

Fact Sheet

Project Overview	
Project Name:	SeaRidge Resort
Location:	Hua Hin, Thailand, 200 kilometres (125 miles) south of Bangkok
Project Site:	9 kilometers (6 miles) south of Hua Hin town center 1,500 meters (4,900 feet) east of Gulf of Thailand 700 meters (2,300 feet) west of Petchkasem Road
Developer:	Sierra Projects Co., Ltd.
Product Type:	Luxury Condominium Apartments and Villas
Total Land Area:	33.1 rai (5.3 hectares / 13.1 acres)
Completion Status:	Condominium completed – ready to move in now Villas – 50% of villas constructed, all roads and infrastructure completed
Total Units:	56 Condominiums and 19 Villas (Phase 1)
Condominiums:	2 and 3 bedrooms, all with 2 bathrooms Large covered balconies with sea and/or mountain views
Villas:	1 - 4 bedrooms, 1 - 4 bathrooms All villa plots with sea and/or mountain views
Tenure:	Freehold and Leasehold (30 + 30 + 30 years)
Facilities & Services:	<ul style="list-style-type: none"> • Gated community with 24 hour security • Large freeform swimming pool • Club house with fitness center and space for restaurant • Shuttle bus to beaches and Hua Hin town center • Children’s playground • Resort concierge • Huge private nature reserve for SeaRidge residents • SeaRidge Managed Rental Program • Gardening and property management • Maid services • Children’s playground
Infrastructure:	<ul style="list-style-type: none"> • Underground electricity with dedicated high voltage supply line • Municipal water supply, 2 deep well backup supply, central storage tank • Telephone and high speed internet through underground supply lines • Satellite TV in condominium, optional satellite TV in villas • Asphalt roadways throughout project

Notes: All prices and fees are payable in Thai Baht (THB) at prevailing rates. Exchange rates used to calculate equivalent foreign currency amounts are as of September 1, 2010. Prices subject to change without prior notice. Areas are approximate and subject to final measurement

SeaRidge Condominiums	
Number of Units:	56
Types:	<p>Palmyra: 112 m² (1,205 ft²), 2 bedroom, 2 bathroom, 1 balcony</p> <p>Narrana: 134 m² (1,440 ft²), 3 bedroom, 2 bathroom, 1 balcony</p> <p>Jasmine: 171 m² (1,840 ft²), 3 bedroom, 2 bathroom, 3 balconies</p>
Prices:	Starting from THB 5.6 million (£116,700 / €140,000 / \$177,800)
Fees at Purchase:	1% - 1.1 % Government transfer fee Sinking fund contribution: THB 200 per m ² (£4.17 / €5.00 / \$6.35)
Maintenance Fees:	THB 40 per m ² (£0.83 / €1.00 / \$1.27)
Rental Return:	6% - 9% estimated
Capital Appreciation:	16% - 26% annually over past 5 years on US dollar basis
SeaRidge Villas	
Number of Units:	19 (Phase 1)
Types:	<p>Majestic: Internal area: 301 m² (3,240 ft²), Total area: 465 m² (5,005 ft²) 4 bedrooms, 4 bathrooms</p> <p>Crescent: Internal area: 222 m² (2,390 ft²), Total area: 352 m² (3,789 ft²) 3 bedrooms, 4 bathrooms</p> <p>Cypress: Internal area: 175 m² (1,883 ft²), Total area: 277 m² (2,981 ft²) 3 bedrooms, 4 bathrooms</p> <p>Crystal Pool – 3 Bedrooms: Internal area: 128 m² (1,378 ft²), Total area: 229 m² (2,465 ft²) 3 bedrooms, 2 bathrooms</p> <p>Crystal Pool – 2 Bedrooms: Internal area: 114 m² (1,227 ft²), Total area: 225 m² (2,422 ft²) 2 bedrooms, 2 bathrooms</p> <p>Layana: Internal area: 71 m² (764 ft²), Total area: 152 m² (1,636 ft²) 2 bedrooms, 1 bathroom</p> <p>Aleana: Internal area: 61 m² (656 ft²), Total area: 140 m² (1,507 ft²) 1 bedroom, 1 bathroom</p>
Prices:	Starting from THB 6.6 million (£137,500 / €165,000 / \$209,500)
Fees at Purchase:	1% Government transfer fee Sinking fund contribution: THB 50 per m ² lot area (£1.04 / €1.25 / \$1.59) Utilities connection fees
Maintenance Fees:	THB 5,000 – THB 8,000 per month (£104 / €125 / \$159 - £167 / €200 / \$254)

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SeaRidge Photos



SeaRidge Condominiums with Swimming Pool in Foreground



SeaRidge Condominiums



SeaRidge Condominiums – Palmyra Condo Living Room



SeaRidge Villas – 3 Bedroom Crescent Villa



SeaRidge Villas – 3 Bedroom Crystal Pool Villa

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SeaRidge Managed Rentals

Overview:	SeaRidge homeowners can earn attractive rental income through participation in SeaRidge Managed Rental Program
Eligibility:	Rental program open to all SeaRidge condominiums and villas furnished and equipped to meet program requirements
Services Provided:	<ul style="list-style-type: none"> • Optimal pricing of rental units • Marketing and booking through online and offline agents • Direct marketing through SeaRidge Resort website and other media • Billing and payments • Guest check-in, check-out and assistance during stay • Cleaning, laundry and minor maintenance of rental units • Management of revenue and expenditures, distribution of income to homeowners
Fees:	10% of net rental income (after deduction of expenses)

Purchaser Financing

Thai Nationals:	<p>Long-term financing available from Kasikorn Bank and Siam City Bank</p> <ul style="list-style-type: none"> • Up to 30 year financing • Finances up to 80 – 90% of the cost of condominium or villa
Non-Thai Nationals:	<p>2 alternative financing programs available:</p> <p>SeaRidge Easy Buy Financing:</p> <ul style="list-style-type: none"> • 6 year financing • Finances 50% of the cost of condominium or show home villa • Interest rate set at Thailand's Minimum Retail Rate + 1% • Monthly repayments of principal and interest for 6 years <p>Lease – Purchase Financing:</p> <ul style="list-style-type: none"> • 5 – 30 year financing • Finances up to 65% of cost of condominium or show home villa • Interest rate set on basis of Thailand's Minimum Lending Rate (MLR) – typical rate of MLR + 2.5% • Monthly repayments of principal and interest over 5 – 30 years

Contact Us For More Information

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