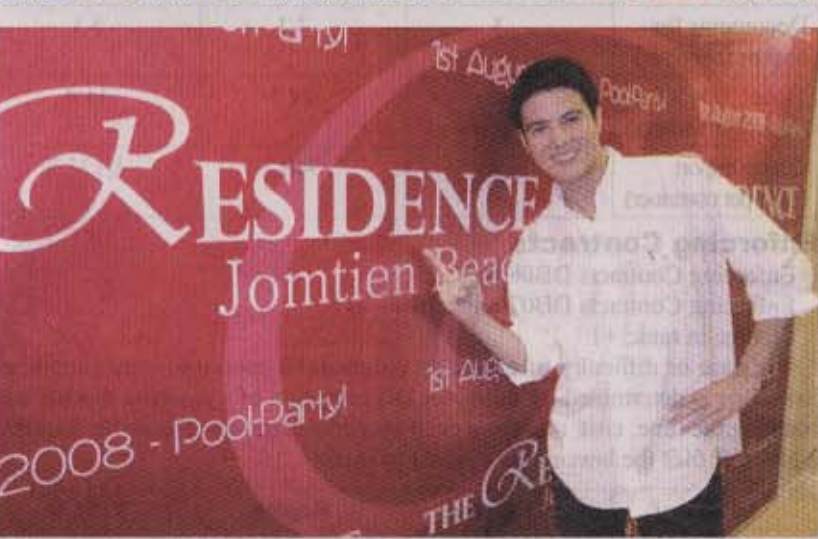


"TOWN & COUNTRY" ON TRACK

Further Progress After Successful Promotion

D4 BUSINESS & REAL ESTATE GUIDE

Pattaya Times



whilst the rooms come standard with European design-kitchen with built-in appliances by Kitchen Studio, concealed "York" air-conditioners, and high-speed Internet access throughout the whole building, standard fixtures & fittings include wallpaper, curtains, a choice of floor tiles and / or wood-laminate, stepped ceiling configuration with down lights, ceiling boarders & wooden skirting boards. The show apartments feature furniture by the East company, Jim Thompson group and local sources, and likewise the décor and art are also from local sources.

The Big Attraction

The centrepiece of the "Residence" is undoubtedly the 500 square meters of swimming area dominates the common area, complete with its state-of-the-art gymnasium facing the residences. This swimming pool reaches all balcony levels of the ground-floor apartments that all have direct access from their terrace into the pool; - (what a wonderful dream home concept). One has the feeling of being in a five star hotel in the middle of a park, because it is in a very quiet country location surrounded by trees and rural properties, behind Jomtien's beautiful beachfront. "The Residence" apartments are realistically priced, starting from 2.88-million baht; - A great investment on a great project that has been carefully planned & executed.

The "Residence" condominium's "Poolside Party" saw around 400 property brokers & media representatives treated to superb food & drinks, and everyone voted it as one of the best promotional events that they had ever attended, so this event really put sales on the road to success. "The Residence" condominium project offers its customers "Affordable Luxury," via good design practices, managed construction and careful selection of materials, fixtures & fittings. Here we have one of the residential developments in Pattaya, which can be used as a 'benchmark' against which other condominium projects can be measured.

Critical - Careful Expansion

With the satisfactory completion of "The Residence," Cees and Herman concentrated more on "The Meadows" project east of Pattaya, and this last and final phase will give 46-homes in total. The final villas currently under construction as 6-fully detached villas (their top-model at The Meadows), with all featuring large private swimming pools, and a completion date of February-March 2009. After an executive resort for their "Whispering Palms" project, near the world famous Horseshoe Point & Country

Club Resort, "Town & Country" are looking to fully complete this with possibly another 12-luxury villas of 3-5 bedrooms, all featuring private pools. Cees stated - "There is a strong rental market out there and some impressive developments in the same area, such as the "Village" and "Residence" projects. We see a good opportunity to further develop "Whispering Palms" into an executive estate with homes for both sale and rent, complete with an onsite presence in terms of property management and residential services."

Perfect Outdoor Amenities

"The Residence" condominium development project has been strategically located on a large land allotment, which is 2-Rai, 38.85 wah resulted in the design and construction of Jomtien's exclusive high class condominium project known as "The Residence," which lies around 2-kms, down Theprasit Road's Soi-17; (this is easily found as it turns off near the elephant village on the western side of Theprasit Road). The partners opted for the use of subcontractors for the construction of this stretched 7-storey condominium, because if properly managed, this results in a better quality building at a lower cost.

Perfect Outdoor Amenities

"The Residence" condominium development project has been strategically located on a large land allotment, which is 2-Rai, 38.85 wah (3,821 square metres) in area, and the architect, Mr. Chavalit, has incorporated every conceivable convenience into this up-market design, including a huge 500 square meter communal swimming pool with a separate Jacuzzi islet, all constructed by Big Pool Man Co. Ltd. The idyllic tropical landscaping has been designed and built up by Nong Nooch Gardens, and includes a gated entrance plus & guard-house, ample provision for the parking of cars, outdoor-shower, terrace-deck, plus a modern gymnasium with fitness equipment. It is also worth mentioning here, that the receptionists are 'on duty' 7-days a week from 9.00 am until 6.00 pm.

Interior Design Features

This large condominium has 68-apartments, ranging from 51 - 150 square metres, made up of 26-studios, 28-one bedroom apartments, 7-double bedroom apartments, plus 7-three bedroom corner suites, with Cees himself being well qualified to come up with the interior design features. Final finishing and the interiors were the work of the Idea International Co. Ltd, all of the residences are constructed with very high grade materials. The entrance is no less impressive, with a large lobby and reception area, 2-Mitsubishi elevators and CCTV-camera surveillance,



Bright Ahead

For "Town & Country Property Co. Ltd," 2009 will be another interesting year, because "Planning is the key to winning, and with no planning there can be no success." With "The Meadows" and the "Whispering Palms" projects, it is interesting to note that unlike many other housing or condo-projects, these are proceeding with full speed construction, in spite of the current market situation. While some brokers are rationalising, a new office at Jomtien will be Town & Country's 3rd office, situated within a new entertainment / shopping centre named "The Village," (Intersect at Soi Chayapruet & Sukhumvit at Jomtien). This centre is expected to be fully operational by January '09, and will not be another pure agency; but will be a non-stop show-case where their projects are being displayed and promoted. These prestigious projects are being marketed by most of Pattaya City's leading real estate brokers, plus the developers at Pattaya's Town & Country, who have their sales office at 63 / 10 -11 Moo 10, Thanon Pattaya Tai (South Pattaya Road). They can be contacted on 66 (0)38.374.136 or E-mail - info@towncountryproperty.com