



CITYGATE
KAMALA-PHUKET



BEST INVESTMENT IN PHUKET with LUXURY APARTEMENTS 1 et 2 BEDROOMS.

CITY GATE is a place of residence, vacation, but above all a real estate investment designed as a financial product.

The project includes the turnkey delivery of de 388 apartments 1 et 2 bedrooms on the West cost of Phuket, the place was the most appreciated by the island with a growth of the real estate market noticed by more than 15 % a year over the last two years.

Start 3.7 M Thb (104 200 \$ rate 35.5) (98 600 Euro rate 37.5)

Guaranteed return on investment 7% for 5 years

n 1 Facilities in Phuket

2 ROOF TOP POOL	CONFERENCE CENTER	AESTHETIC CLINIC	HAIR & BEAUTY SALON	COVER CAR PARK
2 GARDEN POOL	KIDS CLUB	MEDICAL DENTIST CLINIC	FITNESS	LAUNDRY
3 RESTAURANTS	MINI MART	WEELNESS & DETOX CENTER	SPA	LIBRARY
COFFEE SHOP	TOUR COUNTER	YOGA & DANCE	SMART HOME SYSTEM	EXCHANGE
				PHONE SHOP
				ATM

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Invest in Phuket

Phuket's beaches are hugely popular with tourists, expatriates, locals and retirees. The family friendly Rawai Beach is famous for its fish market and seafood restaurants while Nai Harn beach is more suited for swimming or walks around the lake.

A few miles north are the wonderful beaches of Kata and Karon. Also the beach of Kata Noi borders the southwestern coast of the island of Phuket. An ideal location for families in search of fine sand and a full range of services appreciate the bays of Kata and Karon. To meet the increasing demand of quality accommodation, several projects offer furnished apartments with a wide range of services and amenities which are equal to some of the best hotels in the world.

Patong Bay is the most popular destination in Phuket. The incredible beaches are not the only attraction to the location but also the nightlife which is organized around the Bangla Road attracts revelers from all over the world. It has also become a "shopping" destination with a wide range of retailers, brands including the now famous Jungceylon shopping center. To complete the offer you can find cuisine from around the world as well as excellent Thai cuisine. There are opportunities to buy a studio in the city center to the most luxurious residences around the bay that cater for investment opportunities to meet all budgets. Phuket has the most popular beaches in Asia and Thailand has over 26 million visitors a year making it the 10th most popular travel destination on Earth.

Kamala Bay is only 10 minutes ride on a tuk-tuk from Patong with its beautiful beaches, small restaurants, bars and shopping. One of the most famous attractions is "Phuket FantaSea" which offers a spectacular show in the heart of the entertainment park that is a delight for both children and adults. Kamala is also famous for the "Millionaire Mile" on the coastal road which has some of the most luxurious sea fronted villas in Phuket. Less than 2 km from the beach are several real estate projects offering an alternative to hotel accommodation for families on holiday in Kamala. These are mainly fully managed properties that allow owners to get the maximum return out of their investments by renting the assets when they are out of the country. Kamal Bay continues to grow as a destination with its close proximity to the entertainment of Patong.

Following the walk will lead us to Surin beach at Mai Khao Beach in the northwest of Phuket.

Is it really worth investing in real estate in Thailand?

This is the main question asked by potential investors from around the globe

Following several measures introduced by Governments around the world, it is clear that investors with real estate assets or company owners must review their exposure and look to diversify where appropriate.

Retirees are also affected by these new measures and are concerned about the decline in purchasing power due to increased taxation.

More than ever, the idea of investing outside Europe is topical, and Thailand is now on the list of countries that offers an interesting alternative to the usual suspects

Quality services:

Most residences offer a pool, gym, sauna, Jacuzzi, tennis court, parking and 24 hour security which makes life easy and comfortable for the property owners, but also adds significant value to perspective tenants when looking to rent the property out.

Phuket has an International Airport with a large number of direct flights from capital cities from around the globe

Phuket is at the forefront of global technology and enjoys an enviable international reputation with the Bangkok Hospital and Phuket International Hospital,

Reasonable taxation

There is a tax treaty between many European countries and Thailand. This means that if you declare rental income in Thailand, you will not have to pay tax again in your country.

The tax rates on rental income are calculated based on the following sliding scale:

- Less than 150,000 baht (3,700 euros to 3800) : 0%
- From 150 001 to 500 000 baht (3700 to 12,000 euros) : 10%
- From 500,001 to 1 million baht (12,000 to 24,000 euros) : 20%
- From 1 to 4000000 baht (24,000 to 98,000 euros) : 30%
- Higher than 4 million baht (98,000 euros) : 37%

APARTMENT 'CONDOMINIUM'

The Phuket residences that obtained the classification "Condominium" is available in full ownership (Freehold) by foreign buyers. You can buy an apartment in Thailand in your own name.

Property Transfer Fees

When recording the title FREEHOLD, the transfer fee by the Land Office, is of the order of 6.3 % of the amount of purchase price to be shared 50/50 developer and buyer

The Thai law allows foreigners to purchase in their name, apartments in a condominium type within the limit of 49% of all construction. The remaining 51% will be sold in Leasehold.

In the case where the rate of Freehold apartment is reached, it is still possible to buy an apartment under a lease contract of 30 years renewable twice, for a total of 90 years. (See paragraph above Option 1 -. Purchase in company Thai)

Condominium Facilities include basically one or more pools (shared or private for some apartments), a gym, a reception and security services. We often find there are other facilities for leisure or relaxation such as sauna, steam room, spa, library or restaurant.

A range of hotel services including housekeeping reception and accounting services are available allowing you to rent your apartment when you are not in Thailand.

The condominiums are a preferred choice in Thailand for foreign buyers and the acquisition process is relatively simple.

The rental returns of these residences are interesting. Several residences offer annual ROI guarantees of around 6% in Phuket for a well located residence that is managed efficiently. The return on investment guarantees offering above 8% should be treated with caution and often reflected in problems of finding buyers. The rate of condominium maintenance fees is an important point to check before signing a sales agreement because it can greatly affect your rate of return, the range should be between 55 and 65 baht / m² (1 to 2 euros / m²) .

Many real estate projects in Phuket are under development or construction. Buying an apartment plan is an investment with a potential premium of 20 to 30% once construction is complete.

Nevertheless, several checks must be based on the strength of the developer, the payment due date, the title of land ownership, possible mortgage on the land and the validity of the building permit. It is the job of the real estate agent to guide you on reliable programs that will reduce the risk of any purchase.

BUY AN APARTMENT IN THAILAND FREHOLD, HOW DOES IT WORK?

Thanks to the quality of its real estate projects and attractive prices, Thailand continues to attract foreign investors. But to acquire property in the best conditions in the country, it is important to know the rules.

1-Legal Assistance

There is no notary in Thailand, it is strongly recommended to be surrounded by professional real estate, if possible speaking your language in order to understand all steps and information about the acquisition process, transfer fees and taxes on the profit at the time of resale of the apartment.

2-Open a bank account in Thailand

To register an apartment on your name, it is not necessary to hold a personal account in a bank in Thailand.

3-Sales agreement

When the property is selected, and the purchase price validated, the real estate agent or developer performs the following checks: As part of a resale:

The identity of the owner noted on the title deed to the land registry or on the booking contract for property under construction – Any costs attached to the title - The quota of units that may be held by a foreigner in the building - the fees payable for the transaction - the owner (in case of re sale) has no pending amount for maintenance fees. It is then necessary to draft a sales and purchase agreement which will detail the payment terms, shared transfer fees and conditions agreed between the seller and the buyer. As part of the contract, it is a requirement that the buyer pay a 10% deposit based on the sales price at the date of signature, in order to reserve the property. The real estate agent or developer is then prepared to follow up on payments between two parties and represent the buyer to the land department the day of transfer of ownership.

4-Transfer of funds

At a first acquisition and if the buyer does not have a permanent residence permit in Thailand, it is imperative that the funds come from abroad for the purchase of a property in Freehold. it is necessary to notify the bank that the reason of such a transfer is the purchase of a unit "condominium" and specify the name and unit number. Once the funds are credited to the account in Thailand, it is necessary to request from the real estate agent or developer a document entitled "Foreign Exchange Transaction Form" (called "Tor Tor 3") . This document will be the records of the property on your own name in Thai land department and this will serve on the resale of

the property to justify the repatriation of funds abroad. Note that each transfer made for such an acquisition should be an amount exceeding \$ 50,000 to obtain the Foreign Exchange Transaction Form.

Although Note that it is possible to transfer from Thailand, up to \$40 000 per week to any outside country, without providing appropriate documentation.

5-Transfer of title deed

The transaction, as well the final installment, held at the land department , for which it is advisable to prepare a managers cheque. It usually takes half a day, the buyer may request that the real estate agent or legal power of attorney represent him during this last procedure.

Property Transfer Fees

When recording of title FREEHOLD, the transfer fee by the Land Office

Is of the order of 6.6 % of the amount of purchase price to be share 50/50 developer and buyer

VISA

The concept of "Non-Immigrant Visa Investment" is not new in Thailand. After the 1997 crisis, to support developers and help them get rid of their unsold stock, an investor visa with a minimum of 3,000,000 THB (about 73,000 euros) was established to attract foreign investors. Since October 2006, the Thai economy has been restored, the visa had been removed (excepted for the renewal of visas issued before that date).

Recently, in response to the global economic situation, Thailand is about to reintroduce the visa for investors with a difference: the minimum investment amount has been increased to 10 million THB (from 200,000 to 250,000 euros according on the exchange rate euro / bath).

The Tourist visa: 30 days, extendable to 30 days

Most travelers and tourists visiting Thailand simply arrive with their valid passport (minimum 6 months from the date of arrival) they then get a simple stamp which entitles them to a 30 days tourist visa.

Since August 29, 2014, it is now possible to extend on-site 30-day visa exemption by visiting an immigration center Chaeng Wattana (cost 1900 baht).

The Tourist visa: 60 days, extendable to 30 days

The latter is a real visa, therefore it must be requested in your residence place (or outside Thailand) BEFORE your departure. A tourist visa can be applied in any embassy or consulate outside of Thailand.

Lasting up to 60 days, it can be then extended to 30 days at an immigration office in Thailand. The maximum duration of a tourist visa is a total of 90 days.

The extension of a tourist visa over the 60 days is possible on site and costs 1900 baht, an application form is available at the immigration office and a photo ID must be provided with the application.

VISA RETIREMENT

A visa is granted to foreigners who stay in the Kingdom for their retirement. Such permission is granted for a renewable period of one year, the candidate should provide

1 / a "O" non-immigrant visa,

2 / being aged of 50 years or more ,

3 / having evidence of a 65,000 Baht per month (1600 euros) pension or more, or a sum of at least 800,000 baht (20 000 euros)deposited in an account in any Thai bank,

3 months prior to the date of submission of the visa application. For the first Retired visa renewal , this sum must be the minimum balance of the bank account at least for the 60 days before the date of submission of the application renewal of the visa.