

# MARINA GOLDEN BAY PATTAYA

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PropertyGuru  
**THAILAND  
PROPERTY  
AWARDS**  
HIGHLY  
COMMENDED  
**BEST HIGH RISE**  
CONDO ARCHITECTURE DESIGN  
(RESORT)

**1st THAILAND GOLDEN  
ARCHITECTURE  
AWARDS**  
THE MOST INVESTMENT POTENTIAL  
REAL ESTATE OF THE YEAR 2019



# MARINA GOLDEN BAY

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## WORLD CLASS LUXURY LIFESTYLE



**GLOBAL TOP GROUP**  
DELIVERING OUTSTANDING DEVELOPMENTS



# MARINA GOLDEN BAY

WORLD CLASS LUXURY LIFESTYLE

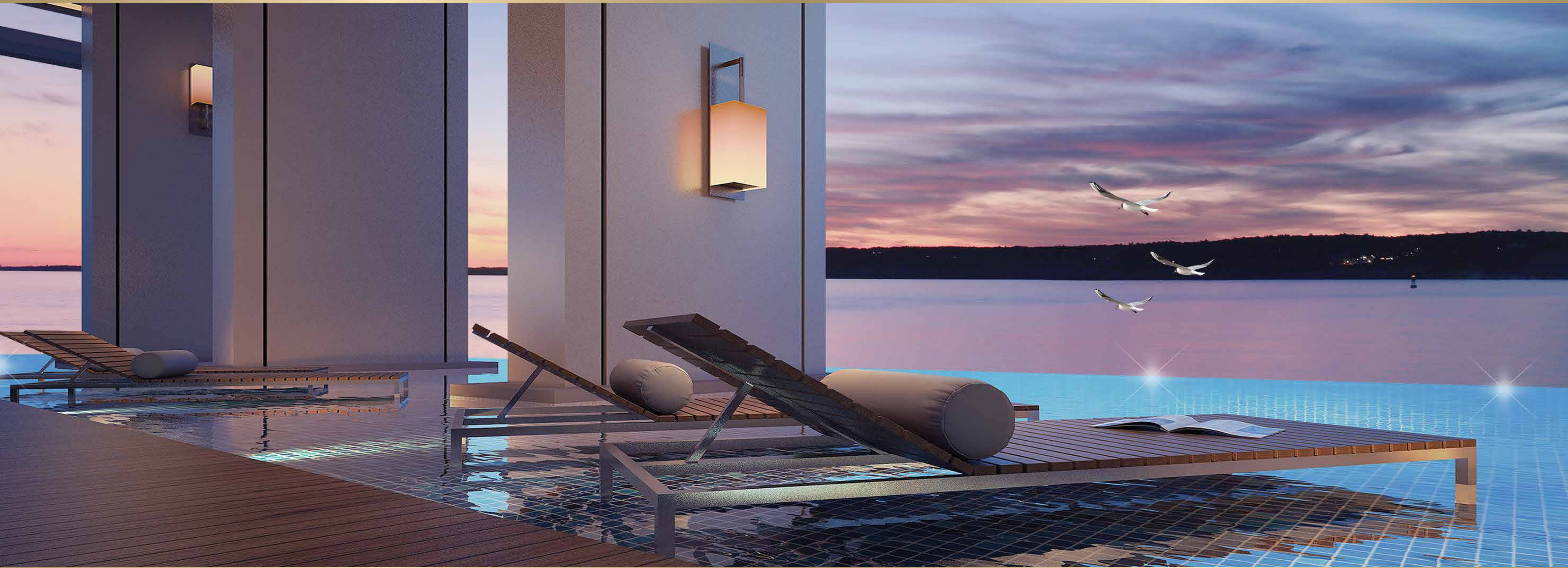


## PATTAYA

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# ICONIC DESIGN



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# CENTRAL LOCATION

## MARINA GOLDEN BAY PATTAYA



Marina Golden Bay is strategically located near the City Center with convenient access to all modes of public transportation and main roads. Pattaya's many tourist attractions, beaches, international schools, hospitals and night markets are within easy reach. This convenience of location drives profitability in all our projects





# MAP LEGEND

## MARINA GOLDEN BAY PATTAYA

### POPULAR SHOPPING MALLS:

1. Royal Garden Plaza
2. Mike Shopping Mall
3. Central Festival Pattaya Beach
4. Terminal 21
5. Avenue Pattaya
6. Harbor Mall
7. Big C Extra
8. Big C South Pattaya
9. Outlet Mall
10. Tesco Lotus Sukhumvit
11. Tesco Lotus North Pattaya
12. Tukcom (IT store)
13. Tops Supermarket
14. Friendship
15. King Power Duty Free
16. Central Marina

### HOSPITALS:

17. Bangkok Hospital Pattaya
18. Memorial Hospital
19. Pattaya International Hospital

20. Pattaya City Hospital
21. Bangkok Hospital Branch
22. Smile Dental Clinic (Theprasit)
23. Tara Physical Therapy Clinic

### SCHOOLS:

24. Aksorn Pattaya School
25. Aksorn Theprasit School
26. Satit UdomSeuksa School
27. Burapa English Program School ( B.E.S.T )
28. Government Pattaya School
29. Suriya Music Center
30. Siam Computer and Language School

### CONVENIENCE STORES:

31. Makro
32. Tesco Lotus Express
33. Foodland
34. Foodmart
35. Villa Market Pattaya

36. Fruit Market Ratanakorn
37. Electric Shop
38. Theprasit Night Market
39. Second Hand Market & Vintage Memorabilia Theprasit
40. Second Hand Market & Vintage Memorabilia Pattaya Tai
41. Hardware store
42. Gecko Lighting and Decor
43. Wholesale Pharmacy

### ENTERTAINMENT:

44. Colosseum Show
45. Kaan Show
46. Xbungy - Pattaya Bungy Jump
47. Go Karts Speedway
48. Big Buddha Hill Viewpoint
49. Underwater World
50. Yunomori Onsen and SPA
51. Theprasit Boxing Stadium
52. Elephant Village Pattaya
53. Yoga Pattaya Center

54. Wat Chai temple
55. Mini Siam (Miniatures Park)
56. Health Land Spa & Massage
57. Venum Training Camp Thailand

### SHOPS FOR HOME:

58. Decorum Furniture Shop
59. Chic Republic
60. Baan and Beyond
61. Thai Watsadu
62. Index Living Mall
63. Curtain Outlet Shop

### GASOLINE STATIONS, BANKS:

64. Siam Commercial Bank
65. Bangkok Bank Theprasit
66. B Quik (Car Repair Station)
67. PTT Gas Station Theprasit
68. MP Gas Station Theprasit
69. PTT Gas Station Sukhumvit
70. Shell Gas Station Pattaya Tai
71. Bus Station Tappraya





# GLOBAL TOP GROUP CONSTRUCTION





# GLOBAL TOP GROUP CONSTRUCTION



Compromise is foreign to our in-house Construction Team, quality is the goal. Our formula is simple: employ only those methods that will yield a quality result and source only the highest grade of available materials.



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# INVESTMENT

## COMMERCIAL REAL ESTATE



Marina Golden Bay property value is expected to appreciate rapidly due to its iconic architectural design, central location and unique suite of on-site amenities. Opulence, convenience and value make this project a perfect investment income generator and/or luxury getaway for your holiday.



# PREDICTABLE RETURN



Bank Support



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# MANAGEMENT RENTAL SERVICES

## COMMERCIAL REAL ESTATE



Rental will never be a problem at Marina Golden Bay. A dedicated Rental team will be available to maximize your investment returns. Making this property a true turn-key solution.



# PROFESSIONAL ASSET MANAGEMENT



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# SHOPPING MALL COMPLEX





# HOTEL



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# GENERAL SPECIFICATION



**LOCATION:** Central Pattaya. 3 minutes from Sukhumvit, 5 minutes from Central Festival

**LAND AREA:** 14.5 Rai or 23,200 Sq.m.

**STRUCTURE:** 3 High-Rise Buildings\*, 51 stories and 4 elevators each  
- Victoria Tower  
- Geneva Tower  
- Elya Tower  
\* Each building will have private facilities and amenities

**UNIT TYPES:**

Studio	20 sq.m.
One Bedroom	28 – 40 sq.m.
Two Bedroom	57 sq.m.

**AMENITIES:** 3 levels of secured parking, CCTV throughout  
9 Sky Garden Balconies per Tower

Ground Floor	- Garden, Swimming Pools, Waterpark, Kids Club and Playground
4 <sup>th</sup> Floor	- Steam, Sauna, Fitness Rooms and a Cafe
27 <sup>th</sup> Floor	- Infinity Edge Swimming Pool, Cafe and Deck
51 <sup>st</sup> Floor	- Sky Restaurant/Bar and Lounge
Commercial	- Luxury Hotel, Shopping Mall, Café, Massage Parlor, Convenience Store and Laundromat



# MARINA GOLDEN BAY

WORLD CLASS LUXURY LIFESTYLE



## LUXURY

Experience luxurious lifestyle



## COMFORT

Safe and secure living



## CONVENIENCE

Leisurely accessible



## DINE

Satisfy and indulge your cravings



## EXPLORE

Take a journey and discover life



## SHOP

Have fun and enjoy shopping around

Introducing the first iconic condominium landmark in Central Pattaya designed from inception as a world class property. This concept of a luxury mixed-use condominium complex will take shape in Thailand as the Marina Golden Bay in Pattaya. Courtesy of one of the city's most trusted builders, Global Top Group.

The company, Global Top Group, is a leading property developer with over 35 years of experience nationwide. In 2017 the company was awarded the prestigious title of "Best Luxury Condominium Developments" (Eastern Seaboard). Global now, proudly presents to you our very own "MARINA GOLDEN BAY" in Central Pattaya. A sprawling endeavor, it will be set on a land area of 14.5 rai, the equivalent of six combined football fields. Each of the 3 gleaming towers will rise to a level of 51 floors with infinity edge pools on the 27<sup>th</sup> floor offering panoramic city and sea views. Each tower will also feature 9 relaxing sky garden balconies verdantly landscaped for the relaxation and enjoyment of our property owners and their guests. The Sky Lounge Bar & Restaurant on 51<sup>st</sup> floor allows you to have a glimpse of heaven on earth. Marina Golden Bay will also feature a luxurious hotel and the shopping mall complex which will serve as the base of these 3 enormous buildings.

Pattaya's many tourist attractions, international schools, universities, night markets and beautiful beaches are just minutes away, though the property itself offers great recreation and opportunity within itself.

Everything you need including appreciation, return on investment, world class facilities, shopping and a great location is here, at the Marina Golden Bay.

**Don't miss your chance to get the best offer!**  
**Hurry up and book now for the VIP SPECIAL OFFER of 2.1 MB only!!!**  
**@ City Garden Tower, Pattaya 3rd Road.**

**"MARINA GOLDEN BAY" Central Location in Pattaya.**  
**Call now: 0907 417 417 for more details.**  
**Visit and sign up for free: [www.globaltopgroup.com](http://www.globaltopgroup.com)**





# TRANQUIL & ACCESSIBLE



Three entrances facilitate access to the beautiful park-like setting of the Marina Golden Bay.



# GARDENS & POOLS



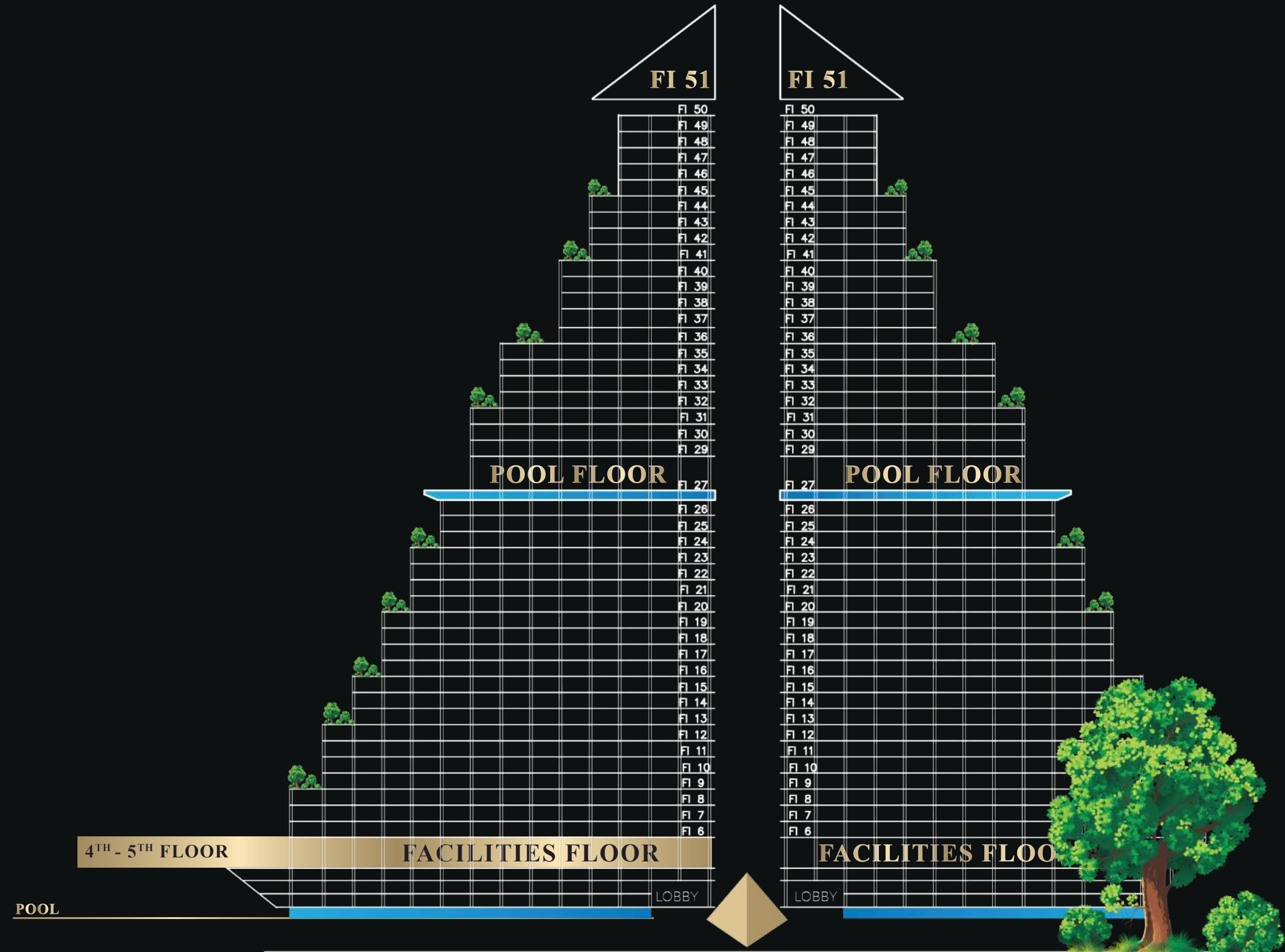
The expansive grounds the complex occupies will feature beautifully landscaped gardens with several pools, relaxation spots and a childrens playground; a tranquil remove from the bustle of the city. Mere steps away the on-site convenience store carries anything you might need to make a lazy afternoons' lounging more enjoyable



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# GENERAL SPECIFICATION



**4<sup>TH</sup> - 5<sup>TH</sup> FLOORS**

**VICTORIA BUILDING**



# REJUVENATE YOUR SPIRIT



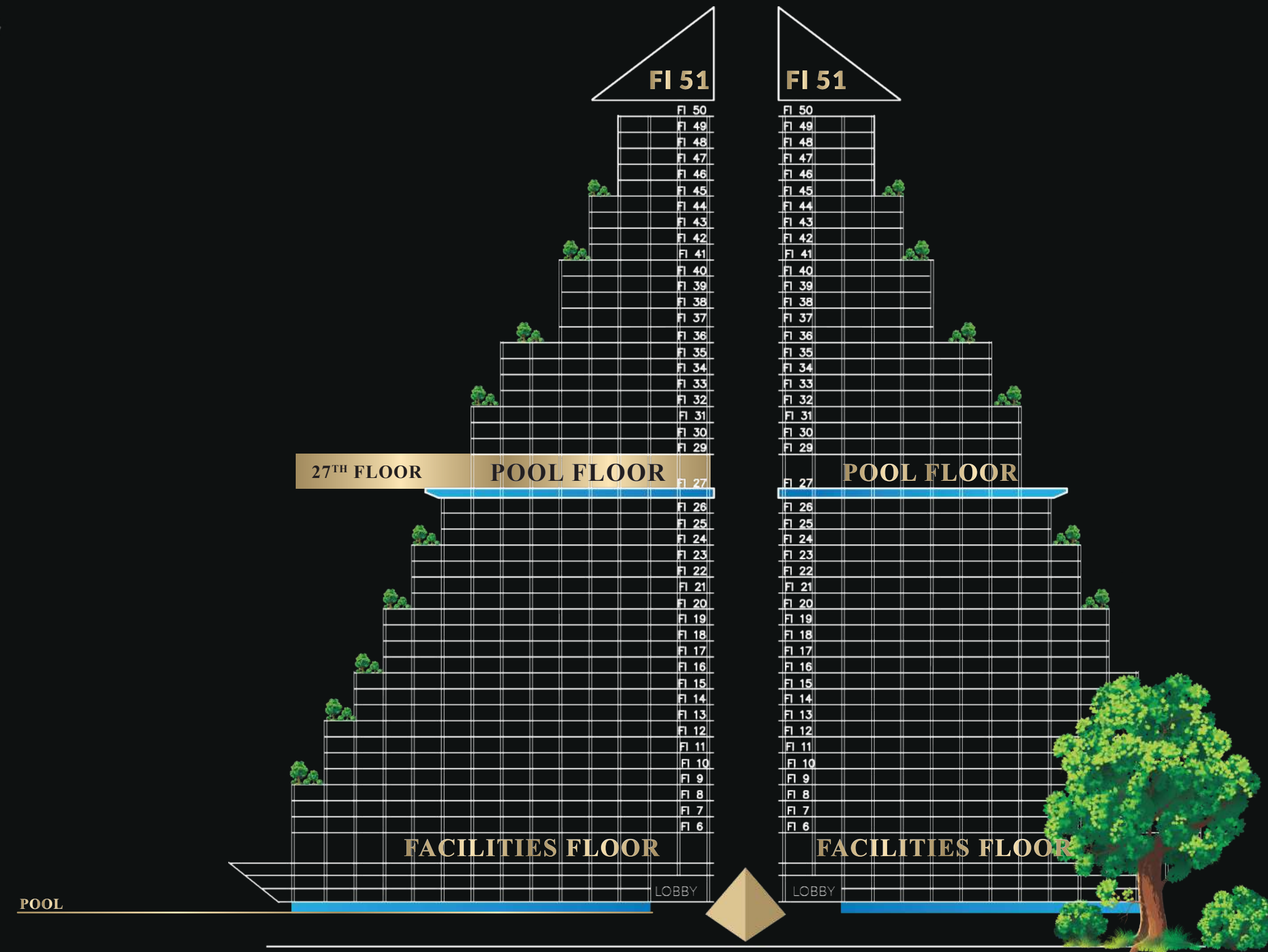
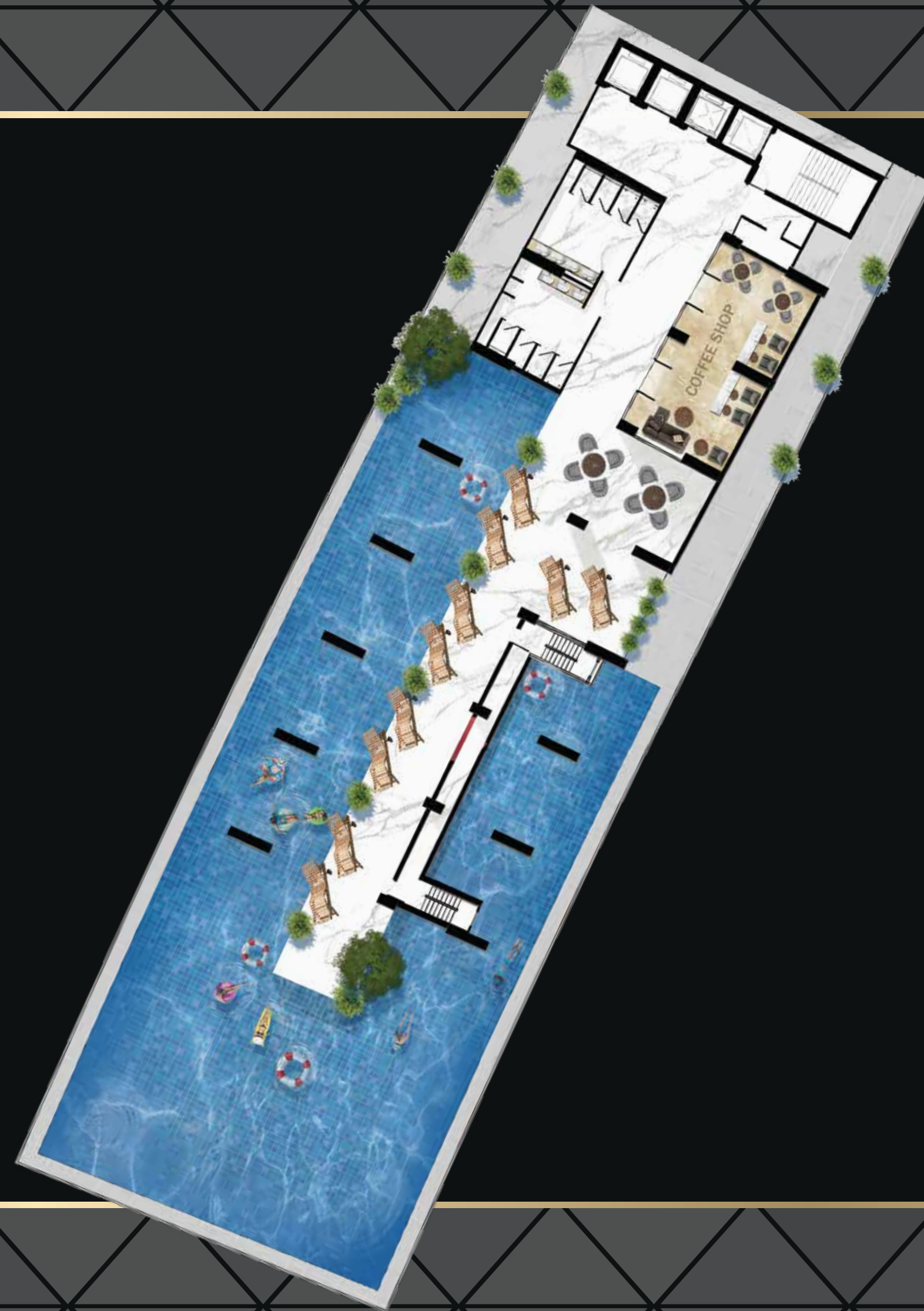
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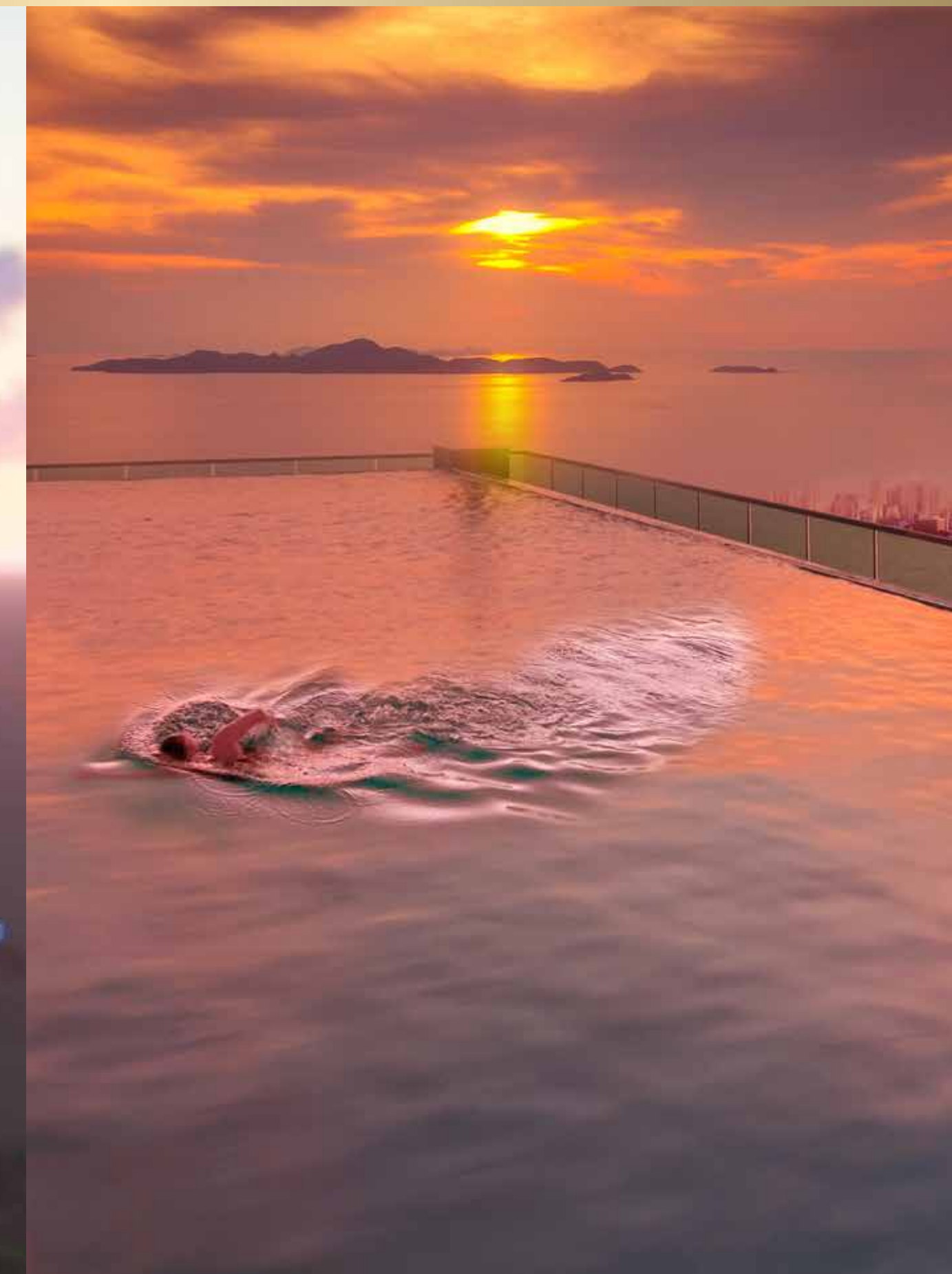
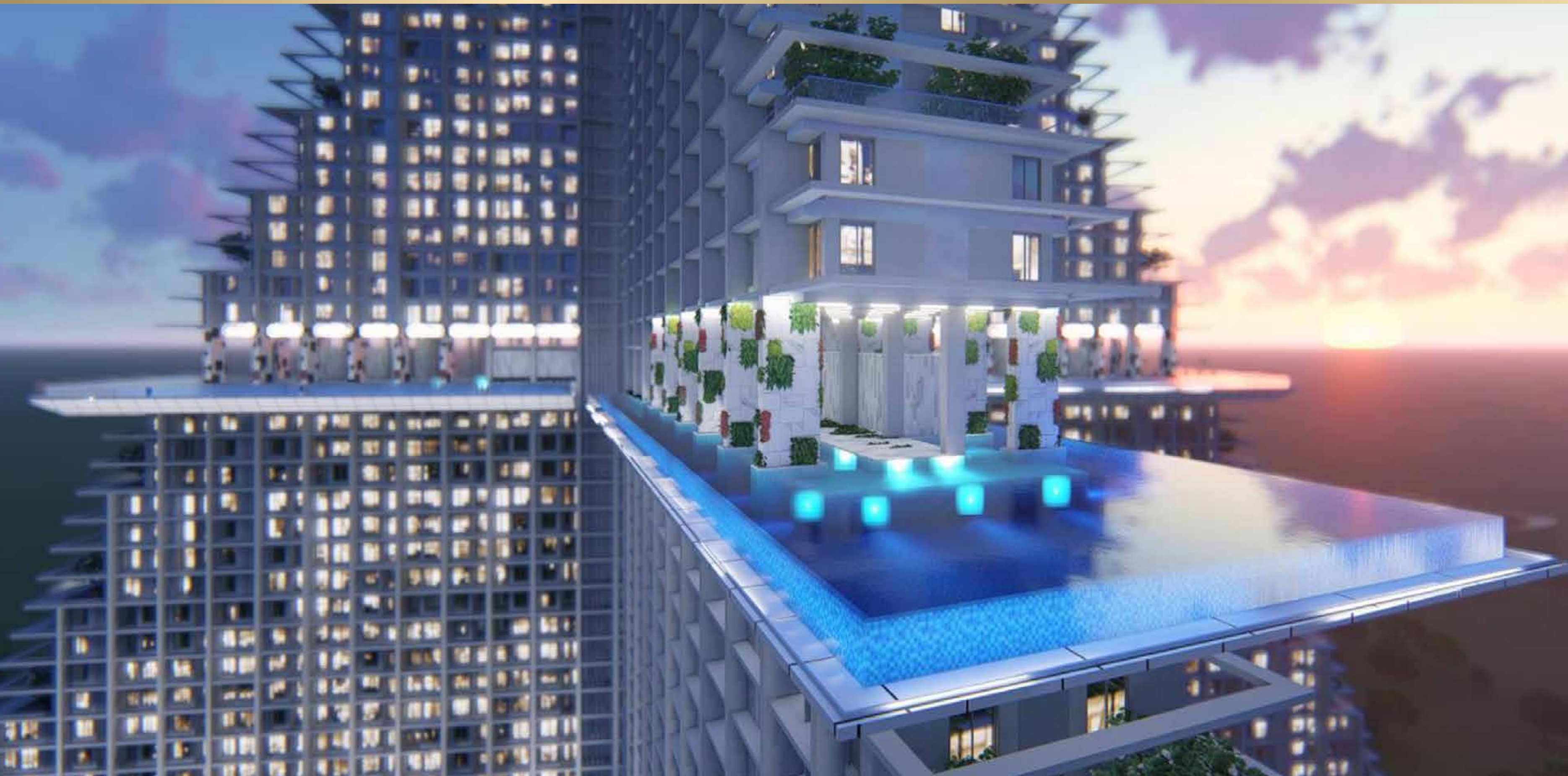


# INFINITY POOL FLOOR





# MAGNIFICENT PANORAMAS



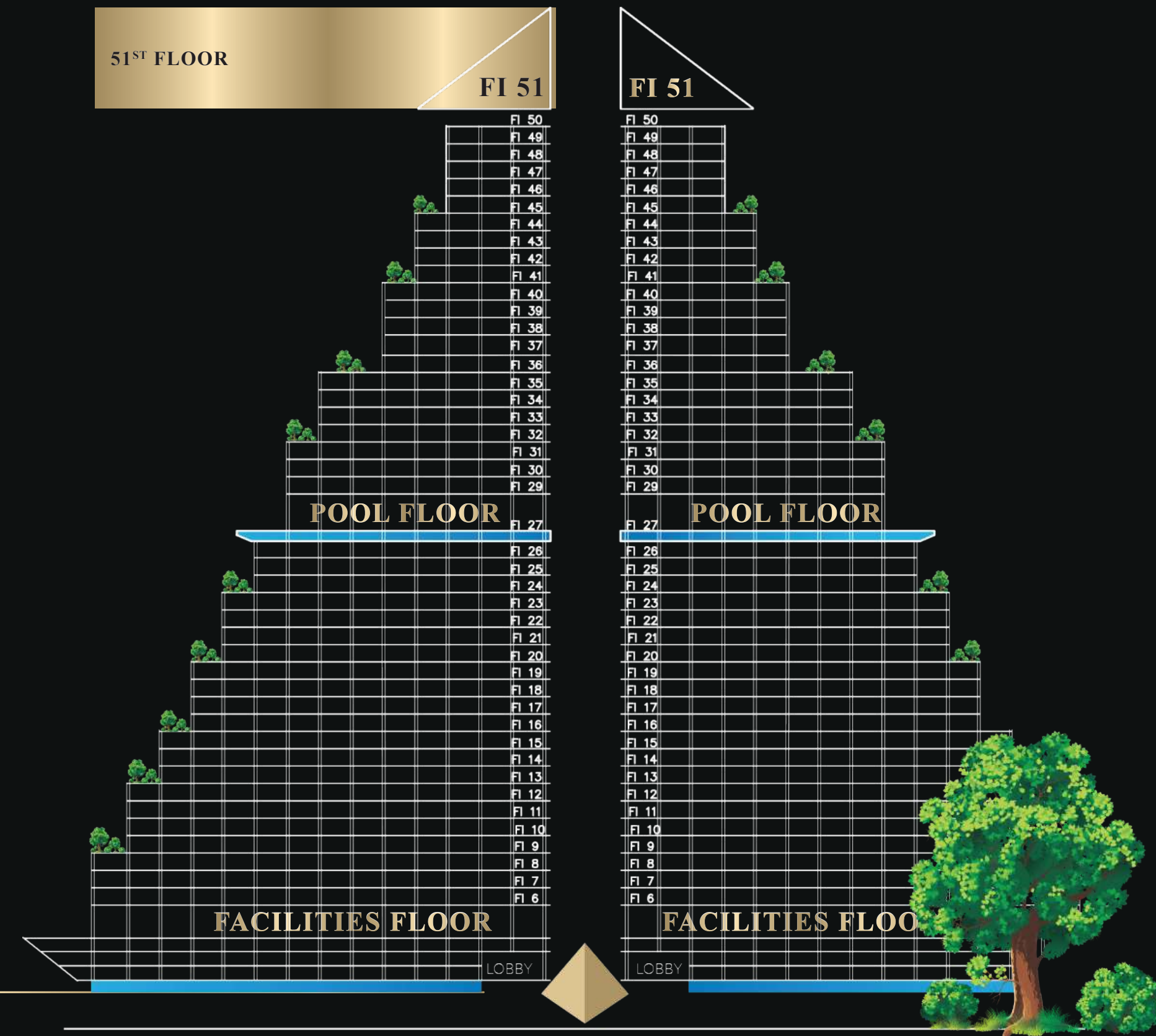
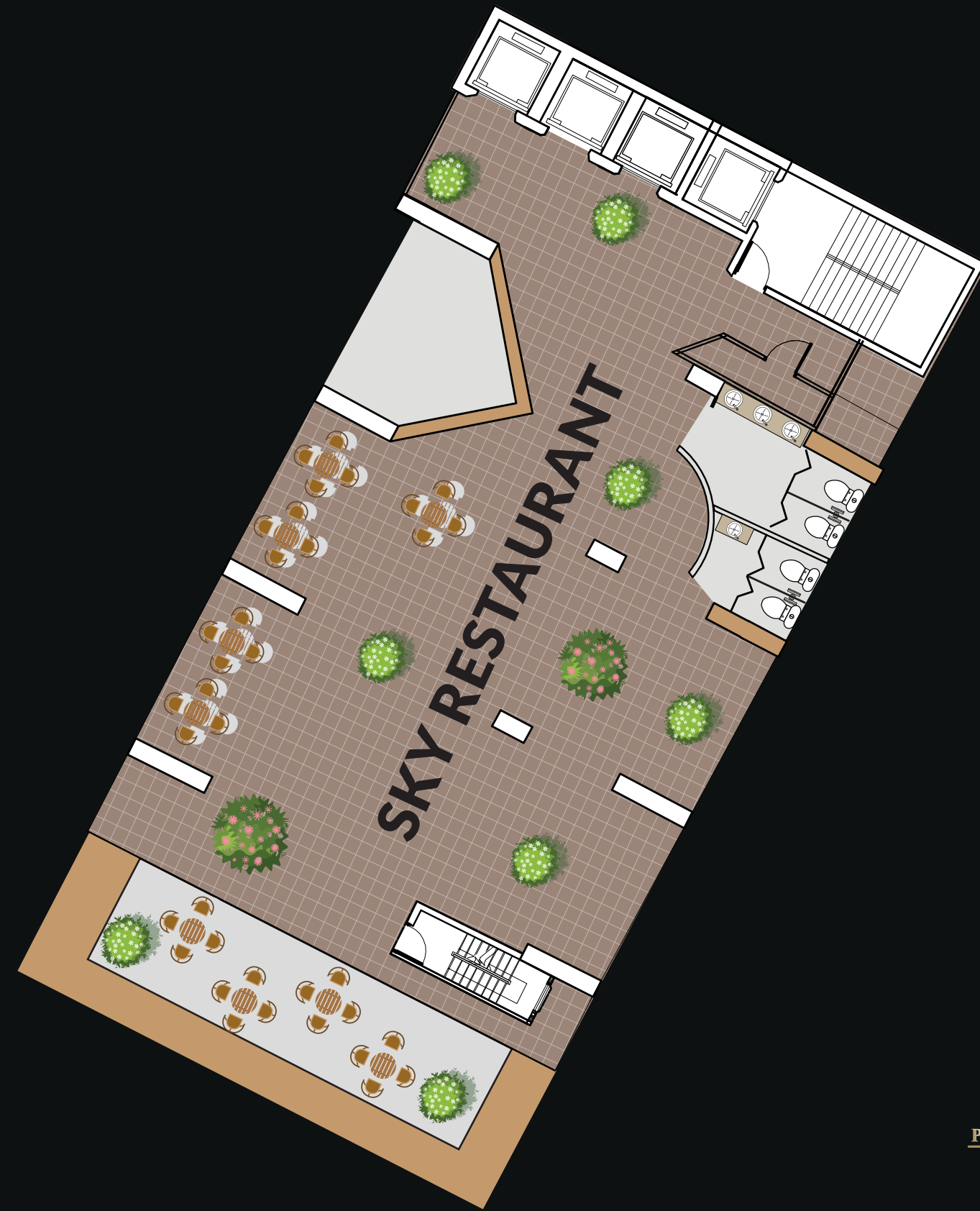
Besides the beautifully landscaped pools on ground level, the 27th floor of each tower will be feature an immense infinity edge sky pool, its attendant facilities and a cafe. A perfect place to take in a sunset as the beautiful seascape gives in to the glittering lights of the city.



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# SKY RESTAURANT





# SAVOR THE VIEWS



Indulge your cravings at our exquisite rooftop restaurant. An unparalleled dining experience, only available on the 51st floor of the Marina Golden Bay Towers



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# INTERIORS





# SMART & COMFORTABLE



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# INTERIORS



**CAPRI** SUITE  
STUDIO 20 SQM.



**VENICE** SUITE  
1 BEDROOM 29 SQM.



**VARNA** SUITE  
1 BEDROOM CORNER 36 SQM.



# SMART DESIGN



**MARBELLA** SUITE  
2 BEDROOM 57 SQM.

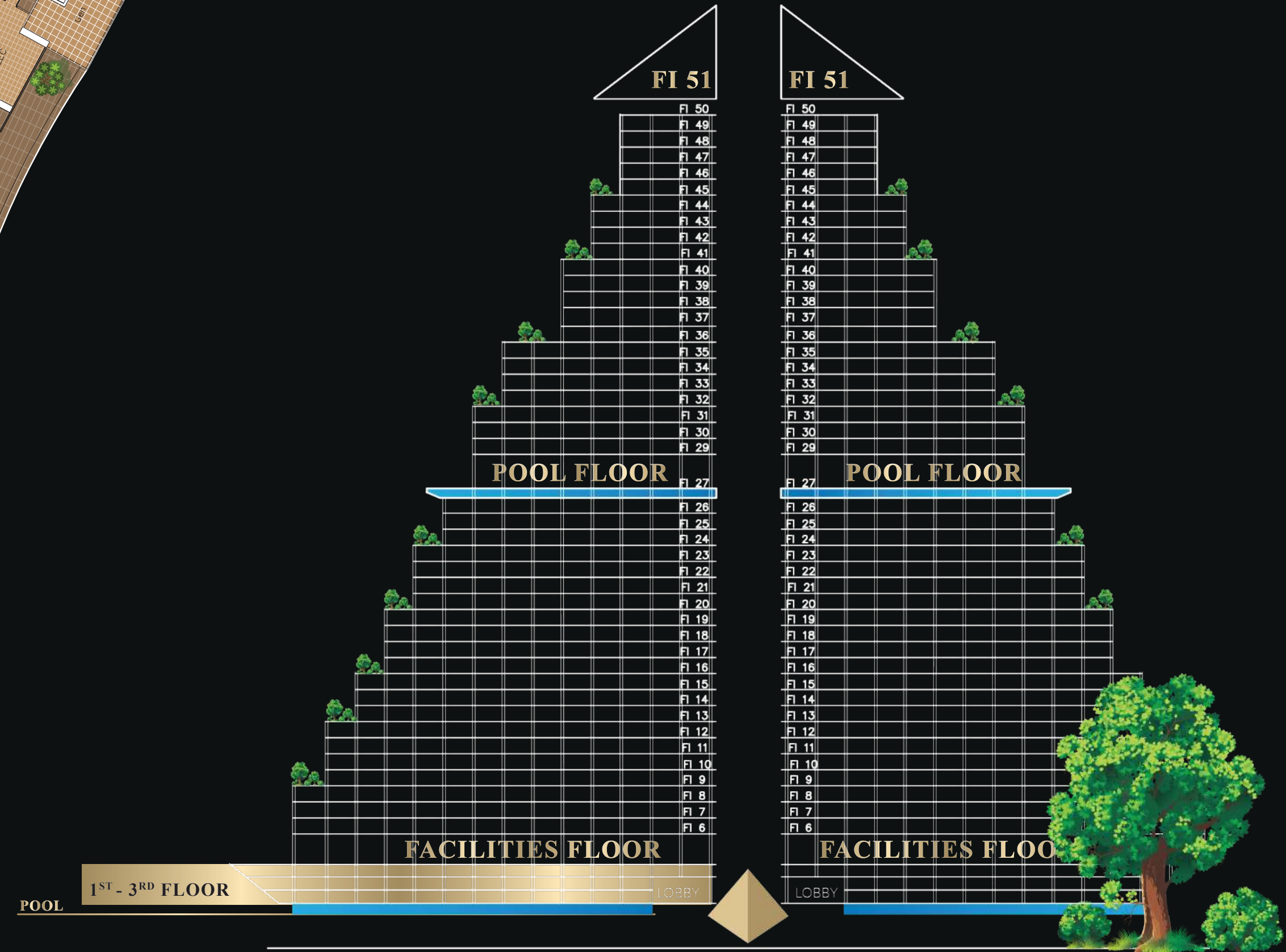
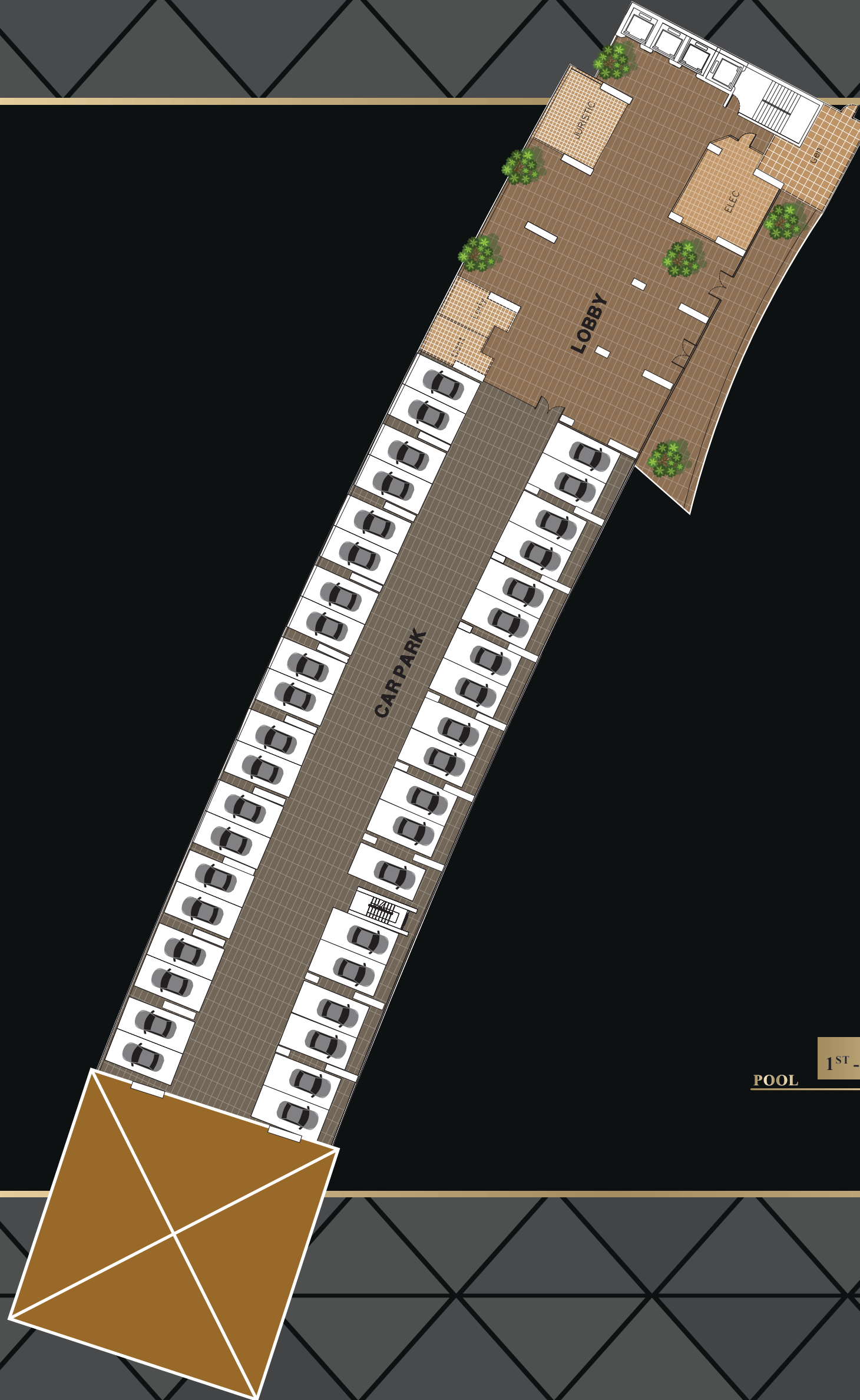


**MARBEL** SUITE  
2 BEDROOM 57 SQM.





# PARKING



**1<sup>ST</sup> - 3<sup>RD</sup> FLOORS**

**VICTORIA BUILDING**



# CONVENIENT AND SECURE



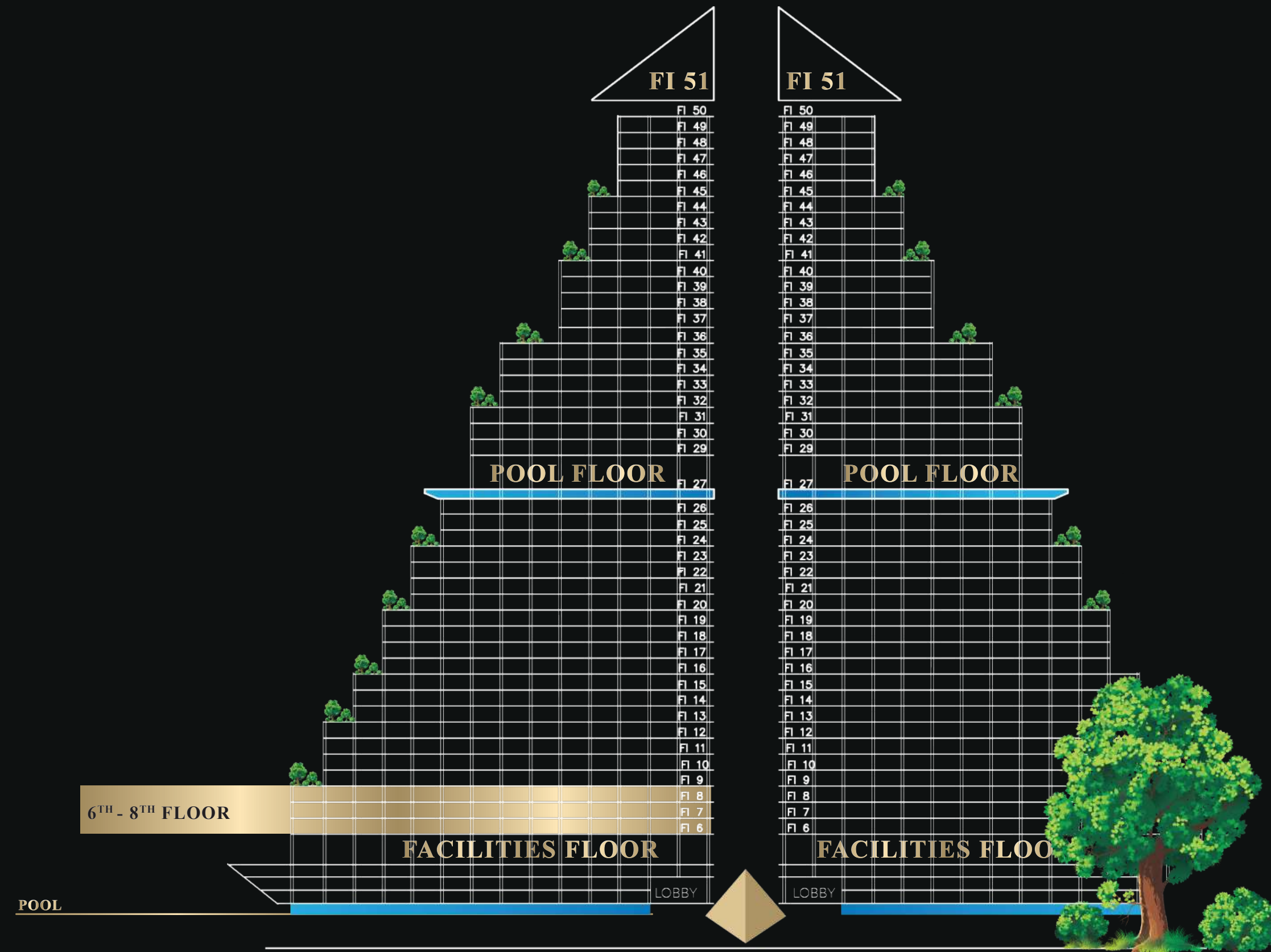
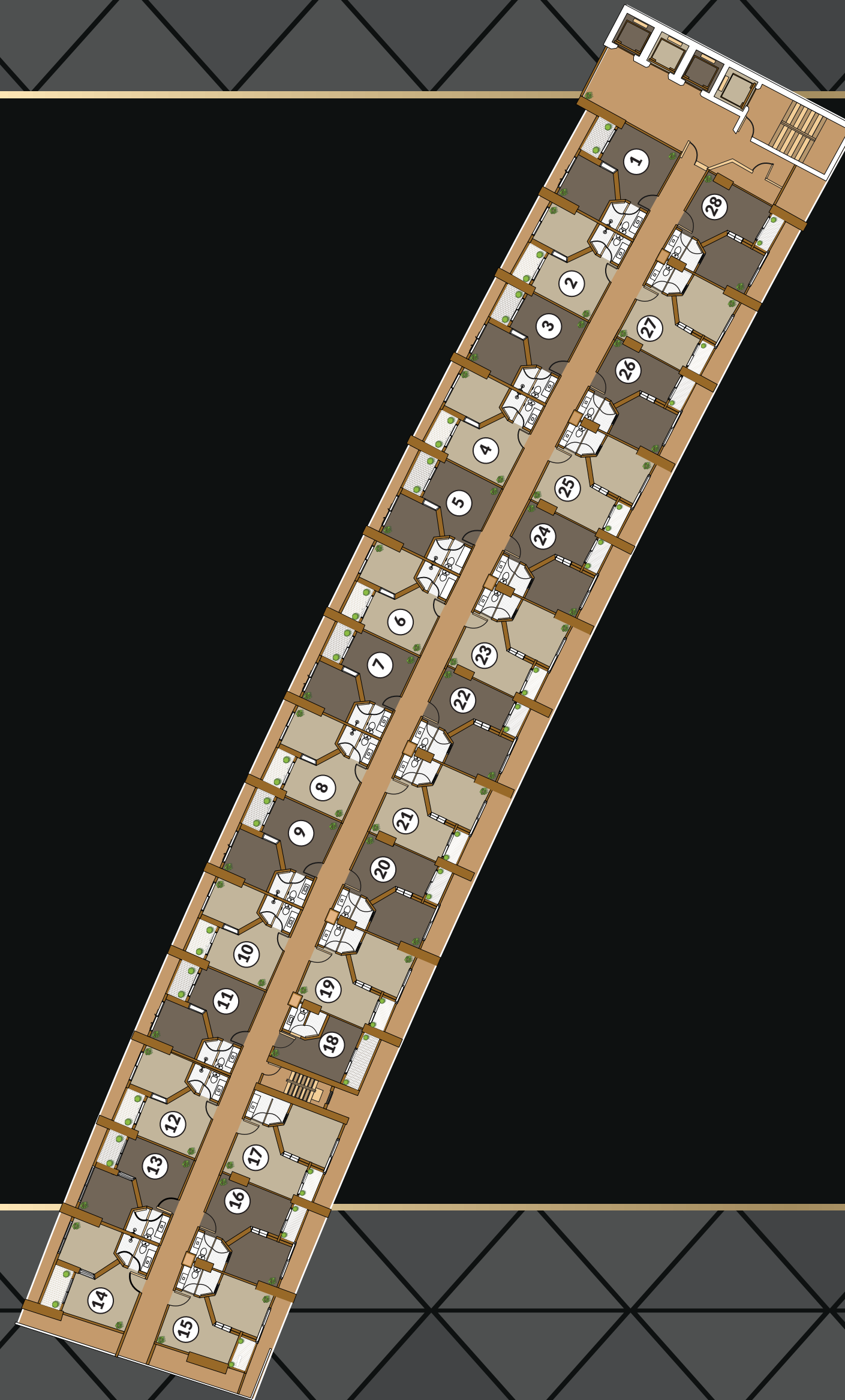
The first three floors of each Tower are dedicated parking areas for our owners, guests and visitors. Security guards and CCTV will be employed by the project to ensure the safety of your property. For convenience, vehicles can enter or exit the property on 3 sides.



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# 6<sup>TH</sup> - 8<sup>TH</sup> FLOORS



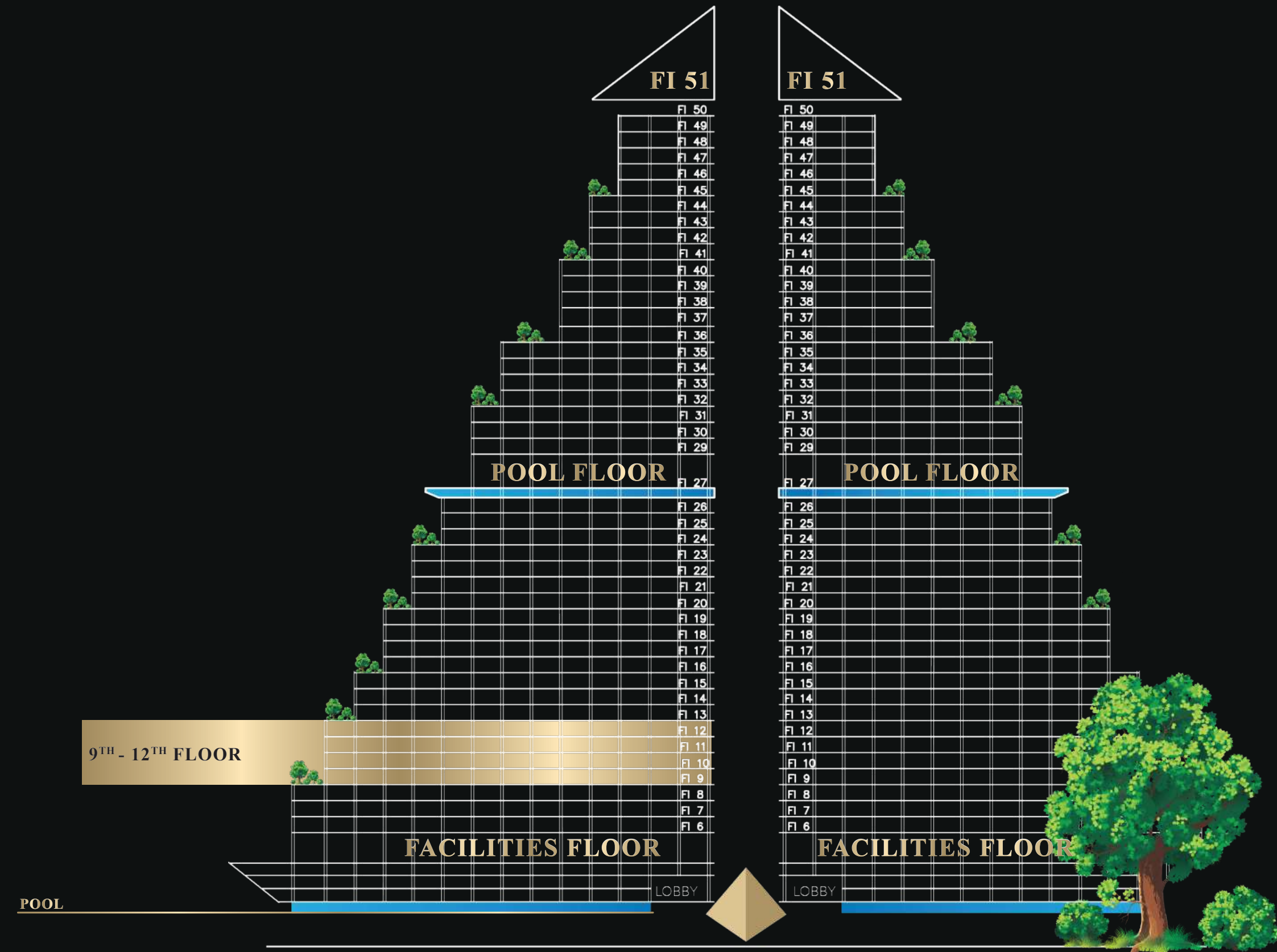
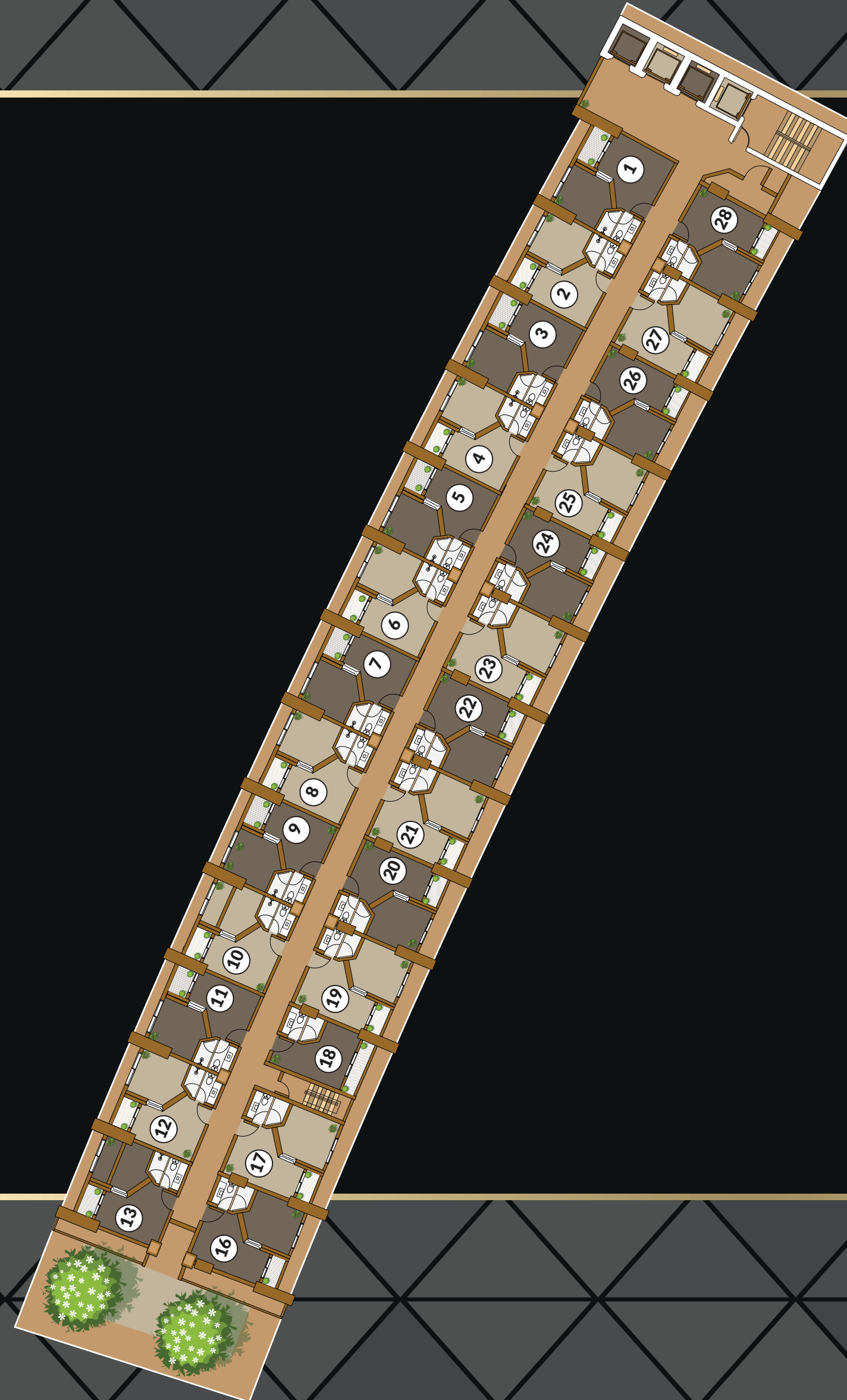


# HAPPY LIFE



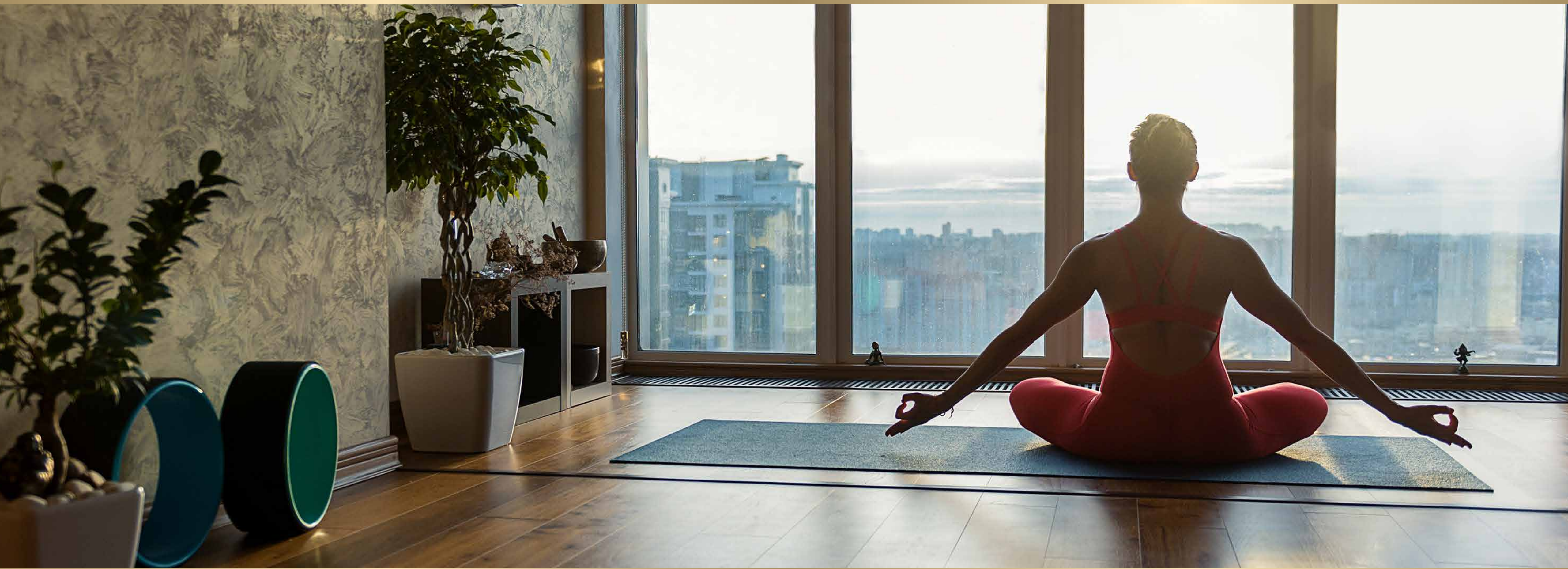


# 9<sup>TH</sup> - 12<sup>TH</sup> FLOORS



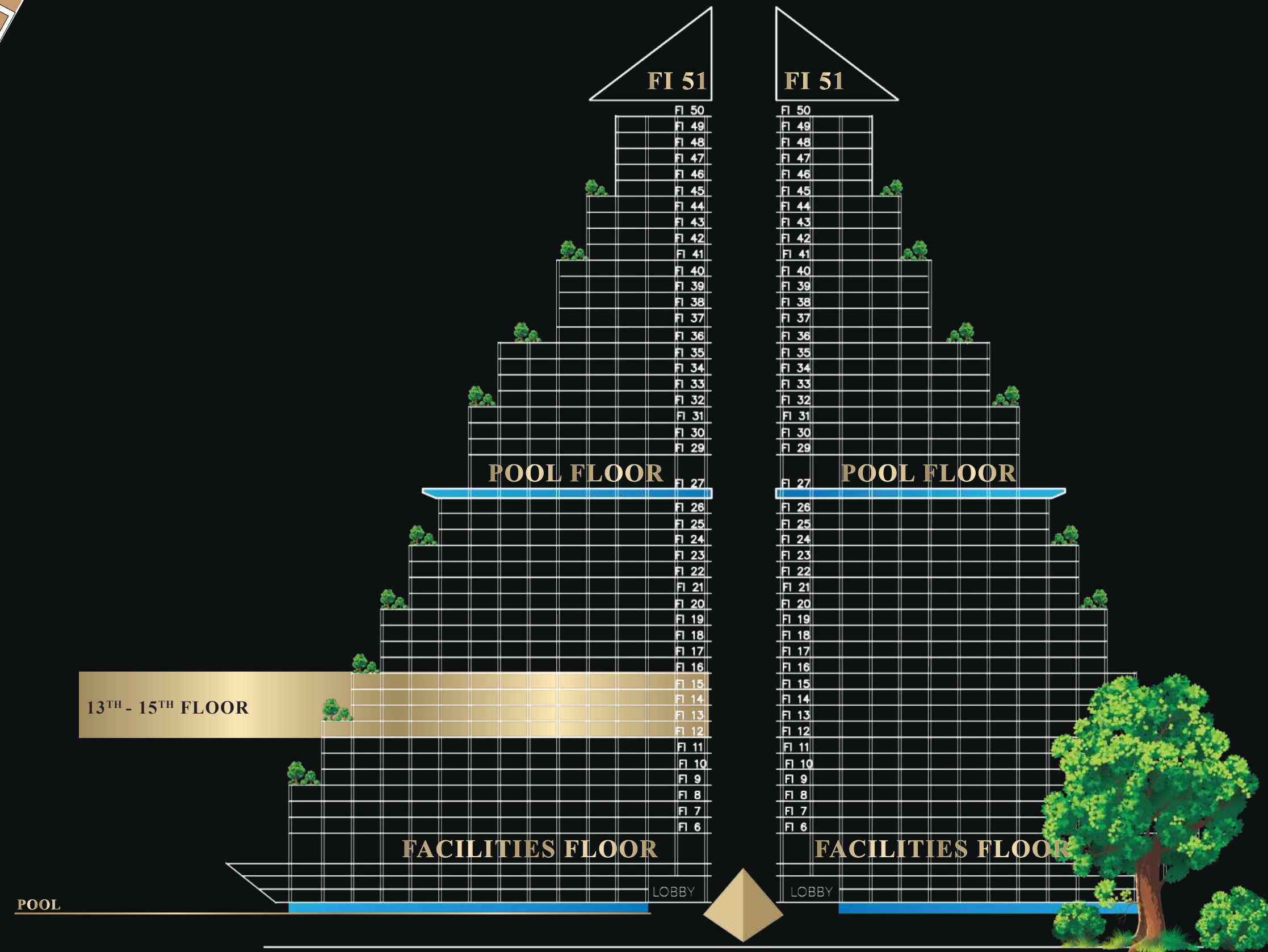
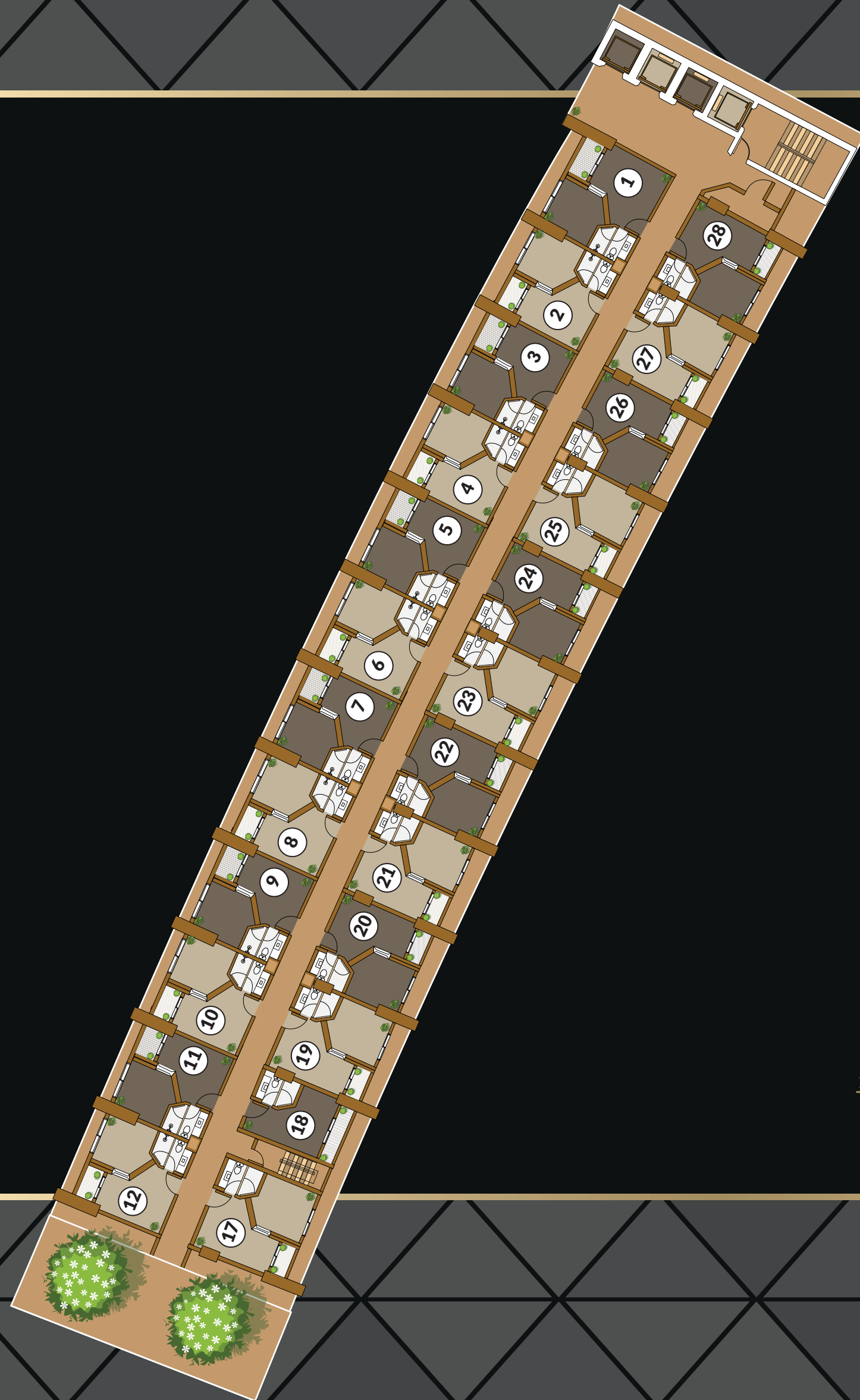


# PEACEFUL SANCTUARY





# 13<sup>TH</sup> - 15<sup>TH</sup> FLOORS



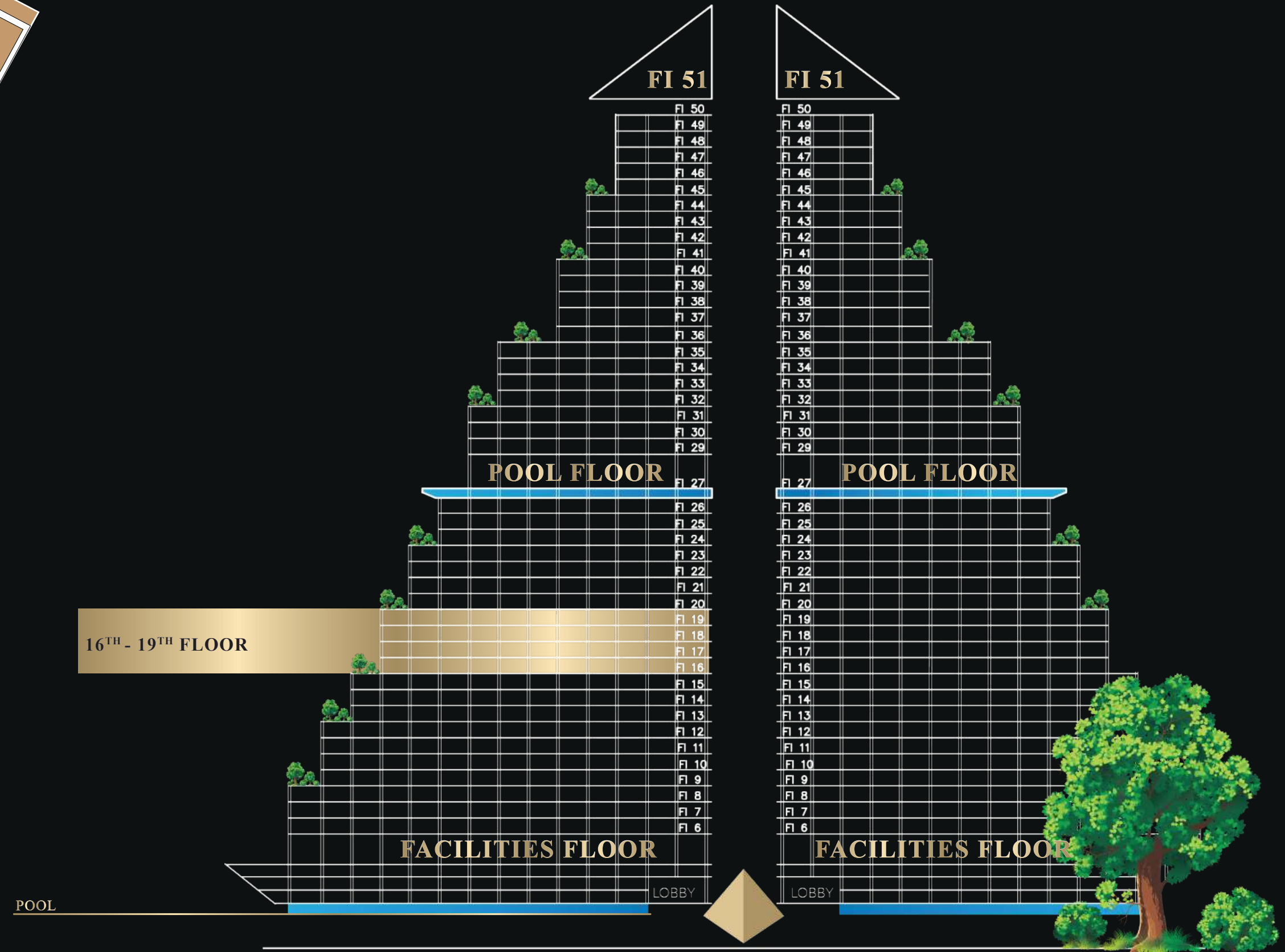


# WATCH LIFE HAPPEN



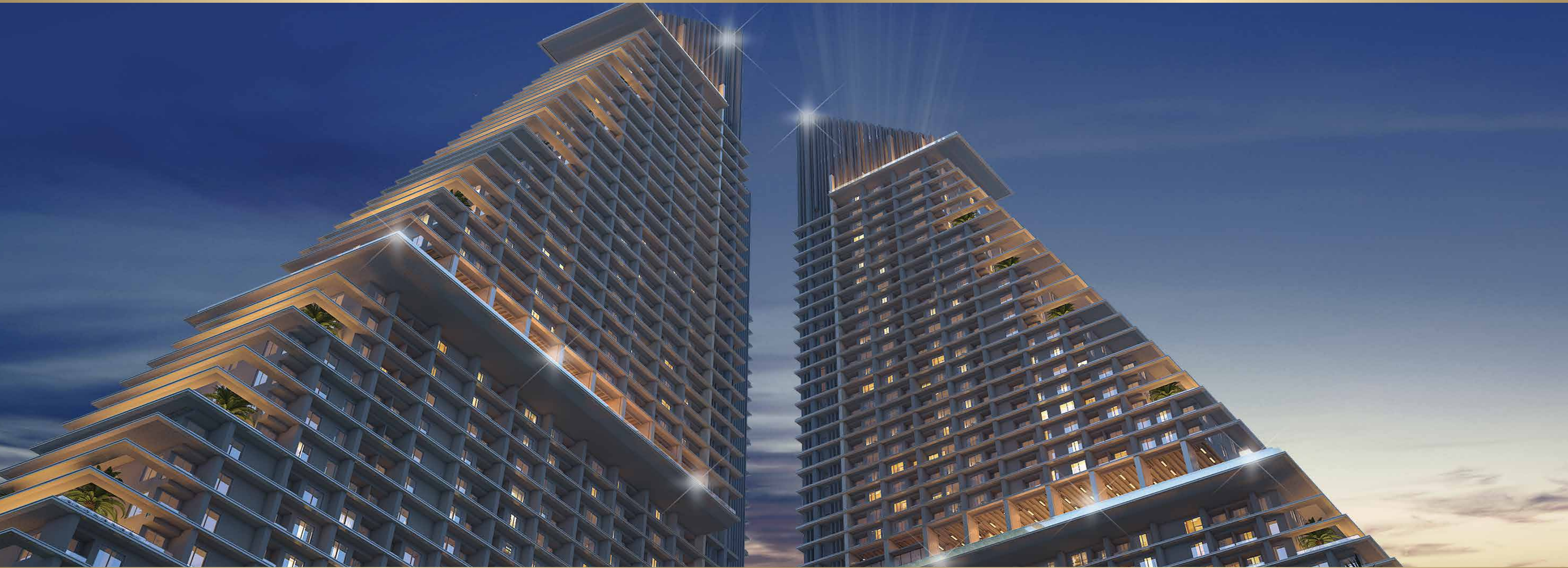


# 16<sup>TH</sup> - 19<sup>TH</sup> FLOORS



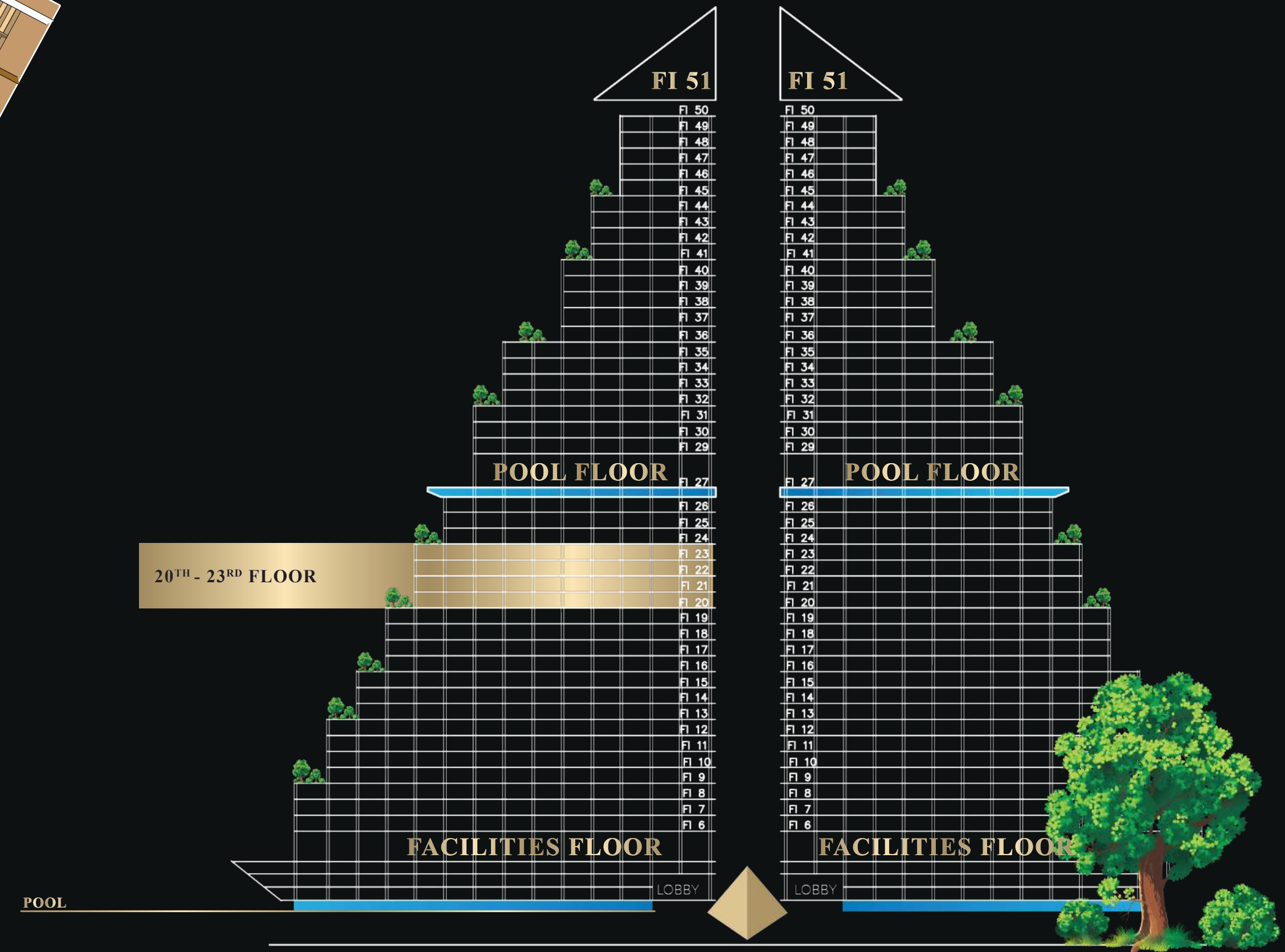


# GREAT VIEWS





# 20<sup>TH</sup> - 23<sup>RD</sup> FLOORS



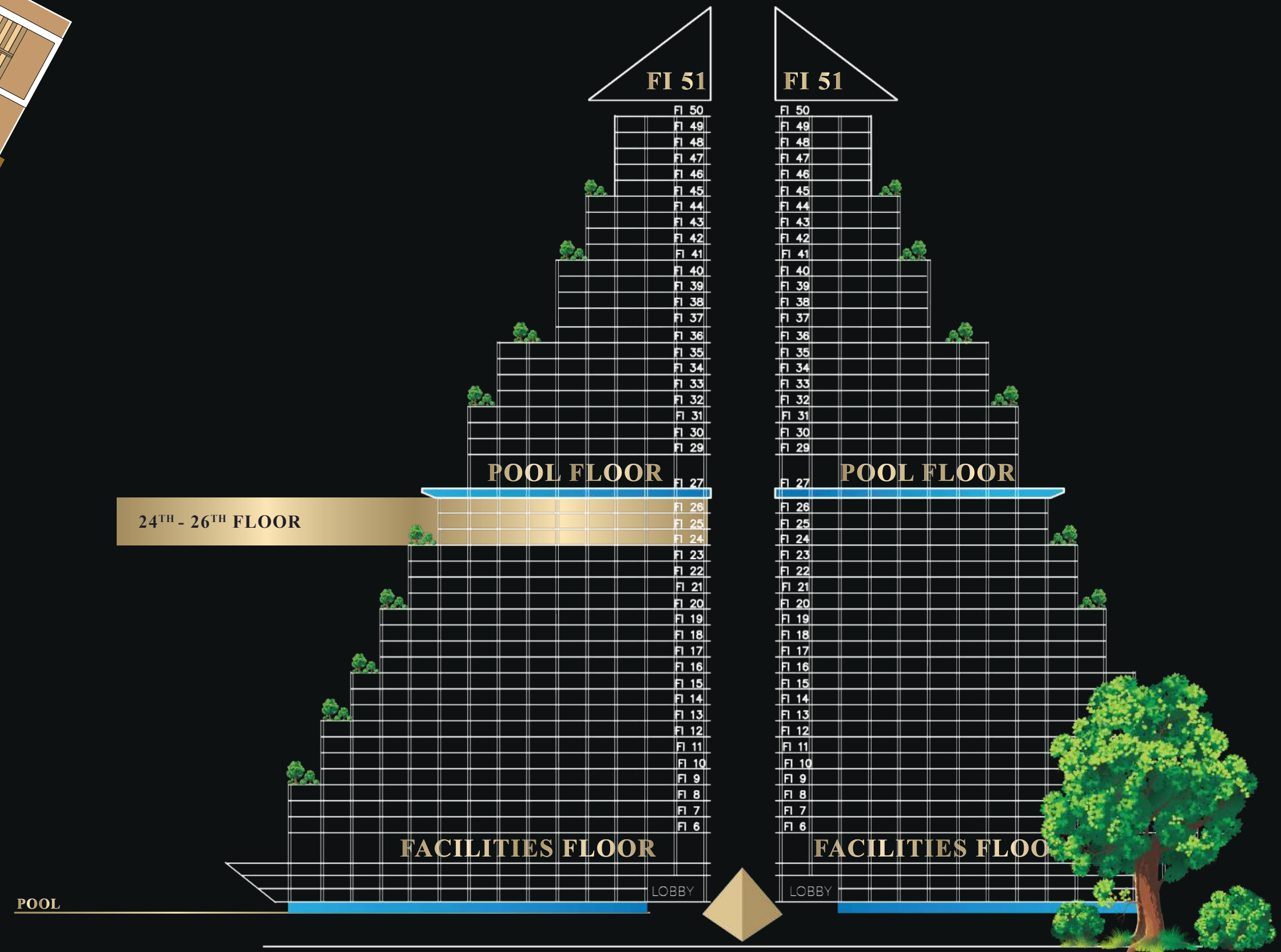


# PICTURESQUE





# 24<sup>TH</sup> - 26<sup>TH</sup> FLOORS





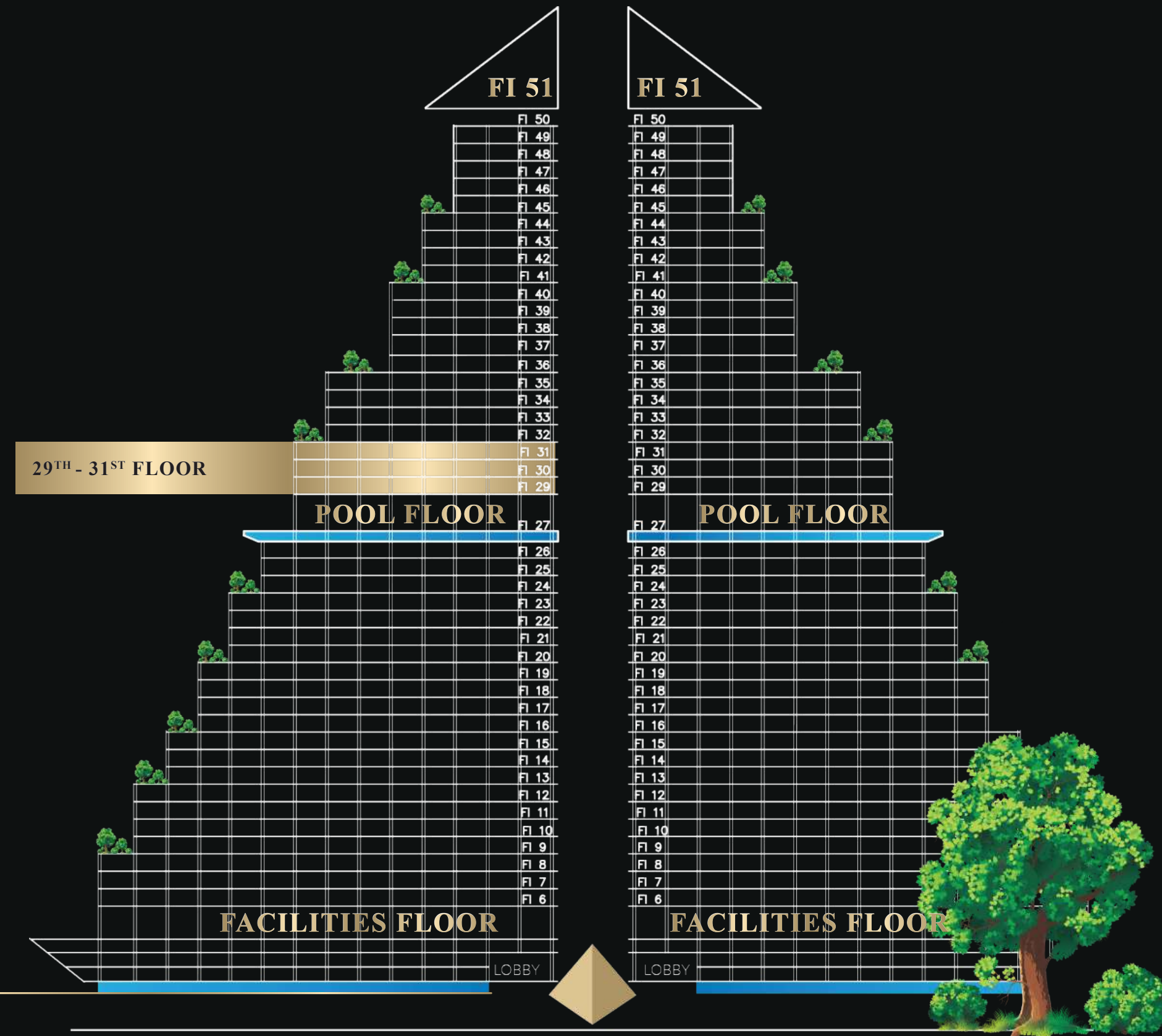
# UNOBSTRUCTED



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# 29<sup>TH</sup> - 31<sup>ST</sup> FLOORS



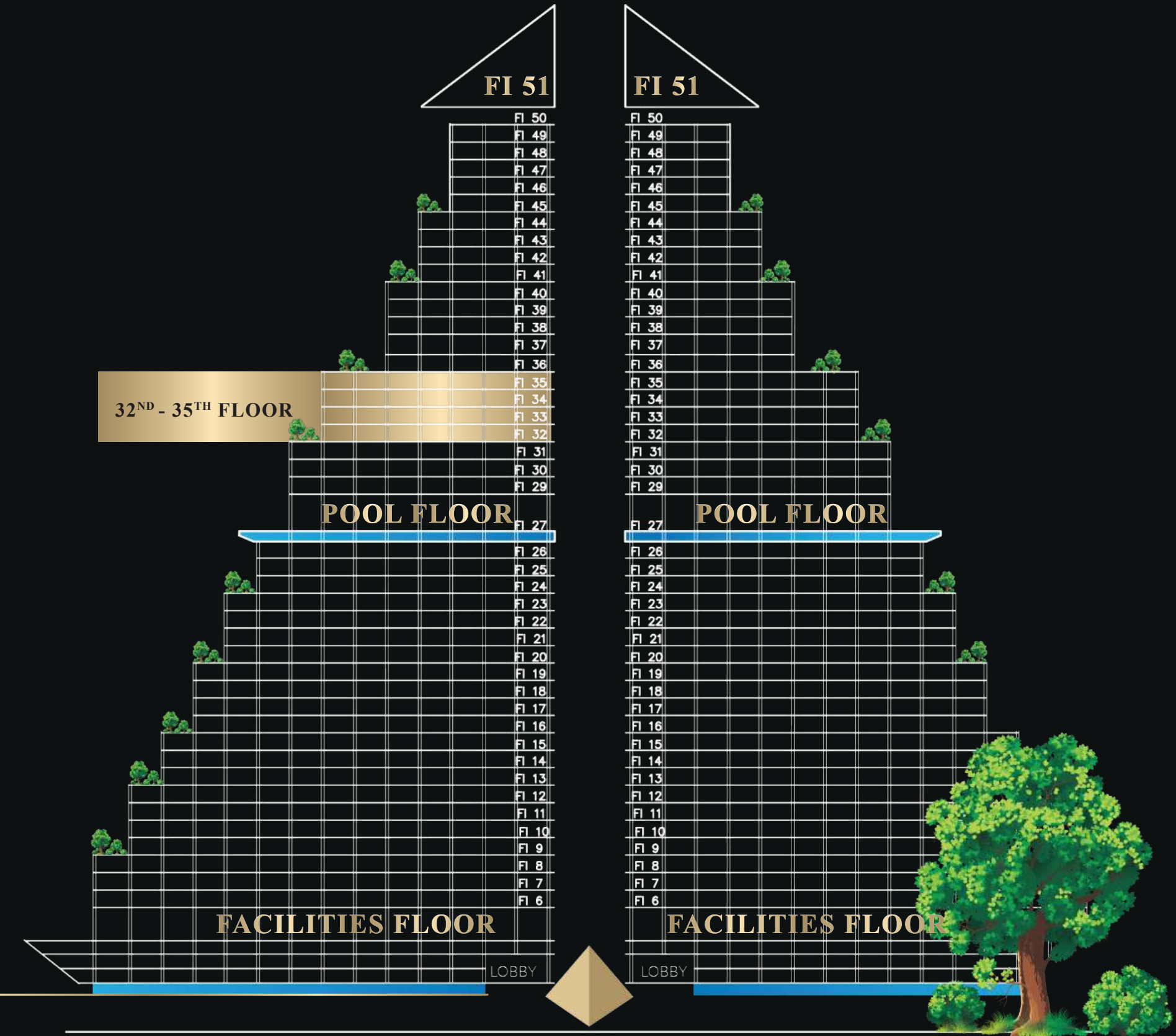


# MILLION DOLLAR VIEWS





# 32<sup>ND</sup> - 35<sup>TH</sup> FLOORS



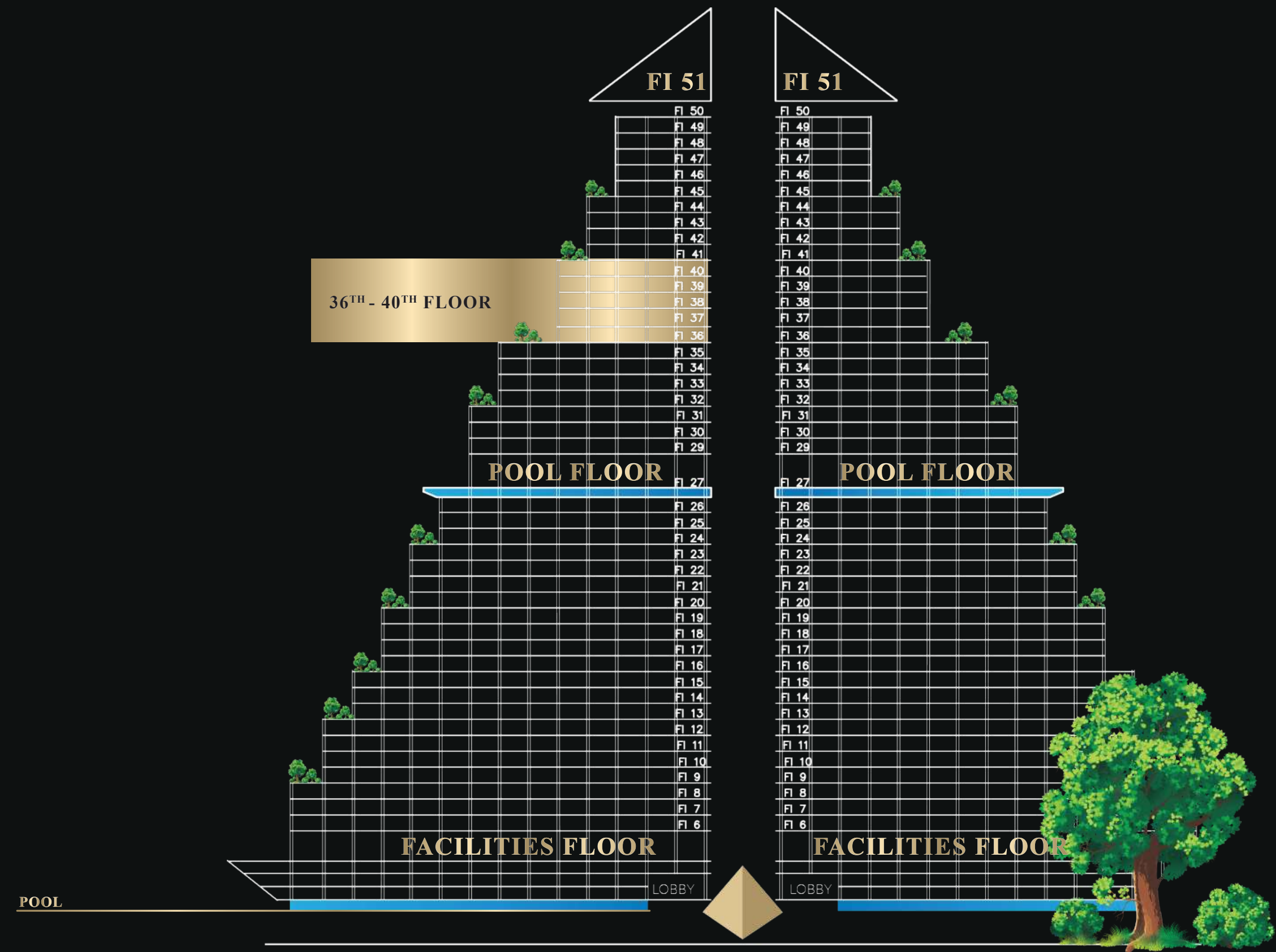


# DRAMATIC



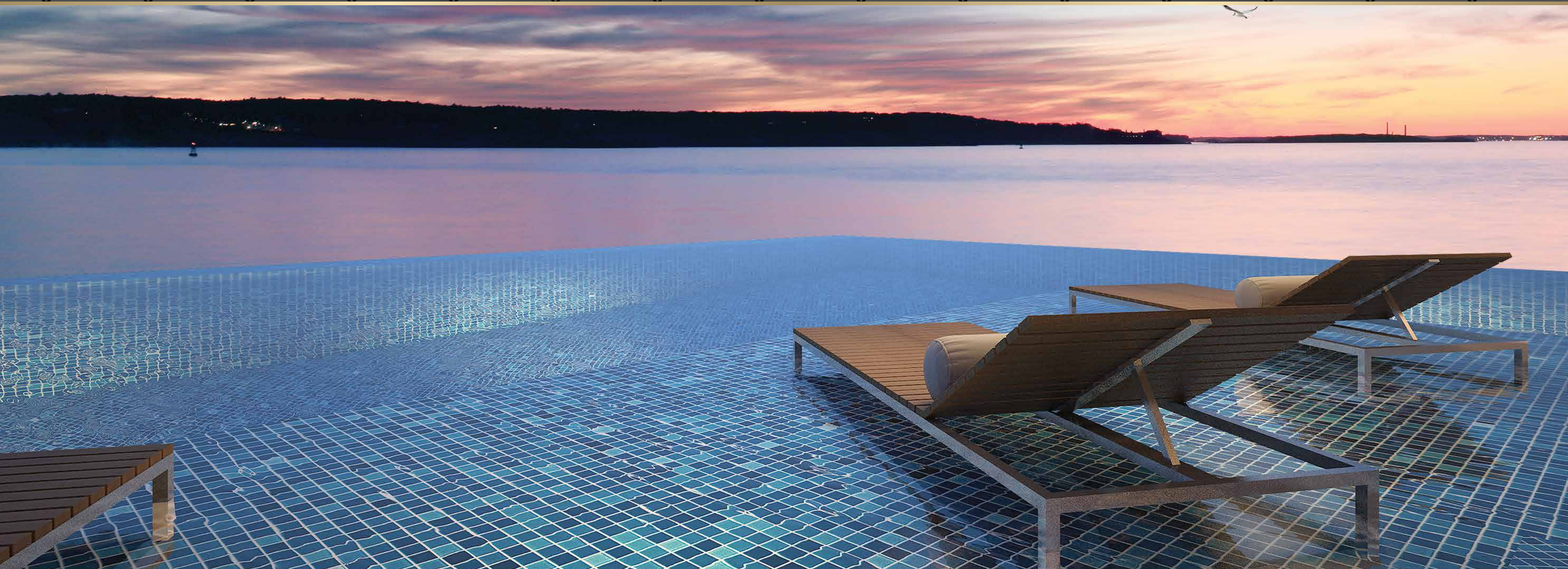


# 36<sup>TH</sup> - 40<sup>TH</sup> FLOORS



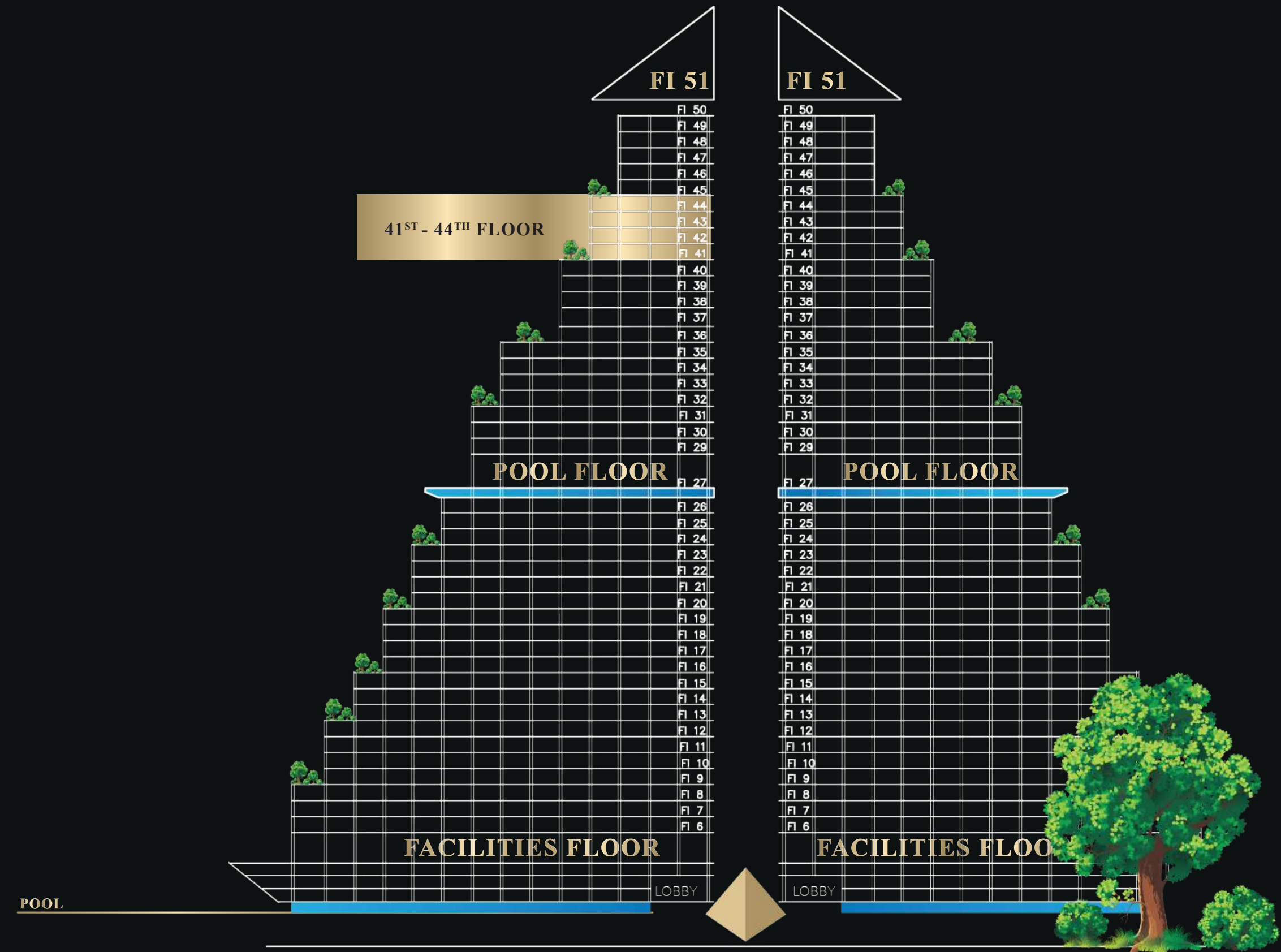


# CITYSCAPE





# 41<sup>ST</sup> - 44<sup>TH</sup> FLOORS



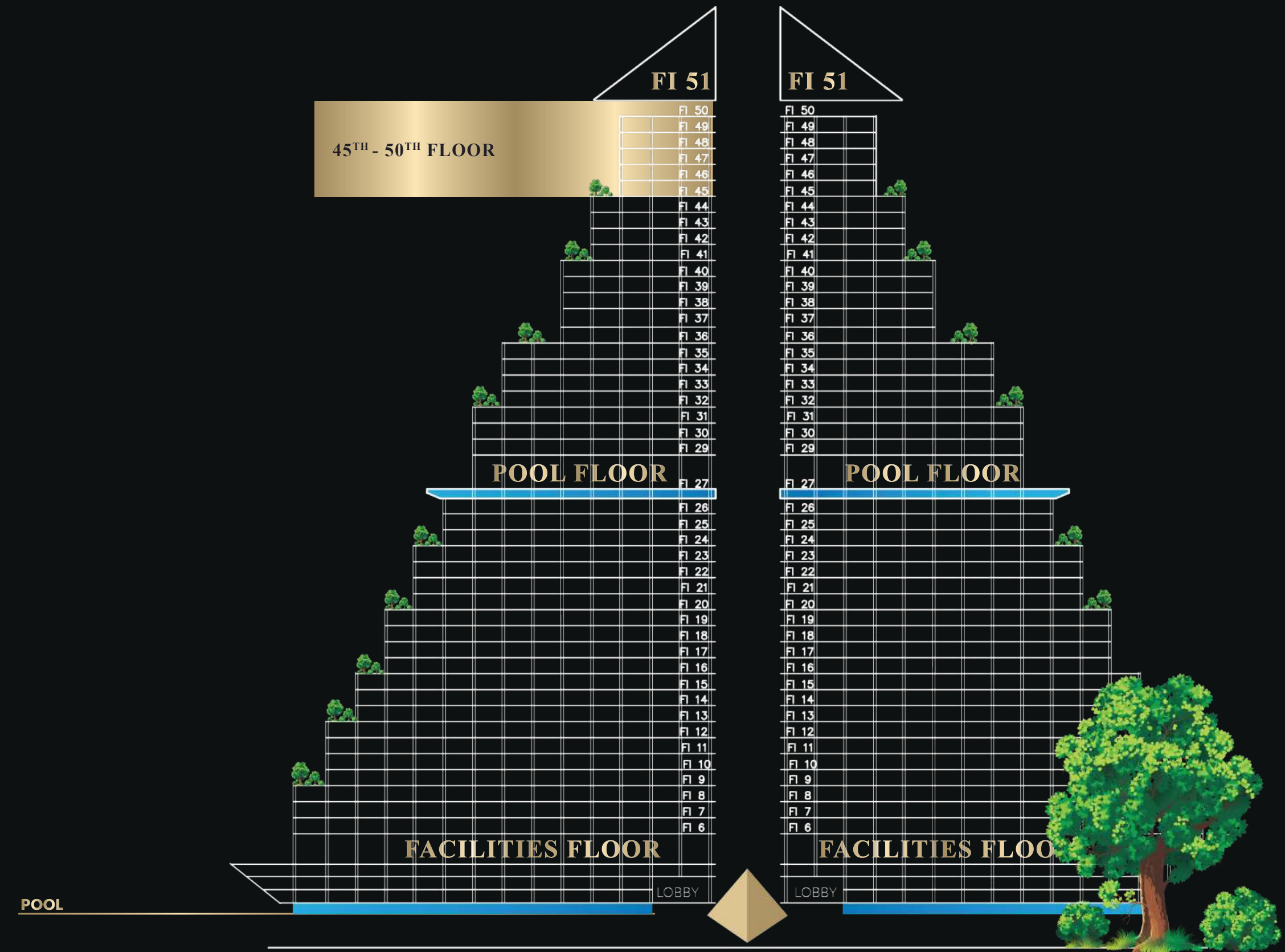


# BREATHTAKING





# 45<sup>TH</sup> - 50<sup>TH</sup> FLOORS





# HIGHEST RESIDENTIAL LEVELS





# EASTERN ECONOMIC CORRIDOR (EEC)

## TRAM PROJECT SET TO TRANSFORM PATTAYA

-  MAIN STATION
-  SWITCH STATION
-  PARKING

### ROUTE INFO

Tram will go from north Pattaya Beach Road and back again on Pattaya 2<sup>nd</sup> road. Phase 1 the Red Line will be a planned 8 kilometer loop. Does not include the Red Line connector to the High-Speed Train



## CONCEPT OF THE HIGH SPEED RAIL LINKED 3 AIRPORTS PROJECT





# CENTRALLY LOCATED PROJECTS



**PARADISE**  
OCEAN VIEW

**CITY GARDEN TROPICANA**

**CITY GARDEN PATTAYA**

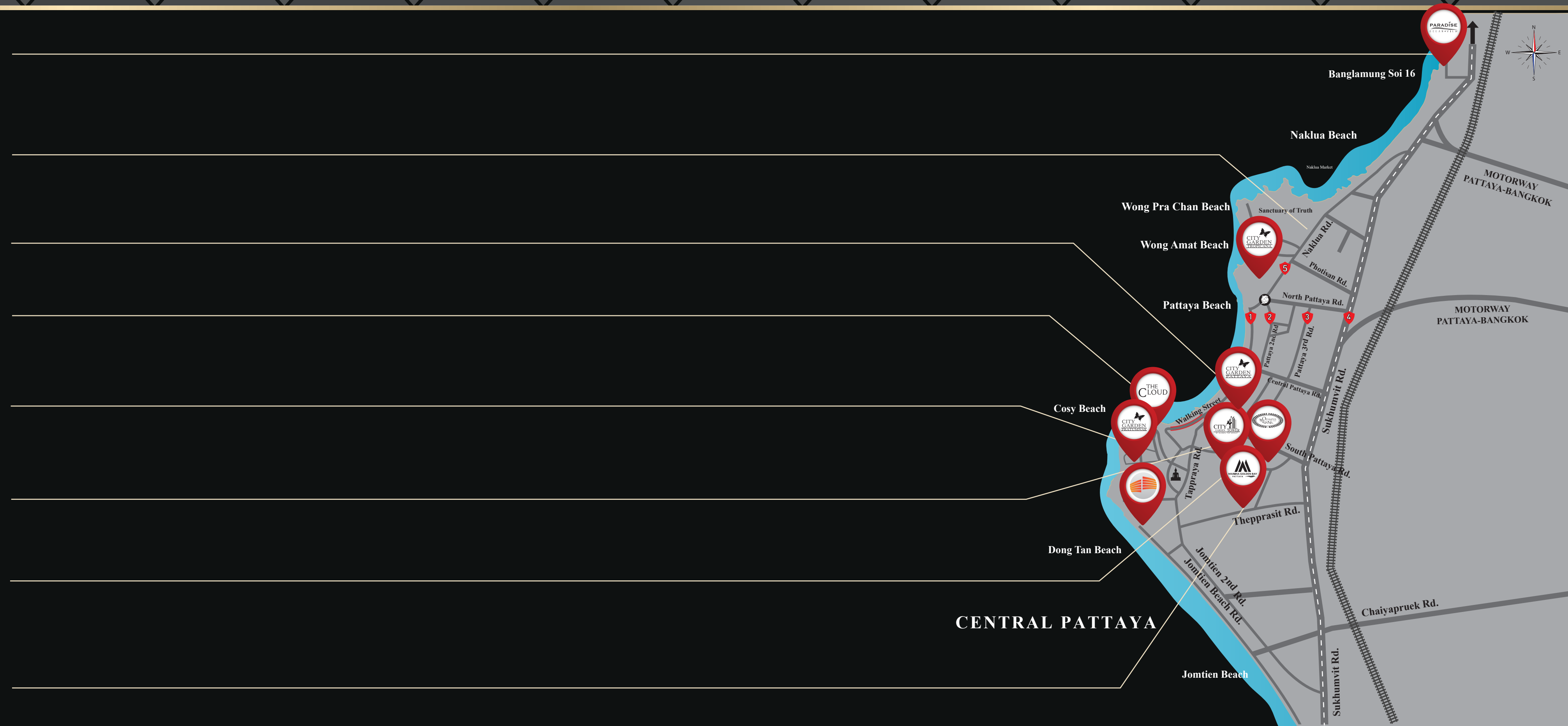
**THE CLOUD**

**CITY GARDEN PRATUMNAK**

**CITY GARDEN TOWER**  
BY GLOBAL TOP GROUP

**OLYMPUS**

**MARINA GOLDEN BAY**  
PATTAYA



Global Top Group is one of the city's most prolific and experienced purveyors of high quality, high return properties with over 35 years of experience in Real Estate, Property Development, Sales & Rental Management and Construction. Our portfolio of popular centrally located properties has been strategically planned to be within minutes of future infrastructure improvements. We invite you to be part of our winning team.



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DELIVERING OUTSTANDING DEVELOPMENTS





**MARINA GOLDEN BAY**  
PATTAYA

PropertyGuru  
**THAILAND  
PROPERTY  
AWARDS**  
HIGHLY  
COMMENDED  
**BEST HIGH RISE**  
CONDO ARCHITECTURE DESIGN  
(RESORT)



**1st THAILAND GOLDEN  
ARCHITECTURE  
AWARDS**  
"THE MOST INVESTMENT POTENTIAL  
REAL ESTATE OF THE YEAR 2018"



# MARINA GOLDEN BAY

WORLD CLASS LUXURY LIFESTYLE

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Global Top Group Co., Ltd. - Delivering Outstanding Developments  
35 years of experience in real estate and property development worldwide

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