

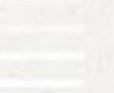


The Sky 126

THE SKY 126 PROJECT

SALES INFORMATION

Project: THE SKY 126
Owner: CLC Development Co., Ltd.
Location: Nong Kea, Huahin, Thailand



ADJACENT TO THE SKY, APPRECIATE THE OCEAN

THE SKY 126

THE SKY 126, HOME SWEET HOME

- Address: SOI 126 PHETKASEM RD., NONG KEA, HUA XIN
- Land Area: 372 sq.m~714 sq,m
- 4 Bedrooms Villa: building area 302 sq.m
- 3 Bedrooms Villa: building area 245 sq.m, 275 sq.m
- Sales price: 9.3 million Bhat ~14.2 million Bhat

Next Project of THE SKY Khao Tao

- Developer: CLC Development Co., Ltd.
- Simple and novel design style, matched with home decoration, high-quality materials.
- THE SKY 126 is planned to be completed in 2025.



NEARBY TOURIST ATTRACTIONS

Highways, airplanes, ships, and high-speed rail are all available:

- 2 minutes drive to the main road
- 10 minutes drive to downtown Hua Hin
- 30 minutes drive to Hua Hin Airport
- 15 minutes drive to the seaside pier, across from Pattaya.
- 10 minutes drive to Hua Hin Railway Station.

convenient for visiting

Close to various tourist attractions in Hua Hin:

- 5 minutes drive to Hua Hin Beach and enjoy the ocean.
- 10 minutes drive to night market.
- There are multiple golf courses within a 15-minute drive, and Hua Hin is known as the best golf tournament city in Asia.



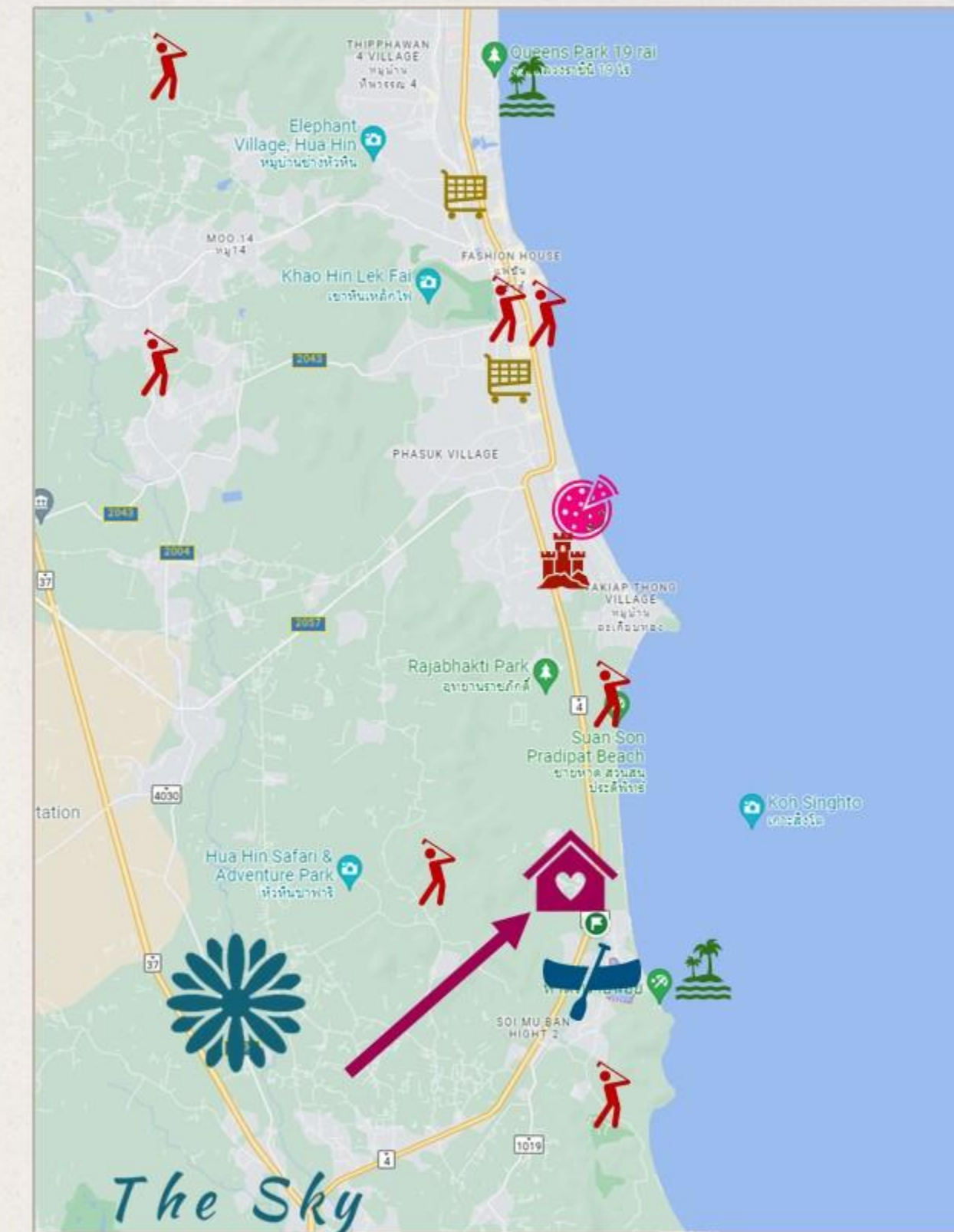
 **Shopping Mall**



 **Golf Course**



 **Khao Tao**



 **Beach**



 **Night Market**



 **Water Jungle**

LAYOUT PLOT

VILLA TYPES:

- **Type A:** 4 Bedrooms, Interior 171 sq.m, Building 302 sq.m.
- **Type B:** 4 Bedrooms, Interior 171 sq.m, Building 302 sq.m. (Type A mirror)
- **Type C:** 3 Bedrooms, Interior 141 sq.m, Building 244 sq.m.
- **Type D:** 3 Bedrooms, Interior 154 sq.m, Building 275 sq.m.



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ENTRANCE DESIGN



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VILLA DESIGN



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TYPE A

4 Bedrooms + 4 Washrooms

Interior

■ Master Bedroom+Washroom	35.4m ²
■ Bedroom02+Washroom02	22.8m ²
■ Bedroom03+Washroom03	24.8m ²
■ Bedroom04+Washroom04	24.8m ²
■ Living+Dining+Kitchen	53.7m ²
■ Laundry+Storage	9.88m ²

Exterior

■ Swimming pool	36.0 (4x9) m ²
■ Garage	36.0m ²
■ Pump room	4.84m ²
■ Terrace	54.52m ²

Total 302.74m²



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TYPE B

4 Bedrooms + 4 Washrooms

Interior

171.38m²

■ Master Bedroom+Washroom	35.4m ²
■ Bedroom02+Washroom02	22.8m ²
■ Bedroom03+Washroom03	24.8m ²
■ Bedroom04+Washroom04	24.8m ²
■ Living+Dining+Kitchen	53.7m ²
■ Laundry+Storage	9.88m ²

Exterior

131.36m²

■ Swimming pool	36.0 (4x9) m ²
■ Garage	36.0m ²
■ Pump room	4.84m ²
■ Terrace	54.52m ²

Total

302.74m²



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TYPE C

3 Bedrooms + 3 Washrooms

Interior

■ Master Bedroom+Washroom	36.0m ²
■ Bedroom02+Washroom02	24.8m ²
■ Bedroom03+Washroom03	24.8m ²
■ Living+Dining+Kitchen	45.33m ²
■ Laundry+Storage	10.07m ²

141m²

Exterior

■ Swimming pool	21.0 (3x7) m ²
■ Garage	36.0m ²
■ Pump room	4.84m ²
■ Terrace	41.85m ²

103.69m²

Total

244.69m²



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TYPE D

3 Bedrooms + 3 Washrooms

Interior

153.98m²

■ Master Bedroom+Washroom	36.0m ²
■ Bedroom02+Washroom02	24.8m ²
■ Bedroom03+Washroom03	24.8m ²
■ Living+Dining+Kitchen	56.98m ²
■ Laundry+Storage	11.40m ²

Exterior

120.64m²

■ Swimming pool	32.0 (4x8) m ²
■ Garage	36.0m ²
■ Pump room	4.62m ²
■ Terrace	48.02m ²

Total

274.62m²



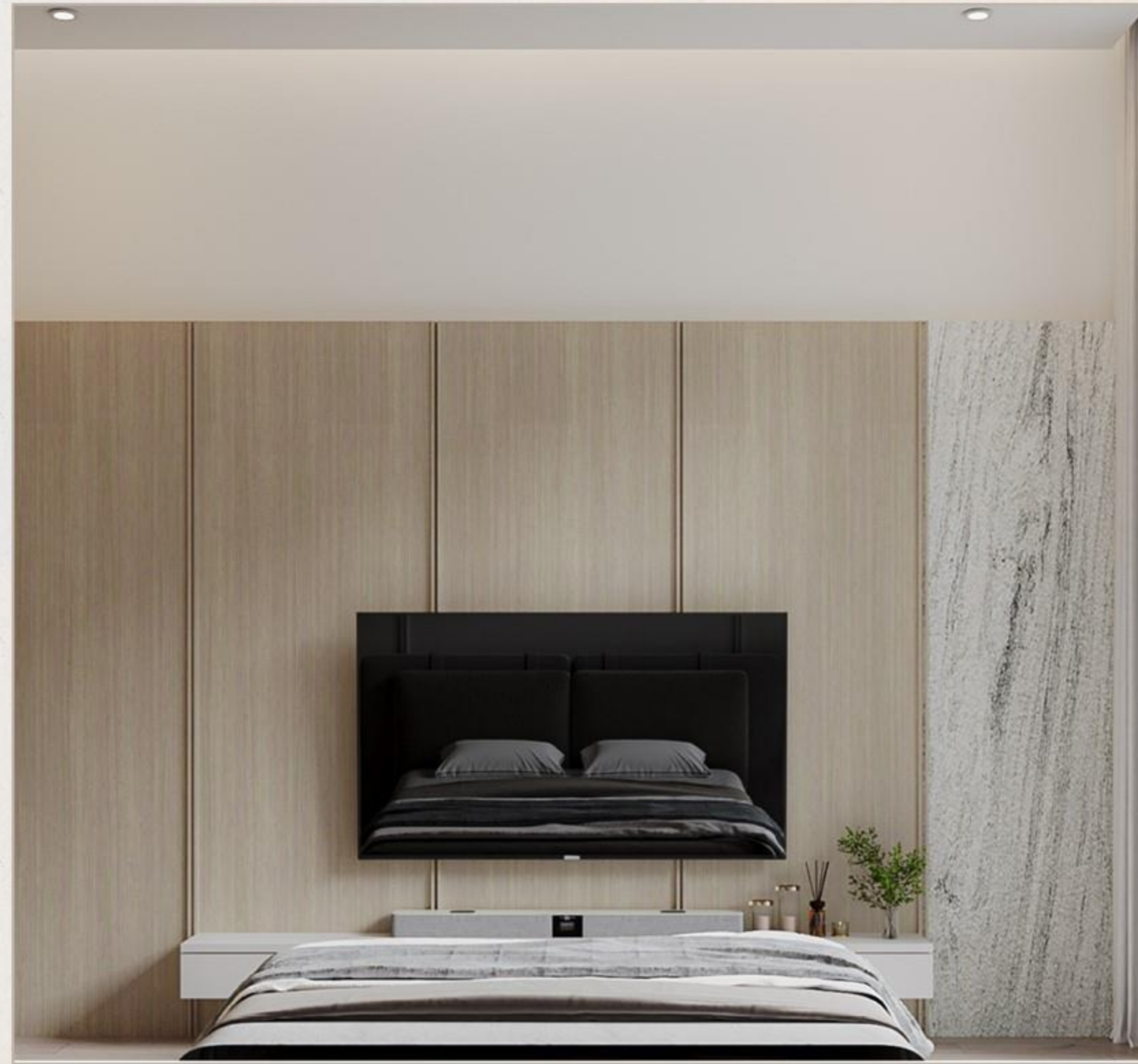
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INTERIOR DESIGN



ADJACENT TO THE SKY, APPRECIATE THE OCEAN

INTERIOR DESIGN



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INTERIOR DESIGN



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PRICE LIST (VILLA ONLY)

PLOT 1-14

*NOTE:

1. Customers can choose to purchase the Furnishing Package.

■ TYPE A/ TYPE B

Furnishings Package is THB 1,800,000.

■ TYPE C/ TYPE D

Furnishings Package is THB 1,500,000.

■ **Furnishings Package:** Solar system, bedroom furniture, complete set of kitchen appliances, tableware, outdoor furniture, sofa set, 65" TV, kitchen island, etc.

2. Customers can choose villa TYPE on the PLOT(shown in the table)

PLOT	LAND AREA (m ²)	TYPE A (THB)	TYPE B (THB)	TYPE C (THB)	TYPE D (THB)	*CAM FEE/MONTH (THB)
1	379	—	—	9,800,000	10,500,000	5685
2	397	—	—	9,950,000	10,650,000	5955
3	439	11,250,000	11,250,000	10,250,000	10,500,000	6585
4	516	—	12,800,000	10,800,000	11,500,000	7740
5	474	—	—	10,500,000	11,200,000	7110
6	562	13,150,000	13,150,000	11,100,000	11,800,000	8430
7	472	12,500,000	—	11,300,000	12,000,000	7080
8	404	—	—	10,000,000	9,300,000	6060
9	714	—	14,200,000	12,200,000	12,900,000	10710
10	426	—	—	10,150,000	10,700,000	6390
11	376	—	—	9,800,000	10,500,000	5640
12	376	—	—	9,800,000	10,500,000	5640
13	376	—	—	9,800,000	10,500,000	5640
14	399	—	—	9,950,000	10,650,000	5985



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PRICE LIST (VILLA ONLY)

PLOT 15-27

*NOTE:

1. Customers can choose to purchase the Furnishing Package.

■ TYPE A/ TYPE B

Furnishings Package is THB 1,800,000.

■ TYPE C/ TYPE D

Furnishings Package is THB 1,500,000.

■ **Furnishings Package:** Solar system, bedroom furniture, complete set of kitchen appliances, tableware, outdoor furniture, sofa set, 65" TV, kitchen island, etc.

2. Customers can choose villa TYPE on the PLOT(shown in the table)

PLOT	LAND AREA (m ²)	TYPE A (THB)	TYPE B (THB)	TYPE C (THB)	TYPE D (THB)	*CAM FEE/MONTH (THB)
15	339	—	—	9,950,000	10,650,000	5,985
16	339	—	—	9,950,000	10,650,000	5,985
17	339	—	—	9,950,000	10,650,000	5,985
18	339	—	—	9,950,000	10,650,000	5,985
19	339	—	—	9,950,000	10,650,000	5,985
20	452	—	—	10,300,000	11,000,000	6,780
21	668	13900000	—	11,850,000	12,550,000	10,026
22	603	13450000	13,450,000	9,750,000	10,450,000	9,043
23	459	12400000	—	10,400,000	11,100,000	6,885
24	376	—	—	9,800,000	10,500,000	5,640
25	385	—	—	9,850,000	10,550,000	5,775
26	447	12350000	12,350,000	10,300,000	11,000,000	6,705
27	442	12,300,000	12300000	10,250,000	10,950,000	6,630



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FURNISHING PACKAGE

WHAT IS INCLUDED

Cabinet

- Master bedroom walk-in closet
- Guest Bedrooms Closet
- Bedrooms Nightstand
- Bedrooms Storage Cabinet
- Living Room TV Cabinet

Bedrooms

- Beds
- Simmons Mattress
- Bed set: Quilt/Coverlet/Sheets/Pillows
- Desk and Chairs
- Desk/Nightstand Lamp

Curtains

- Living Room Translucent Lifting Curtains
- Master and Guest Bedroom Lifting Curtains
- Master Bedroom Curtains
- Kitchen Blinds
- Bathroom Blinds

Dining/Living

- Sofa set
- Carpet
- Tea Table
- 65" TV
- Dining table
- Table chairs
- Bar Chairs
- Kitchen Island

Exterior

- Exterior sofa set
- Sunshade
- Outdoor Recliner

(Electrical) Appliance

- Refrigerator
- Oven
- Microwave
- Washing machine
- **Solar system + EV charger**



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PAYMENT TERM

PAYMENT EXPLANATION

1. Leasehold up to 90 years, for foreign customers.
2. Freehold for THAI customers or THAI company.
3. Transfer fee at land paid by customers (ABOUT 5% OF VILLA SALES PRICE) .
4. Common area management fee 15 THB/SQ.M. of land per month:
 - POOL CLEANING: 3 TIMES A WEEK
 - GARDEN MAINTENANCE
 - DAILY TRASH DISPOSAL
 - 24 HOURS SECURITY
 - COMMON AREA USAGE (Property Center/Bar)
5. The water meter, electricity meter deposit will be paid by customers (20,000 THB)
6. Sinking fund will be charged to 100 THB/ SQ.M. of land. (ONE TIME PAYMENT DURING HANDOVER OF HOUSE AT LAND REGISTRY)

PAYMENT AMOUNT	SCHEDULE PAYMENT
THB 500,000 .-	DEPOSIT
25 % PAYMENT OF CONTRACT (DEPOSIT INCLUDED)	SIGN CONTRACT & BEFORE START OF FOUNDATION
25 % PAYMENT OF CONTRACT	BEFORE START OF ROOF (3-4 MONTHS AFTER START CONSTRUCTION)
25 % PAYMENT OF CONTRACT	BEFORE START OF INTERIOR (7-8 MONTHS AFTER START CONSTRUCTION)
20 % PAYMENT OF CONTRACT	COMPLETION OF UNIT (12-13 MONTHS AFTER START CONSTRUCTION)
5 % PAYMENT OF CONTRACT	TRANSFER OF UNIT AT LAND REGISTRY



返租服务及收益

房屋购入及返租服务

Advantages of THE SKY 126 rental return service:

- Property re-leasing and management, additional monthly rent income, annualized return rent return rate of about 6%;
- The rent is paid regularly to your Thai account monthly;
- The right to use the house for free for 30 days per year.

***Note:** purchase of the "Furnishing Package" is required to obtain the above benefits



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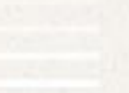


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THANKS

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