



THE PRIVATE LAGOON ESTATE

A rare coastal asset that cannot be recreated.

Exclusive Off-Market Opportunity | Trat, Thailand

More Than Beachfront. A Licensed Sovereign Domain.

For those seeking the ultimate Trophy Asset or an ultra-luxury legacy, this is the rarest acquisition in Southeast Asia. A private peninsula enveloped by the sea on three sides, offering absolute environmental control and an irreplaceable licensed private pier.



6.72
Acre

Approx. 27,200 sqm of private coastal territory (17 Rai).



700
Meters

Uninterrupted, private sea frontage



USD 15M
(449 Million THB)

Appraised Value for absolute ownership



The Center of a Tropical Archipelago

Private Jet Support



11 km to Trat Airport.

Direct Flights



4 daily connections from Bangkok.

Yacht Access



10 minutes by sea to Koh Chang; ~2 hours from Pattaya.

The Surroundings



Nestled among 66 pristine islands in the Gulf of Thailand.

The Golden Ratio of Coastal Topography

1

270° Sea Frontage.

Surrounded by ocean on three sides, guaranteeing unobstructed panoramic views and preventing any adjacent development.

2

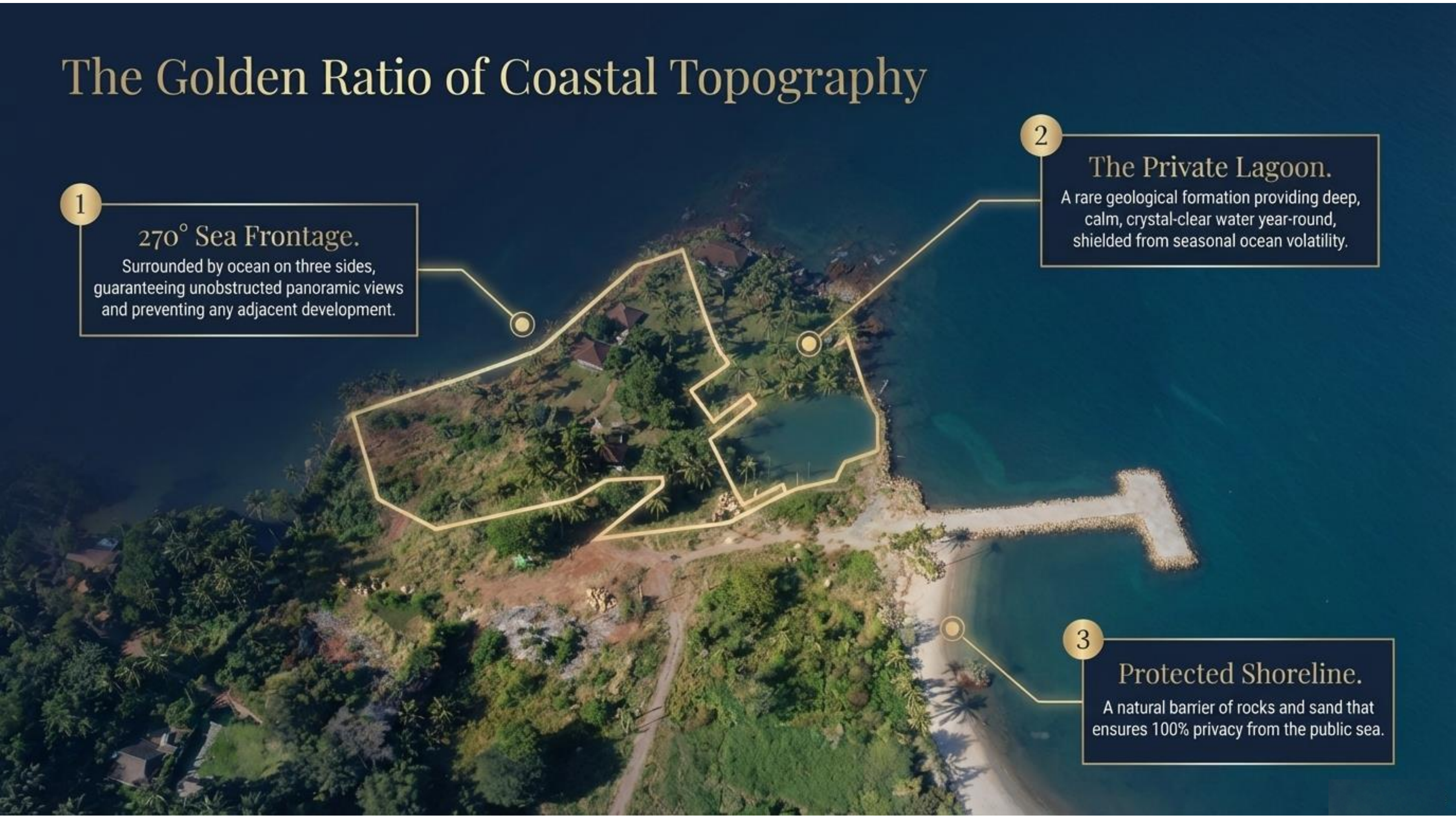
The Private Lagoon.

A rare geological formation providing deep, calm, crystal-clear water year-round, shielded from seasonal ocean volatility.

3

Protected Shoreline.

A natural barrier of rocks and sand that ensures 100% privacy from the public sea.





CERTIFIED
LAND TITLE DEED.



ลำดับ ที่	โฉนดที่ดิน เลขที่	พิกัด ที่ดิน	เนื้อที่ ไร่	เนื้อที่ ตารางวา	จำนวน แปลง	จำนวน แปลง	จำนวน แปลง	รวม (ไร่)
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2	3369	5423 11 0480-1-3	8	1569	4	1	16.9	1,710.0
3	9230	5423 11 0460-1-3	53	2823	7	6	27.0	3,077.0
4	5976	5423 11 0950-1	53	2823	5	6	26.0	26.0
รวม					12	1	2.7	4,502.7

ผู้ดำเนินการ

หน้า 1

The Ultimate Moat: Unassailable Legal Security

World-class investment begins with uncompromised legal certainty. This estate operates with zero regulatory ambiguity.

Freehold Chanote Title (Red Garuda)

The absolute highest and most secure tier of land ownership in Thailand. Zero hidden restrictions. Ready for immediate transfer and architectural development.

Licensed Maritime Access: A Right That Can No Longer Be Requested

Modern environmental legislation makes it virtually impossible to obtain new permits to build private piers into the Thai sea.

The Grandfathered Asset

This estate possesses a fully legal, licensed private port. It grants the sole owner the exclusive right to dock superyachts directly at the doorstep of their mansion.
You are not just buying infrastructure; you are acquiring irreplaceable coastal sovereignty.



Ecological Wealth Money Cannot Buy

The property is bordered by a thriving, living coral reef ecosystem along its private shoreline.

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This is not merely about aesthetics. A living reef is the ultimate proof of absolute environmental purity—an ecological monopoly that elevates the estate's market value far above any regional competitor.



The Anatomy of a Monopoly Asset




The true value of this land lies in its synthesis. The combination of all four elements in a single asset cannot be legally or physically recreated in Southeast Asia today.




01 | The Private Ultra-Luxury Estate

The ultimate end-user play. A generational legacy asset offering complete seclusion. Transform the 17 Rai into a singular, sprawling compound featuring private superyacht docking, a personal enclosed lagoon, and an impregnable fortress of privacy. A sovereign retreat for the global elite.



02 | Branded Villa Development

A highly lucrative yacht-access residential enclave. Targeting the ultra-wealthy and top-tier expatriates who demand direct maritime access and absolute exclusivity.



03 | Boutique High-End Resort

A 6-star hospitality experience. Leveraging the 360-degree nature views, the calm private lagoon for water activities, and the exclusive coral reef to command the highest nightly rates in the region.



Why This Defies Standard Market Valuation

	Standard Luxury Beachfront	THE PRIVATE LAGOON ESTATE
Maritime Access	Tender boat required to reach shore	Licensed Private Port for direct Superyacht docking.
Topography	Linear beachfront, shared community	3-sided peninsula, absolute environmental control.
Water Conditions	Open sea, subject to seasonal high waves	Private natural lagoon, calm and safe year-round.
Ecosystem	Standard sand and rock	Living, thriving natural coral reef at the doorstep.

USD 15M

(Approx. 449 Million THB) | Independent Appraised Value

The true value of this asset is not what you pay today. It is the exponential premium this land will command in a future where no asset of this kind will ever be legally permitted or created again. You are acquiring a monopoly.

The Final Step to Ownership

This is not just beachfront land — it is a fully controllable coastal environment with licensed marine access.

Contact Exclusive Advisor
The1MA.com