



NISASIRI GROUP

R E A L E S T A T E

The Riverside Residence

HUA HIN

YOUR CHOICE OF LIVING



“

Hua Hin has grown from a quaint fishing village into a sought-after place for internationals and locals alike. A place where the Royal family has held their presence for many years. The close vicinity of international schools, beaches, golf courses, hospitals and bustling culinary scenes makes Hua Hin an exceptional place to live.

The well-maintained infrastructure and Hua Hin airport makes travel throughout Thailand immensely convenient. Riverside Residence is a remarkable choice to anyone considering living in Hua Hin.



OUR NEWEST PROJECT

The Riverside Residence by Nisasiri Group is an exemplary residential development that marries contemporary luxury with sustainable design principles. Each villa within the project has been meticulously crafted to offer residents an experience of unparalleled comfort and elegance. With attention to detail evident in every aspect, from the Scandinavian-inspired architecture to the environmentally-conscious inclusion of solar cells, these homes are not only aesthetically pleasing but also responsible and forward-thinking. The lush surroundings and proximity to local attractions, such as the Banyan Golf Course, add to the allure of the Riverside Residence, making it a coveted location for those seeking a high-quality lifestyle in Hua Hin.



WHO ARE WE?

“

The Nisasiri Group is known for its architecture that aims to elevate and inspire everyday life through sustainable design. Their approach is collaborative and client-centered, emphasizing clear communication and exceptional results that exceed expectations.



Key projects include Woodlands Riverside, The Bibury Property, Woodlands, The Village, and Red Mountain, each showcasing the company's commitment to integrating comfortable living with natural beauty and sustainability

Riverside Residence

The Riverside Residence project, nestled in a picturesque setting of majestic mountains, serene pineapple fields, and tranquil natural rivers, exemplifies a unique blend of modern architecture and sustainable living. Its location, marked by the stunning natural beauty, positions the development within a short distance of the internationally acclaimed Banyan Golf Course and Hua Hin's city center, offering convenience alongside serenity.



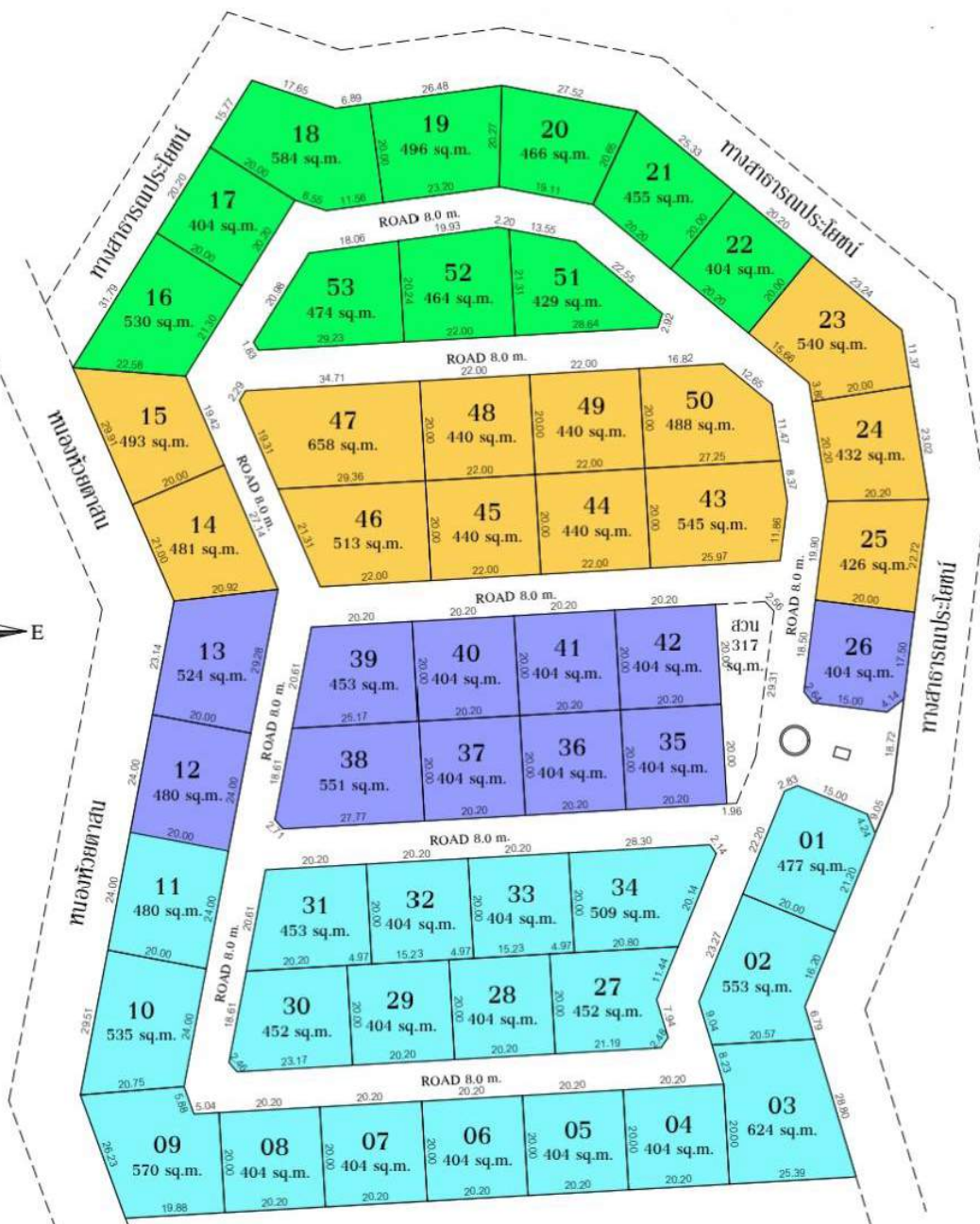
This exclusive development features a collection of luxury villas, each designed with a focus on contemporary simplicity to harmonize with the spectacular mountain and river vistas. The use of solar systems for clean, free energy year-round underscores the commitment to eco-friendly living without compromising on modern comforts.



Riverside Homes promise an intimate living experience. These homes are crafted to meet the highest international standards, integrating seamlessly with the unique geography and flora of the area. This not only provides residents with a secluded and exclusive lifestyle but also ensures that the development respects and preserves the natural beauty and character of its surroundings.



Riverside Residence is more than just a housing project; it's a testament to the possibilities of modern, sustainable living in harmony with nature. Its commitment to eco-friendly principles, combined with its stunning location and modern designs, make it a standout development in Thailand's real estate landscape.



ที่ดินลุ่มช่วง (19 ไร่ 3 งาน 60 ตร.วา)

Master Plan

Riverside Residence

Foreigners guide to buy property in Thailand

01

Condominiums:

Foreigners can own condominium units outright, limited to 49% of the total unit space in a building

02

Leasehold:

A long-term lease up to 30 years for land, which can be renewed. This allows ownership of buildings or villas on the leased land

03

Thai Limited Company:

Setting up a Thai company with majority Thai ownership (51%) allows foreigners to own up to 49% and buy property through the company

04

Investment:

Investing a significant amount (e.g., 40 million baht) in Thailand may allow owning up to 1 rai (1600 sqm) of land for residential use, subject to approval

When buying property in Thailand, foreigners need to prepare several documents for the registration process

01

Identification

Identification Passport and a foreigner identification issued by the local police.

02

Financial Evidence

Financial Evidence : Proof of funds for the purchase, including evidence of transferring foreign currency to Thailand.

03

Investment Evidence

If applicable, documentation of investments in Thailand as per the requirements.

04

Property Documents

The original title deed or certificate of the property.

05

Legal Documents

Marriage certificate, divorce certificate, or other relevant legal documents if necessary

All funds used for purchasing a property must be transferred from abroad in the original currency, and proof of this transfer is required.

Step by Step

01

Find a Property

Nisasiri Group is there for you and will help you through the process of finding your property.

02

Consult a Lawyer

Before making any decisions, consult with a lawyer to understand the legalities of property purchase in Thailand.

03

Set Up a Thai Company

Since foreigners can't directly own land, setting up a Thai Limited Company is a common workaround to purchase a house

04

Perform Due Diligence

Have your lawyer conduct a title search to ensure the property's paperwork is in order and the seller is the rightful

05

Sign the Contract

Once satisfied, sign the sales contract. Ensure funds for the purchase are transferred to Thailand from overseas

06

Transfer Ownership

Complete the purchase at the Land Department, where you'll pay any applicable taxes and fees, and the ownership transfer is officially recorded



This process involves significant legal considerations, particularly around the structure and operation of the Thai company, ensuring the property is legally eligible for foreign ownership, and verifying the property's legal status. Engaging with legal and real estate professionals throughout is crucial to navigate the Thai property law successfully

Lease Hold

“

Leasehold in Thailand allows foreigners to lease property for up to 30 years, with possible renewal. It grants usage rights, can be sold or transferred, and needs registration for protection. It's a viable option for those unable to own land directly. Legal advice is crucial to navigate lease terms and protect interests.



To live in Hua Hin, Thailand, in 2024, budgeting will depend on your lifestyle



Basic Living

Around 1,000 USD per month can cover basic expenses for a single person, including rent for a simple apartment, utilities, local food, and limited leisure activities



Comfortable Lifestyle

For a more comfortable lifestyle, including a nicer apartment, dining, and entertainment, expect to need around 1,400 USD or more per month.



Luxurious Living

For a luxurious lifestyle with a spacious home, dining out frequently, and ample leisure activities, budgets can exceed 3,000 USD per month.

These are approximate figures and can vary based on personal preferences and spending habits.

Price



Villa A

Villa B

Villa C

Extra Land

Land sqm 404

450

550

1

House Living
Ares sqm

179

211

233

0

Swimming
Pool Size

4x8

4x8

4x8

0

Payment Plan

Riverside Residence

Payment Plan

Time to build 6 - 8 months estimated

Item	USD
<i>Villa Price</i>	
Total Price	
Deposit	6,000
Signing of all agreements - 30% of balance payment (less deposit) This payment	
1st Payment - Foundation, beam, floor & Columns	30%
2nd Payment - Masonry & blockwork	10%
3rd Payment - Roof structure & tiled roof	10%
4th Payment - Window & doors installed	10%
5th Payment - Exterior & Interior Rendering complete	10%
6th Payment - Swimming pool complete	10%
7th Payment - Garden Installation begins	10%
8th Final Payment - Completed property, Fixtures and fittings and handover of the villa	10%
Total:	

To perform a financial analysis for an investment in pool villas in Thailand, we need to calculate the Total Cost of Ownership (TCO) and the net return, considering all charges for each villa option. Let's break it down:

Based on the above calculations, Villa C offers the highest net return after all charges, followed by Villa B and Villa A. These calculations include estimated maintenance costs, potential rental income, and expected property appreciation. However, actual returns can vary based on market conditions, actual rental yields, and specific maintenance costs.

Investment Duration

10 years

Annual Maintenance and Upkeep Costs

1% of villa price

Property Appreciation Rate

5% per annum
(a conservative estimate for real estate in popular Thai locations)

Rental Yield

6% per annum of the villa price (assuming the villa is rented out for most of the year)

Selling Costs at the end of the investment period

5% of the selling price (agent fees, taxes, etc.)

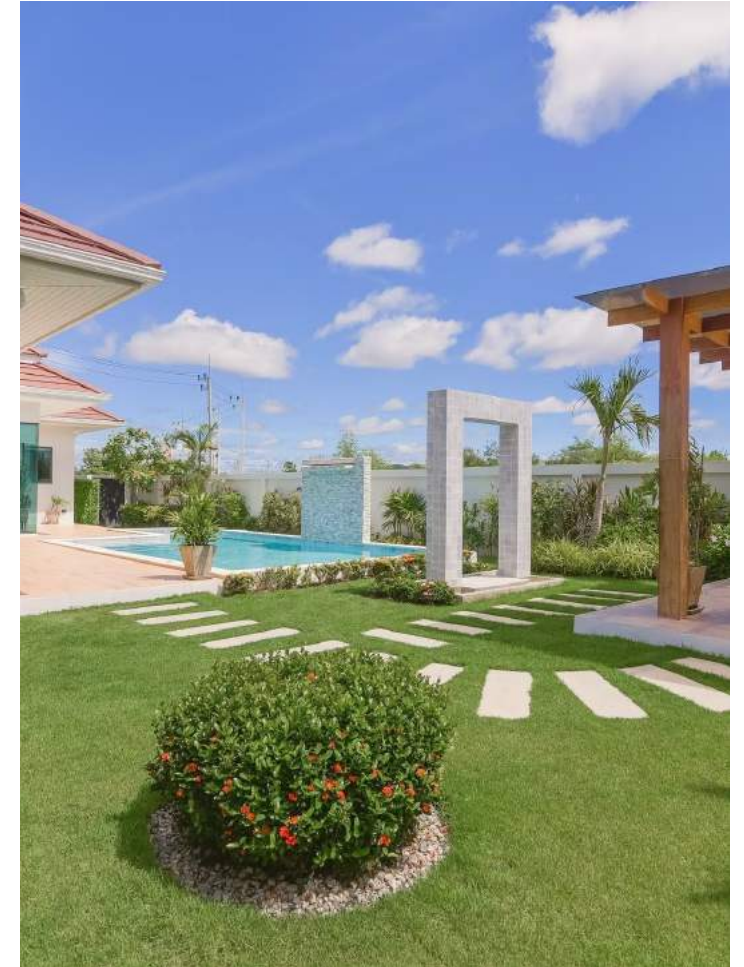


Villa A



**The financial analyses for Villas A, B, and C up to 7% annual rental per year. all depends on market

Villa A

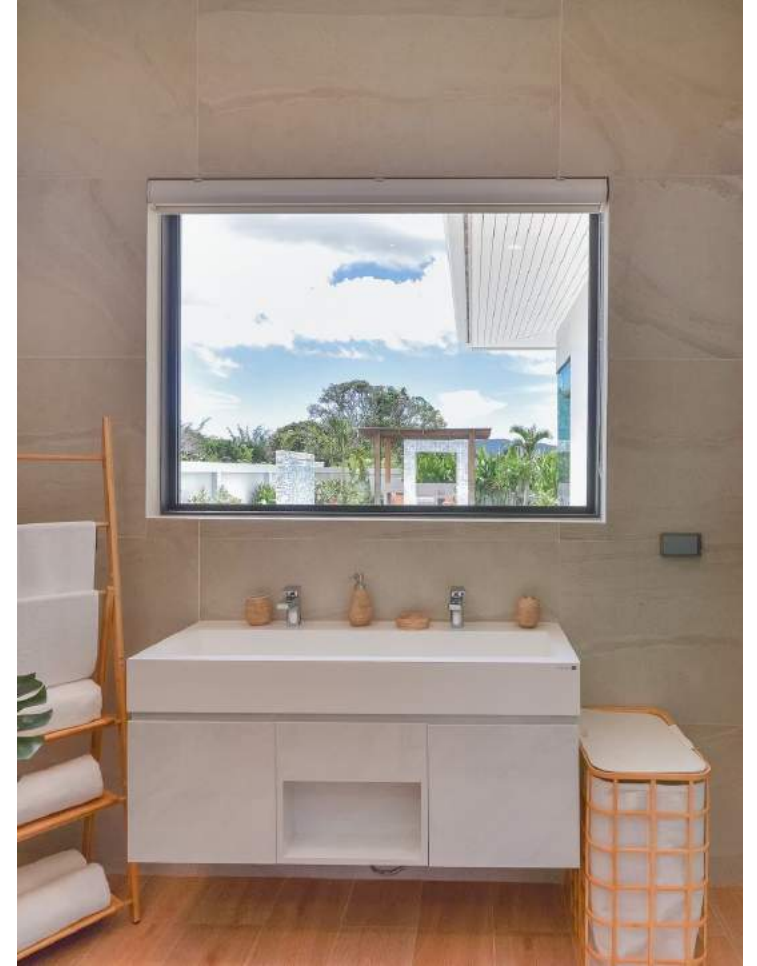


Villa B



**The financial analyses for Villas A, B, and C up to 7% annual rental per year. all depends on market

Villa B



Villa C



**The financial analyses for Villas A, B, and C up to 7% annual rental per year. all depends on market

Villa C



Riverside Residence Standard Specifications



Structural

- ✓ Footing posts and beams made with reinforced concrete
- ✓ Concrete masonry walls (14 cm blocks)
- ✓ Floor structure: construction including pre-formed concrete slabs and poured concrete
- ✓ Fine cement rendering and painted

Ceiling

- ✓ Suspended painted gypsum board with high ceiling
- ✓ Ceiling Height: 3m

Roof

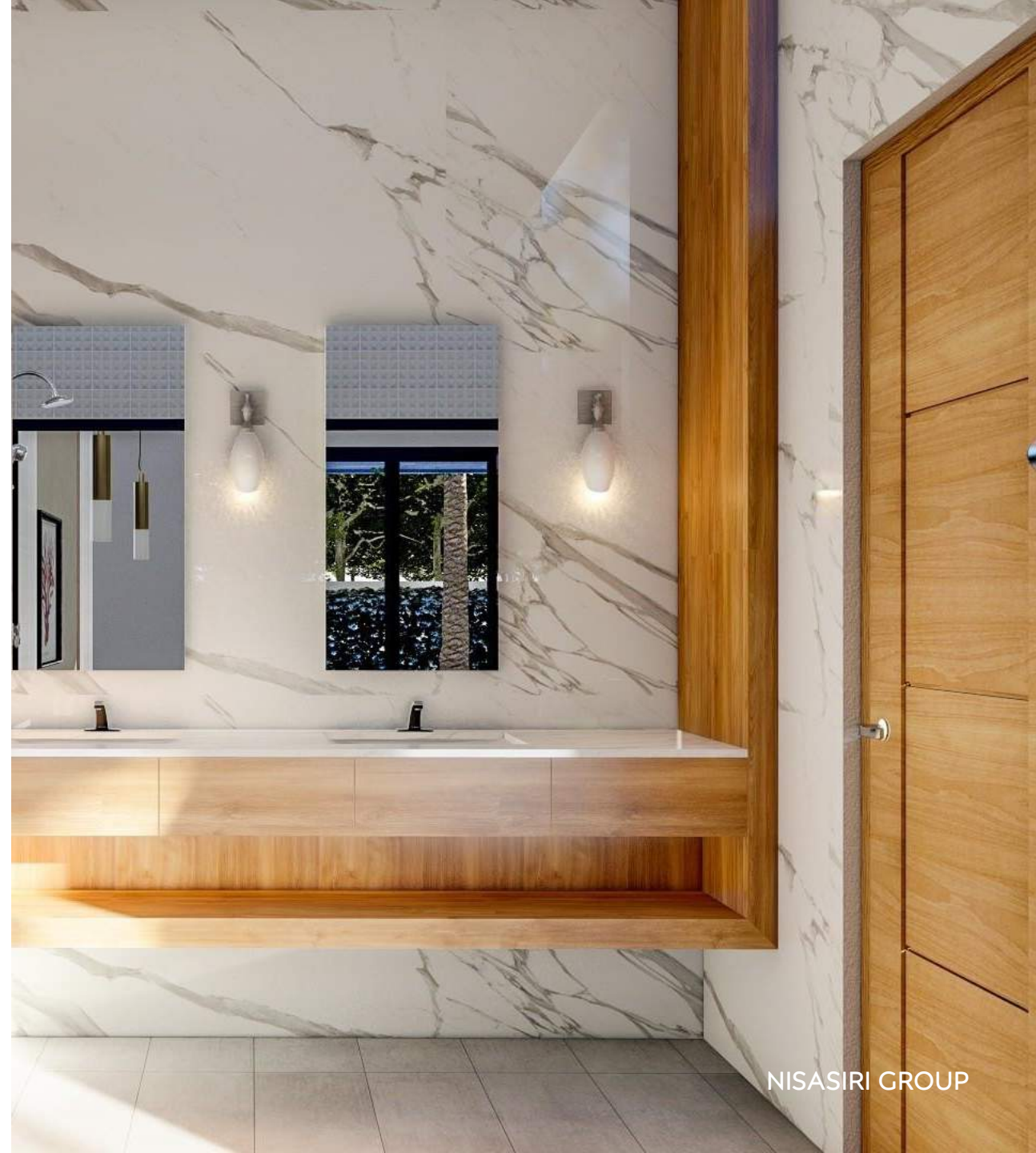
- ✓ Roof in two levels with con wood separation
- ✓ Steel structure with rust protection
- ✓ High-quality roof insulation: aluminum foil
- ✓ Concrete roof tiles
- ✓ Ventilation: via conwood in roof eaves with protective net (against bugs)

Doors & Windows

- ✓ Exterior Doors and Windows: 2.5m high aluminum frame, 1.8mm thick, with white powder coat finish. Glass 6 mm thick (green) , Multi point locking system.
- ✓ Standard Windows: aluminum frame, 1.8mm thick, with white powder coat finish. Glass 6mm thick (green)
- ✓ Interior Doors: 1m x 2.2m
- ✓ One mosquito screen on one opening window or sliding door per room
- ✓ In villa one opening window per room (Bedroom, living room)

Electrical

- ✓ 3 phase power supply
- ✓ All wiring earthed and concealed in conduit (yellow)
- ✓ Electric: switches, and: sockets: Panasonic (white)
- ✓ All rooms: Halogen downlight system with dimmer switch in the living room and master bedroom.
- ✓ Exterior: Downlights in the roof eaves.
- ✓ TV points in all rooms
- ✓ Internet WIFI router in living room
- ✓ Ceiling fans in all rooms (up to 3,000 bath each(84USD) and on the terrace
- ✓ Waterproof exterior sockets in non roofed areas





Living Room

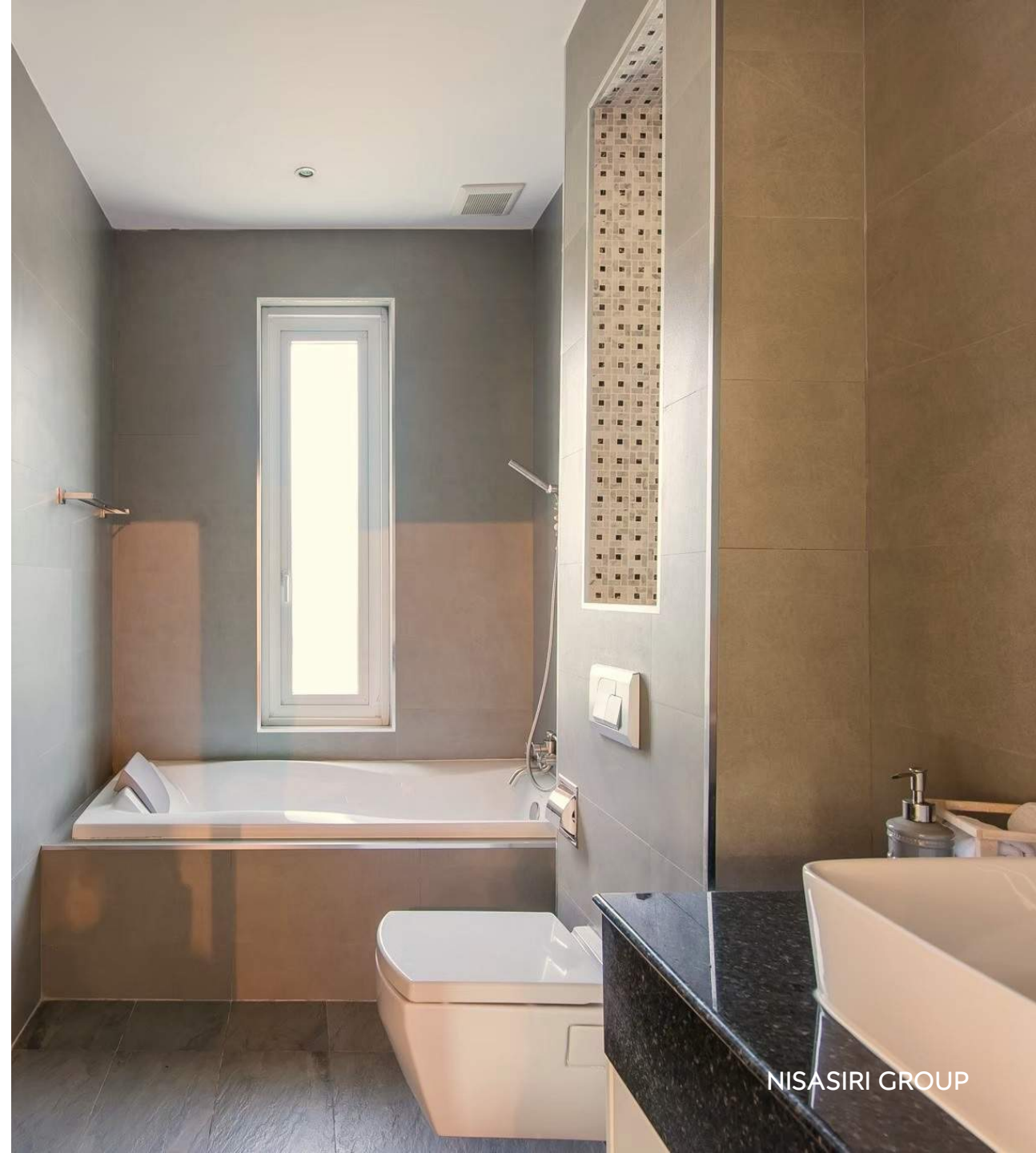
- ✓ Contemporary ceramic floor tiles, 60 x 60 cm (up to 500 THB per sqm (13 USD)
- ✓ Wall: Plastered masonry walls with washable paint finish (in every room)
- ✓ Ceiling: Gypsum board with paint finish, vaulted, 2 step or indirect light.

Master Bedroom & Guest Bedrooms

- ✓ Contemporary ceramic floor tiles, 60 x 60 cm (up to 500 THB per sqm(13 USD)
- ✓ Wall: Plastered masonry walls with TOA paint finish
- ✓ Ceiling: Gypsum board with paint finish, vaulted, 2 step or indirect light.
- ✓ Fitted/built in wardrobe with frosted glass sliding doors in master bedroom only.

Bathrooms

- ✓ temporary ceramic floor tiles, 60 x 60 cm
(up to 500 THB per sqm(13 USD)
- ✓ Contemporary ceramic wall tiles,
(up to 400 THB per sqm (11 USD)
- ✓ Ceiling: Moisture resistant Gypsum board
with paint finish, 2 step or indirect light.
- ✓ Counter Tops: Stone/Granite: Thai or China
(up to 750 THB per sqm(20 USD)
- ✓ Sinks: American Standard or equivalent
(3,000 THB per sink(83 USD)
- ✓ Toilets: American Standard or equivalent conventional
toilet(not suspending)
(up to 6,000 THB each(166 USD) with showerhead
- ✓ Taps: American Standard or equivalent
(up to 2,500 THB per set (69 USD)
- ✓ Shower Heads & fittings: Cotto/American Standard or
equivalent (up to 10,000 THB per set (277 USD)
- ✓ Mirrors cut to size to fit.
- ✓ Bathroom accessories included.
(one toilet roll holder and one towel rack per bathroom).





Kitchen

- ✓ Modern kitchen with island to include oven, microwave, hob and hood. (Fridge and dishwasher not included.)
- ✓ Counter top: Granite. Budget: up to 200,000 THB (5,500 USD)

Air Conditioning

- ✓ Wall mounted air conditioning units "Central Air" brand in living room and bedrooms with remote control

Furniture

- ✓ Budget up to 300,000 bath (8,300USD)
- ✓ gift card with no exchange.

Swimming Pool

- ✓ Skimmer Type pool: 4X8m or equivalent sqm with
- ✓ Pool approximately 1.30 m. deep.
- ✓ Salt chloromatic 'Compu Pool' system, with pool pump, sand filter and
- ✓ two halogen under water lights.
- ✓ Pump room
- ✓ Outdoor shower on Pump room wall
- ✓ Prepared for washing machine installation
- ✓ One light and socket
- ✓ White UPVC door

Pump room

- ✓ Outdoor shower on Pump room wall
- ✓ Prepared for washing machine installation
- ✓ One light and socket
- ✓ White UPVC door





Water Supply

- ✓ Water meter for every villa
- ✓ Waste water: septic tanks
- ✓ 2 x 2,000 litre water storage for each villa above ground
- ✓ Water pump
- ✓ Copper pipe for hot water
- ✓ Water heaters in every bathroom and kitchen

Garden

- ✓ A variety of tropical plants and trees finished with laid lawn with pathway stones
- ✓ (budget up to 40,000bath(1,200USD)
No exchange
- ✓ Built-in water sprinkler system
- ✓ 4 External taps

Surrounding Wall

- ✓ Block wall 1.20 m -1.80 m high with sliding gate & pedestrian access
- ✓ (electric with remote control)

Pest Control System

- ✓ Pipes for chemicals built into the foundation.

Outside Terraces

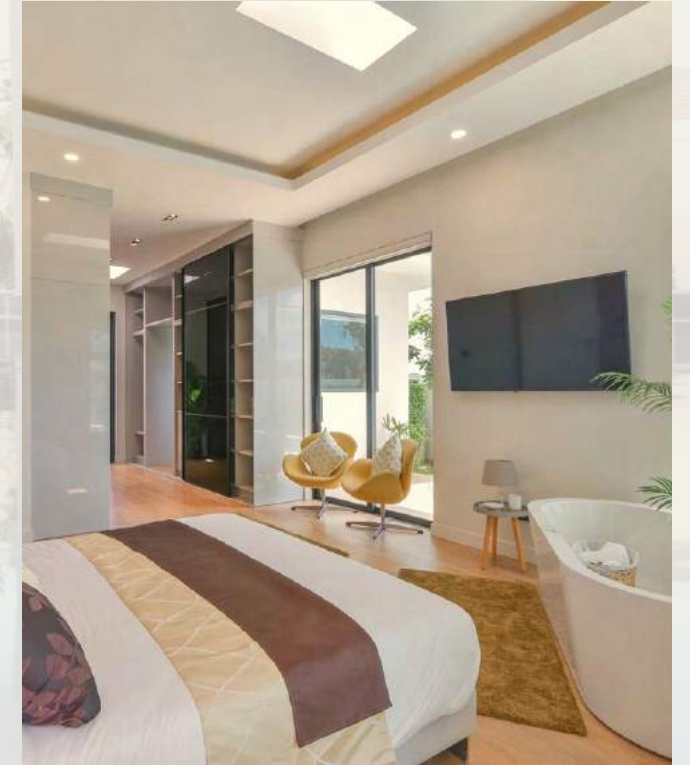
- ✓ Terraces : ceramic floor tiles, 60 x 60 cm (up to 500 THB per sqm (13 USD)
- ✓ Covered Terrace ceiling: Conwood



Concept

“

Nisasiri Group's Riverside Residence concept is poised to offer. Emphasizing modern luxury with a strong commitment to sustainability and nature integration, the project is designed to appeal to those seeking a contemporary living space that harmonizes with the environment. The architectural design will likely be cutting-edge, incorporating green building practices that minimize environmental impact and promote energy efficiency. Residents can expect smart home technologies that optimize energy use and enhance comfort.



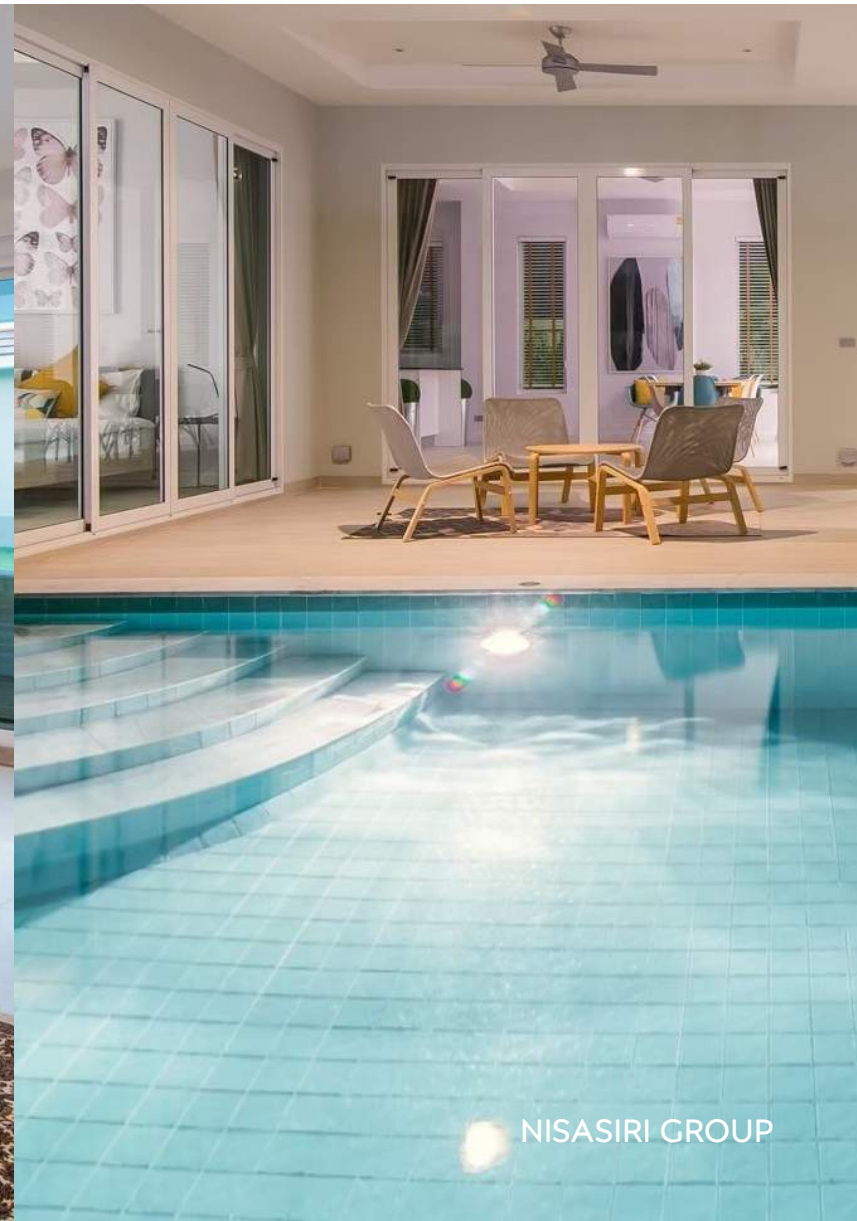
Front door



Living Room



Swimming Pool



Kitchen



Relax Area



Front Gate





“

Premium amenities such as private pools and comprehensive fitness centers underscore the project's luxury aspect, providing residents with exclusive recreational options. The integration of natural elements throughout the development ensures that the living experience remains closely connected to the surrounding landscape, offering a serene and healthy lifestyle.



“

This approach not only caters to the high expectations of modern homeowners but also aligns with global trends towards more sustainable and eco-friendly living solutions. By focusing on these key elements, Nisasiri Group's Riverside Residence is set to offer a unique and desirable residential experience that stands out in Thailand's real estate market.





