

ATLANTIS CONDO RESORT PATTAYA

LOCATION:

The project site is located at Jomtien Beach near the junction of the new Jomtien 2nd road with Soi Watboon, approximately 300 meters walk from Jomtien beach. Easy access from the Sukhumvit Highway approximately two hours driving from the heart of Bangkok and only one hour's drive from the new Suvarnabhumi Airport.

PROJECT DEVELOPMENT:

Five, eight-storey condominiums buildings consisting of 1,000 one bedroom units of 34.5sqm, which can be converted into double units of 69sqm 2 bedrooms. The condos surround the largest swimming pool in Pattaya and Jomtien, at approximately 2,600sqm.

COMMON FACILITIES:

- Signage with infinity edge reflective pond.
- Main entrance with decorative tower and water fountain
- Vehicle drop off points at each building entrance
- Sail boat feature with club lounge and rooftop sitting area
- Decorative walls
- Natural waterfall
- Canon water spouts
- Five Jacuzzis
- Water slide into the pool
- Shallow pool
- Kids water playground
- Beach like sloped edge to pool
- Sub-marine sculpture
- Decorative green wall
- Bridge feature over pool
- Disabled access for wheelchairs
- Parking area for over 200 cars (first come first served – not specific)
- Landscaped gardens
- Fitness centre



- 24-hour hi-tech security system and guards

General information:

Total Site Area	11 Rai
All 5 Buildings	8 floors
Total Salvable Living Units	1,000 units
One Bedroom	1,000 units (34.50 sq.m)
Two Bedroom	500 units (69.00 sq.m)
Parking	200 lots
Construction Duration	April 2012 – April 2014
Year of completion	April 2014
Payment by installments	See Below
Maintenance fee	35 THB - sq.m / Month
Sinking Fund	600 Baht/sq.m (onetime payment)
Sale Price:	1,300,000.-THB up to 6,398,000.-THB
Total Investment Value	Over 1 billion Baht

Thai / Company Purchase

Reservation Deposit 50,000 Baht

Deposit 15% Less 50,000 reservation deposit

Installments 20% Payable over 24 months

Completion Balance 65%

Company Purchase incurs an additional 1%

Foreign

Reservation Deposit 50,000 Baht

'JOE LIZZERD - Property in Pattaya'
Trade Name of
'BARON H2W COMPANY LIMITED'



Platinum Suites Bld. A 506/2
Soi 12 Thepprasit Road
Banglamung, Chonburi, Thailand
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Deposit within 30 Days 25% Less 50,000 reservation deposit

After 6 Months 10%

After 12 Months 10%

After 18 Months 10%

Completion Balance 45%

Cash Payment Discount

100% Cash Payment within 60 days of reservation gives an additional 5% discount

The price does not include:

Transfer Fee

Sinking Fund 600 Baht/sq.m (onetime payment)

Maintenance fees 35 Baht/sq.m (per month)

Installation for electricity and water meter

Developers Profile

Blue Sky is a Thai owned, private company with real estate operations in and around Thailand including developments in Bangkok and Pattaya.

Blue Sky Developments Company Limited's Thai shareholders have operated significant real estate development, hotels and retail and various other businesses in Thailand for over 50 years. Their success has been based on their long term values of quality and service, the result is combined group assets of several billion baht. Blue Sky partners are proud of their traditions of loyalty, trust and fairness and their future plans depend on long term reputation for building a quality environment and good relationships with customers and suppliers.

Hotels:

Blue Sky's hotel assets include the Citrus Hotel chain in Bangkok, CitiChic hotel, several small guest houses in Bangkok and ten luxury boutique hotels currently under construction in Pattaya.

Commercial Retail:

Blue Sky has a large portfolio of high value commercial properties and markets in Pattaya with significant long term rental returns.

Houses & Villas:

Grand Royal Nisachol Sathorn, is a two billion Baht development project, a world class residential villa development in Bangkok. Just minutes from the heart of Bangkok's main banking district, the luxury estate of 130 villas ranging from 12 – 75 million baht, the project is already 95% sold out in just three years.

Condominiums:

The Arte Sukhumvit 7, this modern and elegant condominium is in Bangkok's city center located on prime real estate in Sukhumvit Soi 7, just a few meters from the BTS station. Eight storeys with 79 high end luxury one bedrooms units in the heart of Bangkok's business center.

Atlantis:

The shareholders have held assets in Pattaya for over 30 years. They have watched the growth of the city from its days as an R&R destination for the US Navy to where it is today, one of the largest tourist destinations in the world. The shareholders all recognized the extremely good prospects for Pattaya's future and decided to join forces and so Blue Sky was formed to develop a portfolio of residential real estate assets, which will provide excellent investments to owners and investors. The difference that Blue Sky philosophy brings to condo developments in Pattaya is the long term values of Blue Sky's shareholders, which is reflected in the fact that they will hold over 60 units for their own personal use.

Atlantis is the first major residential resort project in Pattaya, by Blue Sky and will not be the last.



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