



Baan Talay
Pattaya

s e a v i e w

P o o l V i l l a

A woman in a white dress and a wide-brimmed hat is walking barefoot on a wet, reflective beach at sunset. The sky is a mix of blue and orange, with scattered white clouds. The ocean waves are visible in the distance. The text "Living by the Sea." is overlaid in a white, serif font across the middle of the image.

Living by the Sea.



Baan Talay Pattaya is superbly located right on the most beautiful, private, and peaceful beach of Pattaya. Baantalay features from Sukhumvit road and leveling down to the beach thus making all our house with the stunning view of the sea.

You will be pleased to discover that practically everything you require is easily accessible from Baantalay Pattaya. The one and only excellent place in Pattaya is now ready for you to proudly be the ownership

การพักผ่อนในสถานที่อันสงบเป็นส่วนตัว
พัทยา เมืองแห่งทะเล ภูเขา แสงแดด การพักผ่อนใน
สถานที่อันสงบเป็นส่วนตัว และได้สัมผัสใกล้ชิดกับ
ท้องทะเลสีคราม สายลมอันบริสุทธิ์คงเป็นสิ่งที่ทุกคน
นั้นปรารถนา แต่จะมีใครบ้างที่รู้ว่าสถานที่นั้นมืออยู่จริง
ซึ่งอยู่ไม่ไกลจากกรุงเทพฯ เดินทางสะดวกสบาย
บ้านทะเล พัทยา ที่เดียวที่ทำให้คุณได้สัมผัสถึง
...ความรู้สึกของ "สวรรค์บนดิน"

Facilities

- Beachfront Club House 2,000 sq.m.
- 35 meters Infinity Swimming Pool
- Fitness Room with Modern exercising Equipment
- Library Room
- Sauna Room, Steam Room

- คลับเฮ้าส์หฺร 2,000 ตารางเมตร ริมหทะเล
- สระว่ายน้ำขนาดใหญ่ Infinity Edge ยาว 35 เมตร
- ห้องออกกำลังกายพร้อมอุปกรณ์มาตรฐาน
- ห้องสมุด
- ห้องซาวน่า สตรีม



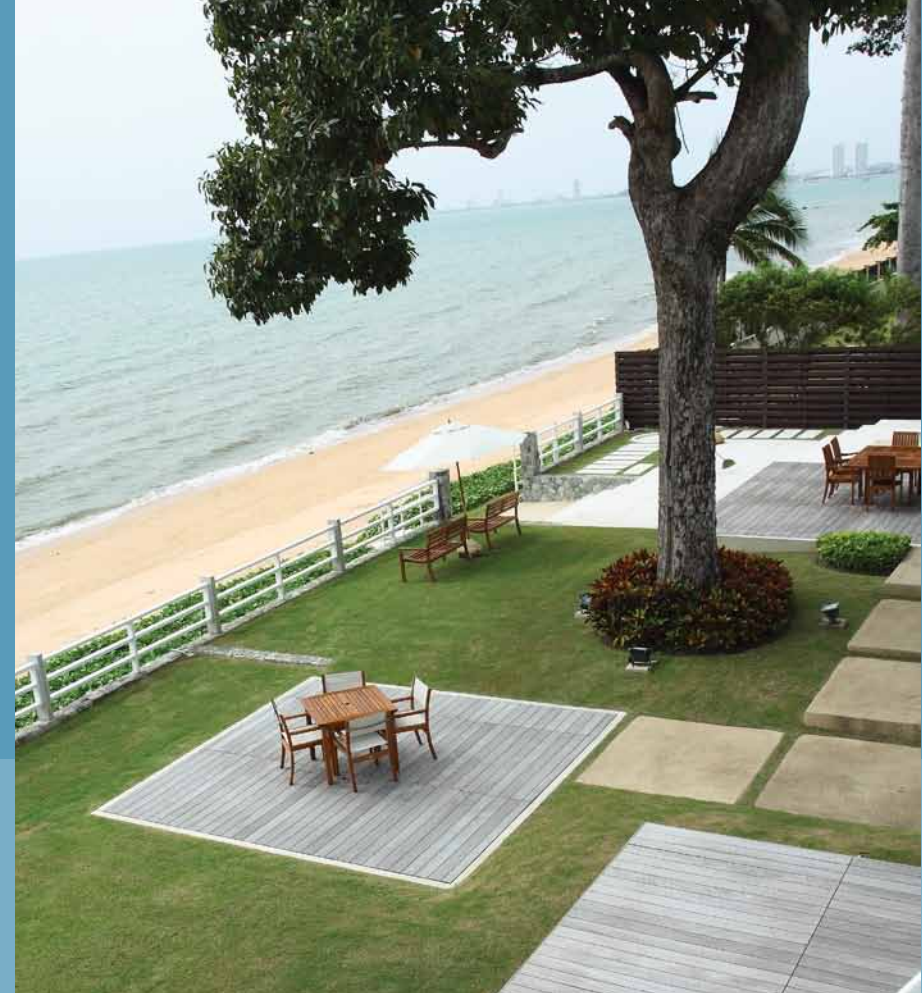
Security



CCTV



PARKING



Living room

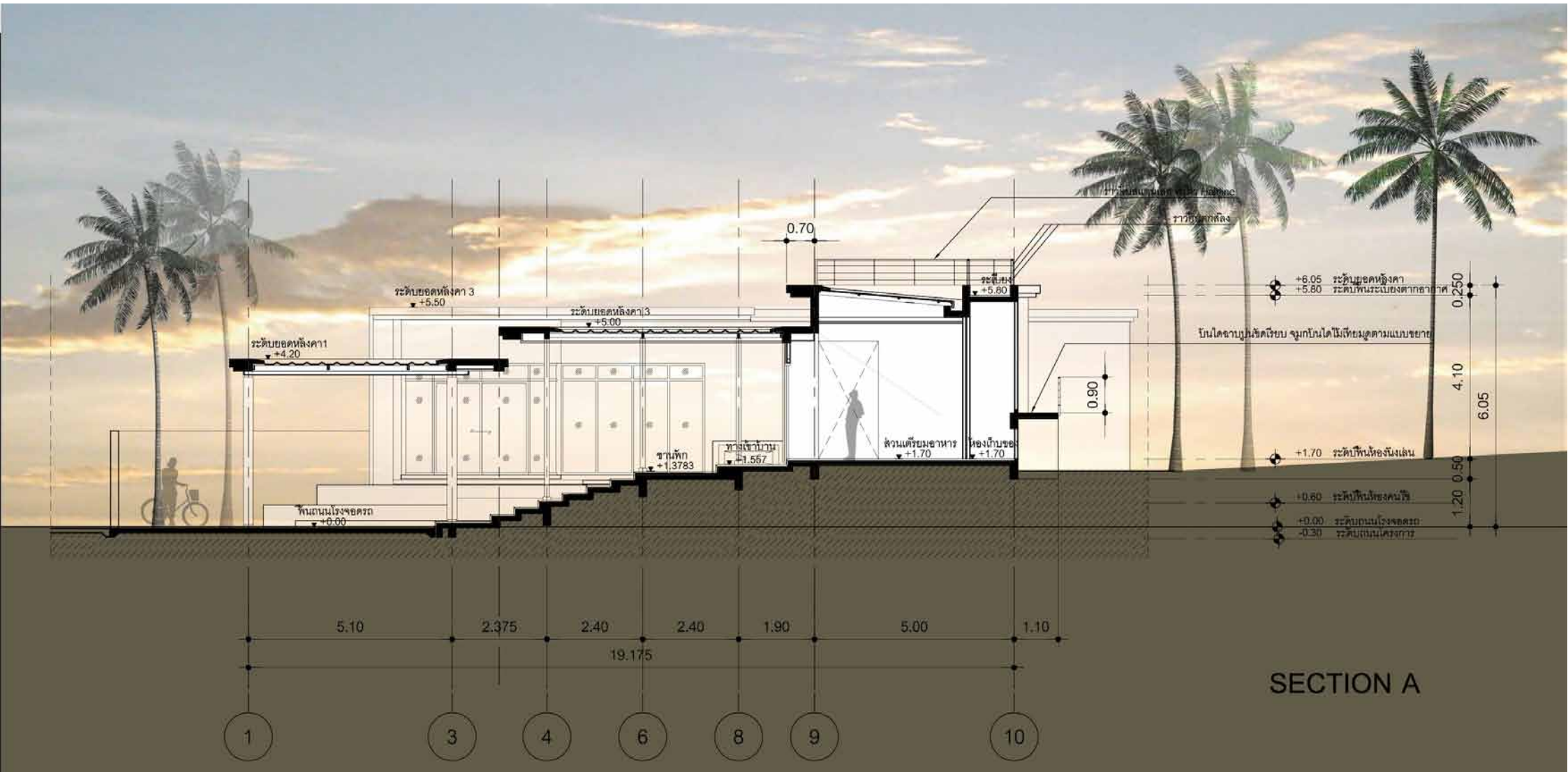


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Master plan



Section A



SECTION A

Swimming pool



1ST Floor



2ND Floor (Roof Deck)



PLOT 38

Land Area 175 sq.w.

Total 418.80 sq.m.

Indoor 181.01 sq.m.
Outdoor 237.79 sq.m.

1. Swimming Pool	5.55 x 9.16 50.83 sq.m.	7. Living + Dining + Pantry	5.20 x 12.02 64.48 sq.m.	13. Terrace	1.00 x 3.50 3.50 sq.m.	19. Laundry	1.10 x 5.77 6.35 sq.m.
2. Front Terrace	5.82 x 8.00 46.57 sq.m.	8. Master Bedroom	4.00 x 7.53 30.12 sq.m.	14. Bedroom 3	3.80 x 5.18 19.70 sq.m.	20. Storage	1.50 x 1.70 2.55 sq.m.
3. Back Terrace	1.00 x 8.00 8.00 sq.m.	9. Master Clo. + Bathroom	3.47 x 5.05 17.50 sq.m.	15. Bathroom 3	1.60 x 2.81 4.50 sq.m.	21. Maid Bedroom	2.40 x 2.80 6.72 sq.m.
4. Service way	1.00 x 4.50 4.50 sq.m.	10. Outdoor Garden	0.80 x 3.40 2.72 sq.m.	16. Kitchen	2.40 x 2.71 6.50 sq.m.	22. Maid WC.	1.37 x 1.90 2.60 sq.m.
5. Parking	5.40 x 5.50 29.70 sq.m.	11. Bedroom 2	3.50 x 4.87 17.04 sq.m.	17. WC.	1.70 x 1.80 3.06 sq.m.	23. Stair	1.05 x 8.48 8.90 sq.m.
6. Entrance Stair	2.75 x 12.15 33.40 sq.m.	12. Bathroom 2	1.60 x 3.13 5.00 sq.m.	18. Pump	1.20 x 2.70 3.24 sq.m.	24. Moon Deck	5.00 x 8.66 43.32 sq.m.
							1ST
							2ND

1ST Floor



2ND Floor (Roof Deck)



PLOT 47

Land Area 193 sq.w.

Total 428.65 sq.m.

Indoor 186.02 sq.m.

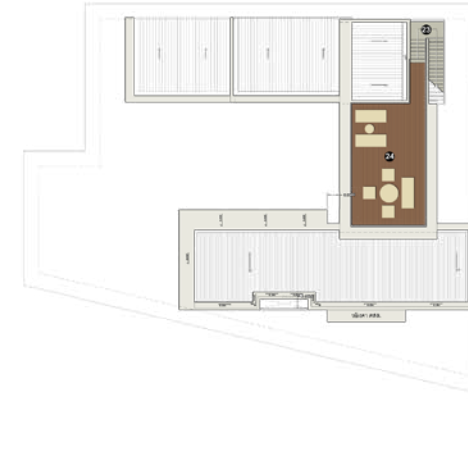
Outdoor 242.63 sq.m.

1. Swimming Pool	5.30 x 9.23 48.94 sq.m.	7. Living + Dining + Pantry	5.20 x 12.93 67.26 sq.m.	13. Terrace	1.00 x 3.50 3.50 sq.m.	19. Laundry	1.25 x 5.00 6.26 sq.m.
2. Front Terrace	4.20 x 13.53 56.82 sq.m.	8. Master Bedroom	4.00 x 7.53 30.12 sq.m.	14. Bedroom 3	3.80 x 5.18 19.70 sq.m.	20. Storage	1.50 x 2.03 3.05 sq.m.
3. Back Terrace	1.00 x 8.00 8.00 sq.m.	9. Master Clo. + Bathroom	3.47 x 5.05 17.50 sq.m.	15. Bathroom 3	1.60 x 2.81 4.50 sq.m.	21. Maid Bedroom	2.20 x 2.80 6.16 sq.m.
4. Service way	1.00 x 3.00 3.00 sq.m.	10. Outdoor Garden	0.80 x 3.40 2.72 sq.m.	16. Kitchen	2.50 x 2.70 6.75 sq.m.	22. Maid WC.	1.43 x 2.10 3.00 sq.m. 1ST
5. Parking	5.40 x 6.12 33.07 sq.m.	11. Bedroom 2	3.50 x 4.87 17.04 sq.m.	17. WC.	1.50 x 1.80 2.70 sq.m.	23. Stair	1.05 x 8.48 8.90 sq.m.
6. Entrance Stair	2.80 x 10.04 28.10 sq.m.	12. Bathroom 2	1.60 x 3.13 5.00 sq.m.	18. Pump	1.20 x 2.70 3.24 sq.m.	24. Moon Deck	5.00 x 8.66 43.32 sq.m. 2ND

1ST Floor



2ND Floor (Roof Deck)



PLOT 49

Land Area 140 sq.w.

Total 418.80 sq.m.

Indoor 181.01 sq.m.
Outdoor 237.79 sq.m.

1. Swimming Pool	5.55 x 9.16 50.83 sq.m.	7. Living + Dining + Pantry	5.20 x 12.02 62.48 sq.m.	13. Terrace	1.00 x 3.50 3.50 sq.m.	19. Laundry	1.10 x 5.77 6.35 sq.m.
2. Front Terrace	5.82 x 8.00 46.57 sq.m.	8. Master Bedroom	4.00 x 7.53 30.12 sq.m.	14. Bedroom 3	3.80 x 5.18 19.70 sq.m.	20. Storage	1.50 x 1.70 2.55 sq.m.
3. Back Terrace	1.00 x 8.00 8.00 sq.m.	9. Master Clo. + Bathroom	3.47 x 5.05 17.50 sq.m.	15. Bathroom 3	1.60 x 2.81 4.50 sq.m.	21. Maid Bedroom	2.40 x 2.80 6.72 sq.m.
4. Service way	1.00 x 4.50 4.50 sq.m.	10. Outdoor Garden	0.80 x 3.40 2.72 sq.m.	16. Kitchen	2.40 x 2.71 6.50 sq.m.	22. Maid WC.	1.37 x 1.90 2.60 sq.m. 1ST
5. Parking	5.40 x 5.50 29.70 sq.m.	11. Bedroom 2	3.50 x 4.87 17.04 sq.m.	17. WC.	1.70 x 1.80 3.06 sq.m.	23. Stair	1.05 x 8.48 8.90 sq.m.
6. Entrance Stair	2.75 x 12.15 33.40 sq.m.	12. Bathroom 2	1.60 x 3.13 5.00 sq.m.	18. Pump	1.20 x 2.70 3.24 sq.m.	24. Moon Deck	5.00 x 8.66 43.32 sq.m. 2ND

1ST Floor



2ND Floor (Roof Deck)



PLOT 50

Land Area 156 sq.w.

Total 398.02 sq.m.

Indoor 173.86 sq.m.

Outdoor 224.16 sq.m.

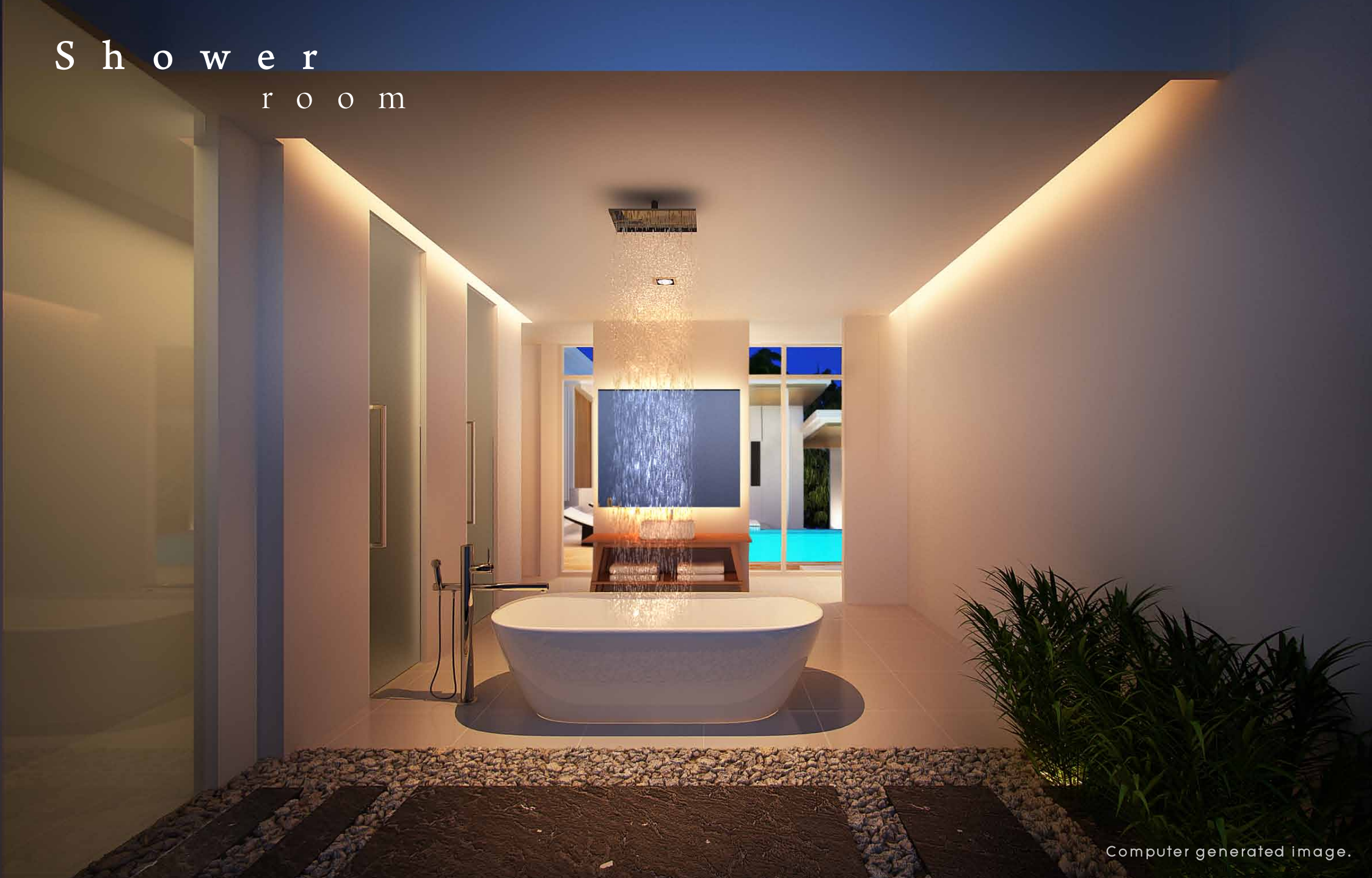
1. Swimming Pool	4.80 x 8.91 42.75 sq.m.	7. Living + Dining + Pantry	5.20 x 10.20 53.02 sq.m.	13. Terrace	- -	19. Laundry	1.10 x 7.07 7.78 sq.m.
2. Front Terrace	6.41 x 8.00 51.27 sq.m.	8. Master Bedroom	4.00 x 7.53 30.12 sq.m.	14. Bedroom 3	3.60 x 5.78 20.80 sq.m.	20. Storage	1.50 x 1.70 2.55 sq.m.
3. Back Terrace	1.00 x 7.85 7.85 sq.m.	9. Master Clo. + Bathroom	3.47 x 5.05 17.50 sq.m.	15. Bathroom 3	1.60 x 2.75 4.40 sq.m.	21. Maid Bedroom	2.40 x 2.80 6.72 sq.m.
4. Service way	1.00 x 4.50 4.50 sq.m.	10. Outdoor Garden	0.80 x 3.90 3.12 sq.m.	16. Kitchen	2.50 x 2.70 6.75 sq.m.	22. Maid WC.	1.37 x 1.90 2.60 sq.m. 1ST
5. Parking	5.40 x 5.50 29.70 sq.m.	11. Bedroom 2	3.50 x 5.23 18.30 sq.m.	17. WC.	1.70 x 1.80 3.06 sq.m.	23. Stair	1.05 x 8.48 8.90 sq.m.
6. Entrance Stair	2.30 x 13.10 30.13 sq.m.	12. Bathroom 2	1.50 x 3.20 4.80 sq.m.	18. Pump	1.20 x 2.70 3.24 sq.m.	24. Moon Deck	5.00 x 7.63 38.16 sq.m. 2ND

Master bedroom



Computer generated image.

Shower room



F r o n t
t e r r a c e



F r o n t t e r r a c e



L i v i n g
r o o m



Front
terrace



R o o f d e c k



Computer generated image.

G a r d e n



Computer generated image.



Location

- 163 Km. from Bangkok
- 135 Km. from Suvarnabhumi International Airport
- 15 Km. from Pattaya Beach
- Nongnut Garden

- 163 กม. จากกรุงเทพฯ
- 135 กม. จากสนามบินสุวรรณภูมิ
- 15 กม. จากพัทยา
- ไกล่สวนนงนุช

www.baantalaypattaya.com

Please Contact..

Atipatta Phongchawee

09 2323 2222

email : aipatta.aeh@gmail.com



A T r u l y B e a c h f r o n t + L i v i n g



09 2323 2222
www.baantalaypattaya.com

Project owner : AEH co., Ltd. 92/33 – 34 Sathorn Thani Building, 14th Floor, North Sathorn Road, Silom, Bangrak, Bangkok 10500. Telephone (+66) 2 234 1000, Facsimile (+66) 2 233 4000. Project location : Baan Talay Pattaya. Mr. Arun Eamsureya (President) and Mrs. Weraya Suttabongoch (Managing Director) Registered capital ; 150 Million Baht (Paid up) Land title deed no. : 32, 861, 871, 872, 874, 1596, 4167, 4168, 4169, 4249 Total project area: 51-3-38 Rais Project location 111 moo 8, Sukhumvit Road, Najomtien, Sattahip, Chonburi 20250. Land subdivision permit no. 33/2547 Land can be transfer within 7 days after signing contract. Dated 28 October 2004. Construction started: October 2004 and expected completion October 2010.