

# MANORA VILLAGE III

## PRICE LIST 2011

LAND PLOT	HOUSE TYPE	LAND AREA	PRICE & BUYER
D1	Villa Selina	592 sqm	8,400,000
D2	Villa Selina	520 sqm	8,300,000
D3	Villa Selina	652 sqm	9,300,000
D4	Villa Selina	520 sqm	8,400,000
D5	Villa Selina	520 sqm	8,500,000
D6	Villa Selina	520 sqm	8,600,000
D7	Villa Selina	680 sqm	AUSTRIA / SWISS
D8	Villa Selina	520 sqm	9,750,000
D9	Villa Selina	520 sqm	9,600,000
D10	Villa Selina	520 sqm	9,500,000
D11	Villa Selina	520 sqm	9,400,000
D12	Villa Selina	520 sqm	9,300,000
D13	Villa Selina	520 sqm	9,200,000
D14	Villa Selina	656 sqm	9,900,000
E1	Villa Grande	600 sqm	SWISS
E2	Villa Grande	600 sqm	14,000,000
E3	Villa Grande	600 sqm	13,750,000
E4	Villa Grande	600 sqm	13,500,000
E5	Villa Grande	600 sqm	13,250,000
E6	Villa Grande	740 sqm	14,000,000
F1	Villa Royale	1,108 sqm	18,500,000
F2	Villa Royale	608 sqm	16,750,000
F3	Villa Royale	620 sqm	17,000,000
F4	Villa Royale	688 sqm	17,500,000

### Fees for Leasing the Land:

30-year registered Leasehold for Land Plots **D**: 2,500 Baht / 1 month or **30,000 Baht / 1 year**

30-year registered Leasehold for Land Plots **E**: 2,500 Baht / 1 month or **30,000 Baht / 1 year**

30-year registered Leasehold for Land Plots **F**: 3,000 Baht / 1 month or **36,000 Baht / 1 year**

Legal Services and registration of 30-year Leasehold: **25,000 Baht / 1 time fee**

### Tax & Property Tax:

**Transfer of House ownership:** The Buyer shall pay the Tax and Fees at the Land Office.

The Seller shall pay the Tax to the Revenue Department and VAT Tax.

The Seller shall pay the yearly "Land" Tax and The Buyer the yearly "House" Tax.

### Maintenance & Management Fees:

Land plots **D**: 4,750 Baht / 1 month or **57,000 Baht / 1 year**

Land plots **E**: 5,250 Baht / 1 month or **63,000 Baht / 1 year**

Land plots **F**: 5,250 Baht / 1 month or **63,000 Baht / 1 year**

### Note:

Leasehold and Maintenance fees have always to be paid for one year in advance

### Sinking Fund:

Each owner pays an initial amount of **50,000 Baht** into the sinking fund.