

## Pattaya: House - East Pattaya. Property ID# 977

House with private pool at Mabpra Chan Lake

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### Call us anytime:

**Kim** (English, Thai):

+66 8 4866 5346

Skype: pttkim

**Jack** (Русский, English):

+66 8 4449 1254

Skype: vei1971

[pttrealestate@gmail.com](mailto:pttrealestate@gmail.com)

### Pattaya Real Estate: House. Property ID# 977

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<b>House - East Pattaya</b>	House with private pool at Mabpra Chan Lake
<b>Area, sq.m.:</b>	450
<b>Floor:</b>	2
<b>Bed(s):</b>	4
<b>Bath(s):</b>	4
<b>Furnished:</b>	Furnished
<b>Balcony size:</b>	Huge balcony
<b>Seaview:</b>	No seaview
<b>Ownership:</b>	<b>Thai Company</b>
<b>Property transfer fee:</b>	50/50 split
<b>Sale price:</b>	19,000,000.00 THB

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#### House description.

House sits in own self contained plot of 193 sq Wah,  
Not in a village direct access to Mabprachan lake.

The house offers 4 bedrooms/ 4 bathrooms, bar& lounge,

TV Audio room, dinning room, kitchen & breakfast room, office room, a large swimming pool and a huge garden.

Property is sold complete with Company, House book and Land title. All fixtures and fittings. (Fully furnished and ready to move in) City water supply and own water well (Anti bio treated and filtered) 3 Phase electric supplies the house. Solar panels on roof supply hot water to whole of house. Whole house fitted with European UPVC window frames and double glazed with mirror reflective glass and fly screens, Stainless steel electric controlled main gate and exterior walls with high quality steal fencing on top and external lighting which is controlled by sensors to switch on and off. House is fully burglar alarmed and hooked up to a security center & CCTV. Parking for three cars. Gardens front and rear. Satellite TV with 3 satellite stations.

International telephone line with high speed internet connection.

Spray foam insulation in roof and extractor fan to remove heat. Ground floor with double door



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entrance to large hall, garden and swimming pool. 9 Ac units fitted. Open plan ground floor. Various decorative furnitures (some antique). Decorative lighting. Fully tiled flooring.  
Swimming pool in salt water type to keep any mosquitoes away, this is done by turning salt to chlorine and back again to salt, and this is also treated by the "anti bio" system again. A child's dip pool is also attached to the main pool

This is prime real estate as it is so close to the New Bangkok motor way. Major International schools, hospitals and shopping malls are no more than 15 minutes away.

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