

THAILAND LIFESTYLE & INCOME ESTATE

*Lifestyle Today. Income Tomorrow.
Development Potential Ahead.*

Turnkey 16-Rai Estate | Lap Lae Valley
Uttaradit, Northern Thailand



One Acquisition. Multiple Sources of Value.

A developed countryside estate combining lifestyle, agriculture and hospitality.

16 Rai

Approx. 25,600 sqm
total estate including
café parcel

~600 Trees

Durian & Mayongchid
orchard

70 Seats

Established Pizza
Café de Lap Lae

THB 25M

Complete turnkey
asking price



The Anatomy of a Lifestyle Income Estate

01 | Lifestyle

Fully furnished 2-bedroom farmhouse, valley views, outdoor living.

02 | Agriculture

Approx. 600 established Durian & Mayongchid trees with automated irrigation.

03 | Hospitality

Operating destination café with manager's residence and existing customer base.

04 | Future Upside

Boutique stay, wellness, recreation and agri-tourism concepts.

The Orchard: Entering Its Productive Years

Established in March 2021 — the buyer is not starting from bare agricultural land.

400 Mayongchid

First fruit has already appeared, with production expected to increase progressively over the coming years.

200 Durian

Includes premium Long Lap Lae & Lin Lap Lae varieties. Some trees first flowered in May 2026; initial fruit is anticipated from 2027, with production developing progressively.

Infrastructure

Automated irrigation, established growing conditions and surrounding mature orchards support the agricultural proposition.

Built for Sustainable Country Living

100% Solar

Off-grid solar-powered operation.

Private Water

High-quality bore well supply.

Main Pond

Approx. 50m × 22m × 5m deep; stocked with edible fish.

Ready Equipment

Tractor, maintenance equipment, irrigation and operating infrastructure included.



Pizza Café de Lap Lae

An existing commercial component — not merely a future concept.

Established Operation

Operating daily for approximately 4.5 years and still managed by one of the original staff.

Destination Café

Approx. 1 Rai commercial parcel, around 70 seats, existing customer base and a distinctive countryside setting.

Included in Sale

Café business, operational infrastructure and manager's residence form part of the turnkey acquisition.

A Lifestyle Estate You Can Use Today

Home + Land + Working Estate

A fully furnished modern wooden farmhouse anchors the estate, with two bedrooms, indoor and outdoor living, garden and entertaining areas, outdoor bar and firepit, ponds, orchard scenery and expansive valley views.

The proposition is immediate: live on the estate, operate the existing assets and shape the next stage over time.



The Next Chapter: Boutique Farmstay

Future concepts are subject to the buyer's vision, investment, approvals and market conditions.

4 Upscale Bungalows

A potential first phase overlooking the ponds, creating a small-scale accommodation offering.

Existing Buildings

The farmhouse could remain the owner's residence or potentially form part of a hospitality concept; the manager's house offers another practical option.

Farm-to-Table

The orchard and café create a natural foundation for guest dining, fruit experiences and an integrated rural stay.



Wellness, Recreation & Agri-Tourism Potential

Wellness

Spa, sauna, recovery, yoga and meditation.

Agri-Tourism

Orchard tours, fruit tastings, harvest experiences and workshops.

Recreation

Fishing, cycling, outdoor activities and family nature experiences.

Hospitality

Nature retreats, farm stays, long-stay lifestyle accommodation and corporate retreats.



The Income Evolution

A layered opportunity — without relying on speculative ROI assumptions.

NOW **Pizza Café**

Existing operating
business

EMERGING **Fruit Orchard**

Mayongchid producing;
Durian progressively
approaching harvest

POTENTIAL **Accommodation**

Four upscale bungalows /
boutique farmstay

POTENTIAL **Experiences**

Wellness, recreation,
farm-to-table and agri-
tourism

Why This Is More Than Agricultural Land

	Typical Agricultural Property	Thailand Lifestyle & Income Estate
Residence	Land / basic farm structures	Fully furnished 2-bedroom farmhouse
Agriculture	Plant or develop from scratch	~600 established fruit trees + irrigation
Commercial Activity	Usually none	Operating 70-seat café included
Infrastructure	Requires additional investment	Solar, bore well, ponds, tractor & systems
Future Direction	Primarily agricultural	Hospitality + wellness + agri-tourism potential

Connected Countryside Living

Lap Lae Valley, Uttaradit Province, Northern Thailand

Local Access

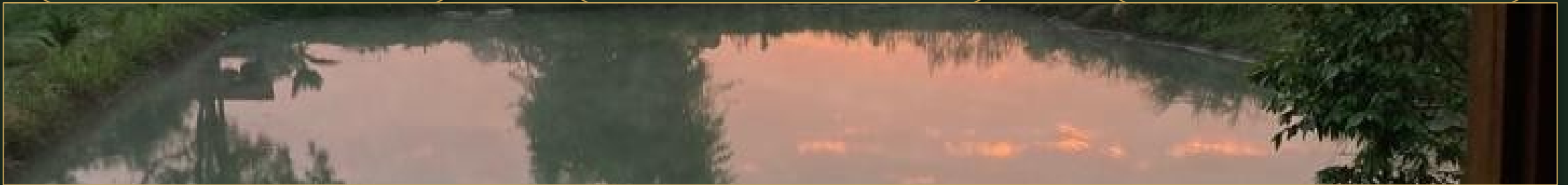
Approx. 5 minutes to Lap Lae Village and 15 minutes to Uttaradit City.

Regional Access

Approx. 3 hours south of Chiang Mai. Sukhothai Airport approx. 1 hour; Phitsanulok Airport approx. 1.5 hours.

Surroundings

Waterfalls, hot springs, golf, national parks, cultural attractions and scenic mountain landscapes.



THB 25 MILLION

Complete Turnkey Lifestyle Estate, Orchard & Café Business

Included

15-Rai orchard estate • Furnished farmhouse • Durian & Mayongchid orchard • Irrigation • Solar power • Bore well • Ponds • Tractor & equipment • 1-Rai café parcel • Pizza Café de Lap Lae • Manager's residence



The Final Step to Ownership

Not simply a farm — a ready lifestyle estate with existing commercial activity, maturing agricultural production and multiple pathways for future growth.

Contact Exclusive Advisor
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