

# DISCOVER PATTAYA

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A Perfect Position in the Heart of the City



# Avenue Boutique

*Condominium*



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## Where Lifestyle Meets Strong Returns

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### Highlights for Investors

- Strong rental demand in Central Pattaya
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Sinking Fund: 600 THB per sqm

Maintenance Fee: 50 THB per sqm per month

Transfer fee: Shared equally between Buyer and Seller

Expected completion: Q2 2029

### 20 years Experience

Avenue Boutique - A Smart Investment Opportunity for both City living style and investment. Construction and Development of Avenue Boutique is well known by Mr. Maimon David Marsiano, a trusted developer with over 20 years of experience and a successful track record in Pattaya, including

- City Garden Condominium
- Avenue Residence Condominium
- Cosy Beach View Condominium
- Centara Avenue Condominium
- Centara Azure Hotel
- The Kosher Hotel
- Grand Avenue Residence

As Chairman of the Marsiano Group, He continues to oversee his developments to maintain top living standards for all residents. With its prime location, high demand for rentals, and strong capital appreciation potential, Avenue Boutique is ideal for both long-term investors and those seeking a vacation home in Pattaya.





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# DISCOVER PATTAYA

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### *This Month in Discover Pattaya*

Happy New Year Everyone,

What an issue we have for you to start 2026! A review of the spectacular Dot Property Southeast Asia Awards held at the stunning Park Hyatt in Bangkok, where the surprise entertainer was singer Jennifer Kim. A guest judge on many TV shows and well known as a coach on The Voice, Thailand.

We bring you elegant restaurants that you must try. With our dining reviews of a 12 Course gastronomic experience at Pattaya's hidden gem The Globe, and the amazing last Sunday of the month brunch from Marriott Pattaya Resort. We also celebrate the incredible achievements of the Thai Windsurfers who dominated the 33rd SEA Games, by winning Three of Four Events.

Then if your New Year's Resolutions include trying something new (and we think they should), why not join Lizzie on the beach at sunset every Friday for Tai Chi? Full details can be found on page 28. Or perhaps you're looking to refresh a room in your home? Then turn to page 54 for the latest tips and trends to give you inspiration..

Finally, don't forget to contact me if you are planning your marketing strategy for 2026. Let's see how we can help make the coming year a successful one. Here's hoping it's a great year for us all!

Gloria x  
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BY LINE



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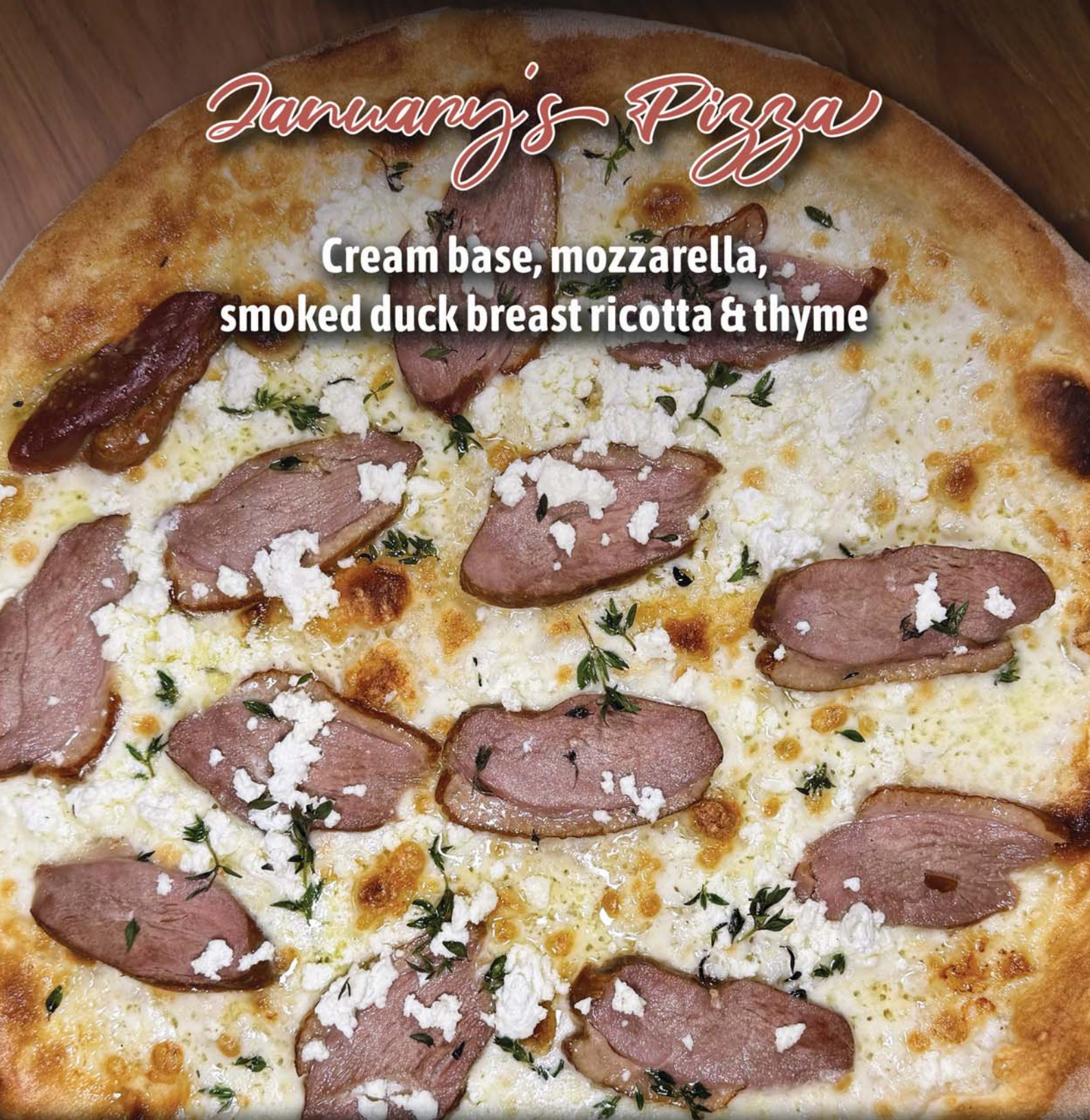


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# Pattaya Marriott Last Sunday Brunch: Very Fine Dining Indeed

by Gloria Jones

Held only once a month, Pattaya Marriott Last Sunday of the Month Brunch is truly something special. It transforms a single afternoon into a memorable event and is one we can wholeheartedly recommend. When the Discover Pattaya team visited last month, we joined fellow diners wandering through the live stations, admiring the impressive range of options. Compared with Seafood & Grill Dinner Buffet, which we previously reviewed and which you can still read on our website: [pattayatradet.com](http://pattayatradet.com), this brunch offered even more choice..

The extensive gourmet spread from Goji Kitchen Grill & Bar was enhanced by exceptional offerings from La Familiare. For me, this was a particular treat. With Chef Marcello Piacentini leading the kitchen, I knew the pizzas and pastas would be outstanding, and I was not disappointed. The Beef Tortellini in creamy saffron sauce, the Cavatelli with roasted tomato and burrata, and the Tagliatelle Lamb Ragu in truffle cream were all exquisite. Each sauce was creamy, rich and full of flavour but for me the Truffle & Mushroom Risotto, prepared in a Parmesan wheel was the star - a must for cheese lovers.

Less expected but a delightful surprise was the impressive Middle Eastern meze selection. Chef Marcello explained that introducing this spread was a personal mission as its a type of food he loves. I am in total agreement and find that these dishes are not always widely available in Pattaya, so I was delighted to sample: the hummus, babaganoush, muhammara, crispy falafel, and warm Turkish bread. So tempting was the selection at La Familiare, I found myself filling up quickly and so delegated Annie to explore other specialties, such as Goji's signature beef noodles and the Kao Soi Gai, another dish Marcello told us during our last visit that he would introduce..

We noticed seafood lovers making a beeline for the beautifully displayed plump prawns, sweet crab claws, and freshly shucked oysters. As with the sushi and sashimi station with its thick cut salmon and delicate wagyu nigiri, staff were permanently on hand to replenish. Also on this visit we were directed to an additional live station outside that offered freshly barbecued seafood cooked to order. With so many of these live stations, diners enjoy a sense of freshness and personalized experience. The open-kitchen atmosphere encourages interaction; diners can ask questions and enjoy watching the chefs at work.







Beyond seafood, there were also carving stations serving perfectly cooked prime rib and slow-roasted pork with crisp crackling. These were complemented by rich sauces, jus, and indulgent sides like truffle mashed potatoes and roasted seasonal vegetables. Curry enthusiasts could enjoy aromatic biryanis and creamy butter chicken, while nearby dim sum and teriyaki selections were also ready to eat. The brunch additionally includes artisanal breads, and an impressive assortment of imported cheeses. The salads also deserve special praise, crisp, colorful, and beautifully prepared, alongside salmon and tuna carpaccios that should not be overlooked.



The dessert section is a playground for the sweet-toothed. An impressive selection of cakes, mousses, tarts, macarons, tiramisu, ice cream, and even a chocolate fountain accompanied by fruits and donuts prove a hit with children and adults alike. I especially loved the roaming ice cream cart, which delighted guests with freshly prepared creamy treats served in coconut shells.



The ambiance strikes a perfect balance between elegant resort dining and relaxed Sunday indulgence. Live musicians greet guests at the entrance before circulating through the restaurant, adding a warm and festive touch. Staff move gracefully and attentively, topping up glasses, and clearing plates. Also both the head chef and sous chef regularly paused to chat with diners, adding to the sense of connection.

There is an optional free-flow beverage package if you choose to elevate your brunch and choose sparkling wine, a variety of regional wines, handcrafted cocktails, or chilled beers. Or non-alcoholic options such as fresh juices, smoothies, premium coffees, and herbal teas if you opt for the soft drink option. For international visitors, this brunch can easily become a highlight of their stay in Pattaya and for locals, it offers a perfect reason to gather with friends or family for a monthly ritual of indulgence, variety, and pure enjoyment.

#### SUNDAY BRUNCH

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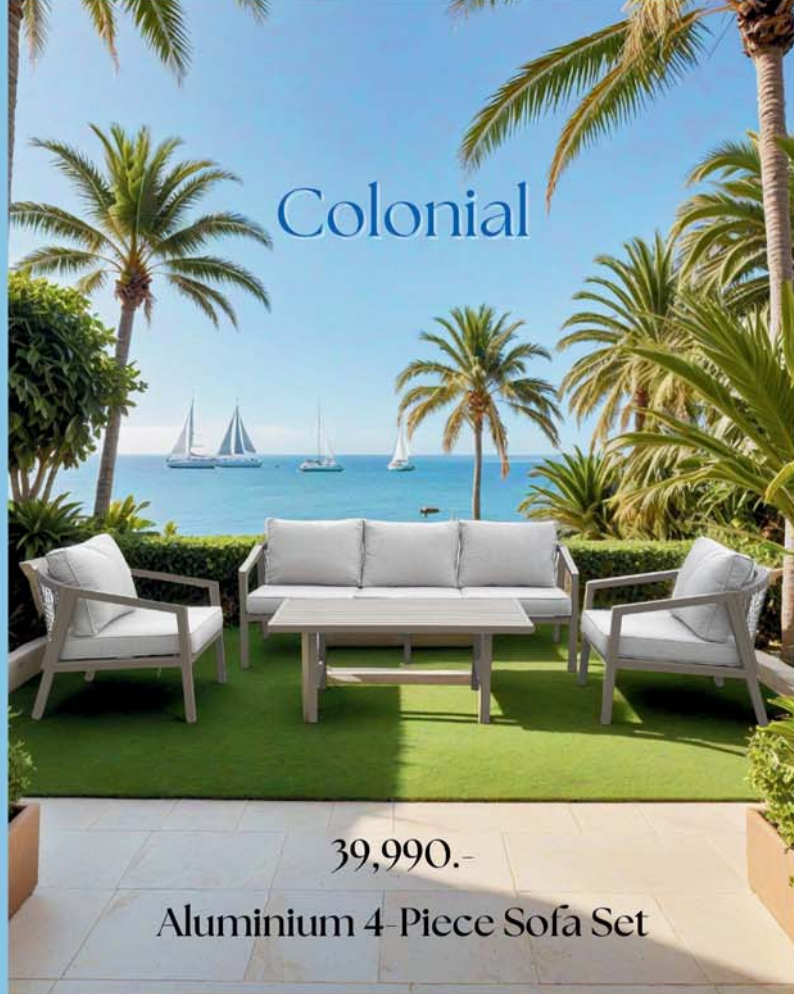


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## Beach, Beats & Bites Vol.1 /26

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# An Unforgettable 12 Course Evening

By Gloria Jones

Quite often I am asked by friends and customers to recommend restaurants in Pattaya. This is quite a tall order as we have a wealth of options to choose in this city. I therefore answer the question with a question enquiring as to the type of restaurant they are looking for? Indian Cuisine? Thai? Italian? A Relaxed, informal setting? Or something more high end for a special occasion? We really are so lucky to have it all here in Pattaya, but if someone asks me where to find the very best culinary experience in town I have to say The Globe's Heritage by Chef Alex. For, unlike some other fine dining restaurants that regularly wheel out their signature dishes, the dining you will enjoy at the Globe will be imaginative, inventive and altogether an absolute treat for your taste buds.

Located on Soi 7 just off Beach Road in central Pattaya, The Globe's Heritage by Chef Alex is an intimate, elegant, hidden gem that is becoming "a must" for any foodie who loves a real gastronomic experience. We were delighted to visit it for a 9 Course Culinary Odyssey earlier this year and if you missed our review you can still find it on our [pattayatrader.com](http://pattayatrader.com) website on the Dining Reviews page. This time we were back for a 12 Course Evening where Executive Chef Alexander Hardinan was joined by Chef Thierry Drapeau.



Prior to launching Signature Bangkok, Chef Thierry ran the greatly respected 2- Michelin star Thierry Drapeau Logis de la Saint-Sulpice-le-Verdon in the Vendée region of France. As with Chef Alex his cooking emphasizes purity, balance, and seasonal ingredients. Together they produced an amazing 12 courses that enlisted ooah and aahs from the happy diners not only because of their delicious tastes but for the absolute artistry and theatre each dish was heralded with.





From the Amuse Bouche a pouch full of salsa, tomato caviar, salsa, basil and fresh sprouts, playfully displayed on a decorative branch. To a Four-hands Bite Finale of Lemon confit, citrus basket and unforgettable Irish coffee jelly every dish was a joy and a culinary journey.

I loved how both the chefs took ownership of their creation by personally bringing them to each table and explaining to the diners how they should be best enjoyed. As Chef Alex's instruction to experience all the flavours by taking them all in one bite or the special ingredients of note proudly introduced such as Chef Thierry's Normandie cream.

We were treated to pan seared scallops with a delightful lemongrass-thyme emulsion, poached lobster with truffle jus. Confit cod accompanied by oyster, spinach jam and Chicken supreme stuffed with foie gras and butternut squash mousseline. However, the stand out dishes for me were the A5 Kagoshima tenderloin, the highest grade of Japanese Wagyu which literally melted in the mouth and was paired with an amazing 7 year old Chateau Neuf du Pape. Also a Candied cucumber confit dessert which sounded like it shouldn't work but with sudachi granita and shiso sorbet - absolutely did!

For special occasions, date nights, or just for the enjoyment of a truly memorable evening, whenever you get the chance to revel in a multi course tasting experience at The Globe Hotel, Bar and Restaurant you absolutely should!



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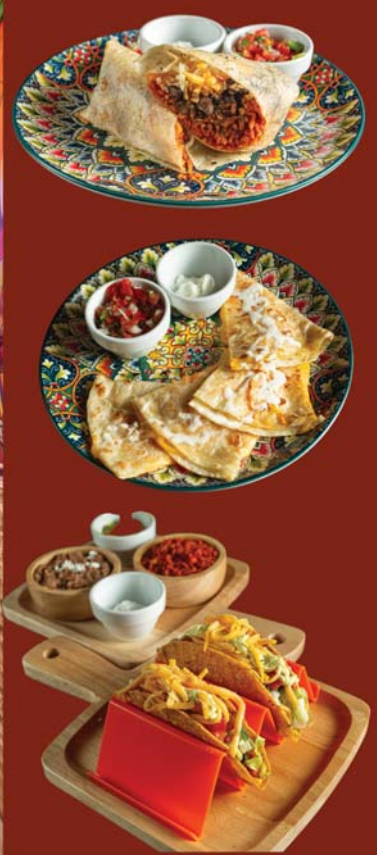
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แกงเขียวหวาน ไก่ หรือ หมู

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ผัดเปรี้ยวหวาน ไก่ หรือ หมู

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\*portions are around 25% smaller than our regular menu



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## Thai Windsurfers Dominate 33rd SEA Games

The Thai National Windsurfing Team dominated the recent 33rd SEA Games during the 14th -18th of December in Jomtien. Winning Three of Four Events with a touch of family and tradition.

In the world of international sports, athletes need family support but often find themselves oceans apart from their loved ones. For Aticha "Ploy" Homraruen of the Thai National Windsurfing team, she found herself at home as Thailand hosted the 33rd SEA Games Windsurfing Championships in Jomtien on Dec. 14-18 with her father, Arun Homraruen, standing right by her side as a member of coaching team and pioneer windsurfer. That family support was critical as Ploy fought off numerous SEA nations to place first in the women's IQ Foil general category.

"I am very happy," said the proud father, who competed in the Sydney and Atlanta Olympics. "Our goal was a gold medal. This is good preparation for the Asian Games in August."

**Nitipat Chaiwutthiwet prays before start of men's IQ Foil general category**



During the three-day tournament, the four Thai team windsurfers dominated the competition, winning three events and placing second in the other. Nitipat Chaiwutthiwet placed first in the men's IQ Foil general category. Pasaphong "Omo" Lianglam placed second in the men's IQ Foil youth category. Representing the Royal Thai Navy, Petty Officer 1st Class Nawin Singhat won the men's Techno general category.



**Family Affair Coach-Father Arun Homraruen & Daughter Aticha Ploy Homraruen.**





**Aticha Ploy Homraruen prepares for the women's IQ Foil general category**

"This was a great time," said Lee, who plans to represent Korea in the 2028 Los Angeles Olympic Games. "Since I'm still an athlete, this was a different experience. Like studies. I was able to watch them and their techniques and offer my advice." Lee coached the IQ Foil categories and sees great promise in the Thai athletes. "Nitipat has great technique and is very strong mentally," he said. "Ploy controls all the group girls and has a strong mentality. Omo has been nervous. Up and down. But he's always ready to fight."

On the final day, Lianglam (Omo) outsailed his Malaysian competitor to move up from third to second place. At 18 years old, he is a bright star in the Thai future. "I started nine years ago," he said. "Today I was dealing with the tide and wind and did my best. I will keep getting better at windsurfing." Overall, it was a great effort from the Thai team. "Naturally, we want to win four gold medals," said Coach Ek Boonsawad with a smile. "But we are satisfied, and this is a good step for upcoming competitions."

With a number of international events on the horizon, the Thai windsurfers will once again know those lonely nights away from home and family. But for Aticha "Ploy" Homraruen, she won't have to worry about family support a few seas away—for Coach Dad will be right by her side as always.

On Sunday, the first day of the event, Singhat took control by using a bit of Navy ingenuity. "Today we checked the wind information from the internet," he said. "And we used that information to prepare our equipment to withstand that kind of wind--and it turned out to be great for us."

Crossing many seas to help coach the Thai team was former international champion Tae Hoon Lee of Korea. Lee met the team while training yearly in Jomtien. For the SEA Games, the team invited their friend—and gave him his first international coaching experience.



**Petty Officer 1st Class Nawin Singhat in the men's Techno general category gives the two thumbs up for a great Thai victory.**



## Thai Team Competitors:

Nitipat Chaiwutthiwet in the men's IQ Foil general category;  
Aticha "Ploy" Homraruen in the women's IQ Foil general category.  
Pasaphong "Omo" Lianglam in the men's IQ Foil youth category.  
Petty Officer 1st Class Nawin Singhat in the men's Techno general category.

**Front Row, L. to R.) Coach Tae Hoon Lee, Nitipat Chaiwutthiwet, Aticha Ploy Homraruen, Petty Officer 1st Class Nawin Singhat, and Pasaphong Omo Lianglam.**  
**(Back Row, L. to R.) Coach**

Thanks to writer Tim Lee  
and Photographer  
Chita Wisespanthurangsi



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# Sports Update

For January by Steve Wade

Hi sports fans we're into 2026 and everyone here at the Discover Pattaya sports update desk wishes you a peaceful and prosperous new year. It looks like another blockbuster year of sport which is dominated by the FIFA World Cup, the likes of which we have never seen before. There are now 48 teams competing over nearly six weeks and the venues for the various matches stretch from Canada right down to Mexico City and several stops in between. It will be some journey to the final but the inclusion of the extra teams from every continent won't make a difference to the outcome and the well established teams from Europe and South America still dominate the lists of the bookmakers most fancied teams. There are bound to be a variety of kick off times and lets hope the 12 hour time difference makes some of them easily accessible to local fans.

Another world title event for 2026 is the ICC T20 Cricket World Cup which actually starts on the 8th of February and is being played in India and Sri Lanka. The current champions India are amongst the teams who will start proceedings on the 8th and they are trying to become the first team ever to successfully defend the title. If they manage to do so I'm quite sure there will be scenes of wild celebrations in this cricket mad nation and they are favourites to do just that ahead of the Aussies. England are third best, presumably because even in five day test matches they don't bat for much more than 20 overs anyway and people feel that this form of cricket will suit them!

The Premier League continues throughout the month and even allowing for the FA Cup break in the middle, the fixture list is pretty heavy. With the January set of fixtures following the relentless December/Christmas/New Year schedule it looks like we'll have a pretty clear idea of the genuine contenders by the end of the month. At time of writing it looks very much like Arsenal and Manchester City will be fighting it out but you couldn't rule out a return to form by Liverpool and Aston Villa are currently on a great run which has taken them into second spot. Check wherever you go to watch your football for fixtures and kick off times.

We've got another round of Champions League matches on the 20th and 28th and one thing is certain, the new league format introduced last year has been a great success judged on the number of goals being scored. The old system of teams playing home and away legs to get through led to plenty of managers setting up to not lose the away leg and get the opponents back on home soil without being behind. Now every team tries to win every game regardless of where they play and this has led to some very entertaining games with the draw not good for anybody. Long may it continue.

The first tennis major of the year, the Australian Open, starts on the 18th with the final being played on the 1st of February. The women's event looks quite competitive but the men's game is still being dominated by Carlos Alcaraz and Jannik Sinner, who are being put forward as the likely winner to the virtual exclusion of all other players. It's strange to think that the mens game has gone from one period of complete domination to another but at least up until recently it was three players who ruled, with the odd incursion by Andy Murray! No one seems to be able to get close to these two at the moment but it has already led to some astonishing matches between the two and hopefully we'll see more of that over the coming season.

That's about it for January with just a reminder for you Rugby fans that the Six Nations starts on the 5th of next month with France taking on Ireland to open the tournament and England hosting Wales two days later. Good luck everybody.





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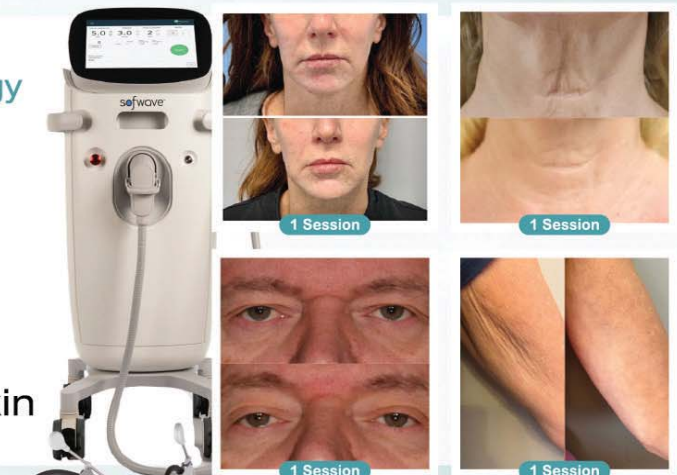
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# ASIAN OPTICAL

## When did you last have your eyes tested?

Like regular trips to the dentist having your eye tested is something we often forget to do and yet we should get them checked at least once a year.

There are many opticians in Pattaya and quite often on our Facebook sites Pattaya Trader - Discover Pattaya and Pattaya Trader Expat Ladies Group we are asked to give recommendations. Asian Optical on Pratumnak Soi 4 is the only one we recommend. This is because unlike some other opticians that are little more than shops selling glasses in Pattaya Asian Optical can give you a proper eye test and they also have a fantastic selection of frames, lenses and contact lenses.



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## Would you prefer to buy your skincare from a beauty consultant or a Doctor?

There are many expensive skincare products available with plenty of glossy advertising to show us why their particular brand is the best. However, I think if you want a truly individual opinion it makes sense to go to a certified dermatologist. So why not make one of your New Year's Resolutions looking after your skin in 2026? Pamper yourself or give the gift of better skin to family or friends.

I have, for a long time, been a fan of the radio frequency and other cutting edge facials available from Dr Nicha's clinic but when I saw her recently she advised me to supplement these by trying Intense RejuvorA Cream, a high-performance anti-ageing moisturiser/serum-cream from Skin MTX. This is a brand she is happy to stock, because it has a lot of science behind the claims. It uses Nobel Prize awarded research to combat wrinkles, uneven skin tone and skin renewal.

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Retinol is well known for promoting cell renewal, boosting collagen synthesis and improving skin tone and texture. I was also keen to find out more about RejuvorA by SKIN MTX, because living here in Thailand some creams containing Retinol can become unstable (degrading because of intense light or heat) which can then cause redness and irritation. However, SkinMTX's version uses a "triple encapsulation / triple protection system" to stabilise the retinol and minimise oxidative degradation, thus making it safer and more effective. Certainly when I used it I experienced no ill effects or skin reaction.

The cream also includes antioxidant vitamins C & E: to fight free radicals, improve skin tone and protect against photo-ageing. A Botanical calming complex with green tea, chamomile, Japanese knotweed and Shea Butter to help soothe sensitivity and strengthen the skin barrier. I found the consistency of the cream was good and thick it absorbed easily into my skin and left it moisturised and feeling good.

Even so I stuck to the recommendation from Dr Nicha only applying the cream at night after cleansing and toning. Also because it contains a potent retinol complex strict sun protection is important so during the day I made sure to apply factor 50 sunscreen in the morning as any retinol use increases sun-sensitivity.

N.b. If you are new to retinol, you may also wish to start on alternate nights or use a small amount to assess tolerance (even though the brand emphasises it is lower-irritation). Dr Nicha also advises against pregnant women using these products, but if you would like to try SKIN MTX's Intense RejuvorA Cream or Youth Activator you can:



#### The Nobel Prize Winning Science -Telomeres

In 2009, three scientists: Elizabeth Blackburn, Carol Greider, and Jack Szostak—won the Nobel Prize for discovering how our chromosomes stay protected. They found that telomeres, the "caps" at the ends of DNA, keep our genetic material safe, and that an enzyme called telomerase helps rebuild these caps. When telomeres wear down, cells can't divide anymore, which is one of the reasons we age. So that's the science part, and I was happy to test out SkinMTX as a brand that understands how clinical trials can help skin renewal.



Although I had heard about Retinol being a buzz word for skin care right now, I was less aware of telomerase but I'm sure other brands will also be referencing its importance soon as it will become ever more important for those of us interested in the world of anti aging.



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## Looking for a New Year's Resolution? Why Not Try Tai Chi?

Tai chi is becoming more and more popular not only as a traditional Chinese internal martial art but also as a gentle form of regular exercise. I was particularly struck by how calm and peaceful it looked when I was in Vietnam and saw a sweet, older couple practicing tai chi by Hoàn Kiếm Lake in Hanoi at sunrise. With their graceful, flowing movements perfectly timed together, it seemed to me that this was their routine and habitual early-morning exercise.

So I was delighted to discover that Lizzie, a long-time exponent, has just started inviting people to practice an hour of tai chi with her on Jomtien beach at sunset. From 5:15 p.m. on a Friday, anyone is invited to join her on the stretch of beach in front of Café Le Mar, free of charge. I went to watch and take photos in what seemed to be an idyllic setting. The YouTube videos I have followed with various instructors all mention the importance of grounding oneself to the earth when performing the exercises. What better way to do that than to be barefoot on the sand, enjoying a gentle sea breeze and watching the sun go down as you exercise?

Tai chi originated in China centuries ago in Henan Province. Blending martial technique, meditative awareness, and principles from Daoist philosophy, it quickly found popularity throughout Asia and today is practiced worldwide both as a form of self-defense and as a gentle exercise to promote physical and mental well-being. There are several major styles, each with unique characteristics.

Yang style is the most widely practiced and is defined by an even tempo and expansive, gentle movements, making it particularly accessible to beginners and older adults. However, all forms of tai chi share the same underlying philosophy of relaxation, rooted posture, and mindful intention.





As I mentioned, YouTube offers many videos you can try at home to see whether tai chi is something for you. Because the practice is low-impact and adaptable, people of nearly any fitness level can try it to enjoy a wide range of benefits. Physically, tai chi exercises can improve your balance, coordination, and leg strength by controlled shifting of weight and continuous motion. Its slow, mindful sequences enhance joint mobility and can be especially helpful if you are managing arthritis or recovering from injury. Built on the concept of yin and yang, movements alternate between soft and strong, rising and sinking, expanding and contracting. Practitioners aim to maintain a relaxed body, an attentive mind, and a steady flow of qi, the vital life energy.



While at-home videos are a great starting point, they cannot watch and correct you. Having someone who knows how it “should be done” right in front of you is invaluable, as they can gently adjust posture and form as needed. While watching Lizzie on the beach, I noticed that she constantly monitored the ladies in front of her, checking their stance and alignment to help them get the most from the practice. I also noticed that for the first part of their hour, Lizzie led them through some Qigong movements. Pronounced “chee-gong,” this is another traditional Chinese practice closely related to tai chi but based on simpler, slower, and gentle movements, with a strong focus on breathing. Practicing qigong can act as a form of moving meditation, and it seemed to me to be a natural progression to move from this into tai chi. The emphasis on breath, posture, and body awareness must help reduce stress and anxiety.,

At its core, tai chi is a holistic discipline that unites the body, mind, and spirit through coordinated breaths and deliberate motions. Unlike many martial arts that emphasize speed or brute strength, tai chi cultivates “soft power”: the ability to neutralize force through sensitivity and balanced structure. I believe many studies have also shown that tai chi also supports cardiovascular health, flexibility, and core stability, while reducing the risk of falls among older adults. So whether pursued for fitness, meditation, or just to slow down and breathe with intention, it seems to me to be the type of exercise easy to learn and continue with. Why not give it a try for yourself? Let it be the first of your New Year’s Resolutions!





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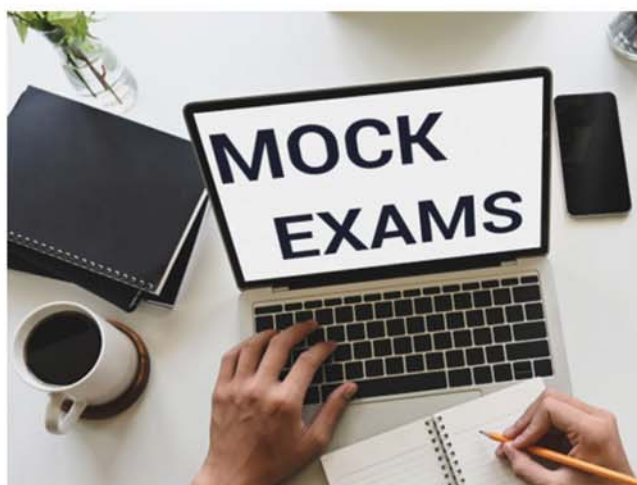
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# New Year, New Focus: Helping Your Teen Make the Most of Mock Exam Results

By James Kemp Deputy Head of Mooltripakdee International School

For many Secondary students at international schools, January arrives with a rude awakening. After the indulgence and calm of the Christmas break, pupils return to school straight into mock examinations for IGCSEs and A Levels. Parents often expect results that broadly reflect their child's ability or predicted grades. Yet, year after year, many families are surprised, sometimes pleasantly, but often with concern. Mocks are not just a rehearsal; they are a diagnostic. They reveal gaps in knowledge, weaknesses in exam technique and, perhaps most importantly, habits that are either helping or hindering progress. What matters most now is not the mock result itself, but what students do afterwards.



## The illusion of time

One of the biggest challenges for international school students is a false sense of security around time. Exams feel distant. After all, the academic year doesn't end until June. However, for IGCSE and A Level students, final examinations can begin as early as April or May, and teaching content is often completed well before the end of the second term. In practical terms, this means students frequently have far less preparation time than they believe. Leaving "serious revision" until Term 3 is one of the most common, and costly, mistakes. The new year marks not an early start, but a critical turning point for exam preparation.

## Turning mock results into momentum

Mock exams provide clarity. Parents should encourage their child to review results subject by subject and ask three simple questions:

1. What content do I not know securely?
2. Where did exam technique let me down?
3. Was this a knowledge issue, a timing issue or poor revision habits?

This reflection should guide revision priorities. Not all subjects, or topics, require equal attention. Smart revision is targeted revision.

## Building a realistic revision timetable

A well-structured revision timetable is one of the most powerful tools a student can have — yet it is often poorly designed. Effective timetables are:

- Short and specific: Daily sessions of 25–40 minutes are far more effective than long, unfocused blocks.
- Frequent: Little and often beats weekend cramming every time.
- Balanced: All subjects appear weekly, with weaker areas given extra weighting.
- Flexible: Timetables should adapt after tests, feedback or fatigue.

Many students benefit from the **Pomodoro technique**, working for 25 minutes, followed by a 5-minute break. After four cycles, a longer break is taken. This approach improves focus and reduces burnout, particularly for teenagers juggling heavy academic loads. You might also want to introduce the idea of **deep work**. This refers to periods of focused, uninterrupted concentration where real learning happens, not multitasking, not half-listening with a phone nearby, but sustained mental effort on a single task.

While techniques such as the Pomodoro method help students start working, deep work is what allows them to truly understand, retain and apply knowledge. Even 30–45 minutes of genuine deep work can be more effective than several hours of distracted revision. Encourage students to remove notifications, put phones in another room and set a clear goal for each session, such as completing a set of exam questions or recalling a topic from memory and produce a mind-map. Learning to work deeply is a skill in itself, and one that pays dividends well beyond the exam hall. Parents can support by helping students plan when revision happens (not just what they revise) and ensuring it fits around school, activities and rest.

## How to revise effectively (and what to avoid)

Time spent revising is meaningless without the right methods. Encourage your child to prioritise:

- **Retrieval practice:** Testing themselves without notes using flashcards, practice questions or blurting.
- **Spaced revision:** Repeatedly revisiting topics over time rather than "doing and forgetting", see the Leitner System.
- **Exam-style questions:** Especially for IGCSEs and A Levels, where mark schemes reward precision.
- **Active methods:** Explaining answers aloud, teaching someone else or summarising from memory.

What to discourage? Passive strategies such as re-reading notes, copying textbooks or highlighting endlessly. These feel productive but rarely lead to long-term learning. It is also worth having an honest conversation about AI tools. Used wisely, they can help with explanations or quiz questions. Used poorly, they create an illusion of understanding and leave students dangerously unprepared.

## Habits beyond the desk

Academic success is built on routines outside revision too. Sleep, nutrition, exercise and device use all play a role. A tired brain cannot retrieve information under pressure. A phone beside the desk is not a neutral presence, it is a constant cognitive drain. Small changes, consistently applied, make a significant difference.

## A moment for recalibration

Mocks are not a verdict; they are a mirror. The new year offers a rare opportunity to reset habits before it is too late. Parents do not need to become subject experts, but they do play a crucial role in helping teenagers plan realistically, revise strategically and avoid the trap of complacency. Build a revision timetable together, and agree on two habits that will change from January onwards. Mocks are a snapshot, not a sentence, but the habits formed between now and the final exams will shape the outcome far more than natural ability ever could. With clear routines, focused effort and support at home, the months ahead can become a period of confidence-building rather than last-minute panic.





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# LEGAL ADVICE IN PURCHASING A PROPERTY IN THAILAND

by Anthony Justice

Buying property in Thailand can be an exciting investment, but it also involves important legal points to consider to protect your interests. Whether you're a foreigner or a local buyer, conducting due diligence helps ensure a safe, transparent, and legally sound transaction. Property due diligence is a thorough process to confirm all legal, financial, and factual aspects of a property before purchase. It is advisable to begin the thorough, detailed due diligence before signing a binding contract. Here are the key points to consider in purchasing a property:

## 1. Title Deed

The first thing to do is check the title deed. Make sure there are no registered liens or obligations on it. If there is a registered lien, like a mortgage with a bank, you can still purchase the house. You just need to make sure that the mortgage is removed at the same time the house is transferred to you.

## 2. Right-of-Way

This is very important—you must be able to legally access the property. In some cases, you may find that a part of your land is being used by others. One common example is when your land inevitably becomes the only pathway or walkway of entrance and exit for your neighbors. You must ensure there's legal access to get to the house. Normally, this would be through a public road or a private road with a servitude (legal right of access) registered against it.

## 3. Construction Permit

Check if the house is legally built with a properly registered construction permit. Commencing any construction work without the proper permit is illegal. It must be built in accordance with the construction permit.

## 4. Housing Project vs. Stand-Alone Group

Determine whether the property is a part of a registered housing project or just a group of stand-alone houses. **A housing project** has rules and regulations listed at the Land Office and a juristic person to manage it. If bills aren't paid, sanctions can be imposed.

A **stand-alone group** is simply a group of people who agree to pay shared costs. If one person doesn't pay, the system can break down because there's no legal enforcement. Therefore, it's usually best to buy a property within a registered housing project.

## 5. Local Area Tax

There's a building tax that City Hall can claim retroactively for up to 10 years. This tax is against the building, not the owner. So even if you bought the house only 6 months ago, you could still be liable for unpaid tax from 10 years ago. It would be best to visit the City Hall to confirm that this tax has been paid.

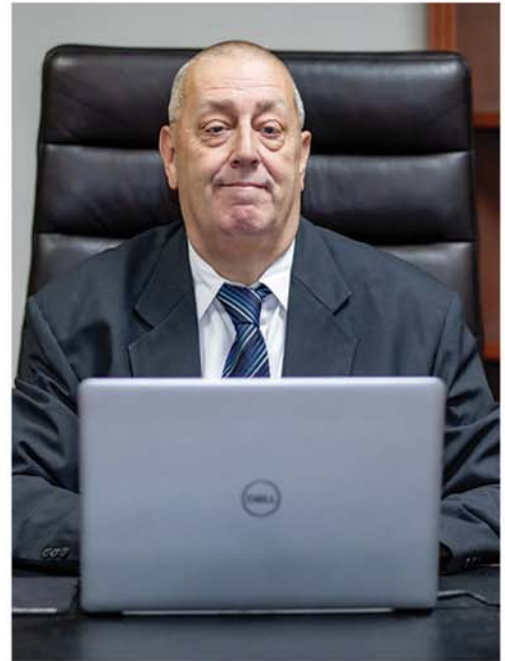
## 6. Court Cases

Check with the local courts to ensure there are no pending legal cases or disputes involving the property.

## 7. Sales Contract

Check the contract terms for fairness and make sure that there are no hidden costs or obligations. Allow a Thai lawyer to thoroughly review the contract details. A lawyer will help to ensure that the sales contract is legally binding, transparent, and do not contain unfavorable terms that could put you at a disadvantage.

If you follow these steps and everything checks out, then you've likely found a good property to purchase. Failure to conduct the necessary safeguard usually results in terrible consequences, such as serious financial and legal distress on the part of the buyer. This is why buyers must remember that almost always, after completing the transfer, the seller will not hold responsibility for problems the buyer did not discover. Doing your due diligence before buying property in Thailand isn't just a smart move—it's essential. From verifying land titles to checking for hidden liabilities, these steps can save you from costly mistakes and legal trouble later on. Our legal team at Magna Carta Law Firm specializes in Thai property due diligence. We can help to check and confirm that the property is clean, the title is valid, and your rights are protected.



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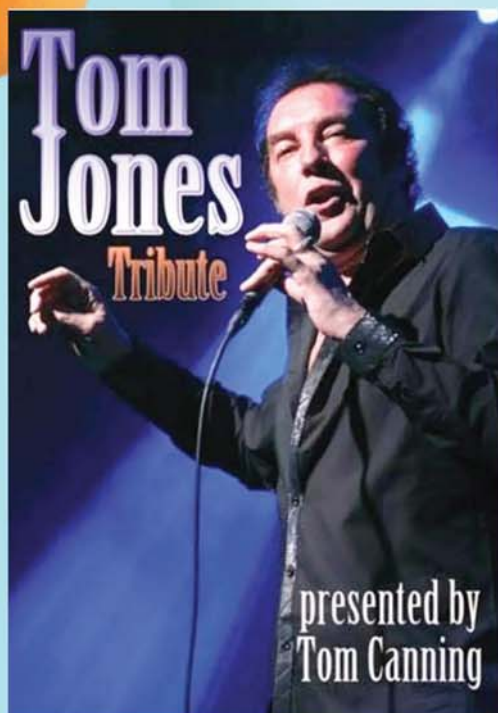
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Tom's tribute act is built on more than just vocal resemblance. He studies the mannerisms, energy, and connection Tom Jones has with his audience, delivering a performance that feels polished, confident, and true to the original. His performances celebrate the golden era of Tom Jones' classic hits from the soulful ballads to high-energy anthems. Audiences often praise Tom for his attention to detail, powerful delivery, and genuine passion for the music.

He doesn't simply imitate songs; he recreates the atmosphere of a classic Tom Jones concert. Whether performing for long-time fans or introducing new listeners to these timeless songs, Tom Canning consistently delivers a tribute that is entertaining, full of heart and respectful of a beloved Welsh music legend.

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Also, the Stars in Their Eyes winner in 1990 with his Neil Diamond act



**Friday 27th February 2026**  
**5.30 for 6.00 pm**  
**Siam Bayshore Parkview Ballroom**



The evening is President Jeff Mitchell (MBE) 65th Birthday Charity Event  
Music & Dancing Sumptuous Buffet. Red & White Wine, Beer  
& Soft Drinks will be served throughout the evening.



**Ticket 2,000 THB pp**  
**Booking is only confirmed with payment**  
**Tickets will not be available at the door.**

**For Bookings, please contact**  
**Rodney James Charman**  
**Email: [rodney1692@gmail.com](mailto:rodney1692@gmail.com)**  
**Dress Code: Smart**





# What's on The Small Screen



## Tom Hiddleston, Olivia Colman , Alistair Petrie

Eight years after the events of the first series, Jonathan Pine is living quietly in London as a low-level MI6 officer named Alex Goodwin. His peace is shattered when a chance sighting of an old associate of Richard Roper draws him back into the dangerous world of espionage.



## A knight of the Seven Kingdoms Season 1

Peter Claffey, Dexter Sol Ansell, Finn Bennett

A century before Game of Thrones, a towering but naïve hedge knight named Ser Duncan the Tall travels Westeros seeking honor and coin.



## Wonder Man Season 1

Yahya Abdul-Mateen II • Simon Williams ; Ben Kingsley

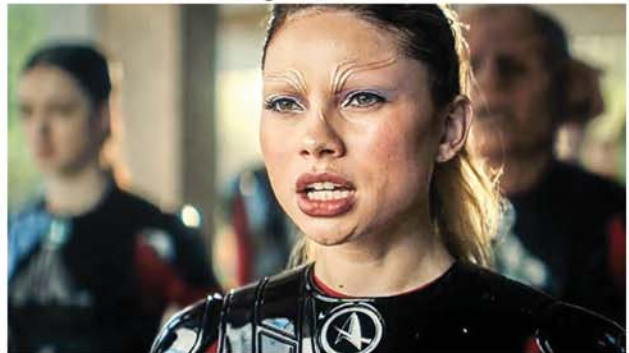
An Aspiring Hollywood actor secretly possessing superpowers, struggles to make it big in the industry while auditioning for the title role in a superhero film remake.



## The Game Season 1

Robson Green, Patrick Harbottle, Jason Watkins

A Retired detective is haunted by the unsolved case of the serial killer known as the Ripton Stalker and becomes convinced that new neighbour, is the killer.



## Star Trek: Starfleet Academy: Season 1

Holly Hunter, Bella Shepard, Robert Picardo

The first new class of Starfleet cadets in over a century begins their training aboard the USS Athena in the 32nd century.



# What's on The Big Screen



## Shell

**Elisabeth Moss, Kate Hudson, Elizabeth Berkley**

A desperate, aging actress signs up for a revolutionary, youth-restoring procedure at the cutting-edge beauty company SHELL, only to discover the glamorous CEO is hiding a monstrous truth about the terrifying physical side effects and the disappearances of other clients.



## 28 Years Later: The Bone Temple

**Ralph Fiennes , Jack O'Connell , Emma Laird**

Teenage survivor Spike is inducted into a bizarre, ruthless cult led by Sir Jimmy Crystal.



## Rental Family

**Brendan Fraser, Phillip Vandropleog, Paolo Andrea Di Pietro**

A struggling American actor in Tokyo takes an unusual job working for a Japanese "rental family" agency.



## Mercy

**Chris Pratt, Rebecca Ferguson, Kali Reis**

In the near future, a detective accused of his wife's murder has only 90 minutes to prove his innocence.



## Ella McCay

**Emma Mackey, Jamie Lee Curtis, Woody Harrelson**

Idealistic lieutenant governor Ella McCay must juggle her new state office with a dysfunctional family life.



# Exxentric kBox V5

The Exxentric kBox V5 Flywheel Trainer offers a high-tech, space-saving solution for quickly tackling post-holiday weight gain and sticking to New Year's resolutions. Unlike traditional weights, the kBox uses the inertia of a flywheel to provide variable and unlimited resistance that automatically adjusts to the user's strength. This innovative system specializes in eccentric overload—a powerful method scientifically proven to accelerate muscle growth, which in turn significantly boosts your resting metabolism.

# NEW NEW

This technology allows users to achieve intense, full-body strength workouts in minimal time with less joint stress than conventional machines, making it a highly effective and convenient choice for building a leaner physique from the comfort of their home. The kBox V5 thus provides a professional-grade training stimulus that is perfectly suited for maximizing results and ensuring consistency with your fitness goals in the new year.





# Meta Quest VR Boxing



- The Meta Quest Headset transforms boxing-based fitness from a chore into a highly addictive video game, making it an unprecedented tool for post-holiday cardio. Instead of a dreary gym run, apps like Thrill of the Fight or Les Mills BodyCombat immerse you in a virtual world where you dodge, squat, and throw hundreds of punches at digital opponents or targets, often synchronized to high-energy music. This level of engagement is key to maintaining your New Year's resolution because you are actively distracted from the feeling of effort, allowing you to sustain a high-intensity workout that can burn between 6 to 10 calories per minute, far exceeding a leisurely run.

# NEW YEAR YOU

## Etekcitec Smart Scale

The Etekcitec Smart Scale is the essential, budget-friendly gadget for anyone serious about converting their New Year's resolution into measurable results following the holiday season. Going far beyond a standard scale, the Etekcitec model uses Bioelectrical Impedance Analysis (BIA) to provide a full analysis of your body composition, tracking crucial metrics like body fat percentage, muscle mass, bone mass, and BMI. This allows users to understand that weight fluctuations might be positive (like gaining muscle) rather than discouraging.





# The New PATTAYA PEOPLE RADIO – 88.25FM

## (same same but different) - with Barry Upton



When I first moved to Pattaya in October 2009, I had an encounter at the local radio station 96FM Pattaya People Radio, where I was interviewed about my successful music career. A suggestion was made to me that I should join the media group as a presenter. As I'd previously done some radio presenting on stations in the UK together with a whole career in entertainment, the idea appealed to me and soon I had my own daily lunchtime show called 'Behind The Music'.

After a while I was upgraded to presenting the flagship 'Breakfast Show' and not long after that to station production manager which meant supervising the playlist output. I was having so much fun and had a great reason to get up early in the mornings which was a joy. Regular guests would participate and there really was 'never a dull moment'. At one point, while the main studio was being refurbished, we took the morning show out onto the street and had people passing by or stopping to get a coffee and joining me and my crew 'on air'.

Guests were filmed and edited for a daily Pattaya People TV version of the morning's antics. Some of the things we got up to you couldn't make up (such as Friday's regular 'Ringo Bingo') and it was the crazy spontaneity that made the output all across Pattaya so addictive. Eventually, we all returned back to the main studio on the 4th floor but the lunacy continued with regular traffic and weather queen Rose, making up new lyrics to established songs about the road jams in Pattaya and us performing live 'on air' with no rehearsal.

The fun never stopped and we had a professional team to convey that out to an unsuspecting public listening in on the FM airwaves.

Around 2016, a change of management was made at the PP Media Group and I took a break for a while but when asked to rejoin a year later, I accepted but realized the media landscape had changed somewhat with the growth of online listeners. So, I reshaped the organization of 96FM to adapt to current trends but retained the popular playlist I'd crafted over the years.

After riding the Covid wave, 96FM PATTAYA PEOPLE RADIO has continually been a high standard entertainment form but from now it will continue as 88.25FM PATTAYA PEOPLE RADIO. This is because new Thai licensing arrangements are being brought in from January 1st 2026. Frequencies have had to be bid for, and CEO Niels Colov was triumphant in successfully obtaining the only two available for English speaking stations in Pattaya.

So the original 96FM station will now become 88.25FM and the new 90.75FM will be allotted to Rotary Radio under the umbrella of Pattaya People Media Group. There has been a serious amount of creative production over the last few weeks at my studio changing and re-editing all the wonderful jingles with new station IDs retaining the sense of fun that has already been established over the years.

So, same same but different – the same mix of fun/upbeat/singalong/pop/rock/oldies, but now at a different frequency on 88.25FM - PATTAYA PEOPLE RADIO.

Online remains – [www.pattayapeople.com](http://www.pattayapeople.com) Enjoy !





90.75 FM  
**Rotary**  
Radio



**90.75FM**

**On-Line: [RotaryPattaya.com/RotaryRadio](http://RotaryPattaya.com/RotaryRadio)**

Starting January 1st 2026, there has been a change in licensing around Thailand for FM radio frequencies. The CEO of Pattaya People Media Group, Niels Colov, was lucky enough to gain exclusive rights to the only two available frequencies on offer. 88.25FM, has been assigned to Pattaya People Radio (formerly 96FM) and the second, 90.75FM has now been given to the Rotary Club of Pattaya with a whole new outlook to FM broadcasting. The station will be supervised by radio production manager Barry Upton who has come up with an original concept which will not only entertain, but inform about Rotary clubs from all over the Pattaya region and, hopefully, beyond. The thought is that by having a one stop centre where people can learn about Rotary and its many fund raising events, the city and individual Rotary clubs can benefit from 24 hour, 7 days a week radio exposure.

The media can only draw in extra participants who may want to help with donations, attend events or, indeed, join the Rotary organization as new members. So, what will the FM and online radio station sound like? Barry's concept for the music is a contrast to Pattaya People Radio, which is mainly fun, commercial, singalong, upbeat, pop/rock/oldies.

Rotary Radio will feature a much more 'easy listening'/'soft rock' vibe with artists such as Steely Dan, America, Fleetwood Mac, Chicago, James Taylor, Joni Mitchell, The Carpenters, Bread, Carole King, Cat Stevens, Enya, Jazz. Plus Soul and Country classics with additional love song ballads from the Beatles and The Beach Boys. The station logo ident is – Rotary Radio ... Cool Music For Cool People and in between the wonderful relaxing music there will be voice idents from Rotary members, useful information about Rotary in general plus details of upcoming events.

However, the station will not just be about Rotary, it will also be inclusive of the wider community and a very useful local radio station for everyone. The Rotary Club of Pattaya is also extending a hand of friendship to all other Rotary clubs in the area and it's very much hoped that they will respond by contributing to the radio output with events, personal voice idents about themselves and any relevant issues which can educate a wider public to the benefits of Rotary and the good deeds the organization provides.

This is indeed a project for our local community and beyond. So if anyone would like to make suggestions about the playlist, send voice tracks or contribute in any way that can benefit all in the community, then please Email – [info@pattayapeople.com](mailto:info@pattayapeople.com) 90.75FM Rotary Radio will start sometime in January 2026. The actual date for going live on FM will be subject to technical checks including meeting transmitter standards as specified by the Thai government.

We expect to be on-line from January 1st 2026 available at: [www.RotaryPattaya.com/RotaryRadio](http://www.RotaryPattaya.com/RotaryRadio) and the official launch will be held on January 5th at Bricks & Barrels, Beach Road, Pattaya.



90.75 FM  
**Rotary**  
Radio





# ACCOUNTING FOR SUSTAINABILITY

## CHAPTER 3 BUSINESS GROWTH

by Siriyothin Accounting & Law Firm

In the previous chapter, we introduced the accounting and financial controls applied throughout each period of the business cycle. In this chapter, we shift our focus to top-line revenue analysis based on the principles of business growth quality. High-quality business growth must generate sustainable profits and healthy cash flow. In contrast, low-quality growth consumes cash, weakens financial stability, and ultimately reduces business value. From this perspective, we will define the key elements of business growth as follows:

### 1. Business Growth Anatomy

Organic vs. Inorganic

### 2. Business Growth Evaluation

Income vs. Collection, Profit Margin, and ESG (Environmental, Social, and Good Governance)

### 3. Goodwill and Impairment

Understanding goodwill as a representation of future, unproven economic benefits and recognizing the risks that accountants must closely monitor

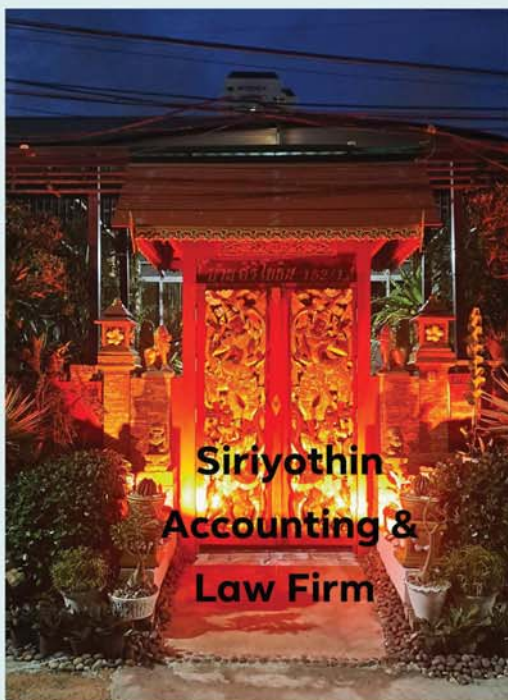
### 4. Capital Expenditure (CAPEX) Classification

Growth CAPEX vs. Maintenance CAPEX

## Business Growth Anatomy

### Organic Business Growth (Internal Growth)

Organic growth is gradual, controllable, and sustainable. It includes increases in sales, development of new products, and expansion through internal capabilities. This type of growth is typically suitable for smaller businesses with limited funding.



### Inorganic Business Growth (External Growth)

Inorganic growth is rapid but carries higher risks, driven by increased operating costs and integration challenges. It includes mergers and acquisitions, commonly used by large and mature companies seeking to quickly increase market share.

In the next chapter, we will explore the remaining elements of business growth in greater detail.

## Siriyothin Accounting & Law Firm

152/1 Moo 12 Soi Jomtien 1

Jomtien Beach Road Pattaya

Tel. 080-4432899

Email: sampattaya2020@gmail.com



## MEDIUM

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OPEN 24 HOURS

GOOD FOOD FOR  
GOOD HEALTH



PATTAYA-KLANG 0 3836 0171  
PATTAYA- TERMINAL 21 0 3325 2000

## IMPORTANT TELEPHONE NUMBERS

The Pattaya City Center 1337 then 9 for English



Emergency Hotline: 191  
Pattaya Police Station: Soi 9  
038 420 - 802  
Tourist Police 1155



Fire & Rescue 199  
Pattaya Fire Station  
038 425 943



General Emergency 191 or 911  
Bangkok Pattaya 038 259 999  
Pattaya international 038 428 374  
Pattaya Memorial 038 488 777



Electricity Pattaya  
038 426 463  
Water 1416 Press 9  
For English  
Garbage Collection  
038 428 100



Airport Flight Information  
Suvarnabhumi (02) 132 1888  
U-Tapao Airport 038 245 593



Traffic accidents  
medical assistance 1669  
Highway Police 1193



# SOLUTIONS

## MEDIUM

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# You're Not in Kansas Now!

By Carla Marie Rupp and Jason Rupp

“You’re Not in Kansas Now!” is a line from the original “Wizard of Oz” film so with the current pre Oscar buzz about the cast of “Wicked for Good” it seems great timing for our intrepid explorers Carla and Jason Rupp to find themselves in Kansas. This is the land that inspired Dorothy’s unforgettable story and the whimsical trail that ties it to “The Wizard of Oz”……Ed.



As the United States celebrates its 250th birthday in 2026, the state of Kansas honors native peoples, pioneers, freedom seekers, settlers, and immigrants who have shaped this thriving Sunflower State. Hospitality and courteousness are cultural hallmarks and Kansas is also known for its sunsets, star-studded skies, agricultural heritage, and wide-open landscapes. The state became the 34th U.S. state in 1861, with Topeka as its capital and Wichita as its largest city. Yet its smaller towns, each with their own Main Street charm and attractions are worth exploring..

One such enchanting Kansas destination is Liberal, a town with global recognition thanks to its celebration of all things Oz. Here, visitors can literally “follow the Yellow Brick Road.” The Dorothy’s House and Land of Oz experience brings Dorothy’s world to life with replicas

re-creations, and scenes that make visitors feel like they’ve stepped into the movie. Outside, a giant red slipper slide adds a playful, quirky touch. Tour guides lead guests through a replica of the kind of home Dorothy might have lived in, and a colorful Land of Oz that mirrors moments and characters from the film: the Scarecrow, Tin Man, Wicked Witch and Wizard.

Beyond the Dorothy-themed attractions, Liberal is also known for its International Pancake Day Race, International Pancake Hall of Fame and local Pancake House restaurant, which serves up a large assortment of home-style pancakes. Liberal is also personally meaningful for Carla, whose mother Marie once worked in the town as head of social welfare. Nearby Ulysses, is where Carla’s father worked as an agricultural agent. It is a place with its own small-town charm. The unique architecture of the Mary, Queen of Peace Catholic Church, Main Artery shop, and a Mexican-style Ice Cream shop called Paletederia all offer warm community experiences that showcase the friendliness Kansas is known for.





While many people imagine Kansas as endlessly flat, the Rupps found unexpected places such as the Sand Dunes park at Syracuse where you ride dune buggies. Also the Little Jerusalem Badlands State Park with its tall white chalk formations and the Dalton Gang Hideout in Meade where visitors can crawl through underground escape tunnels used by the notorious outlaw brothers. Kansas is also full of quirky touches too, like the multiple Gus the Gorilla statues found throughout Pittsburg, that represent Pittsburg State University's mascot. There are a lot of the Old West frontier characters depicted around Dodge City in statues and in the Boot Hill Museum. Here you can get a cowboy hat, and even dress up for a vintage photograph and echo the drama and excitement of Dorothy's journey, filled with unexpected turns, mysterious hideouts, and memorable characters. —a different kind of performance, but just as dramatic and larger-than-life as Oz.

Kansas honors Native American heritage too. At the Mid-America All-Indian Museum in Wichita, the Rupps saw dancers in traditional dress, heard prayers, learned history, and shared in community traditions. The city's most famous symbol "The Keeper of the Plains" is a tall, majestic sculpture that glows at night as firepots light the river area and there are quirky lodgings to add another layer of adventure. At HorseThief Reservoir, the Rupps spent a night in an authentic yurt during a thrilling lightning storm, thankfully, the yurt held strong!



Kansas may not actually have ruby slippers, enchanted forests, or flying monkeys, but it does have history, quirkiness, and frontier spirit and fans of The Wizard of Oz still flock here. Travelers from around the world ask Carla and Jason if they know Dorothy and Toto? in Liberal, you can relive the fantasy through immersive exhibits, storytelling, and nostalgia that spark the imagination. With a sense of magic woven through its culture, the state lives up to its cinematic reputation as a place where ordinary roads lead to extraordinary stories. For visitors following their own Yellow Brick Road, Kansas remains a land of wonder and warm hearted adventure.

Come to Kansas, adventure awaits! . The "Sunflower State" welcomes visitors and prices are less than in the more populated USA states. Visit Travel Kansas at [www.travelks.com](http://www.travelks.com) for unique destinations or contact us for more tips. Jason Rupp and Carla Marie Rupp are freelance travel journalists, with the emails of [jasonrupp@gmail.com](mailto:jasonrupp@gmail.com) and [carlarupp@gmail.com](mailto:carlarupp@gmail.com).





# Looking for a Family Home close to the International Schools?

If you're looking for a spacious, well-designed family home close to top international schools, this new development in East Pattaya is a must-see. Created by an experienced British team and a leading Bangkok architect, these homes combine modern luxury with classic design.

Set in a quiet, convenient area, the homes offer 300 to 900 sqm of living space across three floors. The ground floor features open-plan living that flows out to a large private garden, a 2-meter privacy wall, and a swimming pool—perfect for entertaining or unwinding.

Each home includes five double bedrooms with en-suite bathrooms, a flexible sixth room for an office, gym, or guest space, and private terraces with views of the pool and countryside. There's also covered parking for four cars, storage space, and a rooftop terrace with a sky bar and entertainment area.

Modern comforts include smart home systems for lighting, air-con, and security, plus fast internet, a drinking water filter, and PM2.5 air filtration. Energy-saving features like 5kW solar panels and German hot water systems add long-term value.

Security is top-notch, with remote CCTV, smoke alarms, and a gated wall. Some homes even include a panic room.

**Prices from 19.95 MB**

Show home now open,

contact me on line or  
call 094 757 9328  
To arrange a viewing.





# WE HAVE LAND FOR SALE

- Ref 1) 15 Rai on Kho Larn Island Ideal for Casino or Resort 25 Million Thb per Rai
- Ref 2) 17 Rai (2 Chanots) Opposite Jungle Moon, Sattahip 4.5 Million Thb per Rai
- Ref 3) 56 Rai Close to Nong Nooch Gardens 6.5 Million Thb per Rai
- Ref 4) 32 Rai 2 Twa Close to the Cartoon Network 35 Million Thb
- Ref 6) 32 Rai Close to Sukhumvit Road Pattaya 35 Million Thb
- Ref 7) 9 Rai With House Close to Ramayana Water Park 16 Million Thb
- Ref 10) 194 Rai Adjacent to Sunplay Bang Saray 4.5 Million Thb per Rai
- Ref 11) 36 Rai by Mabprachan Lake 5 Million Thb



Contact Us

**094 757 9328**

falcoreross@gmail.com





# Key Interior Design Trends for 2026

You can't reinvent your home every time a new trend comes around, but taking a look at what's poised to influence interior design in the new year can offer some much-needed inspiration. This is especially true if you're updating or renovating a room. So hopefully our article will give you some fresh ideas and a way to update your home in line with what interior designers are promoting for 2026. For example, The Pantone Colour Institute, recognized globally as the leading source of colour expertise by designers, retailers and manufacturers alike, recently announced PANTONE 11-4201 Cloud Dancer as its Colour of 2026. This colour has a softer mineral tone than the stark whites and cool greys previously fashionable.

## Warm Minimalism

Other colours such as clay, terracotta, sage green and dusty blues are also highlighted to work with a trend being described as "Warm Minimalism". A look that carries the same principles of clean lines and subtle décor as its predecessor but with a more personal twist that feels practical for day-to-day life. This trend sees softer forms of furniture favouring curves and gentler edges rather than rigid, boxy shapes. The aim is to create homes that although stylish have more of a comforting, lived-in feel. Combining natural and organic materials such as wood and stone with textures like linen curtains and woven rugs to replace cold minimalism for a warmer take. .



by Gloria Jones



## Natural Wood

Wood is now being seen used to beautiful effect in kitchens, especially when paired with other natural materials like stone and marble, creating a warmer, more inviting feel. Patrick Williams of "Berdoulat" creates bespoke kitchens from oak, Douglas fir and walnut, finishing each piece differently with a process he terms "living finish" so as to look better with use and age. He suggests using unique furniture with pleasing proportions "in a way that feels as though it has come together organically, over time."



You don't need to stop at the kitchen though as darker wood tones are becoming popular throughout the home. Kelly McGrath of Studio McGrath says "Darker-toned woods are making their return after many years of paler varieties. Think reclaimed and well-worn wood, because as minimalism begins to fall out of style, homeowners will spend more time combing for vintage pieces and rare collectibles". Auctions for example can be a rich source for antique textiles, you can also consider hanging. A decorative rug, scarf or vintage fabric can look beautiful in a frame, but without glass so you can fully appreciate the texture. Also large mirrors whilst still useful for adding light and depth to a space could be changed up with a frame that has a more aged feel.



## Outdoor Living Rooms

Outdoor spaces continue to be an area that many choose to develop as a family space. They are becoming rooms in their own right, looking more like an interior space than an exterior one. Seating has become more plush, with the addition of outdoor rugs and smart lighting and outdoor entertainment features, such as TVs make the most of these areas. You might consider this area for an “occasional” sofa. According to Jodie Hazlewood, founder of The House Upstairs, whose bespoke ottomans, chairs and banquettes are currently all over Instagram, it’s the piece of furniture to have in 2026. Unlike the dependable sofa you sink into for movie nights, the occasional sofa is a non-essential delight, and might also be placed in a hallway, kitchen or bedroom.



## Freestanding showers

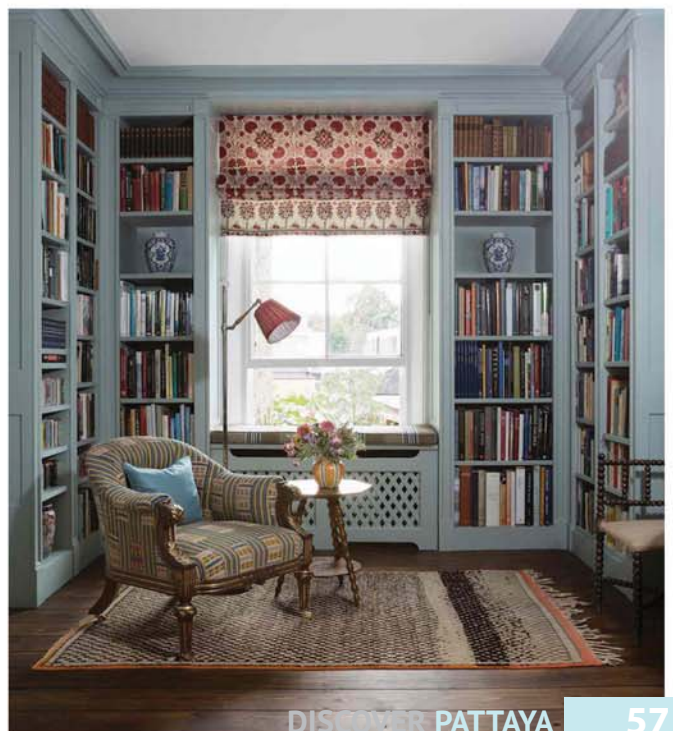
Freestanding showers can create a visual focus in the room, while also allowing for more flexible bathroom layouts. “When incorporating a freestanding shower, we consider scale, finish and its relationship to the surrounding elements,” says Becca Dent, studio lead at Sims Hilditch “They perform especially well in rooms with generous natural light or higher ceilings, and in spaces where you want to keep key features, like timber floors open and visible.”

## Maximalism and Experimentation

This is a harder trend to embrace and for many may sound daunting as it’s hard to use this style and keep it looking curated rather than cluttered. It may not suit everyone, but maximalism is definitely on the rise as people look at their homes as a way to express themselves. An easy way to incorporate it might be through decorative detailing such as fringing on beds, sofas, chairs and cushions.

Elevating upholstery, curtains or soft furnishings with beads or tassels is a simple way to make plain curtains or fabric look luxurious. Or a well stocked bookshelf or dare we say copies of Discover Pattaya Magazine can point to individualism and a personal touch.

In Summary 2026 is all about making homes that are grounded and warm with earthy colours, natural materials, and tactile textures. Comfortable & human with soft furniture, organic shapes, and flexible spaces. Personal & expressive, allowing room to reflect whilst including personal character, taste, and a lived-in welcoming feel.





# Condos for Sale in Pattaya: Is the Bay Still Worth Investing In?



In the ever-evolving landscape of global real estate, few destinations generate as much consistent discussion as Pattaya. Once primarily known as a vibrant tourist hotspot, the question now on the lips of savvy investors and families alike is: "With so many condos for sale in Pattaya, is the bay still worth investing in?"

The resounding answer, underpinned by robust economic fundamentals and transformative development, is yes. Far from being a market past its prime, Pattaya and the broader Eastern Seaboard of Thailand are entering a new golden era of growth, stability, and lifestyle appeal. Here's why investing here remains a profoundly positive decision.

## 1. The Eastern Economic Corridor (EEC): Thailand's Engine of Growth

The single most significant factor guaranteeing the region's long-term value is the Eastern Economic Corridor (EEC). This national flagship project, a successor to the original Eastern Seaboard development, is injecting over \$50 billion into the provinces of Chonburi (home to Pattaya), Rayong, and Chachoengsao. Focused on high-tech industries like next-generation automotive, smart electronics, advanced agriculture, and digital innovation, the EEC is attracting massive foreign direct investment from global giants. This translates directly to an influx of highly skilled expatriates, executives, and Thai professionals—all requiring high-quality housing. The resulting rental demand and sustained economic activity create a solid floor for property values, making condos in Pattaya not just a holiday asset, but a play on Thailand's industrial future.

## 2. Unmatched Infrastructure and Connectivity

Pattaya's accessibility is undergoing a revolution. U-Tapao International Airport's expansion into a major aviation hub, complemented by the high-speed rail link connecting it to Bangkok's two main airports (Suvarnabhumi and Don Mueang), will place Pattaya within a 45-minute commute of the capital. This "three-airport" rail project effectively integrates Pattaya into Bangkok's metropolitan sphere, facilitating seamless business and leisure travel. Furthermore, expansions of major motorways and the development of deep-sea ports in nearby Laem Chabang solidify the region's logistical supremacy. For families and investors, this means your property is no longer isolated; it's part of a strategically connected megalopolis.







### 3. Evolution of Lifestyle: From Nightlife to Family Life

Pattaya has masterfully diversified its appeal. While its famous energy remains, the city now boasts world-class family-friendly attractions and infrastructure. Think internationally accredited schools (like Tara Pattana and GIS), modern hospitals (Bangkok Hospital Pattaya, Pattaya International), vast shopping malls (Central Marina, Terminal 21), and sprawling water parks. The dining scene has exploded with gourmet options, and communities like Jomtien and Pratumnak offer quieter, more residential living. This transformation makes buying a condo a genuine lifestyle choice for families seeking a coastal life with all urban conveniences, as well as for retirees desiring an active, amenity-rich community.

### 4. Sustained Tourism and Diversification

Pattaya's tourism recovery has been strong, but more importantly, it's broadening. Alongside international visitors, the city is a top weekend getaway for Bangkok residents and a growing domestic tourism market. New attractions and a massive promenade and park development along the main beach—aim to elevate the city's aesthetic and leisure appeal permanently. Consistent tourism supports the short-term rental market, while the city's enduring popularity ensures long-term desirability.

### 5. Relative Affordability and High Yield Potential

Compared to other major ASEAN coastal cities or central Bangkok, Pattaya offers exceptional value. High-quality condos with stunning sea views, resort-style pools, and gyms are available at accessible price points. This affordability, coupled with strong rental demand from tourists, digital nomads, and EEC professionals, drives attractive rental yields—often significantly higher than in many Western capitals. For investors, this means positive cash flow potential while benefiting from capital appreciation driven by the macro-factors above.

### 6. A Mature and Regulated Market

The Pattaya condo market is mature, with a clear legal framework for foreign freehold ownership (via the condominium act). Reputable developers, professional property management companies, and established legal services provide security and peace of mind. This maturity reduces speculative froth and fosters a market built on tangible demand and regulated transactions.



### Conclusion: A Compounding Proposition

There are three factors that make Pattaya Bay so unique and attractive, and they are; Tourism which brings in the revenue and interest, then the established secondary home market for expats, and along with the growth in Industry and infrastructure makes us unique in what we can offer Investing in a condo in Pattaya is no longer a simple bet on sun and sand. It is a strategic investment in the industrial and infrastructural powerhouse of Thailand, coupled with a bet on a diversified, upgraded, and family-friendly lifestyle hub. The Eastern Seaboard's value is anchored by the unstoppable momentum of the EEC, once-in-a-generation infrastructure, and Pattaya's own successful urban evolution. For investors, it offers a dual-income asset (capital growth and rental yield) in a growth corridor. For families and retirees, it offers an unparalleled blend of tropical living, modern amenities, and community. So, when you see those "condos for sale in Pattaya," look beyond the brochure. You're looking at a gateway to a region that is purposefully building its future—and that is the most solid foundation for value any property can have. The bay is not just worth investing in; it is arguably one of the most compelling stories in Southeast Asian real estate today.



Knowledge | Passion | Experience



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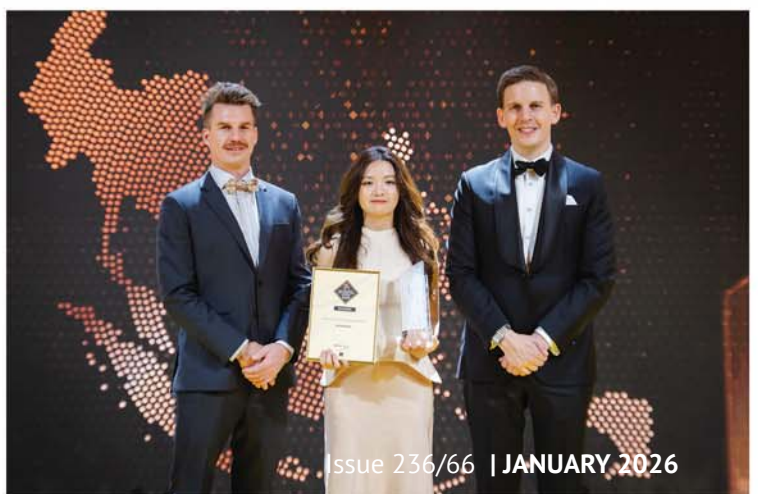


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The Dot Property Southeast Asia Awards are truly the highlight of the Property Year. Always a stunning occasion the Dot Property team always do a flawless job in getting the award winners to the stage quickly and efficiently. The acceptance speeches are heartfelt and mercifully short and everyone is in a fantastic celebratory mood flying in from all corners of Southeast Asia for this very special event.











The Surprise Guest Entertainer was Jennifer Kim



Discover Pattaya are always delighted to attend Dot Property's Awards. They are great for networking, for distributing our magazines to the assembled property professionals, to film, enjoy and review these spectacular,gala events.







# Avenue Boutique

## Condominium

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*Complete in 2029*

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Avenue Boutique Condominium is a brand-new 8 floor low-rise condominium 2 Buildings of **276 unit** in total. Development perfectly positioned **Central Soi Buakhao 15**, right in the vibrant heart of Pattaya. Residents enjoy access to a wide range of premium facilities that transform everyday living into a boutique experience. **Ground-Level Swimming Pool** a refreshing oasis surrounded by landscaped gardens. Fully Equipped **Fitness Center** modern gym for cardio, strength, and wellness. **Sauna & Steam Rooms** dedicated spaces for relaxation, detox, and health benefits. **Rooftop Garden** – beautifully landscaped sky retreat with panoramic city views **24-Hour Security & CCTV** complete peace of mind with round-the-clock protection **Secure Parking** convenient on-site parking spaces for residents On-Site Property Office professional management and support right at home.

## 20 YEARS EXPERIENCE

Avenue Boutique - A Smart Investment Opportunity for both **city living style and investment**. Construction and Development of Avenue Boutique is well known by **Mr. Maimon David Marsiano**, a trusted developer with over 20 years of experience and a successful track record in Pattaya, including Grand Avenue Residence, City Garden, Cosy Beach View Condo, and Centara. With its prime location, high demand for rentals, and strong capital appreciation potential, Avenue Boutique is ideal for both long-term investors and those seeking a vacation home in Pattaya.

## PRIME LOCATION SOI BUA KHAO 15, CENTRAL

Avenue Boutique Condominium offering a smart and efficient living space perfect for singles or the perfect balance of space and style for couples and professionals. The 2 bedroom generous space ideal for families. There is city view and swimming pool for your selective. **The Studio units start from 3.1M, for 25.65 sqm. 1-bedroom units range from 3.8M, 34.55 - 56.90 sqm. and The 2-bedroom units range from 7.1 M, 55.15 - 84.50 sqm.**

Avenue Boutique Condominium combine modern functionality with elegant style to create a home that feels both practical and inspiring. Each residence is delivered fully fitted with a built-in kitchen, wardrobes, sanitary areas, and high-quality appliances, allowing for immediate comfort while leaving room for personal touches.



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