

## Aeras



### Seller Info

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 Country: Thailand  
 ZIP code: 55444  
 Address: Landao  
 About me: I am the official MyThai Property website agent, feel free to contact me at any time!

### Listing details

#### Common

Title: Aeras  
 Property for: Sale  
 Price: ฿ 3,080,000.00  
 Bedrooms: 1  
 Bathrooms: 1  
 Square Feet: 35 m2 ft  
 Posted: Nov 17, 2020

#### Price Range

Price Range: eyIxIjp7InR5cGUiOiJTdHVkaW8gTWF4OiIsInNpe  
 mUiOiIyNm0yIiwicHJpY2UiOiIyNDgyNDI1fGN1  
 cnJlbnN5X3RoYiJ9LCIzIjp7InR5cGUiOiIxIEJlZC  
 BNaW46Iiwic2l6ZSI6IjM1bTliLCJwcmljZSI6IjMw  
 ODAwMDB8Y3VycmVuY3lfdGhiIn0sIjQiOmsidHl  
 wZSI6IjEgQmVkie1heDoiLCJzaXplIjoiNDhtMiIsI  
 nByaWNlIjoiNjI4MzIwMHxjdXJyZW5jeV90aGlif  
 SwiNiI6eyJ0eXBlljoiMiBCZWQgTWluOiIsInNpe  
 mUiOiI1N20yIiwicHJpY2UiOiI3MTc4ODc1fGN1c  
 nJlbnN5X3RoYiJ9LCI3IjIjp7InR5cGUiOiIyIEJlZC  
 NYXg6ICIsInNpemUiOiIyMTdtMiIsInByaWNlIjoi  
 Mjg0MDUzMDB8Y3VycmVuY3lfdGhiIn0sIjkiOms  
 idHlwZSI6IjMgQmVkieIERlcGxleCBNaW46Iiwic2l  
 6ZSI6IjEyMG0yIiwicHJpY2UiOiIxNTM4NDYwM

HxjdXJyZW5jeV90aGlifSwiMTAiOnsidHlwZSI6Ij  
MgQmVkIERlcGxleCBNYXg6Iiwic2l6ZSI6IjEzN  
G0yIiwicHJpY2UiOiIxNzY1NTA0MXxjdXJyZW5j  
eV90aGlifX0=

## Payment Plan

Reservation Fee: ฿ 50,000.00  
Contract Deposit: 20% (within 10 days)  
Handover: 50%

## Location

City: Pattaya  
District: Jomtien

## Additional information

E-mail (import): info@findthaiproperty.  
Mobile (import): +66 (0) 800 844 727

Description: Direct Beachfront Location - Simply the best value on offer in Pattaya for a first-line beachfront project. Buyers here can expect maximum growth while pre-launch promotional discounts are still on offer. Aeras features two buildings on a large plot, which means that there are plenty of space for a wide range of facilities. One of the buildings, 'Aeolus', is a low-rise, four-storey... View more

Direct Beachfront Location - Simply the best value on offer in Pattaya for a first-line beachfront project. Buyers here can expect maximum growth while pre-launch promotional discounts are still on offer. Aeras features two buildings on a large plot, which means that there are plenty of space for a wide range of facilities. One of the buildings, 'Aeolus', is a low-rise, four-storey building containing just 13 units. The main part of the development, however, is the 'Aether' tower, which consists of a total of 296 units situated in a 38-storey high-rise. In terms of location, Aeras will be located right on Jomtien Beach Road between Soi 17 and 18, close to the new, five-star Reflection project – already one of Pattaya's most prestigious developments. The ideal location of Aeras means that buyers need only cross the road to be right on the golden sands of Jomtien

Beach. Just as importantly, it means that the vast majority of apartments at Aeras will enjoy fabulous 180 degree clear sea views across Jomtien Bay. Those who are looking to buy in Aeras primarily as an investment rather than for their own personal use will appreciate the fact that The Urban will be offering an exclusive in-house rental programme. Backed by a team that has been successfully occupying the company's previous projects with rental tenants – with waiting lists at many of them – the team should have no problem in obtaining high occupancy rates for all buyers enrolling in the programme. This means that investors can just sit back and relax in the knowledge that The Urban's team will take care of the entire process on their behalf.

The range and quality of facilities that will be available at Aeras are as good as any that you could expect to find at a five-star hotel. The large plot size of the development means that there is plenty of room at ground level for a variety of facilities, most notable of which are the large beachfront pool and sundeck, all set in beautifully landscaped gardens, which will feature mature trees. Here you will also find a playground for the kids, a jogging track and even a street basketball court. Inside the building is a luxuriously appointed lobby with a 24-hour concierge service and, for those who have to mix a little work with their pleasure, a fully-equipped business centre.

The facilities don't stop at the ground floor, however. The unique design of the building means that there are plenty of other attractions further up the tower. On the fourth floor, there will be a squash court – a feature that is totally unique to Aeras among developments in Pattaya. The fifth floor contains even more – including an infinity pool with sea views and a fitness centre with a sauna and special yoga room. Additionally, for those looking just to chill out a little, there are two additional lounges and a library here. Those wanting the ultimate in sea views, however, are likely to opt instead for the sky lounge and sky gardens right at the top of the building. Up here, 38-floors high, the views are guaranteed to be among the best that the

city has to offer.

Firstline developments are always going to be the ones with the highest demand. With there being few building plots remaining already in Jomtien, capital appreciation prospects are excellent, especially considering the excellent value that Aeras offers, particularly as prices are for fully furnished apartments. View less