

# Nong Thale River Residence

Land price including infrastructure

excl. tax and registration costs

Plot No	1 Rai = 400 tarang Waa = 1,600 square meter (m2) = 17,222 square Feet (sq ft)							฿ 1.00 plot price		€ 42.50 plot price		\$ 30.00 plot price		£ 48.50 plot price		
	m2	tarang Waa	rai	location	plot price	unit	plot price	unit	plot price	unit	plot price	unit	plot price	unit		
1	1,228	m2	307	tarang waa	0.77	rai	road	1.00	4,450,000	Baht	104,706	Euro	148,333	USD	91,753	GBP
2	1,104	m2	276	tarang waa	0.69	rai	road	1.00	4,000,000	Baht	94,118	Euro	133,333	USD	82,474	GBP
3	1,136	m2	284	tarang waa	0.71	rai	road	1.00	4,120,000	Baht	96,941	Euro	137,333	USD	84,948	GBP
4	936	m2	234	tarang waa	0.59	rai	road	1.00	3,390,000	Baht	79,765	Euro	113,000	USD	69,897	GBP
5	1,124	m2	281	tarang waa	0.70	rai	road	1.00	4,070,000	Baht	95,765	Euro	135,667	USD	83,918	GBP
6	1,160	m2	290	tarang waa	0.73	rai	river	1.16	in option	Baht	in option	Euro	in option	USD	in option	GBP
7	1,652	m2	413	tarang waa	1.03	rai	river	1.16	sold	Baht	sold	Euro	sold	USD	sold	GBP
8	1,448	m2	362	tarang waa	0.91	rai	river	1.16	sold	Baht	sold	Euro	sold	USD	sold	GBP
9	1,284	m2	321	tarang waa	0.80	rai	river	1.16	5,400,000	Baht	127,059	Euro	180,000	USD	111,340	GBP
10	1,732	m2	433	tarang waa	1.08	rai	river	1.16	7,280,000	Baht	171,294	Euro	242,667	USD	150,103	GBP
11	1,772	m2	443	tarang waa	1.11	rai	pond	1.05	6,740,000	Baht	158,588	Euro	224,667	USD	138,969	GBP
12	1,456	m2	364	tarang waa	0.91	rai	pond	1.05	5,540,000	Baht	130,353	Euro	184,667	USD	114,227	GBP
13	1,368	m2	342	tarang waa	0.86	rai	road	1.00	4,960,000	Baht	116,706	Euro	165,333	USD	102,268	GBP
14	1,312	m2	328	tarang waa	0.82	rai	pond	1.05	sold	Baht	sold	Euro	sold	USD	sold	GBP
15	1,312	m2	328	tarang waa	0.82	rai	road	1.00	sold	Baht	sold	Euro	sold	USD	sold	GBP
16	1,308	m2	327	tarang waa	0.82	rai	road	1.00	sold	Baht	sold	Euro	sold	USD	sold	GBP
<b>additional cost infrastructure and basic landscaping</b>								300,000	Baht	7,059	Euro	10,000	USD	6,186	GBP	
<b>General house cost m2</b> excl. tax and registration costs								42,200	Baht / m2	993	Euro / m2	1,407	USD / m2	870	GBP / m2	

## estimate your budget

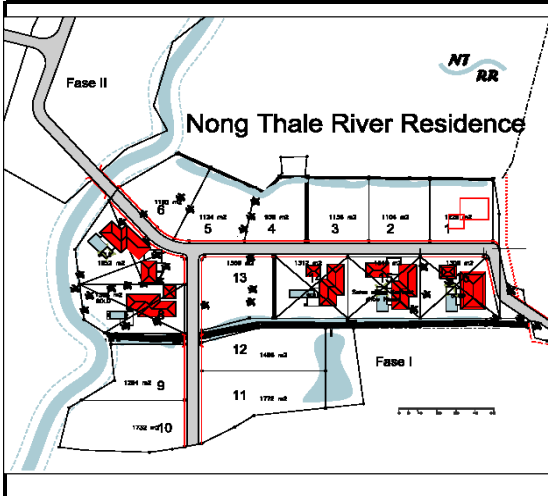
The price for land and house depends on the plot you choose and the size of the house.

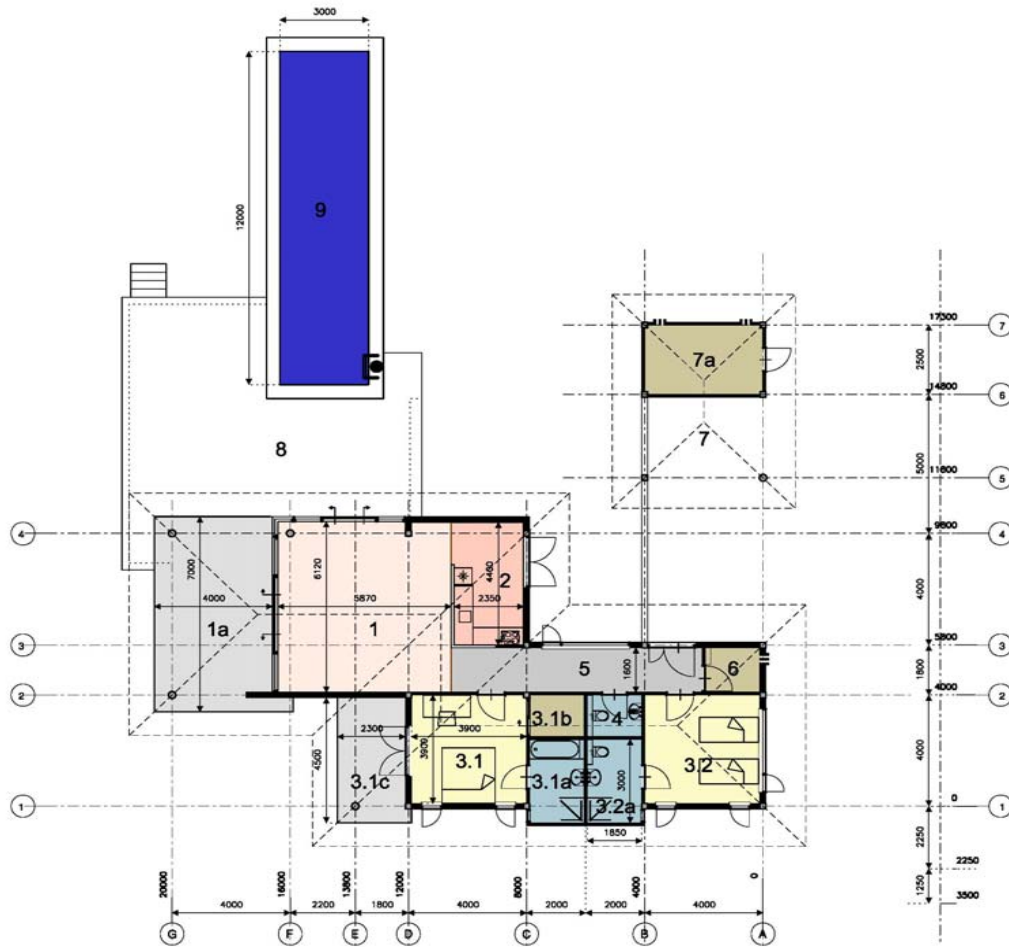
The size and layout of the house can be adjust to your demand.

To estimate your investment, we provide a sample calculation for a 2-bedroom/3-bathroom house, with an optional private pool.

Additional you have to calculate the tax and registration costs. This will be some were between 1.1 ~ 1.3 % of the registered money

House similar in quality and finish as on plot 14		unit price	Baht	Euro	USD	GBP
house	160 m2	42,200	6,752,000	158,871	225,067	139,216
car port / storage	24 m2	18,000	432,000	10,165	14,400	8,907
additional infra and basic landscaping	1 pc	300,000	300,000	7,059	10,000	6,186
<b>house + infra</b>			<b>7,484,000</b>	<b>176,094</b>	<b>249,467</b>	<b>154,309</b>
Plot nr. 3	1,136 m2	4,120,000.00	4,120,000	96,941	137,333	84,948
<b>house and land</b>			<b>11,604,000</b>	<b>273,035</b>	<b>386,800</b>	<b>239,258</b>
tiled concrete pool (skimmer) if no piles required	32 m2	1,200,000	1,200,000	28,235	40,000	24,742
terrace construction outside	60 m2	6,000	360,000	8,471	12,000	7,423
garden	860 m2	PM	PM	PM	PM	PM
<b>house, land and private pool / terrace</b>			<b>13,164,000</b>	<b>309,741</b>	<b>438,800</b>	<b>271,423</b>
price includes	350,000 baht 1,000 b/m2 350 b/m2	for a kitchen to choose and order by customer for floor tiles for wall tiles				
not included		furniture and or curtains light armatures aircon optional (probably because of good insulation and good airflow not needed) garden and gardenplants				





**house plot 14**

1	livingroom	35.8 m2
1a	covered terrace	28.2 m2
2	kitchen area	10.5 m2
3.1	bedroom 1	15.2 m2
3.1a	bathroom	5.5 m2
3.1b	wardrobe (option)	2.9 m2
3.1c	covered terrace	10.5 m2
3.2	bedroom 2	15.2 m2
3.2a	bathroom	5.5 m2
4	guest toilet	2.8 m2
5	corridor	13.8 m2
6	technical room / storage	3.0 m2
7	covered carpark (roof 7.7 x 6.2 m)	45.0 m2
7a	storage / technical room	10.0 m2
8	terrace	65.3 m2
9	pool 12 x 3 m	36.0 m2
	total pool area	51.4 m2

**General figures**

house	123.8 m2
covered terrace	38.7 m2
<b>total building area</b>	<b>162.5 m2</b>
covered area carpark	45.0 m2
external storage room	11.3 m2
terrace construction	65.3 m2
pool	36.0 m2