Grand Bay View Condominium – Pattaya

Location: City Center (Intersection of Soi Buakhao & 3rd Road)

Project Details

- **Size:** 2 Buildings, 45 Floors each
- **Total Units:** 1,114 units (280 parking spaces)
- **Unit Types:** Studio, 1 to 4 Bedrooms, Duplex, and Penthouse
- **Timeline:** Construction starts Q3 2027 | Expected completion Q4 2030

Unit Inclusions (Fully Fitted)

Units come with built-in furniture and basic appliances so you can easily style the rest of the room:

- Built-in kitchen, wardrobes, and bathroom counters
- Air conditioning units & water heater
- Electric stove, extractor fan, and microwave

Facilities

Building A:

- **3rd Floor:** Gym, Yoga Studio, Management Office
- **41st Floor:** Bar, Restaurant, Garden Terrace
- **43rd Floor:** Sky Club, Cardio Gym

Building B:

- **1st Floor:** Kids' Pool, Restaurant
- **3rd Floor:** Golf Simulator, Game Room, Kids' Club, Spa, Salon, Mail Room
- **41st Floor:** Pool, Jacuzzi, Sauna/Steam Room, Ice Bath, Onsen
- **43rd Floor:** Sky Lounge, Co-working Space, Meeting Rooms

Payment Plan

- **Booking Fee:** 200,000 THB
- **Contract Signing:** 30% (within 30 days of booking)
- **Installments:** 55% (paid in 5 equal payments every 5 months)
- **Handover:** 15% (paid when the condo is finished and keys are handed over)

Extra Fees

- **Sinking Fund:** 600 THB per SQM (one-time payment)
- **Common Area Fee:** 55 THB per SQM per month

About the Developer

Developed by Mr. Maimon David Marsiano, who has over 20 years of real estate experience in Pattaya. Past successful projects include *City Garden*, *The Grand Avenue Residence*, *Cosy Beach View Condo*, and *Centara Avenue, Avenue boutique condominium*.

