



EMBASSY

COMPANY PROFILE



“We Build
Our
Promises”



Seeing our company's significant growth through the past decades, I am delighted and proud. Since the first day we started, we planned to achieve two goals; one is to contribute to our buyers and the other is to contribute to the community. For the buyer, we have always been endeavoring to create significant developments that is more than just a condominium unit. We make sure that all our developments reflect true meaning of home for home buyers to enjoy. It is a place to entertain the whole family, a great investment and an asset to pass on to the next generation. For the community, The Empire Dynasty Company Limited, one of the leading property development company, has been prepared and ready to move forward in becoming a big part in developing the standard of real estate business in Pattaya to international standards as a contribution to the country's sustainable growth and development.

In the future, property and real estate business in Thailand will continue to expand and grow continuously as a result of the policy from Thai government that focuses on the development of the country's infrastructure, which is an important part of sustainable economic development and national security. For this, we are confident that our products will continue to increase in value and our business will flourish as a whole.

Miki Haim
Founder & Ceo

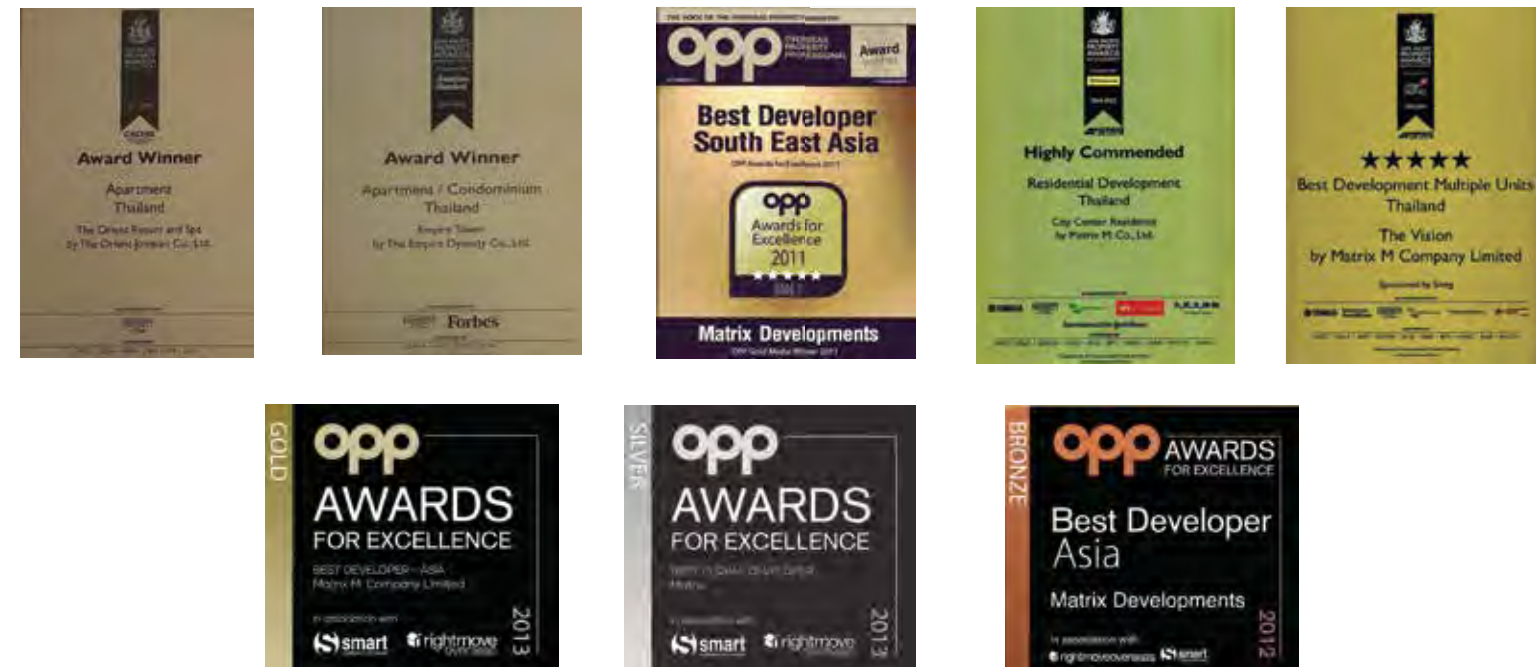
PROJECT TIMELINE

The Embassy rooted from Matrix Developments, a fully integrated property development company founded by our CEO, Mr. Menahem Haim. Hyde Park I was the first low rise-8 floors- condominium project of Matrix. It was constructed on 2 Rai of land in the middle of Thappraya Road. Within a short period of time, Hyde Park I was sold out and clients demanded for more product from the company. Due to this solid start, Matrix released its products to Pattaya property market ever since. Over these years, all our projects were born out of an innovative endeavor together with demands of the continuously growing market in Pattaya. Individually, each Project is known for its unique features and location. Evidently, we have never stopped creating new projects, connecting function, design, market demand and the way we live to deliver trophy products to the market.



AWARDS

- 2011 *1st Winner Award* of OPP Best Development in South East Asia from fifty strong panel of judges from around the world at Overseas Property Professionals Awards
- 2012 *3rd Winner Award* of OPP Best Developer in Asia from fifty strong panel of judges from around the world at Overseas Property Professionals Awards
- 2013 *1st Place, Gold Winner Award* of OPP Best Developer in Asia from fifty strong panel of judges from around the world at Overseas Property Professionals Awards
- 2013 *2nd Place, Silver Winner Award* of OPP Best Developer in Asia from fifty strong panel of judges from around the world at Overseas Property Professionals Awards
- 2016 *Best Development Multiple Units* in South East Asia for The Vision Project from Asia Pacific Property Awards
- 2017 *Best Condominium Project* in South East Asia award for The Orient Resort and Spa from Asia Pacific Property Awards
- 2018 *Best Apartment Project* in Thailand Award for the Orient Resort and Spa from Asia Pacific Property Awards
- 2019 *Best Apartment Project* in South East Asia award for the Empire Tower from Asia Pacific Property Awards



OUR TEAM



We are committed to quality and creativity. We are working together to develop and create the best for our customers.



CEO – Chief Executive Officer
Mr. Menahem Haim

Miki holds Business Administration Degree with an in-depth experience in both Property Management and Marketing & Sales. He is a visionary leader and a founder of Matrix Developments in Pattaya. Within 15 years in Pattaya, he completed 14 innovative condominium projects, creating new wave of living and lifestyle for the multi-cultural residents in Pattaya. Miki has been recognized for being a marketing Guru and together with his robust energy, he created a reigning all-star team in Sales and Marketing. Not only that, Miki also involved heavily in designing and construction of all projects. Every project he created was unique, tranquil yet sophisticated. Those international awards achieved by many of our project proves how others valued his creation. Miki directs all company operations and activities to maximize profitability; establishes mission and vision together with company's objectives, plans, policies and standards



CFO – Chief Financial Officer
Mr. Dor Haim

Dor holds MBA in Financial Management and CPA Auditors' License. He was a Manager in a Research Institute before becoming a Senior Associate at KPMG. Dor has extensive experience as a Financial Advisor assisting company's merging and acquisition. Bringing those true experience to our company, Dor laid out company's financial plans, policies, and practices. He incorporates all company's planning and directing treasury, budgeting reporting, and accounting functions; directs auditing; tax planning, reporting, accounting functions and development projects. With his calm and hands-on approach, Dor engages overall operations, driving all departments towards company's mission and financial goals.



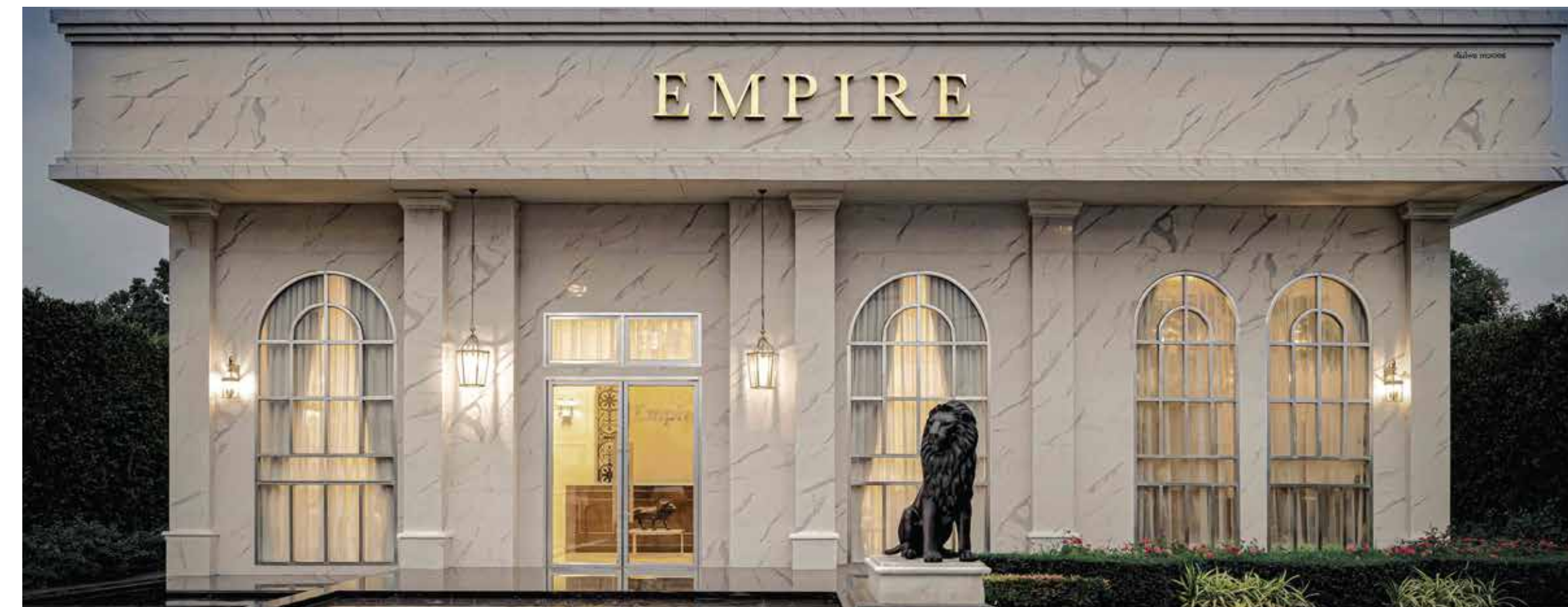
COO – Chief Operation Officer
Ms. Pudthachad Sucharitakul

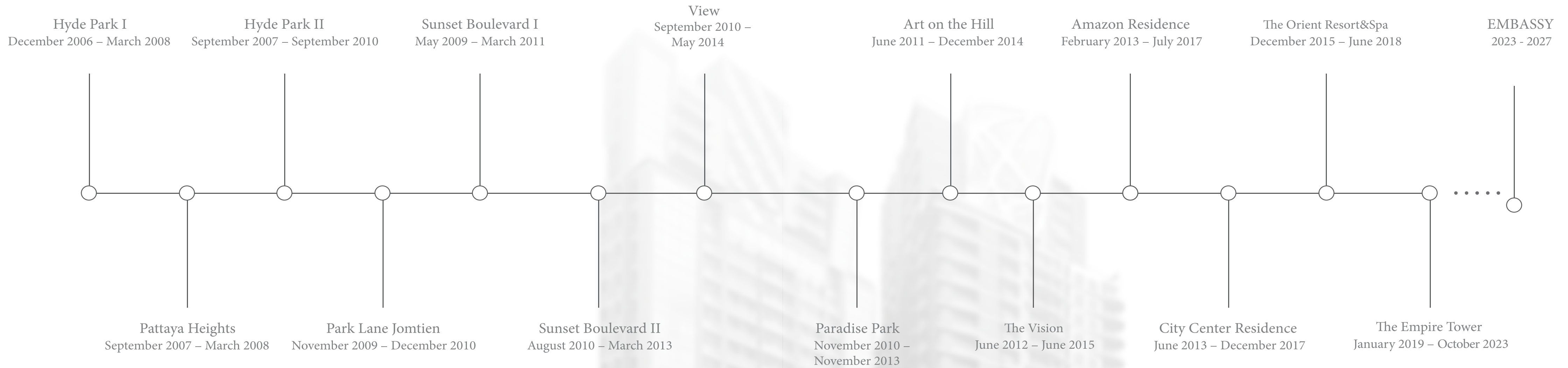
Sheena holds Ph.D. Degree in Management and has wide-ranging experience in managing property, real estate and education business. She has been working at management level, handling administrative side of business since 1999. Sheena joined Matrix in 2011, assisting CEO in overall direction of the company. She establishes and implements operational procedures; plans and supervises daily operations of company including evaluates and reports operating results. Sheena optimizes our company's operating capabilities, employs strategies to maximize customer satisfaction and safeguard assets and stocks. She overlooks Human Resource Department and with her utter administrative skills, she also carries a responsibility in maintaining relationships with financing sources, banking institution, shareholders and investors.



GM – General Manager
Ms. Moran Haim

Moran holds BA degree in audit with an emphasis Management and MA in laws, in addition to CPA auditors' License. She was a good manager in an investment firm before becoming a manager in one of the world's biggest financial services firm KPMG, leading a team to handle accounts from various industries such as real estate, tech, banks, and energy. With her management skills she is guiding the employees to excellence and bringing the company to success in terms of sales and customer's experience. With many years of experience in real estate in Thailand, Moran is one of Pattaya's industry experts.





15 Projects

20 Years

8 Awards

4,500 Units

375,000 SQM

4,259 Family



HYDE PARK 1

Hyde Park Residence 1 is the first a condominium project, developed by Matrix, on a hillside location with spectacular panoramic views. HPI is located on South Pattaya, Thappraya 4 Alley, Na Kluea, Chonburi, just 1.3 km. away from Hua Hin Ferry and 1.3 km away from Pattaya Viewpoint. Hyde Park Residence is 2.2 km from the Walking Street Pattaya. Bali Hai Pier is 1.5 km from the accommodation, while Outlet Mall Pattaya is 5 km away. The nearest airport is U-Tapao Rayong-Pattaya International Airport, 45 km. It offers an outdoor pool, a terrace, a fully equipped fitness center and a garden on a roof top.



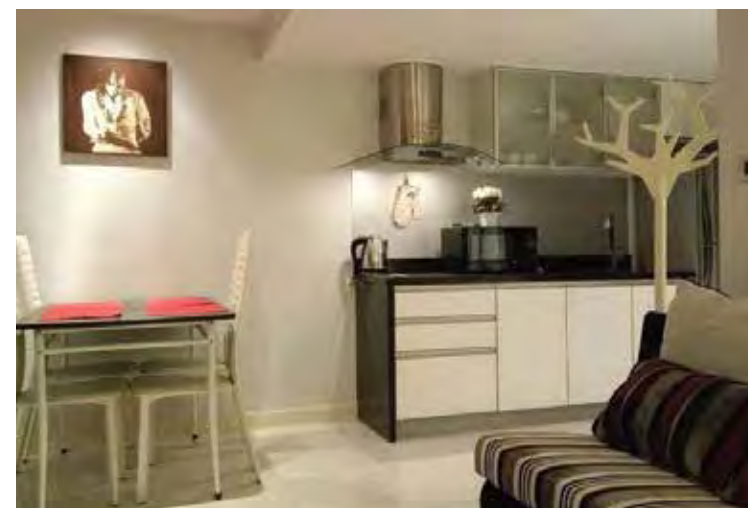
HYDE PARK II

Hyde Park Residence 2 is 500 meters away from the first condominium project developed by Matrix, Hyde Park Residence 1. This stunning building possesses an ever-changing panoramic view of Pattaya Bay. It was one of the first building which has been fully equipped with all services needed to live in a convenient lifestyle; rooftop swimming pool, Jacuzzi, 24-hour lobby receptionists, cleaning service, covered parking, and 24-hour security service. The Project was sold out in a short period of time as a result of the success of the first condominium project.



PATTAYA HEIGHTS

Pattaya Heights is an 8 story, low-rise condominium project located at Phratamnak 1 Alley, Na Kluea, Pattaya, Chonburi, making this only a short stroll to Jomtien Beach and restaurants. Complex features communal ground floor swimming pool, restaurant, laundry and rental service 24-hours.



PARK LANE JOMTIEN

Park Lane is a low-rise, 8 floors, 4 buildings, 608 units Condominium Project on 7 Rai of land (1,1200 sq.m.). Located in Jomtien, Park Lane Jomtien Resort features an outdoor pool, free private parking and shuttle services to the beach. This self-catering accommodation is 1 km. away from both Underwater World Pattaya and Outlet Mall Pattaya. This project is the first condominium project with a balcony that has a direct pool access, the apartment comes with air conditioning, a flat-screen cable TV and a dining area. The kitchen area is equipped with a stove top, Hob and Hood. In the middle of the island of the property, there is a restaurant serving local and international dishes together with convenient store.



SUNSET BOULEVARD I



Designer Elegance, Stylish Sea View Condominium Living, just five-minutes walk from the beautiful sandy beaches of Pratumnak, Pattaya, Thailand. This luxurious condominium resort on the prestigious Pratumnak Hill area of Pattaya is a modern luxury sea views condominium consisting of 2 building of 8 floors each offering 66 elegant and luxurious condos, Set only 200 meters From the beach. This new luxury real estate condo residence is set to become the most distinguished luxury sea view condominium and property developments in the Pratumnak area of Pattaya.

VIEW

The View is a condominium project, located at Kasetsin 7 Alley, Na Kluea, Pattaya, Chonburi. Construction of The View was completed in 2012. This condominium comprises of a single building, having 20 floors with sport facilities and spacious lobby. Escape to a sun-drenched tropical rapture with an island backdrop. "The View" is where an authentic and elegant experience awaits. Blending The stylish design and luxury of the best Pratumanak Hill residence combined with the intimate seaside tranquility of Cozy Beach, just 5 minutes from the centers of Pattaya and Jomtien. The 19th floor fitness center and the 20th floor rooftop swimming pool together with a panoramic views restaurant make for a truly breathtaking experience.



SUNSET BOULEVARD II

Sunset Boulevard II, Pratumnak, is a luxury living for the select few with a wonderful sea view towards Koh Larn island. Sunset Boulevard 2 is a unique, boutique styled, low-rise, 8 story development with units ranging in size from 39 square meter, 1-bedroom units to mid-size 54 square meter, 1-bedroom units and 2-bedroom units. Thanks to the success of Sunset Boulevard 1 on the adjoining plot of land, Matrix Development saw a demand for condos up to 74 sq.m and chose to continue by launching this project in 2010



PARADISE PARK

This Condominium comprises of 3 buildings, having 8 floors and includes 507 units. Facilities at Paradise Park include elevator, parking, 24-hours security, cctv, swimming pool, gym, garden, BBQ, playground, kid's area, restaurant on site.



ART ON THE HILL

Art on the Hill, a condominium building in Pattaya, is inspired by the artist Piet Mondrian and the internal and external decor reflects this. Located at Pattaya's prime location on the Pratumnak Hill, are a reflection of his paintings. This building offers fantastic facilities to its owners, which include a roof top community swimming pool with a grand view, a fully equipped gym and fitness. 8 floors high, built around the lush tropical landscaped atrium with a splashing waterfall in one corner, it is the perfect holiday home, weekend get-away, or when your office is at the Eastern Seaboard it is your comfortable home and it serves also best as the ideal refuge for retirement. Seamlessly, integrating, indoor and outdoor living creating a completely relaxing experience.



AMAZON RESIDENCE

The Amazon Condominium offers fully furnished apartment units fitted to a high standard that is not usually seen in units of this price, giving buyers increased value for money. High quality floor tiling and well appointed, tiled luxury bathrooms with hot water shower systems and high-quality sanitary ware are also included. A fitted European style kitchen including electric cooker hob, extractor hood and refrigerators are all standard at Amazon Residence Jomtien. So, too, is the dining table and chairs in the living room along with a sofa, coffee table and fitted Tv/display unit including a flat screen TV in every apartment.



THE VISION

The Vision Condo reaching up to the sky from the crest of Pratumnak Hill, Pattaya Thailand, transforming, inspiring and dominating the Pattaya skyline. A redefinition of high-rise standards, quality and luxury coupled with effortless access to the unsurpassed entertainments of Pattaya. The Iconic Vision with its glass and aluminum profile highlights and sets apart this unique building from the rest. It is a world class condominium that has not been seen before in this price range in Pattaya Thailand. All owners will be able to enjoy the stunning sea views and Pattaya bay views from the 20th floor swimming pool, restaurant, spa and fitness center.



City Center Residence Condominium Pattaya was born as the result of the desires and wishes from the ever-growing condominium buyers attracted to Pattaya. They show the desire to own property in the center of the city where the land is getting scarcer and land prices are rising rapidly. Even with these competitive factors in mind Matrix has been able to design a project of extreme high quality and pricing that is very affordable comparing it to the current developments, either finished, under construction or off plan in the city. Based on our Marketing Survey information, we have created a beautiful resort style condominium in the heart of Pattaya city. This development offers apartment units fitted to a high standard that is not usually seen in units of this price and in this kind of location, giving buyers increased value for money. High quality floor tiling and well appointed, tiled luxury bathrooms with hot water shower systems and high-quality sanitary ware are also included.

CITY CENTER RESIDENCE





THE ORIENT RESORT & SPA

A sanctuary from the hectic pace of modern life. Experience a sensory-rich atmosphere, defined by lush landscaping, earthy hues and cool breezes, against a backdrop of exquisite colonial-inspired design. While life moves at a leisurely pace, fully relish the subtleties of luxury living amid tropical splendor. Situated in Soi Wat Boonkanjanaram in Jomtien, Pattaya, The Orient Jomtien comprises of three low-rise condominium buildings on a 7,972 square meter plot of land. The development features 526 individual luxury units on an 8 floor low-rise building, 4 buildings.

THE EMPIRE TOWER

Empire Tower is the latest condominium project released to the market right after the success of the Orient Resort and Spa. It comprised of 23 floors, 443 units on one high-rise building. From the foundations to the roof top, The Empire Management Team have sourced the best quality components available, incorporating the high-quality materials, to create an apartment unit that makes you feel like home.



THAILAND

Why you should invest in property in Thailand?

Thailand is one of the most famous destinations in SEA for foreign investors

Over decades, it has strong economy and enjoys sustained business growth where the majority of its income comes from Industrial, Service (Tourism) and Agriculture sector.

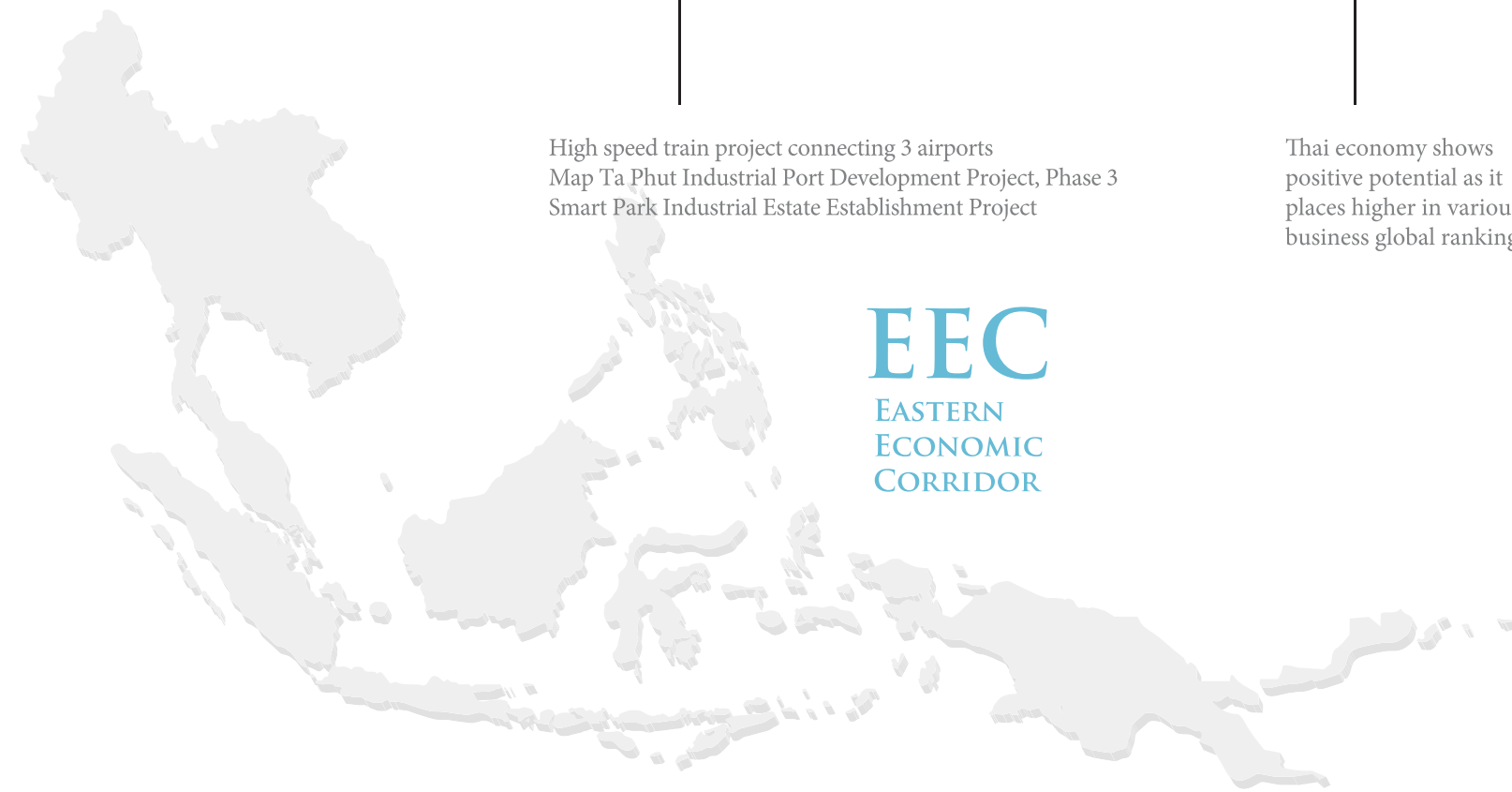
According to Board of Investment report, Thailand is a gateway to a rising economic market.

Thailand's magnificent landscape, relaxing lifestyle, low cost of living and unique climate makes it a popular destination for international tourists and retirees.

The Thai government has a policy to expand the tourism sector. More than 11.8 million visitors in 2022 and 25 million in 2023.

BANGKOK

PATTAYA



High speed train project connecting 3 airports
Map Ta Phut Industrial Port Development Project, Phase 3
Smart Park Industrial Estate Establishment Project

EEC
EASTERN
ECONOMIC
CORRIDOR

Thai economy shows positive potential as it places higher in various business global rankings

There are abundant business and trading opportunities with other ASEAN countries and China because Thailand is located in the heart of South East Asia, close to China, Laos, Vietnam, Malaysia, Cambodia, and Myanmar.

JOMTIEN

In 2023-2025, there are several upcoming developments and events in Pattaya that will enhance the tourism experience. The expansion of Pattaya's transportation infrastructure, including new highways and improved public transportation systems, making it easier for tourists to explore the city and its surrounding areas.

Economically, Thailand is the second-largest economy in South-east Asia.





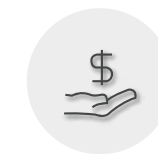
A COMPLETE HASSLE-FREE INVESTMENT

When you invest in the property with The Empire Dynasty, we take care of Your investment. The Empire Dynasty offers the “Embassy Management Facility” to the customers in order to facilitate them with a complete hassle-free Rental of their units. With the Embassy Rental Management Facility, your unit will Be continuously maintained and incessantly generating rental income.

All numbers and percentages on this page are estimated in accordance with the company’s experience in the Thai real estate market.



Higher ROI
Possible
9.2 % Yield



This Potential Gain
Possible
87% to 133%

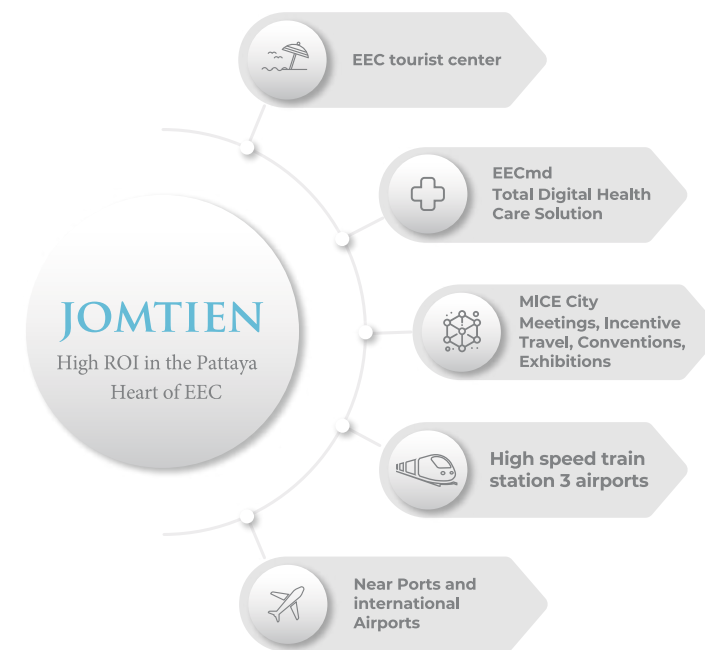


Capital Growth
Possible
Rate of 10 to 20%

ROI

Jomtien
High ROI in the Heart of Jomtien

A unique combination of Thai charm and modern metropolitan living, Pattaya is easily one of the world’s prime vacation and retirement spots. In recent years, the resort town has also become known as a compelling investment destination, attracting investors who seek holiday homes abroad or a second property on a buy-to-rent basis.



RETURN ON INVESTMENT

When it comes to reaping maximum gains from investment property, The Empire Dynasty offers excellent profit potential, fulfilling the requirements for high net rental yields, capital appreciation, and excellent return on investment (ROI)

In an investment analysis for the 1-Bedroom unit, priced at THB 2.99 million, a conservative net rental income estimate is THB 276,000 per year, or 9.2 % yield. This price reflects an off-plan purchase where the unit is sold at 25 % below its actual market value. Investor costs are roughly THB 3.29 million, including the purchase price, sinking fund, utilities fees, cable cost, furnishings, legal/administrative and transfer fees, and maintenance costs for five years.

In a 5-year timeframe, this secure investment could achieve a capital growth rate of 10 to 20 %. This potential gain, along with the rental income, would result in healthy ROIs of 87% to 133%.

Similarly, a 1-bedroom unit of 51 sqm priced at THB 4.99 million, also reflecting a 25 % off-plan purchase discount, would generate ROIs of 87% to 133% in five years. This is based on total investor costs of about THB 5.45 million; a conservative Annual net rental income of THB 450,00 or a 9% yield; and capital appreciation of 10 to 20 %

The Empire Dynasty and its portfolio of successfully completed projects stand as a guarantee of quality and excellence. Whether investors seek long or

short-term rental income, and/or capital gains, the condos of The Empire Dynasty are versatile and stable, substantially outperforming and avoiding the unpredictability of other types of investment.





EMBASSY

EMBASSY CONDOMINIUM PATTAYA

INTRODUCING EMBASSY, AN OFFICIAL RESIDENCE OF LUXURY LIVING. EMBASSY IS A CAREFULLY PLANNED PROPERTY DEVELOPMENT THAT IS DESIGNED TO BE YOUR STATEMENT AND REPRESENT THE TRUE YOU. LOCATED IN THE MIDDLE OF THE MOST SOUGHT AFTER LOCATION FOR THE RESIDENTIAL NEIGHBORHOOD OF JOMTIEN. IT'S ONLY 300 METERS AWAY FROM JOMTIEN BEACH. AS JOMTIEN'S LATEST UPSCALE CONDOMINIUM PROJECT, IT IS SET TO BECOME ONE OF THE MOST FAMOUS RESIDENTIAL PROPERTY IN THIS AREA.



Pictures show are computer generated/rendering and subject to change

EMBASSY CONDOMINIUM PATTAYA

JOMTIEN 2ND ROAD., PATTAYA.



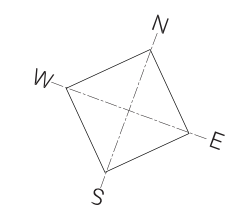
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PROJECT INFORMATION

PROJECT NAME	:	EMBASSY PATTAYA	START BUILDING	:	Q4 2024
LOCATION	:	JOMTIEN 2 ND ROAD., PATTAYA.	EXPECTED TO BE COMPLETED	:	2027 YEAR
LAND AREA	:	5 RAI (2,000 SQ.W)	DEVELOPER BY :	THE EMBASSY DEVELOPMENT .CO.LTD.	

BUILDING

PROJECT TYPE	:	3 BUILDING 8 FLOOR	BUILDING A	(125 UNIT 8 FLOORS TYPE CONDOMINIUM)
COMMON AREA	:	~ 1,000 SQ.M	BUILDING B	(174 UNIT 8 FLOORS TYPE CONDOMINIUM)
TOTAL UNIT	:	474 UNITS	BUILDING C	(175 UNIT 8 FLOORS TYPE CONDOMINIUM)



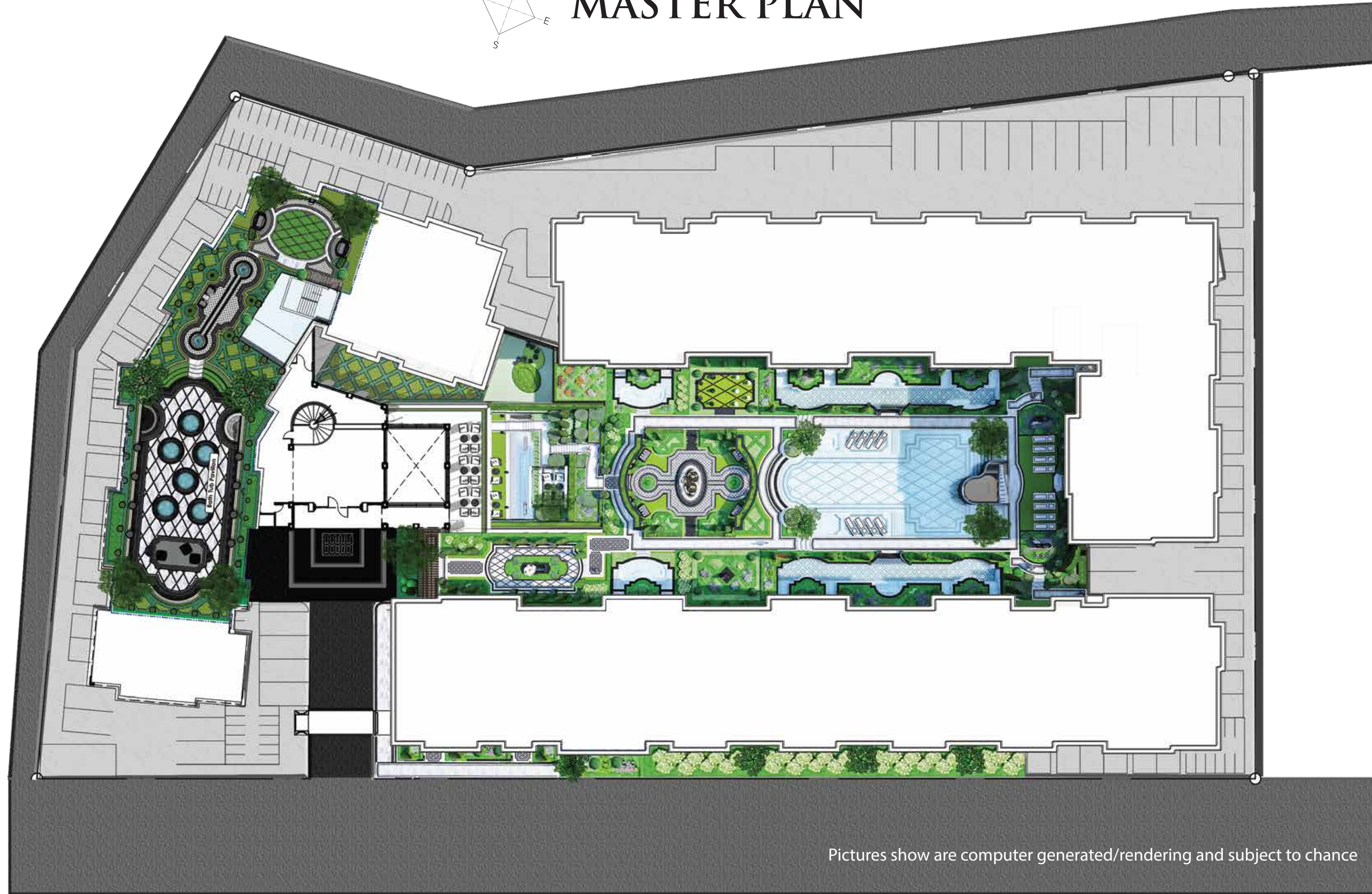
MASTER PLAN



EMBASSY

FACILITIES EXCELLENT SERVICES

-  3 OUTDOOR SWIMMING POOLS
-  1 INDOOR SWIMMING POOL
-  4 OUTDOOR JAGUZZIS IN THE GARDEN
-  6 OUTDOOR JAGUZZIS INCLUDING ROOF TOP WITH BIG MOVIE SCREEN
-  CO-WORKING SPACE
-  BUSINESS LOUNGE
-  HEALTH ZONE (SPA, ONSEN, SAUNA)
-  INTERACTIVE GYM
-  KIDS CLUB
-  DIGITAL VR ROOM
-  ROOF TOP GARDEN



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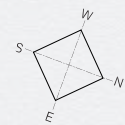
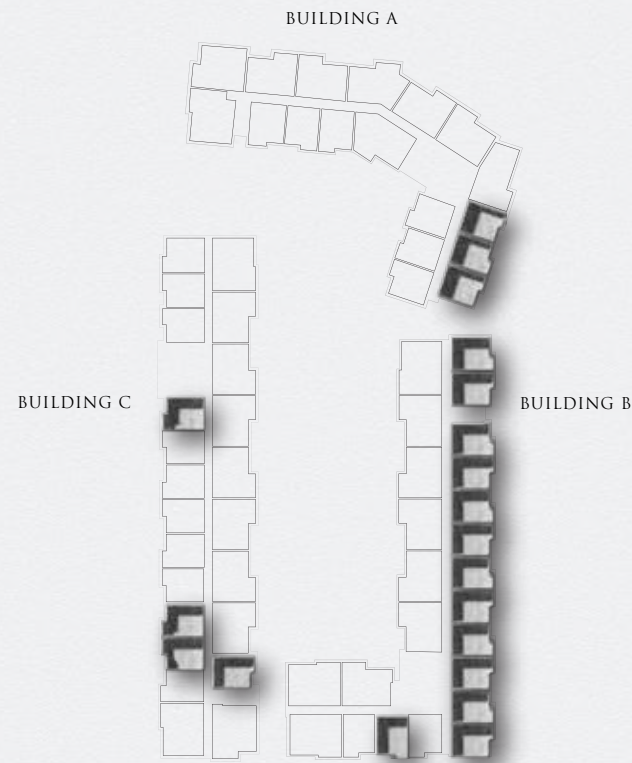


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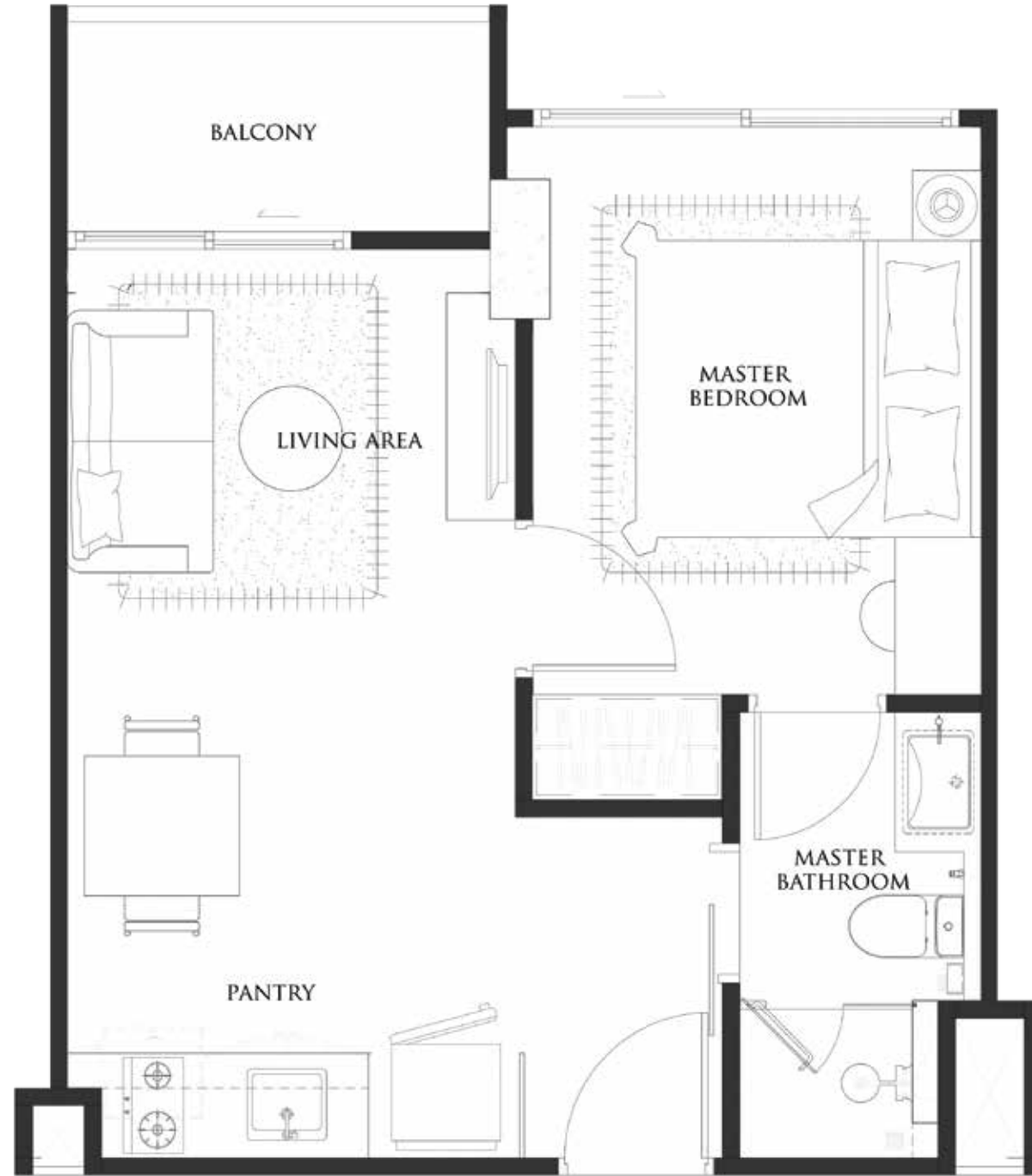
UNIT TYPE

1 BEDROOM 33 SQ.M

LEVELS 2 - 8

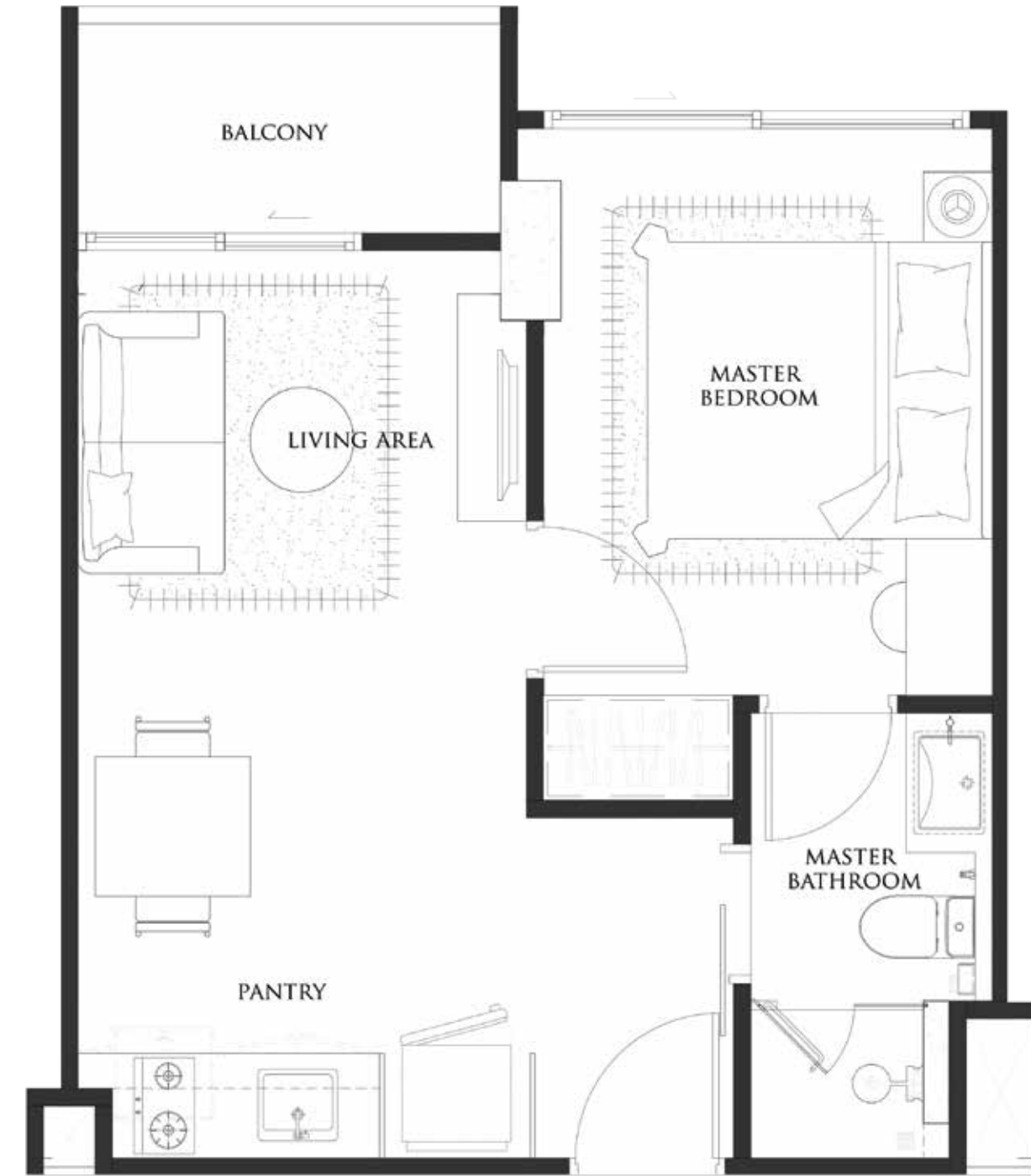


1 BEDROOM
(FULLY FURNISHED)



33 SQ.M

1 BEDROOM
(FULLY FURNISHED)



34 SQ.M

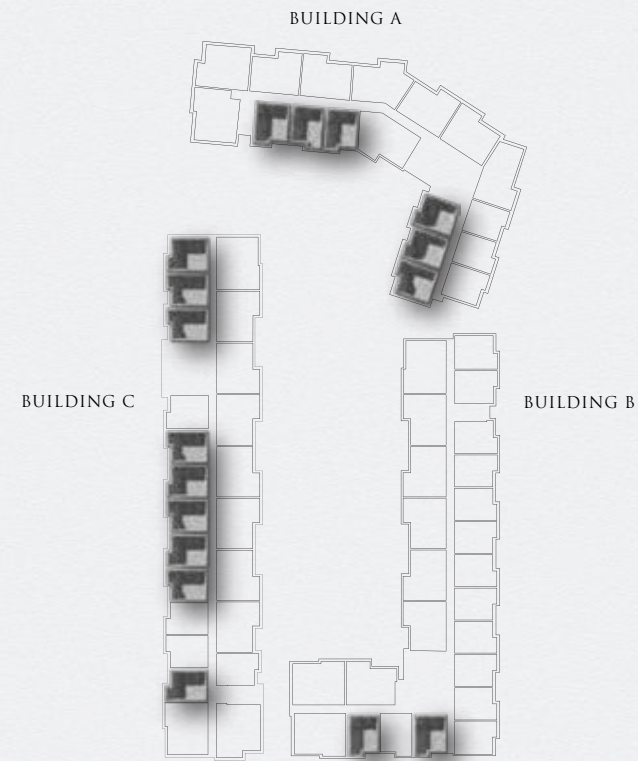


EMBASSY

UNIT TYPE

1 BEDROOM 34 SQ.M

LEVELS 2 - 8





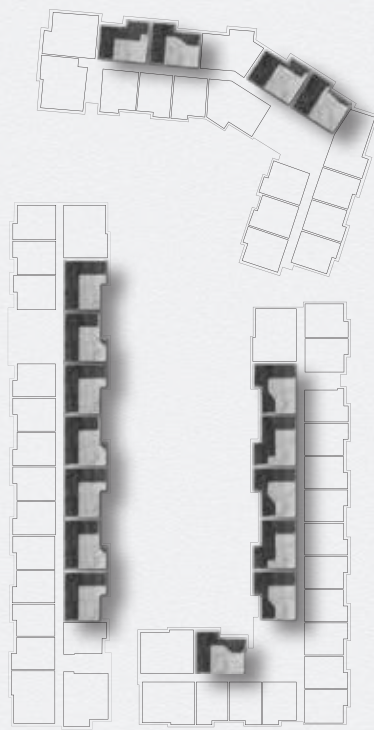
EMBASSY

UNIT TYPE

1 BEDROOM 51A SQ.M

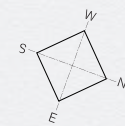
LEVELS 2 - 8

BUILDING A

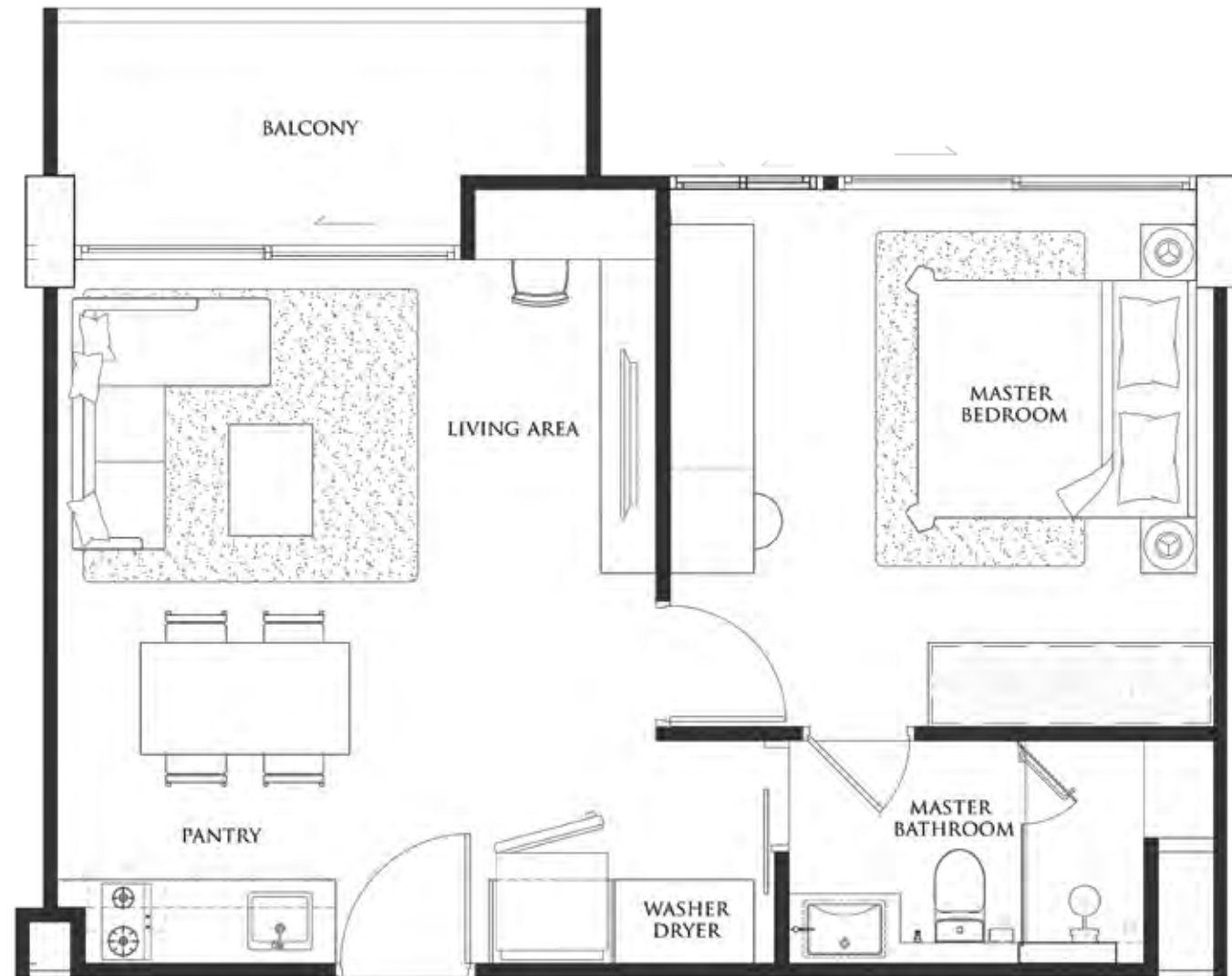


BUILDING B

BUILDING C



1 BEDROOM
(FULLY FURNISHED)



51A SQ.M

2 BEDROOM
(FULLY FURNISHED)



51B SQ.M



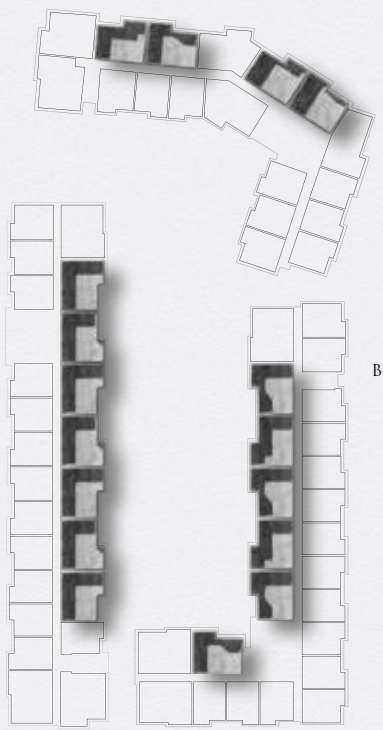
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UNIT TYPE

2 BEDROOM 51B SQ.M

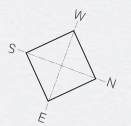
LEVELS 2 - 8

BUILDING A



BUILDING B

BUILDING C



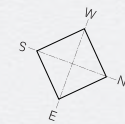
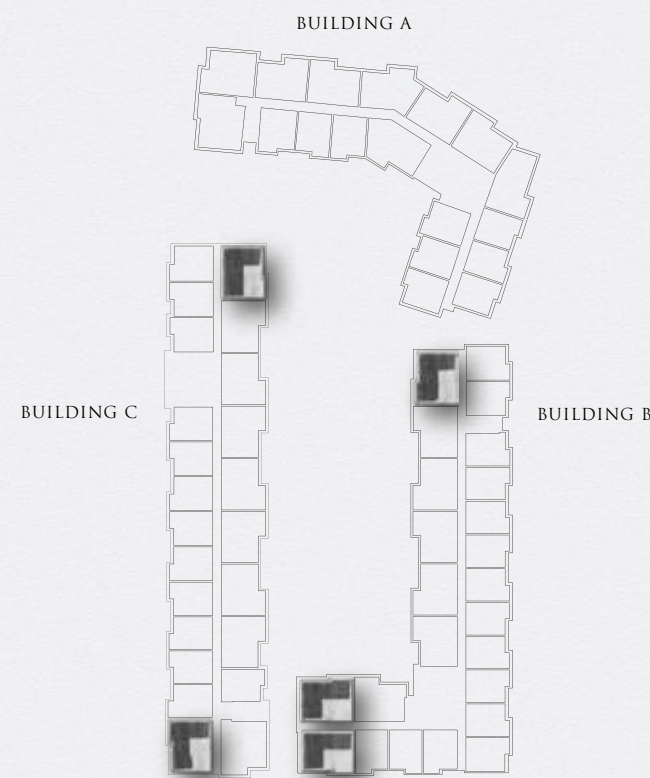


EMBASSY

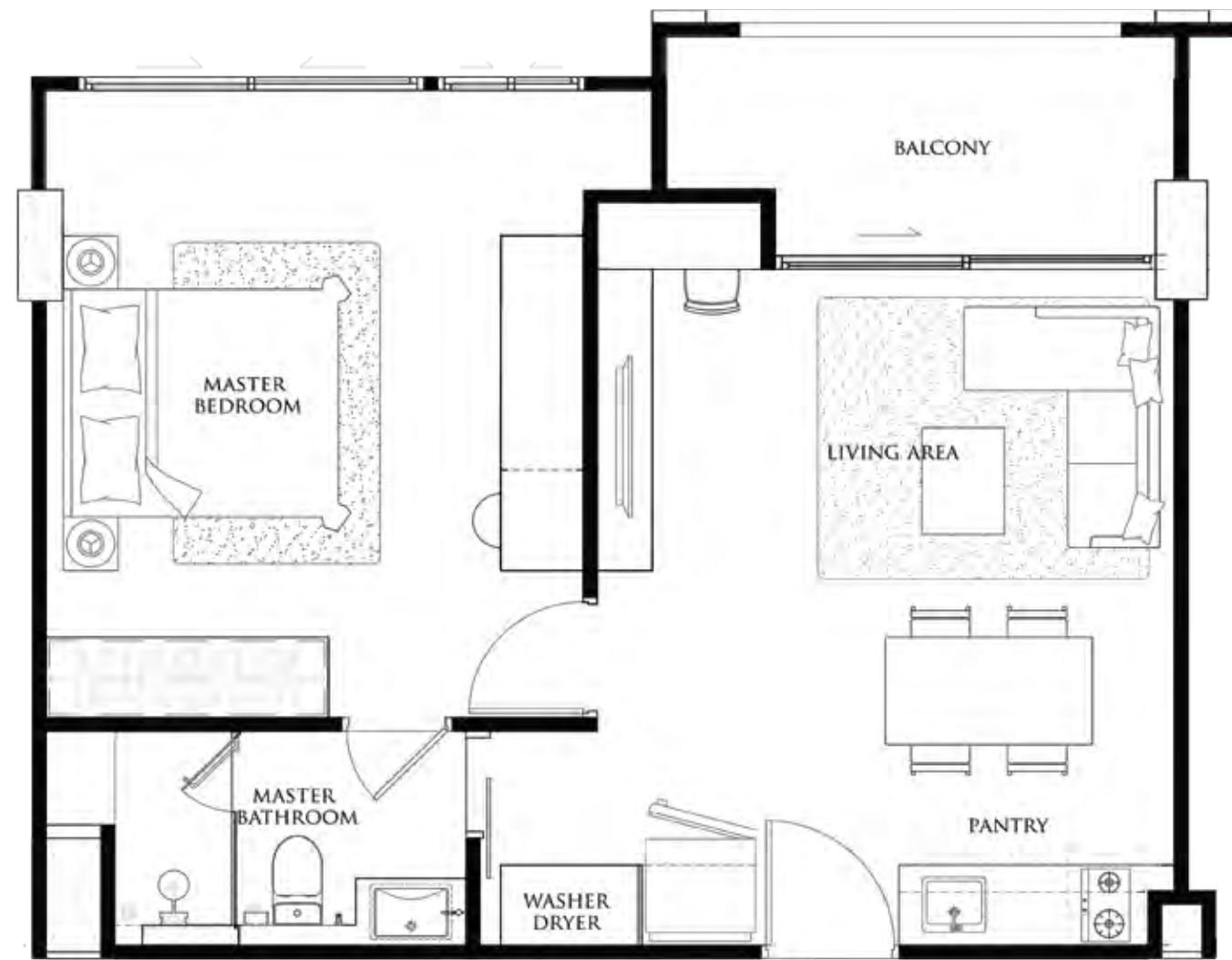
UNIT TYPE

1 BEDROOM 54A SQ.M

LEVELS 2 - 8

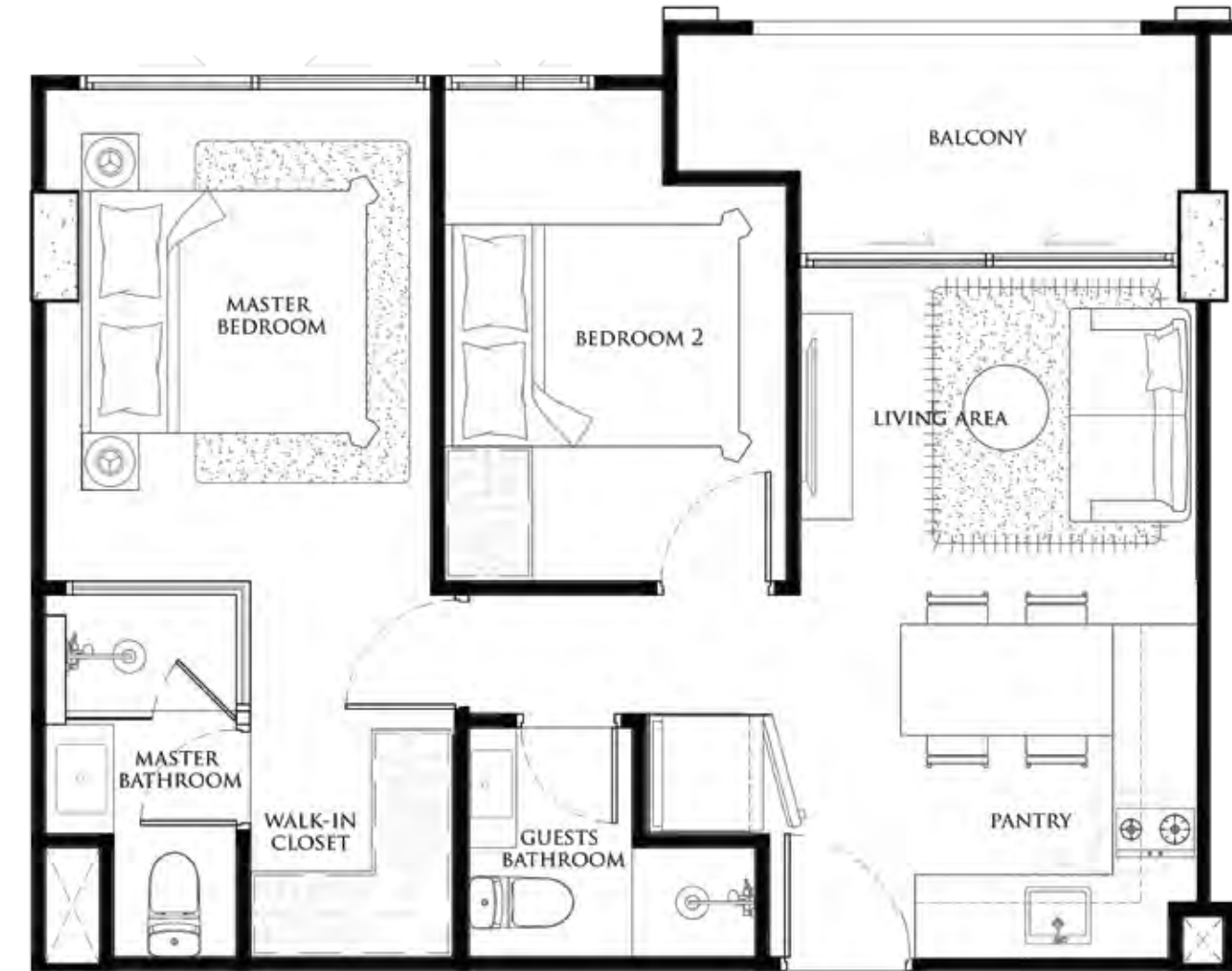


1 BEDROOM
(FULLY FURNISHED)



54A SQ.M

2 BEDROOM
(FULLY FURNISHED)



54A SQ.M

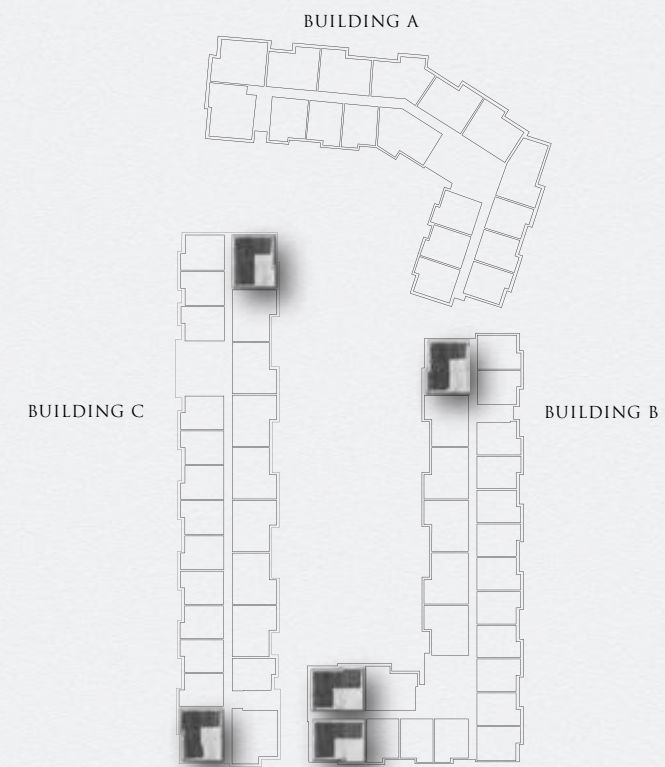


EMBASSY

UNIT TYPE

2 BEDROOM 54A SQ.M

LEVELS 2 - 8





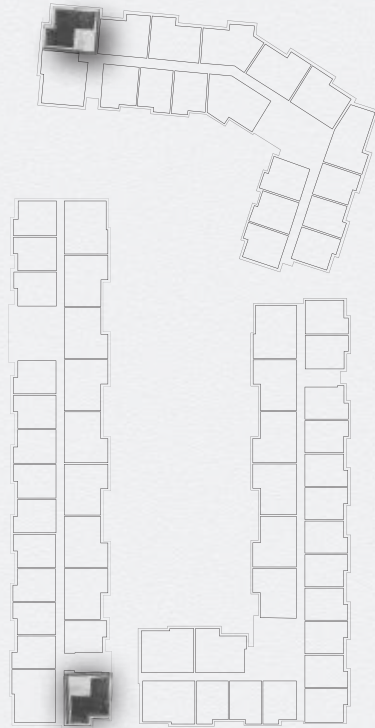
EMBASSY

UNIT TYPE

2 BEDROOM 54B SQ.M

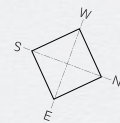
LEVELS 2 - 8

BUILDING A



BUILDING C

BUILDING B



2 BEDROOM
(FULLY FURNISHED)



54B SQ.M

2 BEDROOM
(FULLY FURNISHED)



56 SQ.M



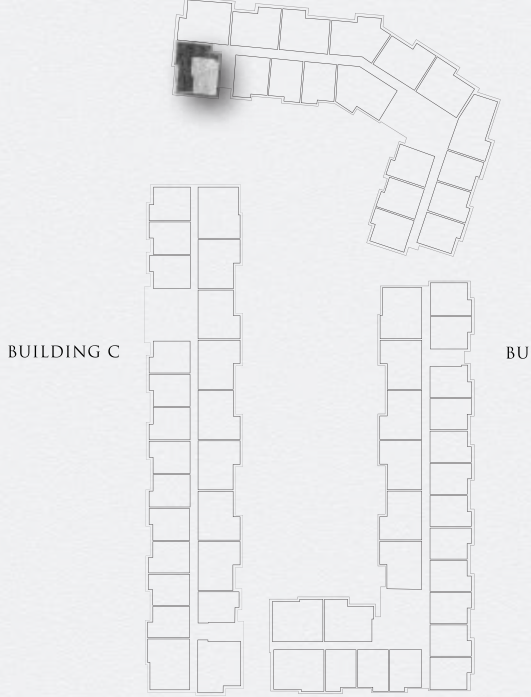
EMBASSY

UNIT TYPE

2 BEDROOM 56 SQ.M

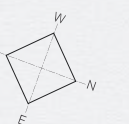
LEVELS 2 - 8

BUILDING A



BUILDING C

BUILDING B



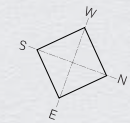
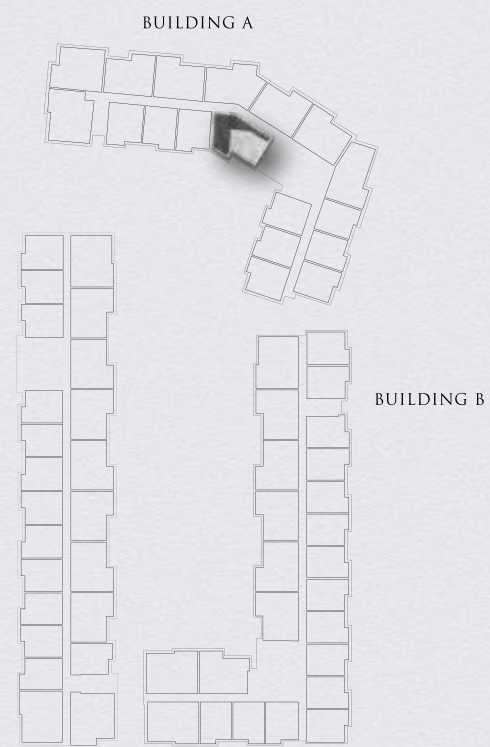


EMBASSY

UNIT TYPE

2 BEDROOM 58 SQ.M

LEVELS 2 - 8

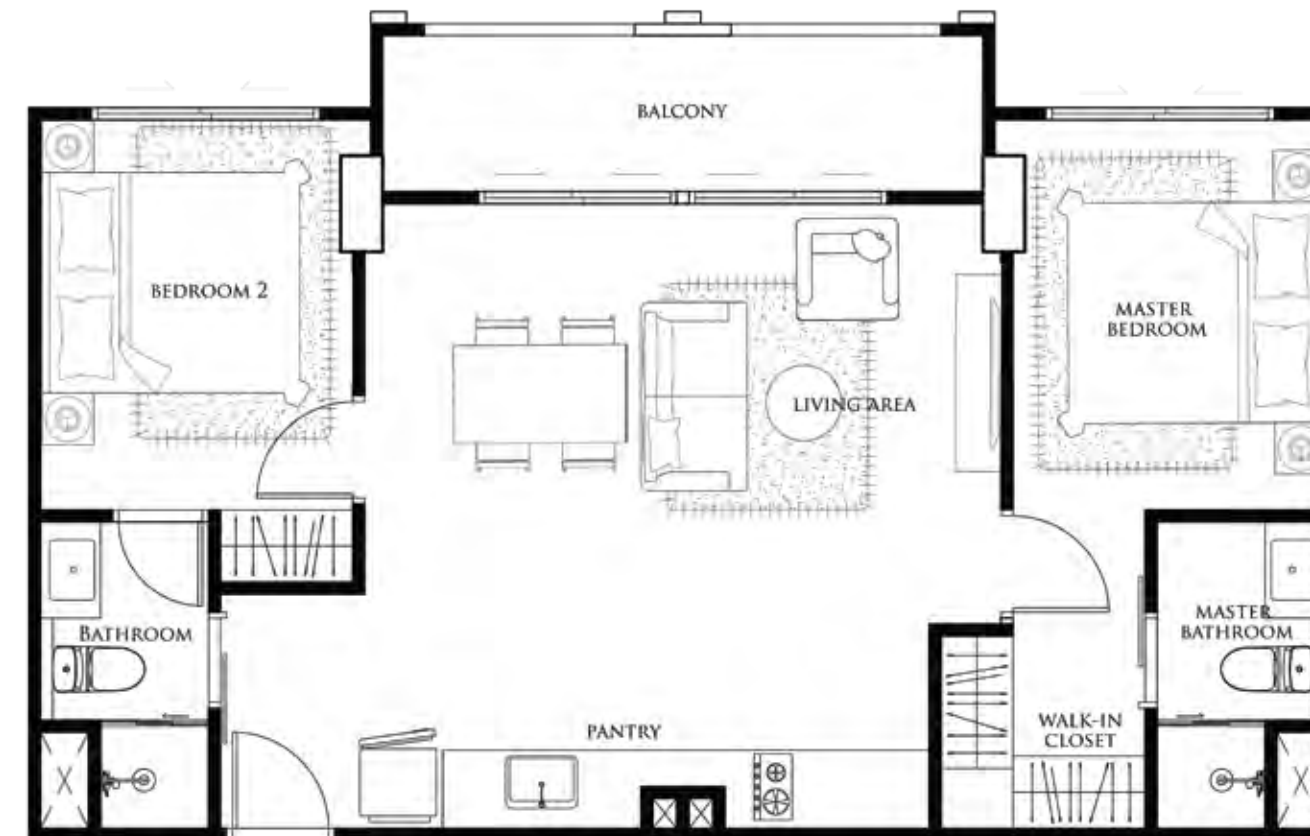


2 BEDROOM
(FULLY FURNISHED)



58 SQ.M

2 BEDROOM
(FULLY FURNISHED)



66-68 SQ.M

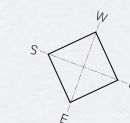
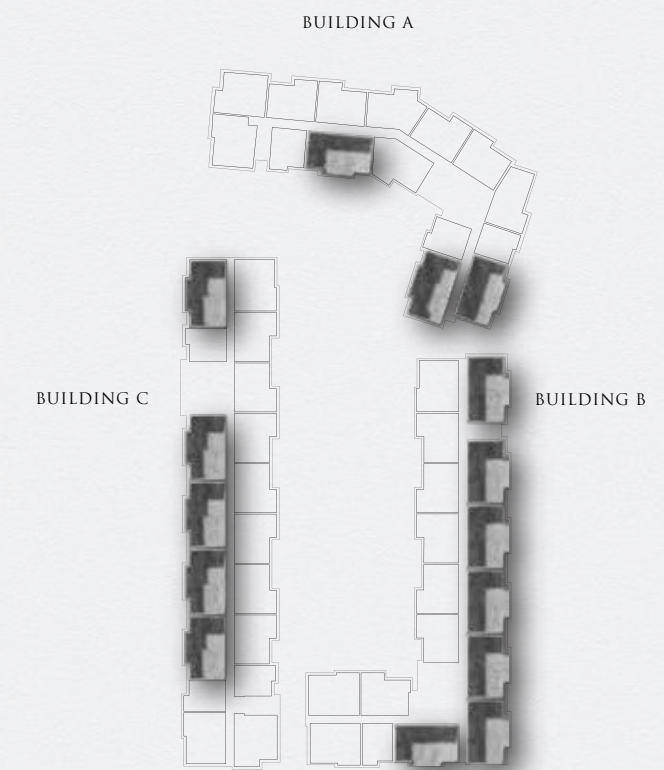


EMBASSY

UNIT TYPE

2 BEDROOM 66-68 SQ.M

LEVELS 2 - 8



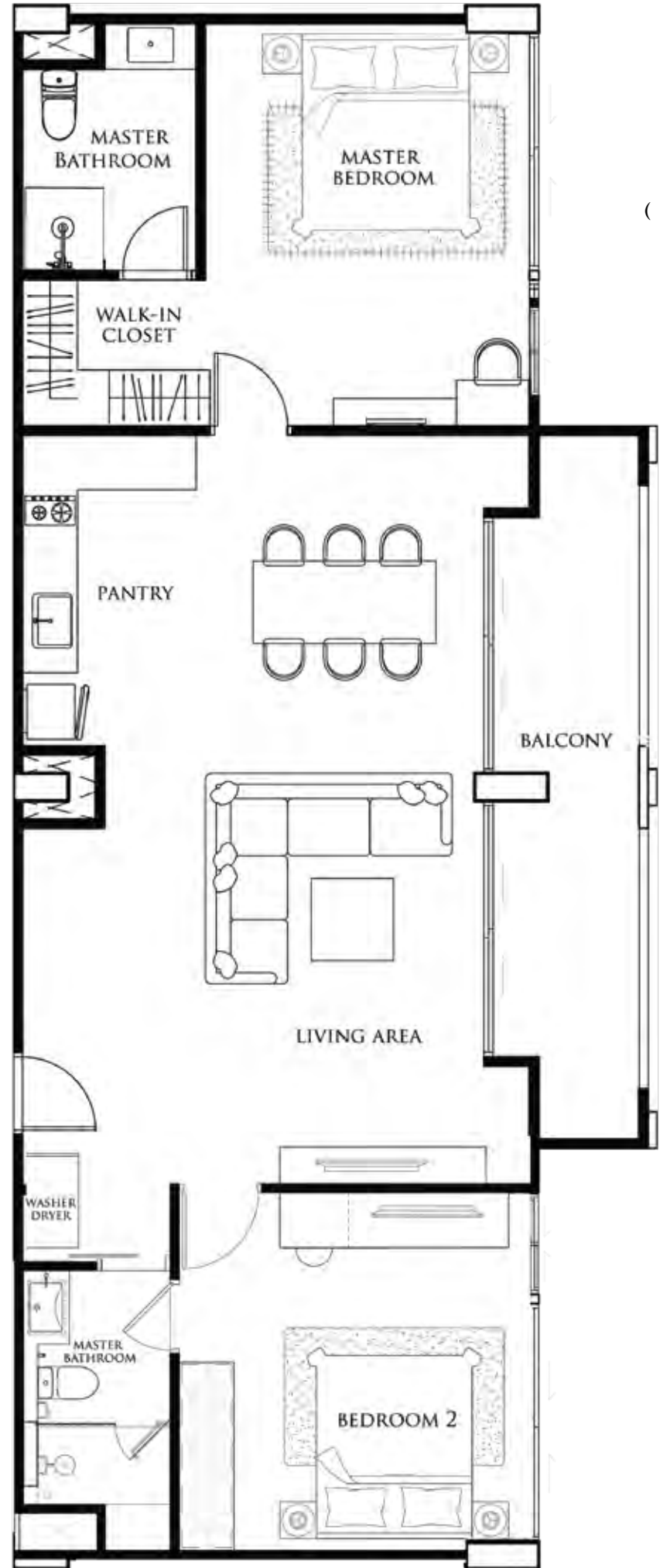
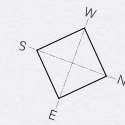
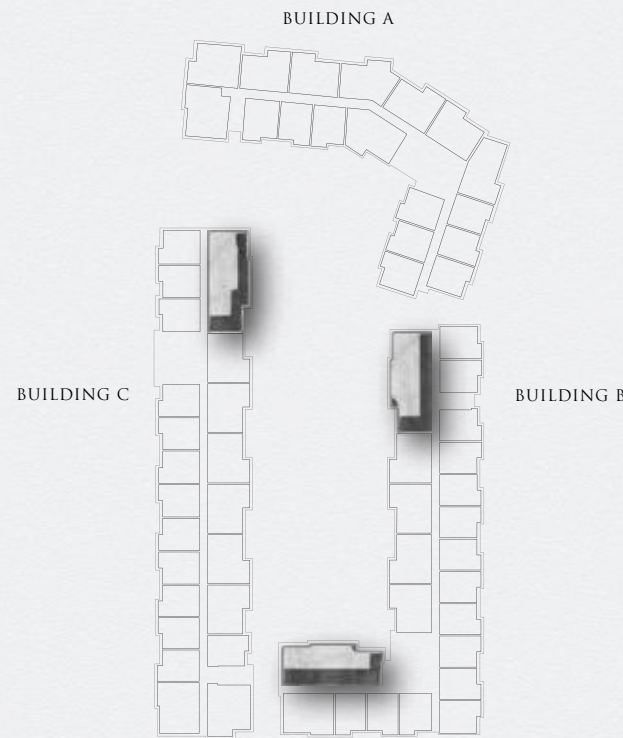


EMBASSY

UNIT TYPE

2 BEDROOM 102 SQ.M

LEVELS 2 - 8



2 BEDROOM
(FULLY FURNISHED)

102 SQ.M

2 BEDROOM
(FULLY FURNISHED)

105 SQ.M

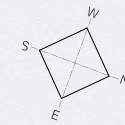
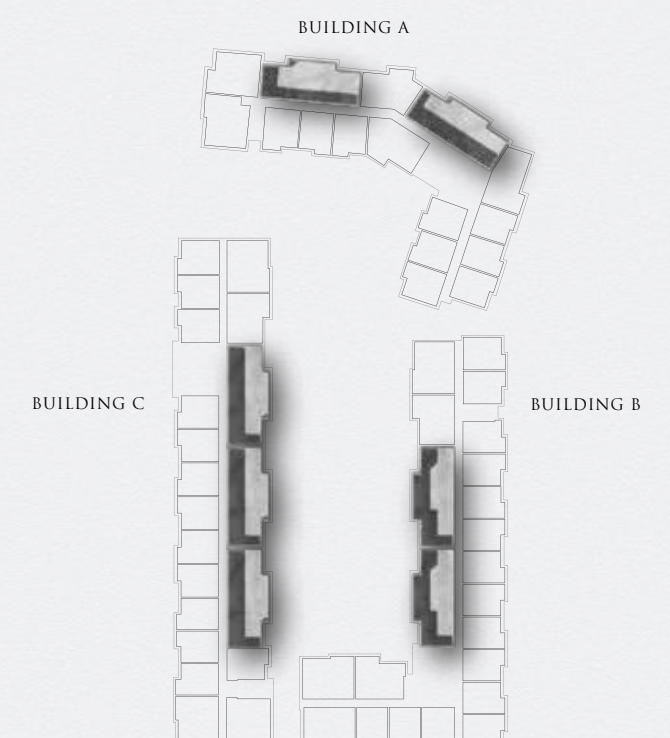


EMBASSY

UNIT TYPE

2 BEDROOM 105 SQ.M

LEVELS 2 - 8





EMBASSY

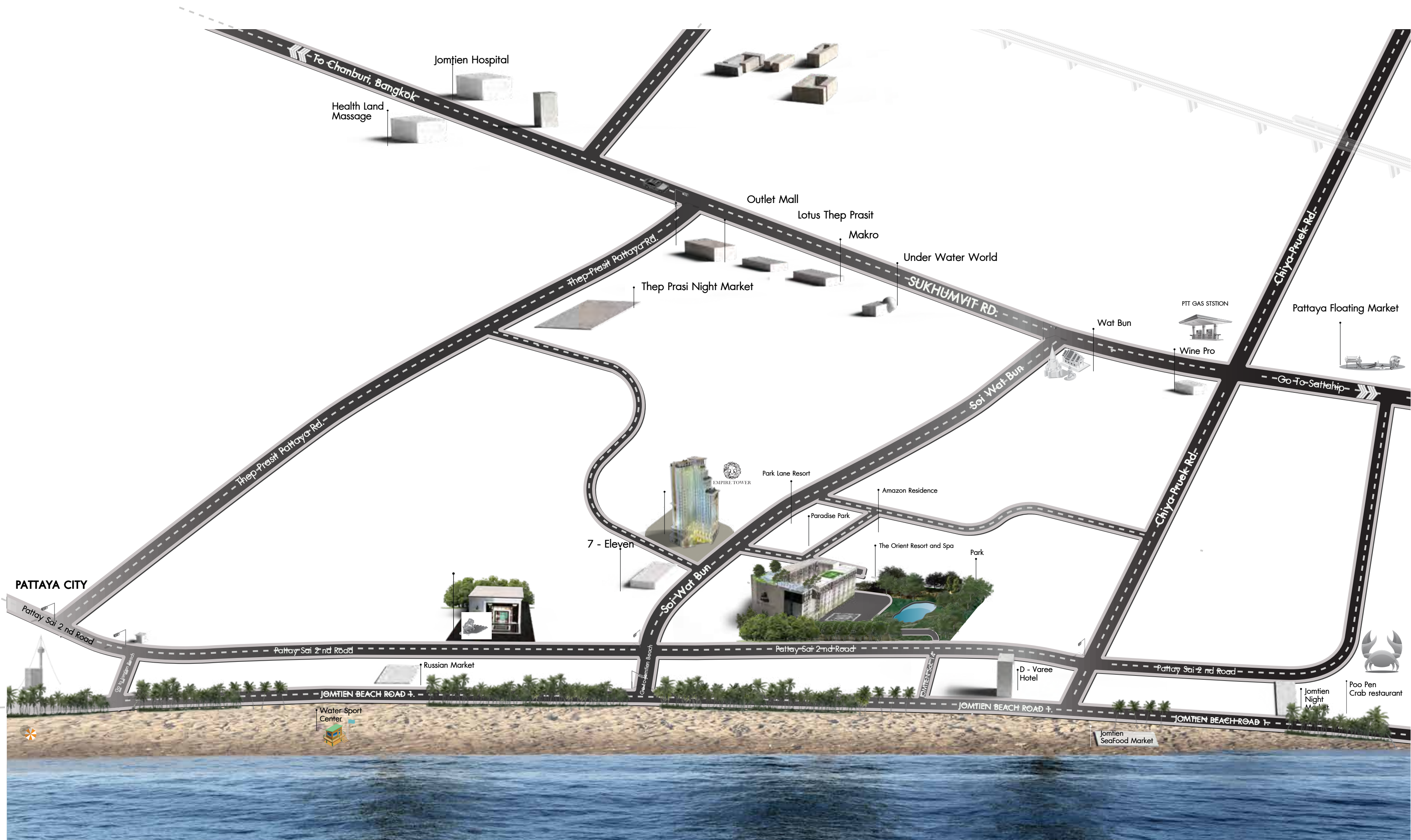
WALKING DISTANCE

- 🚶 1 MINUTE TO THE PARK
- 🚶 3 MINUTES TO CONVENIENCE STORE
- 🚶 4 MINUTES TO COMMERCIAL SHOPS
- 🚶 5 MINUTES TO MARKET
- 🚶 7 MINUTES TO BEACH

DRIVING DISTANCE

- 🚗 2 MINUTES TO JOMTIEN, 2ND ROAD
- 🚗 5 MINUTES TO SUKHUMVIT ROAD
- 🚗 8 MINUTES TO SUPER MARKET
- 🚗 10 MINUTES TO JOMTIEN HOSPITAL
- 🚗 12 MINUTES TO DEPARTMENT STORE
- 🚗 15 MINUTES TO MOTORWAY

BANGKOK-PATTAYA





EMBASSY

EMBASSY CONDOMINIUM PATTAYA

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