



## SHOCK PRICE

**7 years young, contemporary & spacious bungalow at Udon Thani, Rom Yen 4, 131/124**  
a great, quiet, peaceful & matured location close to downtown with easy access to major highways

- Plot Area 301 m<sup>2</sup>
- Living Area 135 m<sup>2</sup>
- Covered Terrace & Car Park 33 m<sup>2</sup>

**Asking Price 2.890.000 THB**  
**Discount for Renovation 1) - 200.000 THB**  
**Selling now for 2.690.000 THB**

- 1) The house is in proper condition and “ready to move in” as the owner is now living abroad. However we recommend some “touch up” for the “wear and tare of living”. We convinced the owner to reduce the price by generous **200.000 THB** so the new owner can decide what and how he wants to do the renovation.

**With a net price of 2.690.000 THB, this house is an outstanding offer and about 1 1/2 Million THB lesser than similar offers in this great area.**

**For more information see details below and /or call**

**Eduard Horvath    deutsch / english    094 26 33411**  
**Samorn Phosri        thai / english        083 14 17106**

**House Details:**

50 m<sup>2</sup> open plan living – dining area

Room high is up to 3,0 m with sunken ceilings

all rooms equipped with modern down lights

20 m<sup>2</sup> spacious Master Bedroom with an ensuite toilet & shower room

2 additional bedrooms which are bigger than standard size have sharing toilet & shower room

2 Air Conditioner for Living area and Master Bedroom

**Transfer of Ownership:**

- cost sharing 50/50

- Commission free for buyer

- Lawyer Service - also English speaking - for nominal fee available

**Living space:**

Living / Dining	50 m <sup>2</sup>	Bedroom 1	10 m <sup>2</sup>
Kitchen	23 m <sup>2</sup>	Bedroom 2	14 m <sup>2</sup>
Master Bedroom	20 m <sup>2</sup>	Shared toilet/shower	8 m <sup>2</sup>

**All rooms are equipped with:**

– wall to wall floor tiles

– full electrical installation including down lights and ceiling lights

– big, solid aluminum sliding doors and windows

– all doors & windows with metal grill

– all windows with fly screen

– room doors & frames made of solid wood

– door to kitchen is a big sliding aluminum door

– all toilets and showers are equipped with branded sanitary objects, water heater and mirror

– all toilets are tiled up to 1.60 m

– kitchen has build in cabinets with 3,50 m long marble counter top,

– sink with 2 basins and tap

## Great Location with easy access to downtown:

7/11 store around the corner  
Prachaksilapakarn School in walking distance  
500 m to Ring Road, Highway #2, Mittraphap Road  
1.500 m to Big C  
1.000 m to Santapol College  
3.000 m to UD Town  
3.000 m to AEK Udon Hospital  
3.300 m to Udon Thani Railway Station  
3.500 m to Bangkok Hospital Udon Thani  
5.500 m to Udon Thani Municipality

This house could also be a good investment as it can be rented out to students of the nearby Santapol College

All information deemed accurate but no guaranteed accurate.



