



## Rawai VIP Luxury Phase

Price list for sale 售价表:

Update : 21/8/2021

Plot #	BED 卧室	LAND 土地面积	VILLA 建筑面积	Price THB 净价	Total ROI 30%* (6% for 5 Years)
J10	2	200	166	12,640,000	3,792,000
M9	2	229	150	12,100,000	3,630,000
P18	3	351	230	17,200,000	5,160,000
Q19	3	299	202	15,300,000	4,590,000
R20	2	218	172	12,600,000	3,780,000
S21	1	137	100	8,658,000	2,597,400

Payment conditions 支付条款: Pay by installments 分期付款\*:

1. Today: 100,000 THB Reservation non-refundable / 预定当日: 100,000 泰铢定金, 定金不可退还
2. Within 30 days: 30% Purchase Agreement / 首付款: 房款的30%, 签订购房合同30日之内缴付
3. First installment: 30% Within 4 months or before / 第二笔房款: 房款的30%, 交完首付款4个月之内缴付
4. Second installment: 30% Within 4 months or before / 第三笔房款: 房款的30%, 交完第二笔房款的4个月之内缴付
5. Last payment: 10% Within 4 months or before / 尾款: 房款的10%, 交完第三笔房款的4个月之内缴付

Rental Guarantee Program 租赁担保协议:

- 6% from Selling Price for 5 years / 包租5年, 年返6%
- Withholding Tax 5% will be deducted from Rental Income / 5%的个人所得税将从租金收益中扣除
- Rental Guarantee Return paid every 3 months / 租金收益每3个月支付一次

Rental option after 5 years / 包租5年之后:

- Rental Pool -Developers Managing Company : 60/40 / 合作包租方式: 公司与业主六四分成

Other payments 其他费用:

- FREE full furniture package and decoration / 免费: 净装修, 赠送全套家电、家具
- 2% Registration tax / 房款的2% : 过户费用
- 45,000 THB/year common area payment (after Rental Guarantee Program is finished) / 45,000 泰铢/年: 物业管理费用(租赁担保计划到期后支付)