

# “THE RESIDENCE”

Jomtien Beach

## FIVE STAR CONDOS

### ‘Town & Country Property’ Is A Fitting Description

*The developers of “The Residence” luxury condominium complex in the centre of Pattaya’s Jomtien area are “Town & Country Property” and their name is a very apt description of the philosophy that they have used for the creation of “The Residence” project.*

**W**hen we mention the developers, as “they”, we are talking about the two principal owners; namely Mr. Cees Cuijpers (**Pictured here right**) from Holland and his business partner Herman van Gucht. I spoke at great length to Cees, who told me that although he started his working-life as a chef in Holland, he very quickly found that he had a greater interest in sales and management. He went on to become sales-manager of one of Holland’s leading meat-suppliers; specialized in professional daily deliveries to caterers, hospitality industry and institutions.

Later, Cees invented a logistic “1-stop” delivery-system based on individual crated items of each perishable product-group such as fresh seafood; fruits and

vegetables; dairy-products; game and poultry and of course meat. This “fresh-company” became very successful and Cees decided to sell out. Upon a friend’s request Cees moved to Pattaya 10 years ago to open a trendy Pub and Restaurant called “Samsara” on Pattaya beach-rd. corner Soi Post Office. You could say that he was back into his old and beloved trade. Only for two years though because “Samsara” was sold to Pizza Hut and Cees could take it easy for a while. Not for long though as Cees rolled into the world of architectural designs and interiors; at first specialized in the hospitality branch later also individual private residences. All inspired by interest and dedication as you don’t have to be an architect by trade to create... Cees became shareholder of Town



& Country Property several years ago and decided with his partner Herman to continue project work and developments on purely exclusive bases and no more individual jobs. At present Town & Country Property has 3 mature residential projects on the run including the modern-trendy housing project "The Meadows" and the luxury villa-resort "Whispering Palms" at Maprachan lake.

Today we focus on their condo-project "The Residence" Jomtien-Beach: A true beach-resort!

### **Decades Of Property Design Experience**

When Cees became a partner in "Town and Country Property" he met his current business partner, Herman from Belgium. Herman has had 38 years of experience in the building construction industry and real estate business, not only in Europe, but also in the American state of Florida. What more can we say, because there is no substitute for many decades of experience, and Herman immigrated to Thailand seven years ago, because he could see huge opportunities in the real estate industry, in both brokerage and construction. When the original owners of the "Town and Country Property" real estate business had to retire for health reasons, Cees and Herman took the bold step of buying the company, which led to a

complete change in direction for this enterprise.

As the two new owners of "Town and Country Property," Cees and Herman decided that with their combined talents, the time had come for the company to engage in their own property development projects. Even though they had been very successful, they scaled back their building design & contract jobs, with their final contract project being "Jameson's - The Irish Pub" at Nova Park, and then located an excellent residential site right in the middle of the rapidly developing Jomtien Beach area. Not only was the land price much more reasonable than the Pattaya City centre, but it is arguably the fastest growing suburb in the greater Pattaya City region, and possibly the whole of Thailand. Another great 'plus' was that in the main it is surrounded by greenery & trees, with the location being only 1,100 metres from Jomtien Beach, which has become the most popular beach resort area in the Pattaya region.

### **"The Residence" Concept Is Born**

Aptly named "The Residence," Cees and Herman decided on using sub-contractors as the best method of construction for them, as by having many decades of experience they closely monitored all stages, to ensure that they were getting the best quality, and this has led to lower building costs. This factor, plus the comparatively lower land prices has allowed our developers to set some very competitive prices. It has been the first condominium complex in Pattaya launched as a "bare shell," before completion and without having a series of "show units", because Cees and Herman have a sufficiently wide reputation in the design & construction field to be able to stand on their past successes. At present "The Residence" offers sales-prices from as little as 49,000 Baht per square meter for a completely finished apartment inclusive of kitchen, air-con and a stunning luxury bathroom. Most of their competitors are talking of prices of approximately 70,000 Baht per square and upwards. This translates to their clients paying from 2.59 million Baht for a 50 square meters studio up to somewhat 9 million Baht for a luxurious 3-bed apartment. Not only apartments "for sale" at The Residence





selection of sixty eight fully serviced accommodation options, ranging from 50 square metre studios for the price-conscious purchaser, through to 1, 2, and 3 bedroom apartments. All ranging from 50 square metres right up to a huge 170 square meters apartment that is as big as many detached houses that we see on the market today!

Furthermore, everything else about this unique condominium has been "built big," such as the extensive lobby / lounge area inside the ground floor entrance, and a massive 500 (!) square meters swimming pool of over fifty meters in length. This has been cleverly intersected with a large wooden bridge that allows for the main access to the pool; sundeck and the fitness centre, which is conveniently located at the far end of the pool overlooking this spectacular recreation area. The tree-lined pool area is located behind the condominium for complete privacy, and is a great place for residents to lounge around in their free time or take a dip before heading off to work. It is obvious that a lot of planning and thought has gone into this project, with everything being orientated towards 'creature comforts' so that all residents can enjoy the lifestyle that they would prefer. This includes maid & laundry services, a limousine service, plus property management services to suit individual needs. Wisely "Town & Country" have decided not to include a restaurant, in order to secure complete privacy to all residents.

but the developers also offer a pool of fine "rental" apartments! For periods of as little as one week, right up to a full year, because "Town and Country Property" are also acting as their own sales agents, which is indeed an ideal arrangement.

#### **Luxury Living "Town and Country" Style**

This seven storey condominium complex is not a series of cramped apartments, but offers a

#### **"The Residence" Delivers Residential Dreams**

While being only a short distance from Jomtien's Theprasit Road commercial & business centre, this serviced condominium is nested in an attractive country setting, which is an absolute joy in pleasurable living. Perhaps the greatest recommendation is the fact that many visitors come in to ask what is the daily room rate, as they mistakenly think that "The Residence" luxury condominium complex is in fact a high class 'five star' hotel. This superior condominium complex has been based on the philosophy of creating luxury apartments in a quiet, peaceful area, where the owners can enjoy the benefits of complete comfort of town living, but at the same time be in a country environment. Here we have an admirable up-market concept, which fills the needs and wishes of most people, by constructing what people want most, so it is plain to see that this is the way that the Pattaya condominium market is heading for.