

Price and availability list Baan Ing Phu villas per 22 March 2010

<b>Villas &amp; Park</b>					
Plot	Plot size in sqm	Status	Price 2 bed	Price 3 bed	Comment
PV-1	1,000	Available	11,500,000	12,800,000	
PV-2	850	Available	10,900,000	12,200,000	
PV-3	830	Available	10,820,000	12,120,000	
PV-4	1,500	Available	13,500,000	14,800,000	
PV-5	850	Sold			
PV-6	1,000	Available	11,500,000	12,800,000	
PV-7	760	Available	10,540,000	11,840,000	
PV-8	1,030	Available	11,620,000	12,920,000	
PV-9	660	Available	10,140,000	11,440,000	
PV-10	760	Available	10,540,000	11,840,000	
PV-11	895	Available	11,080,000	12,380,000	
PV-12	694	Sold			
PV-13	930	Available	11,220,000	12,520,000	
PV-14	920	Available	11,180,000	12,480,000	
PV-15	920	Available	11,180,000	12,480,000	

<b>Villas @ Lake</b>					
Plot	Plot size in sqm	Status	Maestro	Diablo	Comment
LV-1	1,600	Available	18,050,000	21,550,000	
LV-2	1,600	Available	18,050,000	21,550,000	
LV-3	2,400	Reserved			Reserved for facilities

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<b>Villas @ Mountains</b>						
Plot	Plot size in sqm	Status	Diablo	Sirocco	Boreas	
MT-1	1,900	Sold	-	-	-	
MT-2	2,200	Sold	-	-	-	
MT-3	2,035	Available	23,290,000	29,150,000	30,150,000	
MT-4	1,800	Sold, custom build	-	-		

<b>Apartments @ Mountains</b>					
Unit	Size in sqm	Status	Rooms	Price	Comment
A-1	138	Sold	2 bed / 2 bath	-	
A-2	138	Sold	2 bed / 2 bath	-	
A-3/4	276	Available	3 bed / 2 bath	15,200,000	Freehold
A-5	237	Sold	2 bed / 2 bath	-	Freehold
A-6	121	Sold	2 bed / 2 bath	-	
A-7	270	Sold	2 bed / 2 bath	-	Freehold
A-8	121	Available	2 bed / 2 bath	7,640,000	

<b>Villas @ Golf and private resorts</b>				
<b>Plot</b>	<b>Plot size in sqm</b>	<b>Status</b>	<b>Villa</b>	<b>Comment</b>
P1-1	2,400	Sold	Sirocco	
P1-2	1,546	Reserved	Custom build	
P1-3	1,600	Sold	Maestro	
P1-4	1,650	Sold	Custom build	
P1-5	4,000	Sold	Custom build	Private resort
P1-6	2,800	Sold	Boreas	
P1-7	2,900	Sold	Diablo	Private resort
P1-8	2,700	Sold	Boreas	
P1-9	1,800	Sold	Sirocco	
<b>P1-10</b>	<b>4,500</b>	<b>Available</b>	<b>Custom build</b>	<b>New available for private resort!</b>

<b>Custom build villas</b>				
<b>Plot</b>	<b>Plot size in sqm</b>	<b>Status</b>	<b>Price land</b>	<b>Comment</b>
2S-1	2,034	Available	8,136,000	
2S-2	2,385	Available	9,540,000	
2S-3	1,960	Available	7,840,000	
2S-4	1,886	Available	7,554,000	
2S-5	1,897	Available	7,588,000	

<b>Zephyros villa</b>				
<b>Plot</b>	<b>Plot size in sqm</b>	<b>Status</b>	<b>Price</b>	<b>Comment</b>
A-1	525	Available	5,235,000	
A-2	525	Available	5,235,000	
A-3	515	Available	5,221,000	
A-4	502	Available	5,202,800	
A-5	473	Available	5,162,200	
A-6	491	Available	5,187,400	
A-7	305	Available	4,927,000	
A-8	400	Available	5,060,000	
A-9	328	Available	4,959,200	
A-10	328	Available	4,959,200	
A-11	383	Available	5,036,200	
A-12	351	Available	4,991,400	
A-13	378	Available	5,029,200	
A-14	378	Available	5,029,200	
A-15	361	Available	5,005,400	
A-16	410	Available	5,074,000	
A-17	412	Available	5,076,800	
A-18	344	Available	4,935,000	
A-19	446	Available	5,124,400	

Best plot advise		
Plot	Characteristics	Suitable for
MT-3	Facing north – mountain and golf view – private - quite	Diablo- Sirocco - Boreas - Custom build
LV-1	Facing north – mountain view – quite	Lake villa - Sirocco
LV-2	Facing north – mountain view – quite	Custom build
P1-10	Mountain view – quite – private	Suitable for private resort
PV-11	Directly at park – mountain view	Park villa
PV-4	Spacious – private	Park villa
PV-6	Spacious – quite	Park villa
A-6	Quite, mountain view, private	Zephyros villa
A-7	Quite, mountain view, private	Zephyros villa
A-8	Quite, mountain view, private	Zephyros villa

Measurement conversion table	
A	B
1 square meter	10,7 square feet
1,000 square meter	10,700 square feet
1 acre	4,046 square meter
1 rai	1,600 square meter
1 rai	0,39 acre
1 rai	Square wah
1 square wah	4 square meter

<b>Financial and legal information</b>		
<b>Subject</b>		<b>Comment</b>
<b>Option / reservation</b>		
Reservation fee	100,000 Baht	
Option	Free for one week	
<b>Sinking fund information</b>		
Villa	100,000 Baht	
Zephyros villa	60,000 Baht	
2 bedroom suite	60,000 Baht	
Penthouse	100,000 baht	
3 bedroom suite	100,000 Baht	
<b>Common maintenance fee</b>		
Villas	6 Baht per square meter land	
Apartments	45 baht per square meter	
<b>Payment schedule villas</b>		
Payment 1	35% - 2 weeks after signing contract	
Payment 2	30% - After completion of roof and walls	
Payment 3	30% - Before installation kitchen and sanitary	
Payment 4	5% - After snagging completion	
<b>Legal fees</b>		
Legal costs	At cost of buyer	
Registration land	Equally shared between buyer and seller	
Registration house	Equally shared between buyer and seller	

\* Note: prices can be changed without prior notice.