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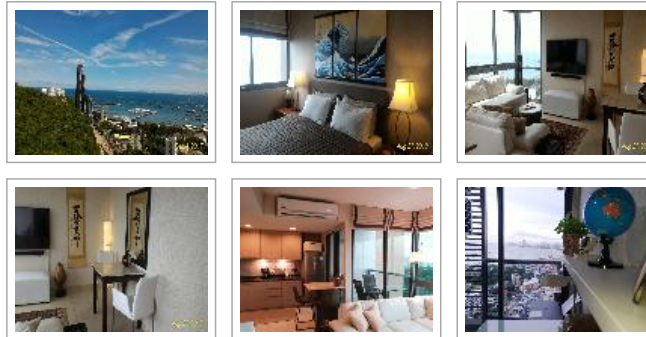
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Pattaya Real Estate: Condo. Property ID# 1895

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Condo - Pratumnak	Unixx condominium
Area, sq.m.:	62
Floor:	29
Bed(s):	2
Bath(s):	2
Furnished:	Furnished
Balcony size:	Medium balcony
Seaview:	Seaview
Ownership:	Foreign Name
Property transfer fee:	50/50 split
Sale price:	6,900,000.00 THB

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Condo description.

The condo is 62sqm. and it has an excellent floor plan that makes it seem much larger. As always, we have made a number of upgrades and changes to the already nice standard condo. All the rooms have been beautifully wallpapered and have custom window blinds. We added remote-controlled stylish ceiling fans with lights to the living room and both bedrooms. In the kitchen, we tiled the backsplash, added u hts, and installed a kitchen rod and rod-hung dish rack. We also added quality door/drawer handles to all the cabinets. Large two-door refrigerator has plenty of food storage. We added a custom kitchen island that houses the microwave and has lots of storage in the cabinet below. The island has a butcher block top and is large enough to have seating for 2 and offers another place to work or eat on the comfortable bar stools.

Both bathrooms have new, custom high-gloss under counter vanities from Ott Furniture of Bangkok. The vanities have 2 roomy soft-close drawers and a cabinet offering more storage. In the master bedroom, the standard armorer was removed and a larger, high-g loss custom armorer unit was put in, also by Ott. The unit features expanded storage with twin armories with lighted interiors, 12 drawers, and a large, center cabinet for linen storage. This cabinet also houses the television and has an overhead cabinet with down light that is ideal for luggage storage. Hidden



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wire/plug management for the television. Quality king-size bed by Chic Republic and big, roomy bedside tables.

The second bedroom has a daybed with custom cover that opens into a full-size bed with quality foam mattress. It features two big drawers for linen storage. The bedroom can function as a home office with large desk, bookcase, and printer cabinet. Built-in armorer with four big drawers. Off this bedroom is a second balcony that houses the clothes washer, clothes drying rack, and small wall-hung cabinet for cleaning products, etc.

The big living room has a sprawling comfy corner sofa to enjoy the beautiful ocean views from the large floor to ceiling windows spanning the length of the room--unusual to see windows like this in a condo. The living room also has a second entrance to the balcony thru sliding doors. When not taking in the view, your client can enjoy the 55 inch LED tv with sound bar. Custom granite-topped dining table with two comfortable armchairs for relaxed dinners. All the furniture conveys, including the balcony furniture. Also conveying are the tvs, the kitchen appliances, the clothes washer, all window treatments, all rugs, all floor and table lamps, all art work including table accessories, and the shoe cabinet. So, fully furnished, vacant and ready for the buyer.

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