

DISCOVER PATTAYA

COMPLIMENTARY COPY



Voice of Parent
Annually
26th Feb - Mar

Be adventurous.

Be brilliant.

Be happy.

St. Andrews International School
Green Valley

For 30 Years and Beyond

In this special anniversary interview, Head of St. Andrews International School Green Valley-Charles Grayhurst shares the philosophy, values and vision that define the school community.

Academic Excellence with Purpose,



St. Andrews International School
Green Valley
Celebrating 30 years



If you visit **St. Andrews International School Green Valley** on a normal school day, the first thing you notice isn't a row of classrooms – it's space. Forest school, farms, trees, gardens, and groups of children learning outside as much as they do inside.

Head of School Charlie Grayhurst smiles when asked about what makes Green Valley special after 30 years.

"People expect me to say 'results' first," he admits, "and yes, our exam results are outstanding. But what I really love, is seeing **children who are independent, resilient, kind and ready for life.** That's what Green Valley does so well."



Green Valley is marking its 30th anniversary this year, and there is plenty to celebrate. Recent IGCSE and IB Diploma results place the school among the top-performing international schools in Thailand, and graduates go onto top universities all over the world.

The story, though, is not only about numbers. Over the years, families have chosen Green Valley because it feels like a community school: big enough to offer opportunity, small enough that teachers know students by name and notice when they are thriving or when they need a quiet word of support. **Many parents have had more than one child come through the school from Nursery to Year 13, and former students often return to visit and give back.**



At the same time, **the school has been shortlisted for the ASEAN School Awards** in the Experiential Learning Program category – recognition that learning at Green Valley doesn't just happen behind a desk.

What does that look like in everyday life? Students improving water quality in ponds, turning milk to cheese in the name of Science, starting over 15 student run businesses in the school, growing food in the gardens, building and coding in robotics, leading eco-projects, planning charity events, playing sport, performing on stage, and still getting home with plenty to talk about at the dinner table.

"We're not trying to create a pressure-cooker," Charlie explains. "We want children to work hard, absolutely, but also to enjoy school, to feel known, to have space to try things, fail, get back up and try again. The countryside campus helps with that – it feels calm, safe and develops a unique community spirit."

As Green Valley looks ahead to its next 30 years, Charlie hopes that every student leaves with strong results, great memories and the knowledge that they can thrive in their next steps.

"If they walk out of here excited about the world, willing to give things a go, and confident that they can find their way as adults," he says, "then we've done our job."



DISCOVER PATTAYA

CONTRIBUTORS

Tim Lee
Anthony Justice
Steve Wade
Songpone Siriwanlert
Barry Upton
Rick Click
Gloria Jones
Carla and Jason Rupp

CONTENTS

COVER STORY

ST ANDREWS INTERNATIONAL SCHOOL, GREEN VALLEY CELEBRATING 30 YEARS

DISCOVERING

- 06 SATURDAY MEXICAN BRUNCH ON THE BEACH
- 11 VIVALDI AT THE INTERCONTINENTAL
- 16 EASTER ONLINE AT ST PETER'S
- 36 SONGKRAN AT SCHOOL
- 39 THE CASE FOR TAKING SUPPLEMENTS
- 46 ACCOUNTING FOR SUSTAINABILITY

SPORTING AND LEISURE

- 22 SPORTS UPDATE
- 24 OCEAN MARINA
- 26 MUAY THAI - A FAMILY SPORT
- 40 WHAT'S ON THE SMALL SCREEN
- 41 WHAT'S ON THE BIG SCREEN
- 42 TECH LIVING
- 44 CONFESSIONS OF A POP TART
- 47 SUDOKU
- 49 SOLUTIONS AND IMPORTANT NUMBERS

PROPERTY AND TRAVEL

- 28 DO YOU REALLY NEED A LAWYER TO BUY PROPERTY?
- 50 CARLA & JASON WITH THEIR EASTER BONNETS ON!
- 52 WHAT'S SO GREAT ABOUT VIETNAM? - PART 2
- 55 SHOWROOM OPENING ZENSIRI
- 57 SOFT OPENING FOR SEA, SKY BY SANDS
- 58 PENTHOUSE CONDOS IN PATTAYA



This Month in Discover Pattaya

Hi Everyone

Welcome to our April issue celebrating the 30th anniversary of St Andrews International School, Green Valley along with their victory in the Fobisia Sustainability Challenge for 2026. Head of School Charlie Grayhurst shares why this is a school defined by purpose, passion and possibility and how it is looking forward to the next 30 years.

Also in this month's issue whether you're celebrating Easter, Songkran, or both there's plenty to explore in the following pages. With a welcome break from school or work, discover just how easy it is to take a boat from Ocean Marina and enjoy some refreshing sea breezes. Or relax for an afternoon of delicious Mexican cuisine at The Standard Pattaya in Na Jomtien. If you're feeling more adventurous you might even go further afield and see what's so great about Vietnam.

Whatever you choose to do, everyone at Discover Pattaya wishes you a wonderful month - and please stay safe on the roads during Songkran.

Pattayatrader.com Pattaya Trader YouTube
FOR ADVERTISING INFORMATION YOU CAN CONTACT BY LINE



St. Andrews
International School
Green Valley



OCEAN
MARINA
JOMTIEN

DISCOVER PATTAYA MAGAZINE is produced by Glory Publishing Co Ltd. The contents of the magazine and website does not necessarily reflect the views of the editor or publishers and are solely the views of its contributors and advertisers. The publishers accept no legal responsibility for loss arising from information in this publication and do not endorse any advertising or products available from external sources. All rights reserved.

THE RIVIERA
PALM BEACH
— WONGAMAT —

This is the One



Peninsula Perfect
Beachfront Location

Visit our Beachfront Sales Office



WINNER
BEST DEVELOPER
(EASTERN SEABOARD)
2023 / 2025



From **7MB**
Foreign Quota Available

WEEKDAY INDULGENCE

Buy 1 Get 1 Free

Begin your day with Pattaya's most exceptional breakfast,
designed to delight every craving



OASIS RESTAURANT

Monday to Friday, 6.30-10.30 hrs

THB 755
nett for adults

THB 375
nett for children
(6-12 years)

FIRE & ICE

Beach Barbecue

Japanese Handroll Bar, Naklua Seafood Grill,
Churrasco Meat Carvery, Rotisserie,
Pasta Bar, Salads and Dessert Bar
Acoustic Entertainment
Fire Show

COAST BEACH CLUB & BISTRO

Saturdays 18.30-22.00 hrs

THB 1,490 ++ (Adults)

THB 745 ++ (Child 6-12years)



CENTARA GRAND MIRAGE BEACH RESORT PATTAYA
277 Moo 5, Naklua, Banglamung, Chonburi 20150, Thailand
cmbr@chr.co.th centarahotelsresorts.com
038 30 1234



Fire & Ice



@centaramirage

Esmé

Beach Brunch



A seaside, order-what-you-want à la carte brunch showcasing premium ingredients and raw bar favorites — uni, scallops, prawns, squid, and A5 Wagyu — alongside tacos, grilled plates, and beach-ready bites. Freshly prepared, soundtracked by resident DJs.

Every Saturday
12PM–4PM at Esmé



Esmé at The Standard, Pattaya Na Jomtien. Open every day from 12pm till late | 6PM–8PM Sundown Sips Hours 'Buy One Get One Free'

[f](#) [@](#) [@esmebeachclub](#) | Tel. 033 111 555 | [esmebeachclub.com](#) | 8/12 Moo 2, Soi Na Jomtien 10, Chonburi



Every Saturday 12PM–4PM
Esmé Beach Club
Adults: THB 3,999 net,
including Free-flow house wine,
house spirits, local beers, and
house cocktails.

Kids: THB 1,400 net

Tel: 033 111 555

8/12 Moo 2 Soi Na Jomtien 10,
Na Jomtien, Chonburi, Pattaya,
Thailand, 20250

 esmebeachclub.com

 esmebeachclub

 Esmé Beach Club

 esmebeachclub

Esmé Saturday Beach Brunch by Gloria Jones

Esmé Beach Club is a vibrant beachfront venue located at The Standard Pattaya Na Jomtien - the first of its kind for The Standard brand it brings a fresh, modern energy to Pattaya. Believe me once you're at this beach club with the relaxing sea breeze, laid-back vibe and great sounds from the resident DJ you won't want to leave - it makes you feel that good.

So it was our absolute pleasure to try Esmé's Beach Brunch. It's on every Saturday at a cost of 3.999 net. but before you start sucking your teeth, let me tell you what you get for that. The brunch is from 12pm-4pm and during that time you get Free-flow beers, wine, spirits and cocktails so already that's great value, before I even get to the food. We were there 3 hours before I even looked at my watch. Didn't I say you won't want to leave?

Inspired by Mexico's colourful culture and the Standard Pattaya Na Jomtien's signature sunset orange, it is a beautiful place. The lush green trees and thoughtfully curated plants - they even have Cacti here to complete the Mexican feel - complement the blue of the sea and the sky perfectly. Even the stylish uniforms of the smiling attentive staff have been designed by Thai designer Vickteerut. The place is gorgeous and attention to detail wonderful.

What about the food Gloria? Yes I'm getting to that. The culinary concept is a combination of authentic Mexican flavors with local Thai ingredients. You can enjoy dishes such as ceviche, aguachile, and smoky tacos, prepared with locally sourced seafood. The menu is designed for sharing with a mix of bold flavors and premium ingredients. Of all the international cuisine we have available here in Pattaya the question I am asked most frequently is "Where can I get good Mexican food?" not slushy Tex/Mex but crisp, delicious, authentic Mexican flavours - well its right here at Esmé

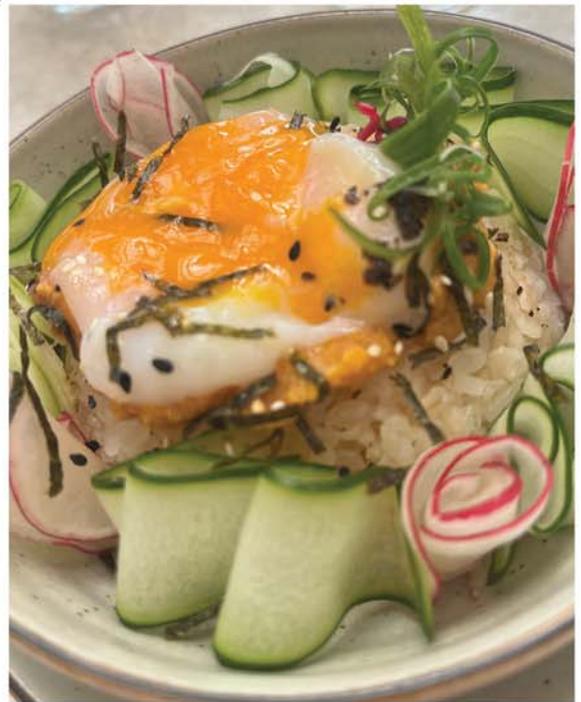




We tried the Chicarrones Baja - crispy pork belly to you and me- perfectly fried and teamed with the most perfect guacamole and nachos. Anyone who knows me will tell you I love avocado and so was delighted to not only enjoy this with the crispy pork but also in a fabulous signature salad. I also love Edamame and even these simple bites are given the Standard's unique touch as they are charred with smoked salt and chili oil - completely addictive!

The Wagyu Short Rib Nikkei BBQ was melt in the mouth tender as its 48-hour braised in a soy molasses glaze and the Sea Bass fluffy and delicious you can really taste the quality of ingredients used. I also had to try Uni Truffle Rice as I'm also a sucker for anything with Truffle and I loved the "onsen egg" serving. Then, because they couldn't be ignored we had to try the Churros & Maiz sweet cinnamon sugared corn crumble with a cajeta sauce (rich Mexican caramel sauce made from goat's milk, sugar and cinnamon) - worth every calori^ed.

This delicious food we paired with some wonderful cocktail choices: Mojito - White rum, simple syrup, lime, mint and soda, Margarita - Silver tequila, triple sec, lime juice, simple syrup and salt (love how they only salt ½ the rim of the glass to offer you the choice), and Sex on the Beach : Vodka, peach liqueur, orange,cranberry, lime and simple syrup - because it looked good in the photos -Honestly haha!





INTERCONTINENTAL
PATTAYA RESORT

BLISSFUL BREAKFAST

BUY 1 GET 1 FREE

Start your day with our signature breakfast
and stunning morning views.

Available Monday to Friday from 6:30 AM to 10:30 AM

THB 775 NET



038 259 888
Reservations.ICPattaya@hg.com

HEIDIC



HEIDIC Dining Table 13,990.-
HEIDIC Dining Armchair 4,990.-

WALLIS



4-Piece Dark Gray Round Table Set
Aluminium & Polywood 39,990.-

NEW

HEIDIC



4-Piece Cappuccino Aluminium
Sofa Set 36,990.-

WALLIS



4-Piece Dark Gray Aluminium
& Polywood Sofa Set 39,990.-

NEW

WALLIS



WALLIS Dining Table 15,990.-
WALLIS Dining Armchair 5,290.-

TUVALU



TUVALU White Bar Table 6,590.-
CUBA White Bar Chair 1,990.-



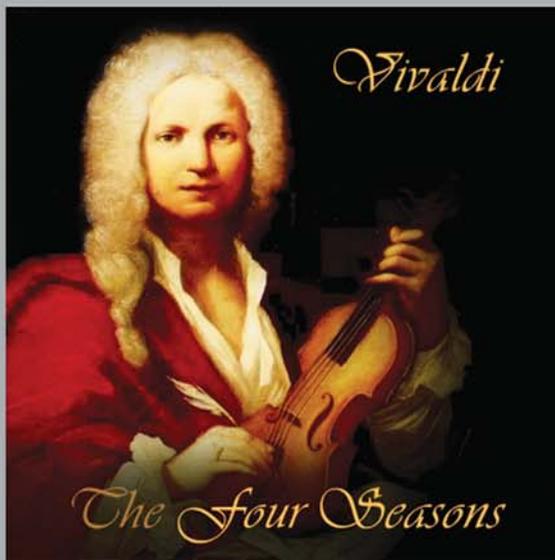
Pattaya :

Chaipruek 2 Tel : (Fr) 085 363 5353 (Th) 089 425 4449

Phuket :

**Charleprakiat 4024 Hafele Center Tel : (Th/Eng) 061 930 8800
edenkothailand.com**

EdenKo อิมเมคัล
Outdoor Furniture
by French Design



A Magical Musical Evening Hosted by InterContinental Pattaya Resort

By Gloria Jones

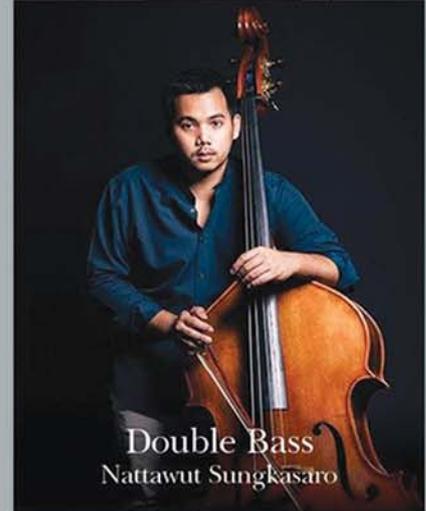
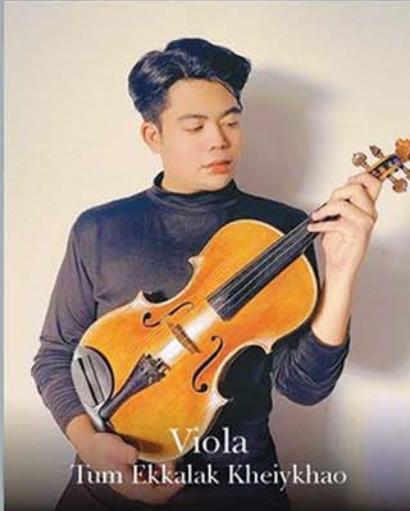
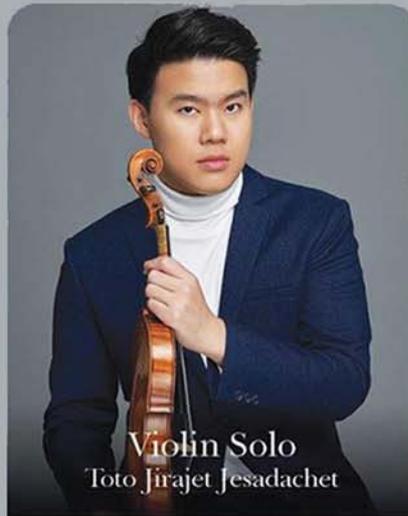
Before I start reviewing the fantastic evening's entertainment provided by InterContinental Pattaya Resort I must firstly explain my love of Antonio Vivaldi's "The Four Seasons". One of the most recognisable pieces of classical music, it is known to many because of its use by numerous TV shows and films (usually the Spring Allegro section). However, this iconic work has so much more to enjoy for as the name suggests there are four seasons and four violin concertos each one with 3 sections Allegro (Slow), Adagio (Fast) and Presto (Very Fast).

In Spring, the mood is bright and lively with a sense of a renewal and joyful beginning. Summer is more intense with an almost heavy, oppressive atmosphere that builds into a dramatic thunderstorm. Autumn celebrates the harvest season with dancing, drinking and hunting. . Finally, Winter portrays cold, icy winds, against the comfort of sitting in by a fire. What makes this work especially remarkable is its vivid use of musical imagery, often considered an early example of program music, i.e.music that tells a story or paints a scene.

My favourite is actually Summer,although I love all the concertos, but in Summer the 3 movements build so well that in its final "Presto" movement the musicians are really "motoring" and believe me when it's played well it will make the hairs on the back of your arm stand up.So for me the absolutely best way to enjoy Vivaldi's masterpiece is to hear it being played live.Even Vivienne Westwood the brilliant designer and forerunner of the punk movement in her later years urged everyone to "go to a classical concert" further explaining that "Going to a live classical concert is an active, enriching experience,it develops your mind and individuality"



So I was delighted to be invited to watch and review The Four Seasons played by the extremely talented Virtuosi Thailand sextet. With Double Bass, Cello, Viola and three Violins all musicians were excellent but special mention has to be made of the Lead violinist Toto Jirajet Jesadachet. One of Thailand's leading violinists he attended the prestigious Yong Siew Toh Conservatory of Music in Singapore and went on to complete his Master's degree in Violin Performance with Distinction at the Royal Academy of Music in London.



The Four Seasons, a defining Baroque masterpiece, allows the lead violinist such emotional range and virtuoso creativity it has long been a real show piece for brilliant performers. Khun Toto supported by 1st Violinist, Cellist or the whole ensemble providing a rhythmic undercurrent to his beautifully soaring performances was really magical. I heartily recommend that you look out for these Classical Concerts at the InterContinental - I believe the next will be in June so watch this space!



437 Phra Tamnak Road, Nongprue,
Banglamung, Chonburi 20150

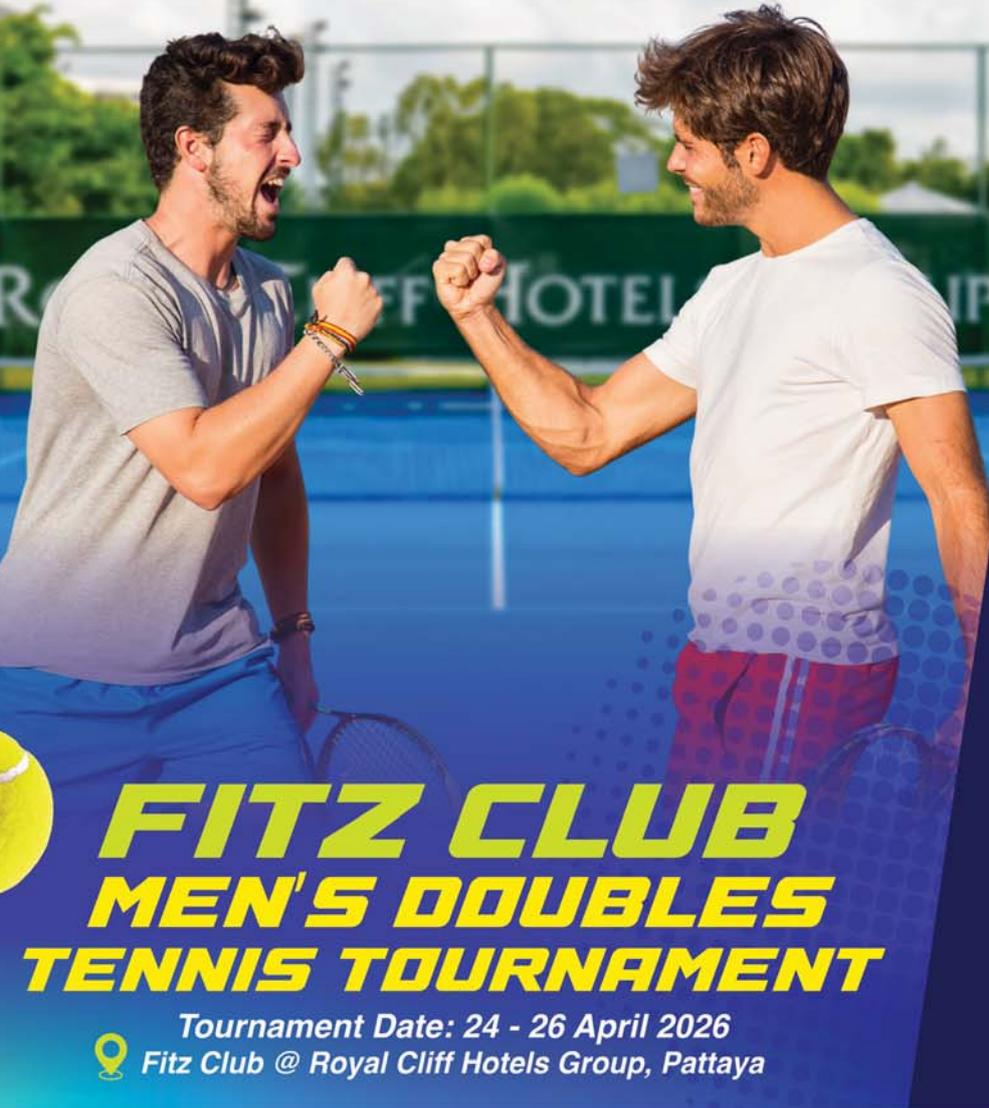
+66 (0) 38-259-888

ICPattaya@ihg.com

<https://www.ihg.com/intercontinental>

facebook.com/InterContinentalPattaya





MEN'S DOUBLES 35+
REGISTRATION:
 Now - 19 April 2026

Accepting 10 pairs (20 players).
 Priority to Fitz Club members.
 All players receive a souvenir pack.

Sponsors



FITZ CLUB
MEN'S DOUBLES
TENNIS TOURNAMENT

Tournament Date: 24 - 26 April 2026

Fitz Club @ Royal Cliff Hotels Group, Pattaya

FOR REGISTRATION AND QUESTIONS,
 PLEASE CONTACT BELOW:
Fitz Club - Racquets, Health & Fitness
 353 Phra Tamnuk Road, Pattaya Chonburi 20150
 Tel.: (+66) 38-250421 ext. 2621
 Email: fitz@royalcliff.com
 Website: www.royalcliff.com

FUNTA SEA
KIDS WORLD

EASTER
WONDERLAND

Sunday 5 April 2026

Time: 9:00 AM - 12:30 PM and 1:30 - 5:00 PM

Make this Easter even more magical at the Funtasea Easter Wonderland!
 Step into a delightful wonderland where Funtasea Kid's World is transformed with festive Easter decorations, colourful surprises and joyful activities. Children can enjoy creative workshops, fun games and exciting Easter-themed experiences designed to keep them entertained and smiling throughout the day. Bring your little ones to celebrate the season with laughter, creativity and unforgettable Easter fun.

In-house Guest:
THB 550

Outside Guest:
THB 600

In-house Guest
 (with a complimentary voucher):
THB 450

Prices are net and per person.

Activities



Easter Cookie Decorating



Egg Decorating



Easter Bunny T-shirt Painting or Bag Painting

Games



The Great Easter Egg Scoop-Off



Easter Egg String Pull Game



For more information or to book your place, please contact Funtasea - Kids World by emailing: funtasea@royalcliff.com, calling (+66) 38-250421 ext. 2064 or chat with our team at Line ID: @Royalcliff



NAAM

406/333 Jomtien Thappraya Rd

Tel: 038 251 250

Handcrafted organic egg pasta

All You Can Eat Seafood Buffet!

Every Saturday / 6-9pm /

THB 1,199++/person

@ The Beach Club Restaurant



International Buffet / Rock Lobster / Blue Crab
Imported Oysters / New Zealand Mussels /
River Prawns / Carving Stations / Japanese Corner / Thai
Herbal Drinks and More...

And enjoy additional free-flow packages:

Soft Drinks for THB 299++

Draught and Soft Drinks for THB 799++

House Wine, Draught, and Soft Drinks for THB 999++



No discount is applicable
for free-flow packages.

SCAN TO BOOK A TABLE!



NEW SPORTS BAR NOW OPEN!

@ PULLMAN PATTAYA HOTEL G

LIVE SPORTS / DRAUGHT BEER / DAILY PUB SPECIALS

Weekends: From 12 PM until late

Weekdays: From 4 PM until late

The Beach Club Pattaya | Open every day from 11am until 9pm (10pm on Friday & Saturday)

Pullman Pattaya Hotel G 445/3 Moo.5 Wongamart / Pattaya / Follow us on



@thebeachclubpattaya

038 411 940



TORIEN

ROOFTOP AND BAR

PATTAYA'S FIRST IZAKAYA ROOFTOP

Serving modern Japanese flavors
with a refined yet relaxed dining
experience—overlooking the Pattaya
shoreline.



Pattaya Marriott Resort and Spa
No Jomtien, Sattahip District, Chonburi, Pattaya, 20250

© 033-168 542

📍@PattayaMarriott



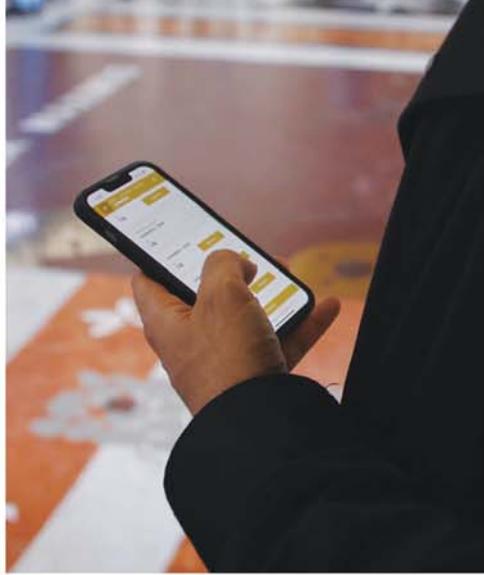
Easter at St. Peter's Celebrating 400 Years With Faith, Art and Innovation

On 18 April 1506, Pope Julius II (1503-1513) laid the first stone of the new Saint Peter's Basilica on the site of the present-day, south-west pillar. Located in the heart of Vatican City and completed by Bramante, Michelangelo and Bernini, Saint Peter's Basilica is now the centre of Christianity and one of the crowning achievements of the Renaissance. During this historic year for the Vatican The Holy See plans many events to commemorate the 400th anniversary of its dedication and this Easter is sure to be a time when the faithful come to visit.

The Fourth Centenary of the Dedication of St. Peter's Basilica (1626-2026) isn't just about celebrating the past, however, it's also about looking ahead. This anniversary year will be packed with spiritual events, cultural initiatives and for those that are unable to visit in person some impressive tech innovations. The Basilica's "Digital Mission," brings cutting-edge technology into service for pilgrims and visitors from all over the world.

The official online home of St Peter's : www.basilicasanpietro.va is much more than just a website. It's a digital front door into one of the most important places in Christianity and "The Digital Bridge of St. Peter's Basilica" created in collaboration with Microsoft and Iconem provides a high-fidelity "digital twin" of the 400-year-old basilica. Using artificial intelligence, drone photography, and 3D laser scanning this new digital ecosystem was launched for the Jubilee and has kept growing ever since.





It's now part of a bigger innovation journey tied to the upcoming Fourth Centenary of the Dedication of the Basilica and is powered by some pretty advanced tech including Artificial Intelligence, Machine Learning, and smart sensors. All working together in real time to make the experience smoother and more personalized.

It's not all about technology though, at the heart of everything is faith. The digital ecosystem was created not just for tourists, but for pilgrims. The Digital Audio Guide, available in seven languages, takes visitors on a meaningful journey from the Vatican Grottoes to Michelangelo's Pietà, all the way up to the Dome.

Another fascinating project just unveiled is "Beyond the Visible." A collaboration between Fabbrica di San Pietro and Eni. The entire operational campaign took less than two months but required about 4,500 hours of work, covering roughly 80,000 square meters, from visible areas like the façade and colonnades to hidden spaces like the Vatican Grottoes and the Necropolis. Its goal is to safeguard the structural health of the Basilica through permanent, high-precision monitoring.

Using advanced geological, geophysical, and structural technologies, experts have essentially "looked beneath" the Basilica to better understand its foundations and subsoil. The project involved detailed archival research (going back to the 16th century!) analysis of previous restoration data, and new geotechnical testing. Together these have produced a fully interactive 3D digital model of the entire monumental complex. (You can check out the video The world's first 3D replica of St. Peter's Basilica, made with Microsoft AI on YouTube)

In short, this centenary year isn't just about celebrating 400 years of St. Peter's Basilica, it's about preparing it for the centuries to come, blending faith, culture, and cutting-edge innovation in a way that honors its past while protecting its future. As Cardinal Mauro Gambetti explains "The Basilica is being understood more and more as a living system, something to be studied, preserved, and communicated using the best tools of our time. And when technology is guided by responsibility and vision, it can help people appreciate the unique blend of history, art, and spirituality that makes St. Peter's one of a kind".

So whether you're planning to visit, already there, or wanting a virtual tour the whole system is built to be easy to use, accessible to everyone, and available in multiple languages. It helps guide you through the art, history, and spiritual treasures of the Basilica. Have a look yourself and Happy Easter!



<https://www.basilicasanpietro.va/en>

<https://virtual.basilicasanpietro.va/en>

youtube.com/watch?v=5dQI_TXYJbU

The world's first 3D replica of St. Peter's Basilica, made with Microsoft AI





EAT · DRINK · PLAY



EAT · DRINK · PLAY



DAISY D'S

EAT DRINK PLAY



Big Screen Sports Every Day, Breakfast from 7am. Daily Specials from 2pm

Follow us on Facebook



HAPPY HOUR Daily from 2pm-6pm!!! CRAFT BEERS!!

See you tonight at Daisy D's - Jomtien Beach Road.

Jomtien Beach Road. (Next to the Grand Jomtien Palace Hotel)

Sports schedule



BBQ NIGHT

Saturdays 6pm - 10pm

On The BBQ

- AUS Ribeye (250g) - 540
- Lamb Chops - 490
- Smoked Cajun Chicken Breast - 280
- Pork Chop - 295
- All BBQ dishes include 2 sides and 1 sauce

Sides

- French Fries, Mash Potato, Baked Potato
- Potato Salad, Coleslaw, Corn on the Cob
- Roasted Vegetables
- Extra Side - 70

Sandwiches

- 2 Cajun Smoked Sausages - 260
- or Steak Sandwich - 340
- Served in French bread with fried onions & salad
- Includes 1 side
- Extra grated cheese - 30

Sauces

- Blue Cheese Sauce
- Pepper Sauce
- Mushroom Sauce
- Thai Spicy Dip (Nahm Chim Gel)
- Extra Sauce - 50



322/1 Moo10, Pattaya 2nd Road. Soi 13, Pattaya - In front of The Sportsman Pub & Restaurant.
facebook.com/kingstablesoi13

HEMINGWAYS

JOMTIEN



Monday Quiz Night

All welcome, great prizes & banter. Starts 7.30 pm

Weekend Roasts

Proper British Roasts every Saturday & Sunday. Beef, Pork, Chicken & Lamb

Live Sport

F1, Premier League, Rugby & more across multiple screens

Order on [Grab](#) [View Menu](#)



[Get Directions](#)



Book a table: 064-620-9225 hemingwaysjomtien.com
414/21 Moo 12, Jomtien Complex Condotel, Thappraya Rd., Jomtien

AVANI

Pattaya Resort

Songkran Splash

Gather your friends and family for a splashing Songkran celebration by the sea—complete with perks for all.

Soak up the festival vibes on the beach or chill by our vibrant pool when you need a break.

Stay refreshed with a complimentary bucket of your favourite cocktails or beer—the perfect way to cool down during Thailand's most famous summer holiday.

Book your stay and let the Songkran Splash begin.

Avani Pattaya Resort

218/2-3 Moo 10, Beach Road, Pattaya 20260

T: 038 412 120 E: pattaya@avanihotels.com

AVANIHOTELS.COM



ramayana water park



BIGGEST & BEST

Water Park in Thailand

3 NEW KIDS ZONES!

THE RIVIERA CALIFORNIA

Live in the Heart
of the City

From 2.8 MB



WINNER
BEST DEVELOPER
(EASTERN SEABOARD)
2023 / 2025

R
RIVIERA
GROUP

Foreign Quota
Available



@therivieragrouphailand



rivieragroup

092-299-6569 or 062-571-5185

Sports Update

For April by Steve Wade

It's a great month for sport but we better start with what's not happening, which is two rounds of the Formula One season scheduled for the Middle East. There will be no races in April due to the ongoing war in the region and so F1 fans will have to wait until Miami on May the third for their next slice of action. Other than that we have some entertaining events coming and we'll start with the Masters, the first golf major of the season and many fans' favourite tournament of the entire year. Rory McIlroy is the defending champion after his dramatic win in a play-off last year to complete the grand slam and he'll be many peoples pick to win again this year. It must be said though that neither he nor world number one Scottie Scheffler look in tip top form at the moment and there are plenty of world class players queuing up to challenge them, many of whom are in excellent form, including Jon Rahm, Cameron Young and Patrick Reed. It looks like this year's tournament will be even more competitive than usual. Of course the betting suggests that Scheffler is a strong favourite with McIlroy in clear second place but it seems to me that neither one of them are coming into the event in the best of form and it may be a more wide open tournament than many people anticipate.

For racing fans the Grand National is running from the 9th until the Saturday of the race itself on the 11th and the entire meeting is becoming more relevant each year after losing its way some years ago. The upgrading of the entire three day card now makes this a viable alternative to Cheltenham and you can guarantee that almost every race will be contested by some top quality horses, including some that ran at Cheltenham and some who may have bypassed that meeting to come here fresh and on a more suitable track with better ground. The National itself has changed radically over the years and is now a high class race with some of the best staying chasers in the country taking part. I think we can expect the same again this year as the days of shock winners of the race seem to be behind us and the winner is usually highly rated.

The World Snooker Championship starts on the 18th and this is another event which is a firm favourite of this column. Last year's winner, Xhao Zintong put in a quite astonishing performance and he is currently vying for favouritism with the supremely talented Judd Trump, current world number one and the pick for most people of nearly every tournament he takes part in. This is the big one though and it could be said that with the amount of talent that he has, he should have won more than one over the course of his career, It's not going to get any easier this year though, with a host of previous winners lined up against him plus the new superstar on the block Zintong. Whatever the outcome it's going to be a fabulous watch on TV for snooker fans everywhere.

The quarter final Champions League line-up has been decided and it's a proper heavyweight collection this season. The first legs kick off on the 7th and 8th of the month with the return matches a week later. The full fixtures are as follows; Sporting v Arsenal and Real Madrid v Bayern Munich (a crackerjack of a tie) on the 7th and then we have PSG v Liverpool (again!) and Barcelona v Atletico Madrid on the 8th. Arsenal look to have the best of the draw in the quarters but I think it's safe to say they'll be no easy games from now on.



Jimmy White is scheduled to compete in the 2026 World Seniors Championship at the Crucible.





GOLD ANCHOR



Platinum

The First and Only in Thailand



With over 450 modern berths, providing safe anchorage for Yachts up to 75m, Ocean Marina Jomtien is Southeast Asia's Largest marina and the gateway to Yachting in the Gulf of Thailand.

Ocean Marina Jomtien is Proud to be Internationally Accredited



marina@oceanmarinajomtien.com

+66 (0) 3 823 7300

Ocean Marina Jomtien

167/5 Moo 4 Na Jomtien

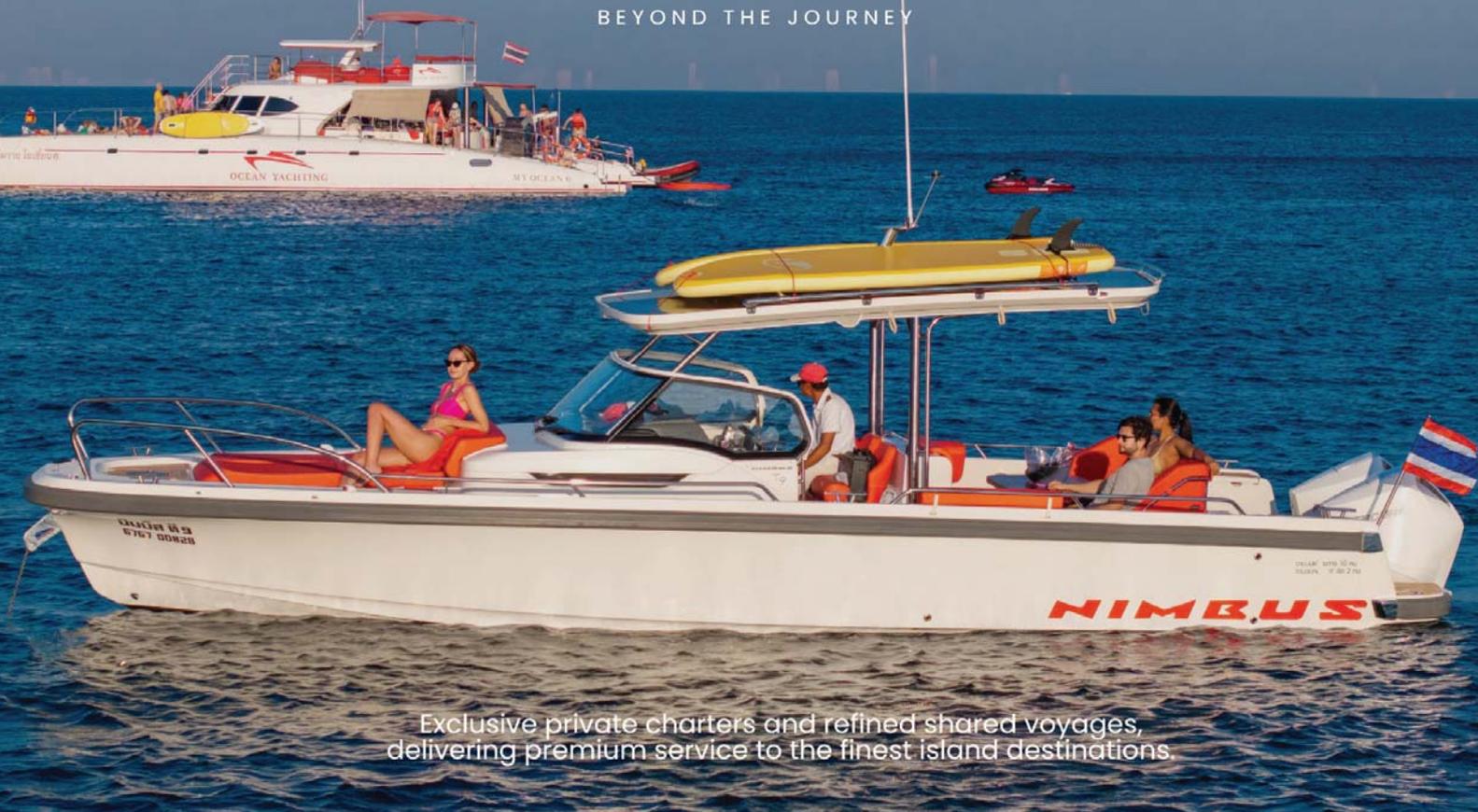
Satthahip Chonburi

20250 Thailand

AN EXCLUSIVE *Yachting Experience*



BEYOND THE JOURNEY



Exclusive private charters and refined shared voyages,
delivering premium service to the finest island destinations.



PATTAYA
TRADER

To keep updated with the latest from
PATTAYA TRADER



LIKE



COMMENT



SHARE



SUBSCRIBE

PATTAYA
TRADER

Pattaya Trader - Discover Pattaya Page

PATTAYA
TRADER
GROUP

Pattaya Trader - Discover Pattaya Group

PTEL

Pattaya Trader - Discover Pattaya Expat Ladies Group

To our YouTube and FaceBook Pages



OCEAN MARINA YACHT CHARTER



PRIVATE PATTAYA YACHT CHARTER

STARTING AT ONLY ฿5,850*

Join us on our luxury sailing catamarans and explore the islands of Pattaya. All-inclusive package including snacks, beverages, water sport equipments, eco-friendly toiletries and more!

Muay Thai

—it's a family affair.

Whether old or new, big or small, one theme remains consistent in the local sport of Muay Thai—it's a family affair.

Fairtex Training organization has existed successfully for 60 years while Jomtien Soi 7 Thai Boxing Gym is under new ownership; however, family motivations drive both operations. "I must take care of my family first," said Plai, the new Jomtien gym owner. "I liked to fight. But I stopped fighting six years ago. Now I need to make money to take care of my family. Take care of school. Take care of their needs."

At five years old, Plai, 25, started fighting with his grandfather training him. He fought over 100 times with an estimated 79 wins in a middle-weight division (64 kg). But he retired because managing a local gym proved more beneficial for him and his family. "I train about ten to twenty people a day, many foreigners," he said, "I now have one Thai fighter. I expect to do this the rest of my life."

An open-aired gym, Helmut Gassner of Austria trains three times a week during his holiday despite the heat. "It's so cold in Austria now, the heat here means nothing to me," he said. "For me, fighting is a science, and this is a good place to train and develop kraft (power)."

On the other end of the local Muay Thai spectrum, Philip Wong started the Bangkok Fairtex Training Center in 1971. Fairtex has produced numerous champions as well as trained thousands of non-competitors, both Thai and foreign. Boasting to be the "heart of Muay Thai, MMA, and Jiu Jitsu," it has turned out some the countries most renowned fighters such as Yodsanklai Fairtex, Naruepol Fairtex, Neungsiam Fairtex, Jongsanan Fairtex, Bunkerd Fairtex, and others. Pursuing his dream "to give back to the sport he loves,"

Wong expanded his operations over time to include Pattaya and America, opening two gyms there. He was the first trainer to invite foreigners to learn the sport. Also, he was the first to train female fighters. That opened the door for Nadthawan Panthong, known professionally as Stamp Fairtex, She is a three-sport world champion in Muay Thai, Kickboxing, and MMA, formerly holding the ONE Women's Atomweight World Championship (2021).



3 generations at Fairtex



Family Affair-Plai with his wife, Pim, and child, Pim



Plai spars with Austrian Helmut Gassner



Stamp Fairtex



Samy Sana



Lara Fernandez Phetjeeja



Plai at Jomtien Soi 7 Thai Boxing

For all of them, it remains a family affair. Stamp, 28, started fighting at age of five to stop classroom bullying under the guidance of her father, Wisanlek Lukbangplasoy, a former Muay Thai fighter. She has won 64 matches—and pioneered the sport for women around the country. After guiding Faitex for decades, Wong’s son, Prem Busarabavonwongs, now runs the business and a new generation of champions led by Stamp, Smilla Sundell, Saemapetch, and Ferrari. In Thailand, whether it’s at Fairtex with 40 coaches who train 40 active fighters and scores of others, both foreign and Thai, male and female, or at Jomtien Soi 7 gym with Plai working with one fighter and a handful of enthusiasts, Muay Thai remains a family-driven sport. Ploi’s wife, Pim, would agree. In Pattaya other top local gyms include Venum Training Center, Fight EVO360, and Battle Conquer Gym. Venum is an “elite training facility that blends Muay Thai, MMA, Boxing, BJJ, and cross-training into a complete fight and fitness experience.”

After moving to Thailand 24 years ago, Swedish Kru Chris Forster, also known as Coach Diamond, was a Muay Thai champion in Scandinavia and Europe. As a boxer in Bangkok, he fought regularly at Lumpinee Stadium. He won two King’s Cup titles and a world championship. Over the years, he has trained 40 successful fighters such as Nabil Anane and Phetjeeja. Other champion fighters from the gym include Mehdi Zatout, a four-time Muay Thai world champion and Samy Sana, a five-time World Champion in the Japanese kickboxing promotion K-1. In 2023, ONE world champion Chingiz Allazov was named the world’s best lightweight and pound-for-pound kickboxer by both Combat Press and Beyond Kickboxing.

Rising out of Venum to championship levels are a number of female fighters, including two-time WBC World Champion Zehra Doğan from Turkey and the popular Phetjeeja, the current ONE Atomweight Kickboxing Champion. In 2024, Beyond Kickboxing named her the best flyweight kickboxer in the world. At Fight EVO360 their motto is “here tradition meets sports science to evolve the complete fighter.” By combining traditional Muay Thai and boxing techniques with structured sports science, nutrition, and performance-based programming, the gym creates what it calls “evolution” or measurable growth toward improvement and competitive readiness.

When the heat is too much, Battle Conquer Gym offers a solution as “the only air-conditioned gym in Pattaya.” The gym policy combines authentic Muay Thai training with hardcore weightlifting in a results-driven program. Located near Pattaya Beach, the gym “offers a supportive, no-ego atmosphere where beginners and experienced fighters train side by side.” Plus a chance to get out of the heat!

Words and pictures by Tim Lee

Do You Really Need a Lawyer to Buy Property in Thailand?

If you've ever thought about buying property in Thailand, you've probably asked yourself this question: "Can I do this on my own?"

Technically, yes.

But as someone who has helped a lot of foreign buyers over the years, I can tell you that this is one of those times when not getting the right legal advice can cost you a lot more in the long run.

Thailand's property laws aren't always straightforward, especially for people from other countries. What seems like a simple deal can quickly turn into a mess because of ownership rules, local laws, and contract details that aren't always clear right away. Let me explain why having a lawyer is not only helpful, but often necessary.

Due Diligence: What You Don't See Can Hurt You

What is hidden is one of the biggest risks in real estate deals. A lawyer does a lot of research to make sure there are no hidden problems with the property, like debts, liens, or ongoing disputes. They check the title deed and make sure the owner is who they say they are. If you're buying from a project, they'll also look into the developer's trustworthiness. I've seen buyers skip this step and then find problems that were too expensive or even impossible to fix later. A good legal check ahead of time can keep you out of a lot of trouble later.

Contracts: It's More Than Just Paperwork

In Thailand, sales and purchase agreements can be very detailed, technical, and sometimes one-sided, especially if the seller or developer wrote them. A lawyer's job is to look over (or draft) the contract to make sure it's fair, legal, and in line with your interests. More importantly, they can negotiate terms for you, which many buyers don't know is possible. It's not just about knowing what the contract says; it's also about making sure you're safe before you sign something that is legally binding.

Foreign Ownership Rules: Know Your Options

When it comes to foreign ownership of property, Thailand has certain rules. A lawyer can help you understand what is legal in Thailand, whether it's owning a condo, renting a place, or any other structure that follows the law. More importantly, they will help you stay away from "creative" solutions that may sound good but are risky from a legal point of view. In short, they help you reach your goal while staying within the law.

Taxes and Fees: No Surprises at the End

There are many taxes and fees that come with buying and selling property, such as stamp duty, transfer fees, and withholding tax. Buyers often don't realize how much these costs will be without the right help. A lawyer will make everything clear so you know exactly what to expect. This lets you make a good plan for your money and avoid any unpleasant surprises at closing.

Escrow: A Way to Keep Your Money Safe

Using escrow is one of the best ways to protect yourself when buying or selling a home. In this deal, a neutral third party holds the money until all the terms are met. Lawyers can help with this process by making sure that your money is only released when everything is in order. It gives you more peace of mind and security, especially when you work with people you don't know.

Language and Local Processes: Bridging the Gap

Most official documents in Thailand are in Thai, and communication with local authorities can be challenging if you're not familiar with the language or procedures. A lawyer acts as your translator and intermediary—making sure nothing gets lost in translation and that you fully understand what you're signing. This is particularly important because, legally speaking, signing a document means you accept its terms—whether you fully understood them or not.

When Things Don't Go as Planned

Delays, disagreements, or unforeseen complications can occur even with the best preparation. You won't have to deal with these circumstances alone if you have a lawyer. They can step in, represent your interests, and guide you toward the best possible resolution.

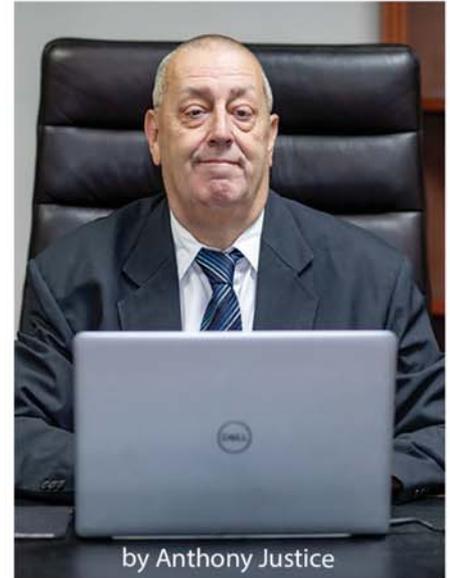
So, Do You Need One?

If you're serious about protecting your investment, the answer is simple: yes, you should strongly consider hiring a lawyer.

Buying property in Thailand can be a rewarding experience—but only if it's done correctly.

A lawyer is more than just an extra cost, in my opinion. They serve as a safeguard, a negotiator, a translator, and, in the end, your protection in a system that you might not be familiar with.

Additionally, that kind of support is not only beneficial but also invaluable when you're making a big investment.



MAGNA CARTA LAW FIRM

- LEGAL SERVICES
- ACCOUNTING SERVICES
- LOAN ASSISTANCE
- COMPANY FORMATION
- DUE DILIGENCE
- VISA & WORK PERMIT
- NOTARY SERVICES

www.magnacarta.co.th



MagnaCartaLawFirmPattaya



magnacartalawfirm



Magna Carta Law Firm

PROTECT YOUR FAMILY'S FUTURE.

Peace of Mind Starts with Pre-Planning.

- ✓ Local Cremation Services (covering all of Thailand)
- ✓ Guaranteed International Standards
- ✓ Multi-lingual Support (English & Thai)
- ✓ Comprehensive Legal & Embassy Coordination
- ✓ 24-Hour Immediate Response



✉ Jeff@amar-assistance.com
✉ Dao@amar-assistance.com

📍 Bio House Tower, 3rd Floor,
55 Sukhumvit Soi 39, Klongtan Nua,
Wattana, Bangkok 10110



🌐 www.amarinternational.com

☎ Tel: +66 2 258 5946, Mob: +66 98 564 2961, +66 92 859 5616



Turning Complex Legal Issues into Clear Solutions

With a team of experienced and passionate legal professionals, we offer a comprehensive range of services tailored to meet your individual needs.



LEGAL

- ⊗ LITIGATION
- ⊗ BAIL BOND
- ⊗ DIVORCE | CHILD CUSTODY
- ⊗ WILLS AND PROBATE
- ⊗ NOTARY
- ⊗ LEGAL CONTRACTS



BUSINESS

- ⊗ THAI COMPANY FORMATION
- ⊗ US TREATY OF AMITY COMPANY REGISTRATION
- ⊗ BOI COMPANY REGISTRATION
- ⊗ BUSINESS LICENSES
- ⊗ BUSINESS DUE DILIGENCE



ACCOUNTING

- ⊗ MONTHLY ACCOUNTING
- ⊗ BALANCE SHEET
- ⊗ TAX PLANNING
- ⊗ ACCOUNTING SYSTEM



REAL ESTATE

- ⊗ TRANSFER OF PROPERTY
- ⊗ PROPERTY DUE DILIGENCE
- ⊗ BUILDING PERMIT



VISA AND WORK PERMIT

- ⊗ BUSINESS VISA
- ⊗ RETIREMENT VISA
- ⊗ MARRIAGE VISA
- ⊗ DEPENDENT VISA
- ⊗ WORK PERMIT



SECURED LOAN

- ⊗ WE ACCEPT LAND, HOUSE OR CONDO
- ⊗ FAST APPROVAL WITHIN 7 DAYS
- ⊗ COMPETITIVE INTEREST RATE
- ⊗ 1M THB MINIMUM LOAN AMOUNT



CONTACT US NOW!

☎ +66 38 37 37 35

LINE @magnacartlawfirm

✉ legal@magnacarta.co.th

🌐 www.magnacarta.co.th

This month for Pattaya Patriots Gloria Visits:



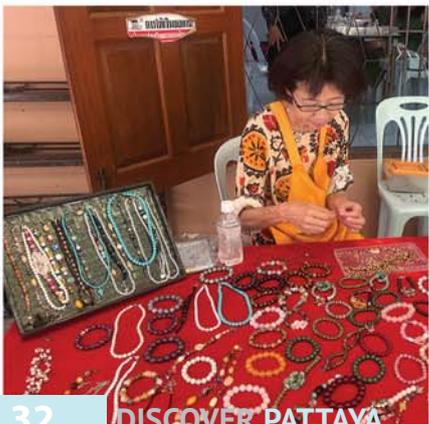
FOUNTAIN OF LIFE Women's Center

I am using the term Patriot for a series of articles to feature in the magazine. Firstly because I love the alliteration, and secondly because I wanted a word to describe some very special people who live amongst us here in Pattaya. Sometimes given a military connotation, the word patriot actually describes someone who deeply loves, supports and defends their country (or, for the purposes of this article, their city).

They often demonstrate loyalty through service, sacrifice, or civic engagement. True patriotism goes beyond mere pride—it involves striving to make improvements for all, for freedom, and for progress.

The Fountain of Life Women's Center was founded in 1988 as part of the Good Shepherd Sister Congregation, dedicated to supporting women and children vulnerable to exploitation, poverty, and abuse.

Last year, we featured Sr. Apinya and Khun Chanida at The Fountain of Life Children's center. If you wish to read that article, it is still available on the homepage of our website, pattayatrader.com.



This month, following the recent celebrations of International Women's Day and Mother's Day (in the UK), we felt it a perfect time to shine the Pattaya Patriots spotlight on The Fountain of Life Women's Center. A nonprofit organization focused on providing practical assistance and emotional care to those who come through their doors.

During my visit to the center, I saw women learning easily transferable skills such as hairdressing, Thai massage, nail technology, and even jewelry making. Many others were engaged in language classes, eager to expand their opportunities and be proud of new accomplishments.

My guide whilst I was there was the serene and gracious Sr. Piyachat who has been at the center for 13 years. She explained that between 80 and 150 women attend each weekday and in addition to offering morning and afternoon classes, the center also places a strong emphasis on community development. I saw preparations were already underway for the upcoming Songkran celebrations.

Many women who work in Pattaya's bar complexes face immense pressure from their families. One told Sr Piyachat (or Teacher as they affectionately call her)

"They don't even ask how I am doing but phone me all the time - sometimes at 5:30 in the morning to ask when I will be sending money."

Others have endured abusive relationships and for some of these the center is a refuge where they feel safe enough to rest, even falling asleep during the day because it is their only safe place.

The protection and care offered at the center reflects a truly holistic approach. Volunteers and staff strive not only to meet the immediate needs of the women but also to help address the root causes of their vulnerability.



With training in social care and an acceptance of all religions and faiths when you walk around the building you can see motivational mottos everywhere: "One Person is of More Value Than the Whole World," "Small Acts, Big Change," "Jubilee of Hope." By providing vulnerable women with friendship, education, healthcare, counseling, and support, this center can create lasting, positive change in the lives of those who come through its doors. These include women aged 35 and above, who are considered too old to continue working in bar complexes and cast out on the scrapheap. Others who are forced by families and partners into work and which makes them feel wretched, seeking a way to build a different life. All the women who attend classes at The Fountain of Life Women's Center want to support themselves with dignity and to learn to value themselves. But perhaps the most difficult lesson of all for many of these women is simply learning to say "No."



Open for classes from Monday to Friday from
09.30 to 11.30 am 12.30 to 14.30 pm

Fountain of Life Women's Center
572/1 M.5 Naklua 25,
Banglamung, Chonburi
20150, Thailand

☎ +66 38 415881

✉ piyachatrgs@gmail.com

You can make a donation to the Fountain of Life Women's Center at...

Bank Information:

Bangkok Bank Public co., Ltd.,

(Muang Pattaya Branch)

78/47 M.9 Nongprue, Banglamung, Chonburi 20260 Thailand

Account Name: Good Shepherd Sisters

Account No.: 484-0-44091-3

Swift Code: BKKBTHBK



DISCOVER PATTAYA



Why not reach out to tourists, expats and residents alike through DISCOVER PATTAYA, the city's premier printed and social media outlet.

With our complimentary full colour magazine, which is available online at pattayatrader.com from the first of every month and in print, plus our strong social media presence, we can reach the new customers that your business needs.

BE PART OF THE DISCOVERY

With our printed and online magazine DISCOVER PATTAYA, quality videos by Barry & Gloria tailored to your business and extensive social media coverage to our many thousands of followers, your business will get the coverage it needs for success.

☎ 083 768 3696



pattayatrader.com



gloria@pattayatrader.com

SOCIAL MEDIA



Pattaya Trader - Discover Pattaya Page



Pattaya Trader - Discover Pattaya Group



Pattaya Trader Expat Ladies Group - Discover Pattaya

21,000 FOLLOWERS + OVER 300,000 THROUGH AFFILIATES





Discover Pattaya Magazine in good company at the Thai Polo Club



A
AMA FASHION
Bespoke Tailor



VISIT OUR BEAUTIFUL STORE ON PATTAYA KLANG

+ (66) 38 361 861, 081 517 7321

chris-thailand@hotmail.com

www.ama-fashion.com



REGENTS INTERNATIONAL SCHOOL
PATTAYA

A NORD ANGLIA EDUCATION SCHOOL

REGENTS | PATTAYA

UNIQUE, THEMATIC

INTERNATIONAL

PRIMARY

CURRICULUM

LOCAL ROOTS. GLOBAL PERSPECTIVE.



BOOK YOUR VISIT





Celebrating Songkran at School



Every April, Thailand comes alive with one of the world's most exuberant festivals. Songkran, the Thai New Year is when Pattaya streets transform into rivers - sometimes long before the official Songkran celebratory dates of 13th-15th April. It's also a time when schools across the nation take an opportunity to step into the culture that surrounds the festival rather than just its water fight party aspect

Songkran takes its name from a Sanskrit word meaning "passage" or "move into." Traditionally, marking the sun's transition into Aries and the start of the lunar new year. Water splashed, poured, or joyfully hurled is the festival's defining symbol. It represents carrying away the misfortunes of the previous year and welcoming the new year clean and refreshed.



SISB
SINGAPORE
INTERNATIONAL
SCHOOL
BANGKOK



At its heart, the most meaningful ritual of Songkran is the pouring of scented water over the hands of elders as a gesture of respect and blessing known as Rod Nam Dam Hua. Many schools have embraced this tradition warmly, inviting senior staff and Thai community members to receive the ceremony from students. It's a moment of genuine connection that cuts across cultural backgrounds: the instinct to honour those who have guided you with the gentle pouring of water, and sharing of jasmine garlands that accompanies the ceremony. For expat children new to the country, this is frequently the moment Songkran shifts from spectacle to something understood and felt.



International school Songkran events have evolved into rich, full-day celebrations. A typical programme might open with a cultural assembly where students learn about the festival's origins, followed by traditional dance performances and demonstrations of merit-making. Food stalls serving mango sticky rice, som tum, and grilled satay may line the courtyards, turning the campus into something resembling a village fair. The water festivities with buckets, super-soakers, and strategically placed hoses may arrive later once the ceremonial element has been given its proper space. Schools are thoughtful about sequencing: the soaking fun so that more students firstly understand what the water represents.



Some schools build "sand pagodas" in the Buddhist tradition, while others run craft workshops where students make the small ornamental floats used in Songkran processions. The festival aligns neatly with international education's emphasis on intercultural learning, and many teachers build unit work around the festival in the weeks preceding it. Primary classes might explore the Buddhist calendar and the concept of new beginnings across different cultures. Secondary students examine how globalisation has changed Songkran, from a quiet family ceremony to a tourism phenomenon — raising questions about cultural preservation and commercial influence that are rich territory for discussion

Thai language classes naturally come into their own. Phrases like สวัสดีปีใหม่ (Happy New Year) and ขอให้โชคดี (good luck) become genuinely useful overnight. For students who have been grinding through vocabulary lists all term, hearing those same words shouted joyfully across a drenched schoolyard is its own kind of language lesson. The best Songkran celebrations extending beyond the school gate with the invitation to parents to help organise and lead activities. For newly arrived expat families, a school Songkran event is often their first real encounter with Thai festive culture in a context that feels welcoming rather than overwhelming. The school becomes a bridge, a place where the unfamiliar is introduced gently, with context and community around it. Years from now, the students who are now sitting in classrooms may remember very little about the week's lesson plans but will remember being soaked to the skin, laughing in the April heat. Then in quieter moments also reflect on the morning they poured water over an elder's hands and wished them well. That combination of reverence and joy is Songkran's gift.





ASIAN
Optical



ASIAN OPTICAL

Soi 4, Pratumnak, Pattaya, Chon Buri
Telephone 081 001 0418, 0822151709

ID Line KamolMeng
FB Asian Optical

FREE Eye Exam



TAARA CLINIC

**“ I USED TO HAVE KNEE PAIN
and a catching sensation every time I walked**

due to boxing training and exercise. But after receiving PRP treatment at Taara Clinic, the knee pain and catching sensation have significantly improved. I'm now able to return to exercising normally. ”

Khun Yodsaenklaai, a professional Muay Thai fighter.





Should we all be taking supplements?

By Gloria Jones

The market for supplements is booming but it can be difficult to know which are actually of any use. We've often been told that if you eat a healthy diet, you don't need anything else but as we age our body doesn't work as well. There are some nutrients, such as vitamin B12 and calcium for example, that we start to absorb much less efficiently as we get older.

I personally have tried adding magnesium (for sleep, muscle relaxing, brain and stress - pretty sure it's helping), lion's mane mushroom (cognition - no idea if it's working), biotin (hair health- ditto). Certainly I've read enough about women really needing to start taking supplements when they hit middle age to pique my interest. This is mainly because I've heard that waning oestrogen can impact many parts of the body: bone health, muscle mass, metabolism and even add to cardiovascular disease risk.

Our bodies should be able to tell us if they're not getting what they need. Unfortunately, as we get older, or simply busier, we lose the skill of paying attention to them. Tuning in to the signals takes awareness and having the discipline to follow a health regime can be difficult - as can be seen at this time of the year with failing New Year's Resolutions! So I decided to take a long hard look at my eating habits and diet.



In my line of work I am lucky enough to be asked to write dining reviews at very high end restaurants. Obviously when I get such a gig I do not hold back on eating all the wonderful dishes put in front of me. Therefore in the last couple of years I have found that intermittent fasting works for me. That way I can make the most of the meal which I am writing about and then have nothing else for the next 24 hours. However, simply keeping the weight down is not now my only issue. I also have to consider muscle mass and muscle loss and what I discovered recently is that spreading protein across 2-3 meals in a day will optimize muscle growth and maintenance.

So would supplements help me I asked? Well the first stage was to get myself on some Body Composition (BIA) Scales. The results - well unsurprisingly I need to lose about 3-4 kilos (knew that already) my muscle mass was excellent (surprising) my hydration good (I have been conscientiously drinking more water), My Body age is 10 years younger than actual age (whoop, whoop) but my Protein level low which suggests that I need more dietary protein to maintain muscle and improve metabolism. I am therefore going to try some Herbalife Nutritional Shake Mixes which are packed with Vitamins, Minerals, Fibre and all important Protein and when consumed with 250ml of low fat milk only come to 214 calories watch this space to find out how I get on, and if you would also like to try these nutritional supplement shakes let me know - email me at gloria@pattayatrader.com and I will send you the details. More next month



What's on The Small Screen



Harold Perrineau, Catalina Sandino Moreno, Eion Bailey

Sheriff Boyd Stevens struggles to keep the Township from fracturing as the survivors' desperate push for answers triggers a more violent and personal retaliation from the town's supernatural forces.



Your Friends & Neighbors Season 2

Jon Hamm, Amanda Peet, Olivia Munn

Andrew "Coop" Cooper doubles down on his dangerous double life as a suburban cat burglar while trying to maintain the facade of his affluent lifestyle.



Widow's Bay

Matthew Rhys, Kate O'Flynn, Stephen Root

The skeptical mayor of a struggling New England island attempts to save his community by turning it into a tourist destination.



Going Dutch

Denis Leary, Taylor Misiak, Danny Pudi

After a viral unfiltered rant, an arrogant Army Colonel is "punished" with a reassignment to the Netherlands.



The Audacity

Billy Magnussen, Lucy Punch, Simon Helberg, Zach Galifianakis
An ambitious data-mining CEO navigates a world of jaded billionaires and "psychiatrist-gurus" to turn influence into power.

What's on The Big Screen



Jaafar Jackson; Nia Long; Laura Harrier

"Michael" is a sweeping biographical drama that chronicles the life and legacy of the King of Pop. The film spans several decades, tracing his journey from a child prodigy leading the Jackson 5 to his transformation into a global icon, while exploring the complex human behind the superstardom.



The Devil Wears Prada 2

Meryl Streep, Anne Hathaway, Emily Blunt, Stanley Tucci
Miranda Priestly struggles to save her legendary magazine, Runway, from the collapse of traditional publishing, forced into a cutthroat rivalry with her former assistant Emily Charlton.



Normal

Bob Odenkirk, Henry Winkler, Lena Headey

In the quiet town of Normal, substitute sheriff Ulysses (Bob Odenkirk) uncovers a deep-seated local conspiracy after a routine bank robbery spirals out of control.



The Super Mario Galaxy Movie

Chris Pratt, Anya Taylor-Joy, Charlie Day, Jack Black

Mario and his friends blast off on an interstellar adventure to thwart a galactic threat from Bowser Jr. and his mysterious new allies.



They Will Kill You

Zazie Beetz, Patricia Arquette, Myha'la, Heather Graham

A woman who answers a help-wanted ad for a housekeeping position, only to find herself trapped in a blood-soaked battle for survival.



Great Ideas if you're going out for Songkran Fun!

Samsung Galaxy XCover 7 Pro

The Samsung Galaxy XCover 7 Pro is the ultimate companion for the high-intensity water battles of Songkran 2026, engineered with a ruggedized chassis that far exceeds the durability of standard flagships. Boasting an IP68 rating, this device is fully protected against dust ingress and can withstand complete submersion in up to 1.5 meters of fresh water for 30 minutes, making it virtually immune to the relentless buckets and high-pressure water cannons.

Beyond simple waterproofing, the XCover 7 Pro features an enhanced "wet touch" sensitivity mode, ensuring the 6.6-inch Gorilla Glass Victus+ display remains fully responsive even when your hands are soaked or the screen is covered in droplets.



Shokz OpenSwim

The Shokz OpenSwim Pro is an essential companion for the high-intensity chaos of the Songkran festival, offering an industry-leading IP68 waterproof rating that allows the device to be fully submerged in up to two meters of water for two hours. Unlike standard water-resistant earbuds that can falter under the constant barrage of high-pressure water guns and ice-cold buckets, the OpenSwim Pro features a triple-sealed design.





ugo™ Wear Floating Pouch

The ugo™ Wear Floating Pouch is a premium survival essential for the Songkran festival, offering a level of protection that far surpasses standard plastic sleeves. Built with a heavy-duty uZIP™ waterproof zipper and RF-welded seams, this IP68-rated pouch is 100% airtight and fully submersible up to 20 feet, ensuring your smartphone, passport, and cash remain bone-dry even when facing a direct blast from a high-pressure water cannon.

Its specialized thermoplastic polyurethane construction not only shields against the relentless soaking of the Thai New Year but also features a clear window that maintains full touchscreen functionality, allowing you to capture high-quality videos of the chaos without ever exposing your device to the moisture.

Insta360 X5

The Insta360 X5 is a game-changer for the high-intensity environment of Songkran 2026, offering native IP68 waterproofing that allows for full submersion up to 49 feet (15 meters) without the need for a bulky external housing. This robust build means you can confidently dive into the middle of Bangkok's biggest water battles, capturing every bucket drop and water cannon blast in stunning 8K resolution while the camera remains completely sealed against the deluge.



WON'T GET FOOLED AGAIN ... or will I?

- Barry Upton

There was a time, not so long ago, when making a hit song required a specific set of human ingredients: a broken heart, three chords, and a drummer who could occasionally stay on beat. Today, we've replaced the heartbreak with a graphics card, the chords with a prompt, and the drummer with a mathematical certainty that never gets drunk and always turns up on time.

Welcome to the era of A.I. generated music, where the "artist" is a box that's been fed every power ballad from 1984 and told to "make it vibe-ier." The first thing you notice about AI music is that it is terrifyingly competent.

It doesn't hit sour notes. It doesn't get "creative" and add a twelve-minute solo in the middle of a pop track. It is the sonic equivalent of a beige room: perfectly functional, aesthetically pleasing, and entirely devoid of a soul.



When a human writes or performs a song, they might leave in a slight crack in the vocal or a guitar string buzz. Those are the moments where we are touched by suffering that is relatable. The effect on the listener is a strange kind of emotional uncanny valley. You're nodding your head to the beat, but deep down, you know the "singer" isn't crying about a breakup— it's just calculating the statistical probability of a minor chord following a major one.

Historically, the barrier to entry for music was "having a garage" and "knowing a guy with a bass." Now, the barrier is having a stable internet connection. There's no legendary story of the A.I. sleeping on a friend's couch or selling its van to fund an EP. The A.I. doesn't have a "difficult second album" because it doesn't find anything difficult. It just processes. Soon, A.I. won't just make music; it will make your music. It will scan your heart rate, your GPS location, and your recent grocery purchases to craft a song specifically designed to make you buy more cheese. In the end, A.I. music is like a digital croissant. It looks right, it flakes right, and it tastes fine ... but you can't help but miss the baker who accidentally burned the edges because they were distracted by a real human feeling.



The Vow: Won't Get Fooled Again

I have officially entered my "Analog Resistance" phase. From now on, if I can't see the sweat on the drummer's forehead or hear the lead singer complain about the venue's acoustics, I'm not listening.

Solution - A New Career

To escape the A.I. generated musical revolution, I've decided to explore a dream I've harbored for many years of becoming an airline pilot. After passing examinations and earning the right to wear the uniform, I can now have the ability to state my altitude and advise about turbulence. I've now learnt that it's better to be on the ground wishing you were in the air, than in the air wishing you were on the ground. I can also now attract a higher class of woman into my life such as former Miss Universe, Natalie Glebova (pictured). Do you believe this ... or have you been fooled? Well, it is April.

Check out YouTube / FAB BAZ MUSIC TV for Barry's songs and videos that, to date, contain no A.I. enhancement.





TWO ENGLISH SPEAKING RADIO STATIONS IN PATTAYA



What has been for many years the very popular pop station 96FM, has now changed frequencies to 88.25FM - PATTAYA PEOPLE RADIO. This is because new Thai licensing arrangements have been brought in from the start of 2026. Frequencies 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 88.25FM - PATTAYA PEOPLE RADIO is the same, same, but different mix of fun/upbeat/singalong/pop/rock/oldies, but now at a new frequency. Online remains – www.pattayapeople.com

The other frequency, 90.75FM has been allotted to ROTARY RADIO under the umbrella of Pattaya People Media Group. ROTARY RADIO is now operational around Pattaya on 90.75FM and online at rotarypattaya.com/rotaryradio. 90.75 - ROTARY RADIO has an original concept which will not only entertain, but seeks to 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 it's many fund raising events, the city and individual Rotary clubs can benefit from 24 hour, 7 days a week radio exposure.

Rotary Radio features a much more 'easy listening'/'soft rock' vibe with artists such as Steely Dan, America, Fleetwood Mac, The Eagles, Chicago, James Taylor, Joni Mitchell, The Carpenters, Bread, Carole King, Cat Stevens, Enya, Jazz, 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'. In between the wonderful relaxing music will be voice idents from Rotary members, useful information about Rotary in general plus details of upcoming events.



The Rotary Club of Pattaya is 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.

Both stations and playlists are supervised by radio production manager Barry Upton. He's maintained the popular sunshine mix on 88.25 - PATTAYA PEOPLE RADIO.

UPDATE: At the top of each hour on both stations is a worldwide news summary from FSN except for 8am and 6pm when the Thai National Anthem plays. So, we can all now enjoy two English speaking stations in Pattaya with two contrasting personalities.

ACCOUNTING FOR SUSTAINABILITY

CHAPTER 6 - CAPITAL EXPENDITURE AND FREE CASH FLOW

In the previous chapter, we discussed how to evaluate the quality of business growth and defined the concept of goodwill. In this chapter, we will explore Capital Expenditure (CapEx) and Free Cash Flow (FCF)—two major tools for assessing long-term financial sustainability.

Capital Expenditure (CapEx)

Definition

Capital Expenditure refers to the funds that a business uses to acquire, upgrade, or maintain physical assets such as buildings, technology, and equipment, with the aim of increasing long-term economic benefits. In accounting terms, CapEx appears on the balance sheet under Property, Plant, and Equipment (PPE).

CapEx can be categorized into two types:

1. Maintenance CapEx
Mandatory spending required to maintain or replace existing assets to ensure continued operations.
Examples include replacing old machinery or disposing of outdated equipment and acquiring new equipment in its place.
2. Growth CapEx
Optional spending aimed at expanding the business, such as constructing a new facility or purchasing additional machinery.
This type of investment supports long-term growth but is not essential for day-to-day operations.

Example

A company records Free Cash Flow (FCF) of Baht 50 million, derived from:

- Cash Flow from Operations (CFO): Baht 120 million
- Total CapEx: Baht 70 million

A deeper analysis shows that only Baht 20 million of this CapEx was required for maintenance. The remaining Baht 50 million was invested in building a new warehouse as part of a strategic expansion. This means the company's core business actually generated real FCF of Baht 100 million (120 million – 20 million), indicating strong operational performance.

Free Cash Flow (FCF)

Definition

FCF represents the net cash generated by the business after deducting the cash required to maintain its operations. It is the amount available for debt repayment, dividend distribution, or reinvestment for future growth.

Formula:

Free Cash Flow (FCF) = Cash Flow from Operations (CFO) – Maintenance CapEx

Analysis of FCF in Different Situations

1. Positive FCF (The Star)

This is the ideal scenario. The business generates strong operational cash flow and still has surplus cash after necessary investment.

Key observation: How does the company use its FCF? Does it reinvest in high-return projects, or simply hold the cash?

2. Unstable Positive FCF (The Cyclical)

FCF fluctuates—high in some years, low in others—often due to business cycles or irregular large investment projects.

Key observation: Will these large investments generate good future returns? Tools such as Net Present Value (NPV) and Internal Rate of Return (IRR) can help evaluate this.

3. Negative FCF (Needs Analysis)

A negative FCF situation must be interpreted carefully:

A. Growing Pains

The company still has positive CFO but records negative FCF due to heavy Growth CapEx. This may be acceptable, but the results of such investments should be monitored closely.

B. The Patient

Both CFO and FCF are negative, meaning the company lacks even the cash needed for basic maintenance. This is considered a danger signal and requires immediate attention.

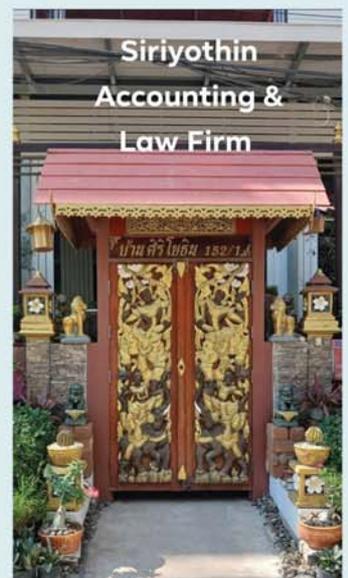
In the next chapter, we will explore the role of FCF in greater detail.

Siriyothin Accounting & Law Firm

152/1 Moo 12 Soi Jomtien 1, Jomtien Beach Road Pattaya

Tel. 080-4432899

Email: sampattaya2020@gmail.com



SOLUTIONS ARE ON PAGE 49

MEDIUM

2				4		1	5	
4		6						
			5		3			7
9								
		4	6			5		
6							2	
	8			1			4	9
		3			7			
							7	

		1					3	
2			5		9			4
4			2	8				
9				2				
			6					
7	4						8	
		2					7	
1			4					3
8					1			9

				4				
9	4			5	2			3
	5							
		8				1		7
	2		7			5		
4				7			2	
7			5			6		8
6			1	8				

					7	6	8	2
9			8					7
	7							2
4		1	9					
	3		1		4	7		
6				9	8			
	4							
			2	5			3	

HARD

		7	2			1	6	
			9	4				
		5						7
	9						7	8
				8				
4		6						3
5								
			1		9			
		2	4					1

		1					3	
2			5		9			4
4			2	8				
9				2				
			6					
7	4						8	
		2					7	
1			4					3
8					1			9

		6						1
	7			5	9			
				4	9	5		
	1						3	
					7			
			4			5		2
							2	
3	8			9				
	5	4		3	1			6

		7	2			1	6	
			9	4				
		5						7
	9						7	8
				8				
4		6						3
5								
			1		9			
		2	4					1



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

8	1	3	7	5	4	9	2	6
7	2	4	8	6	9	1	3	5
6	5	9	1	2	3	4	7	8
3	9	6	4	7	8	2	5	1
1	4	2	6	3	5	7	8	9
5	7	8	9	1	2	6	4	3
2	6	5	3	9	7	8	1	4
9	8	7	5	4	1	3	6	2
4	3	1	2	8	6	5	9	7

4	1	9	7	2	6	5	3	8
5	7	2	3	8	1	6	9	4
3	8	6	4	5	9	7	1	2
9	2	3	5	7	8	1	4	6
6	4	8	9	1	3	2	7	5
7	5	1	2	6	4	9	8	3
8	6	4	1	9	5	3	2	7
2	9	5	8	3	7	4	6	1
1	3	7	6	4	2	8	5	9

8	3	7	6	4	1	9	5	2
9	4	1	8	5	2	7	3	6
2	5	6	3	9	7	8	1	4
5	6	8	2	3	9	1	4	7
1	7	9	4	6	5	2	8	3
3	2	4	7	1	8	5	6	9
4	8	5	9	7	6	3	2	1
7	1	3	5	2	4	6	9	8
6	9	2	1	8	3	4	7	5

2	8	7	3	4	9	6	1	5
3	1	4	5	7	6	8	9	2
9	6	5	8	1	2	4	3	7
8	7	9	6	3	5	1	2	4
4	2	1	9	8	7	5	6	3
5	3	6	1	2	4	7	8	9
6	5	3	4	9	8	2	7	1
1	4	2	7	6	3	9	5	8
7	9	8	2	5	1	3	4	6

HARD

2	3	7	9	4	6	1	5	8
4	5	6	7	8	1	2	9	3
8	9	1	5	2	3	4	6	7
9	1	8	2	5	4	7	3	6
3	2	4	6	7	9	5	8	1
6	7	5	1	3	8	9	2	4
7	8	2	3	1	5	6	4	9
5	6	3	4	9	7	8	1	2
1	4	9	8	6	2	3	7	5

5	9	1	7	4	6	3	2	8
2	8	3	5	1	9	6	7	4
4	6	7	2	8	3	9	1	5
9	5	6	8	2	4	1	3	7
3	1	8	6	9	7	4	5	2
7	2	4	1	3	5	8	9	6
6	3	2	9	5	8	7	4	1
1	7	9	4	6	2	5	8	3
8	4	5	3	7	1	2	6	9

5	9	6	2	7	3	4	1	8
4	7	8	1	5	9	2	6	3
1	2	3	8	6	4	9	5	7
7	1	2	9	8	5	6	3	4
6	4	5	3	2	7	1	8	9
8	3	9	4	1	6	5	7	2
9	6	7	5	4	8	3	2	1
3	8	1	6	9	2	7	4	5
2	5	4	7	3	1	8	9	6

3	4	7	2	5	8	1	6	9
1	6	8	9	4	7	5	3	2
9	2	5	3	1	6	8	4	7
2	9	1	5	3	4	6	7	8
7	5	3	6	8	2	4	9	1
4	8	6	7	9	1	2	5	3
5	1	9	8	6	3	7	2	4
6	7	4	1	2	9	3	8	5
8	3	2	4	7	5	9	1	6

The Kentucky Derby A Celebration Not Only of Horses, but also of Hats!

*“In your Easter bonnet
With all the frills upon it
You'll be the grandest
lady in the Easter parade
I'll be all in clover
And when they look you over
I'll be the proudest fellow
in the Easter parade”*

Irving Berlin 1933



By Carla Marie Rupp and Jason Rupp

Hats and horses go together from Ascot to the Melbourne Cup even at Pattaya's own Pink Polo Day! From fascinators to small and big creations, hats are a must and in Louisville, "Derby style" is celebrated big-time. Highly anticipated, the Kentucky Derby is the oldest running thoroughbred horse race in the world, held on the first Saturday of the month of May, and the ladies of Louisville, KY, are already out choosing their hats. The Derby is the longest continually held sporting event in the United States, and attending the Kentucky Derby is a big deal. You need to look good. It's quite the fashion event.

Often referred to as "The most exciting two minutes in sports," the Kentucky Derby also called the "First Jewel of the Triple Crown," is preceded by a few weeks of really festive activities. The festival is also a place to be seen and enjoyed. The first Kentucky Derby was inaugurated on May 17, 1875 at the Louisville Jockey Club racetrack which later became Churchill Downs. Then the crowd numbered 10,000 people watching three-year-old thoroughbred horses race on the track. Last year the race attracted 150,000 fans jammed under the Twin Spires for an all-day party full of traditions that also included a fashion show..

This year's May event is already garnering a lot of attention. People are studying the horses—and getting their costumes together. Travel agencies are promoting their packages. Hotels are filling up as the Kentucky Derby is already on people's minds. Women will order their gorgeous hats in all sorts of bright colors except green as it's considered bad luck - and no one wants that. Many men wear fashionable suits and bow-ties, even top-hats as they don't want to leave all the elegance to the women. Saks Fifth Avenue even hosted a fabulous Kentucky pre-party where Louisville comes to New York City, with Kentucky-styled cocktails, live bluegrass band music, and lovely flowers.

This year we visited the event to snap our photos of the hats and mix with the media and New York City Derby lovers. It was a great celebration of Louisville, the kind of evening that made guests who hadn't been to the Derby feel the exhilaration and want to go to the Kentucky Derby. Hat designers showcased their custom made hats. These milliners included New York City-based Christine A. Moore (CAM Hats); Jenny Pfanstahl (Forme Millinery); and Rachel and Kate (The Hat Girls).





Celebrating Derby fashion is a joy, and guests marveled at the intricate designs. One New York City hat designer said she had been to the Derby 18 times, and you could sense her excitement at going to the next one. She said she loves making custom hats for her Derby-goer customers.

With cocktails being served that were reminiscent of the American South such as Old Fashioneds and Mint Juleps, there was also of course plenty of Kentucky bourbon. We felt glamorous in the magical setting, kind of in a way like we were in Louisville. This sparkling event at Saks Fifth Avenue officially kicked off the countdown to the 152nd Kentucky Derby, which will take place on May 2, 2026, at Churchill Downs Racetrack. Visitors to Louisville who come the week or so before will also take part in all kinds of other activities, such as having breakfast at dawn watching the horses train, or joining lots of food tastings from great chefs, music and live entertainment, and many family-friendly activities.

Singing "My Old Kentucky Home," drinking mint juleps, and anticipating the two-minute drama to see the winning horse receive a garland of red roses draped on its back are among the traditions at the Kentucky Derby. Along of course with wearing all the gorgeous, intricate hats.



Check out Kentuckyderby.com for more information. You can read about how each year 20 horses have the once-in-a-lifetime chance to run in the Derby. To earn a spot, they must travel along the Road to the Kentucky Derby, a series of races on tracks around the USA and around the world. Points are awarded to the top finishers in each race. The 20 horses with the most points earn a spot at the starting gate at the Churchill Downs in the Kentucky Derby in what's called "The Run for the Roses." A wonderful destination for travelers, Louisville also provides a great restaurant scene, fascinating museums (including one on baseball bats we have toured), historical sites, a beautiful downtown area, and easy to walk-to locations. The city also boasts a thriving arts and theater scene, and much more. Be sure to visit the newly-renovated Kentucky Derby Museum! Visit Louisville Tourism at www.gotolouisville.com.

Carla Marie Rupp and Jason Rupp are freelance travel journalists, reached at carlaruppy@gmail.com and jasonruppy@gmail.com.

TRAVELS TO VIETNAM



PART 2 *By Gloria Jones*

It seemed impossible to live this close to Vietnam and not visit. So with Da Nang just 1 hour and 40 minutes from Bangkok's Don Mueang International Airport it was time to explore and report back. Last month in Part 1 of our travel series about Vietnam I wrote about Da Nang and if you missed this article it is still available at pattayatrader.com or discoverpattayamagazine.com. This month we are looking at the journey from Da Nang to Hanoi.

When Lonely Planet listed the world's most incredible train journeys to book in 2025, the North-south railway in Vietnam came in as the number one experience. Commonly known as the Reunification Express, it connects Ho Chi Minh City in the south with Hanoi in the north (about 1,726 kms). One of the most famous sections of the route is the coastal line that passes between Da Nang and Hue, the country's historic, former imperial capital. This is often considered one of the most beautiful railway segments in all of Southeast Asia. So we decided this would be our chosen transportation from Da Nang to Hanoi.



We boarded our train at Da Nang's picturesque station and found our seats. Unfortunately the QR code in our cabin didn't seem to keep the promise of an enticing catalogue of services that could be ordered and brought to your seats. Perhaps we were just unlucky at the time we travelled but when a ticket collector passed by I asked if I could order noodles, beer and flower petal foot soak and was just met with the universal sign of crossed arms denoting that all of those were "Off". So we had to make do with the exciting challenge of jumping off the train at certain stations to buy some snacks and drinks from the platform vendors and getting back on before the time the train left..

So if the in-train experience was not quite as we had hoped, we were certainly not disappointed by the views as we passed through some of the country's most scenic landscapes. The train curved along the mountainside past dramatic coasts where lush green hills met the deep blue waters of the South China Sea. As the train moved slowly along the cliffs and through short tunnels it gave us plenty of time to appreciate the scenery.

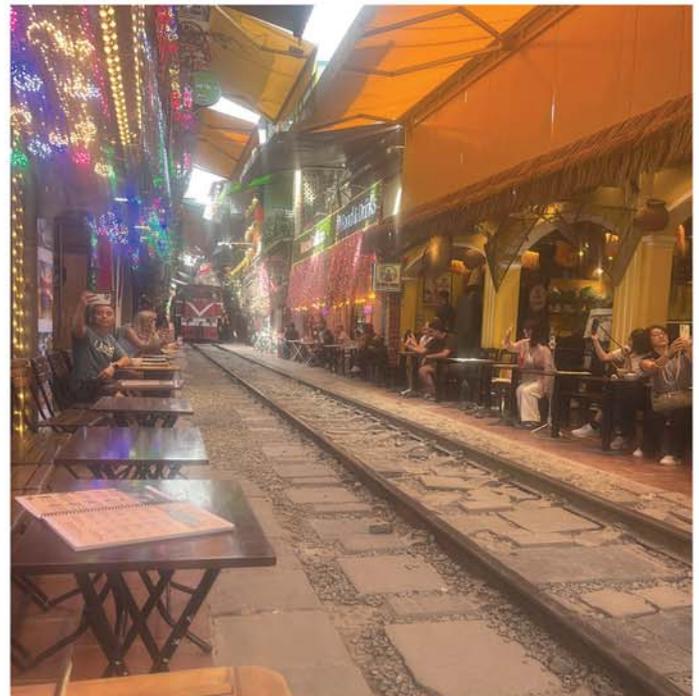
My advice when booking this train is to go for the most expensive cabin you can afford. Even so do not expect luxury of something like a "Blue Jasmine" experience but you will get air conditioning and seats that will convert to night time bunks with a modicum of bedding. Pretty essential for the night time portion of this 16 hour journey. Also, I quite enjoyed the nostalgia of an overnight train journey. As children my brother and I would sometimes do this when going to Italy and being lulled to sleep with the repetitive sound of the train on the tracks kind of lulls you to sleep.





So it was that with a reasonable night's sleep - somewhat aided by our platform dash beer purchases we arrived at Hanoi station. Somewhat bleary eyed we grabbed a taxi to our hotel and dumped our bags. Then it was straight off to train street - can't get enough of trains! For some much needed coffee. Also by getting to Train street in the morning we avoided the crowds and got a seat at a table right near the tracks as the train came trundling through - quite the thrilling experience!

To also continue our love of Vietnamese coffee we had to try Egg Coffee (cà phê trứng) as it originated in Hanoi in the 1940s. The beverage was created by Nguyễn Văn Giảng, a bartender at the famous Sofitel Legend Metropole Hotel. He came across the clever idea of whisking egg yolks with sugar and condensed milk, to replace milk during a time when milk was scarce. The result? A rich frothy topping for strong Vietnamese coffee. After leaving the Sofitel Giảng, opened his own cafe in Hanoi's It still serves the traditional recipe today but you can enjoy Hanoi's egg coffee all over the capital including the cafes in Train Street.



Made with the usual robust Vietnamese coffee, the whipped egg yolk, sugar, and sweetened condensed milk mixture tastes rather like a liquid tiramisu. Although I was glad we were trying it in the morning. The bold, slightly bitter coffee at the bottom with the sweet, custard-like cream on top certainly helped kick start our day but it could all too easily become addictive. Not too good for the waist line I'm thinking and not too good to help with a good night's sleep I'm sure. Still it was absolutely delicious and what a special place to try it.

Train street firmly ticked as our first Hanoi experience, we were looking forward to the next 3 days and the other delights to try whilst in this vibrant Vietnamese capital city. However, our first decision was to not repeat the train journey back to Da Nang -but get an internal flight for our return - you can have too much of a good thing (haha).





ZENSIRI ESTATE & RESIDENCES JOMTIEN

ZENSIRI ESTATE & RESIDENCES, JOMTIEN

DISCOVER PATTAYA was delighted to accept an invitation to attend the Grand Launch of Zensiri Estate & Residences, Jomtien.

With many local property professionals in attendance to help Gavin and his dynamic team launch their official showroom opening, - it was a most succesful evening.

Also, a chance to view not only the one-, two-, and three-bedroom condo units but also a stylish villa showhouse.

Zensiri -creating both beautiful villas and condo units in the heart of Jomtien.





Live & Work in Thailand – Run Your Own Restaurant or Catering Business in Pattaya

Looking for a legitimate way to live and work in Thailand? Here's your chance to take over a successful restaurant business and secure a work permit at the same time.

If you're under 55, a work permit is your best option to stay long-term in Thailand. This business gives you exactly that — plus the chance to grow your own successful venture in the Land of Smiles. With the help of the previous owners who have the experience to get you setup.



- Rent: 25,000 THB/month
- One-year lease paid in advance (300,000 THB)
- Security deposit: 200,000 THB (refundable)
- Full legal setup assistance (company, visa, Work Permit)
- Support during transition
- Fully operational, turnkey setup
- International & Thai cuisine

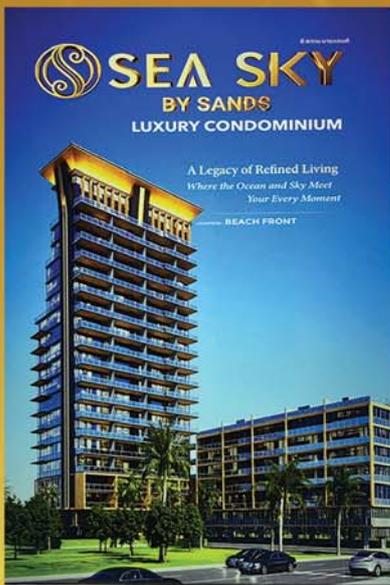


Contact Us

094 757 9328

falcoreross@gmail.com





SEA SKY BY SANDS

An exceptional new development just steps to Pratumnak Beach offers luxury living in a highly desirable location. The stunning project features 125 beautifully designed, spacious residences across Building A (8 Floors and pet-friendly) and Building B (20 floors). With luxury wellness facilities including private fitness centre, beautiful swimming pools, relaxing sauna and steam rooms, landscaped gardens, 24-hour security CCTV and 47% allocation for parking.

Starting Price: From only 8.49 Million THB.
Large 1 Bedroom Seaview units from 47-87 sqm,
2 bedroom and Penthouse options available
The perfect environment for comfort and wellbeing.

Each apartment is beautifully presented with high-quality wall panels that are not only stylish but also practical. They are water-resistant and pest-resistant, ensuring easy maintenance and long-lasting durability. Throughout the thoughtful design and premium finishes mean every home comes fully equipped with everything you need to simply walk in and enjoy luxury living from day one.



With sea-view properties becoming increasingly rare, especially in the ever-popular Pratumnak area of Pattaya, these large, high-quality apartments truly offer something special. So don't delay book your appointment today to discuss the available options and discover a residence perfectly tailored to your luxury lifestyle.

Penthouse Condos in Pattaya: What you get for your money

The term "penthouse" often conjures images of astronomical price tags and inaccessible luxury—a world reserved for the elite of Dubai, Miami, or Monaco. But what if you could access that same strata of sky-high living without the stratospheric price? Welcome to Pattaya. As a real estate market, Pattaya offers one of the most compelling value propositions in the global luxury housing market. When you search for penthouse condos in Pattaya, you aren't just looking at a place to live; you are looking at a lifestyle investment that would cost three to four times as much in other world-famous coastal resorts. Let's break down exactly what you get for your money, why these properties are in such high demand, and how Pattaya stacks up against the competition.

The Allure of the Penthouse: Why Sky-High Living is in Demand

Penthouses have always been the pinnacle of property prestige. They offer a combination of privacy, space, and perspective that standard condos simply cannot match. In Pattaya, the demand for these top-floor sanctuaries is currently surging.



Recent market analysis from Q1 2025 confirms that the luxury condominium market in Pattaya is experiencing "surprisingly fast sales," driven by major Bangkok developers and a resurgence of international buyers. But why the penthouse specifically? It is the ultimate expression of the "vertical estate." Modern buyers are looking for more than just a home; they want a private retreat with resort-style amenities. As seen in developments like The Sanctuary Luxury duplex Condo for sale with Beachfront location at Wongamat which has the following facilities: Swimming pool, Gym, Internet, Security, Car park, Garden, Sauna, Children's area and Elevator.

The Value Proposition: Pattaya vs. Dubai, Florida, and Spain

To truly understand the value of penthouse condos in Pattaya, you need to look at the global market. Let's compare apples to apples regarding what your money buys in four different coastal destinations.

Location	Average Price (High-End Penthouse)	What You Get
Dubai	\$4M - \$20M+	Branded residences (Mercedes-Benz, etc.), valet parking, Car elevators.
South Florida (Miami)	\$10M - \$150M	Celebrity addresses, private rooftop pools, "estate-in-the-sky" status.
Spain (Costa Blanca)	\$530K - \$1.5M+	Modern design, second-line beach views, Communal pools, Mediterranean charm.
Pattaya	\$750K - \$3M+	Private pools, 270° ocean views, smart home tech, Beachfront properties and Concierge service

Dubai is the king of bling. While you can find a studio apartment for a relatively accessible price, the luxury penthouse market is dominated by branded residences. For example, the new Binghatti Mercedes-Benz City features five-bedroom penthouses, but these are part of a massive 13,386-unit complex where the brand adds a significant premium to the price tag.

Florida, particularly Miami, operates in a different financial stratosphere. The current record holder in Miami-Dade County closed at \$86 million, with others on the market asking for \$120 million or more. This pricing is justified by the "trophy" nature of the asset and the intensely competitive South Florida market.

Spain offers a more comparable European alternative. A modern penthouse in Villajoyosa on the Costa Blanca might set you back around €495,000 (\$530,000 USD) for 147sqm. However, this often puts you on the second line from the beach, and the internal square footage is significantly smaller than the Asian mega-penthouses.

This brings us to Pattaya. Here, a budget of \$1 Million to \$3 Million USD (approx. 34 Million to 100 Million THB) places you in the absolute top tier of the market. For that, you aren't getting a branded badge or just a view of the sea from a distance; you are getting the sea in your living room.



Take, for example, Silver Beach Penthouse Absolute Beachfront for sale on Penthouse floor, Panoramic Sea views Living space 685 SQM 5 bedrooms, 5 bathrooms, European Kitchen, Fully furnished, Located at Naklua Soi 16, Wongamat Beach. 24 hours security, large communal swimming pool

Priced at just over \$2 Million USD

More strikingly, In Miami, that price might get you a standard ONE-bedroom unit; in Pattaya, it gets you a crown-jewel estate.

Infrastructure, Weather, and Lifestyle: The Pattaya Advantage

Price per square meter is one thing, but the real test of value is the quality of life. How does Pattaya compare to those other coastal resorts regarding the things that matter daily?

Infrastructure & Accessibility

Pattaya benefits from its proximity to Bangkok. Located just a 1.5-hour drive from the capital, it is incredibly accessible. While other resort cities like Phuket require a flight or a long drive, Pattaya is a weekend getaway for millions. Furthermore, the city is modernizing rapidly. In a landmark move for 2026, Pattaya signed an MOU to develop a massive network of electric vehicle (EV) charging stations, transforming the city into a "low-carbon tourism" hub with cleaner air and quieter streets. This kind of forward-thinking infrastructure is rare in resort towns.

Weather: The Tropical Constant

While Spain enjoys a pleasant Mediterranean climate, it experiences cold winters. Florida contends with hurricane season. Pattaya, however, offers consistent tropical warmth. With average annual temperatures around 83.3°F (28.5°C), it is perpetually summer. Even the "cool" season from December to February is perfect for al fresco dining and beach activities.

Food & Attractions

Here is where Pattaya truly shines. While Dubai and Miami offer excellent (if expensive) fine dining, Pattaya offers a culinary depth that is hard to match.

- **Variety:** You can start your day with artisan coffee at a hipster cafe like Ordinary Coffee x The Now, enjoy a world-class Thai lunch at Nara Thai Cuisine, and end the day with fresh, cheap seafood at a local legend like Mum Aroi.
- **Attractions:** Beyond the nightlife, Pattaya is a family playground. From the entirely wooden, hand-carved Sanctuary of Truth to the Columbia Pictures Aquaverse Water Park and quirky spots like the Mars-themed cafe, there is a density of things to do that rivals any coastal city in the world.

Conclusion

When you look beyond the glossy brochures, the value of a penthouse isn't just in the marble floors or the branded appliances; it is in the life it enables. In Dubai, you pay for spectacle. In Florida, you pay for status. In Spain, you pay for charm. In Pattaya, you pay for space, freedom, and lifestyle. The penthouse condos in Pattaya offer the same, if not better, ocean views and luxury finishes as their global counterparts, but at a fraction of the entry price. You get the square footage of a Miami trophy home for the price of a standard Spanish apartment, all while living in a city that offers world-class infrastructure, year-round summer, and a food scene that is the envy of the East. For investors and homebuyers looking for true value in 2026, the sky—specifically the Pattaya sky is the limit. Are you ready to elevate your life? Contact Pattaya Real Estate Co Ltd today to view our exclusive portfolio of penthouse condos and find your perfect slice of paradise.



HEINER MOESSING



Buy Better with Pattaya Real Estate Co Ltd <https://pattaya-real-estate.com>



Hotline: +66 81 8611907



info@pattaya-real-estate.com

434/33 M.12, View Talay 2 A. Rm 33 Floor 1, Nongprue,
Banglamung, Chonburi, 20150, Pattaya, Thailand



Knowledge | Passion | Experience

THE RIVIERA
BEVERLY HILLS
RESIDENCES

From
2.8 MB



LIVE THE
HOLLYWOOD DREAM



WINNER
BEST DEVELOPER
(EASTERN SEABOARD)
2023 / 2025



Foreign Quota
Available



@therivieragrouphailand



rivieragroup

092-299-6569 or 062-571-5185



Meet the Team at CASA PATTAYA – A Professional Real Estate Agency

Based in Pattaya Casa Pattaya specializes in buying, selling, and renting condos, pool villas, and investment properties. With years of experience and deep local market knowledge they can give you honest advice, personalized service, and full support. From property search to transfer. Serving both Thai and international clients with multilingual support.

TRUSTED REAL ESTATE EXPERTS

VISIT CASA PATTAYA WEBSITE



Visit Casa Pattaya Website

@CASAPATTAYA
view properties now

Your Trusted Partner in Property Solutions
Casa Pattaya Real Estate Team

@CASAPATTAYA
Explore Casa Pattaya

New Projects in Pattaya Presented by Casa Pattaya Real Estate



ZENITH II PATTAYA

A next-generation wellness residence in a prime Pattaya location.

Start From
3.29 MILLION BAHT



SEVEN SEAS Le Carnival

Elegant and affordable luxury living in a fully furnished beachside condominium by Universal Group Thailand.

Start From
2.4 MILLION BAHT



Grand Solaire Noble is a 50-storey luxury condo in central Pattaya, offering panoramic views and easy access to the beach and city life.

Start From
4.2 MILLION BAHT

2026

Address : 210/1 Soi Siam Country Club, Nongprue, Banglamug, Chonburi 20150

Contact us

For more information contact us

CASA PATTAYA
REAL ESTATE

Make an appointment or visit us today to discover your perfect property in Pattaya



096-771-7777

Casa Pattaya Property Group

casapattaya

+66-96-771-7777

@casapattaya

casapattaya1

Casa Pattaya Real Estate

sales@casapattaya.com

casapattaya.com

THE RIVIERA
SANTA MONICA
JOMTIEN

California Dreams

From 2.8 MB



WINNER
BEST DEVELOPER
(EASTERN SEABOARD)
2023 / 2025

R
RIVIERA
GROUP

Foreign Quota
Available



@therivieragrouphailand



rivieragroup

092-299-6569 or 062-571-5185

Discover a Campus of Excellence & Real World Learning



St. Andrews International School Green Valley wins the **FOBISIA Sustainability Challenge 2026!** Competing against 27 teams from 18 schools across Asia, the students' project, **GV Carbon Free**, impressed judges with its innovation and real-world impact. This achievement is powerful proof of our vision as a leading eco school, where students turn sustainability from theory into meaningful action!

Why our Parents Choose Green Valley

Top
**Academic
Results**
in Thailand



**Student
centred
approach
to learning**

The only
PYP

School on
the Eastern
Seaboard



Leading
Eco-School
Initiatives for a
**Sustainable
Future**

Our students attend
**Top Universities
Worldwide**

Imperial College
London



Les
Roches



University of
BRISTOL



香港中文大學
The Chinese University of Hong Kong



St. Andrews
International School
Green Valley
Celebrating **30** years

Visit our award
winning school.



Be adventurous. Be brilliant. Be happy.