

GENERAL
PROJECT
INFORMATION

Development	Banyan Residences Villas
Developer	Blue Lotus Hua Hin (Thailand) Company Limited
Site Location	200 km drive from Bangkok 5 minutes drive from Hua Hin center and the beach
Development Area	150,000 m2
Number of villas	102 villas
Privileges	<ul style="list-style-type: none"> • Membership at Banyan Golf Club, Hua Hin (optional) • Banyan Privilege card for all Residents Special benefits at several restaurants, beach clubs, water park and sport facilities (fitness, tennis etc.)
Common Services	<ul style="list-style-type: none"> • Residences management • Maintenance common areas and infrastructure • 24/7 security service
Residential Services (optional)	<ul style="list-style-type: none"> • Housekeeping • Garden and pool service • Pest control <p><i>Remark: Prices are based on a customized package</i></p>
Project management service (optional)	<p>We offer a professional project manager who will manage the construction from a draft design until completion of the villa.</p> <p><i>Remark: The project management fee is 5% of the total construction costs.</i></p>



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RESIDENCE
PLOTS
& VILLAS

ZONE A

LAND PRICE: THB 9,000. - /m2 (leasehold)

LAND + VILLA:

*Below prices are based on an average plot size which suits the type of villa and includes the construction cost with a standard finishing

VILLA TYPE	KEMALA	TANAH
PLOT SIZE (m2)	1,300	2,000
NET LIVING AREA (m2)	289	492
POOL	optional	integrated
BEDROOM	3	4
BATHROOM	2 + toilet	3 + toilet
STARTING PRICE* (THB)	21,900,000	39,900,000

CUSTOMIZE YOUR VILLA DESIGN

Based on our basic villa designs we encourage you to optimize your villa and make it uniquely yours in a way that suits your budget, lifestyle and design preferences. Our internal project management team supports you in every step of the way to help you customize your plans.



Villa Kemala



Villa Tanah



Villa Tanah



Interior

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RESIDENCE
PLOTS
& VILLAS

ZONE B

LAND PRICE: THB 8,000. - /m2 (leasehold)

LAND + VILLA:

*Below prices are based on an average plot size which suits the type of villa and includes the construction cost with a standard finishing

VILLA TYPE	BAYU	BENUA	KEMALA
PLOT SIZE (m2)	700	850	1,000
NET LIVING AREA (m2)	154	196	289
POOL	optional	infinity	optional
BEDROOMS	2	2	3
BATHROOMS	2	2 + toilet	2 + toilet
STARTING PRICE* (THB)	11,900,000	14,900,000	18,900,000

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Villa Bayu



Villa Benua



Villa Kemala



Interior

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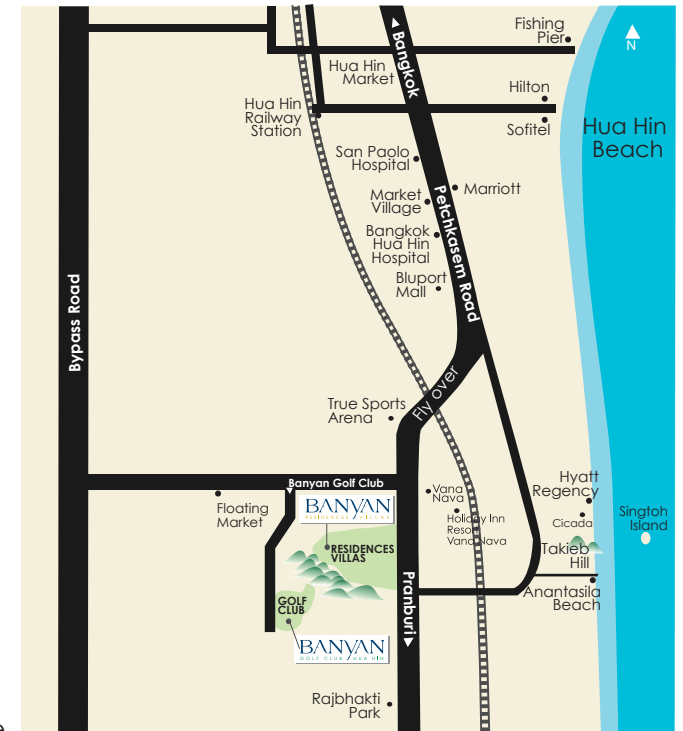
PAYMENT CONDITIONS

PRIVILEGED GOLF MEMBERSHIP FOR BANYAN RESIDENTS

Application fee	5-year membership	THB 450,000+
	10-year membership	THB 700,000+
	20-year membership	THB 1,000,000+
	30-year membership	THB 1,300,000+
	<i>Membership fees subject to 7%VAT</i>	

PAYMENT CONDITIONS

Reservation fee	THB 400,000
Full payment of land lease	At execution of agreements
Villa construction cost	In milestones according to progress construction
Common fee	THB 4,000 / month up to 1,000 m2 plot size THB 2 / month each additional m2 plot size
Electricity	THB 5 per Kw/h
Water	THB 18 per m3
Registration fee land (lease)	1.1% of the total land price



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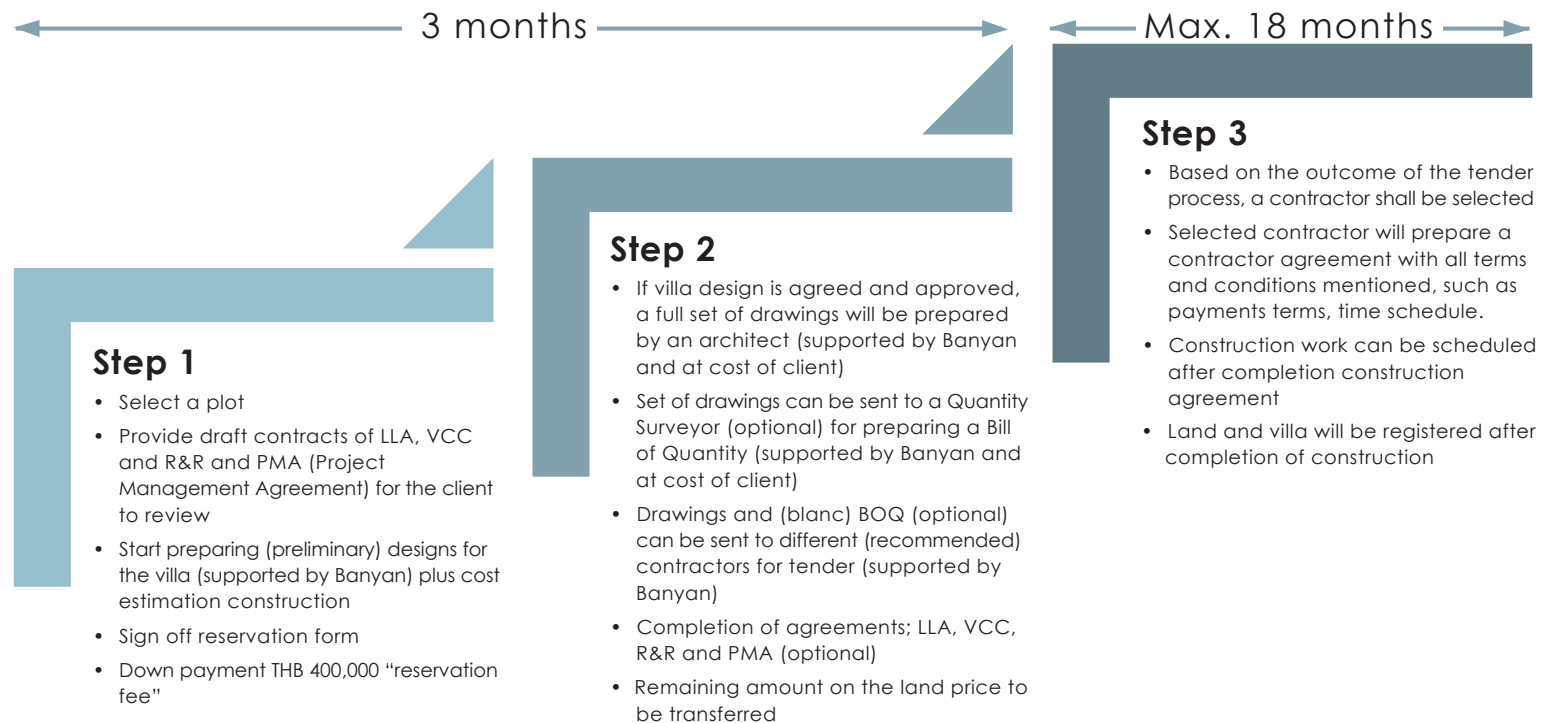
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FLOWCHART LAND PLOT PURCHASE



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PRICELIST

PRICELIST FOR VILLA TYPE



VILLA BAYU

Starting from THB 6,300,000



VILLA BENUA

Starting from THB 8,100,000



VILLA KEMALA

Starting from THB 11,000,000



VILLA TANAH

Starting from THB 22,000,000

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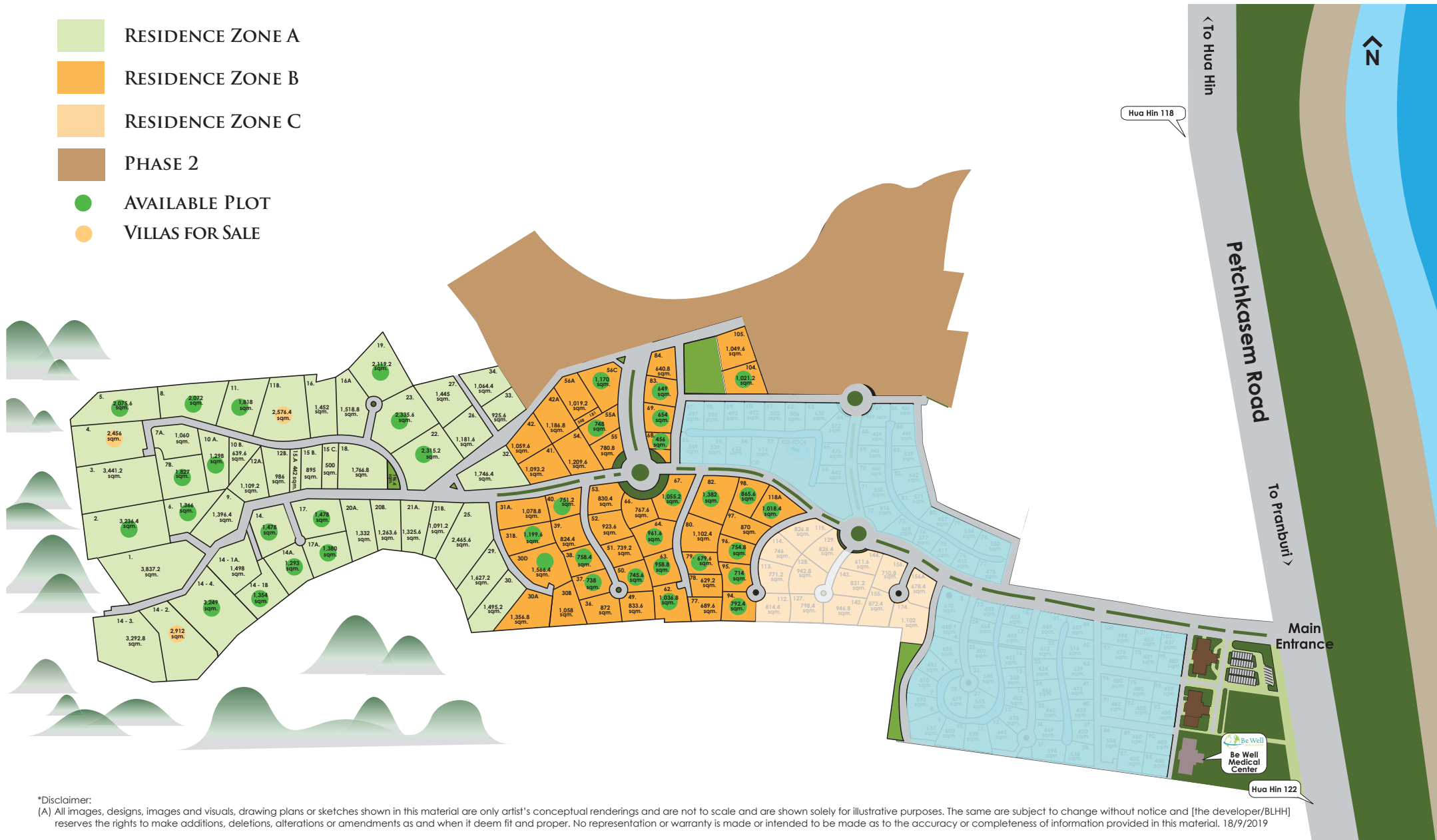
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Note: As all villa's are customized, these are indicational prices based on the construction cost of a standard finished villa type.

All above prices are quoted in Thai Baht. The currency exchange rate is based on the time of printing and subject to change without prior notice due to currency fluctuation.

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- RESIDENCE ZONE A
- RESIDENCE ZONE B
- RESIDENCE ZONE C
- PHASE 2
- AVAILABLE PLOT
- VILLAS FOR SALE



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 (A) All images, designs, images and visuals, drawing plans or sketches shown in this material are only artist's conceptual renderings and are not to scale and are shown solely for illustrative purposes. The same are subject to change without notice and [the developer/BLHH] reserves the rights to make additions, deletions, alterations or amendments as and when it deem fit and proper. No representation or warranty is made or intended to be made as to the accuracy or completeness of information provided in this material. 18/9/2019

Q: Where is the project located?

A: Banyan Residences is located 5 minutes away from the beach, shopping malls and international medical service Hospital.

Q: Can I enjoy sea view from my villa?

A: As the project is built on a hill side and located 1.5 km from the sea, our center and rear plots have sea view.

Q: Can I design my own villa?

A: Yes, if one of the existing 4 models is not the preferred design, customers are able to design their own layout, which can be converted by a professional team into a "Banyan style" villa.

Q: What other privileges are available for villa owners?

A: Our villa owners have privilege for benefits at several restaurants, beach club, water park and sport facilities (fitness, tennis) etc.

Q: Is there a golf membership included?

A: Villa owners have the privilege to apply for an exclusive golf membership at our Banyan Golf Club. The application fee depends on the membership.

- 5 year membership THB 450,000.-+
- 10 year membership THB 700,000.-+
- 20 year membership THB 1,000,000.-+
- 30 years membership THB 1,300,000.-+

Membership fees subject to 7%VAT

The yearly fee is THB 25,000.- for the single membership and THB 40,000.- for a family membership, which covers up to 2 adults and 2 children under the age of 21.

Members' guests (up to 3 people for each round) can also play at a guest rate when accompanied by a member. Members will be given priority when booking a tee-time.

Q: What does the price of a plot include?

A: The price of a plot includes a 3-phase underground electrical connection, Fiber optic connection and water supply.

Q: How about land ownership at Banyan for foreigners?

A: To realize the dream of owning a house in Thailand is to lease the land from the landlord (Banyan in this case). A lease of 30 years (longest period currently permitted by Thai law) will be signed between Banyan and the buyer. An agreement to lease the land for a total of 90 years will also be signed, which enables the owners to renew their leases for two additional 30-year periods. The price of the land covers the entire period of 90 years.

Q: What additional fees are involved when registering the lease with the local land office?

A: A villa owner needs to pay 1.1% of the land price "rent" as registration fee when the lease is registered at the provincial land office.

Q: Is it possible to acquire the land as freehold at the Banyan?

A: Due to the limited number of freehold plots which Banyan is entitled to sell by law every 3 years, a structure has been developed where the land will be registered as a leasehold first and converted into a freehold within a certain timeframe.

Q: What is the maximum timeframe to convert the leasehold into a freehold?

A: The exact timeframe of the conversion will depend on the number of clients who have signed for this structure and when a new quota of freehold plots will become available. Our sales team can provide you the details on the maximum timeframe of your preferred selected plot.

Q: Will there be any additional cost to convert a leasehold into a freehold?

A: A registration fee of 2% over the appraised value of the land will have to be paid to the land office at the time of the freehold registration.

Q: Does Banyan provide property management for home owners?

A: Banyan provides a comprehensive concierge/ facilities management service for home owners at a monthly fee starting from THB 9,000.- The service comprises hospitality services, villa management, housekeeping, gardening, pool cleaning and maintenance, pest control, etc.

Q: What about home insurance?

A: There are many international insurance companies who provide property insurances. Banyan can support in recommending a preferred insurance company.

Q: Does Banyan provide a rental management service?

A: Banyan does not offer such a service at the moment, however can assist in liaising between professional real estate agents who are specialized in offering rental programs for each type of villa.

Q: How long will it take to construct a villa?

A: Depending on the villa model, it should take 10 to 12 months from start to finish. The buyer will be advised about the actual construction time by a detailed time schedule upon signing the contracts.

Q: How often is it required to visit Banyan during the construction period and is Banyan able to support in supervising the construction?

A: Banyan could provide a professional project management service, whereas supervising the construction is part of it in order to minimize any possible defects and maximize the quality of the construction. By having this service, owners will be updated on a daily basis by receiving a daily report and is visiting the Banyan on a regular basis not required.

Q: How much does a Project management service cost?

A: The price of a Project manager is 5% of the total construction cost.

Q: What is the warranty period for a villa?

A: 1-year warranty on the Mechanical and Electrical work and a 5-year warranty on the structural integrity of the villa, both commencing from the handover date of the villa.

Q: How to get Retirement Visa in Thailand.

A: Applicant must be 50 years of age or over and the applicant must meet one of the financial requirements ;
- Security deposit of THB 800,000 in a Thai bank account ;
or
- Monthly income of at least THB 65,000 ; or
- A total of 800,000 baht combination of personal bank deposit and income for the entire year.

Foreigners on a long term retirement visa in Thailand have to report to the local immigration officer every 90 days. After three years on a retirement visa the retiree can apply for Thai Permanent Residence status and no long is required to extend their visas