



BAAN  
PLAI HAAD  
  
PATTAYA





“READY TO MOVE IN”

**BAAN PLAI HAAD IS READY TO MOVE IN NOW!  
FROM APRIL 2015**

**WHERE EVERY DAY IS THE WEEKEND**

EVERY DAY WILL FEEL LIKE A HOLIDAY AT BAAN PLAI HAAD, PATTAYA.  
SITUATED IN THE MOST PRIME LOCATION OF WONG AMAT BEACH,  
THE NEW BEACHFRONT CONDOMINIUM HAS BEEN DESIGNED BY  
AWARD-WINNING ARCHITECT, STEPHEN J. LEACH.

**AT BAAN PLAI HAAD IT'S THE WEEKEND FOREVER**



# EXCLUSIVE BEACH BEAUTIFUL VIEWS

Less than 150km from Bangkok, Pattaya can be reached from the capital in under two hours by car, making it easy to visit Baan Plai Haad with your family and friends every weekend or whenever you need a weekend during the week.

Long renowned as one of Pattaya's most picturesque and tranquil private beaches, Wong Amat provides the perfect setting for a condominium hideaway. Secluded yet convenient, the beach is only 10 minutes from Pattaya Nua and the City Centre.

Located on the edge of a peaceful residential neighbourhood with direct access to its own private beach, Baan Plai Haad boasts a sea view from every unit and an atmosphere that makes you feel like the weekend never ends.



WONG AMAT'S LAST BEACH FRONT RESORT



BAAN  
PLAI HAAD

PATTAYA

**LOCATION** : Soi Naklua 16,  
Wong Amat Beach

**LAND AREA** : 4 rai (approximately)

**PROJECT TYPE** : 1 building (31 storeys)  
1 building (7 storeys)

**TOTAL UNITS** : 353 Units

UNIT TYPE	UNIT AREA (SQ.M)
1 Bedroom 1 Bathroom	40.00 - 68.00
2 Bedrooms 2 Bathrooms	67.50 - 89.50
3 Bedrooms 2 Bathrooms	117.50
3 Bedrooms 3 Bathrooms	144.00 - 154.00

Sinking Fund 500B./Sq.m  
Common Fee 45B./Sq.m per month

#### FACILITIES AND SERVICES

- Resort - Style lobby
- Infinity sky pool and party deck with 360 degree rooftop view
- Large swimming pool, children's pool and 360 degree view outdoor jacuzzi with lush tropical landscaping on the ground floor
- Sea view fitness center
- Steam room (Male/Female)
- Parking spaces
- Complimentary Wi-Fi Internet available on the facility floor and in the lobby
- 24-hr security service
- 24-hr CCTV system
- Plus Concierge

#### PROJECT HIGHLIGHTS

- High rise beachfront condominium
- Located in a prime area of Pattaya with direct private access to Wong Amat Beach
- Most units feature sea views and a minimalist open - plan layout
- Architectural design by Stephen J. Leach of the award - winning, global architectural design studio
- Freehold ownership available for foreigners
- E.I.A. approved



**LOCATION** : Soi Naklua 16,  
Wong Amat Beach



Remark: the information is subject to change without prior notice.

# ROOM LAYOUT



**1A**  
41.00 sq.m



**1B**  
53.00 sq.m



**1C**  
53.50 sq.m



**1D**  
55.00 sq.m



**1E**  
52.00-53.00 sq.m



**1F**  
45.00 sq.m





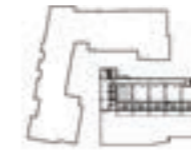
“LOUNGE AROUND BECAUSE IT’S THE WEEKEND”



**1G**  
40.00 sq.m



**1H**  
41.00 sq.m



**1I**  
47.50 sq.m



**1J**  
48.50 sq.m



**1K**  
44.50 sq.m



**1L**  
68.00 sq.m



**2 A**  
69.50 sq.m



**2 B**  
74.00 sq.m



**2 C**  
71.50 sq.m



**2 D**  
73.00 sq.m



**2 F**  
67.50 sq.m



Lower



Upper

**2 G**  
89.50 sq.m



**3 A**  
117.50 sq.m



Lower



Upper

**2 H**  
88.50 sq.m



Lower



Upper

**3 D**  
88.50 sq.m

1 sq.m = 10.8 sq. feet



Lower



Upper



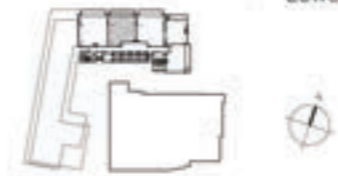
**3 B**  
161.55 sq.m



Lower



Upper



**3 C**  
151.33 sq.m



# FLOOR PLANS

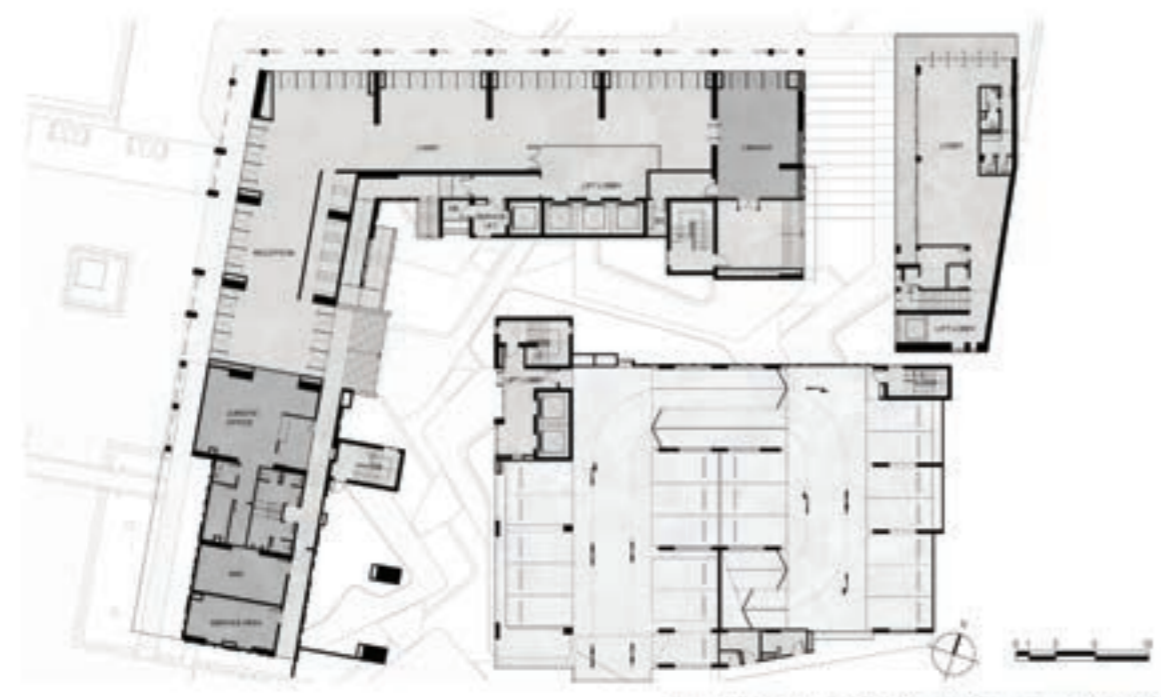
## FACILITIES:

- LOBBY LOUNGE
- PRIVATE BEACH
- OUTDOOR JACUZZI
- MAIN POOL
- KIDS POOL
- INFINITY POOL
- LIBRARY
- FITNESS CENTRE
- STEAM ROOM
- 24 HOUR SECURITY
- MAIN ENTRANCE / DROP OFF
- PARKING



### Ground Floor Plan

Attachment to the Agreement to Sell and Purchase of the Unit Clause 10(1)



Remark : The Lay Out and Area of the Properties which identified herein and the relating documents may be changed as deemed appropriate, but will not impact upon the use.

### 2nd Floor Plan

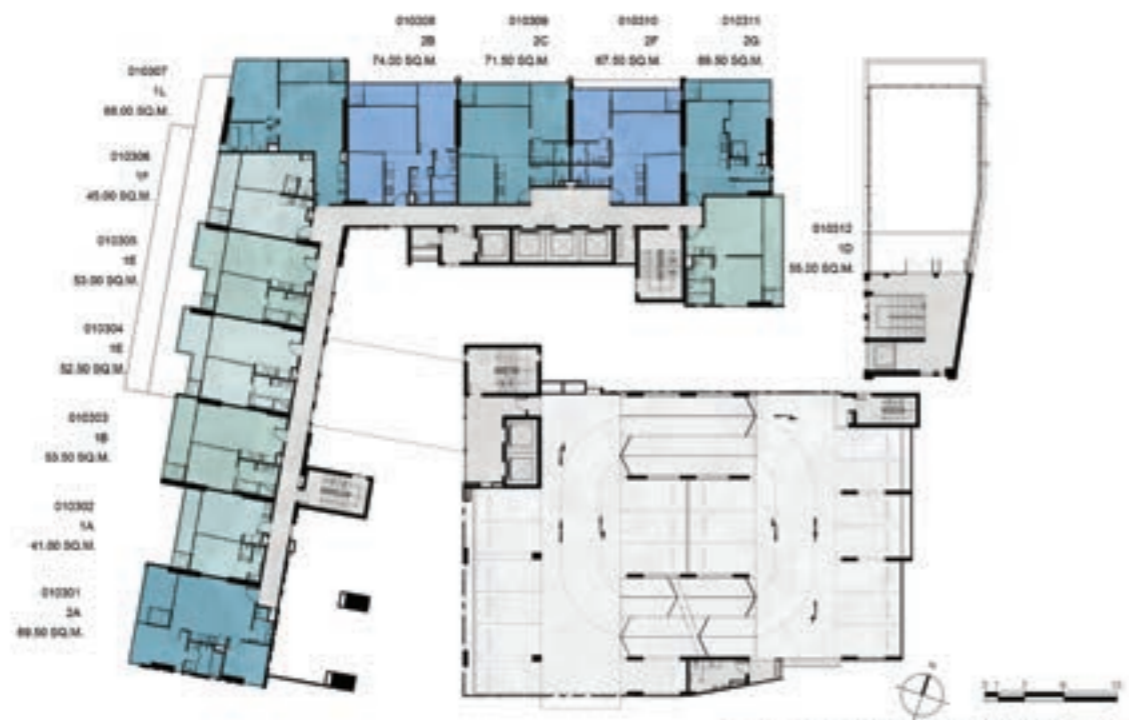
Attachment to the Agreement to Sell and Purchase of the Unit, Clause 10 (2)



Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

### 3rd Floor Plan

Attachment to the Agreement to Sell and Purchase of the Unit, Clause 10 (2)



Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

### 4th Floor Plan

Attachment to the Agreement to Sell and Purchase of the Unit, Clause 10 (2)



Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling



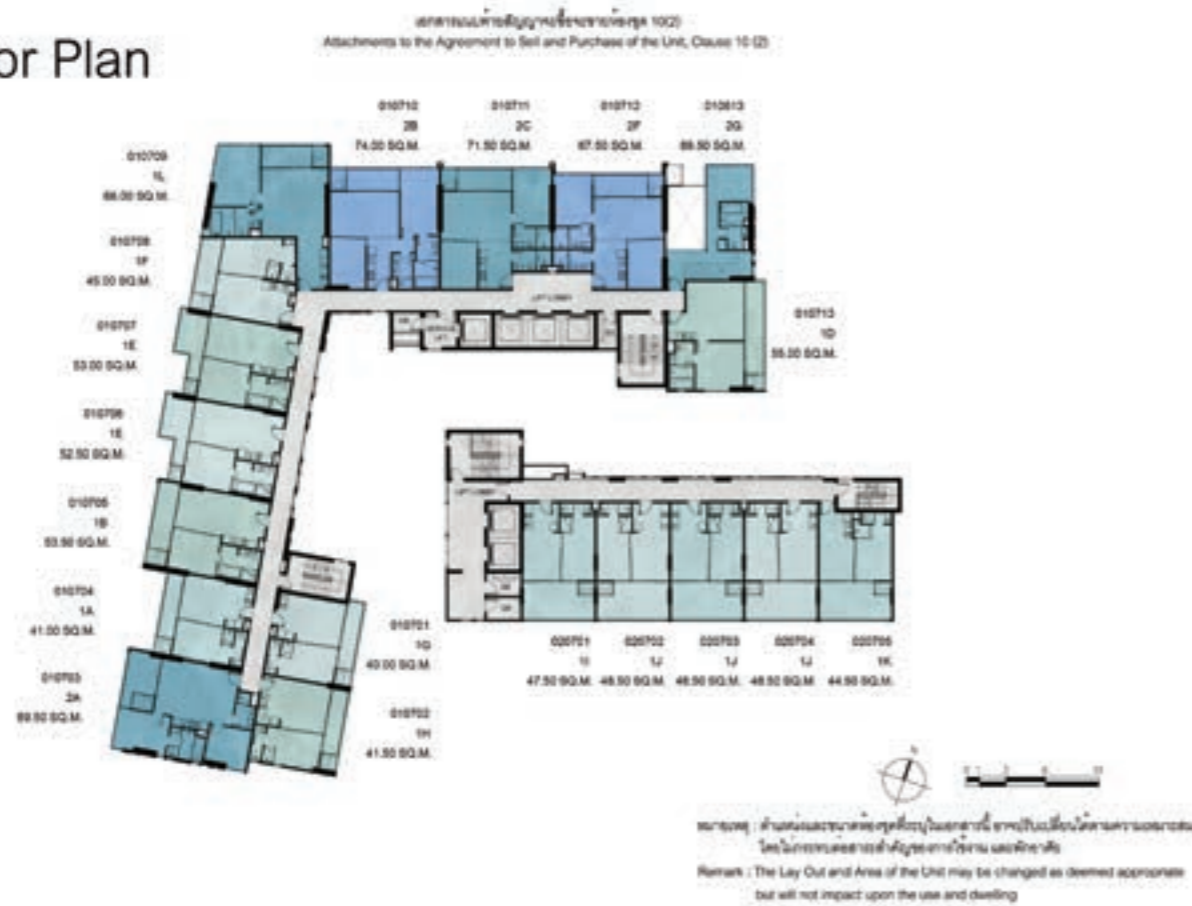
5th Floor Plan



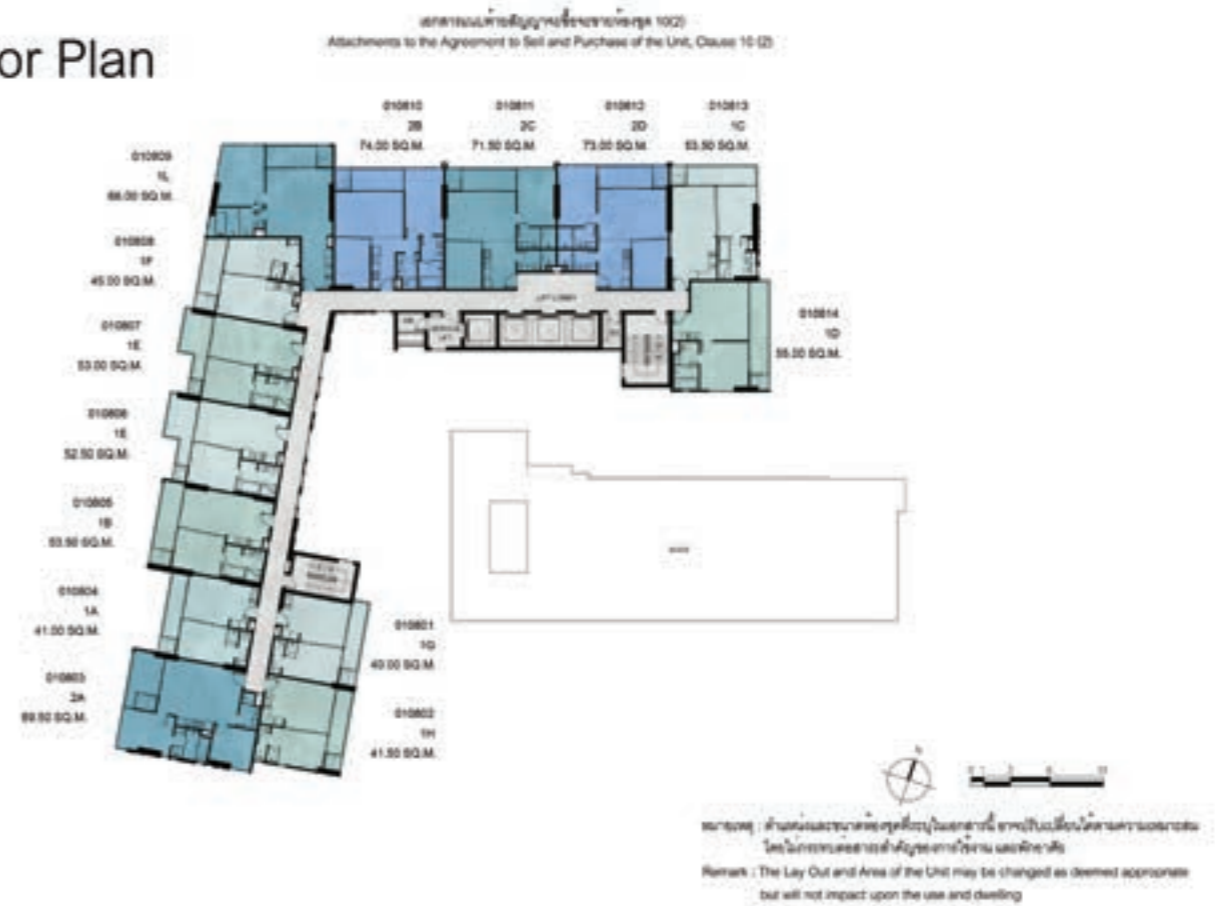
6th Floor Plan



7th Floor Plan



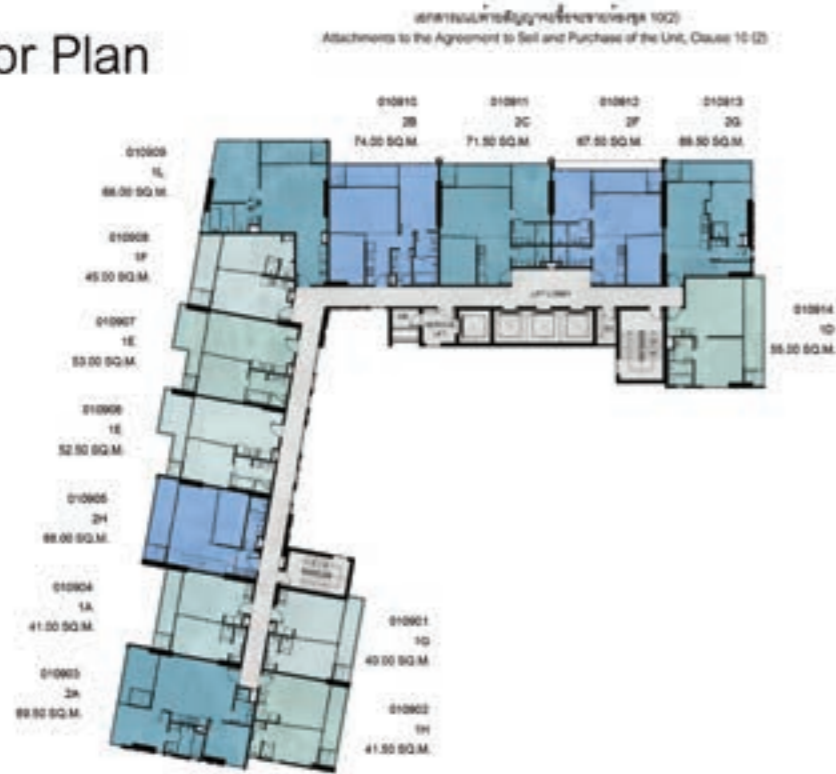
8th Floor Plan



“FITNESS ON THE WEEKEND”

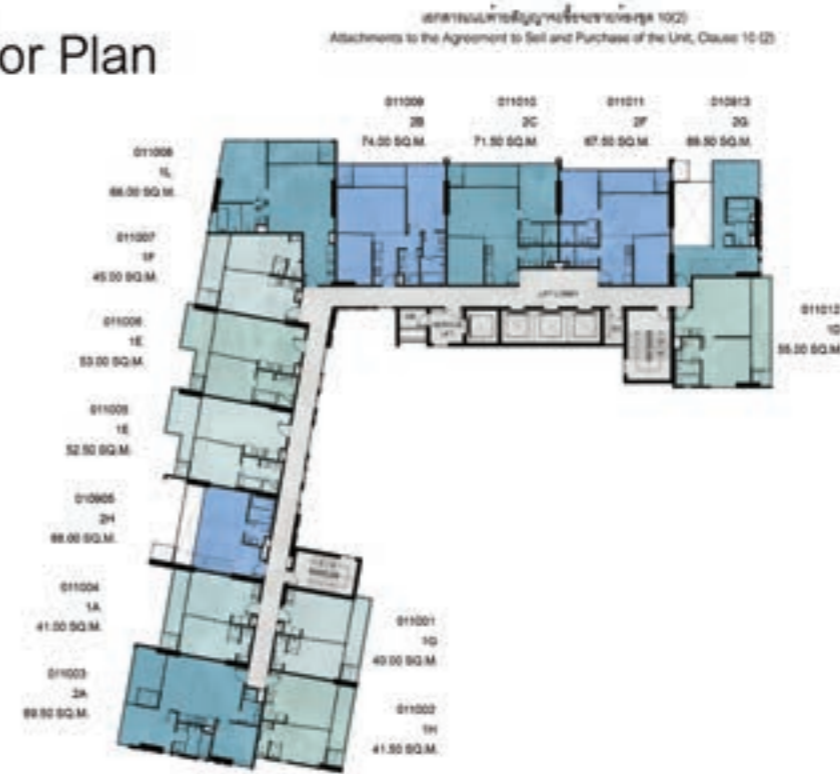


### 9th Floor Plan



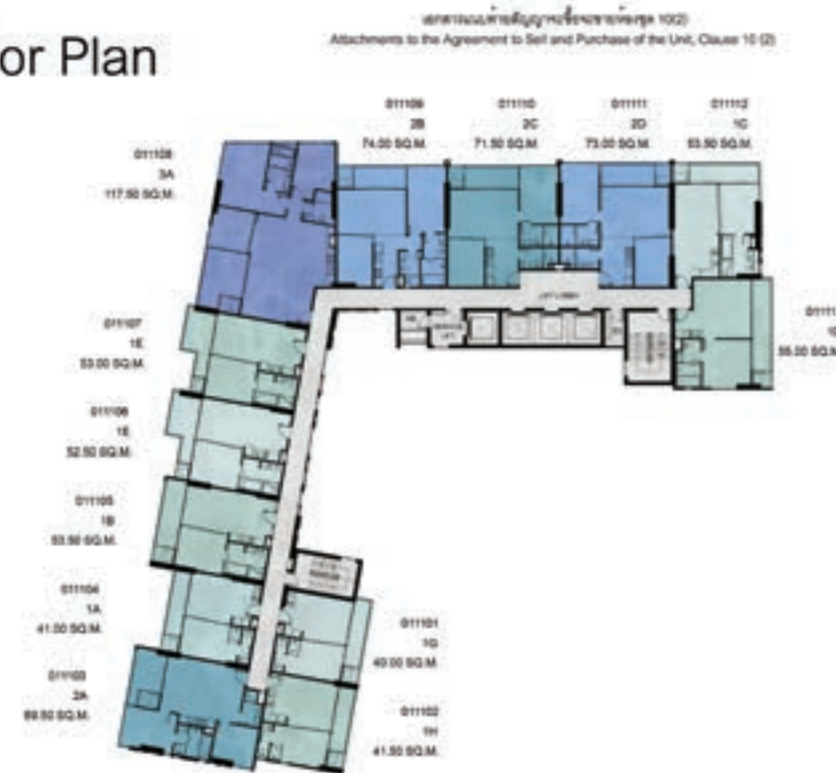
หมายเหตุ : ถ้าพบขนาดพื้นที่หรือรูปทรงในเอกสารนี้ อาจเป็นเพียงข้อมูลเบื้องต้น  
 โดยไม่กระทบต่อรายละเอียดการกำหนดพื้นที่ใช้สอย  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate  
 but will not impact upon the use and dwelling

### 10th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่หรือรูปทรงในเอกสารนี้ อาจเป็นเพียงข้อมูลเบื้องต้น  
 โดยไม่กระทบต่อรายละเอียดการกำหนดพื้นที่ใช้สอย  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate  
 but will not impact upon the use and dwelling

### 11th Floor Plan



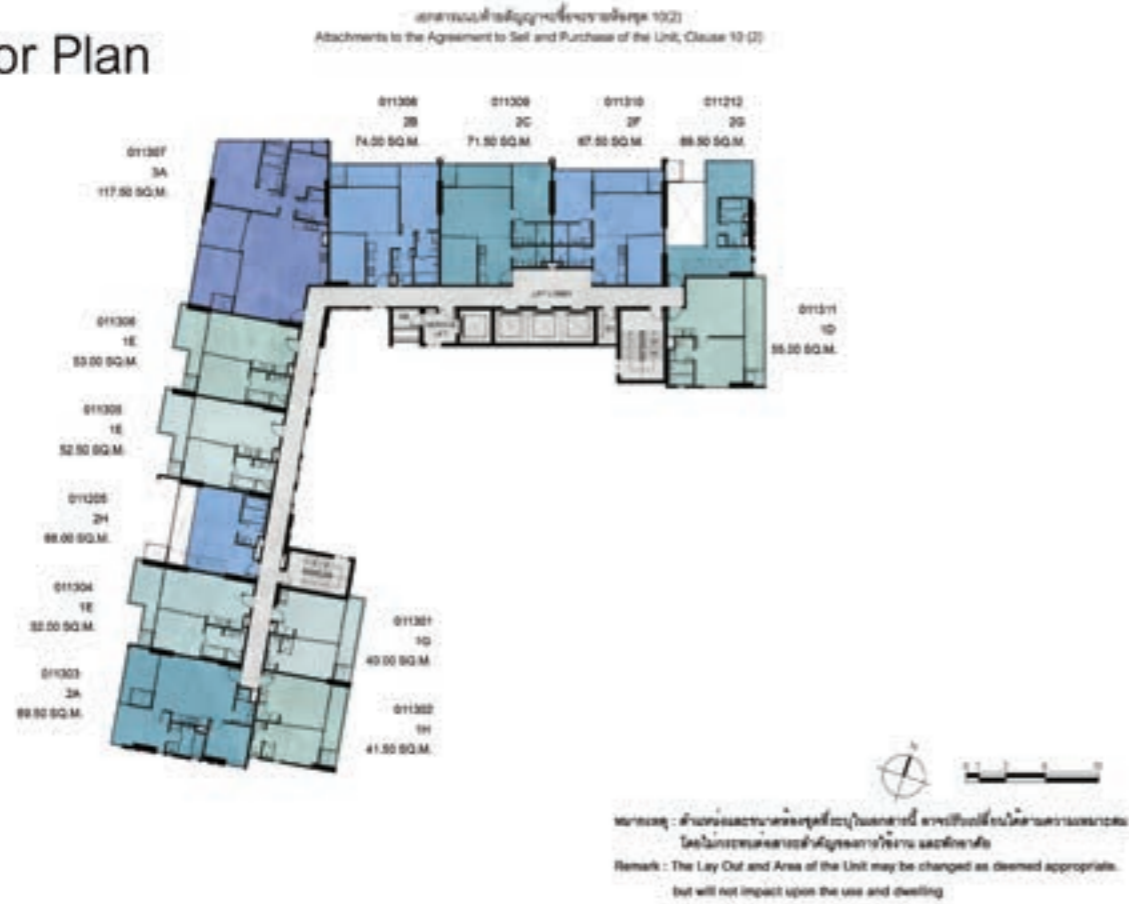
หมายเหตุ : ถ้าพบขนาดพื้นที่หรือรูปทรงในเอกสารนี้ อาจเป็นเพียงข้อมูลเบื้องต้น  
 โดยไม่กระทบต่อรายละเอียดการกำหนดพื้นที่ใช้สอย  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate  
 but will not impact upon the use and dwelling

### 12th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่หรือรูปทรงในเอกสารนี้ อาจเป็นเพียงข้อมูลเบื้องต้น  
 โดยไม่กระทบต่อรายละเอียดการกำหนดพื้นที่ใช้สอย  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate  
 but will not impact upon the use and dwelling

### 13th Floor Plan



### 14th Floor Plan



### 15th Floor Plan



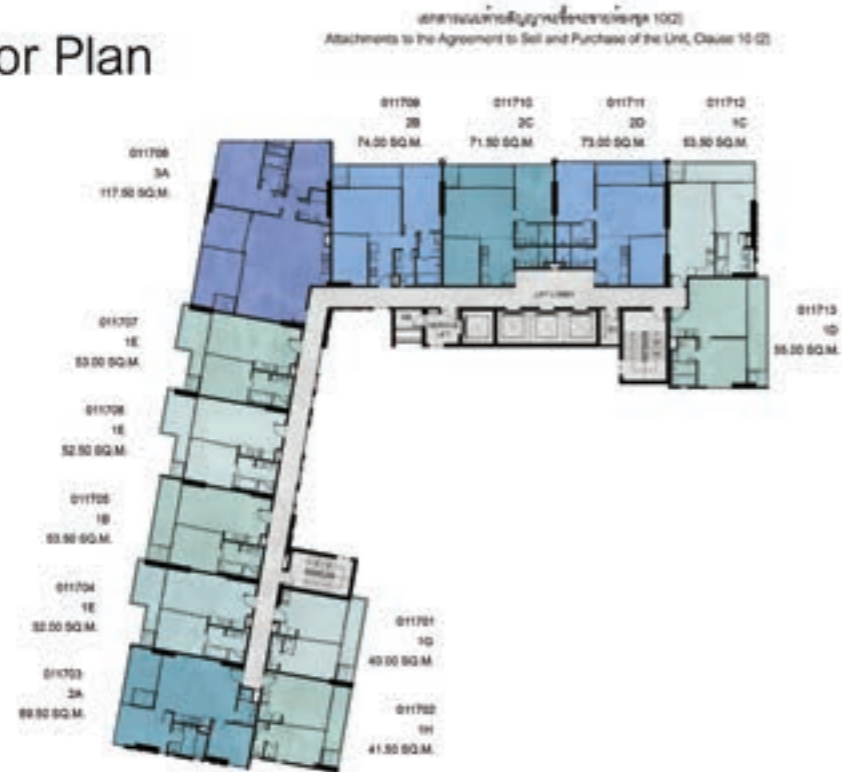
### 16th Floor Plan





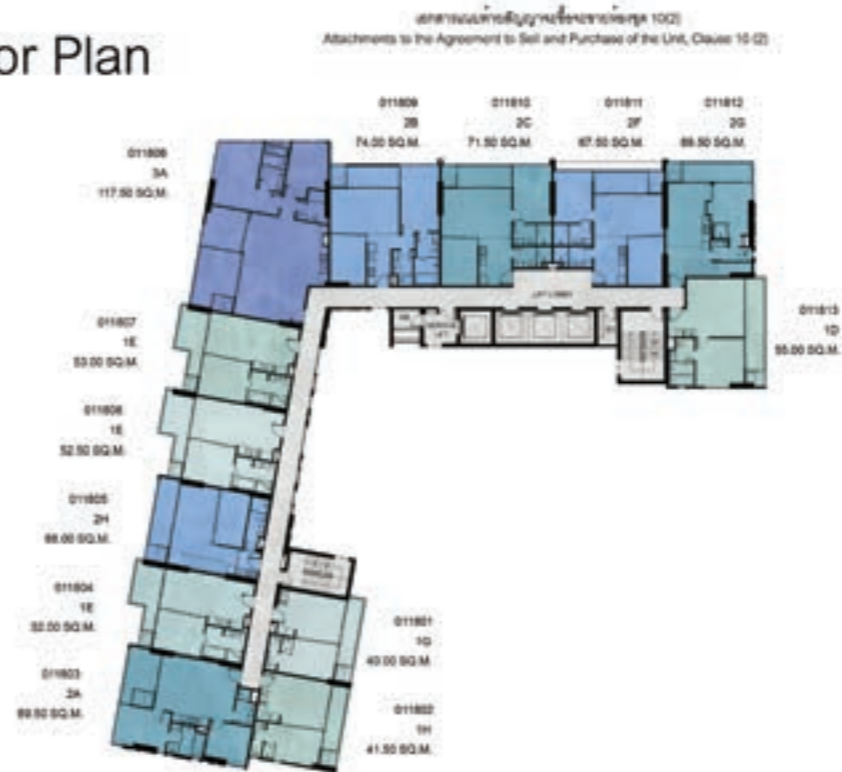
SANSIRI

### 17th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่ของชุดที่ระบุในเอกสารนี้ อาจเปลี่ยนแปลงได้ตามความเหมาะสม โดยไม่กระทบต่อโครงสร้างอาคารและสิ่งอำนวยความสะดวก  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

### 18th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่ของชุดที่ระบุในเอกสารนี้ อาจเปลี่ยนแปลงได้ตามความเหมาะสม โดยไม่กระทบต่อโครงสร้างอาคารและสิ่งอำนวยความสะดวก  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

### 19th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่ของชุดที่ระบุในเอกสารนี้ อาจเปลี่ยนแปลงได้ตามความเหมาะสม โดยไม่กระทบต่อโครงสร้างอาคารและสิ่งอำนวยความสะดวก  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

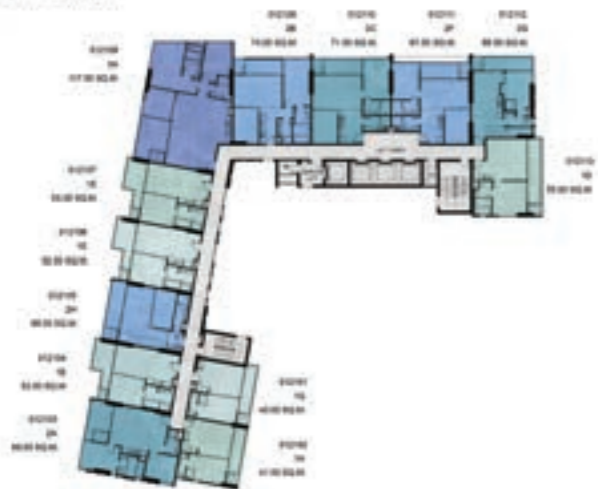
### 20th Floor Plan



หมายเหตุ : ถ้าพบขนาดพื้นที่ของชุดที่ระบุในเอกสารนี้ อาจเปลี่ยนแปลงได้ตามความเหมาะสม โดยไม่กระทบต่อโครงสร้างอาคารและสิ่งอำนวยความสะดวก  
 Remark : The Lay Out and Area of the Unit may be changed as deemed appropriate but will not impact upon the use and dwelling

21st Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22

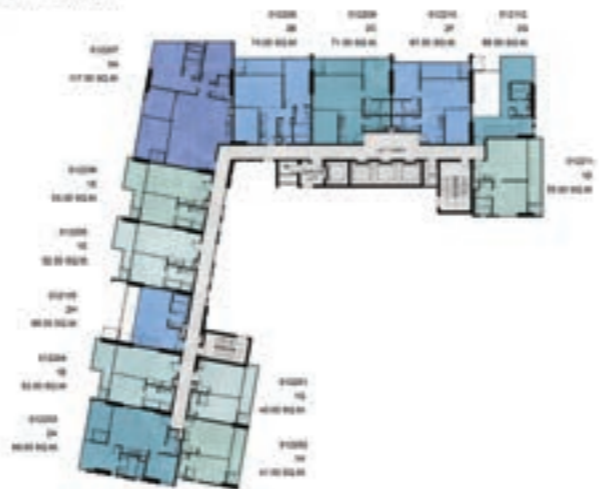


Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

22nd Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22

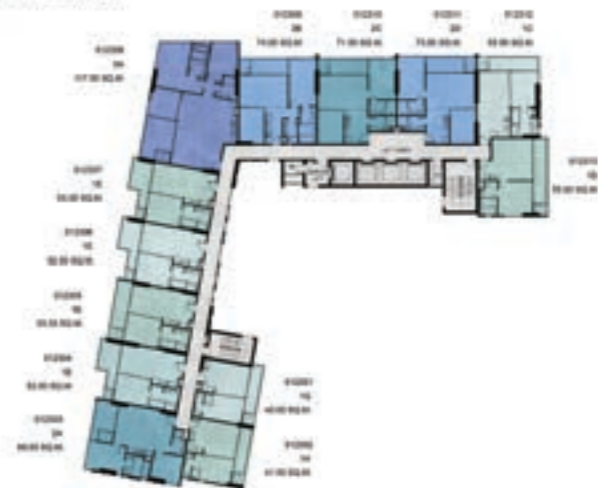


Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

23rd Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22

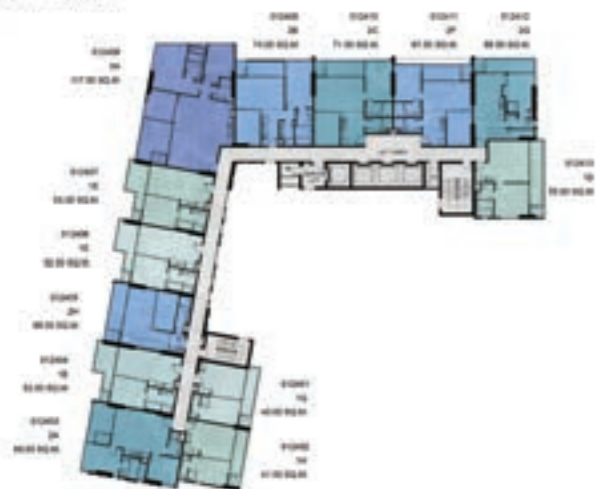


Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

24th Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22



Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

25th Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22



Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

26th Floor Plan

Attachment to the Agreement to Sell and Purchase of the LRT, Clause 10.22



Noting: If any dimensions or areas of the LRT are shown to be inconsistent with the Agreement to Sell and Purchase of the LRT, Clause 10.22, the dimensions and areas shown in this plan shall prevail.

Notes: The Lay Out and Area of the LRT may be changed as deemed appropriate but will not impact upon the use and building.

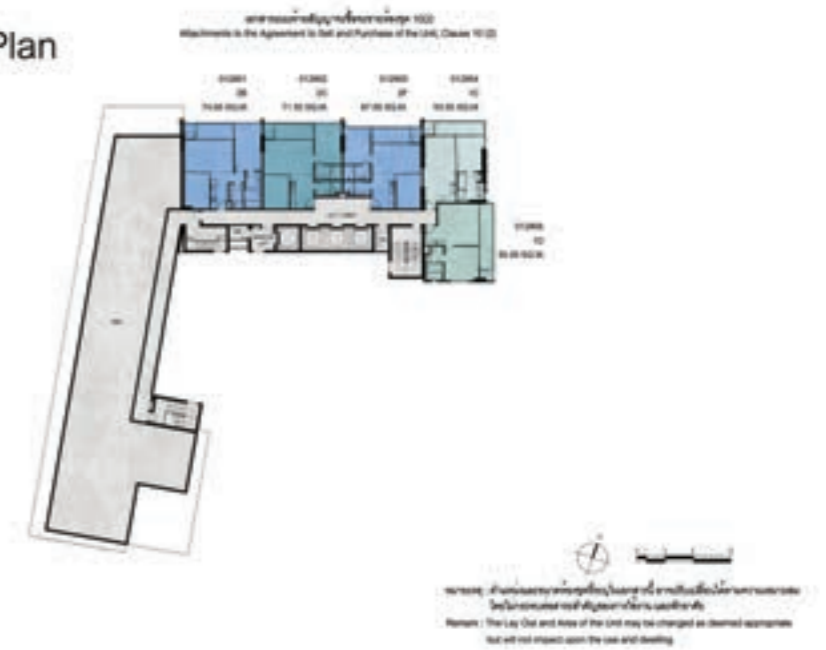
27th  
Floor Plan



28th  
Floor Plan



29th  
Floor Plan



30th  
Floor Plan



31st  
Floor Plan







“EVERY DAY CAN BE THE WEEKEND”

**BAAN  
PLAI HAAD**  
PATTAYA

## SPECIAL PRIVILEGES & SERVICES



### Rental for the Holidays

Sansiri Family makes property management easy for you with a full range of professional, dependable services designed to enhance the value of your property in upcountry tourist destinations.\* By making your holiday home available as a desirable residence for visiting tourists and retirees both from Thailand and beyond, you unlock the huge revenue-making potential that your proud property possesses. With Rental for the Holidays, you could be given a guaranteed annual yield on your investment with the knowledge that your property will be taken care of, hassle free.

Please visit [www.rentalfortheholidays.com](http://www.rentalfortheholidays.com) for further information.

\*Only Sansiri projects managed by Plus Property Co., Ltd that are located in Thailand's tourist areas in various provinces are eligible.



### Sansiri Family

At Sansiri, we believe that a home is more than a place to live. It is a sanctuary where individuals and families can enjoy life in a positive environment, surrounded by feelings of comfort and happiness. We are dedicated to providing residential properties and services that best respond to our customer's deeper needs. This is our promise to those who have put their trust in us and become an important part of our Sansiri Family.

31 YEARS  
274 PROJECTS  
74,212 UNITS  
16 PROVINCES  
1 INTERNATIONAL



**LOCATION** : Soi Naklua 16,  
Wong Amat Beach

Sansiri Public Company Limited  
16th Floor, Siripinyo Building,  
475 Sri Ayutthaya Road, Rajthevi,  
Bangkok, Thailand, 10400  
Call +66 (0)2 201 3999  
info@sansiri.com  
www.sansiri.com

+66 (0)2 201 3999  
baanplaihaad@sansiri.com  
sansiri.com

BAAN  
PLAI HAAD  
PATTAYA

Project : Baan Plai Haad Wong Amat, Address : Pattaya-Naklua Road, Naklua Sub-District, Banglamung District, Chonburi Province. The Owner : Red Lotus Properties Limited, Company's registered no. 0105549005441. Head office located at no. 475, 16th floor Siripinyo Building, Sri Ayutthaya Road, Thanon Phayathai Sub-District, Rajthawi District, Bangkok. Registered capital (Baht) : 20,000,000.00, Paid up capital (Baht) : 20,000,000.00 (information as of 6 August 2012). The President : Mr. Srettha Thavisin, The Project will be constructed as a Residential Condominium of 31 storey(ies), 1 building and Residential Condominium and Parking 7 storey 1 building, total of unit(s) 353, 353 of residential unit(s) and - of commercial unit(s) or office unit(s), on the land title deed no. 10273, 10274, 10275, 10284, 439, 10272, 10271, 10270, 440, 10267, 10268, 10269, 9656, 9655 and 441, land no. 28, 27, 26, 25, 36, 29, 30, 31, 35, 34, 33, 32, 24, 12 and 11, survey no. 3205, 3206, 3207, 3208, 77, 3204, 3203, 3202, 78, 3199, 3200, 3201, 3071, 3070 and 79, Naklua Sub-District, Banglamung District, Chonburi Province, total of 15 plot(s), the approximate land area: 4-2-78 Rai, under the titles of the Project Owner and have been mortgaged with Kasikorn Bank Public Company Limited. Now The project is in the process to submit the building permission and the period of construction is approximately 25 months, commencing from February 2013 and expected to be completed in March 2015. The project will be registered as the condominium after the construction is completed. The unit owners must pay common property expenses, tax and fee at the rate as stipulated by the Project Owner or in accordance with the Regulation of the Condominium Juristic Person under the condominium law.



## DEFERRED PAYMENT PLAN

To further assist our clients in purchasing a new home, we offer our Deferred Payment Plan (DPP) over 1, 3 or 5 year repayment plan.

INSTALLMENTS	AMOUNT
1 <sup>st</sup> Payment upon signing contract	30% of purchase price
2 <sup>nd</sup> Payment upon completion of construction	20% of purchase price
3 <sup>rd</sup> Post construction payments (deferred amount)	50% of purchase price

## REQUIRED DOCUMENTS

### PERSONAL DOCUMENTS : FOR INDIVIDUAL

- Valid ID / Passport
- Marriage / Divorce certificate\* (if any)
- Spouse consent to borrow / mortgage property\*\*
- Bank statement for 6 latest months
- Credit bureau report from country of residence
- Other upon request

Remark:

\* Applicant's spouse may be required as co-borrower in some circumstances

\*\* Template is available

### PERSONAL DOCUMENTS : FOR CORPORATE

- Company's official affidavit (valid within 3 months)
- Shareholder list (from bor-or-jor 5)
- Company's bank statement for 6 latest months
- Authorized director's valid passport / ID
- Credit bureau reports of both company and directors
- Other upon request

Remark:

\* Director's personal guarantee with company's shares pledge are required

## TERMS OF PAYMENT

Balance of 50% of purchase price over a 1-5 year period subject to interest as set out below.

\* Project is responsible for common fee and fire insurance during the deferred payment program period.

Purchase price	Reservation Deposit (30%)	Project Completion (20%)	Remaining Post Finance (50%)	Monthly Installment*		
				1 Year (4%)	3 Year (5%)	5 Year (6%)
2,000,000	600,000	400,000	1,000,000	85,150	29,971	19,333
4,000,000	1,200,000	800,000	2,000,000	170,300	59,942	38,666
6,000,000	1,800,000	1,200,000	3,000,000	255,450	89,913	57,998
10,000,000	3,000,000	2,000,000	5,000,000	425,750	149,854	96,664
15,000,000	4,500,000	3,000,000	7,500,000	638,624	224,782	144,996
20,000,000	6,000,000	4,000,000	10,000,000	851,499	299,709	193,328
25,000,000	7,500,000	5,000,000	12,500,000	1,064,374	374,636	241,660
30,000,000	9,000,000	6,000,000	15,000,000	1,277,249	449,563	289,992
35,000,000	10,500,000	7,000,000	17,500,000	1,490,123	524,491	338,324

### Remarks:

▪ All amounts are stated in Thai Baht (THB). ▪ The above table sets out the estimated payments required under the respective payment plans for selling prices between THB 2,000,000 – 35,000,000. ▪ The estimated payments are indicative only and the developer / seller does not accept any responsibility or liability what ever for any inaccuracies and/or omissions ▪ One year deferred plan is 12 equal monthly installments (4% interest applies). ▪ Three year deferred plan is 36 equal monthly installments (5% interest applies). ▪ Five year deferred plan is 60 equal monthly installments (6% interest applies). ▪ Buyers are subject to pay for sinking funds, common fee, security deposit for electricity meter, fire insurance, and elevator maintenance fee. ▪ Payment terms are subject to change without notice.



PATTAYA, THAILAND