

ThaiPropertyBargains.com

3 Bed Room Detached Villa

Royle Village. Kanchanaburi, Thailand.

Was 2.5 million, ThaiPropertyBargains price **1,497,997 ThaiBaht**,

SONGKRAN CLEARENCE SALE (offer closes May 1st 2009)

Get This 3 Bedroom Villa for the Price of a 2 Bed Villa

1,232,997 ThaiBaht

\$ 34,997 USD - € 23,997



Contact

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DEVELOPMENT PROFILE

This exclusive 3 bedroom 2 bathroom (one en-suite) Villa is situated on Royle Village in a private, peaceful area of Kanchanaburi, near to the world famous River Kwai. Designed to the highest standards and finished with the top-quality materials representative of a property of this calibre. Royle Village also has range of luxurious amenities from poolside dining to maid cleaner service. The village is managed by an experienced, professional Resort Operator ensuring your investment is well taken care of.

This great property have also been designed with rental income in mind so that when you are not relaxing under the sun, your vacation home can earn revenue.

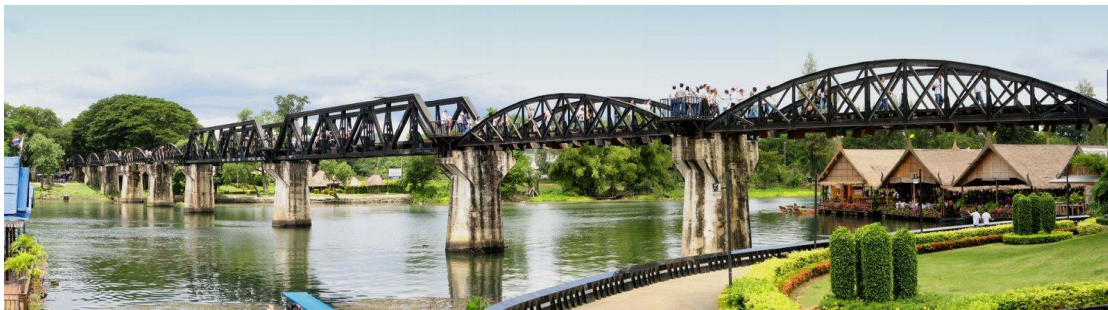


THE LOCATION

With field, forest, jungle, waterfalls, streams and mountains, Kanchanaburi town sits in a fertile valley where sugar-cane fields bow in the breeze, measuring out an easy pace.

In addition to outdoor appreciation, the limestone hills surrounding Kanchanaburi are famous for their temple caves, an underground communion of animistic spirit worship and traditional Buddhism. Winding arteries burrow into the guts of the caves past bulbous calcium deposits and altars for Buddha images, surrounded by offerings from pilgrims.

Crawling out of the mountains to the sea, the surrounding rivers (Mae Nam Khwae Noi and Mae Nam Mae Klong) define much of the lazy character of the town.



This quiet provincial capital also played an unlikely role during WWII. Here, occupying Japanese forces used captured Allied prisoners of war (POWs) and conscripted Southeast Asians to build a demanding, deadly rail route to present-day Myanmar. You might have heard of this minor war story thanks to Pierre Boulle's *The Bridge on the River Kwai* and the movie of the same name. The bridge, several museums and cemeteries have respectfully preserved the history and memorialized the dead.

Kanchanaburi has also become famous for such tourist attractions as Tiger Temple, Erawan Waterfalls, Sai-yok Hot Springs.

Golfing in Kanchanaburi is one of Asia's hot spots for world class golf courses in scenic locations.

Kanchanaburi also offers many a wide choice of western restaurants, car dealerships and supermarkets so you can still get most if not all of your western necessities.

AMENITIES

The amenities of this resort make life even easier. The large, signature pool in the sun drenched courtyard is perfect to relax. Below are some more amenities that provide that extra luxury and convenience for you and your and guests.

- Poolside food & beverages
- Sun Bathing area
- Gardening Service
- Village Mini mart
- Fully Stocked Pool Side Bar (air conditioned)
- Daily laundry pick up service
- Tour information & booking service
- Golfing Tours
- 24 hr Security
- English Speaking Satellite TV available
- motorbike hire
- Airport pick up / drop off



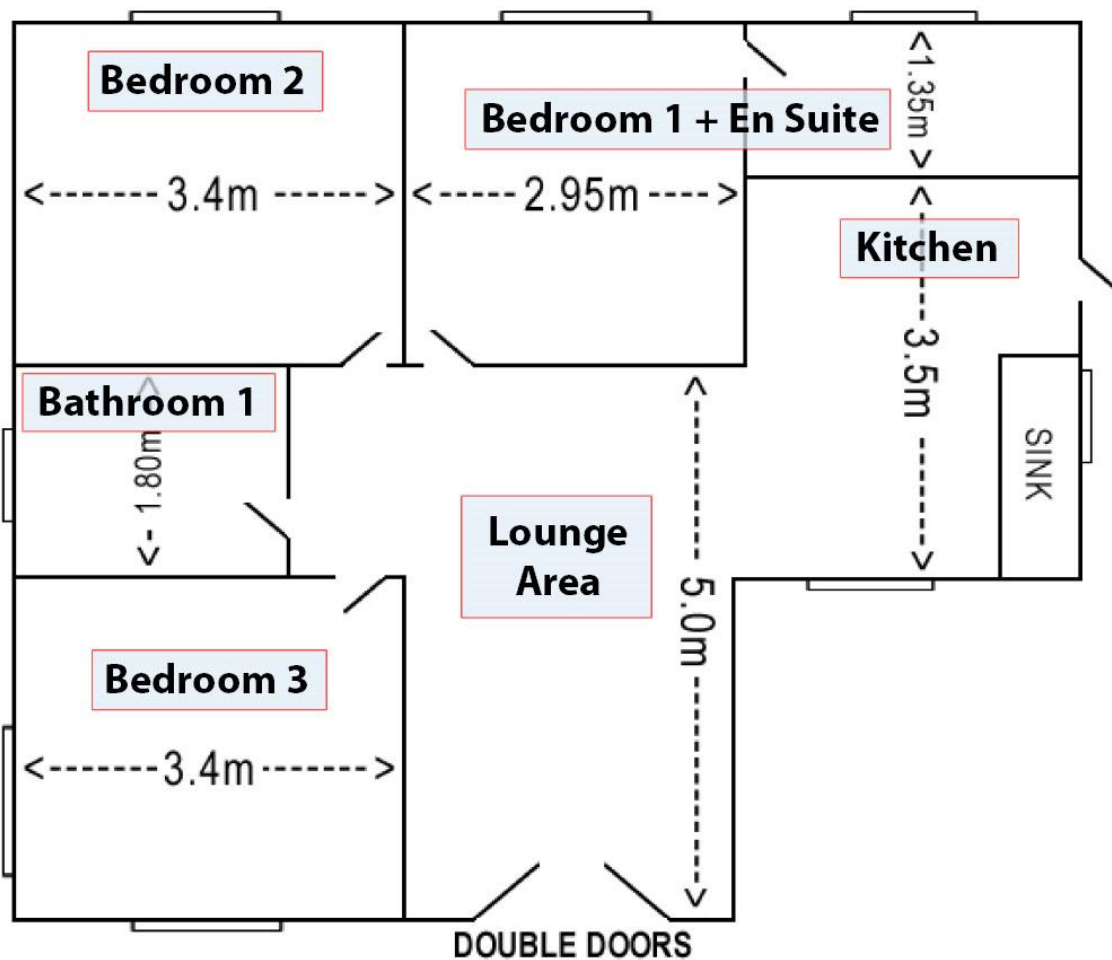
More services and amenities, to make our community better are constantly being added.

DETAILS

Features.

- Slide Tinted Windows
- 10 ft ceilings
- Decorative carved Teak wood front door
- Luxurious en-suite bathroom with
- kitchen area, sink and under-counter unit
- Lounge area
- Plenty of electrical sockets.
- Small garden
- covered parking area

Basic Floor Plan



F. A. Q.

- What do I need to do about a visa?

There are various types of visas. If you wish to live in Thailand, you can get a '1-year Multiple Entry' visa from any Thai embassy, costing around \$200. You are able to obtain a retirement visa at the age of 50 or above. We can discuss these options with you.

- How does the Freehold + Leasehold system work in Thailand?

You can own Freehold land in Thailand but first you need to set up a company. However, if you buy in Royal Resort, we retain the Freehold. You would own the property and lease the land from us. We will initially pay for 3x30-year blocks, giving you a lease of 90 years. You can then renew this for additional 30-year blocks, once this time has expired. It is the same as a leasehold in Europe however, is much easier to renew when required!

- What are the medical facilities like?

There are 5 first-class hospitals in the area. You can also take out medical insurance.

- Can I work in Thailand?

You will need a work permit for this.

- Do I need a Thai Will once I purchase a property?

Our lawyer can arrange this for you.

- Can I get house insurance?

Yes you can and we will introduce you to a local agent.

- Do you have lawyers to conduct the purchase?

Yes we do and you will meet them on your inspection trip in Bangkok.

- Do you offer any guarantees on your property?

Yes. We offer the standard Thai guarantee: 1 year internal + external.

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