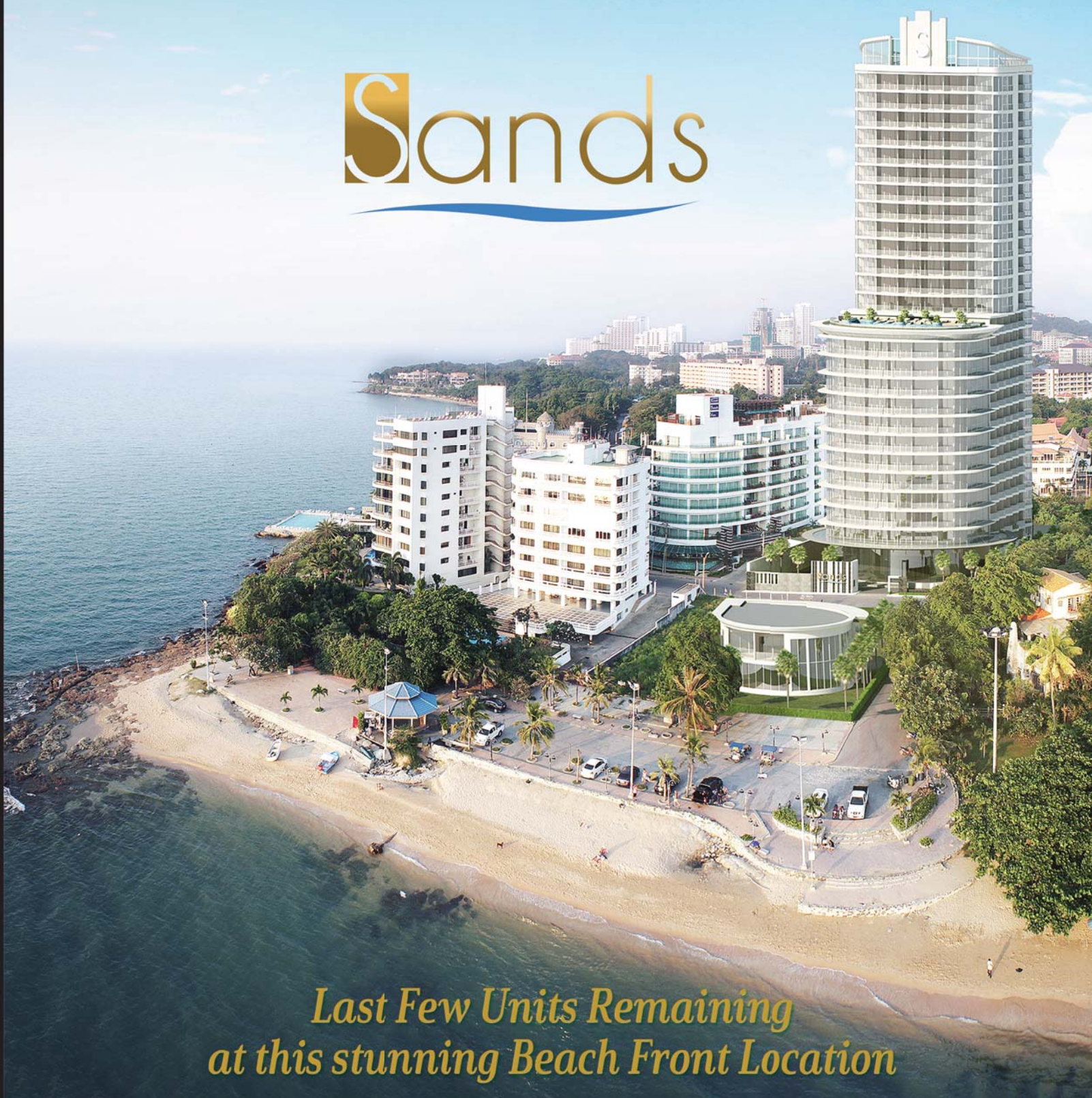


Issue 186 MAR 2020

PROPERTY TRADER

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Sands



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at this stunning Beach Front Location*

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Sands



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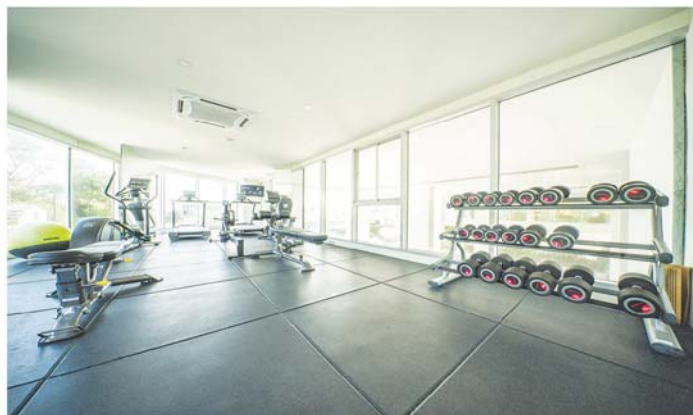
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PROPERTY COVER : SANDS CONDOMINIUM



10
VIEW TALAY EXECUTIVE RESIDENCE



18
CARLTON HOTEL BANGKOK

Hi Property People

Following on from last month's comments in the Property Trader I am delighted to say that some resilient and imaginative companies are already making plans to diversify and re think their business plans in light of the effect the virus has had on the number of Chinese now missing from the streets of Pattaya.

Sands Condominium for example, this month's Cover Page and extremely glamorous cover story shows everyone that there are still opportunities to fulfil a dream of beach front living. A dream that can be common to any and every nationality.

In fact, I see many of my expat friends who have watched their offspring head off to universities all over the world now thinking that downsizing. Also the thought of perhaps moving towards the centre of things with restaurants and facilities in walking distance may now be all very appealing.

So as our friends in the Travel Industry are suggesting we should not be swept away by panic and scare mongering but rather think out of the box and see what unexpected, new opportunities may still be available here in Pattaya.

Certainly the Pattaya Trader is here as usual to help and brainstorm ideas with you.

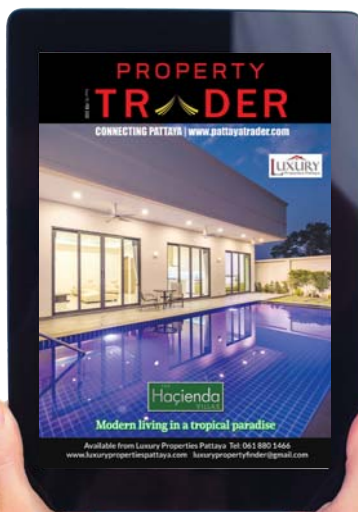
Looking forward to it

Gloria

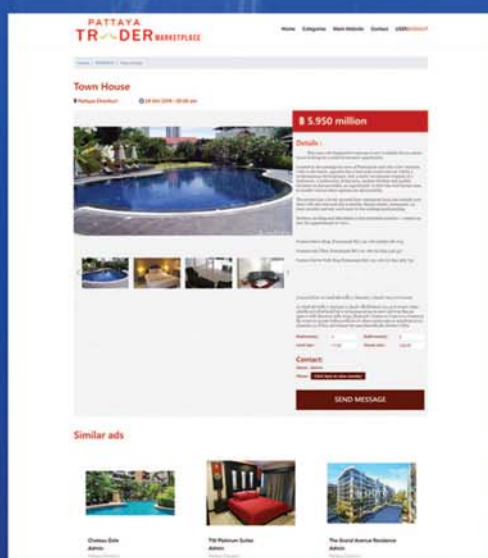
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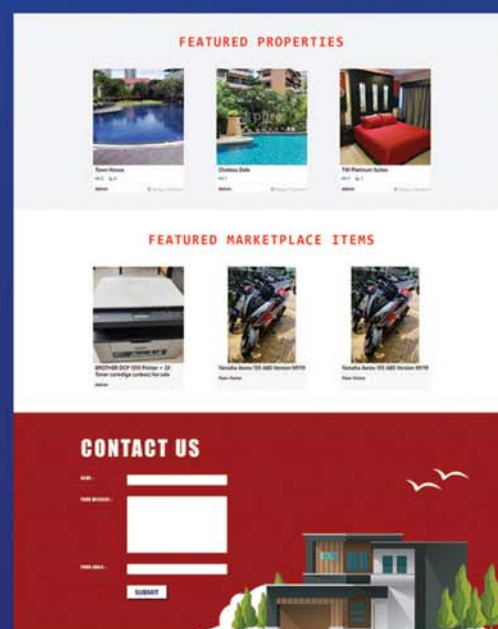
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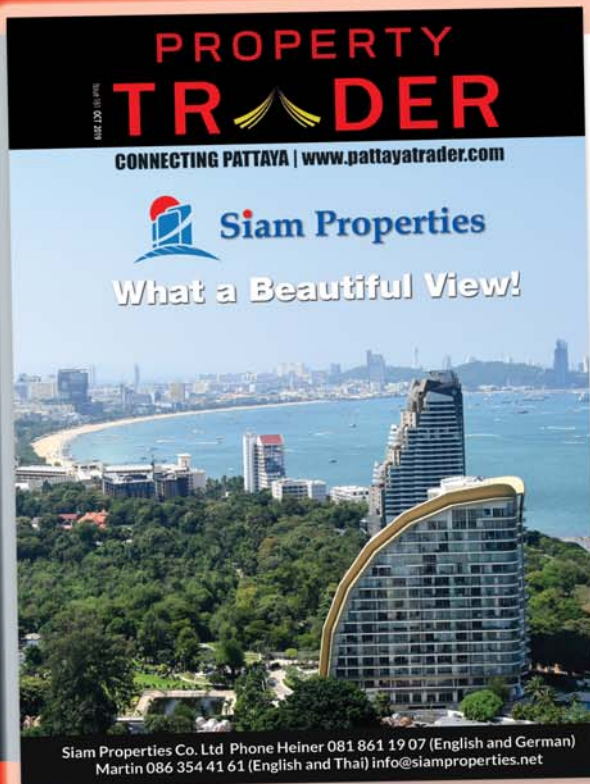
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With their distinctive royal blue logo and uniform Lydia and her team can easily be identified and between them they have a great deal of experience in buying, selling and renting property.

888 represents infinity and the aim of the business to always be growing and succeeding..

The entire team at Angel 888 Real Estate are encouraged to keep learning and succeed in business. Between them they can speak many languages including Russian, English, Chinese and Thai of course.

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





View Talay Executive Residence.

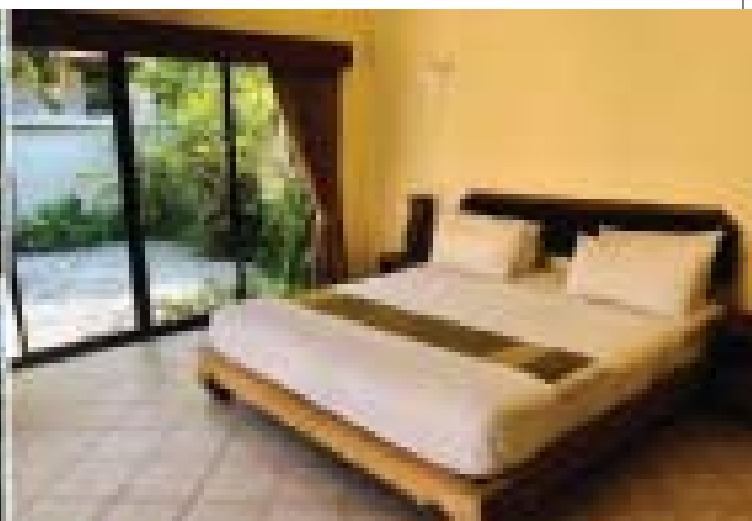
A rare opportunity to purchase beautiful, boutique apartments and a luxurious two bedroom villa with private pool, nestled in the heart of Jomtien.

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.

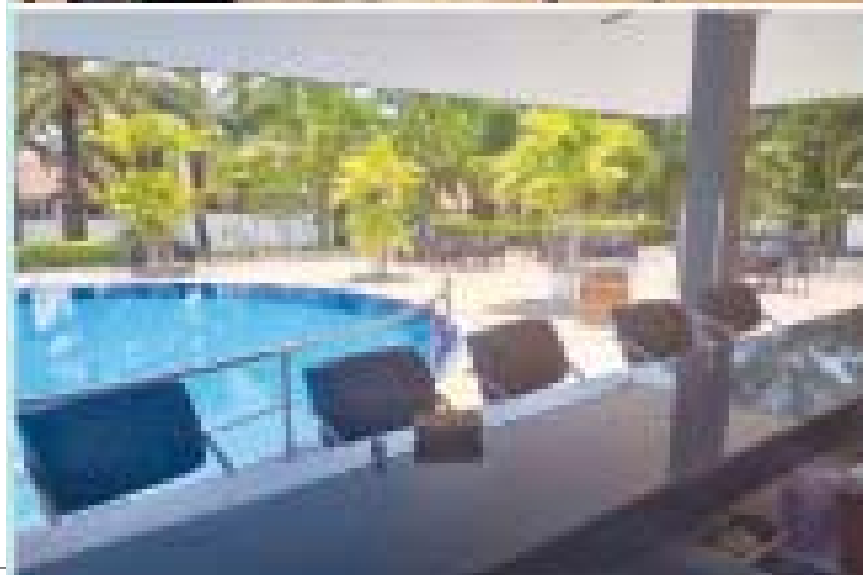
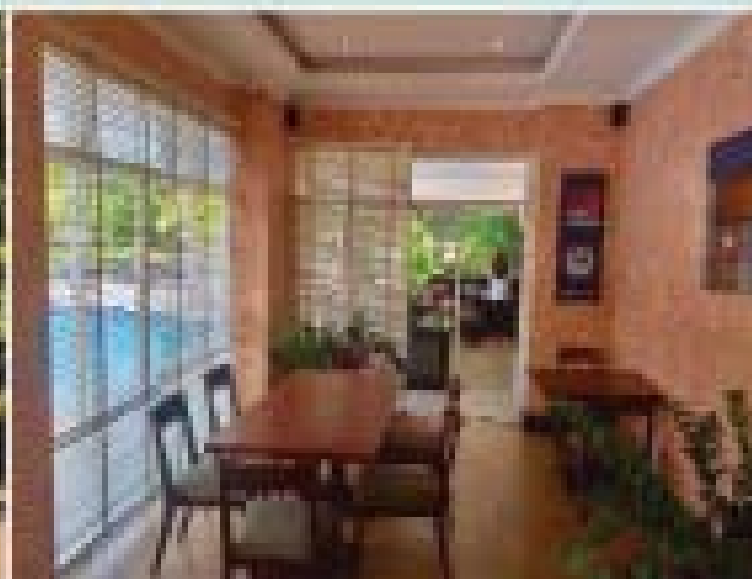
Within an easy 300 metre walking distance of the vibrant Jomtien beach with its multitude of beachfront bars and restaurants.

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Going to green the best parks IN SOUTHEAST ASIA

By Cheyenne Hollis

The best parks in Southeast Asia are all worth checking out. Developers try to incorporate green spaces into their developments, but there is no substitute for the real thing. This is why parks throughout the region's biggest cities are busy every weekend. People love to get out of their condos and enjoy nature, even if it's only for a couple of hours. But the best parks in Southeast Asia can offer so much more than this. Some provide recreational opportunities while others provide an immersive cultural experience. With that in mind, here are a few of the best parks in Southeast Asia.

Bangkok – Lumpini Park



While Bangkok has grown around it, Lumpini Park has remained relatively unchanged since the 1940s. Originally on the outskirts of the Thai capital, the 142-acre public park now sits next to the central business district in the heart of the city. Generations of Bangkokians have made use of Lumpini Park's jogging trails, lake and fitness areas.

Tip: There is no smoking in Lumpini Park and pets aren't allowed. However, a number of monitor lizards call the park home. They look scary, but are relatively harmless as long as you keep your distance.

Singapore – East Coast Park



Singapore is home to several of the best parks in Southeast Asia, but we chose East Coast Park for this list. While it may not be as well known as some of the city-state's other green spaces to non-residents, East Coast Park features a 15-kilometre stretch of coastline and attracts more than seven million people per year. The beach is even more impressive when you realise it sits on reclaimed land and was entirely man made.

Ho Chi Minh City – Van Thanh Park



Tao Dan Park is the most recognisable park in Ho Chi Minh City, but Van Thanh Park allows you to truly get away from the chaos of the city. It has everything you would expect from a green space as well as some public facilities including a swimming pool.

Tip: There is a restaurant along the park's lake with huts over the water where you can dine. It's a cool experience if you're into that sort of thing.

Yangon – Bogyoke Park

Yangon is home to a number of parks all of which have a unique charm. Bogyoke Park is located alongside the north shore of Kandawgyi Lake and offers visitors ample room to explore. You'll also find plenty of views of Karaweik Restaurant and its Burmese royal barge exterior design.

Tip: There are a number of food options in and around Bogyoke Park with a few even offering lakeside dining.

Penang – Penang Botanic Gardens



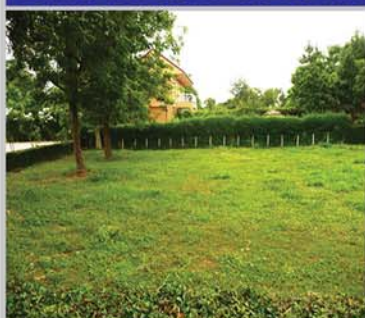
The Penang Botanic Gardens can be found just outside Georgetown. The park was established more than 130 years ago and is best known for cascading waterfalls. The park features a variety of indigenous and exotic plant species as well as monkeys and macaques both of which you should definitely not touch.

Tip: You can explore the Penang Botanic Gardens on your own or take a guided tour conducted by park staff.

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.

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Land for sale - near Chiang Rai



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

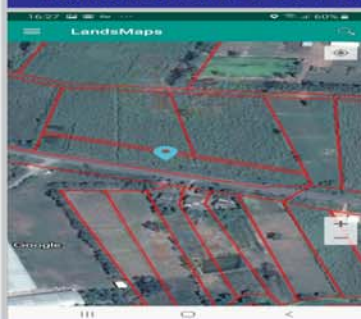
15 minutes from Chiang Rai airport, 20 minutes from Chiang Rai City.

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

GPS Co-ordinates 19.906025, 99.953924.

Price 4,000,000 Baht

Land for sale at Potaran Ratchaburi



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

On a main road opposite a clothes factory, 30 minutes from Potaran 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.

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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.

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Rent 35,000 Baht

One-bedroom Condo for Sale or Rent



A one-bedroom unit of 36 sqm at Park Lane, Jomtien registered in company name. Reception, swimming pool, parking, 24 hour security, key-card access, CCTV, fitness centre, laundry, shop, restaurant, bar, independent Internet, 2 air-cons, 2 TVs, sea view. One-year lease 9,000 Baht per month.

Price 1,500,000 Baht

Rent 9,000 Baht

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By Kim Waddoup



Coming to Thailand and worried about Covid-19? A real report from someone who lives here!

With the excessive amount of exaggerated news, it does become challenging to conclude whether one is reading or listening to truth or fiction. Whilst Covid-19 virus is worrying and needs to be taken seriously, what is actually happening? Is now the time to just stay at home, batten down and wait for the crisis to pass or is it a time to continue as normal, naturally taking additional precautions?

With the massive number of tourists visiting Thailand from China each year, Thailand was one of the first countries to announce a confirmed case outside of China. It does appear that the growth has been limited, thanks largely to the Chinese authorities who effectively shut down foreign travel for Chinese nationals.

As of 21 February, according to the World Health Organisation Thailand had a total of 35 laboratory confirmed COVID-19 cases with 212 people either being tested for the coronavirus or still being treated for respiratory symptoms. 19 people have made a full recovery and 16 remain in hospital. No deaths have been reported in Thailand. The Government has also announced that it is prepared for worst-case scenarios just in case of an escalation.

So what does this mean to the people on the street? Bangkok's Suvarnabhumi airport is remarkably quiet. Not surprising with no flights from China and many flights to other destinations either curtailed or cancelled.

Masks are worn by all airport personnel and arriving visitors seem perplexed as to wear them or not.



Air crews with masks



Travel into the city by the convenient Airport Rail Link and you will see about 30% of the people wearing masks and it was interesting to note a small group or school-friends, half with masks and half without.

Travel, tourism, shopping, dining and entertainment appears to be continuing as normal with few masks to be seen.

It should be noted that with the cancellation of Thailand's single largest source of tourism, there are substantially fewer 'mass' tourists making it a very pleasant time to travel.



Koh Samui is relatively unaffected as due to the high costs of airfares to the Island it had previously avoided the hordes of mass tourism anyway.

Pattaya on the other hand has been hit massively. Without mass tourism there are virtually no busses full of tourists blocking the city, the normally congested channel between

Pattaya beach and the nearby Koh Larn island is now virtually empty with only the occasional speed boat now making its way on the 7 km journey to the island.



In fact, it is a wonderful time to visit the island with a plentiful supply of sun-beds available and an almost empty beach displaying its enchanting white sand and clear azure waters.

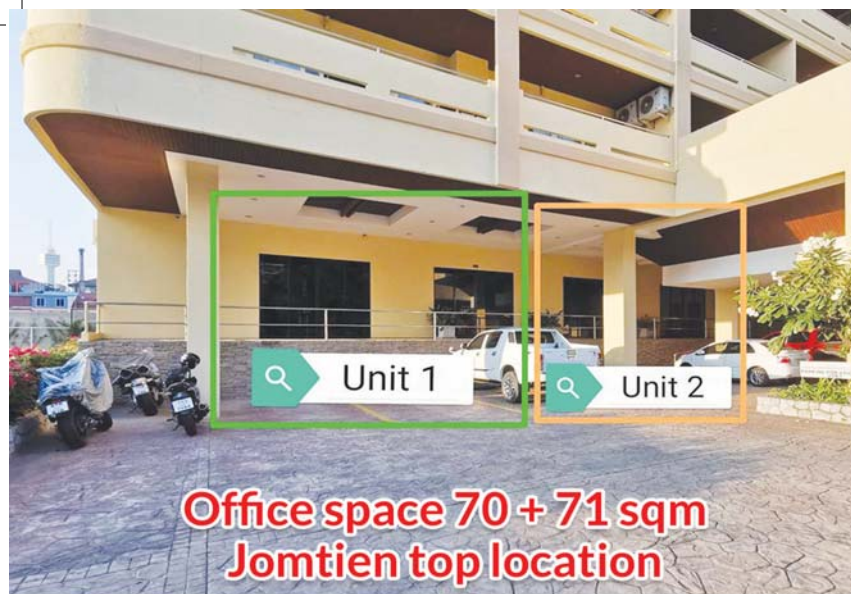
Nearby Jomtien Beach and Dongtan Beach remain quite busy filled with regular 'Snow-Birds', Europeans, Russians and Thai visitors.

If you have a trip planned to Thailand, you will find that you are most welcome and you will be able to enjoy this fabulous country without the hordes of mass tourism. Is it safe?

Who can really tell? I would personally still travel but obviously there is the constant fear that the epidemic could escalate. If you are travelling, enjoy and just take a few additional precautions, face masks we have heard are not effective and should only be worn if you have any infection. Just wash your hands more often than normal or use the disinfectant that is readily available on all public transport and public places.

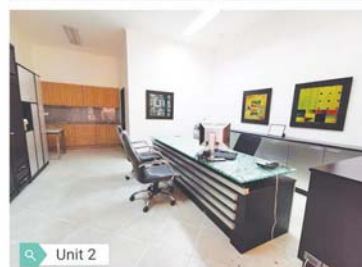
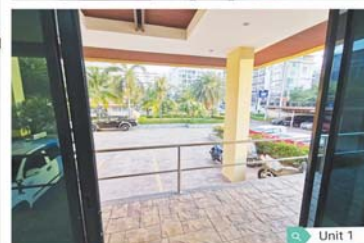
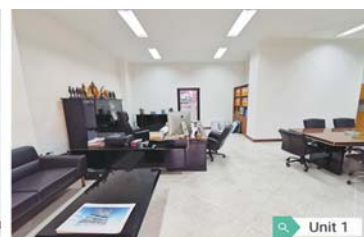


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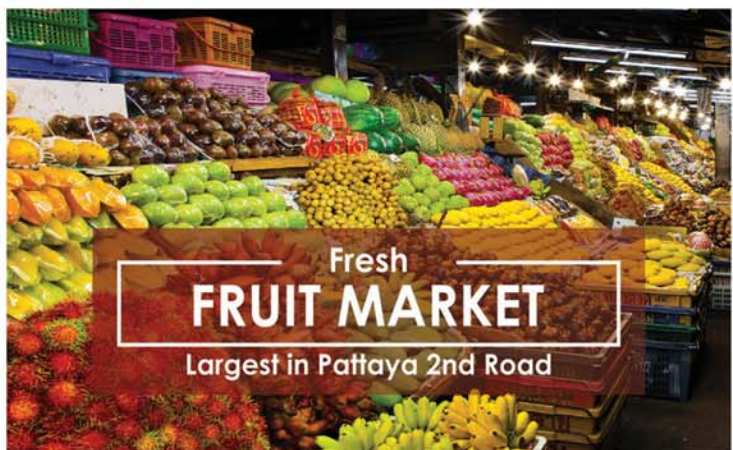
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The wait is over. Carlton Hotel Bangkok Sukhumvit is open



Rising 34 storeys above downtown, a dramatic building catches the eye with bold curves. All quite a sight. But there's more than meets the eye – as every glimpse of the just-opened Carlton Hotel Bangkok Sukhumvit provides new perspective.

Carlton Hotel Bangkok Sukhumvit's general manager, Mark Bulmer has eight years' experience with Carlton Hotel Group including six as general manager of both Carlton hotels in Singapore, says, 'I've been with Carlton for some time and I know why our hotels have such a fine reputation, and I know how we're always enhancing it. I've also lived and worked here in Bangkok, so I can say from experience that Carlton Hotel Bangkok Sukhumvit combines the absolute best of Carlton and Thai hospitality. Guests will enjoy five-star luxury at superb value, especially given the hotel's prime location between BTS SkyTrain Asoke and Phrom Phong stations.'

The location can be added many other advantages. Accommodation at Carlton Hotel Bangkok Sukhumvit comprises 338 rooms and suites ranging in size from 37 to 129 sqm. Features and amenities in all rooms include electric curtains and blinds, 49-inch smart TV, king or twin bedding with Sealy Posturepedic mattress, bathroom with rain shower and separate bathtub. Additional advanced technologies in all guest rooms include motion sensor-controlled lighting for decreased energy consumption.

Carlton hotels are highly regarded not only for their accommodation, facilities and services but also for superlative dining. In fact, for three decades famed Wah Lok restaurant has made Carlton synonymous with fine Cantonese cuisine in Singapore.

That very same culinary excellence can now be enjoyed at Carlton Hotel Bangkok Sukhumvit's own Wah Lok restaurant. Expect an upscale Hong Kong-style setting with main dining area capacity for up to 194 guests, along with private dining rooms available for business and social occasions. There are also:

Plate – all-day-dining restaurant serving expansive buffets and à la carte selections in a contemporary setting featuring international classics, Thai favourites and Carlton's signature Peranakan Straits- Chinese cuisine.

Tuxedo – lobby-level espresso bar for vanguard coffee culture including Thailand's first Modbar espresso machines in a five-star hotel setting. Also, pâtisserie, boulangerie and viennoiserie made daily in the adjacent glass-fronted pastry kitchen. Singapore-style Carlton Afternoon Tea served daily. Beer, wine and cocktails are also available.

Cooling Tower – chilled-out rooftop bar with draught beers, imaginative cocktails, New and Old-World wines and fine spirits complemented with tasty bar bites.

Plunge – poolside juice bar for refreshing juices and smoothies as well as beer and house wines. Light meals and snacks available.

The hotel's entire 10th floor, meanwhile, is dedicated to leisure, recreation and fitness. Guests enjoy a 30 metre outdoor pool with waterfall feature, a pool bar, exercise studio with 24-hour access, luxury spa by Let's Relax, and a Kids' Zone.

High above Bangkok on the 33rd-floor, the Carlton Club Lounge provides sweeping views from indoor and outdoor seating. Club-level accommodation guests enjoy premium amenities and services including privileged breakfast, all-day snacks and refreshments, and cocktail hours with canapes.





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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WHAT DOES A PROPERTY MANAGEMENT COMPANY DO?

By Cheyenne Hollis

You have probably heard about using a property management company, especially if you have invested in a condo unit, but you might not know exactly what they do. Long story short, these firms can manage your property so you don't have to. But that one sentence doesn't make a very helpful article.

So with that in mind, let's dig a little deeper and find out what exactly a property management company does.

• Find tenants

For investors, the most important thing a property management company does is find people to rent their properties. They usually have experience in this field, so you can trust them to market the unit properly and make sure it doesn't sit empty for too long.

• Collect rent

Of course, once the property management company has found a tenant, they will also collect rent and handle the deposit for you. For overseas investors wanting to know about returns, you'll have to speak with the firm directly to see how the process works. A few property management companies can make deposits in overseas bank accounts or via PayPal, but others require a local account.

• Carry out maintenance

A property management company will perform regular maintenance on your property and ensure it stays in top shape. They will also be on hand to help in case your tenants experience any type of emergency and require immediate maintenance.

• Serve as a local advisor

Every country has unique rules and regulations when it comes to property rentals. Sure, it is possible to study these and try to stay on the right side of the law. Or you could hire a property management company who already understands the local market and knows how to operate in it.

• Handle bookkeeping

A good property management company will handle bookkeeping for you. This includes creating and filing invoices and in some cases paying local taxes. Not all firms offer this service, however.

These are only a few of the things a property management company does. If you are thinking about purchasing an investment property, or already have one and need help, finding the right property management company can make life much easier. But not all property management companies are equal and you'll need to do your homework to find the one that's right for you.





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A Home by the Sea - Chom Thale Resort Beach Front House

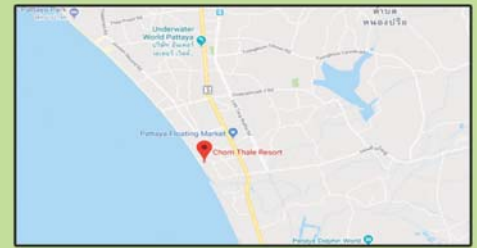


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- Both units fully furnished and equipped down to wine glasses,bed linen/towels ,even cooking items all included.
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Therefore it is even more important to be aware of the Pattaya People free app which 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... 96FM is now louder and clearer over a much wider area on older type receivers such as car radios.

The best commercial playlist in town 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.

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**

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.

Get your kicks on 96 – It's simply the best.





PATTAYA PEOPLE TELEVISION Marching On



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 which has become a popular step in the right direction for our viewers.

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 March 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 including the recent Burapa Festival. Top restaurant items and local events also feature. Look out for an overview of St. Patricks Day.

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.





Choking travel won't stop the coronavirus spreading, warns WTTC

By Megha Paul



Closing borders, blanket travel bans and more extreme government policies will not stop the spread of coronavirus, argues the head of the World Travel & Tourism Council (WTTC).

WTTC president Gloria Guevara is the former tourism minister of Mexico and has first-hand experience of containing a major, viral incident after dealing with the H1N1 influenza virus in the country. Guevara called for governments and authorities worldwide not to overreact with disproportionate measures in a bid to control Covid-19.

She said: "Governments and those in authority must not seek to choke travel and trade at this time. Closing borders, imposing blanket travel bans and implementing extreme policies are not the answer to stopping the spread of coronavirus. Past experience shows that taking such extreme action has been ineffective at best. We urge governments to explore fact-based measures which don't affect the vast majority of people and businesses for whom travel is essential."

Analysis by the WTTC shows that 33 countries, just 16% of the total number worldwide, have reported cases of Covid-19. The vast majority of patients affected by the virus have also fully recovered. It has a lower mortality rate than previous viral outbreaks such as SARS in 2003 and MERS in 2012, the WTTC argued.



Aviation to take USD 30 billion hit from coronavirus: IATA

By Megha Paul



The International Air Transport Association (IATA) has released its initial assessment of the impact of the COVID-19 and finds that passenger demand for carriers in the Asia-Pacific region could fall by as much as 13%.

Considering that growth for the region's airlines was forecast to be 4.8%, the net impact will be an 8.2% full-year contraction compared to 2019 demand levels. In this scenario, that would translate into a USD 27.8 billion revenue loss in 2020 for carriers in the Asia-Pacific region – the bulk of which would be borne by carriers registered in China.

The forecast suggests USD 12.8 billion would be lost in the China domestic market alone. In the same scenario, carriers outside Asia-Pacific are forecast to bear a revenue loss of USD 1.5 billion, assuming the loss of demand is limited to markets linked to China.

"Challenging times."

This would bring total global lost revenue to USD 29.3 billion (5% lower passenger revenues compared to what IATA forecast in December) and represent a 4.7% hit to global demand.

"These are challenging times for the global air transport industry. Stopping the spread of the virus is the top priority. Airlines are following the guidance of the World Health Organisation and other public health authorities to keep passengers safe, the world connected, and the virus contained," said Alexandre de Juniac, director general of IATA.



3 reasons why you will probably not get coronavirus on flights

By Kristin Mariano



Do you wear a face mask when riding a plane? It is probably doing more harm than good.

As concerns mounts due to coronavirus, there are more mask-wearers than before. Masks are useful for those who are unwell to protect other people from them. But wearing a mask all the time will be ineffective. It will allow viruses to be transmitted around it, through it and worse still, if it becomes moist it will encourage the growth of viruses and bacteria.

David Powell, a physician and medical adviser to the International Air Transport Association, revealed why the risk of an infection on a plane is low.

Air supply

Many people are concerned that the air inside a plane is dirty. However, Powell claimed that the air supply in a modern airliner is a combination of fresh air and recirculated air. The recirculated air goes through filters, which is guaranteed to be free of viruses and other particles. Therefore, the risk of infection comes from other people.

Microbes thrive on hosts

Viruses live on hosts and their survival on surfaces like seats and armrest is not great. Therefore, shaking hands poses more risk than touching surfaces. Therefore, normal cleaning, and then the extra cleaning in the event that someone was discovered to be contagious, is enough to combat pathogens.

People wear gloves because they do not like to touch surfaces. However, wearing gloves is another way of transferring micro-organisms. Hands become hot and sweaty inside the gloves, which is a perfect breeding ground for microbes.

Hand hygiene

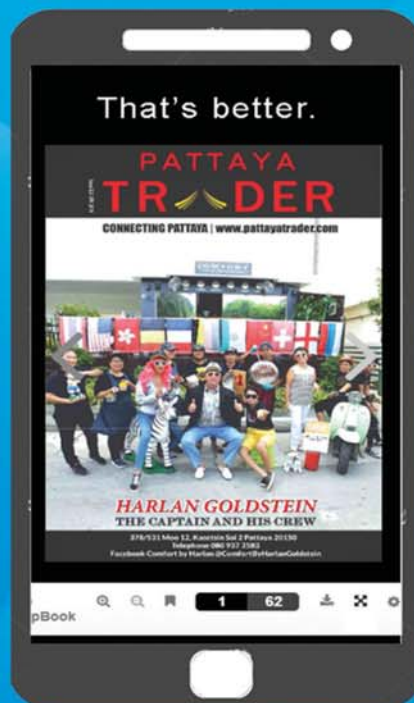
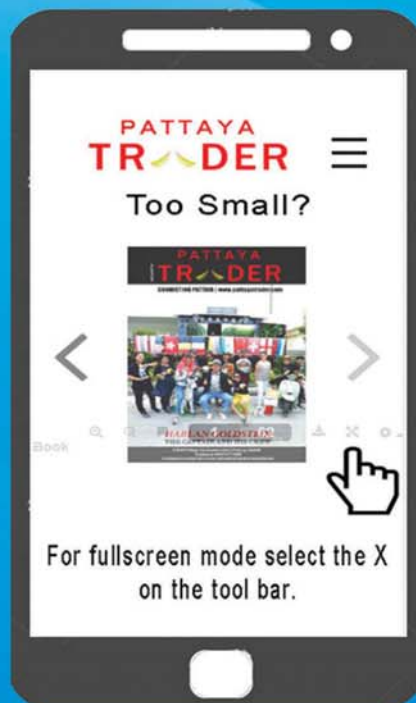
Touching is the most efficient way to spread viruses. Frequent hand washing and hand sanitizing are the best way to kill the germs and prevent it from spreading. Washing your hands and drying them is the best procedure. When that's not easy to do, alcohol-based sanitizer is a good second-best. Other preventive measures are avoiding touching your face; covering your face if you cough or sneeze; using a tissue to be disposed of carefully, and then sanitizing the hands afterwards.

Due to the coronavirus outbreak, there are fears that people will stop riding an airplane and will eventually affect the aviation industry greatly. It is the same with movies, sports, and concerts, will people stop going? I don't think so.



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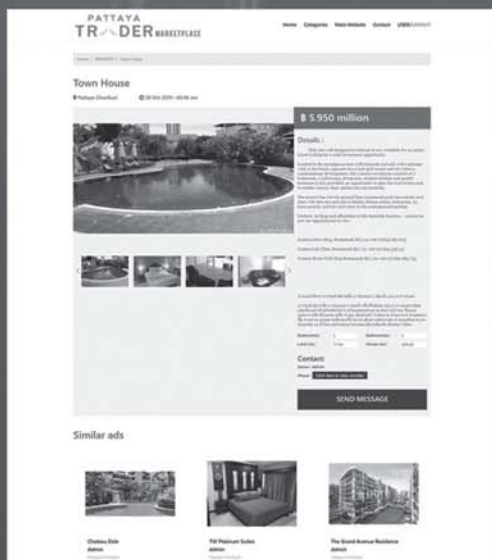
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If I gave you a lead, what would you do with it?

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!

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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 private 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. REF:ZX: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 Thapraya 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 bathrooms, 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.



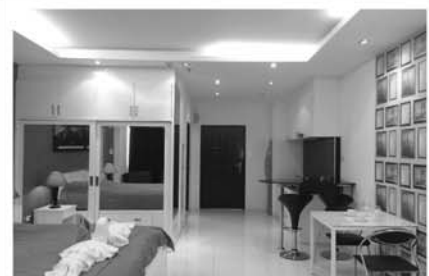
Bua Khao Paradise Guesthouse Pattaya
Rooms Available September/October
REF:069 Standard Room 9,500 per month you pay for electricity used. Deluxe w/Balcony 11,250 per month you pay for electricity used. Super Deluxe w/Balcony 15,000 per month you pay for electricity used. Water and High-Speed WiFi included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

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PROPERTY TRADER

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Sands

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

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