

# The Mangosteen Resort & Spa

Sales offer  
Friday, April 10, 2009

## **The Mangosteen Boutique Resort with 41 villas with chanote land titles as described in attachments.**

- Officially 5-star rated by TAT, THA since 2005
- Opened on 18.03.2003, Royal Villas completed in November 2003
- 41 villa style guestrooms, designed by John Underwood
- Architecture by Swiss BIC, Phuket, western building standards, outstanding electrical systems, energy efficient insulated construction
- 3 room categories, 27 rooms with outdoor Jacuzzis and outdoor rain showers
- 680 sq. meter swimming pool, inbuilt Jacuzzi, jet streams, 14 waterfalls
- Luxury Spa with 8 beds, private Jacuzzi and two steam saunas, beauty salon
- Fully equipped fitness center
- Restaurant with Thai and Mediterranean cuisine, indoor and outdoor terrace. Pool bar
- Underground wine cellar
- Lounge bar and meeting facility above lobby
- All back of the house including laundry

## **Potential**

- Expansion on 3,5 Rai best sea view land beside resort. 20+ more rooms, ideally pool villas
- Expansion on remaining undeveloped land in front of the resort and on the resort parcel itself
- Residential development, villas or condos or mixed on 13-1-78 Rai land behind resort. Land could be partly used for improved staff facilities in light of the expansion
- Overall possibility to expand to 60 – 90 rooms and develop a residential project to recover investment of resort and increase the management base
- Further 7 Rai sea view land beside resort for sale at 70 MB from neighboring owner
- Possibility of building a beach club in Nai Harn

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## Sales proposition

Resort and all other land plots including 13-1-78 Rai behind resort (yellow):

- – **THB 380 M**

Resort and all plots but without 13-1-78 Rai behind resort (yellow):

- – **THB 300 M**

13-1-78 Rai land alone:

- – **THB 99 M**

## Conditions

- Above prices do include all commissions
- All transfer fees for land and buildings are shared 50/50 as well as special business tax (SBT).
- Full Due Diligence has been carried out by buyers who still hold non exclusive option to buy. Information on due diligence is available
- Offer based on an asset purchase scheme

## Formerly planned Real Estate - <http://www.mangosteen-suites.com>

- **Mangosteen Pool Suites:** A stunning GFAB development with 18 units for sale, large restaurant and bar, pool
  - Construction plans, engineering, interior, environmental study and building permit available
  - Planned on 3,5 Rai beside resort
- **Mangosteen Pool Villas:** 25 GFAB (Gary Fell) Pool Villas. One show villa 60% completed
  - Planned on the 14 Rai site (yellow) behind resort
  - Building permit for the first 4 villas available

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