

## INFORMATION SHEET

DEVELOPER NAME:	Mandalay Garden Co. Ltd.
PROJECT LOCATION:	Choeng Mon Hill, Plai Leam Soi 8, Chaweng Beach Road, Koh Samui, Surat Thani, Thailand, 84320
LEGAL ADVISOR:	DFDL Mekong Legal & Tax
ARCHITECT STUDIO:	K.ANN Design, Pongchana Changkaew Architect we.k.annesign@gmail.com Cell Phone : +66 (0) 81 597 8802 Samuiburi Development & Consultant Co. Ltd. Phone: +66 (0) 77 413 636
CONSTRUCTION COMPANY:	PanMas Constructions Co. Ltd. & 4 Elements Co. Ltd.
UNIT TYPE:	A, B, C, D, E – 1 or 2 bedrooms apartments
UNIT SIZE:	50 sqm – 82 sqm + 4 units have additionally 40 sqm roof garden.
OWNERSHIP:	leasehold ownership in the land owning Thai Co. with 30(+30+30+30) years - guaranteed renewal – Shares in the Holding Hong Kong Co. – The most secure owning structure for a foreign citizen in Thailand
FACILITIES:	<ul style="list-style-type: none"> <li>- privat pools, common pools</li> <li>- restaurant</li> <li>- Sun deck and roof garden</li> <li>- pool bar, grill and BBQ</li> <li>- house keeping</li> <li>- room service</li> <li>- reception and security service</li> <li>- Fitness room</li> <li>- car-motorbike rental</li> <li>- tour guidance</li> <li>- airport transfer, etc...</li> </ul>
FURNITURE PACKAGE:	kitchen is included - purchase of Turn-Key Furniture package for 8000 Thb/sqm - is required to provide the hotel standard. (Find the attachment)
COMPERABLE DEVELOPMENTS: CONSTRUCTION STARTED AT & ENDS:	Horizon Residence, The Healty Living, Replay Apartments, 01 / November 2014 March 2017
MAINTENANCE FEES:	50 Thb / sqm / month (based on preliminary calculation)
SINKING FUND:	1.000 Thb / sqm
RESERVATION FEE:	100.000 Thb
PAYMENT STRUCTURE:	25% of the sale price (including deposit or reservation fee) shall be paid on signing the lease agreement (S&P agreement) 25% of the sale price shall be paid as the structure and roof has been built 20% of the sale price shall be paid as the whole MEP been made 20% of the sale price shall be paid as the whole building construction has been succesfully made 10% of the sale price shall be paid upon apartment handover (arrears of total purchase price)
UTILITY AND LEGAL FEES:	50 / 50 % shared or 8% guaranteed rental income chooseable
ADDITIONAL INFOS:	Chanote number: 16479; Land size is 2.167,2 sqm Insurance policy including liability
3D-S:	Find the attachments

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