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Make a splash at



Ramayana is Thailand's biggest water park, being larger than 160,000 square meters, the water park is like a beautiful tropical paradise, surrounded with lots of tropical plants and trees. Which create plenty of shade, so you can enjoy your time here without the sun beating down on you.

The park's name itself is a tribute to the captivating world of Ramakien, one of Thailand's most popular national epics. Explore ancient Thai legends and myths at its 26 water slides and 4 zones, which are adorned with mythical creatures and fantastical themes.

Whether you're seeking extreme thrills or a cosy, relaxed experience, you will find something for you. Immerse yourself into a world of exciting water adventures at Thailand's must-visit attraction!



FAMILY FUN FOR EVERYONE

Ramayana caters to families of all ages. From heart-stopping plunges on the Aqua Loop and Free Fall to the relaxing meander of the Lazy River and Revier Slide, there's something for everyone. Feeling competitive? Race your friends down The Mat Racer or challenge them to a duel on the Duelling Aqua-Coasters!

EVENTS AND ACTIVITIES

Ramayana is all about creating a complete exciting experience. The park regularly hosts events like foam parties, fire shows and live music, keeping the energy high. Feeling peckish after all that splashing? Grab a bite at one of the many restaurants or cool off with a refreshing drink at the Monkey Beach Club.

SAFETY IS RAMAYANA'S SUPERPOWER!

At Ramayana Water Park, guest safety is always the highest priority. Every lifeguard at Ramayana is certified by Ellis & Associates, the global leader in water safety. Moreover, Ramayana isn't just a water park, it is also an official training center for Ellis and Associates, offering international quality Lifeguard, First Aid and Swimming courses to the Thailand community!



FREE!
Entrance

for children under 106 cm!

DISCOVER PATTAYA

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MAKE A SPLASH IN 2025 WITH RAMAYANA THE BEST OF THE BEST!

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This Month in Discover Pattaya

Hi Everyone

Happy New Year! Although as I write this I am still in 2024 I feel excited to be heading into 2025 after what has been such an amazing festive season. Discover Pattaya were delighted to be included in some very special celebrations both here in Pattaya and also in Bangkok. The most fabulous wedding, the best Dot property S.E. Asia awards event ever, and the first Michelin Guide to include Chon Buri province. Thank you all for allowing us to join in. We treasure being media partners and Discovering what is happening to report back for our readers in the following pages.

I trust the Year of the Snake will be a good one for you all. I would say onwards and upwards but don't think snakes move that way - more of a slinky, side to side manner (haha). So however, we all navigate the next 12 months. I hope to be sharing more, new and exciting events with you. Again many thanks to all our readers, contributors and of course advertisers for your continued support.

I Hope you all have a Very Happy New Year!
Gloria x

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*Delighted to Attend The Fairytale Wedding Celebration of
Khun Gap and Khun Benz*



Stepping into the PEACH centre in the grounds of the magnificent Royal Cliff Hotel I was delighted to see displays of beautiful white and green flowers and fauna everywhere. This space which normally hosts high profile exhibitions had been magically transformed into a perfect wedding celebration venue. The pure white carpet and long pleated drapes provided a perfect backdrop for the happy couple. Punyaporn & Vitarnart affectionately known as Benz and Gap.



Smiling throughout the press conference this was just part of a whole weekend of celebrations which included a traditional Thai wedding and also a Catholic wedding. There had also been many costume changes for this “movie star” couple. Khun Gap elegant in White Tux and his bride in bejewelled gown led us all through a fairytale grotto which opened up into a stunning midnight star studded area, eliciting many oohs and ahhs from us all as we followed them.



This was in fact the place we would all return to later in the evening for a fabulous party with amazing food, entertainment and plenty of photo opportunities! We wish Gap & Benz the very best for their new adventure together and thank them for allowing us to celebrate the start of it with them.

By Gloria Jones

Issue 236/54 | JANUARY 2025



Cafe des Amis

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The Most Romantic Restaurant in Pattaya

Renowned in Pattaya for the very best in Fine Dining, Cafe des Amis is where people in the know come to celebrate birthdays, achievements and especially anniversaries.

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Nor because of the elegant, relaxed ambience inside and out, in the haven of the pretty, terraced, garden courtyard.

The most important reason why clever, busy people rely on Cafe des Amis, is that they can rest assured the expert staff here will make the evening truly memorable. Everything from complimentary extras such as celebratory dessert platters to personalised items such as flowers and balloons can be procured and brought in ready for the special night.

So why not plan to make your special dates for 2025 truly exceptional? Contact Blu and his charming team to work their magic for you.



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RESET, RECHARGE, AND SAVOR DELICIOUS CAJUN CUISINE



NEEDING TO REDRESS THE LAST FEW WEEKS OF FESTIVE INDULGENCE?

Feeling the post-holiday bloat? Does your New Year's Resolution include a need to take care of what you're eating? Cajun Life Cafe offers the perfect solution! Whether you're aiming for a fresh start for 2025 or simply seeking a healthy diet, their meal prep service can help you achieve your goals. Visit cajunlifecafe.com to explore their custom meal section. Choose your preferred portion size and discover detailed breakdowns of calories, protein, carbs, and fat for each meal. This service is already a favorite among local gyms and health enthusiasts seeking a convenient way to eat healthily and avoid processed foods.



Calculating your ideal diet is a breeze with Cajun Life's guidance. Simply follow their expertly prepared meals and witness the transformation! Their variety of sauces allows you to customize your flavour rather than just going for the typical chicken-broccoli-rice routine. We sampled the large 200g chicken breast, boasting 46 grams of protein at just 220 calories. The accompanying mashed sweet potato was delightful, and the al dente carrots and broccoli maximized nutritional value.



CONVENIENCE AT ITS FINEST FOR CALORIE CONTROL OR DETOX WITH FLAVOUR

These meals can be delivered directly to your doorstep, eliminating the hassle of grocery shopping, portion control, meal prep, and freezing. Remember the days of meticulous calorie counting and laborious prep work? Cajun Life takes care of it all, freeing up your valuable time. Or if a more intensive detox is in order, you might consider going for a couple of days with their juice cleanse options? Freshly-squeezed juices include classic orange, pineapple, and lime, along with exciting blends like the High "C" (pineapple, orange, apple, lemon) and Tropical Green (guava, green apple, cucumber, pineapple). Cucumbers, especially, offer incredible hydration benefits thanks to their 96% water content, along with fibre, vitamins, and antioxidants.

For added variety, explore Lemon Ginger, Tomato Kiss, Mango Soda, and Red Sunset juices.

DINING IN

Cajun Life isn't just about delivering meal prep; it's also a full-fledged restaurant experience! Discover Pattaya were delighted to indulge in a selection of their dishes. We kicked off our culinary journey with the Jalapeno Cheese Poppers accompanied by their homemade Remoulade Sauce. This delightful appetizer offered a perfectly balanced warm and spicy kick. Then for a real microbiome boost we savoured the Salmon and Avocado Salad. Packed with quinoa, red kidney beans, cherry tomatoes, radishes, spinach, and avocado, it's a nutritional powerhouse. The generous portion of salmon, artfully arranged in rose shapes, was elevated by a delightful honey mustard dressing. Promoting gut health is a priority at Cajun Life, and their diverse menu allows you to cultivate a thriving microbiome.



AUTHENTIC CAJUN FOOD

No Cajun restaurant visit is complete without trying the iconic Gumbo. Cajun Life's rendition of this dish did not disappoint. The thick, flavourful sauce, a testament to hours of careful preparation, perfectly complemented the marinated chicken breast, smoked sausage, and shrimp. Served with jasmine rice and garlic bread, this dish is a hearty and satisfying culinary masterpiece. There's plenty of other great spicy meals to explore on the menu and many desserts to try. Although our team had to be mindful of our waistlines, the healthy Protein Peanut Butter Cup was undeniably tempting. Apple Cinnamon Cake, Cajun Bread Pudding with Rum Sauce, and Ice Cream were other delicious options also available on the dessert menu.



THE CAJUN LIFE EXPERIENCE:

"Where healthy tastes good" is Cajun Life Cafe's motto, and they deliver on that promise. Contact them directly through their website or Line app to chat with the friendly kitchen staff and customize your meal prep or restaurant experience. Orders can also be placed via GrabFood, or their own home delivery service. Or for a truly immersive experience, visit them at the bottom of Soi 5 Pratumnak where there is plenty of comfortable seating both outside and in. Let Cajun Life Cafe help you reset, recharge, and rediscover the joy of healthy, flavourful eating!



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"Soft power" has been a buzzword for a couple of years now, reflecting the Thai government's growing interest in presenting its national culture on a global stage. Thailand's soft power is rooted in its rich heritage, encompassing cuisine, and traditional arts with the hospitality and warmth of the Thai people. Sugar Hut is a unique complex that embodies all this traditional Thai charm

"软实力"已经成为近年来一个热门词语,反映了泰国政府越来越重视在全球舞台上展现其国家文化。泰国的软实力源于其丰富的遗产,包括美食、传统艺术以及泰国人民的热情好客。糖小屋酒店是一个独特的综合体,凝聚了所有这种传统的泰国魅力。



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CONGRATULATIONS TO

indian by nature

It is strange to think that back in 1900, the Michelin Guide was introduced as just a travel guide for motorists. Yet over the years, it has evolved to become the prestigious restaurant and hotel rating system that we know today. While still keeping its connection with motorists (it is published by the French tyre company Michelin), the guide is now considered a global benchmark for culinary excellence.



The very best fine dining establishments can earn up to three Michelin stars, with its anonymous inspectors evaluating establishments based on criteria like quality, technique, consistency, and creativity. A mention (Plate) in the Michelin Guide indicates that the restaurant offers good food and is worth visiting. This is a tremendous accolade for any establishment because of how highly influential it is worldwide. Bangkok is no stranger to inclusion in the guide but only this year The Michelin Guide Thailand announced its intention to extend its reach to the Chon Buri province.

Gwendal Poullennec, International Director of the MICHELIN Guides, revealed: "Chon Buri has enough to keep travellers occupied during their stays – from beautiful beaches, peaceful temples, local cultural performances, varied festival activities to diverse eateries, stalls, and even a fascinating nightlife. The fresh seafood, unique local delicacies, and beachfront dining experiences are also among other great features. All these shape Chon Buri into a lively tourist destination. Our inspection team can't wait to explore its gastronomic scene!"

*Therefore I was delighted to read an announcement stating:
IBN has just been listed in MICHELIN Guide 2025!*

*Michelin have just launched the guide for Chonburi for the first time this year and we're pleased to have made the inaugural list! Since opening, we have been lauded as one of ten restaurants in all of Thailand with the Travelers's Choice award and been selected as a member of the Chaîne des Rôtisseurs...but certainly this one is the most poignant!
An accolade for our founder Av Khanijou and her entire team!*



For along with many others in Pattaya, I believe this must be a bitter/sweet experience for one of our favourite restaurant families here. Sadly Av didn't live to see this honour. This remarkable lady whose husband Jack touchingly referred to as "The Founder, The Owner, The very Soul of Indian by Nature" when he spoke to me about her recently, would I am sure have been very proud.

Jack went on to say "The restaurant was custom built for her. It was my promise as a tribute to her talent. She was trained by the revered chef Savitri Bhatia in India and went on to hone her skills in the creations of desserts and baking with Rosemarie Straubhaar in Bern, Switzerland."

Av was also a celebrated 'Dame de Rôtisserie', having been honoured by the 'Chaîne des Rôtisseurs'. Av knew exactly where she wanted to position her Indian restaurant. "It had to be fine dining. That's our style. We want to be at the top. When you do anything, you have to do it with passion. The menu is 100 percent my work."

For me, my memories of Av will not simply be about the wonderful food I enjoyed at Indian by Nature but also about how graciously she hosted the special events we very much enjoyed there. A wonderful evening with Sitar playing accompanying a lavish buffet, charity events with proceeds going to the Queen Sirikit Foundation, Pattaya International Ladies lunches, Diwali nights and the opening of their special private dining room preceded over by the Belgium Ambassador to Thailand.



I remarked upon the beautiful painting of a lady in a green sari hanging in this room while speaking with Jack and he told me that he had this recreated for Av to wear as she also loved it so much. I'm sure we all have our own fond memories of this beautiful lady and the next generation of the family will be helping Jack do everything they can to commemorate this special mention in The Michelin Guide in her honour.

THE MICHELIN GUIDE X **indian by nature**

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❁

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prices exclude 10% service charge



2025 will mark a new chapter in the legacy of this remarkable institution 21 years in Pattaya on the 4th of March 15 years since the publication of AV's remarkable book "Confluence - The Indian By Nature Cookbook" (copies of which can still be seen in the restaurant). And the First but I am sure not the last of IBN's inclusion in The Michelin Guide. Visit the restaurant now until the end of February 2025 to try their specially curated Michelin Menu.

Indian By Nature 306/64-68, Chateau Dale Plaza Thappraya Road Pattaya
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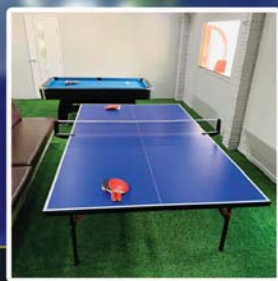
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Interior Design Trends 2025



2025 will be all about combining style with functionality, with multifunctional furniture that redefines luxury. As we are now living in a very environmentally conscious world there is also more demand for sustainable materials. So incorporating eco-friendly elements into your home can help reduce your carbon footprint and create a healthier living space. As far as choosing a style, whether you're drawn to minimalist coziness, rich textures, natural stone, or bold colour statements, there is a trend to suit everyone.

Cosy Corners

As we go into the New Year create cosy corners within your living room. A comfortable armchair, a soft throw, and a side table with a good book can create the perfect spot for relaxation and reading. Consider installing a faux fireplace in your living room to create a warm and inviting atmosphere. Soft lighting, such as floor lamps, table lamps, and LED strip lights, can also add to the cosy ambience.

Japandi

It seems that Scandinavian design is here to stay, especially in combination with other influences. Japandi, for instance, (a mixture of Scandinavian and Japanese style) is still a relevant trend for 2025. It emphasizes minimalism, natural materials, and a neutral palette, complemented by cozy elements like soft textiles and warm lighting. The result is a serene and inviting atmosphere that promotes well-being.

Textured Walls & Ceilings

Also try adding textured walls with wallpapered ceilings, wood paneling, and decorative plaster finishes that will add depth and visual interest to your home. You can transform flat surfaces into dynamic focal points.



Biophilic Design

Biophilic design is the practice of incorporating natural elements into interior spaces. This trend has been gaining popularity in recent years and is set to soar in 2025. This approach aims to connect people with nature, promoting well-being and reducing stress.

One way is to bring the outdoors in, by adding large houseplants, terrariums, or vertical gardens in your living room design. Another way is by blurring the lines between indoor and outdoor spaces with weather resistant seating areas, and decor that creates a seamless transition from inside to outside. Entertainment spaces use retractable glass doors as seen below can integrate living areas with the outdoor space.



Wellness Spaces

With the growing emphasis on health and well-being, dedicated wellness spaces will become an essential part of home design. These areas range from tiny yoga studios and meditation rooms to spacious, spa-like bathrooms. Incorporate elements like natural light, indoor plants, and calming colors to bring relaxation and rejuvenation to the max.



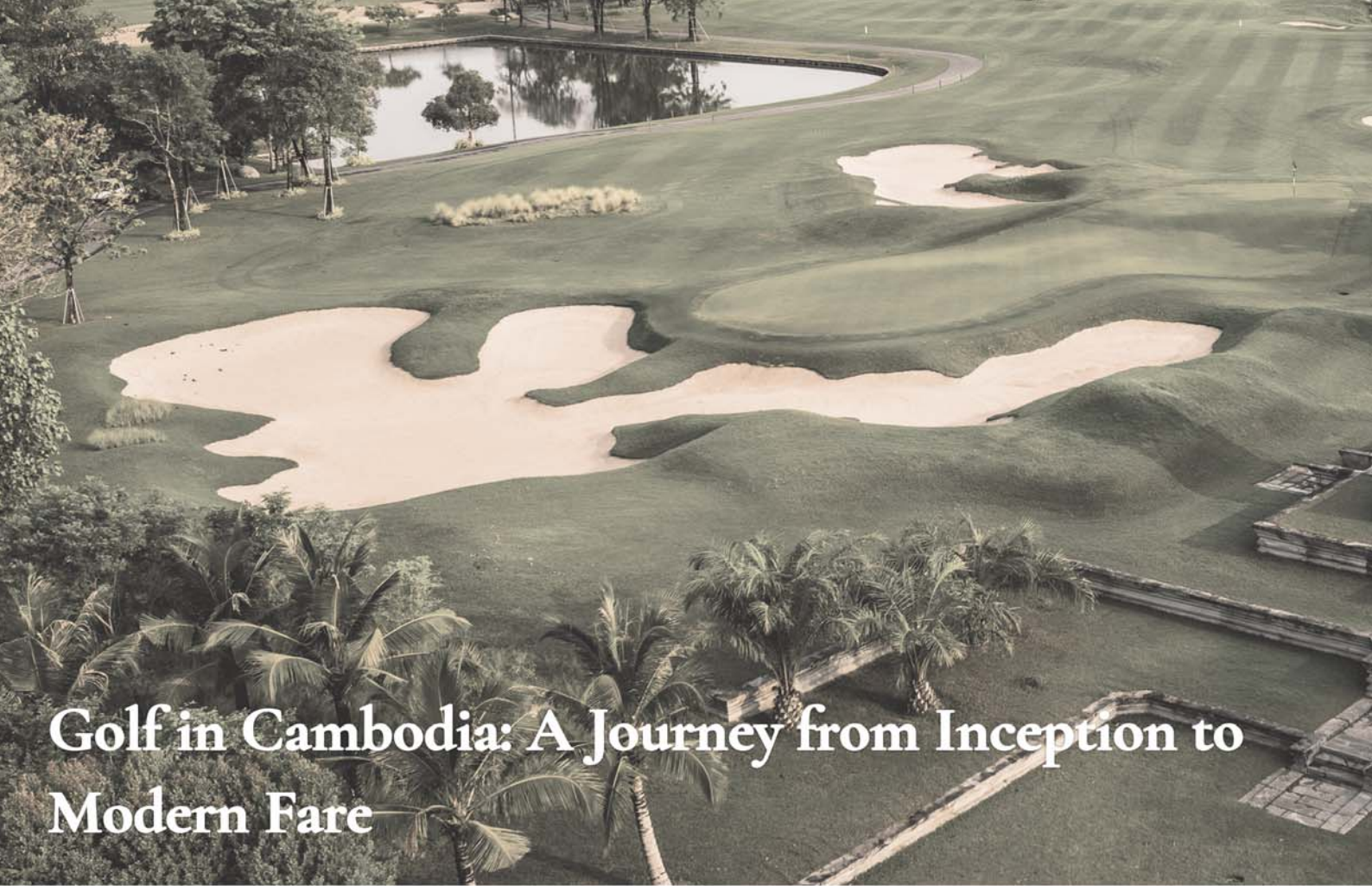
Discreet Tech

As technology continues to advance in 2025, it will become even more seamlessly integrated into our homes. Discreet tech means incorporating smart home devices in a way that they blend effortlessly with the decor. Hidden speakers, wireless charging furniture, and voice-controlled lighting are just a few examples. Smart and efficient living spaces are set to continue into 2025 with new technologies emerging constantly so that your living room can be transformed into a personalised and convenient environment.



Maximalist Décor

Although minimalism is still popular there is now a rise in the maximalism trend. Maximalism embraces vibrant colours, bold patterns, and eclectic mixes of textures. This style celebrates individuality and encourages self-expression. Achieve the look by mixing up some patterns with vibrant rugs and by displaying collections of art and objects. Experiment with different textures, such as silk, velvet, and linen, to add depth and dimension to the space. Bold wallpapers, ornate mirrors, and statement lighting fixtures can also be used to create a visually stimulating environment. Curated Collections: create a more personalised space So instead of purchasing mass-produced décor, look to vintage finds, family heirlooms, and art pieces that can add some character and depth to your living room Personal touches like family photographs and travel souvenirs can also add warmth and personality to your space.



Golf in Cambodia: A Journey from Inception to Modern Fare

Golf, a sport known for its precision and patience, has seen a remarkable rise in Cambodia, intertwining its rich cultural tapestry with the tranquil greens of its golf courses. The history of golf in Cambodia is a tale of resilience, growth, and an increasing appetite for international sporting standards.

Early Beginnings and Challenges

Golf in Cambodia can trace its nascent stages back to the late 20th century. During this time, the vestiges of colonization and subsequent political turmoil left little room for recreational sports. Nevertheless, the seeds of interest were sown through sporadic influences from neighboring countries where golf was already gaining traction.

It wasn't until the dawn of peace and stability in the 1990s that Cambodia began to look outward, embracing global cultures and sports. The first golf course, the **Cambodia Golf & Country Club**, opened in 1996 outside Phnom Penh. This significant development marked the beginning of a new era: establishing golf as a foreign novelty and an integral part of the nation's emerging modern identity.

Growth Through the Early 2000s

The early 2000s saw a continued interest in golf, driven primarily by expatriates and visiting tourists. The demand for high-quality golfing experiences drove investments into developing more courses nationwide. By 2004, the **Sofitel Angkor Phokeethra Golf & Spa Resort** opened in Siem Reap, combining luxury with the historical aura of the nearby Angkor Wat temples. This course brought international attention, marrying the allure of Cambodia's ancient wonders with the sophisticated charm of golf.

Modern Developments and International Recognition

Cambodia's golf scene hit its stride in the 2010s, with several new courses being designed by renowned international architects. **The Angkor Golf Resort**, designed by Sir Nick Faldo, offers world-class facilities and challenging layouts. Opened in 2008, it quickly became a premier destination for golf enthusiasts and has hosted numerous international tournaments, placing Cambodia firmly on the global golf map. Also in Siem Reap is the **Phokeethra Country Club**.

Phnom Penh's golf offerings expanded with top-tier courses such as Garden City Golf Club a signature -managed IMG offering some of the best golf experiences in Cambodia. Then there is Vattanac Golf Resort which has 36 holes of golf across East and West Courses both designed by Sir Nick Faldo. Both their courses have meticulously maintained greens, There is a 5-star luxury resort, and state-of-the-art amenities catering to local players and international visitors.



Future Prospects

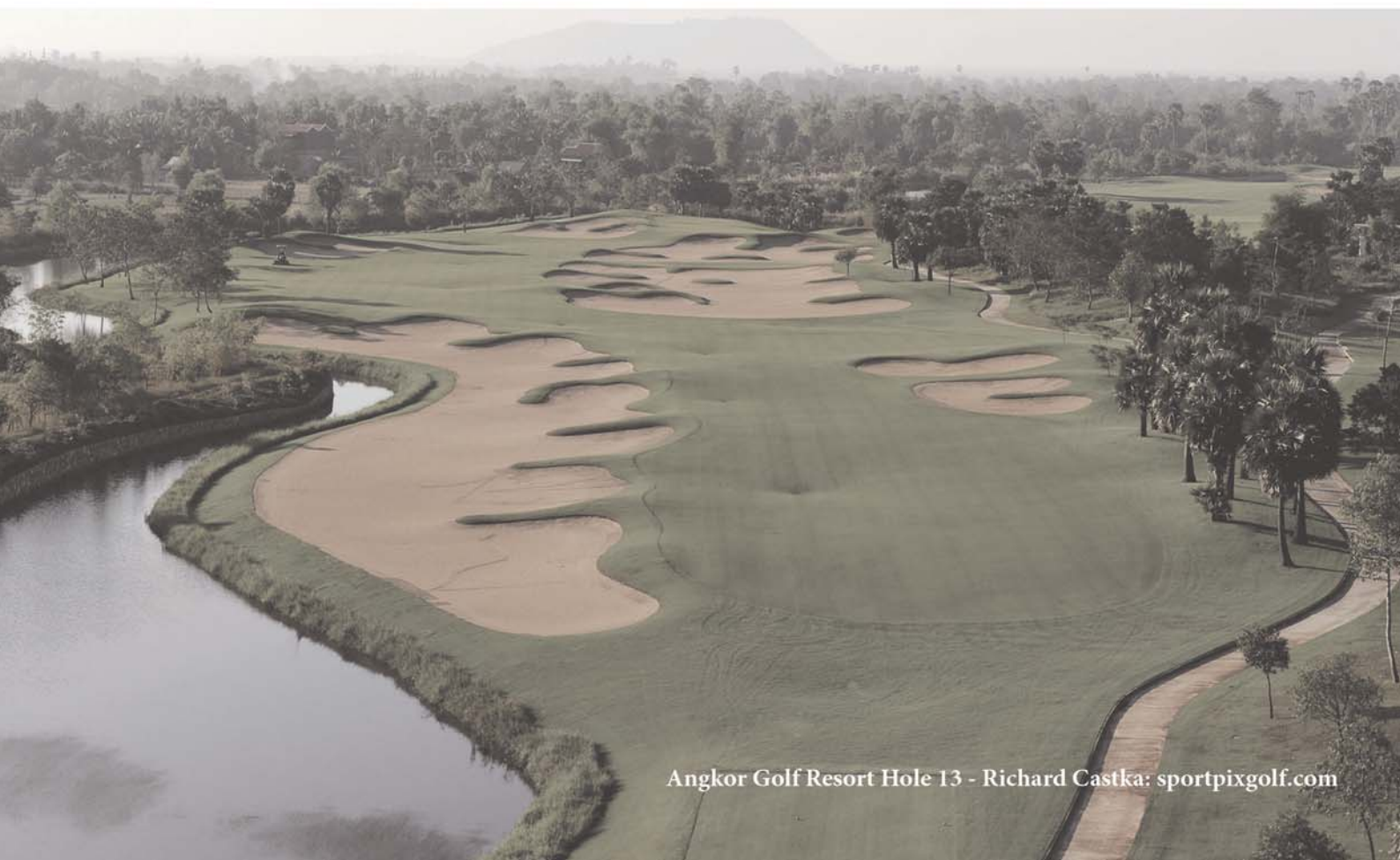
Looking ahead, Cambodia's golfing future appears promising. With ongoing investments designed to upgrade existing courses and develop new ones, golf's footprint is set to expand. The 36-hole **Chhun On Golf Resort** comes online this year, and three more courses are under construction around Phnom Penh. Add this to the myriad of announced projects in the southern provinces of Sihanoukville and Battambang. The government's support, through tourism boards and sports authorities, further underscores the strategic importance of golf in the country's socio-economic development.

In conclusion, golf in Cambodia has evolved from humble beginnings to an internationally recognized sport, reflecting the country's broader narrative of growth and modernization. The continued blend of cultural heritage with contemporary golf courses guarantees to make Cambodia a cherished destination for golfers worldwide.

For your ideal golf holiday in Cambodia, check out www.golfasian.com



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What Sports Fans have to look out for in 2025

By Steve Wade

January is the right time to look at what sports fans have to look forward to in the coming year. Two major events that don't happen every year but will be taking place in 2025 are the new UEFA Nations League finals and golf's Ryder Cup, being hosted by the American team in September. The Nations League, not welcomed by everyone in the game it would be fair to say, will be playing their finals in the early part of June. Although it will have been a long slog to get there, once we get to the business end of the competition and a major trophy is in sight I'm sure the teams involved will give it their full attention.

The golf schedule will follow the same pattern as last year with a major tournament being played in four consecutive months from April onwards. Of course, we start with the Masters which is followed by the US PGA in May, the US Open in June and finally the British Open, being played at Royal Portrush in Northern Ireland, in July.



Elsewhere of course all the major European football leagues will be coming to a conclusion around May and that will be followed by the UEFA Champions League final in Germany on the last day of that month. Straight after comes the Nations League and before you know it the new season will be with us in August. Remember when there used to be a close season?

The new F1 season starts in March and Australia has regained its place as the opening race in the calendar. This will take place between the 14 - 16th of March, two weeks later than 2024. Other than that, there are only a couple of small further changes to the schedule, making the whole season more geographically compatible.

Other events to look forward to include the FIFA World Club Cup in June (more football!), the Six Nations rugby in February and March, the World Snooker Championship and the four major tennis tournaments including Wimbledon in July plus a host of others. It looks like we have another great sporting year in store for 2025

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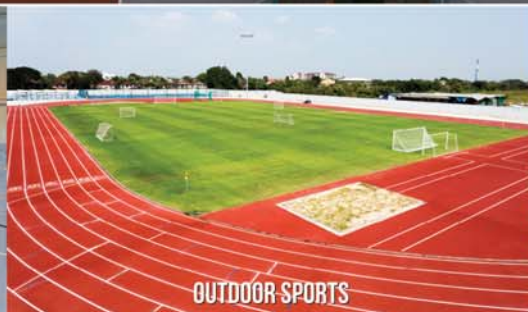
In addition to health and fitness facilities Seara's in-house designers, installation, and construction teams have years of experience in the execution of acrylic hard court, grass, and clay tennis courts, football and futsal pitches, track and athletic fields, indoor multi-purpose halls, specialty and custom designed fitness floor systems, outdoor multi-purpose courts, and landscaping with artificial grass.



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Defining Excellence in Education



with *Charles Grayhurst*
Head of School
St. Andrews International School Green Valley

Since my visit last year, St Andrews International School, Green Valley, in Rayong, has continued to stand out as one of the region's top international schools. The school is renowned for its inclusive ethos, strong Eco-literacy programs, and outstanding IGCSE and IB results. Head of School, Mr. Charles Grayhurst, shared updates on the school's ongoing development.

Green Valley excels academically, with impressive IGCSE and IB Diploma Programme (IBDP) results that rank students among the best globally. The school has a consistent record of success, with graduates gaining admission to prestigious institutions like MIT, UCL, and Hong Kong University.

The IB Diploma Programme at Green Valley is central to its academic approach, focusing on holistic development and preparing students for university and beyond. The curriculum encourages critical thinking and real-world application, ensuring students are well-equipped to tackle complex challenges. The school offers a seamless progression from the Primary Years Programme (PYP) through to IGCSEs and back to IB, ensuring that inquiry skills developed in Early Years are maintained through Secondary education. Innovative curriculum design, integrates subjects like geography, English, and science in interdisciplinary projects, fostering teamwork and problem-solving.



Eco literacy at the heart of the school



With a dedicated Forest School area, there are ample opportunities to connect with nature and get messy!

The focus on being an eco literate school creates countless opportunities for environmental action through our curriculum, co-curricular activities, outdoor education and interaction with our campus. These include the development of awe and wonder in our environment, the deepening of ecological knowledge through bespoke projects, the fostering of critical thinking through the analysis of local and global issues, and the encouragement of action through innovation to solve real life challenges. In this way, Green Valley prepares resilient leaders for the future.

Another hallmark of St Andrews is its place-based education initiatives. By engaging with the local community and environment, students gain a deeper understanding

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beyond!



of their surroundings and develop a sense of responsibility. Fieldwork and excursions to sites such as the local fishing villages to study 'changing coastlines/ changing seas' enrich the learning experience through subjects such as Thai, Geography, English and Science. In this particular instance, students studied the coastline and its physical changes over time, interviewed local fishermen in Thai and presented to the regional government on plastic pollution, declining fishing stocks and their impact upon local communities. This helps to make learning both authentic, impactful and memorable.

Mr. Grayhurst highlighted the school's focus on preparing students for an ever-changing future, driven by technological advancements. Green Valleys' blend of traditional academic rigor with innovative, project-based learning equips students to thrive in a rapidly evolving world.

St Andrews International School, Green Valley continues to lead with its commitment to academic excellence, inclusivity, and environmental responsibility. It remains an exceptional choice for families seeking an education that combines rigorous academics with real-world relevance.



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MOTORBIKE RENEWAL MADE EASY WITH MOTS

By Rick Click

The start of the new year is a great time to check all your important documents and schedule reminders so that you don't get caught out. I had originally used Mots' Services to help me obtain my bike licence and a recent Google Calendar alert warned me that it was due to expire. So a trip back to Soi Khao Talo to see Duncan was in order. It's a good idea not to leave things to the last minute as I did though, because I hadn't realised that you have to make two trips to the centre to renew a motorbike licence. The first trip is just to make your appointment in person and the test centre is quite a way off (near Regents School). You also need Mots' help to ensure that you have all the correct information otherwise you might find yourself having to take more than two trips.



Necessary documentation includes your passport with up to date TM30, your driving licence and 2 passport photos. After reviewing these, Duncan noticed that my licence didn't match my passport number. This was because I had recently obtained a new passport. However, it wasn't a big problem, all I had to do was provide a copy of my old passport along with all my other paperwork.

Documents checked and in order, the team at Mots then arranged a date for me to go with them to get my test appointment at the centre. This first trip only took an hour and a half from pick up at my condo to drop off back again. I noticed many people waiting at the centre but there is definitely less waiting time if you use Mots. On the second trip, I was again picked up from home and taken to the centre where I had to take a colour blindness test, a reaction time test, my photo was taken, and there was then just a short wait for the new licence to be issued.

The colour blindness test is easy; you just call out the colours that the examiner randomly displays on a test traffic light. By the time it got to my turn, I think he was bored as he shot through my colours at a really fast pace! The reaction time test was also fairly straightforward. You use two fake control pedals on the floor, one represents the accelerator, the other the brake. You press the accelerator when the light is green and then need to brake within the allocated time when the light goes to red.

I had no problem with this and did it easily on the first go. However, there was a guy after me who had big, clumpy shoes and needed several attempts because even though his reaction time was good, his big foot kept pressing down on both pedals at the same time. So you may wish to consider what footwear you wear on the day of the test and I would also recommend not wearing flip-flops as these could slip when you press the pedals.





After passing the tests, there was just a short time to wait to get my photo taken for my new license (they keep your old one). After that, you have to go to another window and pay an admin fee. Even though this is a small amount, I was grateful that Mot's had already thought about this and had money ready. Not only is this covered by your fee for their service it also means that you don't have to run off and look for an ATM if you forget to have cash on hand like me.

After just a short while, I had my new licence, which I'm delighted to say lasts until 2030, when I will choose to return to MOTOs again. You are in experienced hands when you use their service as they've been doing this for a long time. They have thought of everything that is likely to come up. Some of their customers require special attention, like one I heard about who was hard of hearing and another who barely spoke any English. The agent in both cases took the time to thoroughly explain the process beforehand.

I guess I'm getting on in years now and needed a little help checking over the forms to sign and making sure everything is correct. It's very reassuring to have someone with you through the entire process to help everything go smoothly. I did overhear a fellow farang with a Thai lady whose English wasn't great, and he was confused and frustrated - the air turned blue for a short while! No frustration for me though as both the MOTOs agents who escorted me whilst I was at the centre showed where to go and what to do. They were calm, friendly, had great English-speaking skills and understood and answered every question I had. You also enjoy VIP treatment when escorted through the centre with a MOTOs agent which is extremely helpful, especially when it's really busy.

When you are dropped back home with your new licence, you have peace of mind that everything has been done correctly and legally. Thinking back on this whole process, it's not just about how smoothly everything went; I also thought about how thoroughly nice everyone is who works for MOTOs. They actually managed to make all this enjoyable and we shared a few laughs along the way. I like to use people that I really like, and it's a pleasure to give them my business; it's worth every baht. Once you've used them, you won't want to go with anyone else.



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Black (Cat) Lives Matter: Breaking Myths About These Misunderstood Felines



In many Asian countries, including Thailand, black cats are often considered symbols of bad luck. These superstitions, rooted in ancient folklore, have led to widespread fear and mistreatment of these beautiful creatures. It's time to break free from these outdated beliefs and give black cats the respect they deserve.

The Harm of Superstition

Black cats are frequently abandoned or overlooked for adoption due to myths associating them with misfortune or even death. Shelters report that black cats are among the least likely to find homes, a phenomenon known as "black cat syndrome." In extreme cases, they become targets for harm during superstitious rituals.

The Truth About Black Cats

In reality, black cats are no different from any other cat—they are affectionate, playful, and loyal companions. In some cultures, they're even considered lucky. In Japan, for instance, black cats are seen as symbols of good fortune, especially for single women. Scientifically, there's no basis for linking black cats to bad luck.

Changing Perceptions

Organizations worldwide are working to dispel myths about black cats through education and awareness campaigns. Social media hashtags like #BlackCatAppreciation and adoption events highlighting black cats are helping to challenge stereotypes and find these misunderstood animals loving homes.

How You Can Help

You can play a part in changing the narrative. Consider adopting a black cat, supporting shelters, and educating others about the beauty and value of these felines. Every effort counts in ensuring that black cat lives matter.

Let's embrace black cats for what they truly are: loving and enchanting companions who deserve the same kindness as any other animal.



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What's on The Small Screen



Paradise Season 1

Sterling K. Brown, Julianne Nicholson, James Marsden

A picture-perfect wealthy community is shattered by a shocking murder, forcing its elite residents into a high-stakes investigation.



Severance Season 2

Adam Scott, John Turturro, Christopher Walken

Season 2 delves deeper into the mysterious corporation Lumon Industries as Mark Scout and his fellow severed employees uncover shocking truths about their existence.



American Primeval Season 1

Taylor Kitsch, Betty Gilpin, Dane DeHaan

A group of modern-day explorers embark on a dangerous journey into the heart of the ancient North American wilderness.



The Night Agent Season 2

Gabriel Basso, Luciane Buchanan, Amanda Warren

Peter Sutherland, now a seasoned field agent, navigates a complex conspiracy involving a rogue faction within the U.S. government.



Anne Rice's Mayfair Witches Season 2

Alexandra Daddario, Tongayi Chirisa, Jack Huston

Rowan Fielding continues her journey as a powerful witch, navigating the complex world of the Mayfair family and confronting dark forces that threaten her and her loved ones.



Missing You

Rosalind Eleazar, Jessica Plummer, Ashley Walters

Romantic drama series following the lives of two childhood friends who are separated by tragedy and reunite years later.



What's on The Big Screen



Wolfman

Christopher Abbott, Julia Garner, Sam Jaeger

Trapped in a farmhouse, Blake and his family fight for survival against a mysterious, unseen creature that stalks the perimeter.



The Brutalist

Felicity Jones, Guy Pearce, Adrien Brody

A renowned architect, haunted by a tragic past, becomes obsessed with a controversial, brutalist building project, leading to a dangerous obsession that threatens his sanity and the lives of those around him.



The Order

Jude Law, Nicholas Hoult, Tye Sheridan

FBI agent Terry Husk (Jude Law) hunts a domestic terrorist gang terrorizing the Pacific Northwest with violent bank heists.



Flight Risk

Mark Wahlberg, Topher Grace, Michelle Dockery

A former fighter pilot turned airline captain must confront a dangerous threat on board his plane, putting his skills and experience to the ultimate test.



A Real Pain

Jesse Eisenberg, Kieran Culkin, Will Sharpe

Two estranged cousins visit their grandmother's homeland Poland after she's passed away.



The Room Next Door

Tilda Swinton, Julianne Moore, Alvis Rigo

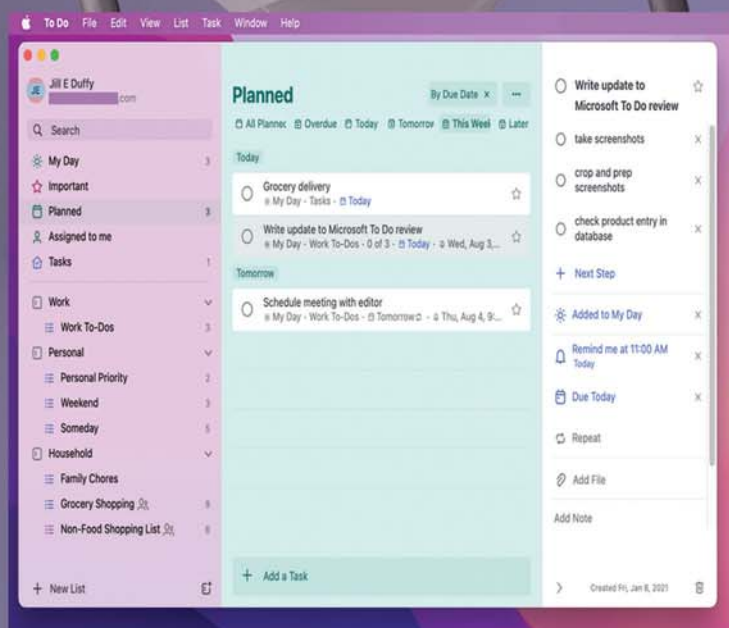
Moore is a drama about two estranged friends reuniting in an unexpected situation.

Top 4 Apps to Get Organized in 2025

Trello, a versatile project management tool, is a fantastic mobile app for staying organized and productive in 2025. Its intuitive interface, featuring customizable boards, lists, and cards, allows you to visualize and track tasks, deadlines, and progress. Whether you're managing personal goals, work projects, or collaborative efforts, Trello helps you break down complex tasks into manageable steps. By organizing your to-do lists, setting reminders, and collaborating with team members, Trello empowers you to streamline your workflow, boost productivity, and achieve your goals effi-

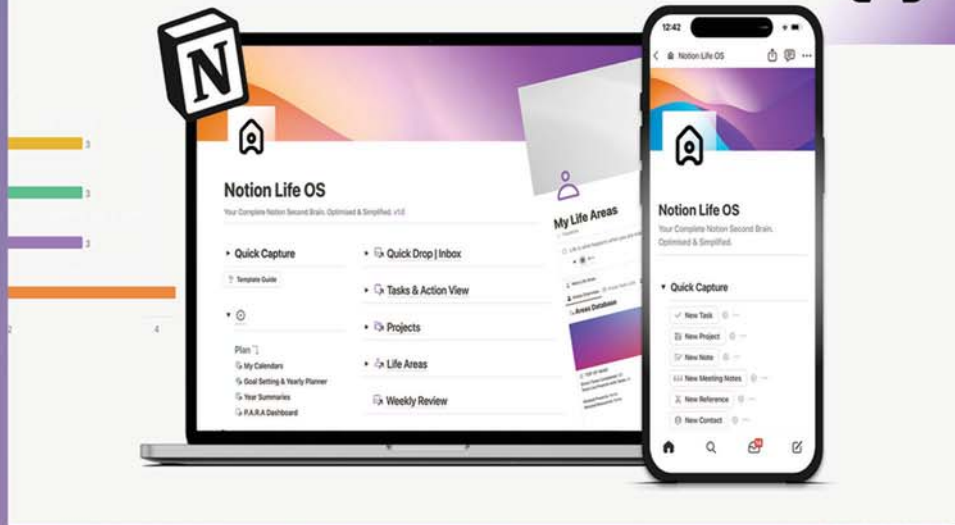


Microsoft To Do is a powerful task management app that can revolutionize your productivity in 2025. By creating and organizing tasks into clear lists, you can easily prioritize and manage your workload. The app's intelligent suggestions feature helps you stay focused on the most important tasks, ensuring you make the most of your time. With seamless integration across devices and Microsoft 365 accounts, you can access your to-do lists anytime, anywhere. By streamlining your task management, Microsoft To Do empowers you to achieve your goals and live a more organized and efficient life.



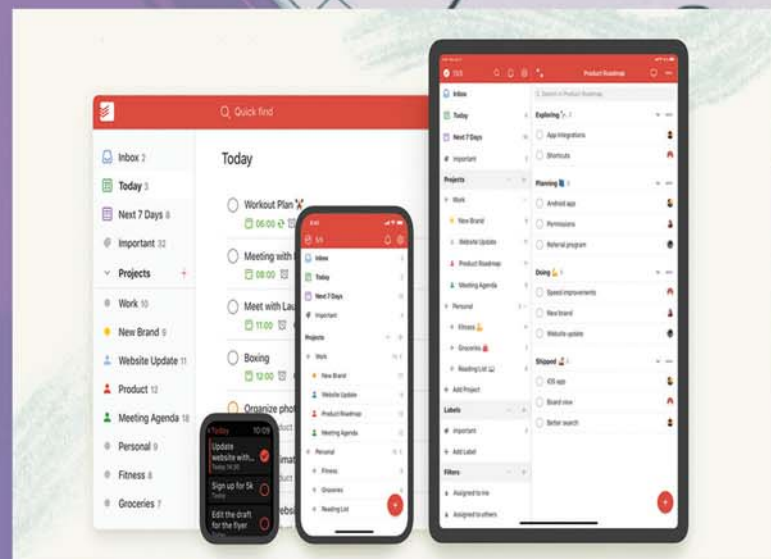
Notion Life OS

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Notion, often hailed as a digital workspace, transcends the realm of a mere app. It's a versatile platform that can be tailored to become your personal life operating system (OS). With Notion, you can centralize tasks, notes, and projects, creating a unified digital workspace. Its flexibility allows you to design custom databases, calendars, and note-taking systems, ensuring you stay organized and efficient. By integrating various aspects of your life into a single platform, Notion streamlines your workflow, enhances productivity, and empowers you to achieve your goals with greater focus and clarity.

Todoist is a versatile task management app that can streamline your life and boost your productivity. By creating and organizing tasks into projects, setting deadlines, and utilizing features like recurring tasks and priorities, you can efficiently manage your workload. Todoist's intuitive interface and seamless integration with other apps make it easy to stay on top of your to-do list, whether you're at home, work, or on the go. By breaking down larger goals into smaller, manageable tasks, Todoist empowers you to stay focused, motivated, and on track towards achieving your 2025 aspirations.



1960's music

- Barry Upton

Growing up in the sixties was such a privilege, especially when popular music was developing with such creativity in front of our very ears. For me, the timeless appeal of sixties music is down to the amazing songwriting and talented performers who had originality and were at the top of their game. The 1960s is often heralded as one of the most transformative decades in the history of music. During this era, a diverse array of genres and lyrical themes emerged, reflecting the cultural and social upheavals of the time. The songs of the 1960s continue to resonate with listeners today.

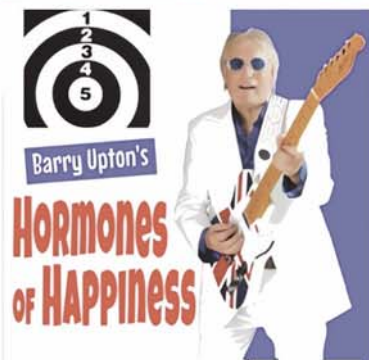
One of the most striking features of 1960s music is the innovative approaches that artists took to composition, instrumentation, and production. The decade witnessed an explosion of genres, including rock, folk, psychedelia, and Motown. Bands like The Beatles and The Beach Boys pushed the boundaries of pop music, experimenting with harmonies, melodies, and studio techniques that had never been explored before. The use of unconventional instruments such as the sitar in "Norwegian Wood" and the elaborate production techniques on "Sgt. Pepper's Lonely Hearts Club Band" have ensured that these songs maintain a freshness that continues to capture the imagination of modern listeners.

Another factor that contributes to the enduring sound of 1960s music is the emergence of legendary artists who not only shaped the era but also laid the foundation for future musicians. Icons like Jimi Hendrix, Aretha Franklin, and Janis Joplin not only defined their respective genres but also challenged societal norms regarding race, gender, and artistic expression. Their distinctive styles and powerful performances left an indelible mark on the music industry.



Recently, via the international radio show I take part in with other world renowned music producers, 'Jukebox Judgement', I have become friends with a legendary studio engineer Phil Brown, who worked on many rock classics of the late sixties and early seventies with artists such as Jimi Hendrix, The Small Faces, Bob Marley and Marvin Gaye. As he knew I'd be fascinated to hear the original multi track tapes from some of these artists, he sent me copies. The joy of soloing individual tracks like Purple Haze and What's Going On is really music to my ears and confirms the talent behind these masterpieces. All this without the aid of today's technology.

In conclusion, the songs of the 1960s still sound great today due to their innovative musical styles, profound lyrical content, and the legacy of the iconic artists who created them. This distinctive blend of creativity and relevance ensures that these tracks continue to resonate with both old and new audiences, inviting reflection, enjoyment, and a sense of connection across generations. As new artists draw inspiration from this rich tapestry of sound, the music of the 1960s remains not only a testament to a pivotal time in history but also a living, breathing influence shaping the future of music.



A couple of years ago I put together an album and video called 'The Hormones Of Happiness' in which I tried to write and produce songs in a sixties style. The very joyful and happy results can be viewed on my YouTube channel, FAB BAZ MUSIC TV.



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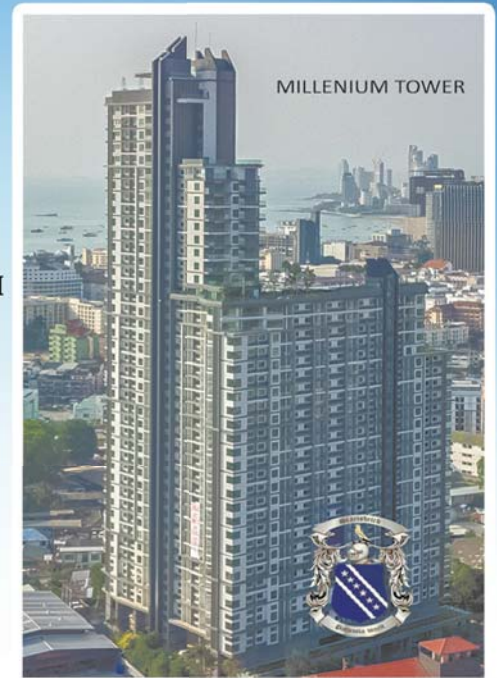
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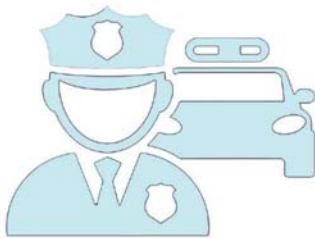
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Emergency Hotline: 191
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Phone: 038 420- 802, 038-420 805 0-3842-9325
Banglamung Police Station, Sukhumvit Highway)
Phone: 038 221 800, 038 221 331
Tourist Police: Phratamnak Road
Emergency Hotline: 1155
Phone 03841 4669, 03842 5937,

AMBULANCE AND HOSPITALS

General emergency number 191 can be used or 1669
Pattaya International Hospital
PhoneTel: 038 428 374-5. Tel: 038-427 575
Bangkok Hospital Pattaya
PhoneTel: 038-259-999. 0-3825-9911
Pattaya Memorial Hospital
PhoneTel: 038 488 777. 038-429 422

FIRE

Emergency Phone: 199
Fire Brigade Pattaya
PhoneTel: 038-425-943,
Fire Brigade Naklua
PhoneTel: 038-221-000,

SEA RESCUE

Marine Police
Phone. 038-423 666
Sea Rescue
Phone 038-488 134

ELECTRICITY

Electricity Pattaya
Phone 0-3842-6463, 0-3842-8502
Electricity Banglamung
Phone 0-3822-1007

WATER

Water Works Banglamung
Phone 0-3822-1463
Water Works Pattaya
Phone 0-3822-2462/5

WASTE DISPOSAL

Garbage Collection
Phone 0-3842-9494

SUDOKU JANUARY 2025

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TRAVEL TRENDS FOR 2025

The focus for travel in 2025, is on comfort, adventure, and close connections. Plans for trips in 2025 are also showing that travel costs are important with smart travellers tending to spread their trips over the year and opt for off peak, or non school holiday timings where possible.

Value for Money is an individual perception and can cover all budget levels but generally travellers don't want to feel ripped off.

With more and more online research being done, hotels and airlines need to be careful they don't step over the line and lose credibility by overpricing their product or service. There's no denying the growing use of AI tools in Digital itineraries as ChatGPT is here to stay. It can certainly help with trip planning and be handy when you're heading to a brand new place to show where to go and what to see. Advances in technology will expand, to include virtual reality experiences, contactless services, and enhanced mobile apps for navigation and booking.



Sustainable Travel with increasing awareness of environmental issues will drive travellers to seek eco-friendly accommodations, carbon offsetting options, and sustainable tourism practices. Contributing something to the destination you travel to, through beach clean ups or wildlife conservation efforts will also make for a purposeful journey. Immersive travel, having intimate, local interactions, and authentic cultural experiences is another trend. Travellers are no longer seeking just a destination, they are looking to connect with the people, cultures and histories that define it.

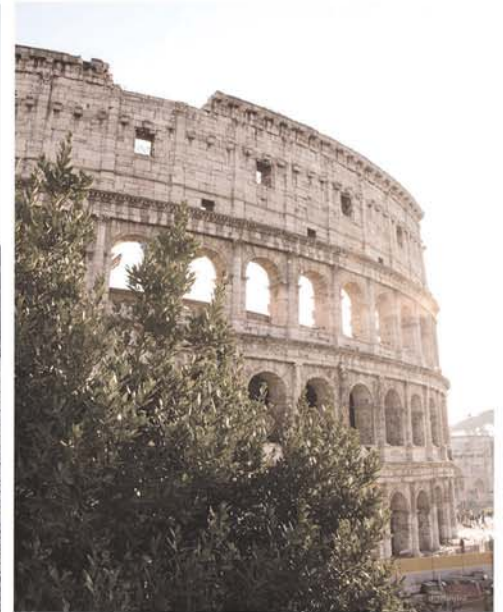
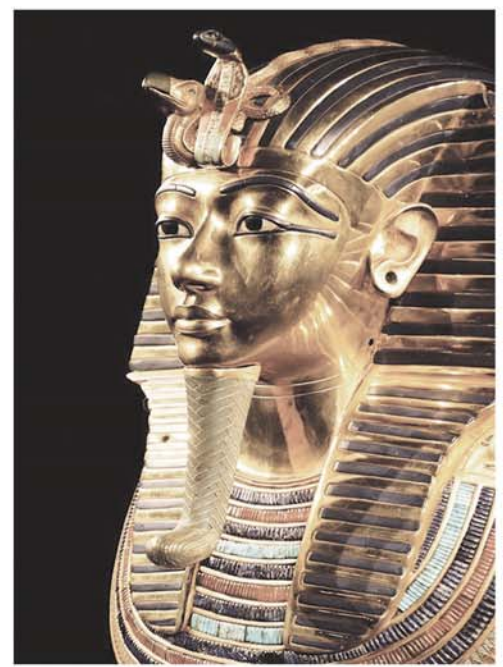
Home-away-from-home visiting somewhere that offers the comforts of home in a new destination and **Multi-generational** trips are also on the rise. Family trips designed to accommodate various age groups focus on shared experiences and bonding. Whilst "Bleisure" i.e. combining business and leisure travel will continue to grow as work and travel merge. Travellers seizing the chance to extend business trips into mini-holidays and make the most of time abroad to explore, relax, and recharge. As remote work becomes more common, many will choose to travel while working, leading to the rise of "workations" where individuals combine work and leisure in different locations.



With the newly opened Grand Egyptian Museum housing more than 50,000 ancient artefacts, including the treasures of Tutankhamun, [Egypt](#) is set to become one of the most exciting travel destinations of 2025. For those seeking a unique and luxurious way to explore this ancient land, a river cruise along the Nile is also a great choice. It provides the perfect backdrop to explore iconic landmarks such as the temples of Luxor, and the Valley of the Kings.

Hong Kong with its renewed global connections, upgraded luxury hotels, and cultural hubs like the West Kowloon Cultural District, is regaining its status as a key travel destination. The city has also recently topped the Mercer Annual Cost of Living Survey (for the third year running) as the most costly city for overseas workers and expats.

Whilst the 2025 Catholic Jubilee will draw millions of pilgrims to [Rome](#). For as well as the eternal city's enduring appeal for lovers of history and cuisine, the film *Gladiator 2* will have an impact. Colosseum package experiences are being offered. Some even including the opportunity to dress up as a gladiator in the arena and recreate the full effect of the film.



With ongoing concerns about global travel, many will focus on exploring their own countries or seeing if there are still new places to discover nearby. [Staycations](#) and cozy getaways find a balance between the new and familiar, whilst supporting local economies. Also, instead of long vacations, travellers may opt for [Microcations](#), typically trips that are four days or less to allow for more frequent getaways, giving greater flexibility and spontaneity to travel plans.



"Palawan Escapades: A Fresh Start, Off the Beaten Path"

By: Maria Gequillana

As the new year rolls in, it's time to shake off the old and dive head-first into new adventures! Forget the same-old destinations—this year, why not go somewhere that feels like your own private paradise? A place full of hidden gems, endless fun, and jaw-dropping beauty. Imagine this: the sun kissing your skin as you explore sparkling waters, secluded coves, and pristine islands call your name, mornings that start with the soothing sound of waves gently lapping the shore, and evenings that are all about kicking back with a cocktail, swapping stories as you take in incredible sunsets. This isn't your typical getaway; it's a full-on escape to Palawan, where adventure and serenity go hand in hand. Whether you're kayaking in beautiful lagoons, snorkeling in crystal-clear lagoons, or simply soaking up the vibe with loved ones, every moment is a memory in the making.



My recent trip to Palawan was a total eye-opener—I now completely get why this place has been racking up global compliments. While it's not as well-known as some of the big-name island destinations around the world (yet!), it's clear this little gem is on its way to stardom. One of the absolute highlights of my trip was staying at the Fight Club Resort Fitness Resort in Puerto Princesa. Here's the deal: my cousin and I are big into fitness, and we thought, "Why not mix some Muay Thai training into our tropical getaway?" Best. Decision. Ever. This place isn't just a resort—it's an experience! A fitness haven that blends top-notch training facilities with cozy accommodations and amazing food, all set in a serene slice of nature. Let me break it down:

Location, Location, Location: Nestled against a mountain backdrop, the resort offers stunning views that make every sunrise and sunset a treat. It's the kind of peaceful setting where you can hear birds chirping in the morning and feel connected with nature. Plus, it's a great base for hiking adventures and city tours. **The Training Facilities:** Whether you're a seasoned martial artist or a curious newbie, their gym is a dream. Guests have all-day access, so you can train at your own pace, whether it's kicking it up a notch with Muay Thai sessions or just squeezing in a workout before chilling by the pool. And yes, there's a big pool right in the middle for the perfect cooldown after a sweaty session. Oh, the food! The on-site restaurant is where all the magic happens. Not only did we fuel up with nutritious, mouthwatering meals, but we also met the most amazing people from all over the world. Every meal turned into a mini celebration, filled with laughter and stories. And the portions? Perfect. The accommodations were just as awesome. My cousin and I opted for the dorms, and they were super clean and comfy. Lockers, toiletry kits—they thought of everything. And after a long day of training, the massages were the cherry on top of an already incredible day. For us who were looking for a refreshing, fitness-fueled retreat that also feels like a mini adventure, Fight Club Resort was definitely the place to be.



A trip to Palawan wouldn't be complete without diving into the magic of El Nido's Iconic Island Tours. Exploring the enchanting Secret Lagoon is like stepping into a different world. Tucked behind a tiny rock wall on Miniloc Island, you squeeze through a little opening and suddenly, you're surrounded by towering limestone cliffs that make you feel tiny in the best way. The cooler temperature and magical views of the blue sky peeking through the cliffs create a peaceful escape. Just outside, the Secret Beach is a postcard-perfect haven with white sand, swaying coconut trees, and crystal-clear waters teeming with colorful fish—ideal for snorkeling or simply soaking in the beauty. Then there's the Big Lagoon which was an absolute showstopper. Imagine paddling through water so blue and clear, with towering karst cliffs covered in greenery on both sides. The nearly kilometer-long lagoon is dreamy beyond words. We even squeezed through watery tunnels in our kayak, barely fitting between the limestone walls—it was part adventure, part jaw-dropping scenery.



One of our most surreal experiences in Palawan was at The Puerto Princesa Subterranean River National Park. It felt like stepping into another world entirely. Imagine this: floating along a winding underground river, surrounded by towering limestone caves dripping with stalactites and stalagmites. It was like nature decided to put on its own art exhibit! Here's how it went: We climbed into a small boat and were handed audio devices to guide us through the experience. As we drifted into the mouth of the cave, we felt the world outside disappeared. The audio guide was super informative about the cave's history, sharing cool tidbits about the incredible formations we were seeing: some were shaped like fruits, veggies, church figures, and even The Last Supper!

The boat guide kept it fun and interactive, he pointed out the must-see spots, and made sure we didn't miss anything. But there was one strict rule: absolute silence. Why? Because the cave is home to bats, and they rely on echolocation to get around. So there we were, gliding silently through the dark, with only the soft sound of water dripping and bats squeaking overhead. It felt like being in a secret world that only a lucky few get to see. At times, I won't lie, the eerie stillness was a bit creepy (hello, bats and darkness!). But overall, the whole experience was simply breathtaking.

Finally, I would like to mention one of the coolest places we stayed in El Nido—Domes and Dreams in Lio. Glamping probably isn't the first thing you think of in Palawan, but trust me, this was next-level amazing. These chic geodesic domes were pure luxury, complete with comfy beds, a private garden, and an open-roof shower where you can bathe under the stars. They really nailed it with the details—AC, Starlink-powered WiFi, tea and coffee, a hairdryer, charging ports by the bed—you name it. Everything was spotless, the location was peaceful yet close to the action, and the staff were super welcoming. If you're heading to El Nido, this gem is a must-try. Palawan is pure magic, from its epic lagoons to dreamy stays—it's the kind of place that makes you never want to leave!





Winfield, Kansas USA: Where Bluegrass Music is #1

(Walnut Valley Festival: Not a secret anymore)

Story and photos by Jason Rupp and Carla Marie Rupp

The magical, old-fashioned town of Winfield has celebrated over 150 years since its founding and now hosts over 12,000 people at its annual bluegrass music festival event. It started over 50 years ago, originally just to host a guitar competition, but has kept growing yearly. "Happy Winfield!" was the greeting we heard often, usually with a hug, at one of our favorite festivals: the Walnut Valley Festival. This open-air music festival is located along the beautiful Walnut River of Winfield in Kansas (the center-most state of the United States). Many people go every year, even flying around the world for it as we did - all the way from Thailand! It has a huge campground with many zones, making up communities of campers that have fun rituals such as fancy dress, barbecue cook-offs, even offering cocktails to people passing by and eating together by the camp fire. They jam into the night. Someone starts a song and the rest follow and play or sing along.

Everyone is happy to be in "Pickers Paradise," a nickname for the festival. People are genuinely happy and friendly, and pop-up performances in the campgrounds are plentiful. There are eight contest stages with international competitions for a variety of instruments such as autoharp, guitar, fiddle, banjo and mandolin. Once you've been to this Winfield festival, it's normal that you always want to go back, no matter how far away you are. It's like home to many who attend. "If you don't go, you don't know," says one "bluegrass" and old-time style musician Arch Stanton, who did clogging (a type of dance) and played percussion instruments in Catgut String Band.



Bluegrass is a particular form of American music that you hear a lot of at the Walnut Valley Festival. It can be fast and peppy, or slow and moody with songs that tell stories, happy, or sometimes sad. Musicians here know the bluegrass standard tunes by heart e.g. "Playing it by ear" and also play American cowboy music, gospel, folk, Western swing or even Celtic music. The National Flat-Picking Guitar Championship and autoharp contest draw highly-skilled contestants.



Recent festival entertainers include Bing Futch (mountain dulcimer, ukulele and Native American flute), Bebe Gambetta, The Haymakers band, Crying Uncle Bluegrass Band, the Rick Farris Band, Front Porch, Becky Buller, Barry Patton, Rob Ickes and Trey Hensley, John McCutcheon, Linda Tilton (on ukulele), Socks in the Frying Pan, The Steel Wheels band, The Tina Bergmann and Bryan Thomas duo and Little Big Twang.

We really like local Kansas bands: 80 Proof Alice, Pretend Friend, and Dead End Strings. Some big names who got their start here are Doc Watson, Dixie Chicks, Byron Berline, and Alison Krauss. Allison Krauss first had a hit with the song "When You Say Nothing At All," which was famously covered by Ronan Keating for the movie Notting Hill movie and which we all sang along with when he headlined the Pattaya International Jazz Festival last month.



We spent one evening on comfortable camping chairs, eating delicious homemade food while fiddlers and guitar players walked by and stopped to serenade us with songs. Our nostalgic memories go way back with the Walnut Valley Festival. We went to it when Jason was a little boy. It's a big "music party," and people roam around the festival to listen at the varied stages.

You can also find arts and crafts booths, food and drink vendors and places to buy gear and musical instruments. Some visitors just come for the day, others attend the four-day event Thursday through Sunday. On Friday and Saturday, there is a music camp for children and also Feisty Kids Camp with plenty of activities.

Winfield's Walnut Valley Festival is professionally-run, quirky and has unusual fancy dress parades.. Motels get booked up early, but some attendees find accommodation in Wichita or Ark City, but a lot of the fun is staying onsite, waking up in Winfield, drinking coffee and eating breakfast listening to the music.



We joined our cousins Jonathan and Suzanne who have their own golf cart but these can also be rented to roam around the festival. One night it came in handy for the Rupp cousins to watch the movie "O Brother Where Art Thou" which famously stars George Clooney and features bluegrass music. It is shown annually on Stage 5 in Pecan Grove.



Carla & Jason with cousins Jonathan & Suzanne

The Walnut Valley Association office is on Main Street Winfield and the festival website (wvfest.com) includes great information. Plus you can follow the Facebook groups of Walnut Valley Festival and Walnut Valley Bluegrass Festival Fans. The new official 53rd Walnut Valley Festival dates are Sept. 17-21, 2025. So plan ahead, come a few days early and remember you don't need to play an instrument to have fun – it just helps to be music lovers as we are. Jason Rupp and Carla Marie Rupp are freelance travel journalists based in New York City and Pattaya, Thailand. Their YouTube channel is Jason Rupp: Travel & Pamper. They enjoy sharing their travels for Discover Pattaya magazine.

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How would you describe the current demand for property in the local market? Local Realtors Survey Result

Nineteen realtors who have listings on the local listing website www.pattayapropertyguide.com recently took part in a survey about the local Pattaya market. Here are the results. It should be noted that the survey was conducted in October before the USA Presidential result.

How would you describe the current demand for property in the local market? 18% said high however the majority (82%) said moderate.

What type of properties are selling the fastest in the current market? 9% said land, 18% luxury villas, while 73% said condominiums.

What are the biggest challenges buyers are facing currently? 20% said competition from other buyers, while 30% said affordability however the biggest (50%) quoted Limited inventory of stock.

How would you describe the average time a property stays on the market before it sells? 9% said less than 30 days, 18% said 30-60 days 18% 60-90 days and 55% over 90 days.

Which price range of homes is seeing the most activity in the local market? 9% said below THB3million, 64% said from THB4-9million while only 27% said THB10-25million.

What are the main factors driving property price changes in the local market? 18% stated Government policies, 18% said economic conditions and the majority 64% said supply and demand.

Have the recent interest rate changes impacted the local market? 9% it had significantly slowed it down, 9% said it had slowed it down slightly however the majority (82%) said it had had no impact.

What type of demographic is the most active in the current market? 10% were retirees, 20% were first time buyers and 70% were investors.

How do you expect property values in the local market to trend over the next year? 36% said they expect values to remain stable while 64% expected a slight increase.

What is the current ratio of Thai to Foreign buyers in your local market? 45% said an even mix of Thais and Foreigners while 55% said mainly foreigners.

Where are majority of Thai buyers based? 27% were from local eastern seaboard, 36% from Bangkok and 36% were Overseas Thai expats.

Among foreign buyers which nationality is most common in the local market? 9% Chinese 18% American, India, Arab, Japanese and Korean and 73% were European (British, German and French).

What type of property age are your buyers interested in? 27% on new developments (off plan), 27% recently completed less than 5 years, and 46% from 5-10 years old.




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Their SOUTHEAST ASIA AWARDS took place at the magnificent Four Seasons Hotel in Bangkok and was faultless in its professionalism. With a surprise performance by Burin Boonvisut, Fireworks over the Chao Phraya River and wonderful food, drink and company everyone had a really great time!







Eden Luxury Villas in Association with Gustaf Real Estate: Where Modern Living Meets Timeless Elegance



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Imagine waking up to breathtaking views of the Phoenix Gold Golf Club, a championship course spanning 500,000 square meters of meticulously landscaped grounds. This idyllic setting is the backdrop for Eden Luxury Villas, a collection of eight exclusive residences nestled just moments away. Eden Luxury Villas boasts exceptional accessibility, a mere 20-minute drive takes you to the vibrant Jomtien Beach, while Pattaya's renowned Terminal 21 Shopping Center is only 35 minutes away. For international travelers, Suvarnabhumi Airport is 129 kilometers, and U-Tapao Airport is 35 kilometers from the development.

Peace of mind is paramount. The development features state-of-the-art security measures, including gated entrances and 24/7 surveillance, ensuring a safe and secure environment for residents.

Each villa at Eden Luxury Villas is a testament to architectural artistry. Inspired by neoclassical design principles, these modern masterpieces seamlessly blend classic elegance with contemporary sophistication.

Tailor your dream home to your unique preferences. Buyers have the freedom to customize various aspects, including the number of rooms and bathrooms, wall configurations, and even the choice of staircase or elevator.



Embrace a sustainable lifestyle with Eden Luxury Villas. Enjoy the benefits of free clean energy generated by solar panels and a dedicated water source within the development itself.

Ownership at Eden Luxury Villas extends beyond luxurious living. Residents gain exclusive access to the renowned Phoenix Gold Golf Club, including membership privileges that grant access to a range of amenities: Golf Course: Play on the championship 27-hole course. , clubhouse: Enjoy the clubhouse facilities, including a restaurant, gym, and meeting rooms. Recreational Facilities: Utilize the tennis courts, saltwater swimming pool, and guesthouse.

Contact Gustaf Real Estate today for more information and to schedule a private viewing.



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