

The untouched paradise of Thailand

CORAL BEACH VILLAS & CONDOMINIUMS

BLENDING IN BEAUTIFUL WITH NATURAL SURROUNDINGS



New Nordic Group

BUILDING A LIFESTYLE

www.newnordicgroup.com

THE PERFECT RETREAT IN UNTOUCHED THAILAND
SECURE YOUR DREAM HOME TODAY!

Investments made easy

Greetings from New Nordic Group in Chumphon!

We are proud to present our Coral Beach Project in beautiful Chumphon. Chumphon is a peaceful province in the southern part of Thailand, located between Prachuap Khiri Khan, Rangong and Surat Thani. Chumphon could be recognized for its breathtaking nature; from waterfalls, lush forests, mangroves and an array of pristine unspoiled beaches. We like to think of it as one of the most unique small lagoons in Thailand, and with its clear water and coral reefs, it is truly magnificent!

Tourism Authority of Thailand has listed Chumphon as a major focus area for tourism in the coming years, this more than cemented our belief that we have found the perfect place for our beach project!

New Nordic Coral Beach project will be designed in a modern style, inspired by the local surroundings. All villas and condos will have facilities needed to create a unique getaway surrounded by untouched nature and white sandy beaches.

We hope you will enjoy our newest catalogue and that you find this the perfect location and the unit of your needs. We are looking forward to welcome you into our orange holiday village!

If you have any further questions, do not hesitate to get in touch with the main agent of your choice, our sales staff at the sales office at the location, or myself directly in Pattaya.

Welcome to New Nordic Coral Beach, Chumphon!



TOM STENSHAVN

Project Manager, Chumphon



NEW NORDIC CORAL BEACH





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Welcome to

New Nordic Coral Beach Chumphon, Thailand

Construction ongoing

Blending in beautifully with the natural surroundings, the development will consist of three story condominiums along with bespoke detached homes.

With a firm commitment in keeping the project green, vast areas of the landscape will remain untouched. Therefore, both residents and visitors alike can enjoy both the large expansion of vegetation and the stunning white sandy beach, as nature intended. All restaurants, pools, and other facilities will be cleverly integrated into the existing environment, thus producing one of the most stylish and desirable complexes in the whole of Thailand.

Many have travelled through this area on their way to and from Bangkok, or to take one of the ferries to one of the many beautiful islands; but few have taken the time to stop and explore this unspoiled, idyllic and unique province.

When we first saw the endless beautiful beaches, where mass tourism had not yet set foot, we knew we had found Utopia! The perfect place for our beach project!

Did you know that Chumphon is a hub for active travelers with the perfect places to kayak, bicycle and dive? And that Chumphon has a beautiful untouched twenty-mil-long coastal strip? The perfect place to explore beautiful nature or relax in a hammock on the beach.



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The nature of the province's western part consists of highly hilly terrain, while the central part is characterized by dense forest and large agricultural fields, making this untouched paradise of Thailand a green oasis – a must visit with a lot of activities for families or single travelers!

An all-inclusive holiday village

New Nordic Coral Beach Resort is in addition to be located directly on one of Thailand's most beautiful beaches, developed to be an all-inclusive resort with accommodation in both studios, one and two-bedroom apartments and villas with two, three and four bedrooms. You will have all you require within walking distance and the resort will have outlets such as rental of motorbikes and bicycles, water sport equipment, a travel agency with guided sightseeing tours, transport and airline booking and stores such as minimart, massage and laundry. New Nordic Chumphon will be able to take care of all your needs!

Facilities

- ✔ Free wifi and cable TV (Local & International)
- ✔ 24/7 Security Services
- ✔ Landscaped swimming pools
- ✔ Fitness centers
- ✔ High quality cleaning services
- ✔ Parking space
- ✔ Breakfast opportunities
- ✔ Onsite nurse and healthcare
- ✔ Free shuttle service to the New Nordic beach
- ✔ On-site laundry services
- ✔ Transport service
- ✔ Motorbike and car rental
- ✔ Taxi service
- ✔ Bicycle and kayak rental
- ✔ Travel Agency
- ✔ Legal assistance to smoothen your stay
- ✔ Your very own Orange Privilege Card (OPC) entitling you to noteworthy discounts & benefits across all our restaurants, bars & accommodations

ABOUT CHUMPHON SALES OFFICE

Staying true to the New Nordic way of building up communities, our Chumphon Sales Office is located on the land right in-between the condominiums and the beach. This is so all customers have easy access to get the information they need about the exact project or the company itself. The Sales Office is already open, with staff on site to help you with your needs!

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MASTER PLAN

A unique project in "untouched" Thailand

From the main road at the beginning of our Coral Beach project you will walk past three of our condominiums before entering the area of our villas. The villas will blend in beautifully with the surrounding nature. Walking further you will pass our first condominium before strolling down to our beautiful untouched beach where you can find our sales office and restaurant. All of this connected to make out the orange community, where you can find all you need within our premises. Welcome to the neighborhood!



Coral Beach
Condominium 3



New Nordic
Pearlberry Pool Villa



Coral Beach
Condominium 2



Coral Beach Condominium 4
(To be launched late 2017)

↑
TO BANGKOK
435 KM

↓
TO CHUMPHON AIRPORT
10.4 KM

↓
TO THUNG WUA LAEN BEACH
34.5 KM





Coral Beach Condominium 1

Admin Sales Office

Restaurant

Bar

Swimming Pool



New Nordic Ivory Pool Villa



New Nordic Setosa Pool Villa



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New Nordic

Chumphon



NEW NORDIC CORAL BEACH CONDOMINIUMS

Construction of our first condominium has already started

The New Nordic Coral Beach Condominiums is divided in four buildings. The buildings 1, 2 and 3 is 3 story buildings, and the 4th is a 5 story building. The first building is located only 150 meters from the beach and the rest only from 200-500 meters from the beach.

All buildings are in a Thai/Colonial style and has units from studios up to 2 bedrooms and all in different sizes. All buildings have elevators and are fully equipped, decorated and furnished. There are CCTV cameras in the hallways and there will be fiber optic internet in all units, together with TV and entertainment systems. Our green initiative is important for us, and we will not allow any waste water to go in to the ocean. Focusing on the surrounding area, local communities and our carbon footprint is a core value for us!



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The interior and tone of the project



When choosing the style and design for our projects, we always take in consideration the environment around. The interior in Chumphon is no exception, combining the traditional colonial style of Thailand with a modern New Nordic touch. Our Coral Beach project in Chumphon will be unlike any other of our developments, with architectural aspects customized to be a natural part of this breathtaking surroundings. The exterior of all the condominiums will have a fresh white look with colonial details in the framework and decorations.



The reception area

The grand reception and lobby area in condominium 1 will have an open floor plan with natural light and open areas for the ocean breeze to flow through, connect the building interior even more with the nature. Each room will follow the same style as the exterior, to keep the traditional and relaxed vibe.

FOR 3D ILLUSTRATION PURPOSES ONLY



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Room types

CONDOMINIUM 1



ONE BEDROOM



TWO BEDROOMS

CONDOMINIUM 2



ONE BEDROOM

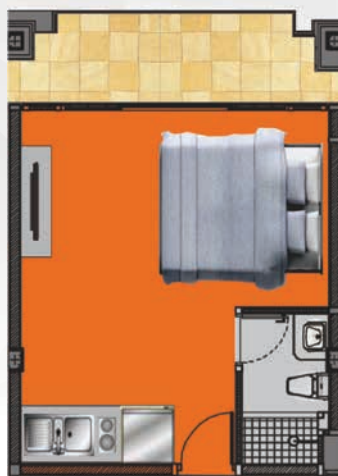


TWO BEDROOMS

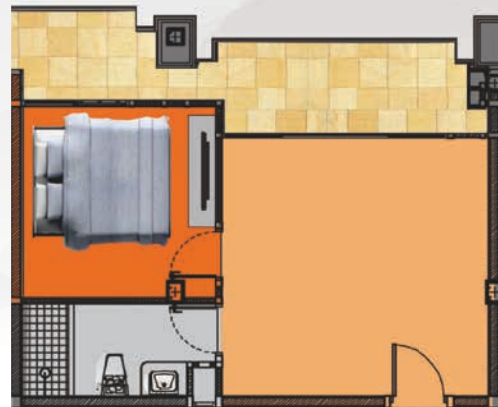


PENTHOUSE

CONDOMINIUM 3



STUDIO



ONE BEDROOM



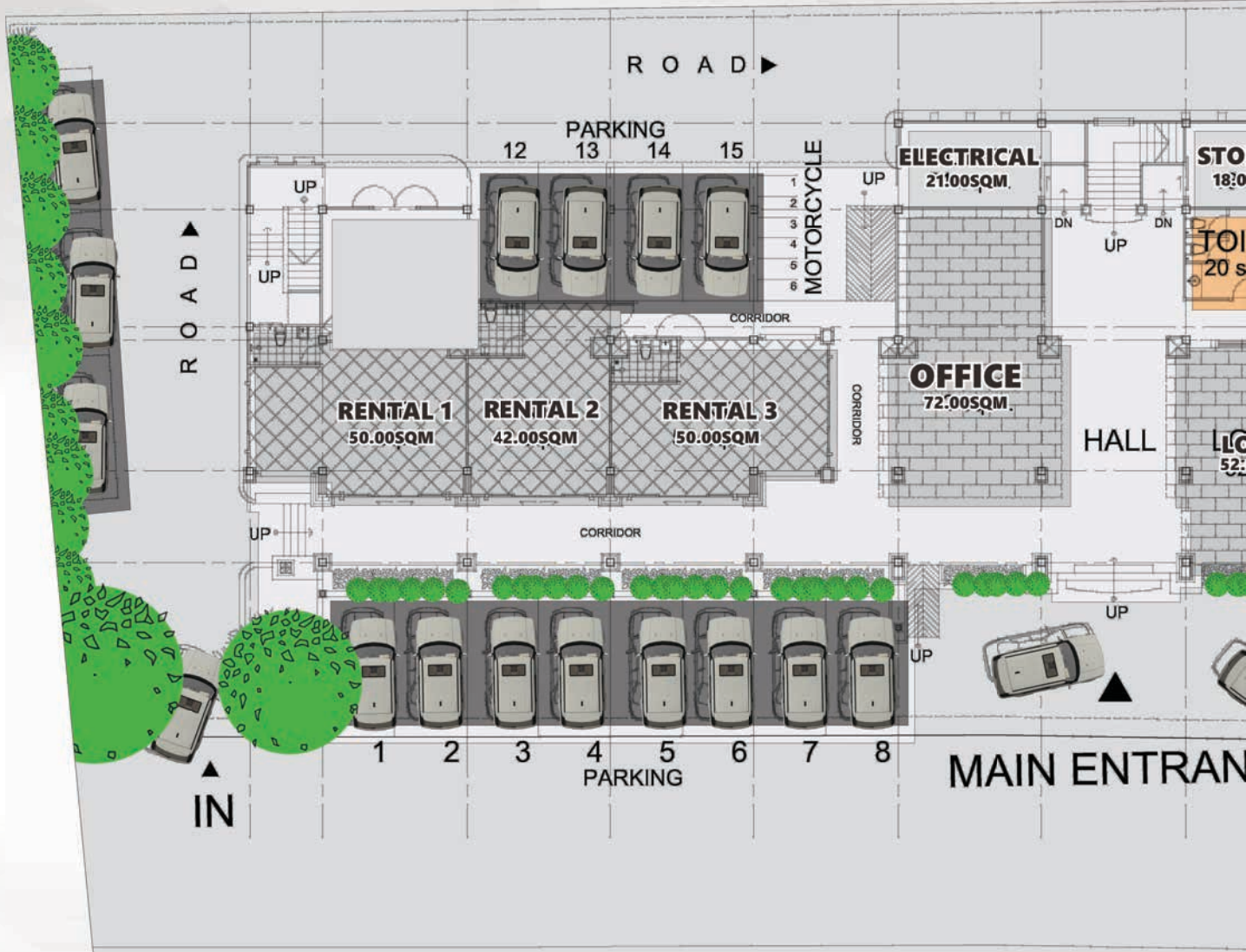
TWO BEDROOMS

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Floor plans

NEW NORDIC CORAL BEACH CONDOMINIUM 1

GROUND FLOOR



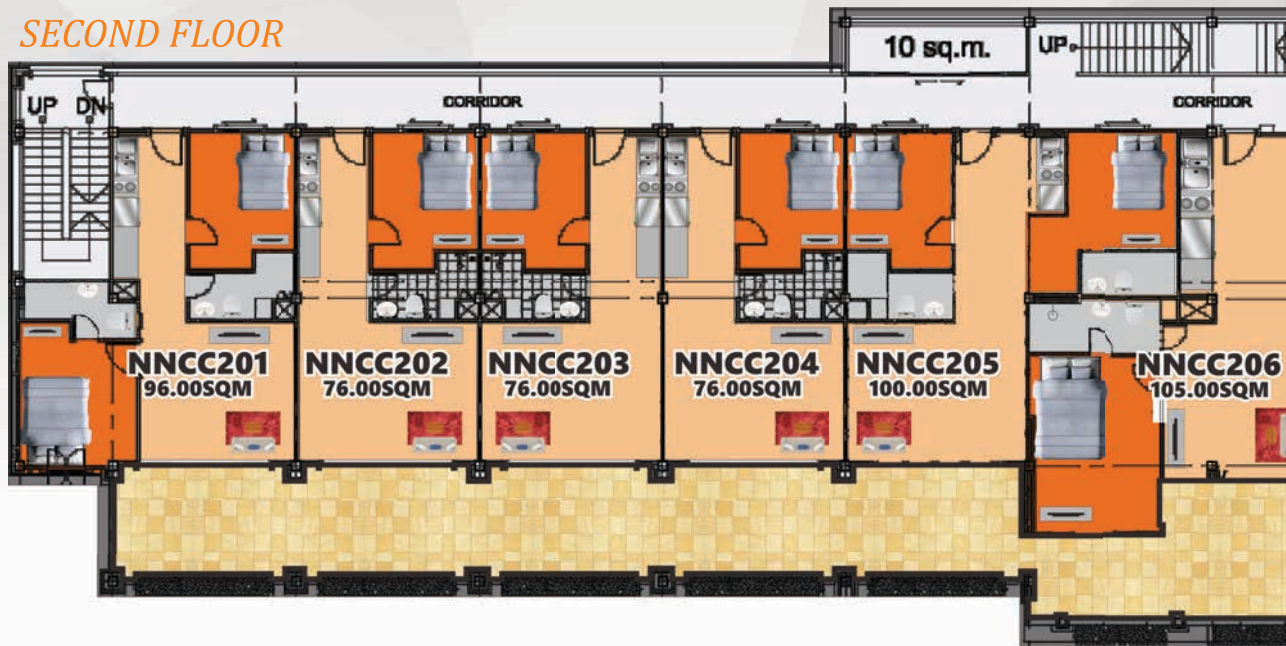


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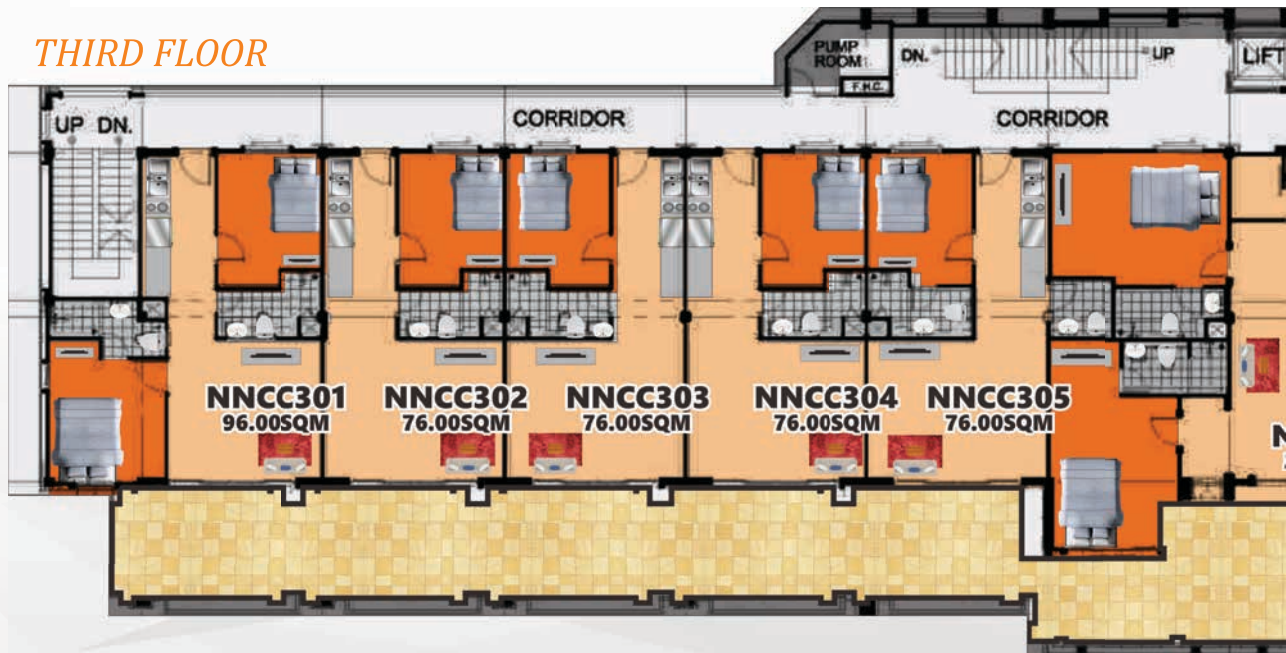
Floor plans

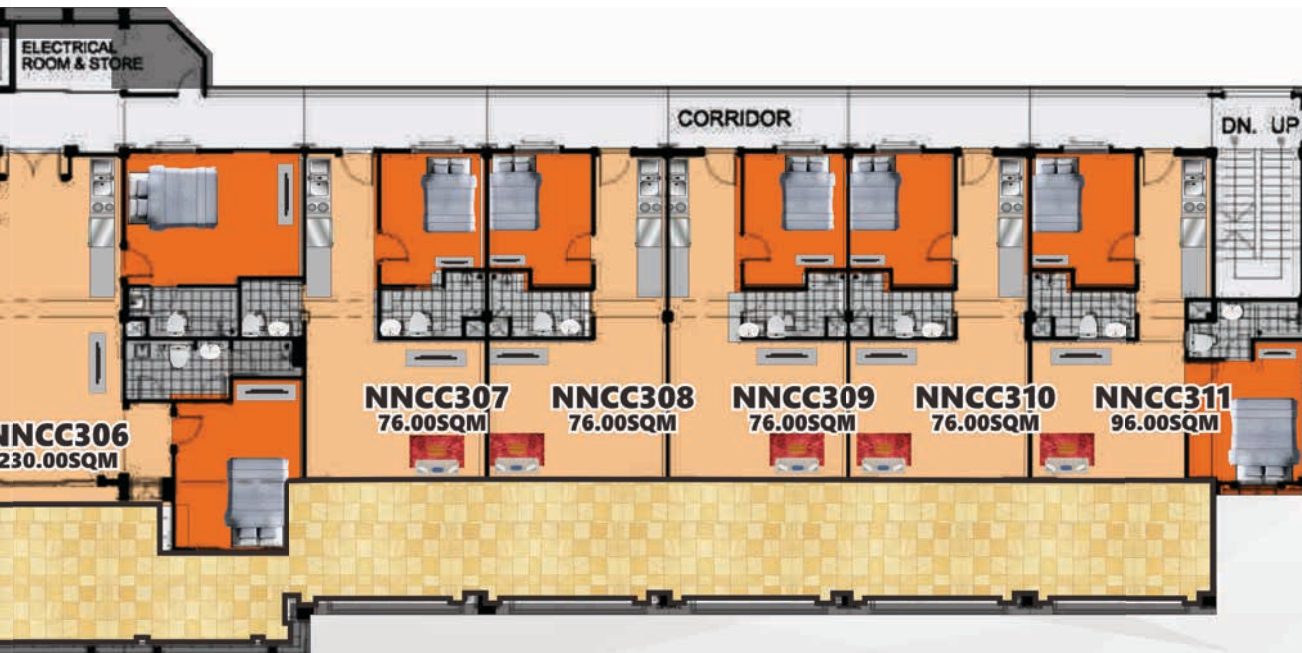
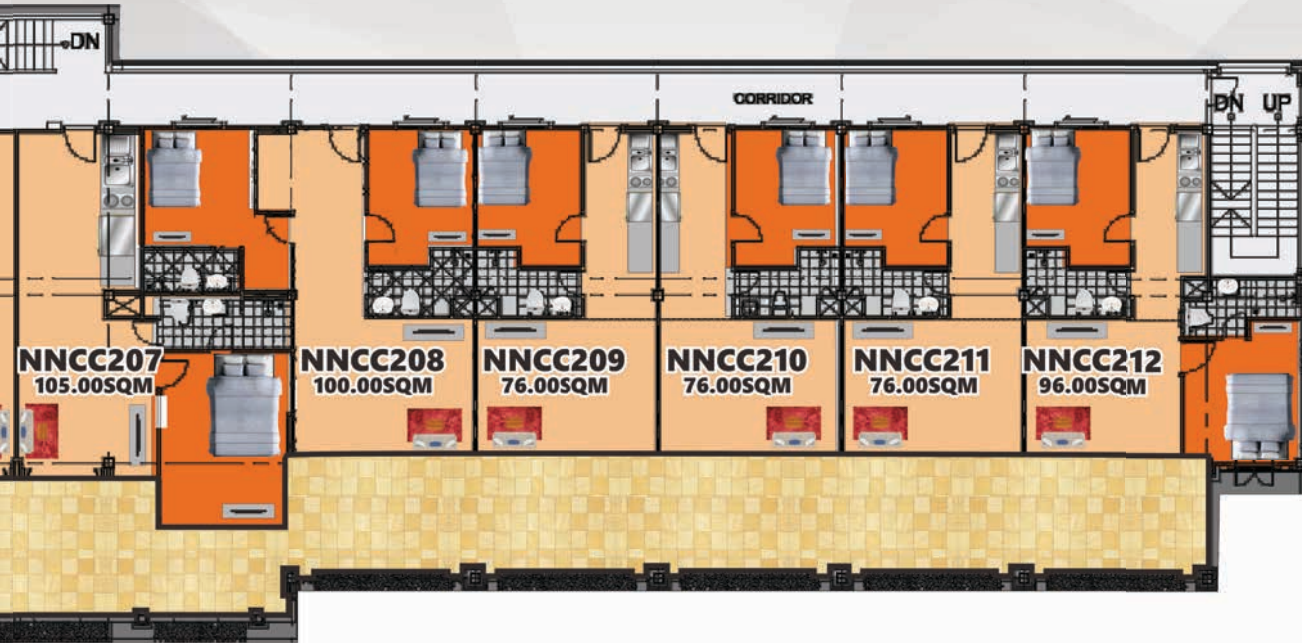
NEW NORDIC CORAL BEACH CONDOMINIUM 1

SECOND FLOOR



THIRD FLOOR



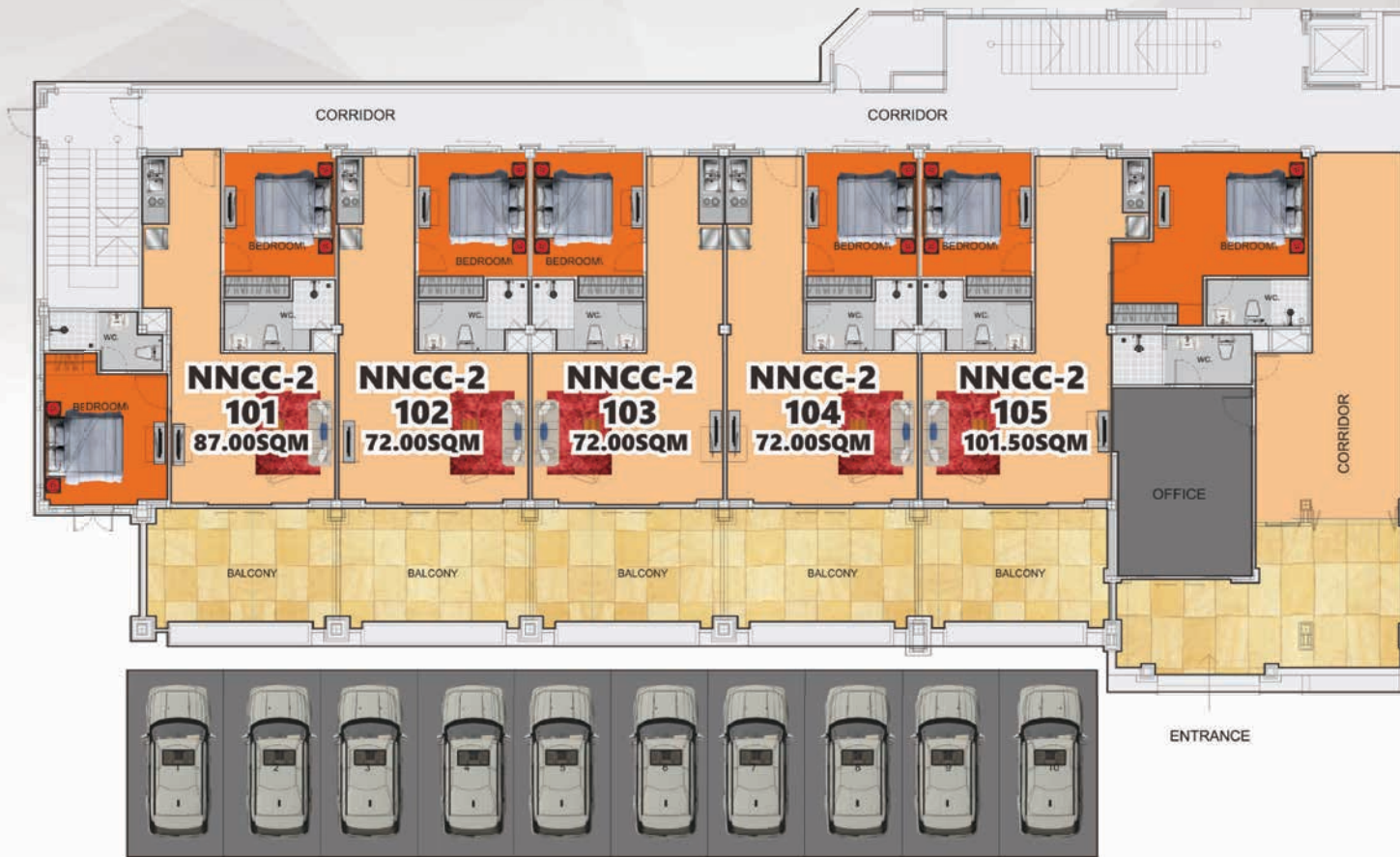


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Floor plans

NEW NORDIC CORAL BEACH CONDOMINIUM 2

GROUND FLOOR



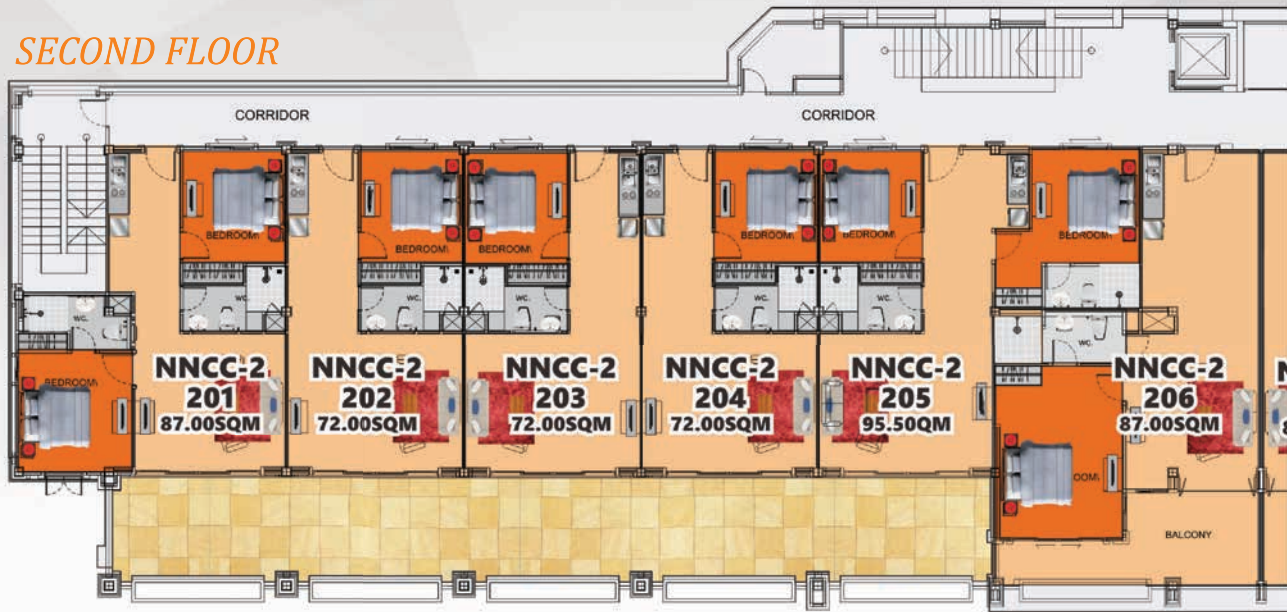


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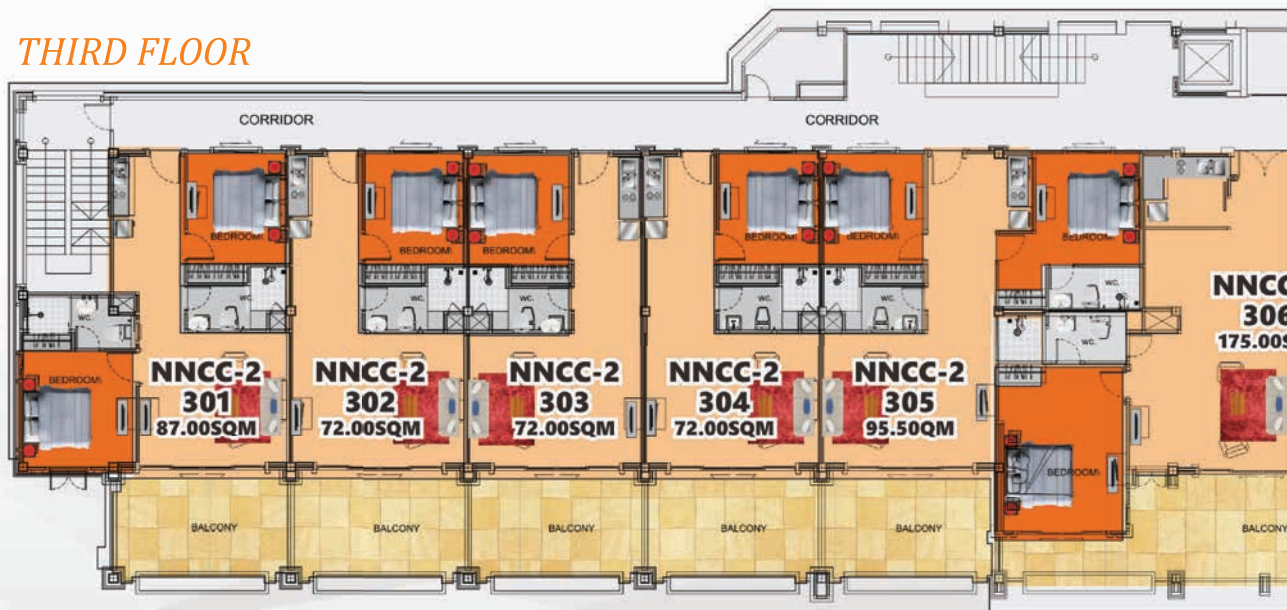
Floor plans

NEW NORDIC CORAL BEACH CONDOMINIUM 2

SECOND FLOOR



THIRD FLOOR





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Floor plans

NEW NORDIC CORAL BEACH CONDOMINIUM 3

GROUND FLOOR



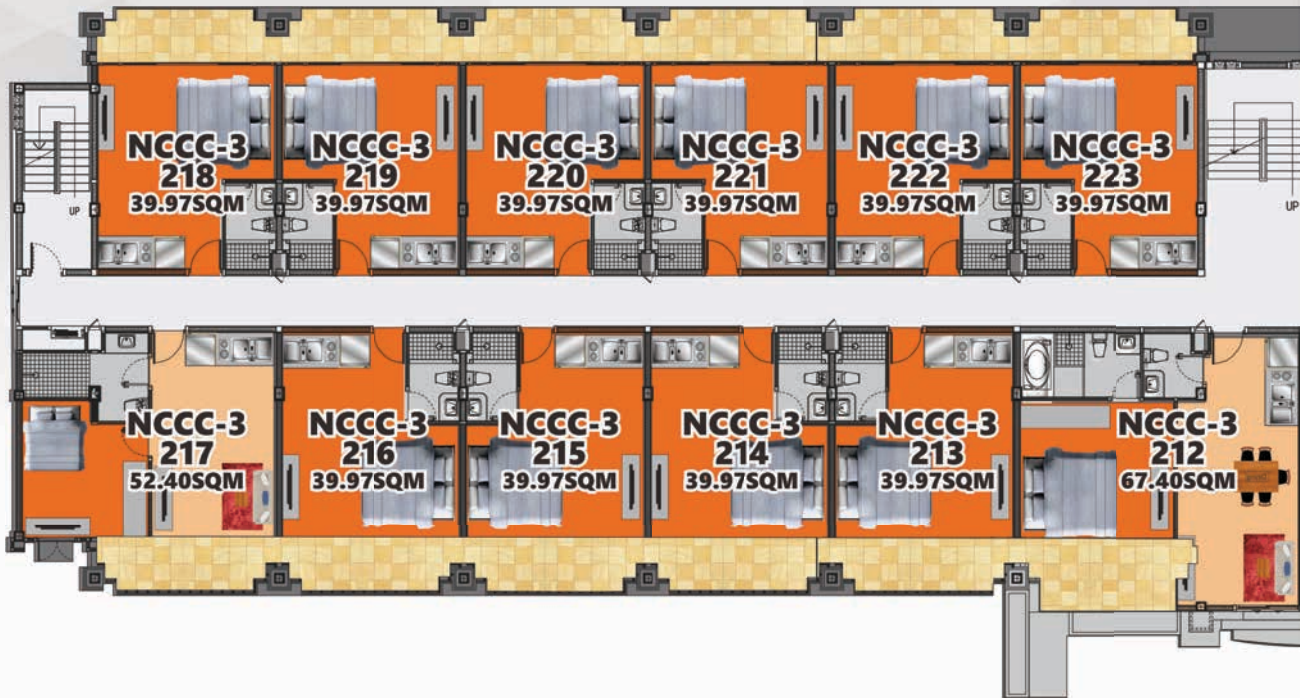


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Floor plans

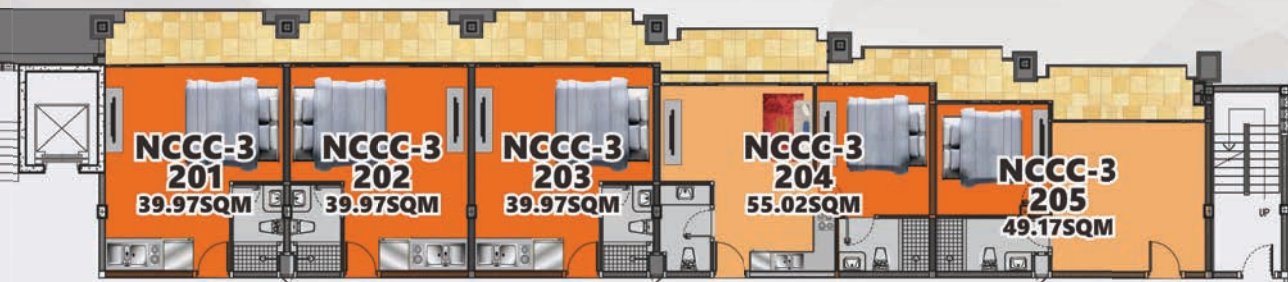
NEW NORDIC CORAL BEACH CONDOMINIUM 3

SECOND FLOOR



THIRD FLOOR





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BUILDING A LIFESTYLE!

NEW NORDIC CORAL VILLAS

THE VILLAS ARE ISSUED ON REQUEST

New Nordic Coral Beach will consist of several private villas for those who would like to invest in their own private holiday home just on the beachfront in Thailand's most unique places. All villas will be decorated in a modern style, inspired by the local surroundings. The Coral Beach Villas come in three sizes, from small to large, with the biggest villas having a total of 4 bedrooms. All villas will have private parking, their own pool area and all facilities needed to create a unique getaway surrounded by untouched nature and white sandy beaches.

Our villas are divided into three different sizes, and there are now 4 plots with villas available. There will be released more plots with villas as the sales goes forward.

SPECIAL CONDITIONS

- ✓ Stay at the Coral Beach Condominium free of charge for 21 days per year
- ✓ If purchasing without the rental guarantee alternations may be done to the initial floor plan



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NEW NORDIC CORAL BEACH VILLAS

New Nordic Ivory Pool Villa

The small villa is a one-story house, perfect for those who would like a small get-away or who have plans to retire in this quiet and calm part of Thailand. The villas have their own swimming pool and parking space and will come fully furnished with all kitchen and bathroom facilities.



The layout may vary according to the land and the customer's specifications.

- ✓ LAND SPACE: 424 SQM
- ✓ LIVING SPACE FIRST FLOOR
(INCLUDES TERRACE AND
PARKING) 129.70 SQM
- ✓ SWIMMING POOL: 22.28 SQM



Contact us for more details.

Starting from: ₱ **12,500,000**

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The layout may vary according to the land and the customer's specifications.

NEW NORDIC CORAL BEACH VILLAS

New Nordic Pearl Berry Pool Villa

The medium villas go over two floors, surrounding the private swimming pool area. The house will have a living room area and a kitchen area with big doors for the outside balcony. On the first floor there will also be a guest toilet. There will be in total three bedrooms upstairs, all with their own private bathroom. The villa also has a separate laundry and storage area.

GROUND FLOOR



SECOND FLOOR



- ✓ LAND SPACE: PLOT 29: 436 SQM / PLOT 31: 424 SQM
- ✓ LIVING SPACES TWO FLOORS (INCLUDES TERRACE, BALCONY AND PARKING) 383.59 SQM
- ✓ SWIMMING POOL: 29.75 SQM

Contact us for more details.

Starting from: ₱ 19,500,000

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The layout may vary according to the land and the customer's specifications.

NEW NORDIC CORAL BEACH VILLAS

New Nordic Setosa Pool Villa

This is the biggest villa option in this project. The villa has two floors with a kitchen and dining area facing the swimming pool. There will also be a dining area, a bedroom with attached bathroom and storage room downstairs. Upstairs there will be a living area as well as three bedrooms, all with their own separate bathrooms.

- ✓ LAND SPACE: 640 SQM
- ✓ LIVING SPACES TWO FLOORS (INCLUDES TERRACE, BALCONY AND PARKING) 476.14 SQM
- ✓ SWIMMING POOL: 44.62 SQM



GROUND FLOOR

SECOND FLOOR

Contact us for more details.

Starting from: ₱ 20,970,000

Exclusive investment offers for investors

Are you investing for the future, and have no plans to stay in your apartment for the next few years? New Nordic has several investment options whereby we take care of and rent out the apartment for you, while you can sit back, relax and enjoy the returns!

EASY FOR US, EASY FOR YOU

- ✔ **Cash back.** The perfect option for those buying off plan! Early bird buyers have the option to have a yearly return paid monthly during the time of construction.
- ✔ **Rental guarantee.** Many of our owners do not necessarily have plans to stay in their apartments, and we therefore recommend leaving the hassle of renting out the apartment to professionals! Our experienced hospitality team will rent out your apartment to much higher returns than you can achieve on your own.
- ✔ **Buy back and buy back flex.** We invest in areas and projects we believe in. We therefore offer to buy the apartment back from you after a said period of time in selected projects.
- ✔ **Finance.** Would you like to enter the real estate market, but do not have the cash to put in today? We offer a financing option for you in selected projects.
- ✔ **Pure investments.** We want to enable our clients to enjoy the all the opportunities of the booming tourism business in Southeast Asia! Through our investment structure you will get ownership in branded hotels in key destinations, with flexible terms and returns. Ask us for more details.

TURN KEY SOLUTION

Make your investment and let New Nordic Group take care of the rest!

- ✔ During construction you will receive our weekly construction updates from your project. This way you will always stay on top of the latest developments. You can even connect to our 24-hour construction cameras!
- ✔ After making your investment, you will receive weekly updates from New Nordic. Here you will be the first to know the latest news, promotions, happenings and new ventures that we are pursuing.
- ✔ New Nordic operates more than 1000 rooms, 10 restaurants and a range of retail outlets in Southeast Asia, managed by a highly professional hospitality workforce. By standardizing routines, constantly monitoring prices to fit the market and achieving competitive prices from suppliers due to our volume, we can generate much higher returns than you will be able to do on your own. In January 2018, we had 50,000 covers in our breakfast restaurants alone!
- ✔ New Nordic holds maintenance workers, engineers, a security force and gardeners at all times across our resorts, covered from your maintenance fees deducted automatically from your returns. This way you never have to worry about the maintenance, safety and upkeep of your apartment.
- ✔ Monthly or quarterly you will receive in your inbox a statement of accounts from our accounting team giving you the latest update on your investment.

The investment offers may vary according to the project end season. Ask your agent or the sales office for more information.

Ownership

- ✔ **Freehold** (Foreign name 49% of the total area in the building and Thai name/Thai company name 51% of the total area in the building) title deed will be transfer after the building has been completed.
- ✔ **Leasehold** is on a 30-30-30-years, with a registration of 30 years and renewable twice, 30 years per renewal, for a total leasehold term of 90 years. The lease agreement will be registered under the Buyer's name after the building has been completed.

ADDITIONAL FEES

- ✔ For transfer of the Freehold ownership in a foreign name the government charges 6.3% over the purchase price. New Nordic Groups pays 50% of this. Thai name and Leasehold, New Nordic Groups pays all costs for registering the lease at the local land department.
- ✔ One-time sinking fund payment of Baht 500/SQM upon completion of the building.
- ✔ The client pays the government fee for installing the water and electricity meter Baht 15,000 per unit.
- ✔ The service fees are determined annually and are set at Baht 75/SQM per month. New Nordic will absorb half of these fees when the client chooses to participate in New Nordics rental guarantee program and this amount will be deducted from the rental guarantee payment.

Payment Terms

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

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Why invest in Chumphon?

With its nice beaches, warm weather and idyllic climate, Chumphon is a fantastic destination. The tourism is also changing from being visited by the regular hotel guests to families or couples that wish to stay in a fully equipped apartment. We know that our orange community will be the perfect place for a holiday home!

- ✔ Thailand is the most visited tourist destination in Southeast Asia.
- ✔ Chumphon is one of the key areas of the Tourism Authorities of Thailand (TAT) to focus on boosting tourism in the coming years!
- ✔ As New Nordic is already being a highly trusted property developer in Thailand and Asia in general, we ensure security and predictability. Investing with us is a safe, yet profitable way of placing your money.
- ✔ Chumphon is a hub between North and South Thailand with easy access to the islands of Koh Tao, Koh Phangan and Koh Samui.
- ✔ It is far from other “touristified” places in Thailand, in Chumphon you can experience the real untouched Thailand – a nice and quiet environment, with yet so much to offer!
- ✔ Easy access to airport, train and ferry located only 15 minutes away.



Getting to Chumphon?

HOW TO GET THERE?

Chumphon City is located 440 km from Bangkok / Chumphon airport is 10 minutes from Coral Beach



FLIGHT

There are 3 flights daily from Bangkok (morning, afternoon and evening). Flight time is 1 hour, and the airport is small and intimate and therefore is very fast and easy going in and out. Price roundtrip approximately 3000-4000 baht. Chumphon Airport is 15 minutes from Coral Beach.



TRAIN

For those who want to try the "Orient Express" there are several trains every day and a short distance to the train station.



BUS

There are three buses daily from Bangkok to Chumphon. Travel time is approximately 8 hours.



CAR

Driving time from Bangkok is around 6 hours on motorways.

The neighborhood

The area is well served with numerous private hospitals of a high standard, along with a great selection of both restaurants and shops. Big C, Lotus, Home Mart, Macro, Ocean Shopping Mall, Night Market, Night Plaza and many others, have major outlets here. The nature makes for a great playground for a number of activities, such as bicycling, trekking, bird watching, kayaking or diving, just to mention some!

GENERAL INFORMATION ABOUT CORAL BEACH

- ✔ 5 minutes from the new ferry to Koh Tao, Koh Phangan and Koh Samui
- ✔ 10 minutes from the airport which is under further development
- ✔ 12 minutes from the town of Pathio and train station
- ✔ New road construction with separate bicycle paths throughout the area.
- ✔ Exciting coastline with caves and small unique beaches
- ✔ Fish Harbor and grotto temple nearest neighbor



Activities and Attractions



BIRDWATCHING AND “RAPTOR MOUNTAIN”

Chumphon has many mangrove forests that are home to birds of all kind. From September to October each year, you can observe a large number of migratory birds along the coast who want to escape the cold winter in northern Asia and fly to a warmer climate in the south, such as Malaysia, Singapore or Indonesia. “Raptor Mountain” is a mountain where many bird watchers gather to observe rare species. There is also an amazing view over the whole province from this peak!



CAVE EXPLORING

Experience the incredible beauty of stalagmites and stalactites that were hidden in caves for thousands of years. In Chumphon there are several wonderful caves that are worth a visit and will be an exciting experience. Many companies offer trips to the caves and you should compare the various offers to find the excursion that suits you the best.



DIVING AND SNORKELING

There are some great dive sites around the islands of Koh Ngam Noi, Koh Ngam Yai and rocks Hin Lak Ngam and Hin Pae which also offers amazing diving opportunities. Divers can experience the fascinating seabed configurations from coral gardens to stone mounds and caves. The main attraction will still be fish in all the colors of the rainbow, varies from barracuda, trigger fish, eels and so much more – you may even spot a whale shark! Many sport divers write interesting blogs about these places which you can find online.



KITESURFING AND KITEBOARDING

Kiteboarding is a popular activity in Chumphon. Because of its geographical location it has the best wind conditions in Thailand under both south-west and north-east monsoon. The perpetual wind, combined with friendly Thai hospitality is a guarantee that Kiteboard training will be an unforgettable experience!



RUBBER BOAT RAFTING – KAENG BOK FAI

Rubber boat rafting offered on a 11 km long section of Kaeng Bok Fai River. The river has a difficulty at 3-4 and there are 7 exciting areas with names Kaeng Bok Fai, Heo Kaeng Bua Thong Kaeng Ta Wan Heo, Heo Kaeng Ta On, Khuean Kaeng Nam Won Kaeng Kaeng Hin Hua Kalok Chang. It takes about 3 hours to complete the route. There are also areas where the water flows slowly and you can take a break or splash around and enjoy the cool and clear water. If you start from Haew Loam Waterfall trip journey takes about 2 hours.

Drinking and Dining



CORAL BEACH RESTAURANT

Introducing y our own restaurant and bar located directly on the beautiful Coral Beach. Serving you the most exquisite selection of fresh seafood, with a view over the clear blue ocean.



PIRATES TERRACE

A cozy restaurant located on the beachside, offering both traditional Thai and European cuisine. If you want a filling American breakfast, spicy crab curry or a delicious pizza, this is the place for you.



GREEN KITCHEN

Even though seafood is Chumphons specialty, there are places that also offer more international options. At Green Kitchen they focus on serving you green and healthy food, as well as all traditional Vietnamese cuisines.



OLD TIME

Take a stroll to Old Time Café for a coffee on the go or a bite of their selection of European food. With it's cool interior and great service, you're sure to have a good time.



BEADCAM SEAFOOD

A popular seafood restaurant on a fishing boat pier near the small river. Serving traditional Thai seafood and other Thai specialties. Next to the pier and seafood restaurant, you will also find a popular Thai barbecue restaurant.



SARA BEACHFRONT RESORT

In Sara Boutique Resort, a 4,5-star small beachfront hotel, you will find Sara Restaurant, serving both Thai and traditional Western home-cooked meals in a beautiful environment with a stunning sea-view.

New Nordic Brands



NEW NORDIC INVESTMENT

We are delighted to introduce our new investment product range, offering you more flexibility and choice than ever before! We have incorporated a dedicated investment company in the USA, which allows you to purchase real-estate related securities with us in a safe and secure manner. Whether you are looking for a regular return option, a long-term investment, or would like to join in together with the Group as your partner in a new hotel development, we have something to offer. Our current range of options offer lots of variety, with many more exciting opportunities still to come!



NEW NORDIC PROJECT DEVELOPMENT

As a general contractor, New Nordic will be available as a single point of contact to the client from planning to completion. From financial and valuable engineering, to risk management throughout the whole process. Also including design & drawing, project execution and financial management. This close cooperation enables our experts to respond to the requirements quickly and flexibly, because for New Nordic, our top priority is our clients' requirements!



NEW NORDIC HOSPITALITY

Our goal is being the leading holiday villages operator across Thailand and Southeast Asia by developing a well-diversified hotel portfolio. Providing appropriate returns by constructing 3 types of asset management structures in our hotel operations; our own hospitality brand, properties under management agreements and properties under franchise agreements. We are also offering superior accommodation and great dining experiences.



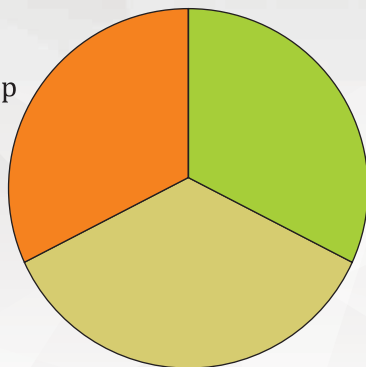
NEW NORDIC TRAVEL

We are launching a brand-new travel network, focusing on sustainable and highly adventurous travels across the world! Our new concept is crafted on deep rooted values of local commitment, sustainability and respectful encounters with both people and animals. Discovering the unexplored, learning from locals and leaving more than we take from local communities are key ideas behind the brand. As an explorer traveling through us, you can be sure that every single journey provided through our future endeavors are built on a great blend of curiosity, respect and ethical principles.

The Numbers

THE BUYERS

1/3
Owned by
New Nordic Group



1/3
Buy to stay

1/3 Buy as investment

MAIN NATIONALITIES

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

60% OF ALL CUSTOMERS ARE REPEAT CUSTOMERS

OUR PROJECTS

SOON
100
PROJECTS IN TOTAL

OVER
50
PROJECTS
COMPLETED

IN AVERAGE
8
ONGOING PROJECTS
AT ALL TIMES

OUR TEAM


1050+
NEW NORDIC STAFF

300+
CONSTRUCTION WORKERS
WITH ARCHITECTS

700+
OTHER STAFF

Our New Nordic Team is highly diverse with several nationalities, such as;
THAI, NORWEGIAN, FILIPINO, DUTCH, SWEDISH, FRENCH, BRITISH AND AUSTRALIAN

THE PERFECT RETREAT IN UNTOUCHED THAILAND
SECURE YOUR DREAM HOME TODAY!

NORWAY

✔ TØNSBERG



THAILAND

- ✔ PATTAYA
- ✔ KOH SAMUI
- ✔ CHUMPHON
- ✔ PHUKET
- ✔ BANGKOK
- ✔ PETCHABURI



Building a Lifestyle

The New Nordic Group is led by a highly qualified team of young and dedicated people with expertise in the field of finance, real estate, hospitality and development. Their headquarters is in Hong Kong, with branches in Tønsberg (Norway), Bangkok (Thailand), Koh Samui (Thailand), Phuket (Thailand), Chumphon (Thailand), Pratamnak (Thailand), Angeles (Philippines), Sihanoukville (Cambodia) and Bali (Indonesia). Our holiday villages 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!



HONG KONG

- ✓ WANCHAI



CAMBODIA

- ✓ SIHANOUKVILLE
- ✓ PHNOM PENH



PHILIPPINES

- ✓ MANILA
- ✓ ANGELES CITY



BALI, INDONESIA

- ✓ SANUR



SINGAPORE



