

# Phangan Land Direct

## PROPERTY DETAILS

<b>Location</b>	<b>Madeua Wan – Restaurant &amp; Karaoke Bar</b>	<b>Ref. Number</b>	<b>P0125C</b>
<b>Property Description</b>	<p>The business for sale is a large single storey brick construction restaurant with accommodation at the rear for a large family plus a two storey karaoke bar and private car park. The restaurant is large, airy &amp; clean but in need of some marketing expertise. The karaoke bar is very new with large rooms and has many possibilities for development. The grounds are planted with a nice selection of plants. Each building can also be sold individually.</p> <p>The sale includes:</p> <p><b>Restaurant &amp; Accommodation</b></p> <p>1 x restaurant space (approx 180 square metres)          1 x utility room.          1 x kitchen.          3 x bedrooms.          2 x bathrooms.          1 x hallway          1 x detached WC for customers.          Total building size 395 square metres.</p> <p><b>Karaoke Bar</b></p> <p>Downstairs: 1 x large karaoke room.          Upstairs: 3 x private Karaoke rooms.          Total Property size 120 square metres approx.</p> <p><b>Car Park</b></p> <p>Approx 200 square metres</p>		

### Property Pictures




<b>Total Rai Available</b>	1 Rai			
<b>Cost for the Plot</b>	15 Million seven hundred and fifty thousand Baht			
<b>Can Sub Divide?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Already sub-divided. No further sub-division <input type="checkbox"/>	
<b>Title Deed</b>	Nor Sor 3 <input type="checkbox"/>	Nor Sor 3 Gor <input type="checkbox"/>	Chanote <input checked="" type="checkbox"/>	
<b>Located Near Route</b>	Route A <input type="checkbox"/>	Route B <input type="checkbox"/>	Route C <input checked="" type="checkbox"/>	Route D <input type="checkbox"/> Route E <input type="checkbox"/>
<b>Situated</b>	Coastal <input type="checkbox"/>	Cliff <input type="checkbox"/>	Inland <input type="checkbox"/>	Mountain side <input type="checkbox"/> Hillside <input type="checkbox"/> Town <input type="checkbox"/> Riverside <input type="checkbox"/>
<b>Aspect (if coastal, cliff, river or hillside)</b>	Facing	North <input type="checkbox"/>	North East <input type="checkbox"/>	East <input type="checkbox"/> South East <input type="checkbox"/> South <input type="checkbox"/> South West <input type="checkbox"/> West <input type="checkbox"/> North West <input type="checkbox"/>

The direct link for buying land and property on Koh Phangan

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<b>View</b>	Ocean view <input type="checkbox"/> Mountain View <input type="checkbox"/> Forest View <input checked="" type="checkbox"/> Street View <input checked="" type="checkbox"/> River View <input type="checkbox"/>	
<b>Geography</b>	Flat <input checked="" type="checkbox"/> Gently Sloping <input type="checkbox"/> Sharply Sloping <input type="checkbox"/> Steep <input type="checkbox"/>	
<b>Terrain</b>	Grass or Soil <input checked="" type="checkbox"/> Rocks <input type="checkbox"/> Trees <input checked="" type="checkbox"/> Stones <input type="checkbox"/> Stream <input type="checkbox"/>	
<b>Utilities and Access</b>	<b>Electricity:</b> Existing <input checked="" type="checkbox"/> Can be supplied <input type="checkbox"/> <b>Water:</b> Existing <input checked="" type="checkbox"/> Can be supplied <input type="checkbox"/> <b>Telephone and Internet:</b> Existing <input checked="" type="checkbox"/> Can be supplied <input type="checkbox"/> <b>Sewage:</b> Public (only available in Thong Sala) <input type="checkbox"/> Cess Pit <input checked="" type="checkbox"/> <b>Access to Road:</b> Public Road <input checked="" type="checkbox"/> Private Rd <input type="checkbox"/>	
<b>Neighbours</b>	<b>North</b> Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	<b>East</b> Bungalows <input type="checkbox"/> Restaurant <input checked="" type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	<b>South</b> Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
	<b>West</b> Bungalows <input type="checkbox"/> Restaurant <input type="checkbox"/> Shop <input type="checkbox"/> Bar <input type="checkbox"/> Fields/Empty <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Government Building <input type="checkbox"/> Sea <input type="checkbox"/> River <input type="checkbox"/>	
<b>Distances</b>	Approximate distance to the sea	2 Kilometres
	Approximate distance to the nearest village	2 Kilometres to Thongsala
	Approximate distance to Thong Sala	2 Kilometres
<b>Rental Possibilities</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Cost of Rent Per Year</b>	60,000 Baht – three year contract.	
<b>Deposit Needed</b>	180,00 Baht (first three months rent in advance)	
<b>Able to Build</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Property Plan and location Map</b>		

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