

**RAMADA**<sup>®</sup>  
BY WYNDHAM  
MIRA NORTH PATTAYA

---

DEVELOPED BY HABITAT GROUP

## UNIT TYPES

---



### DELUXE

---

Usable area appx. 29 - 40 sq.m.  
รูปแบบห้องแบบ Single Corridor  
ระเบียงที่หันเข้าสู่ Facilities ของโครงการ  
เพื่อรับวิวภายนอกกับ Bay Window  
และสัมผัสธรรมชาติมากยิ่งขึ้น



### JUNIOR SUITE

---



### SUITE

---

Usable area appx. 55 sq.m.  
พื้นที่โปร่งโล่งกับการใช้งานที่เชื่อมต่อกัน  
แยกส่วนนั่งเล่นและห้องนอนออกจากกัน  
สร้างความเป็นส่วนตัวได้มากกว่า  
กับ His & Her Function พร้อมห้องน้ำ  
แบบฝักบัว และอ่างอาบน้ำ รับวันพักผ่อน  
ให้เป็นวันพักผ่อนอย่างแท้จริง



# UNIT LAYOUTS



**A1** | 29.00 sq.m



**A11** | 40.00 sq.m



**B2** | 45.00 sq.m



**C1** | 55.00 sq.m



# ABOUT RAMADA AND INVESTMENT

## FAR FROM NOTHING, WITH EVERYTHING ESSENTIAL AS YOUR NEIGHBOR.

Ramada Mira North Pattaya is located right in the heart of Pattaya. Only a 90-minutes drive to keep all your business matters close and all amenities even closer. Be surrounded by natural elements that are ideal for relaxation such as shady trees, and cool sea breeze. While being pampered with world-class luxury services, and facilities at the highest level to help you define a new meaning of living life to the fullest.

## ABOUT RAMADA MIRA NORTH PATTAYA

RAMADA is a large multinational hotel chain owned by Wyndham Worldwide. They operate nearly 850 full-service hotels in 65 countries. Ramada is the preferred choice of world travelers. With the most hotel located near airports than any other brand, Ramada pairs convenient travel with attentive service, regionally inspired designs and a distinctive pops-of-red décor add a personal touch to ensure a memorable stay.

## OUR RECOGNITION PROPERTY AWARDS

Within 7 years of property development, Habitat Group has become successful in achieving 36 property design and development awards from various renowned organizations both national and regional levels. Habitat Group's recognitions represent our commitment to develop properties to reach world-class standard in quality and splendid product design.





## THE ENTRANCE



This image only for advertising purpose.



This image only for advertising purpose.

## THE ROCK WAVE LOBBY



This image only for advertising purpose.

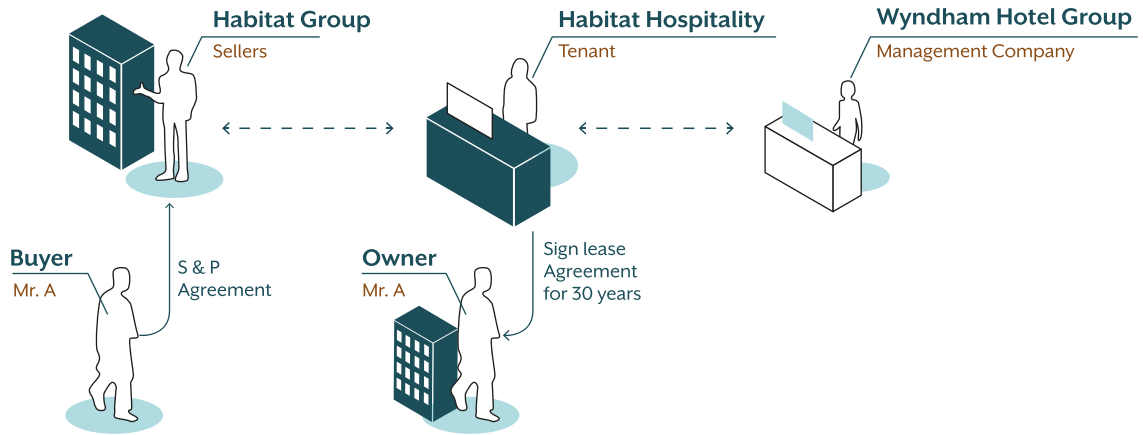
## THE PERSPECTIVE LAGOON

## FACILITIES

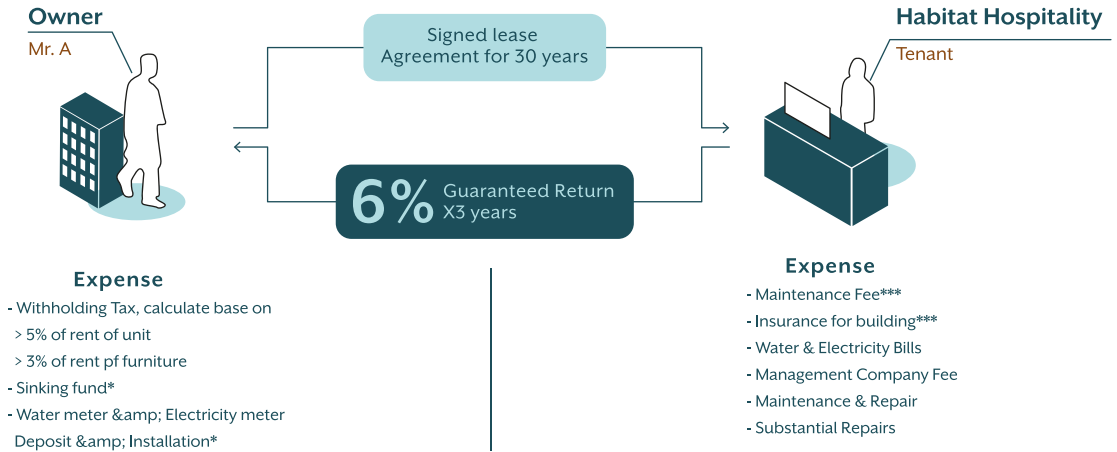
---

Main lobby / Outdoor recreation / area with landscape / Business Center / Ballroom / All Day Dining / Lagoon pool / Pool bar / Jacuzzi / Shallow Pool / Kids pool / Fitness / Kids Club / Lap pool

# INVESTMENT PROGRAM



## 6% GUARANTEED RETURN X3 YEARS



\* one time payment on the date of transfer the ownership / \*\* Lease Agreement will be made in 10 contracts, each lasts for 3 years / \*\*\* Maintenance fee and insurance for building will be absorbed by the developer during year 1-3

## RENTAL POOL 4<sup>th</sup> YEAR ONWARD

Sharing the net profit between the owner and the tenant in the proportion of **70 : 30**



**Net profit = Gross Profit - Expense**

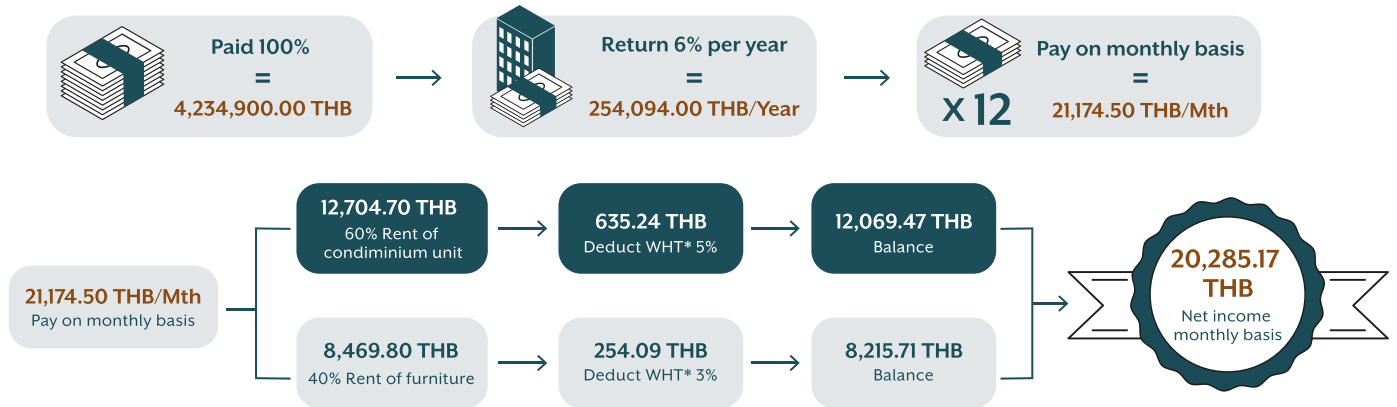
Expense are

- Maintenance Fee\*\*\*
- Insurance for building\*\*\*
- Water & Electricity Bills
- Management Company Fee
- Maintenance & Repair
- Substantial Repairs

\* Maintenance fee will be included in the expense before calculating net profit from year 4 onwards

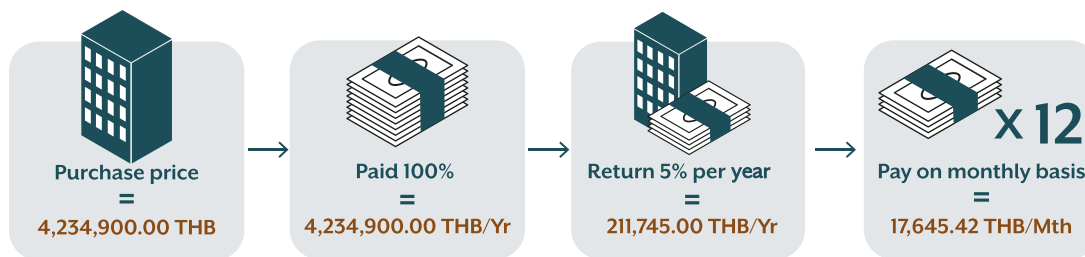
## SAMPLE CALCULATION

**6% Guaranteed Return X3 years**  
(1<sup>st</sup> Payment - 3<sup>rd</sup> month after hotel operation)



## SAMPLE CALCULATION

**Paid 100%** on signing contract date → **Get 5%** per year until construction finished

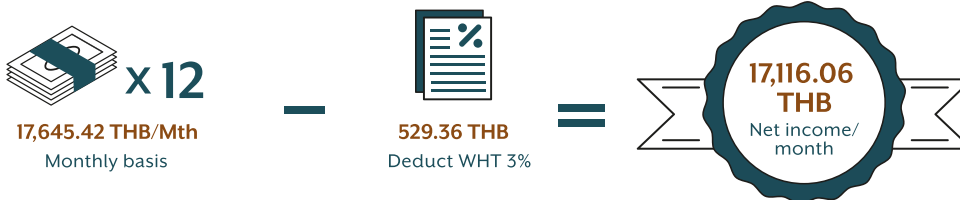


**Paid 50%** on signing contract date  
↓  
**Get 4%** per year until construction finished

**Paid 50%**  
2,117,450.00 THB

**Return 4% per year**  
2,117,450.00 THB

**7,058.16 THB**  
Net income / month



\* WHT = Withholding Tax

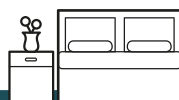
Under Thai Law, As the money received are from lease of assets, the tenant is legally obligated to deduct withholding tax for every rental payment in order to remit such withholding tax to the Revenue Department

\*\* Received on date 27<sup>th</sup> of every month, 1 month after signed contact

## PRIVILEGE FOR OWNER



**FREE STAY**  
**14**  
days/year\*



**ADDITIONAL STAY**  
**Special**  
**Discount**



**SPECIAL DISCOUNT**  
For Properties under  
Habitat Group

**10 Days** Monday - Thursday  
**4 Days** Friday-Sunday, Public holidays

\*Right of free stay is not included the high to peak seasons from 1 November to 29 February and 11-25 April of every year\*

BluPhere  
Pattaya  
BW Premier  
COLLECTION

Premier  
BEST WESTERN  
Byggher  
Pattaya  
Collection

THE VILLE  
Pattaya  
POOLS TOWER

X2  
Pattaya  
Pattaya  
Collection