. Having settled on an area that suited me, I set out to find a suitable apartment/studio in Jomtien.

My first piece of advice is to write down your fundamental requisites. Mine were:- High Floor, Outside/Sea View, Studio or 1 bedroom, large balcony, good swimming pool and budget THB.10,000-15,000.

High Floor as the higher you are the fresher the air and the less chance of annoying mosquitos;

Outside View as I don't really want to look towards the pool and hear the kids plus I am living near to the beach and I want to see the sea!

Studios, I find in Jomtien are of a good size, whilst a separate bedroom is nice to have, is it really necessary as it does reduce your floor space? If you like to swim make sure that the communal pool is a nice size as this will be a big plus in this warm environment, and budget (what you can comfortably afford). One word of advice, whilst having set out your pre-requisites, be prepared to maintain an open mind. Hopefully, you will be seeing a lot of different properties and locations, you may have to compromise but with the vast choice available you can often find more than you expected. Also bear in mind that High Season is generally regarded as November through March, this is when demand is at its highest with many 1-3 month rentals blocking certain properties. After March many more options become available

My search for an apartment in Jomtien started online. There are a number of excellent on-line resources and a vast choice of Real Estate Agents each with their own view on how to promote their properties. After several hours perusing one site I made a list of 21 potential properties that I listed into price categories THB.10-13,000, 13,000-15,000 and 15-17,000 Whilst this site indicated if a property was rented out, on requesting details, I found to my dismay that almost all the properties were unavailable for a variety of reasons!

Good research time lost, frustrating but I gained a lot of knowledge.

I then contacted 3 agencies and provided them with my requirements. 2 got back to me immediately and promised to send details. One agency did send some offers but I never heard from the other 2! Frustrated, I looked for Facebook Groups and started posting my requirements. This produced some interesting results and direct contact with owners but still not what I was looking for. I did however make contact with an agent who turned out to be a super-efficient angel and thanks to her and her colleagues I found better than I was looking for!





You will have to go to Jomtien, stay, familiarise yourself and look at many alternatives. Do not take the chance of booking for a long term rent unless you have visited the area and seen the options. There is a vast, and growing choice but it will take time for you to understand the layout, to look around and find an apartment that suits what you are looking for.

It was just a short drive to Jomtien and I started by driving around to gain my orientation and try to see where I would like to live. I looked at buildings from the outside and compared names to a list of possible locations that my research had indicated as possible. I also found the offices of a large and professional looking real estate agency. Whilst it was a holiday their office was open and I went in. Extremely professional staff, great use of technology, a great deal of detail requests and given and a promise to call the next day. That call never materialised! Be prepared for such experiences on your hunt for a suitable property in Jomtien!

My first viewing was at the Supalai Mare building. This was an agent that had contacted me following one of my posts on Facebook. Despite it being a holiday, Oil was waiting to show me around. The Supalai is a newly completed project and the apartment was on the 13th floor facing to the sea with stunning panoramic views and a refreshing sea breeze. New, bright and well-furnished it was a 1-bedroom unit with a large balcony. The Supalai Mare is located on Thepprasit road which is a commercial area, so there are lots of shops and facilities nearby. Approx 1.5 kms to the beach. The major disappointment was the pool which the developers seem to have added as an afterthought. It was small and not really sufficient for such a large building. Oil listened, appreciated my comments and always stated that she wants her customers to be 100% satisfied. Tomorrow, she said, I will find several alternatives, and she did! (More later!)

When you commence your research, you will often come up with the name "View Talay". These are vast condo buildings located throughout Jomtien. I believe that there are 8 complexes and whilst the basic design has remained unchanged for more than 25 years, the buildings vary immensely in quality, character and price. They are however almost 'nests' of expats with people from all around the world living in these vast developments. My second viewing was to the first of these mammoth apartment buildings, View Talay 1B where I viewed a 32 sq meter studio on the 13th floor. The building is old but has been solidly built, it is in good repair but is reminiscent of any large city apartment building with people coming and going all day. The studio was adequate, furniture ok, small balcony with a view to Jomtien Beach and, I suppose, excellent value for money at THB.8,000 per month. However not my style.

ED.....More from Kim in Part 2 next month of Searching for a Condo in Jomtien.



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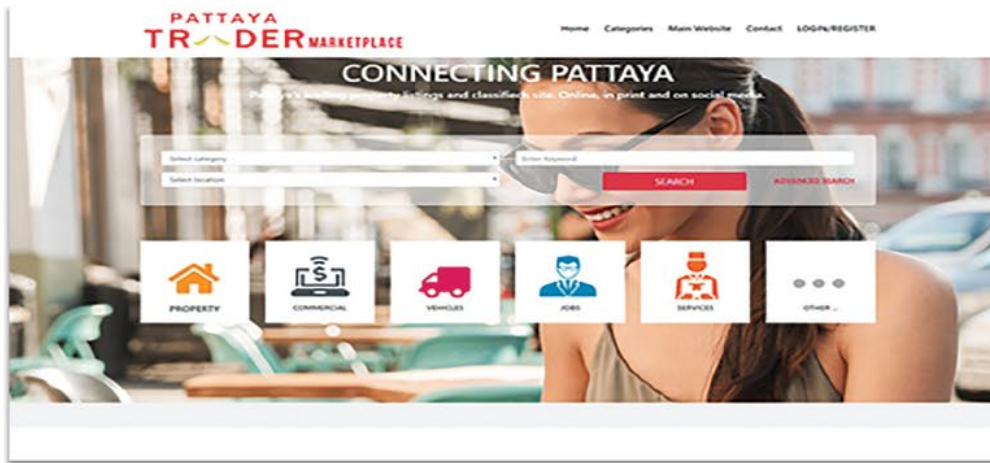
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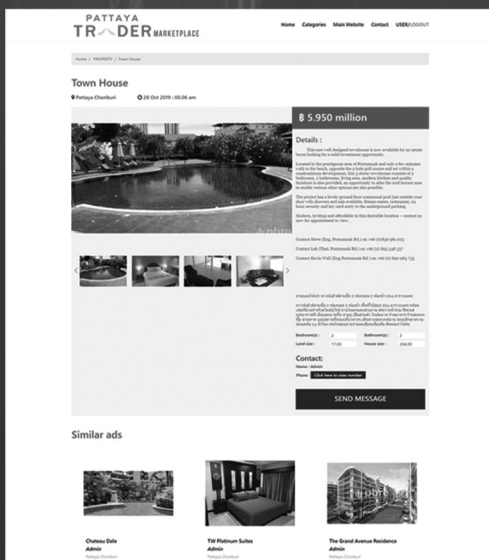
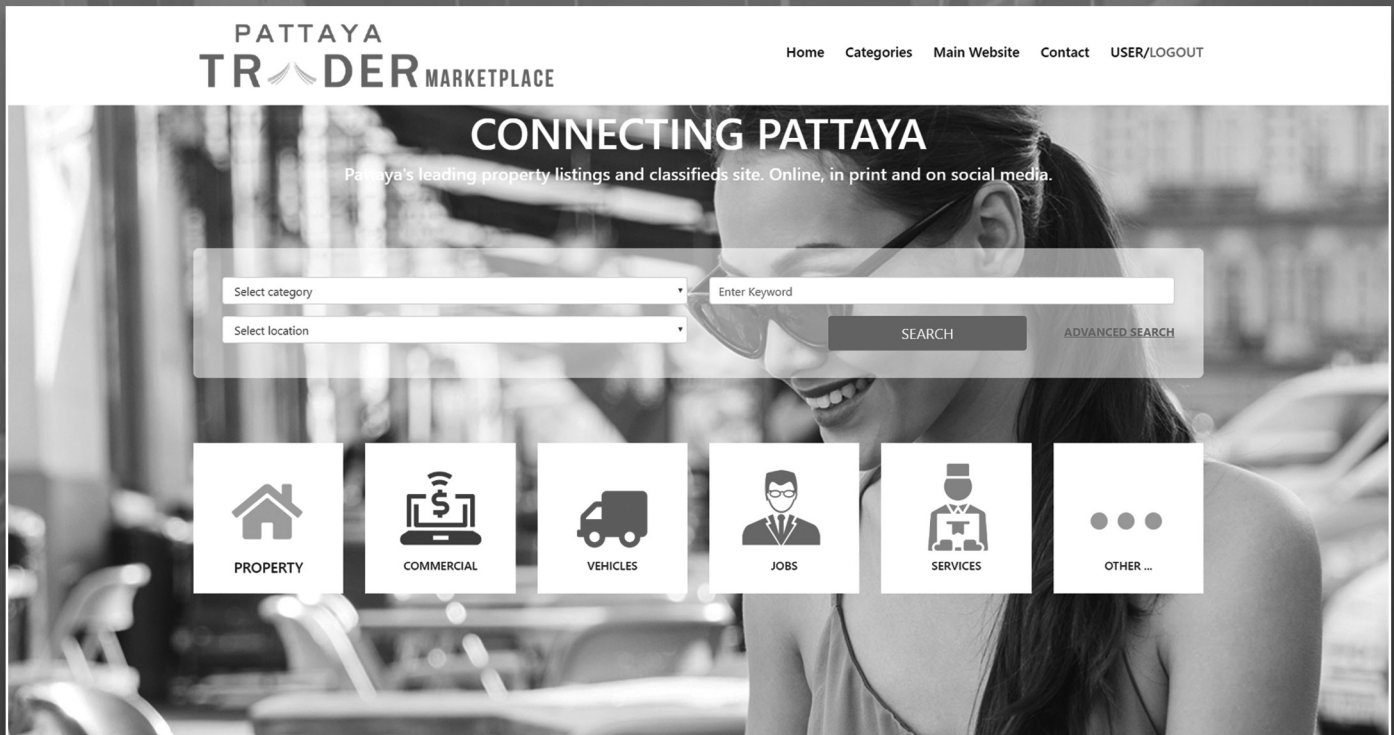
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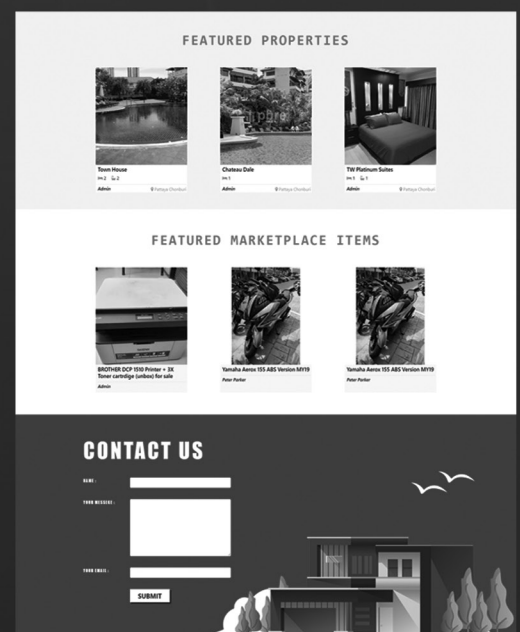
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If I gave you a lead, what would you do with it?

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/>



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



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



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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



2 bedroom townhouse for sale in East Pattaya

2 2

REF:1671

฿ 2,200,000

pattayatrader.com PROPERTY MARKETPLACE.



Nice spacious 1 bedroom for rent in Jomtien.

1 2

REF:1670

฿ 27,500

pattayatrader.com PROPERTY MARKETPLACE.



Studio for sale and rent

0 1

REF:1669

฿ 1,650,000

pattayatrader.com PROPERTY MARKETPLACE.



Bang Saray newly renovated luxury villa

2 2

REF:1668

฿ 3,400,000

pattayatrader.com PROPERTY MARKETPLACE.



Luxury Thai Bali style home in Na-Jomtien

3 3

REF:1667

฿ 50,000

pattayatrader.com PROPERTY MARKETPLACE.



5 Bedroom house for sale and rent

5 5

REF:1665

฿ 15,000,000

pattayatrader.com PROPERTY MARKETPLACE.



3 Bedroom house for rent in Bang Saray

3 2

REF:1664

฿ 22,000

pattayatrader.com PROPERTY MARKETPLACE.



1 Big house with 3 separate guest house

6 6

REF:1662

฿ 38,500,000

pattayatrader.com PROPERTY MARKETPLACE.



Land for sale in Huay Yai

0 0

REF:1661

฿ 33,000,000

pattayatrader.com PROPERTY MARKETPLACE.



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



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 !!

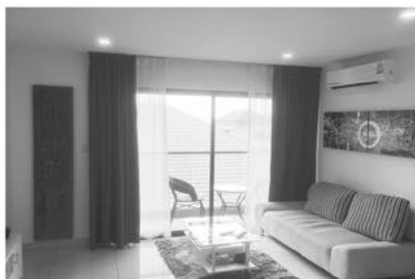
Foreign name .

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.



Nice House for rent Jomtien

฿ 30,000

REF:1613

pattayatrader.com PROPERTY MARKETPLACE.



Nice condo for sale South Pattaya

฿ 2,300,000

REF:1614

pattayatrader.com PROPERTY MARKETPLACE.



Luxury modern house for rent

฿ 89,999

REF:1615

pattayatrader.com PROPERTY MARKETPLACE.



Nice House for sale Jomtien

฿ 14,500,000

REF:1616

pattayatrader.com PROPERTY MARKETPLACE.



Beach front condo in Jomtien

฿ 7,500,000

REF:1617

pattayatrader.com PROPERTY MARKETPLACE.



Modern house for sale East Pattaya

฿ 4,250,000

REF:1618

pattayatrader.com PROPERTY MARKETPLACE.



Nice condo for sale or rent in Pratumnak

฿ 2,090,000

REF:1623

pattayatrader.com PROPERTY MARKETPLACE.



Luxury life style

฿ 1,984,000

REF:1645

pattayatrader.com PROPERTY MARKETPLACE.



Spacious 1 bedroom apartment

฿ 5,500,000

REF:1648

pattayatrader.com PROPERTY MARKETPLACE.



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



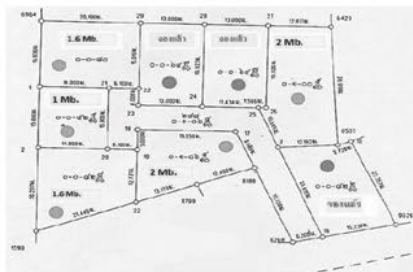
Jomtien Side Studio For Sale At View Talay 5D
฿2,995,000 REF:068
View Talay Project 5, Living area 48 sq.m.
Studio on 17th floor with sea and city view and fully furnished as show in pictures. Located in Jomtien with direct beach access, Restaurants, bars, 24 hour supermarket in immediate vicinity
email 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 187 APR 2020

PROPERTY TRADER

CONNECTING PATTAYA | www.pattayatrader.com

Sands

*Last Few Units Remaining
at this stunning Beach Front Location*

email : info@sandspattaya.com website sandspratumnak.com
Tel + 66 (0) 92 484 6262 +66 (0) 99 005 4294