



DIFFERENCE

EXCEPTIONAL ELDERLY CARE RESIDENCE



ENJOY YOUR LIFE

We believe that everyone deserves to enjoy life until the last day and our goal is to offer a retirement lifestyle to make residents and their guests feel truly at home.

You will have your independent lifestyle with the security of knowing our staff provides caring personal service, for those times you may require assistance.

At "DIFFERENCE" you'll have the freedom to do the things you've always enjoyed as well as the things you've always dreamed of - in an environment that is comfortable and secure. New friendships will be made including people from other countries and old ones will be maintained while enjoying our many indoor and outdoor facilities.

WWW.DIFFERENCERESIDENCE.COM

FEEL THE DIFFERENCE

The "DIFFERENCE", the exceptional residence for senior citizen, is located in the Eastern Seaboard, approximately 25 km south of Pattaya. The well-known Khao Chi Chan with the famous laser-sculptured Buddha image, Silver Lake Vineyard; and Wat Yannasangwaram (short Wat Yan) Historical Park are only a few kilometres away as are Noong Nooch Tropical Park and the charming fishermen villages Ban Ampoe and Bangsaray with plenty of seafood restaurants and nice beaches.



The "DIFFERENCE" will set new examples of achievement for quality standards in living during the cherished "silver hair years". The residence offers the highest possible level of service for private homes, in an ambiance similar to that of a hotel resort, in a warm and friendly atmosphere where care and attention are the main priorities.

The "DIFFERENCE" is designed with the senior citizen in mind. However, all ages are welcome and there is no minimum age required.

The Residence will never appear to be a place where only elderly people live. With 280 staff and over 90% of them in their twenties or early thirties, the residence will be transformed into a lively place with older and younger people mixing together. Also, university students and school children will be regularly invited to exchange ideas. "Young people meet experienced people and vice versa" will be the motto. The Residence offers daily shuttle-bus services to the Wat Yan Historical Park, Bang Saray and Ban Ampoe beach and the centre of Pattaya and also has van with driver for hire.

Parking facilities for motorbikes, bikes and car's are available at the entrance to the residence. However, driving within the residence is only possible by using battery driven golf-carts operated by our own qualified drivers.

Every apartment, villa or terrace house is equipped with a telephone connected to reception, restaurant and clinic and has outside connection incl. international calls via the operator. Emergency buttons are in every apartment or house as well as in elevators, restaurants, library etc. to assure that assistance is available within minutes.

LIVING IN THAILAND

The Kingdom of Thailand has, for many years, been well-known as a great place to invest. It is also known as one of the world's top travel destination and is regarded as a safe country. A constitutional monarchy, a stable political system and a quite stable currency are other benefits Thailand has to offer. The costs of living are increasing constantly in the Western world, isolation, a rather unpleasant weather situation and above all older people are not very well treated as they would deserve; different from Thailand where older people are respected.

Due the desolate care situation in Europe, many people are forced to find a new living environment. Furthermore typical age-related illnesses such as gout, rheumatism, arthritis, etc. contribute to the fact that older people are leaving Europe and move to warmer countries. This leads to an ever-increasing demand - especially among people from Western countries - to make this suitable and cost-effective place their new home.



THE CONCEPT

Apartments, villas and terrace houses can be rented or purchased. However, there will be no ownership of such property, only the right of use of the specific unit for the time (similar to ownership structures in Western countries) the resident/s are alive but there will be a minimum of 30 years of living rights stated in the contract.

In the event that a resident passes away before that time, any heir or beneficiary will be compensated with a certain percentage of the original purchase price per year left. The heir or beneficiary has the option to continue living as a resident provided that he/she agrees to all contractual obligations. Alternatively, they can keep the property and lease it out via the management company and enjoy a steady rental income.

Residents who are married or having a common law marriage and are living together in the Residence are entitled to continue to stay at the purchased apartment, terrace house or villa under the same conditions as before if the partner passes away.

All residents will be members of the “DIFFERENCE CLUB” and can choose between 4 different types of membership cards (Classic, Silver, Gold and Platinum Card) with different service packages according to the needs of residents. Payments will be on a monthly basis. The service is also available for couples where one partner enjoys a discount on the membership fee or can choose a different membership card.

Payments for services not included in the membership and/or purchase of goods, food etc. will be made by using the Residence Debit Card and charged on a monthly basis.



THE PROJECT

Different from most retirement homes in Western countries, the “DIFFERENCE RESIDENCE” offers living in a village style environment within a landscaped park with many trees, ponds, waterfall, seating areas and more.

The Residence is built on 88 Rai (140,800 square meters) of land and consists of two 3-storey apartment buildings with lobby, offices, mini-mart, a beautiful designed in-door garden, a roof garden with swimming pool, roof bar and 4 elevators; plus 3-storey terrace houses, and individual villas.

In addition, there will be a 25 meter high Forest Hill, with walkways and seating areas available for our residents. This will be over 16 Rai (25,600 sqm).

As well as the above, there will be: four swimming-pools, the 3-storey Siam Square with a gym, craft room, restaurants, cafe bar and pub, a library with reading area and internet facilities, laundry, massage and spa, hair and manicure salon, a VIP area; and a state of the art Rehabilitation Center with integrated pharmacy and in-patient facilities for the residents.

The senior positions in the Medical Department will be held by doctors from Germany.

The entire Residence is suitable for those with reduced mobility as every apartment or house is accessible by wheelchairs and provides a smoke-free environment.

The total project consists of 542 units; 152 apartments of different sizes in two apartment buildings (A and B), 30 individual villas and twenty 3-storey buildings with 200 terrace houses (ground and first floor) and 160 apartments (2nd. floor) which can be occupied by either a single resident or a couple.



DIFFERENCE MEMBERS CLUB

All residents will be members of the "DIFFERENCE CLUB" and can choose between 4 different membership cards according to his/her needs.

The Club Member Cards can be changed at any time, for example, from Classic to Silver or to Gold Member if more service is required and or to Platinum Member if a resident want to have the optimal package or when his/her health conditions require more health related assistance; this includes a 24 hour nurse on standby who will assist the resident at any time and as long as necessary inside the resident's own apartment or house or outside within the Residence compound.

All member cards will be equipped with a GPS chip in case a resident gets lost so he or she can be easy located and help can be provided.

Consumption of electric and water, use of Internet, linen and towel change service and daily cleaning of the residents unit is included in all membership packages.

Gold and Platinum Members can indulge themselves by playing golf at a nearby golf course from Monday until Friday for free except for tips.

Classic Member

The resident can use all the garden, swimming-pools, fishing pond, gym, restaurant, coffee shop, library, internet cafe etc. facilities and has unlimited free Internet access and shuttle bus service.

Silver Member

The resident can use all facilities such as garden, swimming-pools, fishing pond, gym, restaurant, coffee shop, library, internet cafe etc. and has unlimited free Internet access and shuttle bus service daily breakfast, free massage (two hours per week), emergency treatment at the Residence Clinic, free transportation to any hospital in the Eastern Seaboard area (Pattaya, Sattahip, Sri Racha) in case of emergency.

Gold Member

The resident can use all facilities such as garden, swimming-pools, fishing pond, gym, restaurant, coffee shop, library, internet cafe etc. and has unlimited free Internet access and shuttle bus service; plus free laundry service for personal items, daily breakfast and dinner, nurse service (8 hours per day), free monthly routinely health check by the clinic, free bike rental, free massage (four hours per week), free transportation to any hospital in the Eastern Seaboard and in Bangkok in case of emergency.

Platinum Member

The resident can use all facilities such as garden, swimming-pools, fishing pond, gym, restaurant, coffee shop, library, internet cafe etc. and has unlimited free Internet access and shuttle bus service; free laundry service for personal items, daily breakfast and dinner, daily afternoon tea and cocktail reception in the VIP area, nurse on standby (24 hours), free weekly routinely health check by the clinic, free bike rental, free massage (two hours per day), free transportation to any hospital in the Eastern Seaboard area and in Bangkok for necessary check-ups or in case of emergency. Helicopter transportation in a life-threatening emergency.

OUR SERVICES



Doctor on duty 24 hours.
Nurse Service 24 hours.
Ambulance on standby 24 hours.
Telemedicine Monitoring 24 hours



Residence Pharmacy.



Special area designed as Nursing Home for residents with dementia parkinson or similar symptoms.



Room Service 24 hours.



Reception Service 24 hours.



Movie-on-demand service in all apartments, terrace houses and villas.



Housekeeping & Laundry Service.



Linen and towel service (changed 3 times a week).



Minimart 24 hours



Fitness Trainer



Massage and Spa



Activity Director



Life guards on all four swimming pools



Booking of flights, tours or daytrips, tickets for attraction as Tiffany Alcazar etc. can be arranged by our tour desk.



Payment service by using Residence Debit Card.



Money exchange counter (local bank) and ATM service.



Retirement Visa including renewal free of charge.



Free transportation within the residence by battery-driven golf carts.



Free daily shuttle service to Wat Yan Historical Park, Bangsarea and Ban Ampoe Beach and Pattaya city centre.



Bicycles for rent.



Minibus with driver for rent.

SIAM SQUARE

The Siam Square is a 3-story building in the center of the Difference Residence with

Restaurant offering Thai and international delicacies as well as special diet cuisine; all meals are freshly cooked and offer appetizing, nutritionally balanced options.

Cafe Bar and Pub with pool tables, offers alcoholic and non-alcoholic drinks and cocktails as well as different snacks, hamburgers etc.

VIP Area with comfortable dining in the air-condition restaurant or open air terrace, and DIFFERENCE Quiet Lounge and "Wine Cellar".

Mini-mart with 24 hour service.

Library; with plenty of books in different languages, international newspapers, comfortable reading area, and Internet facilities.

Massage with Spa, sauna, beauty salon, gym, arts and craft room.



REHAB - CENTER

YOUR HEALTH IS OUR PRIORITY!

The DIFFERENCE REHAB-CENTER will be the tour de force of the DIFFERENCE RESIDENCE covering a huge part of the total area.

We offer our residents and everyone else who needs rehab the most sophisticated technology (such as AlterG Anti-Gravity Treadmill, Armeoet al). There will be a team of specialists who provide rehabilitative care to people with chronic pulmonary disease and their families. The team includes physiotherapists, fully trained medical staff and other doctors from countries, such as Germany, who are leading countries in Rehabilitation.

We also include TELE-MEDICINE as a future tool to reduce costs and connect to more people. Compelling evidence shows that tele-medicine does work for a wide range of conditions if the process is structured in the right way.

We will be working not only with doctors from countries as Austria, Germany, Switzerland etc. who will use our facilities for rehab patients who need the facilities we provide or want to enjoy their rehab-time in a country which offers a lot more for less. We will also be liaising with every hospital or doctor in Thailand who needs rehab facilities for his/her patients.

We offer different packages catering to the needs of rehab patients, starting from a 4-days/3-night stay to a 1-month stay or for as long as necessary.

Our facilities include a state-of-the-art clinic, nursing service, ambulance, emergency rooms, medical massage etc. Furthermore, our spacious residence, including a huge forest garden with plenty of trees, Difference Lagoon, waterfalls, seating areas, garden gym, jogging path etc.

We provide many different forms of accommodation such as apartments, villas and terrace houses and have restaurants, shops, and all the other facilities a rehab-patient will need.

APARTMENTS

The apartment complex consists of two 3-storey apartment buildings (A and B) with 152 units. There are 3 different sizes of apartments plus 160 apartments of 42 sqm each on the second floor of the Terrace Houses.

Two Apartments can be modified and made into one unit to have more living space.

Each apartment building has a roof garden accessible only for residents living in that building.

Every apartment is beautifully furnished, and bright and well-lit and has individual controlled air-conditioning. The balconies are decorated with flowers and small plants.

All apartments are suitable for residents with reduced mobility and are equipped with emergency buttons in the living area, balcony, bathroom and beside the bed. Smoke detectors and a sprinkler system are in every apartment. Non-slip tiles and safety rail-bars in all bathrooms.

The apartments, depending on the location within the apartment buildings, offer either sea view, mountain view or garden view. Every apartment on the Ground Floor has a private patio with direct access to the garden.





APARTMENT TYPE A1, B1
(40 SQ.M.)



APARTMENT TYPE A2, B2
(64 SQ.M.)



APARTMENT TYPE A3, B3
(90 SQ.M.)



APARTMENT TYPE C
(42 SQ.M.)

TERRACE HOUSES

The Terrace Houses are 3 storey buildings with 90 square meter apartments on the ground and 1st Floors and 42 square meter apartments on the 2nd Floor. Residents have the choice of having their unit on the ground Floor with direct access to the stream or 1st Floor accessible by elevator. The Terrace Houses are in groups of 20 and divided from their counterparts by a green zone of 3 meters to guarantee privacy and a 2 meter artificial stream fit for swimming. For safety reason this stream is only 1.25 meters deep. However, the total length is 1,000 meters.

Every Terrace House is beautifully furnished, bright and well-lit and has individually controlled air-conditioning. Each and every house is well integrated into the natural surroundings.

All Terrace Houses are suitable for residents with reduced mobility and are equipped with emergency buttons in the living area, balcony, and bathroom and beside the bed. Smoke detectors and a sprinkler system are in every room. Non-slip tiles and safety-rail bars in all bathrooms.

The Terrace Houses consist of a 90 square meters living area thus providing a spacious living room, 2 bedrooms, 2 bathrooms with a shower cubicle. There is an in-built European style kitchen, terrace with deck chairs and a table facing a small artificial stream. All are fully furnished including beds, cabinets, sofa, TV, telephone, Wi-Fi, tables and chairs.



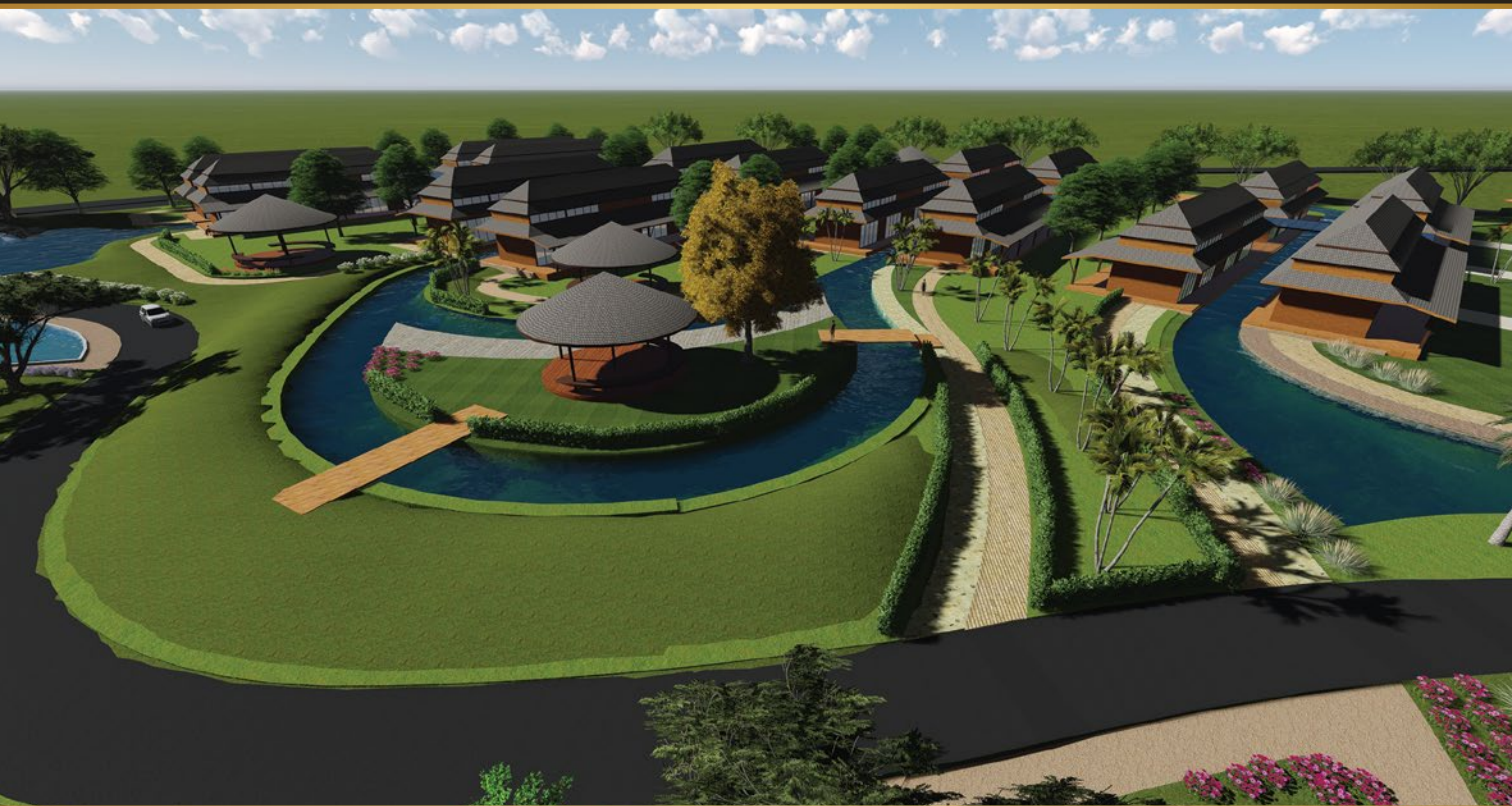
VILLAS

Villas are built on a 17 Rai (27,200 sqm) land plot at two different levels of height with a beautifully designed garden. There are 2 swimming-pools with a pool bar and deck chairs thus providing luxurious living while protecting your privacy. Only 30 villas are available.

The Villas consist of 120 or 160 sqm living area, with spacious living room. There are two or three bedrooms, two or three bathrooms with shower cubicle, an in-built European style kitchen, guest toilet, huge terrace with deck chairs and a table facing the landscaped garden with a small artificial pond and plenty of flowers and small plants; fully furnished including beds, cabinets, sofa, TV, telephone, Wi-Fi, tables and chairs.

Every Villa is beautifully furnished, bright and well-lit and has individually controlled air-conditioning. All Villas are suitable for residents with reduced mobility and are equipped with emergency buttons in the living area, terrace, and bathroom and beside the bed. Smoke detectors and a sprinkler system are in every room. Non-slip tiles and safety-rails are in all bathrooms.

Villas are built on demand and buyers have the option to make changes regarding the amount or size of rooms, interior design and can also have more square meters for additional costs.



VILLA (120 SQM.)

FACTS

STAY AND TRY

Not sure if the country or the Residence is the place you want to call your new home? Why not give it a try? You can stay for a period of time (minimum 4 weeks) in one of our apartments or terrace houses and find out for yourself.

Experience the Residence like a resident, go for a swim in one of our four pools or for a walk in our spacious forest garden, watch the fish or birds at the Difference Lagoon and join other residents and try local and international delicacies in our restaurants. Take your time to explore the neighbourhood, the beaches and the attractions and then you will feel the Difference and appreciate your new home.

REPURCHASE GUARANTEE

Generally speaking, any resident who purchases an apartment, terrace house or villa pays for the right of personal use of the specific unit, the transfer of his/her rights is not permitted except to a spouse or common marriage partner. Should a resident decide to go back to his/her home country or simply want to sell his/her unit then the development company will guarantee to buy back the unit for the same price the resident has paid for it. However, the calculations will be based upon amortisation as specified in the website.

Buying back a unit from a resident will result in deducting a certain percentage from the original purchase price on a year by year basis. If a resident decides to sell his/her unit to the development company after living in the unit, for example, for two years 35% of the original purchase price will be deducted.

RETIREMENT PLANNING

You might feel that you are too young to join the DIFFERENCE RESIDENCE as a resident; however, the time might come when you want or need the services we can offer.

Why not invest in your future as a retiree by purchasing a unit now and let the DIFFERENCE management company rent it on your behalf? You can then enjoy a rental income for as long as you want. The income stream will repay your investment, either in part or in toto, and if you decide to stay yourself later in life your unit may be fully paid for by then.

There is more good news. If you purchase a unit, it will be on a 30 years lease basis. However, if the time comes and you decide to join us as a resident there will be a new 30 years lease agreement for the unit you have purchased, starting with the day you move in. And, of course, you still can take advantage of our "Repurchase Guarantee".

RESIDENCE DEBIT CARD

To make life easy for residents, all payments for services not covered by the Club Member Card and/or purchase of goods, food etc. within the Residence will be made by using the "Residence Debit Card" and then charged to you on a monthly basis.

FREQUENT QUESTIONS AND ANSWERS

Q: What happens if I am ill and can't go to the restaurant?

A: The Residence offers 24 hours room-service; you just have to make a phone call!

Q: If I depend on specific medication to be taken on a regularly basis, is there assistance in case I forget?

A: Provided that the medical department has knowledge of your requirements then such assistance can be arranged.

Q: Can I have assistance at any time from a doctor or nurse or both?

A: The answer is yes. However, it might be subject to fees depending on your Club Member status.

Q: As a Platinum Member, do I have a selection of different meals for breakfast and dinner?

A: Breakfast will be buffet style including healthy food such as vegetables, cereals, fruits etc. However, for dinner you can choose from a selection of 3 different set-menus and you still can place special orders from a wide variety of dishes.

Q: Can I start as a resident at any time or do I have to wait for the first of a month etc.?

A: You are welcome as a resident at any time of your choice!

Q: Can I park my car or motorbike within the residence?

A: Two parking spaces for cars and motorbikes are available at the administration building and near to the terrace houses - free of charge!

Q: Can I drive with my own car or motorbike to my apartment or house?

A: Driving within the residence is not permitted; transportation is by an electric-driven vehicle operated by a driver from the Residence only.

Q: Is transportation within the Residence compound (electric-driven carts) available at all time?

A: Free transportation is available from 6.00 am to 10.00 pm every day. However, in cases of emergency, transportation can be arranged by the Residence office at any time; charges may apply except for Platinum Member Card holders.

Q: Can I bring a pet?

A: Unfortunately, because of the set-up of the Residence pets are not allowed!

Q: What will happen if I require more service and have to change my Member Card?

A: Residents can change from Classic to Silver, Gold or Platinum Card Member at the end of any month.

Q: Are restaurants and shops open every day?

A: Yes. They are open every day; 365 days a year!

Q: Can I bring my own furniture with me to the apartment or house?

A: Apartment and houses are fully furnished. However, pictures and smaller or decorative items can be brought with you.

Q: Can friends or family member visit me and stay with me?

A: They can either stay at your own place, provided you have the space or in one of the DIFFERENCE guest apartments though this will depend on availability.

Q: Will breakfast and dinner be served only at a fixed time or can I have it whenever I want?

A: Breakfast will be served from 07.00 to 10.30 am and dinner from 6.30 to 8.30 pm.



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