



3D PICTURES ILLUSTRATION PURPOSES ONLY



New Nordic **BOUTIQUE** CONDOMINIUMS

Find your next investment opportunity with New Nordic!



New Nordic Group

Bangkok | Pattaya | Koh Samui | Chumphon | Phuket

www.newnordicgroup.com



3D PICTURES ILLUSTRATION PURPOSES ONLY



New Nordic Boutique Condominium is located on the majestic Pratumnak Hill in Pattaya. Residents and guests can enjoy the vibrant city of Pattaya, as well as enjoying a relaxing day on the beach in family-friendly Jomtien. You find New Nordic just ninety minutes from Bangkok's Suvarnabhumi International airport and forty minutes from Utapao International Airport.

The project will consist of a seven-floor building, as well as a basement for parking. On the first floor there will be a reception, two shops, one restaurant, a fitness room and a swimming pool area with a pool bar. The building will have 53 units of different sizes, all with a warm and inviting interior consistent with the "Boutique" theme. On the seventh floor there will also be a balcony for our guests to relax and enjoy.

As a guest in the New Nordic Community, you are free to use all the different facilities we offer in our vibrant orange village. Also in the New Nordic Boutique Condominiums we offer our customers a dedicated area for them to relax and different extra facilities and services.

The project is a part of the New Nordic Group who offers accommodation buildings in Thailand, with almost 80 projects in Pratumnak Hill alone. Fantasy-buildings like New Nordic Castle and New Nordic Palace to family-friendly Trend Village, is only some of the things we have to offer. Including a wide variety of swimming pools, restaurants, bars, spas and even our very own New Nordic beach!

We welcome you to become a part of our big orange family.

CONSTRUCTION FROM OCTOBER 2017 - NOVEMBER 2018



FLOOR PLANS

ROOM TYPES



ROOM TYPE A

- Studio room
- Kitchen area
- Balcony
- Bathroom facilities
- Wi-Fi
- International cable package



ROOM TYPE B

- Separate bedroom
- Kitchen area
- Lounge area
- Balcony
- Bathroom facilities
- Wi-Fi
- International cable package



ROOM TYPE C

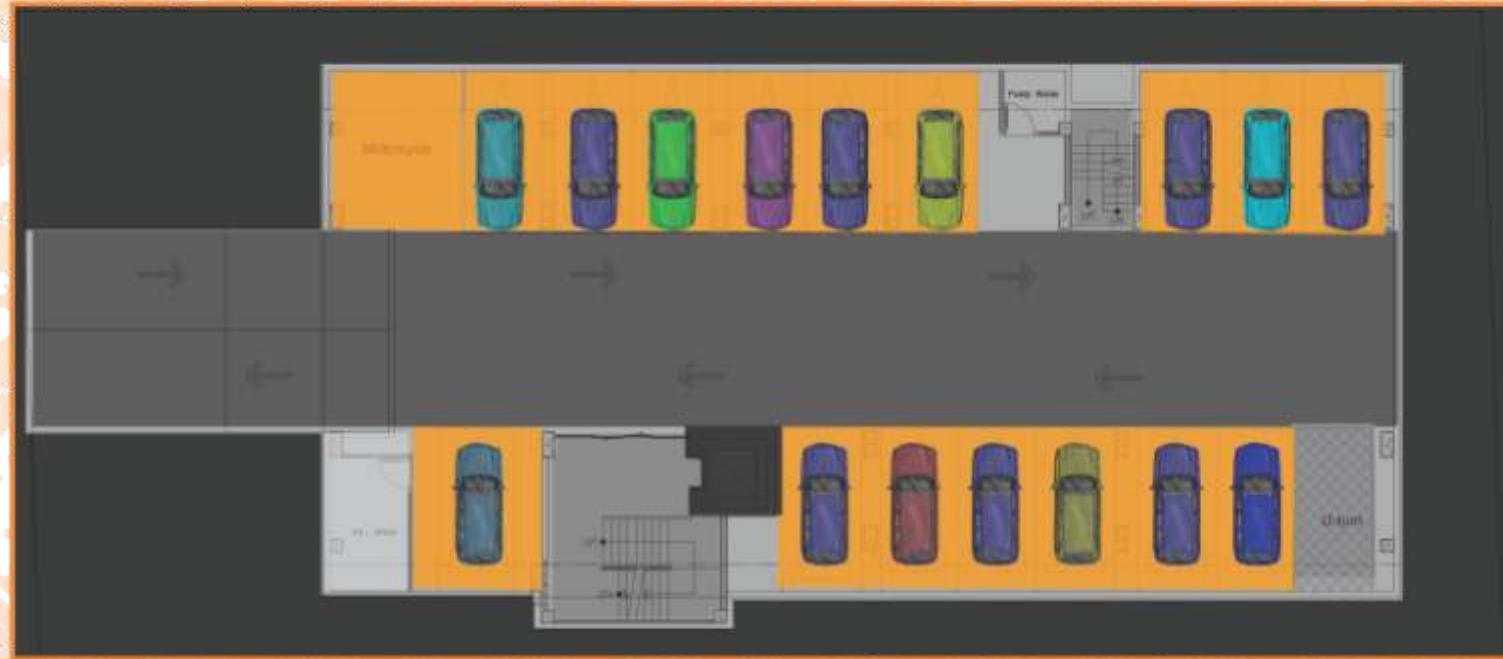
- Two bedrooms
- Kitchen area
- Lounge area
- Balcony
- Bathroom Facilities
- Wi-Fi
- International cable package

The units may vary in style, size and layout. Ask your agent for more information

FLOOR PLANS

NEW NORDIC BOUTIQUE CONDOMINIUMS

BASEMENT: CONSISTING OF A PARKING LOT FOR OUR GUESTS



GROUND FLOOR/FIRST FLOOR: CONSISTING OF RECEPTION AREA, TWO SHOPS, A FITNESS CENTRE, A RESTAURANT, A POOL AREA AND A POOL BAR



FLOOR PLANS

NEW NORDIC BOUTIQUE CONDOMINIUMS

SECOND - SIXTH FLOOR: THE FIRST FIVE FLOORS CONSISTING OF NINE DIFFERENT UNITS RANGING FROM STUDIO ROOM TO TWO BEDROOM APARTMENTS.



THE SEVENTH FLOOR CONSISTING OF EIGHT UNITS AND A COMMON AREA.



NEW NORDIC PHUKET WATER WORLD CONDOMINIUM 1 PRICE LIST

UNIT	SQM	PRICE (THB)
NBT-101	36.50	5,475,000.-
NBT-102	30.00	4,500,000.-
NBT-103	60.00	9,000,000.-
NBT-104	43.50	6,525,000.-
NBT-105	25.00	3,750,000.-
NBT-201	49.00	4,900,000.-
NBT-202	48.65	4,865,000.-
NBT-301	49.00	5,145,000.-
NBT-302	48.65	5,108,000.-
NBT-401	49.00	5,635,000.-
NBT-402	48.65	5,595,000.-
NBT-409	30.55	3,513,000.-
NBT-501	49.00	5,635,000.-
NBT-502	48.65	5,595,000.-
NBT-601	49.00	6,125,000.-
NBT-602	48.65	6,081,000.-
NBT-608	37.00	4,625,000.-
NBT-609	30.55	3,819,000.-
NBT-701	49.00	6,370,000.-
NBT-702	48.65	6,325,000.-
NBT-703	30.00	3,750,000.-
NBT-705	30.00	3,750,000.-
NBT-707	31.20	3,744,000.-
NBT-708	37.00	4,810,000.-

REMAINING UNITS ONLY



NEW NORDIC GROUP
BUILDING HOLIDAY VILLAGES ACROSS THAILAND



New Nordic Group International

Norway | Thailand | Philippines | Hong Kong | Vietnam | Indonesia-Bali | Cambodia



The New Nordic Group has since 2009 developed and constructed high quality condominiums, apartment buildings, villas, villages and hotels with the goal of creating a holiday village where the residents and guests can enjoy a carefree lifestyle. As a part of this vision we do not just offer our guests or investors a unit. When you purchase from New Nordic you become a part of its community, which consists of residences, shops, restaurants, spas and saloons. The New Nordic Group operates their own construction company, property management company, travel agency, resort staff and they even have their own beach!

The New Nordic Headquarters is located in the majestic hill of Pratumnak Hill, in between the busy city life of Pattaya, family friendly Jomtien and a long sandy beach. Here they occupy over 50 rai in total (80,000 square meters). Over the last few years, the company has expanded beyond the borders of this hill and today they also have offices in Tønsberg (Norway), Bangkok (Thailand), Koh Samui (Thailand), Phuket (Thailand), Chumphon (Thailand), Angeles (Philippines), Phu Quoc (Vietnam) and Bali (Indonesia).

In total they have more than 100 projects in Asia, with the corporate head office in Hong Kong.

The New Nordic Group adventure started back in 2008, when the businessman and investor Kurt Svendheim moved to Thailand from Norway. After many years as an agent and property investor he seen the property development business from the outside and seen the difficulties that the agent and the customers often were facing when purchasing a unit. Too many of the developments he had followed had lost the focus on the key structures that makes a project a success: communication with frequent updates from the work and dedication to the building and construction work itself. He therefore wanted to make a project where he gave regular updates to the investors and customers, as well as a project where the focus was on finishing on time and on delivering a good product.

In Thailand he found the area of Pratumnak Hill, often referred to as the "Beverly Hills" of Pattaya. The area was perfect, only a short drive from the busy city life of Pattaya and the family friendly town of Jomtien – as well as only a short walk from the beach. Together with Khun Namfon, a dedicated lady from the northern parts of Thailand, they decided to start up a new business and build their first building.

Since this time, the area of Pratumnak Hill has gone from being mostly jungle to today being a vibrant orange community with more than 50 New Nordic buildings. As more and more projects were launched they also realized that their customers did not only look for an apartment when investing in a new holiday home. When purchasing a unit they were looking for the complete package that makes up a good tourist destination: a community where you feel safe and see friendly faces – to make it your "home away from home". Thus, the New Nordic model of developing communities consisting of buildings, restaurants, bars, shops, massage centres, minimarts and a wide range of services at every destination was created. In Pratumnak Hill today they even have a New Nordic Transport Service, a lawyer service, their own travel agency, a team dedicated to clean the roads and public areas – as well as a New Nordic Beach Shuttle!

Kurt Svendheim and Khun Namfon are still a huge part of the organization, but as it has grown more people have joined the company. Today the New Nordic Group consist of more than 1000 people, from all corners of the world. The company now also has projects in Koh Samui, Chumphon and Phuket, with offices in Bali, Hong Kong, Vietnam, Cambodia and the Philippines. Despite the big changes and developments the New Nordic Group still stays true to the core values that it was founded on: Quality construction, communication between developer, agent and customer and creating all-inclusive holiday resorts for their customers and guests.



THE BRIEF HISTORY OF THE NEW NORDIC GROUP: BUILDING ORANGE HOLIDAY VILLAGES ACROSS ASIA



New Nordic VISION

The New Nordic Group has almost 10 years developed and constructed buildings in Pattaya and beyond. Our units vary according to concept and location, but we always stay true to our core values. Thus, you should always be able to recognize a New Nordic project when you see one.

We always keep the apartment as our main focus

At the New Nordic Group we have a wide range of different investment offers, from our rental guarantee to the cash back option. However, we never lose track of what is the most important: the unit itself. Our main concern is always to deliver high quality buildings with good construction work at its core. Because of this New Nordic has been working with the same construction company since the start up, which means that they are always on site and still very much connected to the project. As a result of this close cooperation, we are also able to finish our buildings within the planned construction period with very few delays.

We keep it real

New Nordic is one of the few developers that never spend a lot of time and money on show rooms, big banners and fancy parties. We would rather like to spend the money on the buildings itself, to make sure you get the best possible unit delivered at the end of the construction period.

We believe that it should be easy to purchase a unit

New Nordic believes that by making it easy for our customers to invest, we make it easy for ourselves. We therefore do everything we can to make the process of purchasing as simple as possible, while at the same time ensuring that everything is handled in a professional and correct manner. As a part of this, the New Nordic Group and our agents all operate with the same set of prices to make sure that you can use your preferred agent without having to worry about what is the cheaper option.

We believe that communication is key

We want you to feel as a part of the project and that you always get feedback on what is happening with your unit. We therefore send out weekly newsletters and construction updates from all our projects.



We believe in communities

When we create a project, we do not only create a unit and a bed – we want to create a community. When purchasing a unit with us you become a part of our orange community, with 24-hours information desks, a team of engineers ready to assist if you experience any problems, a dedicated IT team providing you with the newest IT services and gardeners taking care of the common facilities.

We do not only depend on one market

New Nordic has been paying our customers they rental guarantee on time every month since the start up (only with a few days delay in case of Thai holidays and Sundays when the banks are closed). New Nordic has 7 resorts in Pratumnak alone, all focusing on different market segments and types of customers. We also have sales teams for our accommodation department located in Bangkok, Pattaya and Norway. This way, we are not vulnerable to the economy of one country, the travel patterns of some type of customers or the performance of a few key staff.

We want to give our customers a wide range of options

We understand that all people are different, and are interested in different types of units, interior and concepts. We therefore offer our customers concepts in different locations and also projects of different style from the VIP projects such as Castle and Palace to the spacious villas in Chumphon.

We will always be there for you

Over the years New Nordic has developed a strong apparatus of people from different backgrounds and nationalities. Thai and foreigners are working together every single day to make sure that we have a strong team across our different departments, ranging from accommodation and food & beverage to IT, designing and New Nordic transport. We even have our own legal department!

THE RECIPE FOR SUCCESS

The New Nordic Group has developed more than 70 projects in Thailand, but our projects are about so much more than the building itself. When developing a new project all our teams come together to create the vibrant orange feeling we need to be able to name it a "New Nordic project". Here is a small overview of the teams involved.

THE NEW NORDIC CONSTRUCTION TEAM



The New Nordic Group has worked together with the same construction company since the very beginning, and this company is dedicated solely to the New Nordic projects. As a result, the construction company is on site with a big team of workers every day to ensure that any follow-ups or additional touch ups to any buildings can be done. With weekly meetings with the management we ensure that every step of the construction work for our projects is followed up closely.

THE NEW NORDIC ENGINEER TEAM



In addition to working closely with our construction company, New Nordic also has its own engineer team with more than 20 staff. They are on site to assist and follow up all construction sites and smaller works on our buildings. They work on a 24-hours schedule to ensure that there always is someone present to assist if experiencing any urgent problems.

THE NEW NORDIC LEGAL TEAM



The main priority for New Nordic is to ensure that our customers get their title deeds as soon as possible, while at the same time ensuring that we follow the correct procedures and ensure that everything is done in the right manner. We therefore have developed our own legal team with many years of experience in this field.

THE NEW NORDIC FOOD & BEVERAGE TEAM



New Nordic has currently more than 10 restaurants and bars in the Pratumnak area alone, ranging from our pool bars and breakfast restaurants to our Chinese Restaurant and our restaurant New Nordic Steaks, Grill and Winery serving fine dining 24 hours a day. We have a big F&B team from the best hotels and resorts in Thailand and beyond developing and operating these outlets.

THE NEW NORDIC ACCOMMODATION TEAM



New Nordic has many hotels and resorts across Thailand, and we also assist in operating the condominiums for our owners because we know that it is good to know someone is taking care of your property if staying away for a longer period of time. With our own reception team, housekeeping team and guest relation managers we ensure that you are always taken well care of, and the same is your apartment.

SUCCESS

THE NEW NORDIC RETAIL TEAM

Our retail spaces makes up a huge part of the New Nordic community, ranging from the massage shop only a short walk from your apartment, to the convenient minimart on the corner and the laundry down the street. New Nordic has its own department ensuring that our retail spaces gets top priority and is developed according to the vision and customer needs of each project.



THE NEW NORDIC TRAVEL TEAM

The New Nordic Group has in total four travel agencies, based in both Thailand and Norway. Our committed team are here to develop unique and exciting packages for travellers from all over the world so they can easily get to experience the unique and hidden treasures of South Eastern Asia. Every year they organize group tours to our projects to join our Golf Tournaments, Music Festivals, Introduction Classes with yoga teachers and more.



THE NEW NORDIC IT TEAM

We know that in 2017 it is important to stay connected wherever and whenever. The New Nordic Group therefore has our own IT team that works 24 hours to give support if there are any problems with your wi-fi or cable TV. In all our projects we give you fibre optic Internet, cable TV and free Wi-Fi!



THE NEW NORDIC PR AND EVENTS TEAM

New Nordic has its own group of people dedicated to put together events and happenings throughout the year in our New Nordic Communities. Every year they set up a big Music Festival and a Golf Tournament, and they also have dance classes, weekly live music, special promotions and more for our residents and guests to enjoy. At New Nordic you can always find something to do!



THE NEW NORDIC SECURITY TEAM

Thailand is a very safe country, but to ensure that the residents and guests in the New Nordic villages never experience any problems we have our own Security Team taken care of all projects and common areas. They are ready to assist if you have anything to report, help you with your luggage and give you a friendly smile. They also have CCTV cameras installed in all buildings.



NEW NORDIC HOTELS & RESORTS

New Nordic offers luxurious apartments and rooms surrounded by swimming pools, tropical gardens, park facilities and numerous common areas. This wide range of units combined with New Nordic sale team in Bangkok, Pattaya and Europe, as well as having two travel agencies, gives us a unique position in the market to fill our rooms.



NEW NORDIC FAMILY

Jomtien, Pattaya



NEW NORDIC MARCUS

Jomtien, Pattaya



NEW NORDIC KRISTINE

Jomtien, Pattaya



NEW NORDIC HOLIDAY

Jomtien, Pattaya



NEW NORDIC ANITA

Jomtien, Pattaya



NEW NORDIC TREND

Jomtien, Pattaya



NEW NORDIC RESORTS

Jomtien, Pattaya



NEW NORDIC CLUB

Jomtien, Pattaya



NEW NORDIC C-VIEW

Jomtien, Pattaya



NEW NORDIC RATANA SUITES

Patong, Phuket



NEW NORDIC SAMUI BEACH HOTEL

Lamai, Koh Samui



SUNSET APARTMENTS

Jomtien, Pattaya

NEW NORDIC FEATURES AND FACILITIES

New Nordic is more than just a developer. It is running a full service accommodation site with many different features and facilities. Here is a selection of what we offer in our very first holiday village in Pattaya

- ✓ 24 hours information desks
- ✓ 24 hours security
- ✓ ATM Cash machines on site
- ✓ Breakfast lounges
- ✓ Pool bars
- ✓ Laundry services
- ✓ Daily newspapers
- ✓ Wi-Fi in rooms and public areas
- ✓ Transportation services
- ✓ VIP transportation services
- ✓ Free car parking
- ✓ 24 swimming pools
- ✓ Nurse onsite
- ✓ Sales office
- ✓ Tour operator and travel agency on site
- ✓ Bicycle / Motorbike Rentals
- ✓ A Norwegian Bakery
- ✓ Several restaurants and bars
- ✓ Several minimarts on site
- ✓ Six New Nordic massage centres
- ✓ New Nordic Golf Coach and Guide
- ✓ A wide range of shops
- ✓ A New Nordic Beach
- ✓ A dedicated cleaning team for all public areas
- ✓ Events and entertainment
- ✓ 24 Hours IT support



"It's clean, it's safe, it's convenient and it's always getting better. But the best reason to choose New Nordic for a long-stay is the feeling that someone always has your back – you aren't just here on your own" – Bjørn (Norway)

New Nordic Sales



The New Nordic Group is proud to present the strongest sales team in Thailand. All our people are well versed in New Nordic projects and stay in constant contact with our regional managers to make sure customers have access to the latest information. The team is comprised of real estate veterans as well as individuals who have grown up in the property business with New Nordic. Not only are they experts on all our projects, but they possess knowledge critical to making your property buying experience in Thailand hassle-free. Our staff as well as our main agent can help with any of our projects, existing or new. And if you are interested in our latest developments in Koh Samui, Phuket, and Chumphon or beyond, don't be afraid to ask. They can easily provide information, help you get familiar with these projects, and connect you directly with appropriate sales representatives.

REGISTERED MAIN AGENTS:



389/89 Moo 12 Pratumnak Soi 4 Pratumnak Rd.,
Nongprue Banglamung Pattaya Chonburi 20150 Thailand
www.newnordicgroup.com

 [newnordicsales](#)

Investment Details and Purchase Process

Investment Offers



10% Yearly Rental Guarantee

If you purchase an apartment like an investment and do not want to go through the hassle of renting it out yourself, you can choose to purchase it with our 10% rental guarantee. This means that after completion you will get a guaranteed return of 10% P.A. The length of the guaranteed return is set at 10 years.



10% Cash Back Option

Our apartments are selling fast, and our projects are often sold out before the building is completed. We therefore offer our customers a 10% cash back option before and during construction, where customers that pay the full amount will get 10% of the purchase price yearly paid monthly until the completion of the project.



Buy Back Guarantee

In some of our projects we offer customers that buy in leasehold a buy back guarantee, which means that we guarantee to buy the apartment back from you for the same price as purchased after 10 or 20 years.

Types of ownership

✓ Leasehold

✓ Thai name / Thai Company

✓ Foreign Name

Terms and Conditions

Purchasing process for reservation and purchase of units

Stage 1

Buyer must pay a deposit of 50,000 THB to confirm the purchase

Stage 2

35% of the full purchase price is to be paid upon signing the contract

Stage 3

20% is to be paid when starting the piling

Stage 4

15% is to be paid when starting construction

Stage 5

20% is to be paid when starting on the roof

Stage 6

The remaining 10% is to be paid upon completion

Stage 7

A one-time payment of 500 THB per sqm. is to be paid for the sinking fund

Stage 8

A service fee of 75 THB per sqm. is to be paid monthly

The investment offers vary according to the project. Ask your agent for more information

THE NUMBERS

THE BUYERS

1/3 Owned by New Nordic Group



1/3 Buy to stay

1/3 Buy as investment

60% of all customers are repeat customers

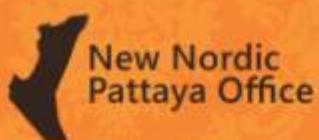
MAIN NATIONALITIES

- French
- Norwegian
- Russian
- Thai
- Japanese
- Chinese

OUR OFFICES



New Nordic
Bangkok Office



New Nordic
Pattaya Office



New Nordic
Chumphon



New Nordic
Koh Samui Office



New Nordic
Philippine Office



New Nordic
Bali



New Nordic
Hong Kong



New Nordic
Vietnam

OUR PROJECTS

78

Projects in total

46

Completed

17

Under construction

15

To be started



OUR TEAM

1050

New Nordic Staff



300+

Construction workers
with architects

THAI, NORWEGIAN, FILIPINO, DUTCH, SWEDISH AND FRENCH

Other investment offers

3D FOR ILLUSTRATION PURPOSES ONLY



New Nordic Waterworld in Koh Samui is bringing a whole new concept to Lamai, the second largest town of Samui. The Water World is made up of a total of four buildings, with three of them dedicated to apartments of different sizes. The last building is a three story restaurant with lounge and pool bar. The project will have slides for the children, a spa area and its own fitness room and shops.



Other investment offers



PATTAYA

Atrium New Nordic CONDOMINIUM

New Nordic Atrium will bring a new dimension to the Pratumnak Hill area. The building will have two full floors dedicated to shopping facilities for the owners and others in the area. There will also be a supermarket located on the ground floor with a broad selection of Thai and European groceries.



3D FOR ILLUSTRATION PURPOSES ONLY

FACILITIES

- ✓ Supermarket
- ✓ Restaurant
- ✓ Fitness Centre
- ✓ Pool Bar
- ✓ Swimming Pool

Other investment offers

10%

RENTAL GUARANTEE
FOR 20 YEARS



FOR 3D ILLUSTRATION PURPOSES ONLY

New Nordic Group



NEW NORDIC PALACE

The New Nordic Palace is the newest addition to New Nordic's VIP projects. The series of VIP projects bring the safety, professionalism and community feeling that comes together with any of the buildings and projects that the Group develops. In addition to this, its interior, design and architecture will be exclusively developed for this specific concept.

Its facilities, restaurants and entertainment will also be of the highest standard, to ensure that you feel like the princess or prince that you are while staying here. In 2017, the Group will finish their first two VIP projects: New Nordic Castle 1 and New Nordic Castle 2. The New Nordic Palace Hotel and Condominium is to follow shortly after.



New Nordic
BOUTIQUE CONDOMINIUMS