

FOR SALE: Pingdoi Hualin Boutique Hotel, Hualin Area, Mueang District, Chiang Mai

Land Area: 1-2-55.9 Rai

Total Buildings: 5 Buildings

- Building **A & C**: 4 Floors
- Building **B & E**: 2 Floors
- Building **C**: 3 Floors

Swimming Pool Available

Pingdoi Hualin Boutique Hotel

<https://maps.app.goo.gl/oCBE3FS3MTydpHxC7>

Hotel Details

- Located in the Old City, adjacent to Chiang Mai Moat and the City Wall (Chang Hua Rin Corner)
- Land size is 655 sq.w. covering 16 title deeds
- Hotel is in Renaissance-Lanna style:
 - A Renaissance-style building combined with Lanna style character, unique in Chiang Mai
 - (Due to laws, only allowed to build hotels in Lanna style)
- Hotel consists of 5 buildings:
 - Restaurant & Office in Lanna style (3-story building)
 - Hosa Hall in Renaissance-style with 18 rooms (3-story building with 1 elevator)
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- **White House** in Renaissance style has 6 guest rooms (3-story building: 1 Lobby on 2nd floor, and 3 guest rooms).
- **Pool villa** in Lanna style has 6 guest rooms (3-story building).
- **Gold House** in Renaissance style has 1 large ballroom (1st floor), 2 open function rooms on 2nd and 3rd floor can be used for small wedding parties, meeting rooms, photo shoots, among others.
- Total guest rooms: 31 rooms
- Total usable area of the hotel is 4,500 square meters
- Includes 2 Hotel Business Licenses

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- Cigarette and Alcohol Selling Licenses included
- Total management and staff: 20-25 people
- 99% of guests are foreigners
- Annual occupancy rate is about 80%
- Room rates are approximately 3,000-10,000 THB/night
 - Especially at Gold House, event space is about 50,000 THB/night

Profit breakdown: 80% from room revenue of total earnings.

And 20% from restaurant, event/meeting rooms, and others.

Average monthly revenue of the hotel is approximately 2,000,000 THB+

- Total hotel expenses per month are approximately 500,000 THB
- Hotel has been in operation for 6 years
- Currently, a new café has opened in the hotel named **Versaille de flore**, attracting both Thai and foreign guests

Valuation of the hotel includes:

- Estimated land value of approximately 200 million THB
- Estimated construction, furniture, décor, and equipment value of approximately 150 million THB
- Total estimated valuation of the hotel is 350 million THB

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