



**PROJECT HUA I SAK**

**CHIANG RAI**

**THAILAND**

*MASTERPLAN PROPERTY (THAILAND) CO., LTD.*

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## Chiang Rai Thailand

**Huai Sak** Subdistrict Municipality, It is located in the southeast of Mueang Chiang Rai District. 12 kilometers from Mueang Chiang Rai District, Huai Sak Subdistrict, Mueang Chiang Rai District, Chiang Rai Province

Territory contact with neighboring areas

North : Siri Wiang Chai Subdistrict, Don Sila Subdistrict, Wiang Chai District

South : Doi Lan Subdistrict, Mueang Chiang Rai District. and Phan District

East : Don Sila, Wiang Chai District, and T.T. Doi Lan, Mueang Chiang Rai District.

West : Tha Sai, T.T. Pa O Donchai Mueang Chiang Rai

Summer: Approximately mid-February to mid-May The highest average temperature is 30.6 degrees Celsius, the highest temperature is 35.4 degrees Celsius.

Rainy season: Approximately mid-May to mid-October, there are 145 days of rain throughout the year, total rainfall is 2,042.6 millimeters.

Winter is from mid-October to mid-February. The average minimum temperature is 15.1 degrees Celsius, the lowest temperature is 10.2 degrees Celsius.

Huai Sak Sub-district Consisting of 30 villages, it is the largest sub-district in Thailand.



## 清莱， 泰国

- **Huai Sak 街道市**，它位于Mueang Chiang Rai 区的东南部。距清莱府 Mueang Chiang Rai District 怀萨克区 Mueang Chiang Rai District 12 公里
- 领土与邻近地区的联系
- 北区：西里旺柴街、唐西拉街、旺柴区
- 南：木兰街，木兰清莱区， 及潘区
- 东：Wiang Chai区Don Sila和Muang Chiang Rai区 T. T. Doi Lan。
- 西：Tha Sai, T. T. Pa O Don chai Muang Chiang Rai
- **夏季**：大约2月中旬至5月中旬最高平均气温为30.6摄氏度，最高气温为35.4摄氏度。
- **雨季**：大约在5月中旬至10月中旬，全年有145天的降雨，总降雨量为2,042.6毫米。
- **冬季**从10月中旬到2月中旬。 平均最低温度为15.1摄氏度，最低温度为10.2摄氏度。
- 怀萨子区由30个村庄组成，是泰国最大的子区。







# Chiang Rai Thailand

## PROJECT OUTLINE

The project targets the construction of a luxury residential community Thai-Tropical style villas on several hills, overlooking a beautiful hills. The focus will be on permanent residents who will buy villas in a design standardized for the development.

Each villa will be built on a generous space and has a gorgeous view on the hill or on paddy fields. Privacy will be key for the landscaping design. The building aging smart concept with certification are implementation targets for the project planning, layout and construction.



## 工程计划大纲

- 该项目的目标是建设一个豪华住宅社区，泰国热带风格的别墅在几个山上，俯瞰一个美丽的小山。 重点将是永久居民谁将购买别墅的设计标准化的发展。
- 每栋别墅都将建在一个宽敞的空间上，在山上或稻田上可以看到美丽的景色。 隐私将是园林设计的关键。 通过认证的建筑老化智能概念是项目规划、布局和建设的实施目标。



# Chiang Rai Thailand

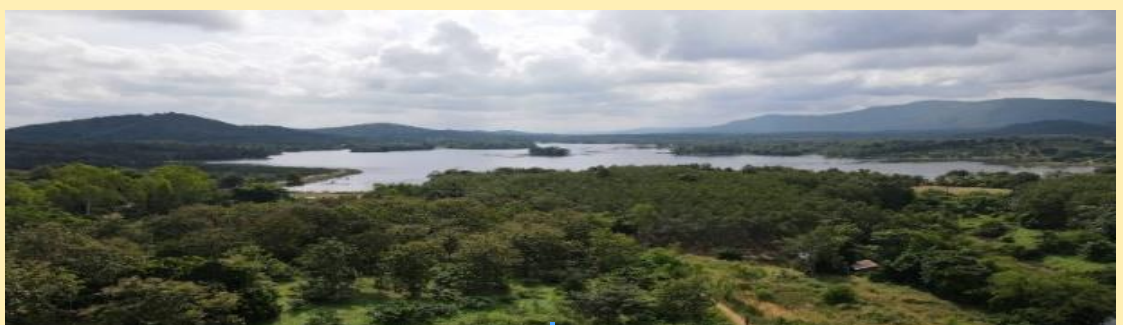


## THE LOCATION

The development area is located about 13 kilometers south-east of the city of Chiang Rai, capital of the Thai province with the same name and which is bordering Myanmar and Laos (Golden Triangle). Since many years, it belongs to the fastest developing areas of Thailand.

Chiang Rai has its own international airport (CEI) with several airlines offering regular scheduled flights from Bangkok to Chiang Rai. In addition, seasonal flights are arriving from China.

The development area can be reached in less than 25 minutes both from the airport and the centre of Chiang Rai. It is adjacent to the road no. 1020 in the east and to a forestry zone in the west. It is currently used for agriculture (mainly rice fields and fruit trees) as is most of the land in the area around the small village of Ban Hui Sak, which located in the south-east corner of the development area.





# 清莱， 泰国

## 地点

- 开发区位于泰国首都清莱市东南约13公里处，与缅甸和老挝（金三角）接壤。多年来，它属于泰国发展最快的地区。
- 清莱有自己的国际机场（CEI），有几家航空公司提供从曼谷到清莱的定期航班。此外，季节性航班从中国抵达。
- 从机场和清莱市中心不到25分钟就可以到达开发区。它东邻1020号公路，西邻林业区。它目前用于农业（主要是稻田和果树），以及位于开发区东南角的Ban Hui Sak小村庄周围地区的大部分土地。





# MAE FAH LUANG CHIANG RAI INTERNATIONAL AIRPORT

## 清萊國際機場

### NEW TERMINAL - MAE FAH LUANG CHIANG RAI INTERNATIONAL AIRPORT

อาคารผู้โดยสารหลังใหม่ ท่าอากาศยานนานาชาติแม่ฟ้าหลวง จังหวัดเชียงราย



## 新航站樓 - 清萊國際機場

# Chiang Rai Thailand



## THE LOCATION

Less than a ten minutes' drive away is the Santiburi Golf Course, which is widely regarded as one of the best conceived and conditioned golf courses in Asia. It is world class, yet playable and enjoyable for golfers of every level.

The famous Golden Triangle area is only about 1.5 hours away and the popular tourist destination Chiang Mai in the north-west of Thailand can be reached by car in 2.5 hours.

## 清萊， 泰国

### 地点

- 距离桑蒂布里高尔夫球场不到十分钟的车程，桑蒂布里高尔夫球场被广泛认为是亚洲最具构思和条件的高尔夫球场之一。这是世界级的，但可玩和愉快的每个级别的高尔夫球手。
- 著名的金三角地区距离酒店仅有约1.5小时的路程，距离泰国西北部的热门旅游目的地清迈（Chiang Mai）仅有2.5小时的车程。

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# Chiang Rai Thailand

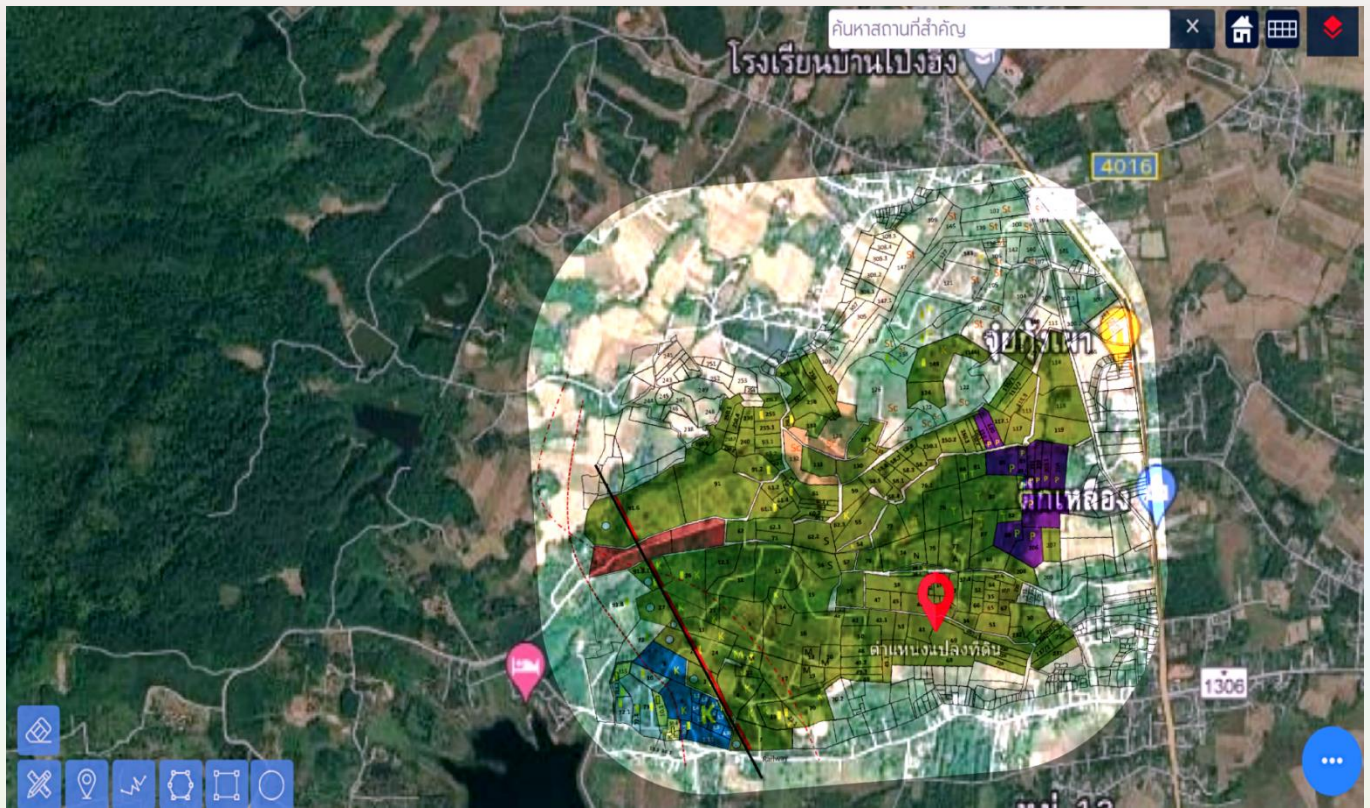
## 清菜，泰国





# Chiang Rai Thailand

清萊，泰国





# Chiang Rai Thailand

清萊，泰国





# Chiang Rai Thailand

清萊，泰国



## Project Area

The western border of the area leans on a protected forestry zone where neither residential nor commercial buildings are allowed, Access to the development area would be possible both from the main road in the north-east and from a local community road at the south-western border.



## 项目范围

- 从清莱机场开车不到25分钟就可以到达该地区。
- 该开发项目占地约300万平方米，包含数座山丘和小湖泊。
- 该地区目前用于农业（大米，水果），靠近 Ban Hui Sak 村。
- 该地区的西部边界靠在一个受保护的林业区，那里既不允许住宅也不允许商业建筑。可以从东北部的主要道路和西南边界的当地社区道路进入发展区。



## Prior Investments

**The project's investments to date are valued at about EUR 32 million.**

And occurred for the acquisition and reservation of land **(1.55 million square meters)**

And for preparations for the development project. The land acquisitions occurred through the Thai company.

## 清萊， 泰国

- 该项目迄今为止的投资价值约为3200万欧元。
- 和发生的收购和保留土地（155万平方米）
- 以及开发项目的准备工作。
- 土地收购是通过泰国公司进行的。





**Chiang Rai Thailand**



## **The Investment**

### **The funding will consist of additional equity (€ 23 million)**

The money will be used to finance the Thai companies to execute the project.

The investment period is 5 years in alignment with the expected time required to sell sufficient villas to future residents and investors to generate the necessary revenues to pay back the financing.

## **清萊， 泰国**

- **资金将包括额外股本（2300万欧元）**
- 这笔钱将用于资助泰国公司执行该项目。
- 投资期为5年， 与向未来居民和投资者出售足够别墅所需的预期时间一致，
- 以产生必要的收入以偿还融资。



# Chiang Rai Thailand



## Expected Project Revenues and Investment Returns

The project will generate estimated net revenues of about **€ 734 million** from the sale of villas and the land lease contracts with villa buyers and service providers.

Additional revenues will be generated from service providers (including residence area operations) following the start of operations at the end of the development period.

The project will pay market rates for the debt financing and offers very attractive returns for equity investors.

## 清萊， 泰国

### 预期项目收入和投资回报

- 该项目将通过出售别墅以及与别墅买家和服务提供商签订的土地租赁合同产生约 7.34 亿欧元的净收入。
- 在开发期结束时开始运营后，服务提供商（包括居住区运营）将产生额外收入。
- 该项目将为债务融资支付市场利率，并为股权投资者提供极具吸引力的回报。

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# Chiang Rai Thailand

## THE DEVELOPMENT PROJECT

### High-End Residential Community

The development project targets the construction of a luxury residential community villas on several hills, Overlooking a beautiful lake winding between the hills on a large area near the city of Chiang Rai in northern Thailand.

### 清莱端奎小区

- 该开发项目的目标是在几个山丘上建造一个拥有栋别墅的豪华住宅社区，
- 在泰国北部清莱市附近的一个大区域，俯瞰一个美丽的湖泊，蜿蜒在群山之间。



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# Chiang Rai Thailand

## THE DEVELOPMENT PROJECT

The development builds on the current and future needs of a growing ageing population, of individuals who look for a safe, tranquil, healthy, well serviced (security, landscaping, maintenance) And well accessible environment to spend part of or all their remaining life, while knowing that their investment as well as their well-being have been entrusted to the right professionals.

## 清萊， 泰国

- 这项发展建立在目前和未来不断增长的老齡化人口的需要之上，以及寻求安全、宁静、健康、服务良好（保安、美化环境、维修）的个人的需要之上
- 和良好的环境，以度过他们剩余的生活的一部分或全部，同时知道他们的投资以及他们的福祉已委托给合适的专业人士。



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# Chiang Rai Thailand



## THE DEVELOPMENT PROJECT

The very large development area offers the unique opportunity to all residents to own a prime location in a beautiful and safe environment without the typical visual and logistical restrictions of an average gated community.

### 清萊，泰国

- 这个非常大的发展区为所有居民提供了一个独特的机会，让他们在一个美丽而安全的环境中拥有一个最好的位置，而没有一般封闭社区的典型视觉和后勤限制。





# Chiang Rai Thailand

## THE DEVELOPMENT PROJECT

The northern province of Chiang Rai has a very attractive climate to people from Europe and North America as it is much more moderate than in the south of Thailand. Especially the winter months offer warm, sunny days and comfortably cool nights which allow living without the constant need for air conditioning.

The environment in the Chiang Rai province is also largely preserved due to the protection by the Royal Family. That means that there are no zones for heavy industry and the province includes many natural parks and protected areas.

## 清萊， 泰国

### 发展计划

- 清萊的北部省份有一个非常有吸引力的气候来自欧洲和北美的人，因为它是比泰国南部温和得多。
- 特别是冬季月份提供温暖，阳光灿烂的日子和舒适凉爽的夜晚，使生活无需经常需要空调。
- 由于皇室的保护，清萊省的环境也在很大程度上得到了保护。这意味着没有重工业区，该省包括许多自然公园和保护区。



# Chiang Rai Thailand



## The Villas

The project realization targets to implement the unique International Standards.

It provides an objective description and assessment of the sustainability of buildings and urban districts. Quality is assessed comprehensively over the entire life cycle of the building.

The outstanding fulfilment of up to 50 sustainability criteria from the quality sections ecology, economy, socio-cultural aspects, technology, process workflows and site are certified.

The project also targets to implement smart, modern and innovative building automation systems, economic and energy saving building structure, currently discussed in the real estate development community under the term of "Smart Aging House".

## 別墅

- 项目的实现目标是实现独特的国际标准。它对建筑物和市区的可持续性提供了客观的描述和评估。在建筑物的整个生命周期中全面评估质量。
- 在质量方面，生态、经济、社会文化、技术、工艺流程和场地等50项可持续发展标准的杰出表现获得认证。
- 该项目还旨在实施智能，现代和创新的楼宇自动化系统，经济和节能建筑结构，目前在房地产开发界讨论的“智能老化房屋”一词。





# Chiang Rai Thailand



## The Villas

"The Energy Balanced Building" or "Energy Plus Building" defines the energy savings on demand and the generated renewable energy, ideally leading to a "Zero Energy Balance".

Since the Thai Government currently does not allow the feed of private renewable energy to the national grid the project will integrate an advanced energy storage system.

Access to the villas will only be possible with (private) electric EV cars (Smart EV) and residents will be assigned private parking spaces at the parking area near the main gate.

## 別墅

- “能源平衡建筑”或“能源加建筑”定义了按需节约的能源和产生的可再生能源，理想情况下导致“零能源平衡”。
- 由于泰国政府目前不允许向国家电网输送私人可再生能源，该项目将整合先进的储能系统。
- 只有（私人）电动电动汽车（智能电动汽车）才能进入別墅，居民将在正门附近的停车场分配私人停车位。





# Chiang Rai Thailand



## The Villas

Structures and layouts will be standardized for the different villa types and villa buyers will be able to choose from a limited number of alternatives for floors, fittings, equipment and fabrics. These options will be put together by an interior designer with a proven record in other high-end developments.

Each villa will have a private pool and, for the bigger villa types, a Jacuzzi. The pools will be equipped with water quality monitoring systems and UV-filtering to achieve the lowest possible content of chloride.

A fully equipped kitchen (or a kitchenette for the smallest type of villas) as well as other individual arrangements will be included based on the requirements of the villa buyers.

## 別墅

- 结构和布局将针对不同的別墅类型进行标准化，別墅买家将能够从地板，配件，设备和织物的有限数量的替代品中进行选择。这些选择将由一位在其他高端开发项目中有良好记录的室内设计师组合在一起。
- 每栋別墅都有一个私人游泳池，对于较大的別墅类型，还有一个按摩浴缸。这些水池将配备水质监测系统和紫外线过滤，以达到尽可能低的氯含量。
- 一个设备齐全的厨房（或一个小厨房为最小的別墅类型）以及其他个人安排将包括根据別墅买家的要求。

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# Chiang Rai Thailand

## The Medical Centre



The Medical Centre is an integrated part of the whole development project, one of the USPs for the project and thus an important marketing tool for the sale of the villas.

The medical centre will serve the residents as well as non-resident patients and clients.

The core business concept is aimed at providing medical treatments and rehabilitation. Assisted living will also be considered as there is a continuously increasing demand due to the considerable costs for such services in the developed countries.

The medical centre will take a holistic approach to treatments, i.e. finding the reason behind a disorder, correct the cause and activate the self-healing property of the body to get rid of the problem in a natural way.

We will there by combine the most up-to-date academic medical knowledge and technology with the best of natural medicine to fulfil the needs and desires of clients.

### 医疗中心

- 医疗中心是整个开发项目的一个组成部分，是该项目的USPs之一，因此是销售别墅的重要营销工具。
- 医疗中心将为居民以及非居民患者和客户提供服务。
- 其核心理念是提供医疗和康复服务。辅助生活也将被考虑,因为发达国家对这种服务的费用很高,因此需求不断增加。
- 医疗中心将采取全面的治疗方法，即找出疾病背后的原因，纠正原因，激活身体的自愈特性，以自然的方式解决问题。
- 因此，我们将结合最新的学术医学知识和技术与最好的天然药物，以满足客户的需要和愿望。

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# Chiang Rai Thailand



## The Medical Centre

Therapies will be curative and preventive, the latter dealing with bad influences of improper life style, mainly not suitable food, too little exercise and the exposure to pollution (bad air quality, contaminated food as well as omnipresent electromagnetic emissions).

Our services in the areas of natural healing will include traditional massages, dermatology, beauty and cosmetics, dental clinic, ophthalmology, medical spa / wellness, lifestyle, nutrition (including demo kitchen), individual personalized consultations, life coach sessions, medical lab / compounding pharmacy.

### 医疗中心

- 治疗将是治疗性和预防性的，
- 后者处理不当生活方式的不良影响，
- 主要是不适合的食物，运动太少和暴露于污染
- （不良空气质量，受污染的食物以及无所不在的电磁排放）。
- 我们在自然愈合领域的服务将包括传统按摩，皮肤科，美容和化妆品，牙科诊所，眼科，医疗水疗/健康，生活方式，营养（包括演示厨房），个人个性化咨询，生活教练会，医学实验室/复合药房。



# Chiang Rai Thailand



## A Medical Centre

A boutique hotel as well as additional services like restaurants, spa / wellness, conference, small shops, sports and a hiking/biking trail within the borders of the area will be included in the development.

The residence, the hotel and the medical Centre, together with the whole infrastructure, will be outsourced with a management contract and residents will pay an annual fee. It is planned to outsource the operation to an international chain which will be guiding the definition of designs, layout and operational standards.

## 清萊， 泰国

### 医疗中心

- 一个精品酒店以及额外的服务，如餐厅，水疗/健康，会议，小商店，体育和该地区的边界内的远足/自行车道将被列入发展。
- 住宅，酒店和医疗中心以及整个基础设施将通过管理合同外包，居民将支付年费。计划将业务外包给一个国际链,该链将指导设计、布局和业务标准的定义。





# Chiang Rai Thailand



## THE BOUTIQUE HOTEL

The development plan includes a boutique hotel with double rooms and suites. The hotel will have its own pool and allow access to the lake for its guests.

The existence of a hotel attached to the residential community has several benefits:

(6.1) Hotel rooms provide the opportunity for permanent residents to invite family and friends without the need to host them in their own villa.

(6.2) The hotel makes it economically more interesting to operate several types of restaurants and to provide catering to residents. It will thus allow to attract better chefs and personnel.

(6.3) The hosting of smaller and mid-size conferences will be supported by the availability of accommodation for conference participants and staff.

An optional second hotel would cater mainly to short term guests (and their relatives) of the medical centre.

### 精品酒店

- 该开发计划包括一间带双人间和套房的精品酒店。酒店将拥有自己的游泳池，并允许客人进入湖泊。
- 附属于住宅社区的酒店的存在有几个好处：
- (6.1) 酒店客房为永久居民提供了邀请家人和朋友的机会，而无需在自己的别墅中接待他们。
- (6.2) 酒店使经营几种类型的餐馆和为居民提供餐饮在经济上更有趣。因此，它将允许吸引更好的厨师和人员。
- (6.3) 主办中小型会议将由与会者和工作人员的住宿提供支助。
- 可选择的第二家酒店将主要为医疗中心的短期客人（及其亲属）提供服务。



# Chiang Rai Thailand

## THE COMMUNITY CENTRE

The community centre is the central access point for the residents to certain services as for example:

- The central service centre
- Shops (groceries, regional products, bakery, deli food, etc.)
- Meeting and conference rooms
- Event hall
- Restaurants

The community centre will also include a reception counter and thus will be the meeting point for residents with visitors and guests. It will be accessible from the main entrance with EV cars and EV minibuses.

### 社区中心

- 社区中心是居民使用某些服务的中心通道，例如：
  - - 中央服务中心
  - - 商店（杂货，区域产品，面包店，熟食等）
  - - 会议室和会议室
  - - 活动厅
  - 餐厅
- 社区中心还将包括一个接待处，因此将成为居民与访客和客人的会面点。 从主入口可到达电动车和电动小巴。



# Chiang Rai Thailand



## OPERATIONS BUILDINGS & INFRASTRUCTURE

Operations buildings will be located near one of the access roads outside the visibility of residents. The core element will be the operations buildings which will host the general administration, information technology, and security.

Other larger buildings will be for the main kitchen, laundry and dry cleaning, fire station, staff housing, warehousing, and power station with workshop and parking spaces for electric caddies. At the official community entrance there will be the main gate with a security building and the EV car parks for residents and visitors.

Satellite kitchens will be installed in all areas with restaurants and/or catering facilities.

### 营运楼宇及基础设施

- 运营建筑物将位于居民能见度之外的其中一条通道附近。核心要素将是将主办一般行政、信息技术和安全的业务大楼。
- 其他较大的建筑物将用于主厨房，洗衣和干洗，消防局，员工住房，仓储和发电站，以及电动球童的车间和停车位。在正式的社区入口处，将有一个安全大楼的大门和EV停车场，供居民和游客使用。
- 卫星厨房将安装在所有设有餐厅和/或餐饮设施的区域。



# Chiang Rai Thailand



## OPERATIONS BUILDINGS & INFRASTRUCTURE

Main infrastructure will consist of access and maintenance roads, pathways, power, IT and waterlines, drainage systems (with the capacity to manage large quantities of rain during the rainy season) and the wastewater treatment system. At the highest location of the development area there will be a large underground water reservoir. Pumping stations and water gates will be at several points of the project.

In the various residential areas, there will be smaller storage and supply buildings for housekeeping and landscaping crews. A walking / biking track will be laid along the area borders and through recreation areas and will be illuminated until midnight.

### 营运楼宇及基础设施

- 主要基础设施将包括访问和维护道路，路径，电力，IT和水管线，排水系统（能够在雨季管理大量雨水）和废水处理系统。在开发区的最高位置将有一个大型地下蓄水池。泵站和水门将在项目的几个点。
- 在各个居民区，将有较小的存储和供应建筑物，供家政和园林绿化工作人员使用。一条步行/自行车道将沿着该地区的边界和娱乐区铺设，并将照明至午夜。

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# Chiang Rai Thailand

## INTEGRATED SERVICES



The provision of services will be organized through a smart service centre as a central point of contact: Basic services for the residents will include private security (gated community with access controls and patrols), villa maintenance (gardening, repairs, pool service, car service, etc.), housekeeping (cleaning, laundry, dry-cleaning). Additional services will include restaurants, event services (catering, equipment, logistics), excursions, and selected sports facilities (tennis, swimming, sailing for small boats, golf putting green, etc.)

Residents will enter a standard service and maintenance contract with the dedicated management company. The contract will define levels and costs of individual services which will be sub-contracted to selected specialized providers with a proven record (approved by the project steering team).

### 综合服务

- 服务的提供将通过一个智能服务中心作为中心联络点进行组织:
- 为居民提供的基本服务包括私人保安（有门禁和巡逻的封闭社区）、别墅维修（园艺、维修、泳池服务、汽车服务等）。），家政（清洁，洗衣，干洗）。其他服务将包括餐厅，活动服务（餐饮，设备，物流），短途旅行和选定的体育设施（网球，游泳，小船帆船，高尔夫推杆果岭等。）
- 居民将与专门的管理公司签订标准的服务和维护合同。合同将规定个别服务的水平和费用,这些服务将转包给有证明记录的选定的专门提供者(经项目指导小组批准)。

## INTEGRATED SERVICES

All staff providing basic services will be employed by the management company to ensure careful employee selection and continuous training.

Staff will also benefit from a good health plan during their employment which will make it a privilege to work for the community and are essential for these employees to provide the best possible service to residents. Further, it is a maxim to treat and pay the staff fairly.

Special service contracts may be established with residents with special or more time-intensive needs (e.g. permanent housekeeper, personal trainer, personal driver, etc.) or will be organized through the medical centre if there is a medical background for such special needs.

### 综合服务

- 所有提供基本服务的员工都将受雇于管理公司，以确保精心挑选员工和持续培训。
- 员工在受雇期间也会受益于良好的健康计划，这将使其成为为社区工作的特权，并且对于这些员工为居民提供最佳服务至关重要。此外，公平对待和支付员工是一项格言。
- 特别服务合约可与有特别或更多时间需要的居民(例如永久管家、私人教练、私人司机等)订立。)或如有医疗背景，可透过医疗中心安排。

# THAILAND PROPERTY INVESTMENT





# SWOT ANALYSIS

## Strengths

- Buyers market, good time to buy
- Real estate for Retirements and Aging is growing
- Loyal customer base, retirees are tend to choose Thailand as their second home
- *Thailand ranked 5th best worldwide for retirees by French magazine.*
- Service Superior esp. in Spa, tourism, restaurant, health related services, entertainment
- Good Quality Products, Skilled Labor/Value added , Innovative and creative
- Business-friendly environment and successful COVID-19 recovery are undoubtedly important elements in affirming investor confidence.



# 泰国房地产投资优势

- 买方市场，购买的好时机
- 退休和老龄化的房地产正在增长
- 忠诚的客户群，退休人员倾向于选择泰国作为他们的第二故乡
- 泰国在法国杂志的全球退休人员排名第五。
- 服务优越，特别是在水疗，旅游，餐厅，健康相关服务，娱乐
- 优质的产品，熟练的劳动力/增值，创新和创造性
- 商业友好的环境和成功的COVID-19复苏无疑是肯定投资者信心的重要因素。



# SWOT ANALYSIS

## Opportunities

- The Thai government has placed a high priority on the rail mega project. The development of surrounding areas will generate a wide variety of business opportunities including logistics, real estate, and international trade.
- Thailand is promoting “Thailand Riviera” campaign to resume tourism after the epidemic
- Golfers 'destination, tourism is promoting by the government since the beginning of 2022
- Thailand announced Hua Hin and Cha-Am to be pilot project for Thailand Wellness Sandbox
- Test & Go is resumed –more visitors from overseas
- Thailand Elite Card program offering a work permit to gain investments from international professionals. (Announced on February 2022) that means investors will get more convenience to do business in Thailand. [5]





# 泰国房地产投资机会

- 泰国政府高度重视铁路巨型项目，周边地区的发展将带来广泛的商机，包括物流、房地产和国际贸易。
- 在covid 19爆发后，泰国正在推动“泰国里维埃拉”运动以重振旅游业
- 高尔夫球手的目的地，自2022年初以来，政府正在推动旅游业
- 泰国宣布华欣和茶Am为泰国健康沙箱试点项目
- 测试与Go回来了-更多来自海外的游客
- 泰国精英卡计划提供工作许可，以获得国际专业人士的投资。（2022年2月公布）这意味着投资者在泰国做生意将获得更多便利。[5]



# GOLFERS' DESTINATIONS



Thailand is home to more than 100 golf courses, many of which are world-class, having been designed by some of the most prestigious golf course architects and players in the world, including Robert Trent Jones, Jr., Jack Nicklaus, Gary Player and Greg Norman. Several courses, including one at an industrial estate, have hosted events that have attracted the world's top golfers.



# 高尔夫球手的目的地



- 泰国有100多个高尔夫球场，其中许多是世界级的，由世界上一些最负盛名的高尔夫球场建筑师和球员设计，包括小罗伯特\*特伦特\*琼斯、杰克\*尼克劳斯、加里\*球员和格雷格\*诺曼。有几个球场，包括一个工业区的球场，举办了吸引了世界顶级高尔夫球手的活动。





# HOME OF RETIREES



*Thailand ranked 5th best worldwide for retirees by French magazine. Thailand was one of only two Asian destinations to feature in Capital magazine's top 10 list for retirees, the other being Indonesia. (January 31, 2022)*

Thailand scored particularly well in the cost of living, real estate, and medical criteria.

“Expats relish Thailand’s climate and low cost of living, which make it an incredibly popular destination to start a new life, especially for retirees.

Accommodation is affordable and modern. The public transport and communications infrastructure is good. And you’ll enjoy a comfortable lifestyle in exotic surroundings.

# 退休人士之家



- 泰国在法国杂志的全球退休人员排名第五。泰国是《资本杂志》十大退休人员排行榜中仅有的两个亚洲目的地之一，另一个是印度尼西亚。（2022年1月31日）泰国在生活成本，房地产和医疗标准方面得分特别高。
- "外籍人士津津乐道泰国的气候和生活成本低,这使得它成为一个令人难以置信的热门目的地开始新的生活,特别是对退休人员.住宿是负担得起的和现代的.公共交通和通信基础设施良好。您将在异国情调的环境中享受舒适的生活方式。

# MEDICAL AND WELLNESS TOURISM

Thailand is not only a major tourism destination in the world but also one of the most popular countries for medical tourism. More than a million foreigners travel to Thailand every year to get medical and surgical procedures done. Thailand, supersedes its Asian neighbors Singapore and India, accounting for close to 90% of Asia's medical tourism market and is growing at a yearly rate of 16% annually. Each year, over a million foreigners plan their medical travel around a Thailand holiday clubbing sight-seeing with medical treatments.

Thailand has developed an excellent reputation globally, due to its internationally-certified doctors and medical staff, and modern facilities and equipment. It is so good that one of the fastest-rising tourism sectors is medical tourism, with international patients visiting Thailand to take advantage of Thailand's world-class and extremely affordable health care system.

Many of Thailand's private hospitals have achieved international standards of quality and are staffed by physicians with a wide range of specialties.



# 医疗及健康旅游

- 泰国不仅是世界上主要的旅游目的地，也是最受欢迎的医疗旅游国家之一。每年有超过一百万的外国人前往泰国进行医疗和外科手术。泰国取代了亚洲邻国新加坡和印度，占亚洲医疗旅游市场的近90%，并以每年16%的速度增长。每年，超过一百万的外国人计划他们的医疗旅行在泰国度假泡吧观光与医疗。
- 泰国拥有国际认证的医生和医务人员，以及现代化的设施和设备，在全球享有良好的声誉。它是如此之好，其中一个增长最快的旅游部门是医疗旅游，国际患者访问泰国，以利用泰国的世界级和极其负担得起的医疗保健系统。
- 泰国的许多私立医院都达到了国际质量标准，并配备了具有广泛专业的医生。





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