

KAYA HERITAGE HOTEL BANGKOK

Kaya Heritage Hotel Bangkok
for Sale - It is the newest
contemporary boutique 4 star hotel
at the Old town - business area, It is
the small size tourist & business
hotel, located at Prannok Road ,
Chang Lor, Bangkok Noi District,
Bangkok, Thailand. It is close to MRT
Station. Sited its tourists.attractive
spots.

Offering a newly developed boutique hotel for sale
'Kaya Heritage Hotel Bangkok' is a small,
luxurious, brand new 4-star boutique hotel located
in the old business district, on Prannok Road, Bang
Khun Non Subdistrict, near the MRT Blue Line station,
in Bangkok Noi District, Bangkok, Thailand.

Offering a Newly Developed Boutique Hotel

'Kaya.Heritage.Hotel Bangkok' - It is a brand new,
4-star, small-sized, beautifully designed boutique hotel
of international standard, located in the old business and
tourist area on Prannok Road, surrounded by historic
buildings.

Government offices, high-end condos, business centers, shopping centers, schools, universities, hospitals, and tourist attractions abound within the vicinity, just a short distance from the Grand Palace and the Chao Phraya River.

Kaya.Heritage.Hotel.Bangkok, is a newly built boutique hotel that has emerged as a flagship addition. It is a stunning, upscale 4+2-storey building, contemporary style, charmingly decorated with bright and elegant colors in an international standard fashion. The rooms are spacious and equipped with modern amenities. The hotel is 4 years old.

Kaya.Heritage Hotel.Bangkok

Kaya.Heritage Hotel.Bangkok is situated in the old town area of Bangkok Noi District, off Prannok Road. It is in close proximity to major tourist spots by the river, near Siriraj Hospital, Wat Rakang, Pinklao Bridge, and Central Pinklao Mall. The hotel is just 550 meters away from MRT Blue Line station, Phanfa Bridge, providing easy access to landmarks like the Grand Palace, Ratchadamnoen Road, and connect to Sukhumvit and Rama IV Roads. It caters to both international tourists and business travelers, and is managed by a Thai owner-operator.

Additional Details:

The hotel is a beautiful, rectangular-shaped boutique-style building. Further details are as follows:

- 1) **Land Area:** 0-2-41 Rai (241 square wah), with 1 title deed
 - 1.1) **Appraised Land Value:** 120,000 THB per square wah
 - 1.2) **Market Selling Price:** 350,000–550,000 THB per square wah
 - 1.3) The property is currently under mortgage with a bank

- 2) Total Usable Area: Approx. 9,500 sq.m.
- 3) Staff & Management: 50 persons
- 4) Total Rooms: 66 Rooms

4.1) 25 Superior Rooms Single / Twin
(26 sq.m.) @ 1,200 – 1,400 baht/day.

4.2) 30 Deluxe Rooms King / Twin
(26 sq.m.) @ 1,600 – 1,800 baht/day

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4.3) 11 Premier Rooms (26 sqm) King
@ 1,800 THB/day.

5) 1 Restaurant + 1 Lobby Lounge & Bar.

6) 1 Outdoor Pool (+ 1 Pool Bar)

7) 2 Elevators + 10 Car Park (inside hotel
building; cars and vans only)

8) Average Occupancy Rate (OCC): 80% / per day.

- 9) Average Daily Room Rate (ARR): 1,680 THB / day
- 10) Revenue Breakdown (REV): approximately
70% from rooms and 30% from F&B & Others
- 11) Estimated Monthly Revenue:
2.8–3.0 million THB/month
- 12) Monthly Operating Expenses: 1.2–1.6 million
THB/month

Selling Price: 230 Million THB

Location:

Kaya.Heritage Hotel Bangkok —
Heritage Hotel in Bangkok

<https://www.kayaheritagebangkok.com/>

<https://maps.app.goo.gl/UDXPG1eDKzFqhhtE7>

<https://youtu.be/aSTUDfuWwgA?si=Pltez3Pzh-ZTp5fj>

KAYA

HERITAGE





















