

PROPERTY TALKS



SOUTHEAST ASIAN INFRASTRUCTURE DEVELOPMENT LED THE PROPERTY MARKET IN BANGKOK



Many experts show optimistic about the prospects for the development of Southeast Asia in the future, since the governments in the region are proactively expanding their spending on infrastructures such as railways, roads and other projects; in order to maintain the economic growth. The Pan-Asian railway is a critical project that pose an impact towards China's "One Belt One Road" strategic economic corridor; that the Chinese funding are very active in the area. The plan was originally proposed during the 1995 ASEAN Conference, which connects Kunming, China to Singapore; passes through Laos, Thailand, Malaysia. The east line connects Vietnam, Cambodia and Thailand; while the west line connects Myanmar and Thailand. It has now officially started the construction for the Laos section, which is expected to open in 2020. In the meantime, the section in between Malaysia and Singapore is expected to open in 2026. Other sections will begin successively and link altogether, achieving a golden age for the railway in Southeast Asia.

Besides deepening the interconnection in the region, it also promotes the economic development along the railways by attracting more capital inflows. Some positive indicators are the rise of Southeast Asian Stock Markets, as well as the standing high consumer confidence index. With the optimistic prospect, and the nature of higher return for property investment, these areas are favored by investors. It is worth mentioning that Bangkok is the intersection among the 3 lines of Pan-Asian railway, showing how excellent the location is. In addition to the huge tourist flow, it will definitely be a hotspot for property investment that contains ample growth potential.

BANGKOK SATHORN DISTRICT HAS A GREAT GROWTH POTENTIAL

This year is the investment year of Thailand, projects include BTS railways, high-speed railways, highways and so on. Estimated investment will be no less than 200 billion Thai Baht. As the political situation is stable now, the number of tourists is expected to exceed 35 million in 2017, y-o-y increase of 6%; revenue growth will reach 9% to about 1.82 trillion Thai Baht. Driven by the economic activities, Thailand's overall economic growth is expected to reach 3.5% this year. If you are interested in investing in the Southeast Asian market, Thailand is the best choice.

In the central area of Bangkok like Sathorn and Khlong Toei districts that along Chao Phraya River, the government has now started some large-scale development plans which costs about 300 billion; Including the highest value project, planning to convert the large areas of lands from the Railway Bureau along the river to commercial use, and develop terminal, office buildings, hotels, malls and pedestrian areas and so on. The second one is reshape the port of Khlong Toei as a tourist terminal. The third one is the 57km cycling trails along Chao Phraya River. It is believed that there are more institutions will be moved to these new developed areas, the riverside are expected to be much prosperous with great growth potential.



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Thailand is welcome and inclusive to foreign cultures. Bangkok is well connected to all over the world, and is the hub of Southeast Asia. It is the most popular tourist city and the tourism is still continuing to develop rapidly, together with the manufacturing industries, Bangkok has attracted many overseas investors. The property price and the rental returns in Thailand has a great growth potential for the golden areas, the rental yield could be 5-7%.

Foreigners can purchase local units directly, which is freehold. Thailand has no inheritance tax, and the tax system is simple. There is only a management fee for holding the property. However, foreigners are not allowed to buy land, if you buy a property, it is not allowed to hold more than 49% of total area.



Property highlight in Bangkok : THE KEY

The Key is developed and planned by Land and Houses, a leading listed property developer in Thailand. It has 27 years of development experience that guarantees the strength and quality of real estate design and construction. The 38-storey project offers a total of 885 1- to 2-bedroom apartments with gross floor area ranging from 32.6 to 75.3 square meters. The Key adopted a Y-shaped architectural design that creates unblocked views for the residents. All apartments are well set with sizeable balconies that offer the most magnificent views of Bangkok city and Chao Phraya River.



In addition to the simple yet modern interior decoration and well-designed security facilities, residents at The Key can enjoy a 1,600 square meters outdoor garden, swimming pool, gymnasium, reading lounge and multi-purpose activity room. Nonetheless, there are also car parking spaces available that cater to the different needs of its residents. The Key is expected to be completed and ready for move-in in June 2017.



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