LUCEAN BAY

Payment Terms

Foreign Quota (FQ)

Payment Stage	Studio / 1 Bedroom	2-3 Bedrooms	Penthouse	Due Date
Reservation Fee	THB 100,000	THB 200,000	THB 500,000	Upon Booking
Contract Payment	30% (inclusive of Reservation Fee)	30%	30%	Within 30 Days
1st Semi-Annual Installment	5%	5%	5%	July 2028
2nd Semi-Annual Installment	5%	5%	5%	January 2029
3rd Semi-Annual Installment	5%	5%	5%	July 2029
4th Semi-Annual Installment	5%	5%	5%	January 2030
5th Semi-Annual Installment	5%	5%	5%	July 2030
6th Semi-Annual Installment	5%	5%	5%	January 2031
Final Payment	40%	40%	40%	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