

THE LOTUS TERRACES

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Villas and Terraced Homes - Sales Pricelist

Plot No.	Villa Name	Freehold/ Leasehold	Plot Size	Type	No. BR	Bldg Space Size- Indoor/Outdoor	Published Sales Price	Annual Maintenance Fees			Published Sales Price	Annual Maintenance Fees		
								Common Area Charges	Contingency/ Sinking Fund	Total Annual Fees		Common Area Charges	Contingency/ Sinking Fund	Total Annual Fees
		F/L	Sq. Mtr.			Sq. Mtr.	THB	THB	THB	THB	US\$	US\$	US\$	US\$
PHASE 1														
No. 1	Banyan Beach	F	924	A/AA	5	800	SOLD			SOLD				
No. 7	Lotus Beach	L	1,040	B/BB	4	916	66,163,450	339,922	84,981	424,903	2,203,243	11,319	2,770	13,852
No. 8	Frangipani	L	475	C	3	316	28,160,260	201,773	50,443	252,216	937,737	6,719	1,644	8,222
No. 9	Heliconia	L	397	E	3	280	22,892,650	188,203	47,051	235,254	762,325	6,135	1,534	7,669
No. 10	Gardenia	L	276	G	2	153	14,864,440	127,471	31,868	159,339	494,986	4,156	1,039	5,194
PHASE 2 *														
No. 2	Villa	F	298	E	3	280	27,081,700	170,851	42,713	213,564	882,863	5,570	1,392	6,962
No. 3	Villa	F	200	G	2	153	16,167,700	114,123	28,531	142,654	527,067	3,720	930	4,651
No. 4	Villa	F	199	G	2	153	16,531,500	113,901	28,475	142,376	538,927	3,713	928	4,641
No. 5	Terraced Home	F	145	F	2	232	15,884,150	108,784	27,196	135,980	517,823	3,546	887	4,433
No. 6	Terraced Home	F	110	F	2	232	15,273,180	100,775	25,194	125,969	497,906	3,285	821	4,107
No. 11	Terraced Home	L	106	F	2	232	13,915,350	100,108	25,027	125,135	453,640	3,264	816	4,079
No. 12	Terraced Home	L	111	F	2	232	13,915,350	99,441	24,860	124,301	453,640	3,242	810	4,052
No. 13	Terraced Home	L	107	F	2	232	13,915,350	98,773	24,693	123,466	453,640	3,220	805	4,025
No. 14	Terraced Home	L	128	F	2	232	14,471,750	101,443	25,361	126,804	471,779	3,307	827	4,134

Phase 1 completed January 2009. *Commencement of Phase 2 is subject to sale of villas

THB is the guiding price/US\$ subject to currency fluctuation

Prices are turnkey: inclusive of furniture, appliances and accessories (bed linen, towels, cutlery, dishes, glasses)

Common area charge calculation: THB15 x plot size/sqm, plus THB3,298 x number of villa bedrooms

Contingency/sinking fund fees: 25% of total annual common area charge

May 1, 2011