

Address of Property for sale or rent / บ้านที่ต้องการขายหรือให้เช่า :

Date: 18/3/58

Owner's name / ชื่อเจ้าของบ้าน: ชั้น 1-4 เป็นอาคารพาณิชย์ ชื่อพักที่ชั้น 6 มีปล (มีกิโล 15 รัน) Sale โดย Mrs. Pijaporn Soisuwat (Vior) Phone/เบอร์โทร:

Contract Person / ผู้ถือสัญญา: Sale (คน Vior) Phone/เบอร์โทร: 091-7087776, 055-273222

Address: บ้านเลขที่ ชั้น 7 หรือ 707 Moo ban / โครงการ The shine condo Moo/หมู่ที่: Soi/ซอย:

Road/ถนน ทุ่งหลวง Tam bon/ตำบล ทุ่งหลวง District/อำเภอ สีม Province/จังหวัด เชียงใหม่

Post Code/รหัสไปรษณีย์: Email:

ID Card/เลขที่บัตรประชาชน: Passport Number/หมายเลขพาสปอร์ต:

☒ For Sale	☐ House	☒ Condo	☐ Apartment	☐ Office
☐ For Rent	☐ Luxury House & Condo	☐ Commercial Property	☐ Other	

Distance from town (km): Property condition: Age: New

Nearby amenities : Shops, School, market: ใกล้ถนน 10: ถนนเจริญประเทศ

Sale Price: 4,983,360 Monthly Rental price: Management fee: ค่าน้ำ: 450 บาท (2578)

Land Area: Sq.wah Building Area: 97.28 Sqm. Trnasfer fee:

Property Features:			Community Feature:
Floors: <u>7 (ชั้น 1-4)</u>	Garden:	Bathtub:	Club House ☐
Bedroom(s): <u>1</u>	Balcony(s):	Television: <u>2</u>	Lake ☐
Bathroom(s): <u>1</u>	Air Conditioner: <u>✓ 2</u>	Telephone:	Park ☐
Kitchen: <u>✓</u>	Gas Tank:	UBC/ TV ☐	Gym: ☐
Living Room(s): <u>✓</u>	Hot Shower: <u>✓</u>	Internet ☐	Pool ☒
Dinning Area(s):	Water Pump:	wifi ☒	Security ☒
Store Room(s):	Washing Machine: <u>✓</u>	Company:	Chanote ☐
Maid's Room(s):	Refrigerator:	Pet:	Fully Furnished ☐
Car Parking:	Oven:	Other:	Partly Furnished ☒
	Microwave:		Unfurnished ☐

เอกสารสำหรับทำสัญญาขายสินทรัพย์

1. สำเนาทะเบียนบ้าน ของเจ้าของสินทรัพย์
2. สำเนาบัตรประชาชน เจ้าของสินทรัพย์
3. สำเนาโฉนด (หน้า-หลัง)
4. หนังสือมอบอำนาจ (กรณีมอบอำนาจให้บุคคลอื่นทำการแทน)

เอกสารสำหรับทำสัญญาเช่าสินทรัพย์

1. สำเนาบัตรประชาชน + สำเนาทะเบียนบ้านเจ้าของสินทรัพย์
2. หนังสือมอบอำนาจ (กรณีมอบอำนาจให้บุคคลอื่นทำการแทน)



" THE SHINE " Condominium's Price List Deluxe C

ชั้นที่ Floor	เลขที่ No.	รูปแบบห้องพัก Type of rooms	ขนาด(ตร.ม.) Total (sq.m.)	ราคา ตร.ม.ละ Price per sq.m. (Baht)	ราคาห้องละ Price of room (Baht)	จองและทำสัญญา Booking and Contract (Baht)	โอนกรรมสิทธิ์ Ownership Transfer (Baht)
7	707	Deluxe C	57.28	87,000	4,983,360	100,000	4,883,360

* The price will be according to the area.

** The booking will be completed once the customer signs the booking contract and pays the booking payment.

Terms and Conditions

(for purchasing new condominium unit at " The Shine " condominium by The Empire Chiangmai (2552) Co.,Ltd.)

- The Seller shall pay for the specific business tax (3.3% of unit Price) and withholding tax (1% of unit Price) on the ownership transferring date.
- The Buyer shall pay for the ownership transferring fee on the ownership transferring date.
- The Buyer shall pay for water supplies which are charged according to the The Announcement of The Shine condominium's juristic. Electricity meters and telephone charge are according to PEA and telephone service provider.
- The Buyer shall pay for the electricity meter deposit and installation fee. The Seller shall coordinate for installation.
- The maintenance fee is 45 Baht/sq.m./month which shall be paid 1 year in advance by the Buyer on the ownership transferring date.
- The sinking fund is 400 Baht/sq.m. which shall be paid once by the Buyer on the ownership transferring date.
- To get a loan from financial institute , the Buyer shall pay for mortgage fee with the financial institute.
- The Buyer shall pay for the credit facility fee for money loan from the financial institution. (The Seller shall coordinate with the bank)

** Rate of interest may be changed according to banks **

For foreigners who buy condominium in Thailand.

- The money has to be transferred from aboard into your Thai Bank account.
- The amount must be equal or more than the price of the room. (You may transfer more than 1 time.)
- Every time you transfer money from aboard please add reason that: **"To purchase new condominium unit at "The Shine" condominium by The Empire Chiangmai (2552) Co.,Ltd."**

** All information above may be updated without prior notice **

Begin forwarded message:

From: KP Marketing <ps.kpmarketing@gmail.com>

Subject: Cozy unit for sale 57.28 sqm: THE SHINE Condominium, Changklan Road, Chiangmai

Date: March 13, 2558 BE at 10:12:24 AM GMT+7

To: undisclosed-recipients;

Dear Real Estate Agency,

This is our LAST small unit 57.28 sq.m. for sale at THE SHINE Condominium
Changklan Road, Chiangmai

...Ready to move in...

Unit 707

Deluxe C/ 57.28 sqm / 7th floor / THB 4,983,360 (Freehold)

Beautiful corner unit with Doi Suthep and city view, nice for 2 people

1 Bedroom 1 Bathroom 1 Walk-in Closet 1 Kitchen

Free 2% ownership transfer fee

Price includes:

2 TV, 2 Air-con, electric stove, hood, fridge, washing machine, water heater,
6 foot-bed and mattress, furniture, digital door lock

View from the unit, located on 7th floor

Facilities:

Swimming Pool, Health Club, Sauna, Home Service, 4 floors of parking lots,
Reading Corner, Sky Garden, free Wireless service, 24 hour-security

Booking fee : THB 20,000 / **Contract fee:** THB 80,000

Sinking fund: THB 400/ sq.m./ Unit (One-time payment)

Maintenance fee: THB 45 / sq.m / unit (Annually Payment)

Please contact us to view this property

094-7087176, 053-273222

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Best regards,

Ms. Piyaphon Soisuwan (Viar)
Marketing Executive

K.P. Real Estate Management Co., Ltd.
Professional property management for THE SHINE Condominium
Sales&Marketing, Juristic Person

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