LUCEAN BAY
JOMTIEN PATTAYA

Thai Quota (TQ)

Payment Stage	Studio / 1 Bedroom	2-3 Bedroom	Penthouse	Due Date
Reservation Fee	THB 100,000	THB 200,000	THB 500,000	Upon Booking
Contract Payment	20% (inclusive of Reservation Fee)	20%	20%	Within 30 Days
Monthly Installments (Feb 27 – May 31)	**20% over 52 Monthly Installments**	20%	20%	Commencing **3 months after SPA execution**
Final Payment	**60%**	**60%**	**60%**	Upon Transfer (Q4 2031)

Remark:

- Reservation Fees are non-transferable and will be deducted from the Contract Payment.
- The Contract Payment shall be completed within **30 days** from the reservation date.
- For **Thai Quota (TQ)** purchases, monthly installments shall commence **three (3) months after the execution of the Sale and Purchase Agreement (SPA)**.
- The above payment terms are **applicable to purchases made during the initial sales launch period (2026-2027) only**.
- The Developer reserves the right to revise the payment structure, pricing, promotional offers, and sales incentives for subsequent sales phases, subject to construction progress, market conditions, sales performance, and management approval.
- All payment terms are subject to the terms and conditions stipulated in the Sale and Purchase Agreement (SPA).
- Common Area fee 70 THB / SQM
- Sinking Fund 700 THB / SQM