



Retire in Thailand

Enjoy a Fantastic Lifestyle

Retire in Thailand and enjoy a fantastic lifestyle at a fraction of the cost of Europe or North America. No more cold winters – it’s summer all year round in Thailand. And for many Europeans and North Americans, you will be taxed at far lower rates if you retire overseas rather than at home.

If you’re planning or considering retiring in Thailand, we’re pleased to provide this “how to” guide to retirement in Thailand.

Most foreign retirees choose to live in one of Thailand’s beach resorts – Hua Hin, Phuket, Koh Samui and Pattaya. Since we’re based in Hua Hin, we’ll focus our guide on retiring in Hua Hin. See page 2 of this guide for a short introduction to Hua Hin.

Thailand’s Retirement Visa

Thailand makes it easy for Europeans and North Americans to retire in the country. Thailand offers a special retirement visa for non-Thais aged 50 and over who want to live in Thailand on a long-term basis. The visa is issued for a 1 year period and then can be renewed every year thereafter. See page 3 of this guide for more information.

Low Cost of Living

Thailand is one of the lowest cost places in the world to live for foreign retirees. Therefore, you can enjoy a more comfortable retirement for a lot less money than in Europe or North America. Find out more on page 2 of our guide.

SeaRidge – A Perfect Place to Retire

SeaRidge is an exclusive resort community of luxury condominiums and villas on a beautiful hillside setting in Hua Hin, Thailand. Surrounded by nature and overlooking the Gulf of Thailand, SeaRidge is a wonderful place for your retirement home.

Our SeaRidge condominiums are now finished so you can move in and begin enjoying your new home right away. Our first group of villas has also been completed, with our second group well under construction. Turn to page 5 of this guide to find out more about SeaRidge.

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Palm Hills Golf Club – Hua Hin Thailand

Hua Hin – Thailand’s Royal Resort

Host to the vacation palace of the Thailand’s King, Hua Hin is Thailand’s royal resort.

Hua Hin is just an easy 2½ hour drive (200 km) from Bangkok. With its long uncrowded beaches, and refreshing sea breezes, Hua Hin combines the beauty of ancient Thai traditions with a relaxed, modern, international lifestyle.

Hua Hin is also home to 9 world-class golf courses, so it’s the perfect retirement destination for golfers.



Thailand’s Low Cost of Living

Thailand is one of the lowest cost countries in the world to live for foreign retirees. Therefore, you’ll enjoy a more comfortable retirement for a lot less money than in your home country.

In a recent survey of living costs for foreign residents of 214 major cities in the world, Bangkok ranked 121, meaning it was one of the cheapest cities. Living in one of Thailand’s beach resorts, such as Hua Hin, is even cheaper.

Cost of Living Ranking for Expatriates

Luanda, Angola	1
Geneva, Switzerland	5
Copenhagen, Denmark	10
Oslo, Norway	11
London	17
Bangkok, Thailand	121

Source: Mercer Global Cost of Living Survey 2010

Advantages of Retiring in Thailand

Climate – A perfect tropical climate. The best time of the year, when it’s dry, sunny and not too hot (December – February) corresponds to the worst of the winter in Europe and North America.

Low Cost of Living – As noted above, you can live much better, for a lot less money in Thailand in comparison to Europe or North America.

Active Social Life – You can look forward to an active social life, with many friends from your home country. Beach resorts like Hua Hin have become a major retirement destination, particularly for the Scandinavian and British. Therefore, there’s always a lot going on for retirees. With 9 golf courses in Hua Hin, the golfing social scene is particularly active.

Thai Culture – Thailand has a rich and exotic culture. In Thai culture, the seniority and respect given to a person depends in large part on their age. For this reason, Thais are very respectful of older people. Thais even address each other on the basis of their relative ages – “nong” for a person younger than you and “pee” for someone older. Extended family members have different titles depending on their relative ages with the most senior titles being given the oldest family members. Therefore, as a retiree, you will find the vast majority of Thais to be particularly respectful, polite and considerate of you.

Cosmopolitan – Bangkok and the major beach resorts have large expatriate (foreign) populations, mainly from Europe, Japan and the US. Therefore, there are a wide range of services and facilities catering to these groups. Supermarkets stock imported food from Europe, there are numerous international restaurants and pubs, European, American and Japanese TV is available via satellite, and newspapers, books, and magazines from Europe and the US are readily available.

Excellent Health Care – Thailand has excellent health care at very reasonable prices (see page 4 for more information).

Air Transport – It’s very easy to get to/from Thailand and all major cities in Europe and North America. Bangkok’s airport is the busiest in southeast Asia with frequent flights and good fares to choose from. Bangkok is also a major hub for travel within Asia, so it is the best location for exploring throughout the region.



Thailand's Grand Palace, Bangkok

Thailand's Retirement Visa – the Basics

What is the Retirement Visa?

Thailand's retirement visa is a special visa issued to non-Thais aged 50 and over who want to live in the country on a long-term basis.

How long is the visa issued for?

The retirement visa is issued for a 1 year period with annual renewals thereafter.

What requirements do I need to meet to get a retirement visa?

The main requirement is financial. You need to meet one of the following:

- Hold a bank account in Thailand with at least 800,000 baht.
- Have an income from a source outside Thailand, such as a pension, of at least 65,000 baht monthly.
- A combination of bank deposit and income that totals at least 800,000 baht over a year.

You need to meet this financial requirement for the initial application as well as future renewals. Other requirements for the initial application include a medical certificate, and in some cases, confirmation that you do not have a criminal record in your home country.

What are the benefits of the retirement visa?

The major benefit is that you can live in Thailand on a long-term basis. There are also other important benefits:

- You can import your personal possessions into Thailand duty free for up to 6 months after visa issuance.
- You can easily purchase and register a car and get a Thai driver's license.
- You can open bank accounts and obtain credit cards much more easily.

How do I apply for the retirement visa?

You can apply either in Thailand or in your home country:

- In Thailand, you apply through the Immigration Bureau.
- In your home country, you apply through your local Thai Embassy or consulate.

If applying outside Thailand, you will likely need to apply through the Thai embassy or consulate located in the country in which you hold citizenship. In some cases, if you live in a country other than that in which you hold citizenship, you can apply in the country of residency if you have a permanent resident permit or card.

Retirement Visa Quick Tips

Apply Outside of Thailand - We

recommend that you apply for the retirement visa at a Thai Embassy or Consulate in your home country, rather than at the Immigration Bureau inside Thailand. Why?

- Embassy and consulate staff are from Thailand's Ministry of Foreign Affairs who are generally very professional and service oriented. They tend to make the process as easy as possible for you. Applying within Thailand means you have deal with the Immigration Bureau who can be less service oriented and a lot more bureaucratic.
- If you apply at the Thai Embassy or consulate in your home country, you can use bank deposits in your home country to meet the financial requirements of the visa. But if you apply inside of Thailand, you will need to meet these requirements with a Thai bank account. In this case, you will need at least 800,000 baht in this bank account.

Check with Embassy or Consulate First –

There are sometimes minor differences between the various Thai embassies and consulates in terms of the exact requirements for the retirement visa. Therefore, check the website of the embassy or consulate where you will apply before visiting in person. Also, some smaller Thai consulates are not authorized to issue a retirement visa, so again, check first.

90 Day Reporting by Mail – After you get the retirement visa, you are required to report to the Immigration Bureau every 90 days while in Thailand. Many visa holders believe that this means that they must go into the Immigration Bureau office in person. However, you can also report by mail (post) using a form that you can download from the internet - just [click here](#). Reporting by mail is much easier!



Hua Hin Beach

Income Tax in Thailand

Foreign retirees generally do not pay any income tax in Thailand.

You are considered a resident of Thailand for tax purposes if you reside in the country for 180 days or more in a calendar year. However, the money you bring into Thailand from overseas are not taxable if it has not derived from a salary you have earned in the current year. Therefore, you would not pay income tax on savings or pension income.

It is easy to bring money into Thailand. You can simply transfer money from your overseas bank accounts into an account you open at a bank in Thailand. You can open an account at a Thai bank or one of the foreign banks operating in Thailand, such as HSBC and Citibank.



Buddah at Khao Takiab, Hua Hin



Royal Hua Hin Golf Course

Thailand's World-Class Health Care

Quality Health Care - You can get excellent quality health care in Thailand. Thailand is home to world-class hospitals and medical facilities available to foreign retirees at very affordable prices. In fact, the quality of health care is so high that many international visitors travel to Thailand specifically for the purposes of medical treatment.

International Patients - In 2007, it is estimated that Thai hospitals treated 1.5 million international patients. Most use one of Thailand's private hospitals. Bumrungrad Hospital in Bangkok, generally regarded as Thailand's premier medical facility, treated over 400,000 international patients in 2009. About 40% of the patients at Samitivej, another excellent hospital in Bangkok, are non-Thais.

Almost all of the doctors at the major private hospitals speak fluent English. Hospitals such as Bumrungrad and Samitivej also have patient services staff that are fluent in a number of other languages.

Costs – Costs for medical care in Thailand are much lower than in the US and Europe. For example, the average cost of a knee replacement in the US is \$40,000. At Bumrungrad in Bangkok, the cost is \$10,000. In many cases, medical insurance from your home country can be used to pay for treatment costs incurred in Thailand.

No Waiting Time – For many public health care systems in Europe and other western countries, waiting times for treatment, particularly non-emergency surgery such as knee and hip replacement, can be significant. For example, in England the average waiting times for hip and knee replacements are 11 and 12 months respectively. At the major private hospitals in Bangkok, there is no waiting time for these procedures. Tests, such as MRIs, can also be done immediately.



SeaRidge Condominium – Ready to Move in Now



SeaRidge Condominium with Swimming Pool



SeaRidge Vacation Rental – 3 Bedroom Luxury Condo



Crystal Pool Villa – 3 Bedroom Single Level Home

www.SeaRidgeResort.com

SeaRidge - Hua Hin's Exclusive Resort

Purchase a SeaRidge Home

Relax and enjoy life in your very own private resort. SeaRidge has an excellent selection of luxury condominiums and villas available for purchase at very affordable prices.

SeaRidge Condominiums

SeaRidge offers you 2 and 3 bedroom condominiums, all with 2 luxurious bathrooms, full European kitchen, concealed air conditioning, and large covered balconies with sea/mountain views.

Our SeaRidge condominiums are now finished so you can move in and begin enjoying your new home right away.

SeaRidge Villas

SeaRidge offers 6 villa designs to meet every budget and lifestyle – from a compact single level home to a spacious 4 or 5 bedroom villas. Every villa comes with air conditioning throughout, full European kitchen, tropical landscaping, and its own swimming pool.

At SeaRidge, we offer our villa owners an almost unlimited range of custom options. Just tell us about your lifestyle and what is important to you in a home. We'll then create customized solutions to meet your unique needs. Contact us below to find out more.

SeaRidge Vacation Rentals

Spend your next vacation in one of our fully furnished 2 or 3 bedroom luxury apartments. SeaRidge offers vacation rentals by the day, week or month. Compared to an equivalent quality hotel room, SeaRidge gives you 3 times the space for half the price.

Everything for a Perfect Vacation

All of our rental condos are furnished and equipped to the same exceptionally high standards. We don't think you'll find anything like it in Hua Hin:

- Deluxe furnishings throughout.
- King bed in master bedroom, 2 twin beds in other bedrooms, luxury cotton linens.
- Full kitchen and cooking facilities.
- 2 flat screen TVs, 2 DVD/audio systems, high speed internet.

Why settle for a hotel room when you can have a beautiful 2 or 3 bedroom fully furnished condo? Contact us below to find out more.

Find Out More

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www.theSeaRidge.com

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