

R E S O R T T O T R O P I C A L L U X U R Y




PREMIER
BEST WESTERN.
BAYPHERE
PATTAYA

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A DESTINATION COMPLETE

A resort destination like no other awaits owners and guests at the new Best Western Premier Bayphere Pattaya. Absolute beach frontage with magnificent and unobstructed ocean panoramas over the tropical islands in the Gulf of Thailand, assures spectacular vistas that can be enjoyed from every room and the roof top pool deck at Best Western Premier Bayphere Pattaya. With its idyllic location at beautiful Na Jomtien beach, Best Western Premier Bayphere Pattaya is positioned approximately midway along the expansive 9 kilometres of Jomtien Bay and is just 15 minutes south of the vibrant seaside tourism hub of Pattaya City. This location offers a more tranquil environment for residents and tourists alike, surrounded by natural beauty and fresh sea breezes.



Best Western Premier BaySphere Pattaya

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ABOUT BEST WESTERN PREMIER BAYPHERE PATTAYA

Best Western Premier Bayphere Pattaya is redefining upscale resort developments to meet the ever increasing needs of leisure travellers and the expected increases in tourism

levels to Pattaya. Featuring a low rise design with direct access to the beachside, this fully integrated resort development is set on over 1 Rai 31 Square Wah (1,724 sq.m.) of contemporary designed resort facilities and tropical gardens.

Coupled with intelligent master planning and considerations made for the environment and sustainability, Best Western Premier Bayphere Pattaya presents a low-rise 8-storey design set amid the harmony of the ocean and the naturally retained mangrove inlet, which is considered the unique DNA of the location with none other to be found in this area.





PROPERTY AND RENTAL MANAGEMENT SERVICES

Best Western Premier Bayphere Pattaya will be managed by Best Western Hotels & Resorts, providing owners with a full range of services including:

- Common area & Facilities Management
- Rental Management & Investment Program

Privileged owners at Best Western Premier Bayphere Pattaya will benefit from the use of some common areas and facilities, like those found within a 5-Star Resort. The areas and facilities will be maintained by the management company, just as a resort would be. These areas include the spaces such as walkways, the general landscaped areas and facilities such as restaurant, and swimming pools.

Computer Generated Image

Lobby Corridor



A VALUED INVESTMENT WITH HIGH RETURNS

Each Residence owner at Best Western Premier Bayphere Pattaya agrees to participate in a professionally run rental program that will be managed by Best Western Hotels & Resorts. This rental program has been created for all those owners who wish to buy their property as a form of a lifestyle investment.

Under the Rental Management Program agreement, the owner of each property will have the right to utilize their property for a complimentary Free Stay for 14 days except from November through to February and long holiday periods (company's conditions apply). During the time when the owner does not occupy the property, it will be placed in the Rental Management Program and offered to guests.

Best Western Hotels & Resorts will always try and accommodate owner request for use of their property, but it will be subjected to availability and advance bookings are strongly recommended.

Through this Rental Management Program agreement we guarantee a rental return of 7% for the first five years and profit sharing after the fifth year.



MASTER PLAN

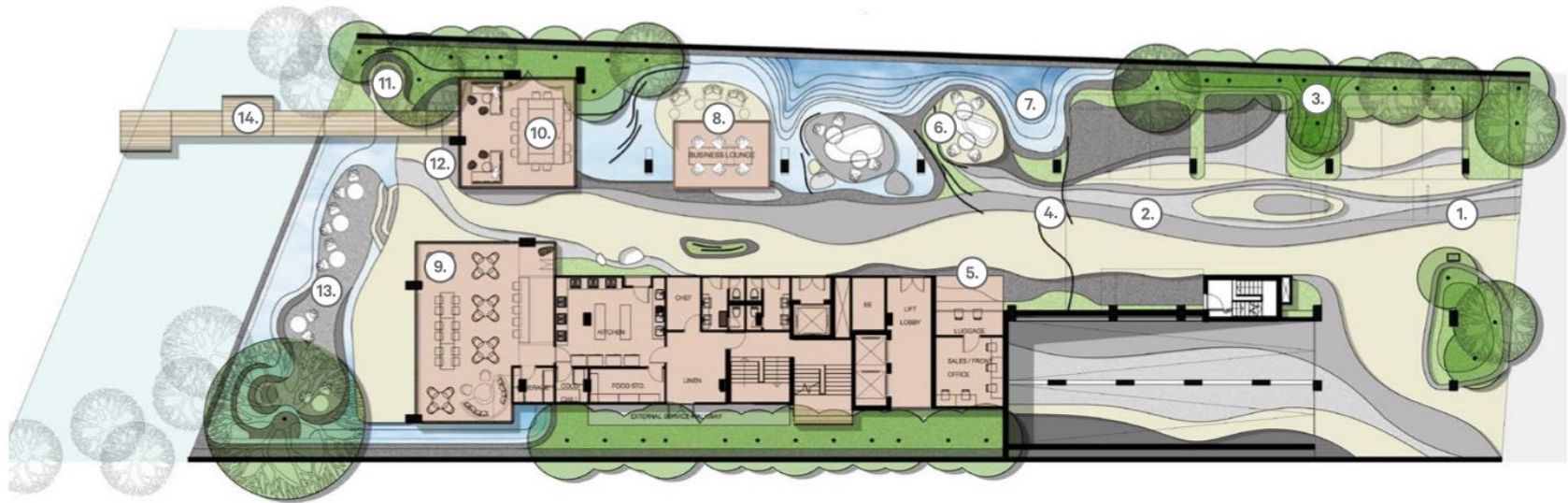
The master plan has been developed within a concept of The Earth - The Sediment - The Mangrove. In particular an environmentally sensitive treatment of the Mangrove inlet between the shore and land is planned, maintaining its natural essence which includes a foot bridge connecting the resort to the shore.

A low rise resort of eight floors is planned with sensitivity to the natural environment and its absolute beach front position.

The main structure consists of a ground floor reception Lobby, Restaurant, Bar, and Business Lounge. All resort units are situated on the second to eighth floor, with the eighth floor featuring the spectacular Sky Bar. On the rooftop an infinity edge Pool and Jacuzzi overlook the spectacular ocean vistas, while ample water features and garden terraces open up to a lush tropical BBQ area and a childrens' Playground and Playhouse. The Car Park is located in the basement and will provide ample parking for hotel guests.

Computer Generated Image

Exterior View



The Earth

- 1. Main Entrance
- 2. Concierge
- 3. Planting strip & Berm
- 4. Lobby entry way

The Sediment

- 5. Reception / Lobby
- 6. Cushion island / Bamboo wall
- 7. Waterfall
- 8. Business center island

The Mangrove

- 9. Restaurant
- 10. Bar
- 11. View / check in point
- 12. Floating terrace overlook the mangrove forest
- 13. Sunken waterfall with vertical feature
- 14. Bridge to the beach



POOL, PONDS & PANORAMAS...

The Roof Top landscape story begins on exiting the lift on the eighth floor. Featuring an underwater inspired aquarama with textures of sand and pebbles, leading up a waterfall edged stairway and onto the big reveal, the Roof Top and The Ocean.

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Computer Generated Image

Reflective Pond

THAT REACH SKYWARD

The stunning ocean panorama is breathtaking, framing the infinity edge Sky Pool and pond like Jacuzzis, between sea and sky. An ample sundeck and lounges beckon guests to unwind in their embrace. This is absolute oceanfront beauty.

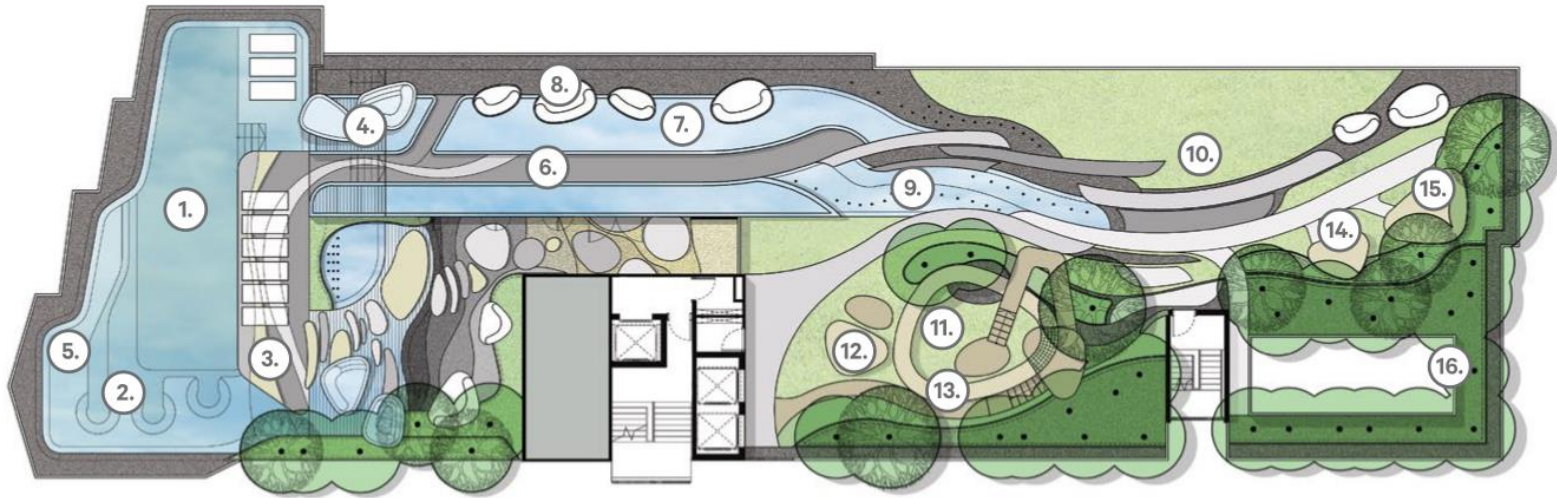


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Roof Top Landscape

SKY GARDENS & MORE

The story unfolds as you stroll the paths surrounded by reflective ponds and waterfalls of The River and The Lake zones and onto the lush Forest Spring zone.



ROOF TOP MASTER PLAN

The Ocean

1. Lap pool (5x15 m.)
2. Jacuzzi pool
3. Pool deck
4. Private Jacuzzi pool
5. Sunbathing pool

The River & The Lake

6. Canal walk
7. Reflective pond
8. Ocean lookout seating
9. Jets

The Forest Spring

10. Amphitheater
11. Playground & Playhouse
12. Sandbox & Lawn
13. Playtrack
14. Tree pavilion
15. BBQ facility pavilion
16. Planting strip

THE BAR

The Lobby Bar situated on the Ground Floor is open daily and serves an international selection of cocktails and beverages in a contemporary tropical ambience.

Best Western Premier is the highest awarded international hotel chain and these high standards are paramount in serving our guests a wide selection of local and international beers, wines, spirits, liqueurs, soft drinks, juices and the finest teas and coffees available.

The Bar is the perfect choice to enjoy an afternoon tea, pre dinner aperitif or cocktail, or an after dinner digestive.





Computer Generated Image

Restaurant

THE RESTAURANT

The Restaurant is also situated just off the Lobby and features both indoor and alfresco dining for Breakfast, Lunch and Dinner. Enjoy a selection of international and local favourites prepared with the freshest regional produce and seafood from the Gulf of Thailand.

A fine selection of local and international wines are available for your enjoyment, or choose from an extensive range of alcoholic and non alcoholic beverages, all served to the exacting standards of Best Western Premier and coupled with the charm and warmth of Thai hospitality.



Computer Generated Image

Sky Bar

SKY BAR

Spectacular ocean vistas welcome guests to the Sky Bar situated on the Eighth Floor.

An ideal escape for the savvy business or leisure traveller, the Sky Bar rests at the pinnacle of the Best Western Premier Bayphere Pattaya. Relax and unwind amid cool contemporary décor while you take in the expansive seascape panorama.



Computer Generated Image

Sky

Enjoy a relaxing cocktail or an a la carte snack in air-conditioned comfort or alfresco in the panoramic lounges.

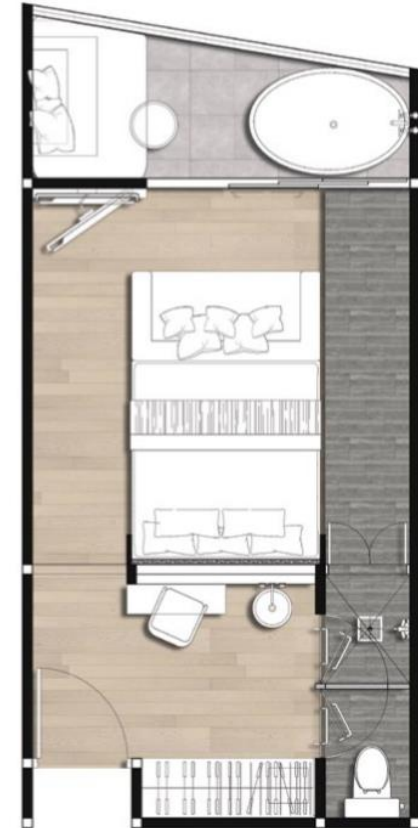
The Sky Bar offers a fine selection of local and international wines for your enjoyment or choose from an extensive range of alcoholic and non alcoholic beverages served with the charm and warmth of Thai hospitality.

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Computer Generated Image

Bay Front Unit



BAY FRONT UNITS

Magnificent 180-degree bay and ocean panoramas feature in the Bay Front units. Featuring a contemporary design within 30 to 33 square meters of living space and all units are fully furnished to the highest standard with high-end local and international brands.



Computer Generated Image

Bay Front Unit

BAY FRONT UNITS

All Bay Front One-Bedroom units are exclusively fitted with an outdoor Jacuzzi situated on the balcony and presented in two configurations. Be pampered as you enjoy the relaxing nature of your private Jacuzzi... whenever.





Computer Generated Image

Bay View Unit - Bang Saray View South

BAY VIEW UNITS-BANG SARAY VIEW SOUTH

Southern facing units with bay and ocean panoramas through to the Sattahip headland feature in all Bay View units. Cool and contemporary design is set within 30 square meters of living space and all units are fully furnished to the highest standard with high-end local and international brands.





Computer Generated Image

Bay View Unit - Jomtien and Pattaya View North



BAY VIEW UNITS-JOMTIEN AND PATTAYA VIEW NORTH

Northern facing units with bay and ocean panoramas through to the Jomtien and Pattaya headland feature in the Bay View units. Cool and contemporary design is set within 30 square meters of living space and all units are fully furnished to the highest standard with high-end local and international brands.



FACILITIES AND SERVICES

The facilities and services offered at the Best Western Premier Bayphere Pattaya will include:

Lobby Restaurant & Bar - As with all Best Western Premier Hotels & Resorts, there is a Restaurant on site, serving breakfast, lunch and dinner of local and international cuisine. Complementing the Restaurant is the Lobby Bar.

The Sky Bar offers Resident's and Guests the ultimate indoor and outdoor bar and lounge with spectacular ocean vistas.



Business Center



Business Center Island



Sky Bar

Fitness Centre – Offers a selection of state-of-the-art cardio and weight training equipment.

Business Lounge– Offering an environment and associated business support facilities for that urgent meeting or business communication.

Reception & Concierge - Best Western Premier Bayphere Pattaya will have a further added benefit over and above normal residence developments in the form of a proper resort style reception desk and Concierge staff to assist with all the guests needs.

Housekeeping Centre - A crucial part of the overall service package in the shape of a resort housekeeping and laundry set up, complete with professionally trained maids on site.



Best Western Premier
Amaranth Suvarnabhumi Airport, Thailand



Best Western Premier
The Haven Ipoh, Malaysia



Best Western Premier
Sukhumvit, Thailand



Best Western Premier
The Hive, Jakarta Indonesia



Best Western Premier
Havana Nha Trang, Vietnam



Best Western Premier
The Haven Ipoh, Malaysia

ABOUT BEST WESTERN HOTELS & RESORTS

Best Western Premier is the most upscale hotel brand of the Best Western Hotels and Resorts family. Best Western Hotels & Resorts, headquartered in Phoenix, Arizona, is a privately held hotel brand with a global network of 4,100 hotels in more than 100 countries and territories worldwide. Best Western offers seven types of hotels to suit the needs of our guests for any travel occasion: BEST WESTERN®, BEST WESTERN PLUS®, Vib®, BEST WESTERN PREMIER®, GLö®, BEST WESTERN PLUS EXECUTIVE RESIDENCYSM and BW Premier CollectionSM.



Best Western Premier
Bangtao Beach Resort & Spa, Phuket, Thailand



Best Western Premier
Hotel Nagasaki, Japan



Best Western Premier
Havana Nha Trang, Vietnam

COMMITMENT TO QUALITY

Best Western is committed to providing superior customer care at all Best Western hotels. Our hoteliers' dedication to caring for their guests is reflected in the fact that globally Best Western set new records in 2015 for the number of hotels that received a TripAdvisor Certificate of Excellence. More than 1,800 Best Western hotels globally received Trip Advisor Certificate of Excellence awards, a 13 percent increase over last year. In North America, 1,161 of Best Western properties received a Certificate of Excellence. This includes 1,051 Best Western hotels in the U.S. and 110 hotels in Canada. Overall, the number of the brand's North American hotels receiving awards represents a 12 percent increase over last year's total and a 32 percent increase over 2013.

Project name	Best Western Premier Bayphere Pattaya
Developer	Habitat Group
Project Location	Na Jomtien 18 road, Sattahip, Chonburi
Land Title Deeds	Title deed 2101, Na Jomtien 18 road, Sattahip, Chonburi
Project area	1-0-31 Square Wah (431 Sq. Wah)
Project type	Fully-furnished residential units
Ownership type	Freehold
Construction starts	Q2 2017
Expected completion	Q4 2018
No. of Blocks / Storeys	1 Residential Building / 8 Storeys plus basement
Number of Units	174 units
Unit Types	One bedroom types (Usable area appx. 30 – 33 sq.m.)
Floor to Floor height	Residential floors 2.85 m. Ground floor 3.00 m. Basement 2.70 m.
No. of Elevators	2 Passengers elevators 1 Service elevator
No. of Stairways	1 Main stairway, 1.50 m. width 1 Fire stairway, 90 cm. width
No. of Car parks	50 Lots (Including parallel parking)
Facilities	Floor 1 Main lobby / Restaurant / Bar / Outdoor recreation area with landscape / Business center / Juristic office / Mail room / Management office / Back up office Floor 2 Fitness

Sanitary system	Floor 8 and Roof 15 m. Swimming pool with child pool / Jacuzzi / Hydrotherapy features Public restrooms and changing facilities / Sunset bar / Multi-purposed outdoor space with garden and BBQ area / Rooftop landscape with kids playground
Security system	Each floor Housekeeping room / Garbage room Underground water tank / Roof tank 24-hour security CCTV system in common area Key card access control Security gate
Fire protection escape system	Fire hose cabinet on each floor Fire alarm system Smoke detector in common area Smoke detector / Heat detector in residential units
MATV System	MATV System with 3,5,7,9, NBT, Thai PBS
Telephone and internet system	1 Direct line (not including telephone number regis- tration) Wireless Internet in Lobby / Restaurant / Bar / Business center / Fitness / Recreation area
Water treatment system	Aerobic water treatment system
Ground electrical system	Ground rod, all electrical outlets in residential units are provided with grounded system
Ventilation system	Ventilation fan in all bathrooms in residential units Kitchen ventilation system in residential units
Lighting protection system	Faraday cage system

FACT SHEET



Piling system	Bored piling system		
Structural system	Steel-reinforced concrete structure		
Floor system	Post-tension reinforced concrete		
Wall	Light-weight concrete block		
Residential unit Interior finishing			
Floor – Living, Bedroom	Vinyl floor tile, clip-lock system, 5 mm. Thick		
Floor – Living, Bedroom	Homogeneous tiles 0.60 m. X 0.60 m. (some parts of unit type C)		
Floor - Balcony	Anti-slip ceramic tiles 0.30 m. X 0.30 m.		
Floor - Bathroom	Homogeneous tiles 0.60 m. X 0.60 m.		
Wall – Living, Bedroom, Kitchen	Acrylic paint / Wallpaper		
Wall - Bathroom	Homogeneous tiles 0.60 m. X 0.60 m.		
Ceiling – Living, Bedroom, Kitchen	Gypsum board – plastered and painted		
Ceiling- Bathroom	Moist-resistant gypsum board – plastered and painted		
Ceiling-Balcony	Exterior acrylic paint		
Door-window			
Door – Main entrance	High-pressure laminate surface on plywood door		
Door – Interior rooms	High-pressure laminate surface on plywood door		
Door – Bathroom	High-pressure laminate surface on moist-resistant plywood door		
Door-Window – Exterior	Clear glass on aluminum frame powder coating finished		
Door-Window fittings	Hafele or equivalent		
Balustrade	Tempered laminated glass (Type C) Steel railing, spray painted (Type A / B)		
		Bathroom fitting	
		Sanitaryware	Kohler or equivalent
		Faucets	Hafele or equivalent
		Bathroom accessories	Hafele or equivalent
		Shower screen	Clear tempered glass with frosted screen
		Electrical fittings	
		Switch and receptacles	Panasonic or equivalent
		Lighting fixtures	Down light with LED bulb
		Air-conditioning system	Split type air-conditioning wall type, Daikin or equivalent
		Built-in	
		Built-in cabinets	Custom-made cabinet with laminated surface
		Built-in fittings	Hafele or equivalent
		Others	Digital lockset (Unit main entrance door) Minibar with refrigerator Safe box 2-layer fabric curtain

GENERAL SPECIFICATION



Central Festival Pattaya Beach



Yanasangwaram Temple



Buddha Mountain



Cartoon Network Water Park



Silverlake Vineyard

LOCATION POINTS OF INTEREST

ACTIVITIES

The residences will have numerous activities organized by the full time Activities & Guest Relations Officer. These will include:

- Swimming
- Windsurfing (Jomtien)
- Sailing (Marina Yacht club)
- Golf
- Trekking
- Cable Ski (Pattaya Lake Land)
- Paintball
- Para Motor
- Shopping
- Spa & Health
- Go Kart
- Bungee Jumping



- Cartoon Network Water Park 5 minutes
- Bang Sarey Beach 5 minutes
- Nong Nooch Tropical Garden 5 minutes
- Ocean Marina 5 minutes
- Silverlake Vineyard 10 minutes
- Buddha Mountain 10 minutes
- Yanasangwararam Temple 10 minutes
- Ramayana Water Park 10 minutes
- Pattaya Floating Market 10 minutes
- Under Water World 10 minutes
- Mimosa Pattaya 10 minutes
- Jomtien Beach 10 minutes
- Phoenix Gold Golf & Country Club 15 minutes
- Pattaya City 20 minutes
- Central Festival Pattaya Beach 25 minutes
- Walking Street 25 minutes

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ABOUT DEVELOPER

'HABITAT GROUP' was incorporated in 2012 with a specific mission in mind to become one of Thailand's leading property developers in the mid - to high - end residential market.

The company's founders recognized that differentiation is key in a competitive marketplace and sought to develop projects with unique character in terms of innovative design and superb functionality. The company's paramount vision was to establish HABITAT GROUP as an instantly recognized and well - regarded international standard brand featuring world-class design and incomparable product quality.

The first 2 developments by Habitat Group were 'The Ville Jomtien' and 'X2 Vibe Seaphere Pattaya' in Jomtien, Pattaya renowned as one of the fastest growing beach cities in Southeast Asia. These two projects were extraordinarily successful in terms of sales performance and the company's reputation as one of fast growing property developers.

Future development projects for the company include ambitious plans to develop 2 to 3 mid - to upscale pool villa and condominium projects per year, each featuring unique, distinctive design elements with locations in Pattaya, Bangkok and other major cities across Thailand.

www.HabitatGroupTh.com



HABITAT
GROUP



The Ville Jomtien Pool Villa



X2 Vibe Pattaya Seaphere



X2 Pattaya Oceanphere