



# Sea star HOTEL



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[www.thai-bd.com](http://www.thai-bd.com)  
[www.facebook.com/PhuketTBD](https://www.facebook.com/PhuketTBD)



**Hotel Ground Floor**



Land Plot coordinates: 8.144378, 98.301366

Google Maps: <https://goo.gl/maps/5LFHEXgUq3B2>

STAND-ALONE HOTEL

FREEHOLD OWNERSHIP

Land Plot size: 6 Rai 66.9 Ngan = 9,867 sq.m

Meeting room = 342 sq.m

Main Building Ground Floor Area = 2,160 sq.m

Swimming pool, deck, restaurant area = 1,485 sq.m

Back-of-house = 375 sq.m

Parking with circle = 2,085 sq.m

Outside shops = 112 sq.m

Green park zone = 3,308 sq.m

Hotel Room Types:

1) 33 sqm – 168 keys

2) 55 sqm – 12 keys

3) 57 sqm – 24 keys

4) 67.5 sqm – 6 keys

5) 72 sqm – 12 keys

TOTAL: 222 keys

### **Hotel Complex Includes:**

**1) TOTAL Rooms: 222 keys**

**2) Restaurants : 3**

**3) Coffee Shop: 1**

**4) Bar: 2**

**5) Fitness: 1**

**6) Spa & Massage Center: 1**

**7) Kids Club: 1**

**8) Business Service Center: 1**

**9) Reception: 1**

**10) Concierge: 1**

**11) Shops: 10**

**12) Activity Center: 1**

**13) Meeting Room: 1**

**14) Meeting Hall (Ballroom): 1**

**15) Offices: 3**

**16) Back-of-house & Laundry: 1**

**17) Swimming Pool: 3**

**18) Main Storage: 1**

**19) Maid Storage Room: 7**

**20) Tennis Court: 1**

**21) Mini Golf: 1**

**22) Parking**

**23) Parking for Big Tour Bus**

**24) Security Guard Room**

## **Start of Project: August 2016**

### **Construction Progress Schedule:**

- |                                                                                      |            |
|--------------------------------------------------------------------------------------|------------|
| 1. Preparatory work, apply for BOI Approval                                          | – 3 months |
| 2. Project design & approval<br>(EIA, Construction Permit)                           | – 6 months |
| 3. Piling installation                                                               | – 1 months |
| 3. Complete structure through 4th floor                                              | – 4 months |
| 4. Complete main hotel structure                                                     | – 3 months |
| 5. Complete brickwork & walls                                                        | – 3 months |
| 6. Complete plastering works                                                         | – 3 months |
| 7. 100% completion, finishing and landscaping                                        | – 3 months |
| 8. Submission of documents for construction<br>registration at the government office | – 1 month  |
| 9. Furnishing, preparation for opening                                               | – 3 month  |

**Total : 30 months**

**Project Budget: 22 000 000 \$(USD)**

**Investment Per Key: 22 000 000 \$(USD) \ 222 Keys =99 099 \$(USD)**

**Source of financing of Project: Foreign Investors**



# THAI BUSINESS DEVELOPMENT COMPANY GROUP

## INVESTMENT PROPOSAL : COMPLETE OR PARTIAL SALE OF SHARES

### 4 – 5 STAR HOTEL “SEASTAR HOTEL MAI KHAO BEACH” 222 ROOMS at Phuket, Thailand

| Partial sale<br>-<br>shares<br>package<br>(%) | Price per<br>1%<br>-<br>(\$) | Total price<br>of<br>investment<br>package<br>-<br>(\$) | Market Price<br>of package<br>on building<br>completion<br>(after 24 months)<br>-<br>pessimistic scenario<br>(\$) | Market Price<br>of package<br>on building<br>completion<br>(after 24 months)<br>-<br>optimistic scenario<br>(\$) | ROI<br>(% per year)<br>-<br>first 2 years<br>-<br>during<br>construction | ROI<br>(% per year)<br>-<br>each next year<br>-<br>from operation |
|-----------------------------------------------|------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| 3%                                            | 264,000                      | 792,000                                                 | 1,188,000                                                                                                         | 1,584,000                                                                                                        | 25% - 50%                                                                | 10% - 15%                                                         |
| 5%                                            | 253,000 (- 4.17%)            | 1,265,000                                               | 1,897,500                                                                                                         | 2,530,000                                                                                                        | 25% - 50%                                                                | 10% - 15%                                                         |
| 10%                                           | 242,000 (- 8.33%)            | 2,420,000                                               | 3,630,000                                                                                                         | 4,840,000                                                                                                        | 25% - 50%                                                                | 10% - 15%                                                         |
| 15%                                           | 237,000 (- 10.23%)           | 3,565,000                                               | 5,347,500                                                                                                         | 7,130,000                                                                                                        | 25% - 50%                                                                | 10% - 15%                                                         |
| 20%                                           | 226,600 (- 14.17%)           | 4,532,000                                               | 6,798,000                                                                                                         | 9,064,000                                                                                                        | 25% - 50%                                                                | 10% - 15%                                                         |
| 25%                                           | 220,000 (- 16.67%)           | 5,500,000                                               | 8,250,000                                                                                                         | 11,000,000                                                                                                       | 25% - 50%                                                                | 10% - 15%                                                         |
| 25%+                                          | 220,000 (- 16.67%)           | -                                                       | -                                                                                                                 | -                                                                                                                | 25% - 50%                                                                | 10% - 15%                                                         |
| 100%                                          | 220,000 (- 16.67%)           | 22,000,000                                              | 33,000,000                                                                                                        | 44,000,000                                                                                                       | 25% - 50%                                                                | 10% - 15%                                                         |

## PROPOSED INVESTMENT - SEASTAR HOTEL MAIKAO BEACH 4 -5 STARS – 222 ROOMS

**PRICE PER KEY: 99,099\$**

### MARKET COMPARABLES

#### FIVE STAR RESORT FOR SALE IN KAMALA



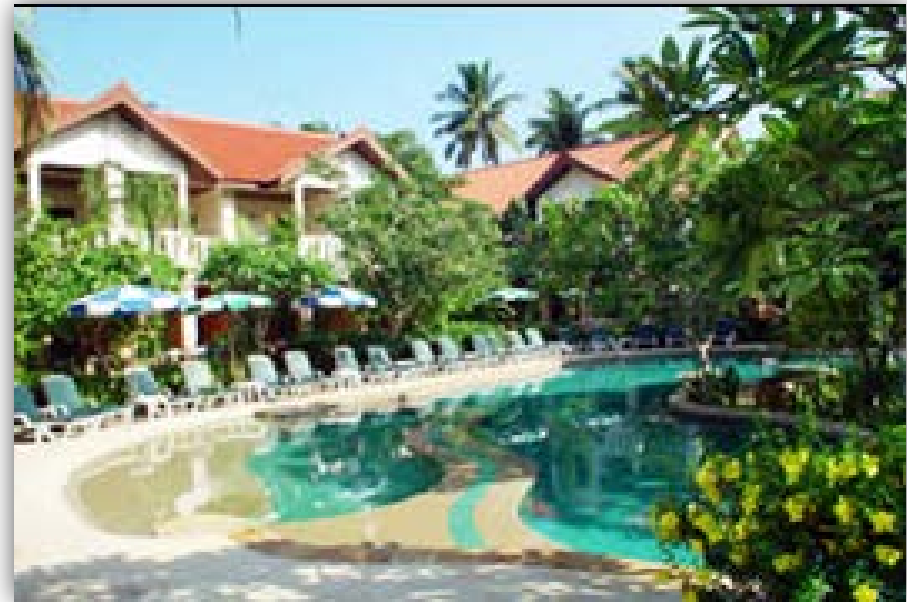
**ASKING PRICE: 45,500,000 \$**

**ACCOMODATION: 145 ROOMS**

**PRICE PER KEY: 313,792 \$**

**SOURCE:** <http://thailand.businessesforsale.com/thai/five-star-resort-in-phuket-for-sale.aspx>

#### FOUR STAR HOTEL AT PATONG



**ASKING PRICE: 42,800,000 \$**

**ACCOMODATION: 85 ROOMS**

**PRICE PER KEY: 538,823 \$**

**SOURCE:** <http://www.thailandhotelsforsale.com/phuket-hotels-for-sale-6.htm>

## MARKET COMPARABLES

### THREE STAR HOTEL FOR SALE NAI HARN



**ASKING PRICE:** 46,300,000\$

**ACCOMODATION:** 106 ROOMS

**PRICE PER KEY:** 436,792 \$

**SOURCE:** <http://www.thailandhotelsforsale.com/phuket-hotels-for-sale-50.htm>

### FOUR STAR HOTEL AT PATONG



**ASKING PRICE:** 28,000,000 \$

**ACCOMODATION:** 48 ROOMS

**PRICE PER KEY:** 583,333 \$



# โฉนดที่ดิน

**ตำแหน่งที่ดิน**

เลขที่: 4625 II 2298,2200

เลขที่ดิน: ๒๕

เนื้อที่: ๓๕๐๐

จำนวน: หนึ่งนา

**โฉนดที่ดิน**

เลขที่: ๐๐๐๐๐๐๐๐

เล่ม: ๔๐๐ หน้า ๔๔

จำนวน: ๓๓๓

จังหวัด: กรุงเทพฯ

**เป็นหนังสือสำคัญแสดงกรรมสิทธิ์**

**ออกโดยอาศัยอำนาจตามประมวลกฎหมายที่ดิน**

นาย นางสาววิจิตรพร พงษ์มุกดา สัญชาติ ไทย อยู่บ้านเลขที่ 158/29 หมู่ที่ ๑

ตำบล คลองเตย อำเภอ คลองเตย จังหวัด กรุงเทพฯ

ขอโอนที่ดินจาก นาย สมชาย ใจดี ไป นาย สมชาย ใจดี จำนวน ๓๕๐๐ ตารางวา

(พิกัด: ทิศเหนือ ๓๕ องศา ๓๐' ๐๐" ตะวันออก)

ราคาที่ดิน: ๓,๕๐๐.๐๐ **รูปแปลงที่ดิน** ราคาส่วน: ๓,๕๐๐.๐๐



พื้นที่โฉนดที่ดิน

ออก ณ วันที่ ๑๐ เดือน ๑๐ ปี ๒๕๖๐

นาย สมชาย ใจดี นายทะเบียนที่ดิน

แผนที่แปลงโฉนดที่ดิน

423000 423200 423400 423600

จุดบ้านแห่งชาตสิรินธร

ภาพถ่ายดาวเทียมระยะสูง WorldView-2 ปี2556

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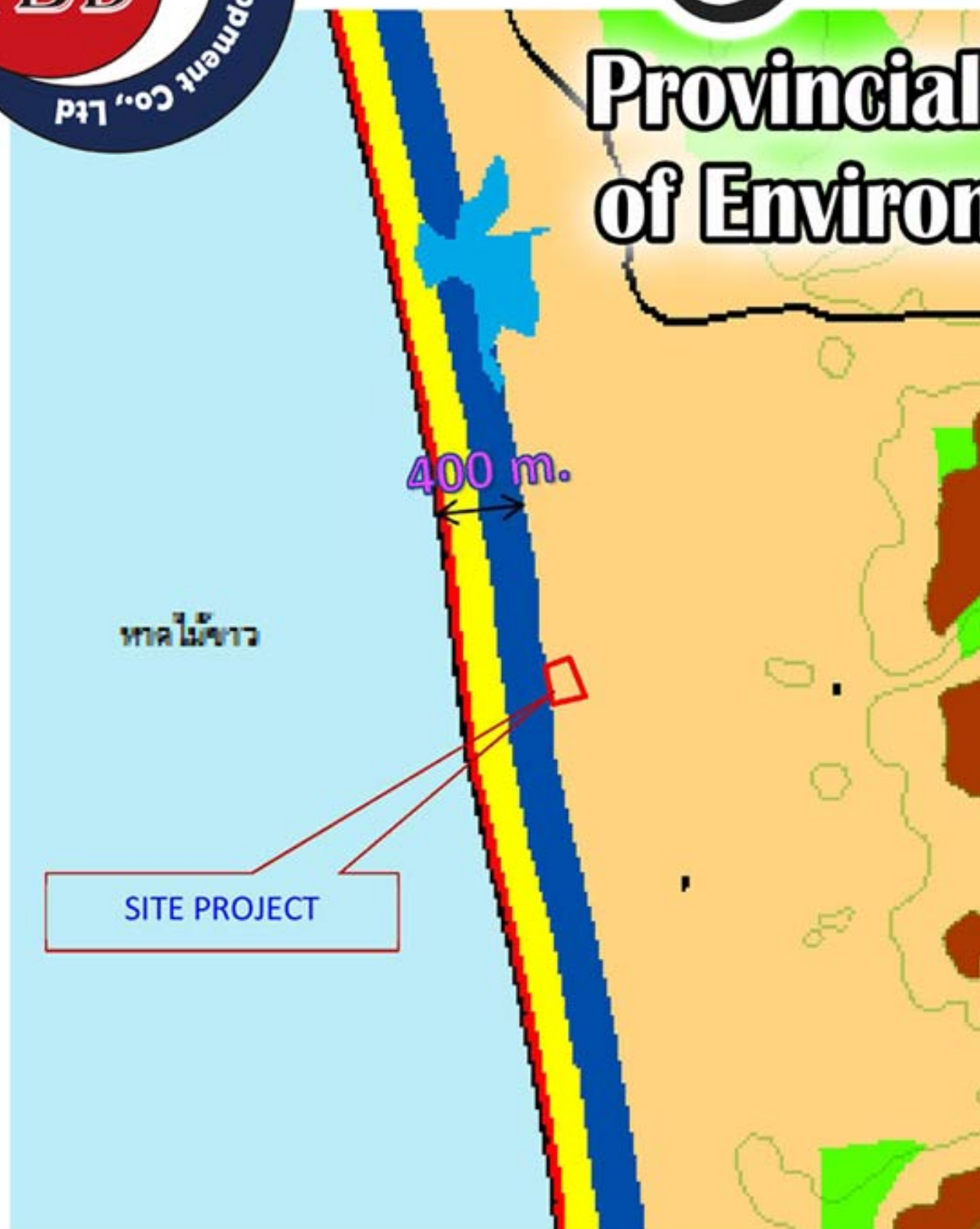
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เครื่องหมายแผนที่

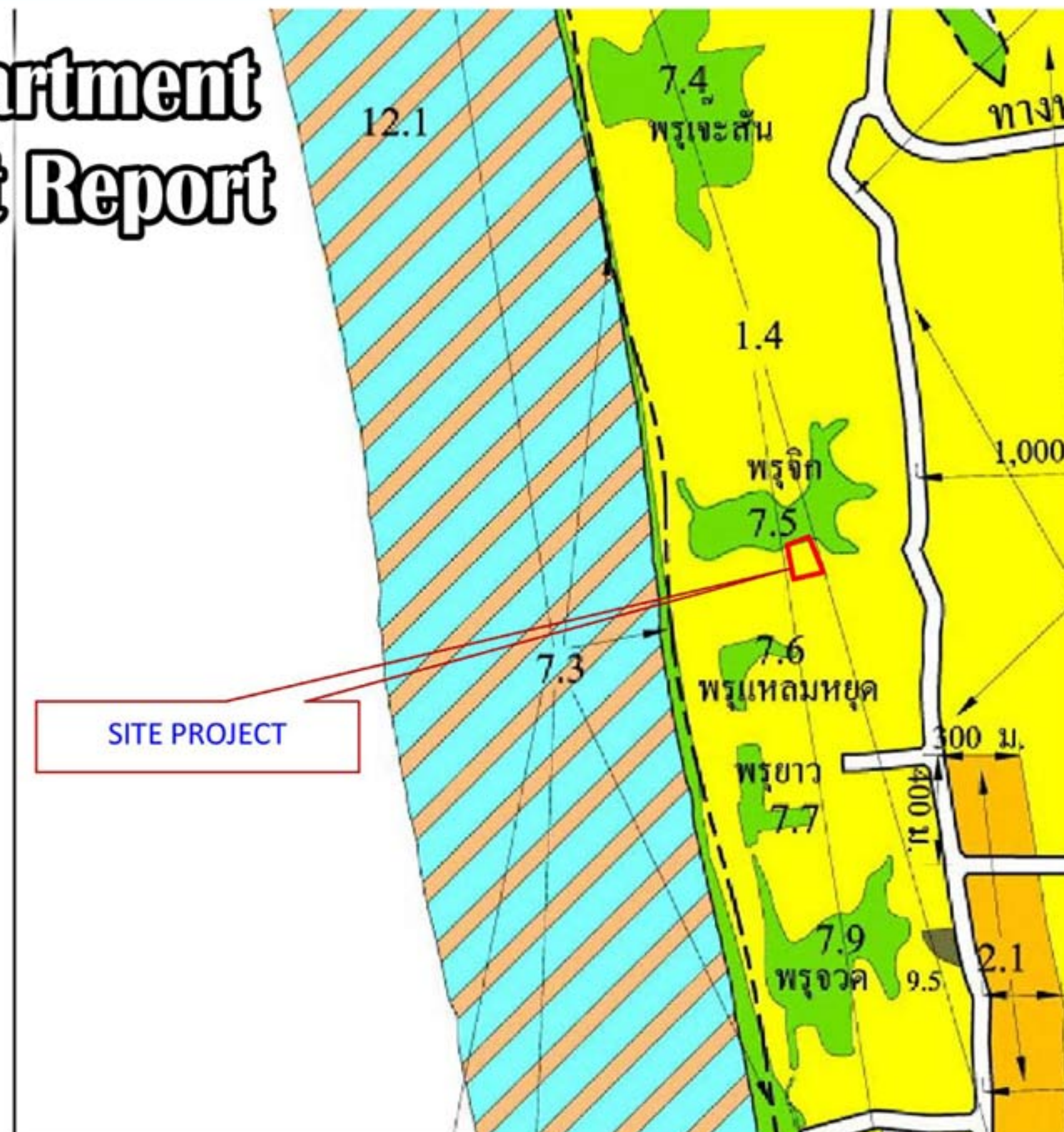
โฉนดที่ดิน ๕๐๙๕๕ เลขที่ ๒๕

## Provincial Department of Environment Report



Site project on Phuket Environmental law map : on zone 8 provision thus

1. Building height not more 23 m.
2. Open space not less than 30% of area submission.



Site project on Phuket Town Plan law map : on zone yellow

provision thus : can build condominium, apartment or hotel.

# MAI KHAO BEACH







# Seastar HOTEL



**Holiday Inn Mai Khao**

**Mai Khao Beach**

**290 m**

**Seastar HOTEL**

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Google earth

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# Sea *star* HOTEL

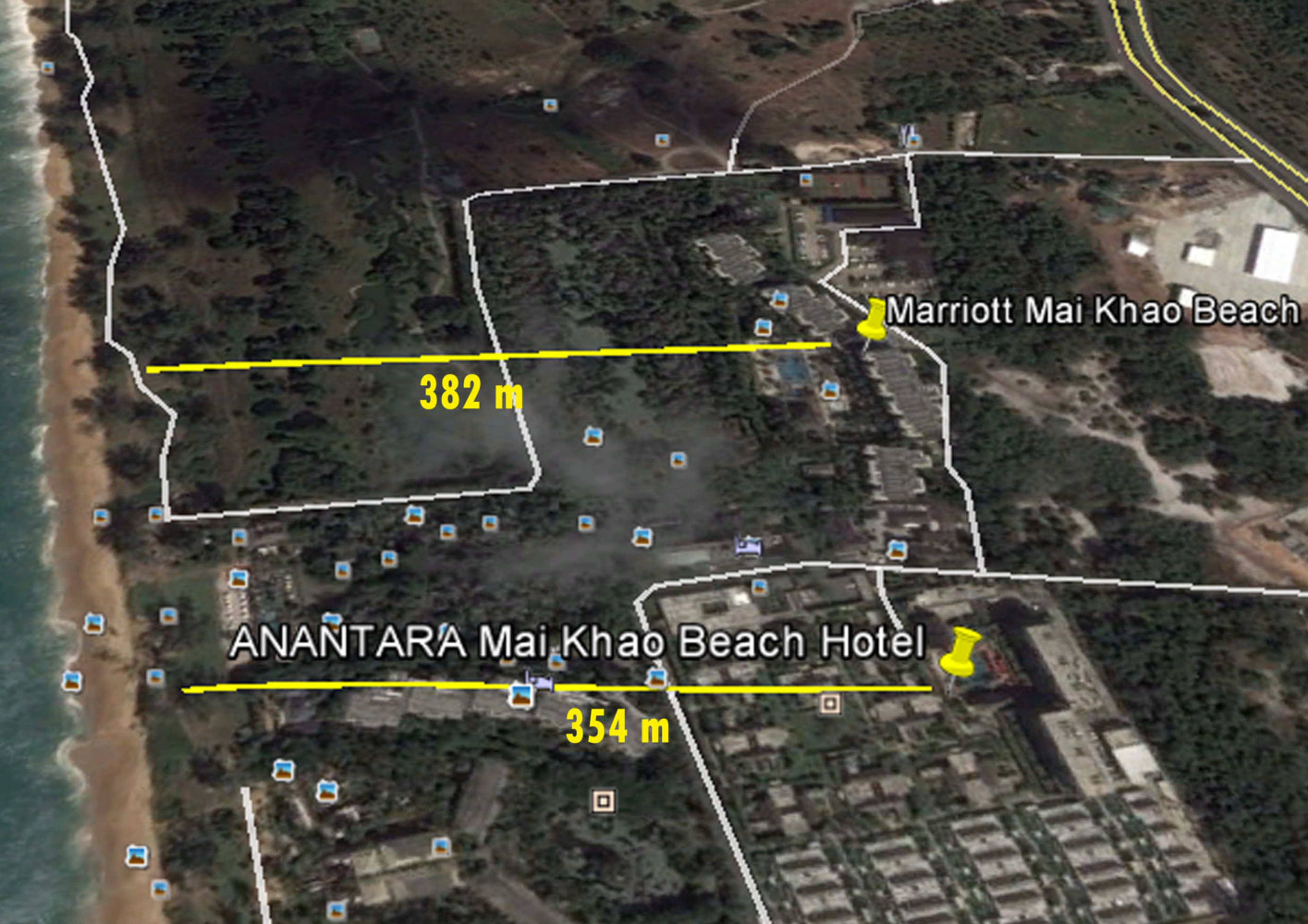


HOTEL LOCATION



Sea *star* HOTEL

Holiday Inn Mai Khao



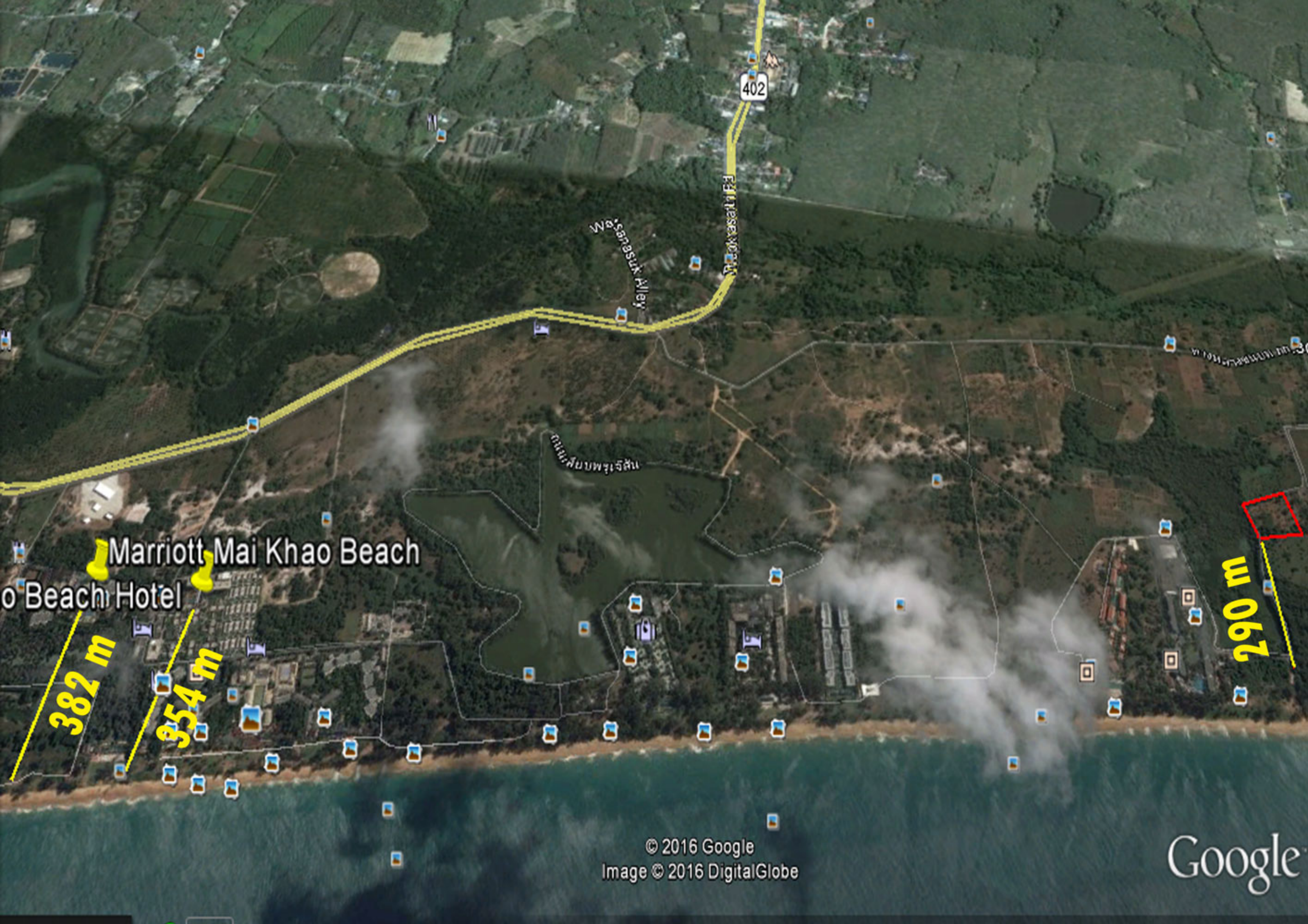
An aerial photograph of the Mai Khao Beach area in Thailand. The image shows a coastline on the left with waves breaking onto a sandy beach. Inland, there is a large area of dense green forest. Two hotels are marked with yellow pushpins: the Marriott Mai Khao Beach in the upper right and the ANANTARA Mai Khao Beach Hotel in the lower right. A white dashed line outlines a large rectangular area in the center. Two horizontal yellow lines with distance labels are drawn across the map. The top yellow line is labeled '382 m' and spans from the left edge to the Marriott hotel. The bottom yellow line is labeled '354 m' and spans from the left edge to the ANANTARA hotel. Numerous small blue and white icons are scattered across the map, particularly along the coastline and within the outlined area.

Marriott Mai Khao Beach

382 m

ANANTARA Mai Khao Beach Hotel

354 m



Marriott Mai Khao Beach  
o Beach Hotel

382 m

354 m

290 m

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