

ThaiPropertyBargains.com

The Full Royle Resort Development

***Royle Village 1, 2 and 3
Bar & Restaurant
Mini-Mart General Store
Golf & Transport Booking Office
Royal Mansion***

Kanchanaburi, Thailand.

\$ 1,407,997 USD - £ 964,997 GBP - 49,997,997 ThaiBaht

The price includes purchase tax, registration tax and lawyers fees.



Contact

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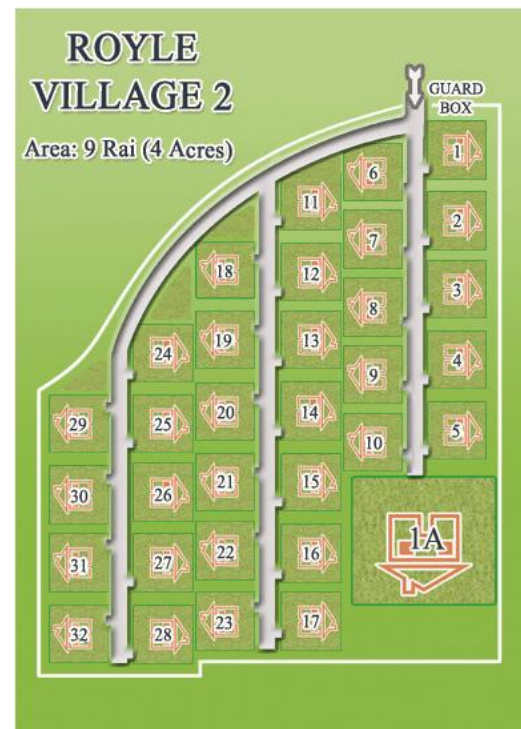
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DEVELOPMENT PROFILE

This exclusive 5star development is situated in a private, peaceful area of Kanchanaburi, near to the world famous River Kwai. The unique Royle Village designs are based on the Spanish villa style, designed by an experienced English designer and includes many comforts and luxuries not found in standard Thai style homes. Designed to the highest standards and finished with the top-quality materials representative of a development of this calibre. Royle Village also has a 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 development has also been designed with rental income in mind so that when you are not relaxing under the sun, your vacation home can earn revenue.



Overview of the developments within this package :



Royle Village I – 29 villas with communal swimming pool, bar & restaurant, mini-mart and 24hr security.



Royle Village II – 32 villas and several Exclusive VIP Homes currently under construction.



Royle Village III – 50 villas, currently at the advanced design stage.



Bar & Restaurant – situated by the pool on Royle Village Air conditioned, Seating for 40 inside + 200 outside



Mini-Mart – situated by the pool on Royle Village 1. To sell general goods, foods, papers... Air conditioned, and fully fitted.



Golf & Transport Office – situated by the pool on Royle Village 1. Air conditioned office for booking Airport pick-ups, Golf trips, Sight-seeing, Villa Rentals



Royle Mansion – The gem of the development. An absolutely stunning property. A large 10 Bedroom, 11 Bathroom property with beautiful landscaped gardens + private swimming pool.

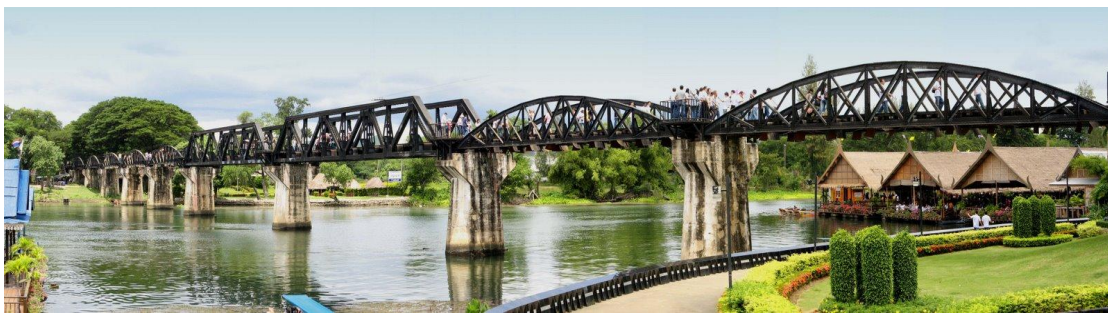
THE LOCATION

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.

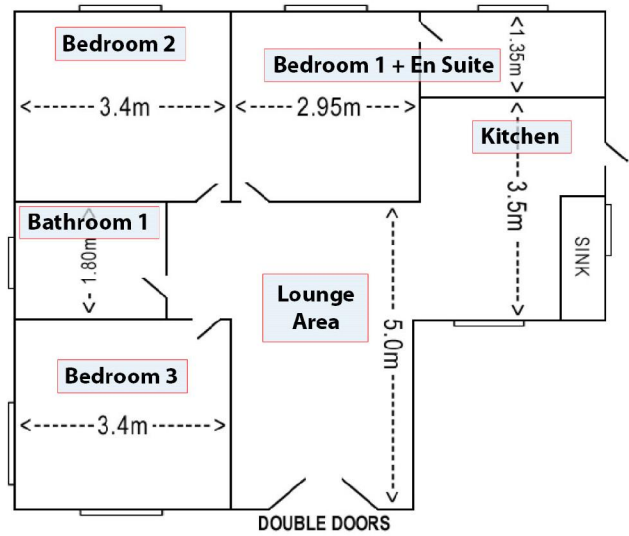
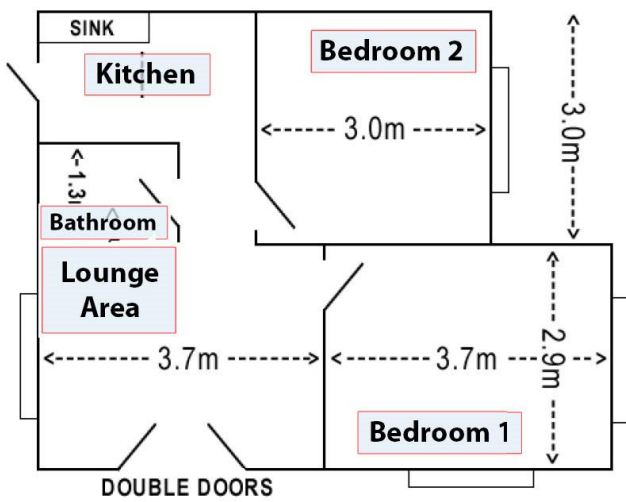
- Poolside food & beverages
- Sun Bathing area
- Gardening Service
- Village Mini mart
- Fully Stocked Pool Side Bar (air conditioned)
- Daily laundry pick up service
- Tour information & booking service
- Golfing Tours
- 24 hr Security
- English Speaking Satellite TV available
- motorbike hire
- Airport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

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



DETAILS

Floor plan of typical 2 and 3 bedroom villas



Mini Mart, Golf & Transport Office, Bar & Restaurant



The Manor House



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.

Contact

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