



# MARINA GOLDEN BAY

## CENTRAL LOCATION OF PATTAYA



## WORLD CLASS LUXURY LIFESTYLE



# BEST INVESTMENT & HIGH RETURN

PRIME LOCATION



BEST INVESTMENT



AFTER-SALE SERVICES



LUXURIOUS FACILITIES



HIGHEST DEVELOPMENT IN THE CITY



AMAZING LANDSCAPE



COFFEE SHOP



PLAY AREA



YOGA ZONE





# BEST 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



# TOP-RATED THINGS TO DO IN PATTAYA

## NEAR MARINA GOLDEN BAY

### 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 (Thepprasit)
23. Tara Physical Therapy Clinic

### SCHOOLS:

24. Aksorn Pattaya School
25. Aksorn Thepprasit 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. Thepprasit Night Market
39. Second Hand Market & Vintage Memorabilia Thepprasit
40. Second Hand Market & Vintage Memorabilia Pattaya Tai
41. Hardware store
42. Gecko Lighting and Decor
43. Wholesale Pharmacy

### ENTERTAINMENT:

44. Colosseum Show
45. Go Karts Speedway
46. Big Buddha Hill Viewpoint
47. Underwater World
48. Yunomori Onsen and SPA
49. Thepprasit Boxing Stadium
50. Yoga Pattaya Center
51. Wat Chai temple

52. Mini Siam (Miniatures Park)

53. Health Land Spa & Massage
54. Venum Training Camp Thailand

### SHOPS FOR HOME:

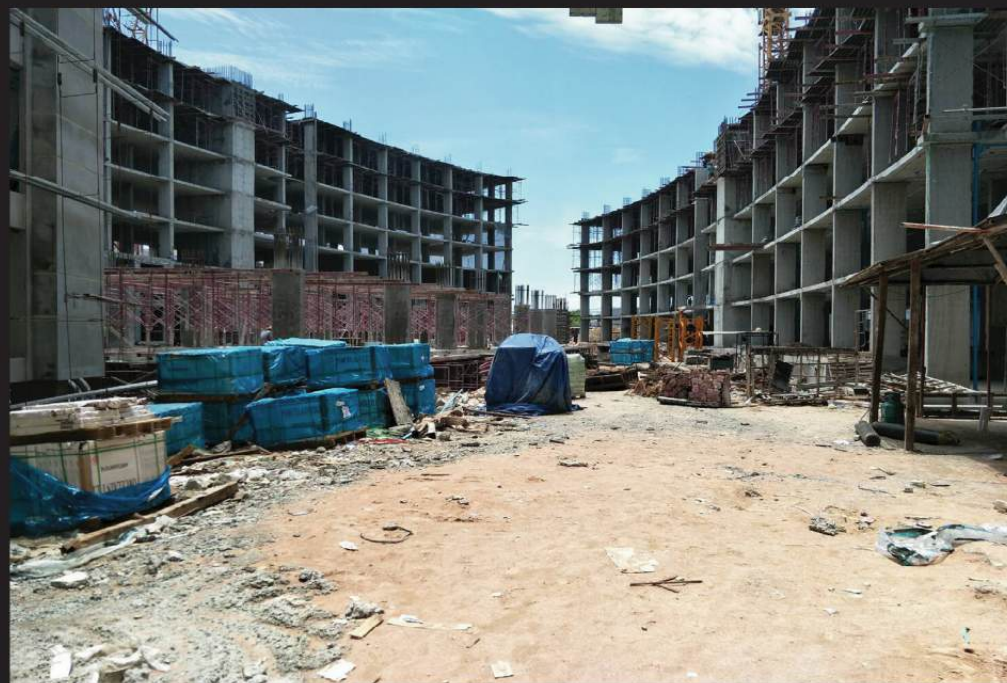
55. Decorum Furniture Shop
56. Chic Republic
57. Thai Watsadu
58. Index Living Mall
59. Curtain Outlet Shop

### GASOLINE STATIONS, BANKS:

60. Siam Commercial Bank
61. Bangkok Bank Thepprasit
62. B Quik (Car Repair Station)
63. PTT Gas Station Thepprasit
64. MP Gas Station Thepprasit
65. PTT Gas Station Sukhumvit
66. Shell Gas Station Pattaya Tai
67. Bus Station Tappraya



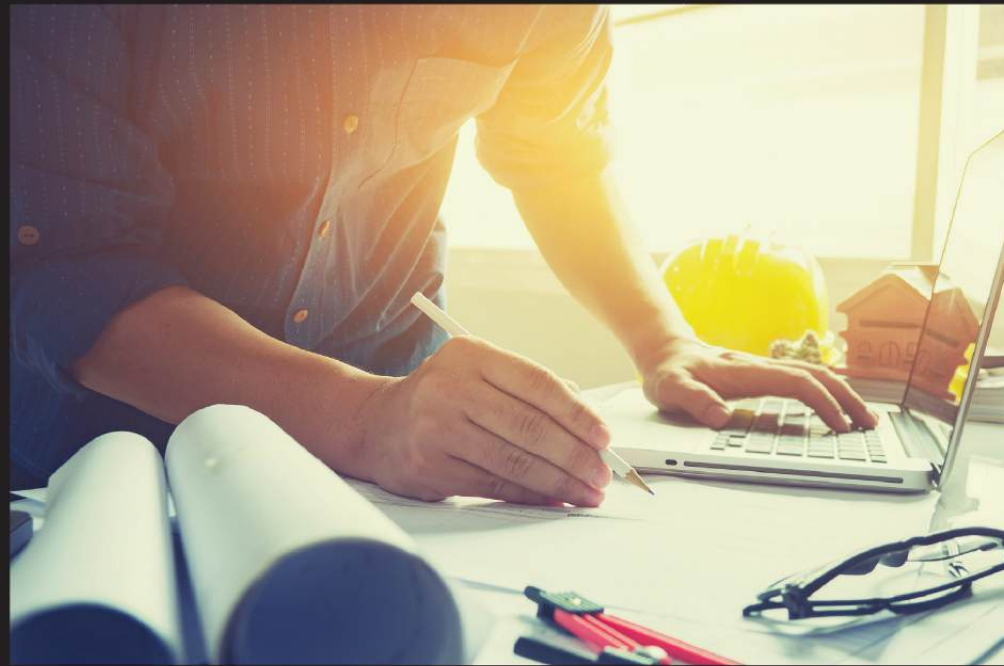
# GLOBAL TOP GROUP CONSTRUCTION



Global Top Group's mission is to develop a line up of truly outstanding projects that make money and create value for our customers with all projects completed on time. Clever design maximizes space and creates units perfectly suited to a stylish and comfortable lifestyle.



# HIGHEST GRADE MATERIALS



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.



# INVESTMENT GROWTH WITH PASSIVE INCOME AND MANAGEMENT SERVICE



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.



# HIGH VALUE OF PROPERTY



Bank Support

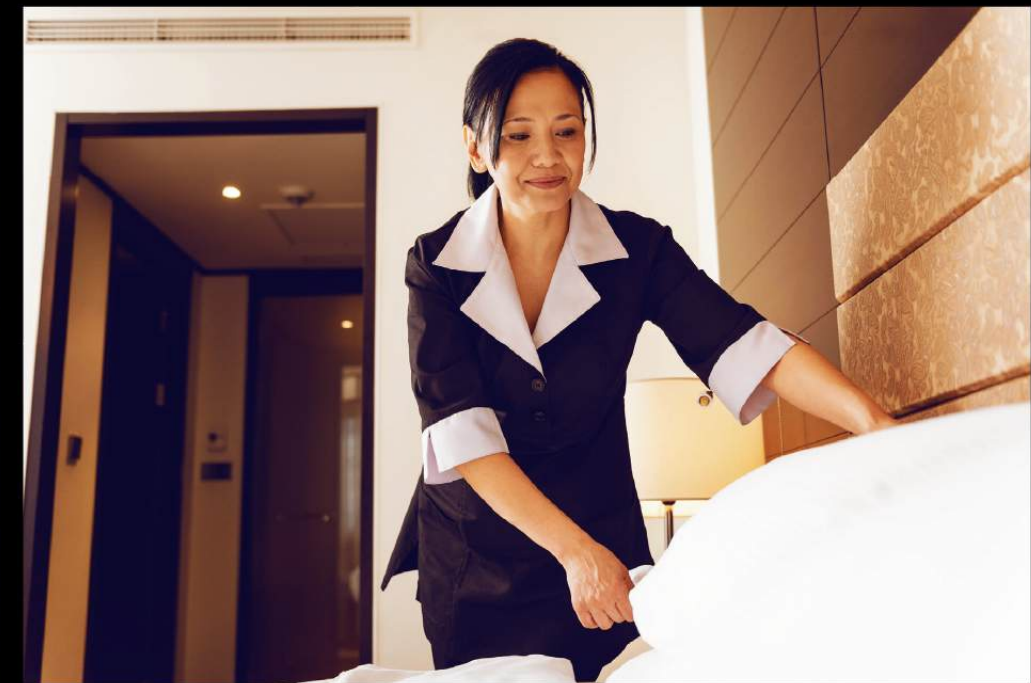


MARINA GOLDEN BAY  
PATTAYA



# ONE STOP MANAGEMENT SERVICE

## THAT CAN MANAGE YOUR ASSET





# VIP CUSTOMER SERVICE



PROFESSIONAL TEAM TO TAKE CARE OF YOUR ASSET



# GENERAL SPECIFICATION



<b>LOCATION:</b>	Central Pattaya. 3 minutes from Sukhumvit, 5 minutes from Central Festival	
<b>LAND AREA:</b>	14.5 Rai or 23,200 Sq.m.	
<b>STRUCTURE:</b>	2 High-Rise Buildings*, 51 stories and 4 elevators each <ul style="list-style-type: none"><li>- Victoria Tower</li><li>- Elya Tower</li></ul> <p>* Each building will have private facilities and amenities</p>	
<b>UNIT TYPES:</b>	Studio	20 sq.m.
	One Bedroom	28 - 40 sq.m.
	Two Bedroom	57 - 130 sq.m.
<b>AMENITIES:</b>	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 Café
	27 <sup>th</sup> Floor	- Infinity Edge Swimming Pool, Café
	51 <sup>st</sup> Floor	- Sky Rooftop



# MARINA GOLDEN BAY



## LUXURY

Experience luxurious lifestyle



## COMFORT

Safe and secure living



## CONVENIENCE

Leisurely accessible



## DINE CLOSE BY

Satisfy and indulge your cravings



## EXPLORE

Take a journey and discover life



## ENJOY

Shopping mall nearby

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 property developers, Global Top Group

The company, Global Top Group, is a leading property developer with over years of experience nationwide. 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 2 gleaming towers will rise to a level of 51 floors with infinity edge pools on the 27th 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 Rooftop on 51 floor allows you to have a glimpse of heaven on earth. 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 and a great location is here, at the Marina Golden Bay.



## WORLD CLASS LUXURY LIFESTYLE



# PANORAMIC BREATH-TAKING VIEWS

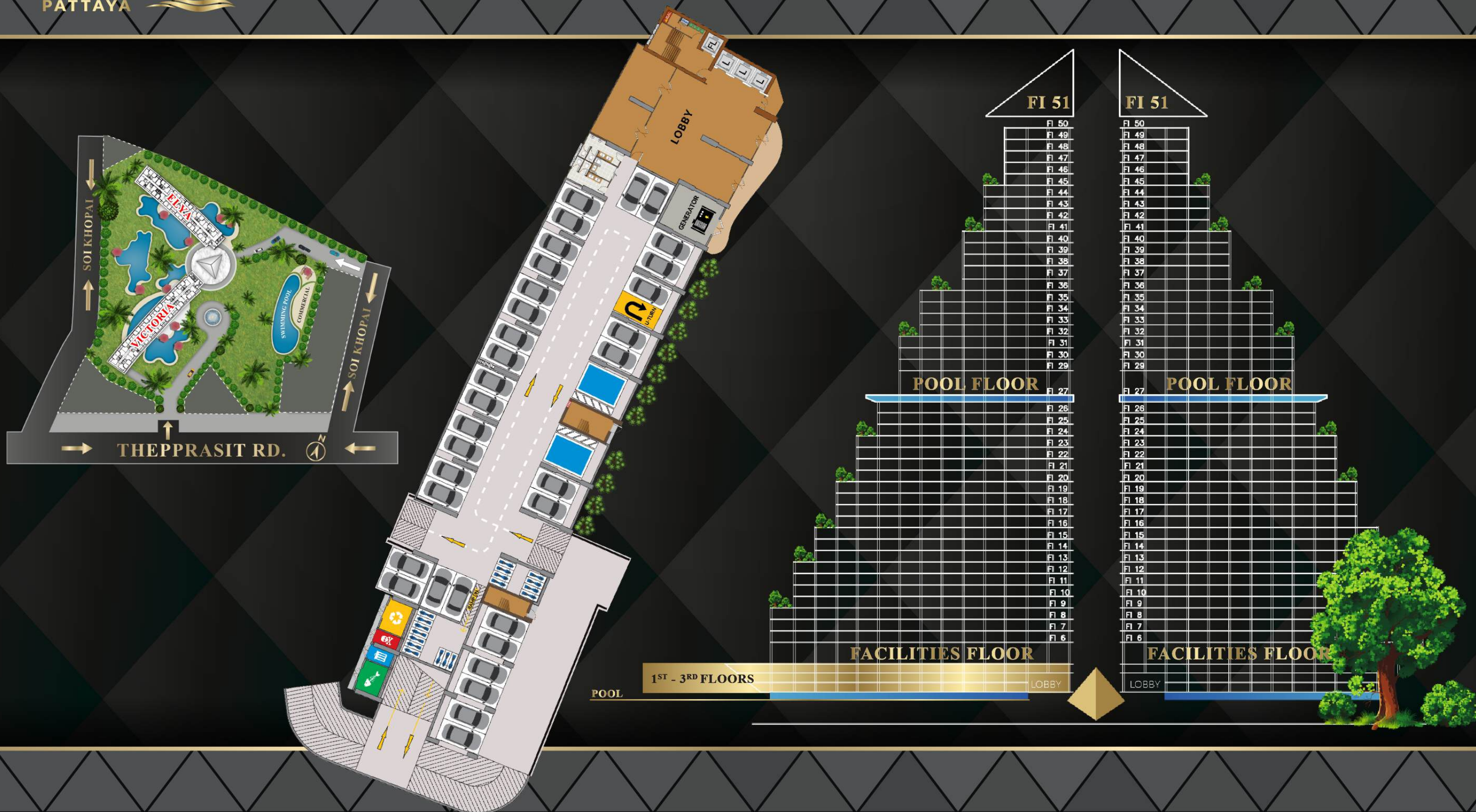
## WITH INFINITY POOLS



The expansive grounds the complex occupies will feature beautifully landscaped gardens with several pools, relaxation spots and a childrens playground; a tranquil place 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



# PARKING



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

VICTORIA BUILDING



# LARGE VIP SECURED PARKING



The first three floors of each Tower are dedicated parking areas for our owners, guests, and visitors. CCTV will be install and Security guards 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.



# LUXURY MODERN FITNESS & SPA

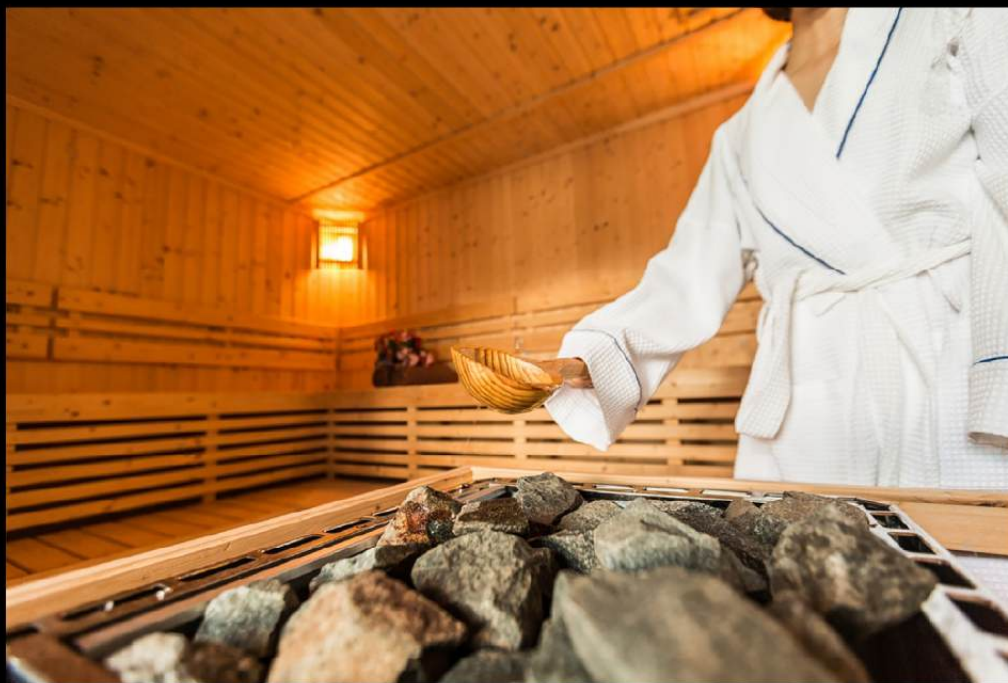


4<sup>TH</sup> - 5<sup>TH</sup> FLOORS

VICTORIA BUILDING



# FACILITIES FOR YOUR LEISURE



The fourth floor in each of the towers will house the common facilities. A fully equipped, state-of-the-art gymnasium, steam and sauna rooms, shower and dressing rooms, shallow pools, a cafe and massage facilities will definitely make this one of the towers' more popular floors.



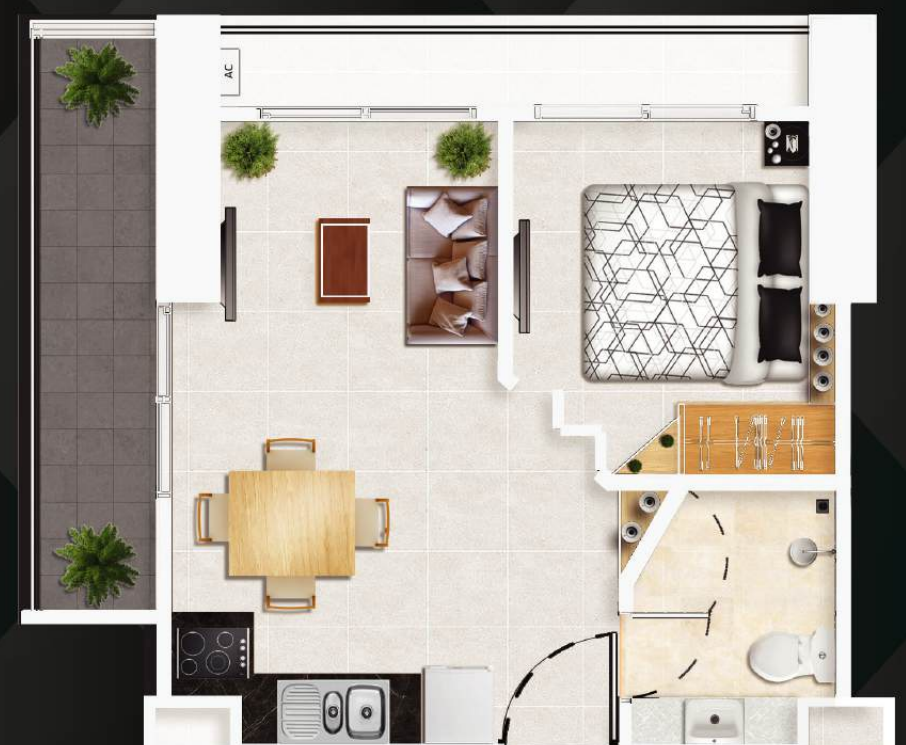
# UNIT PLANS



**CAPRI** SUITE  
STUDIO 20 SQM.



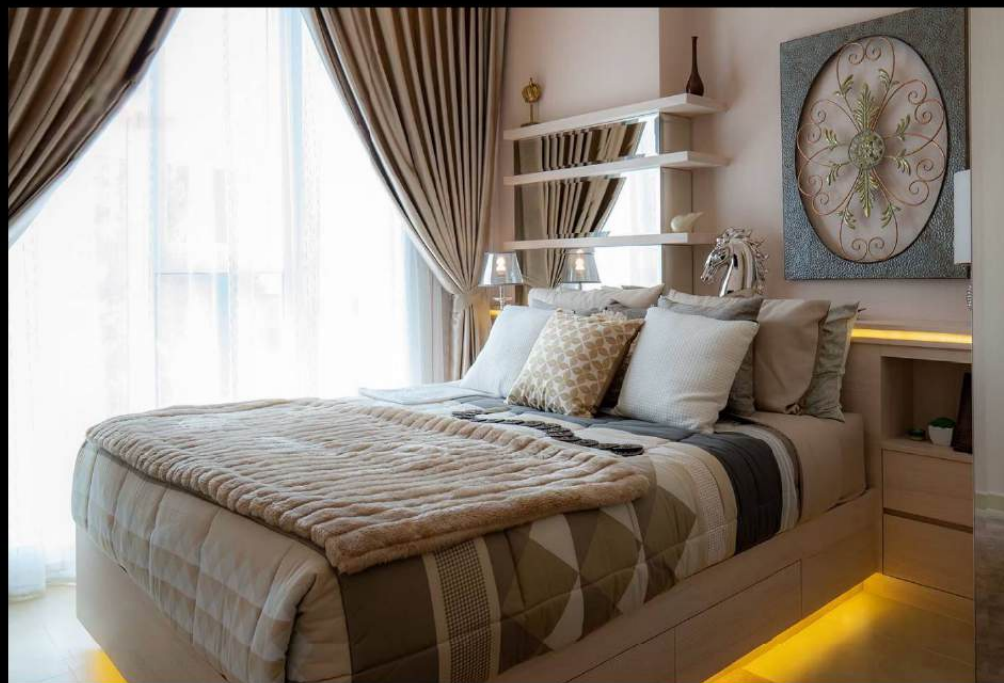
**VENICE** SUITE  
1 BEDROOM 29 SQM.



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



# LUXURY MODERN INTERIORS





# MODERN HIGH CLASS DESIGN



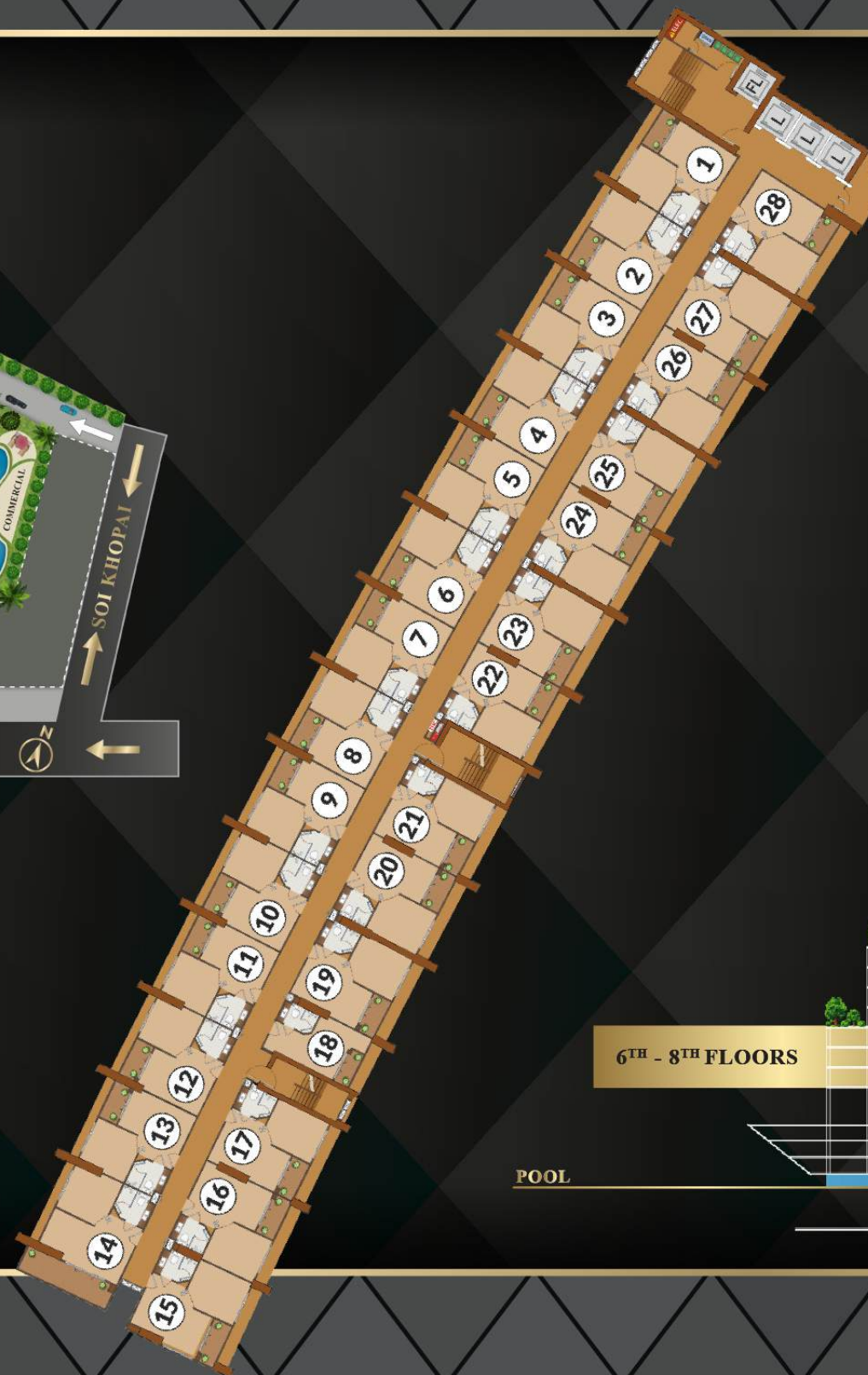
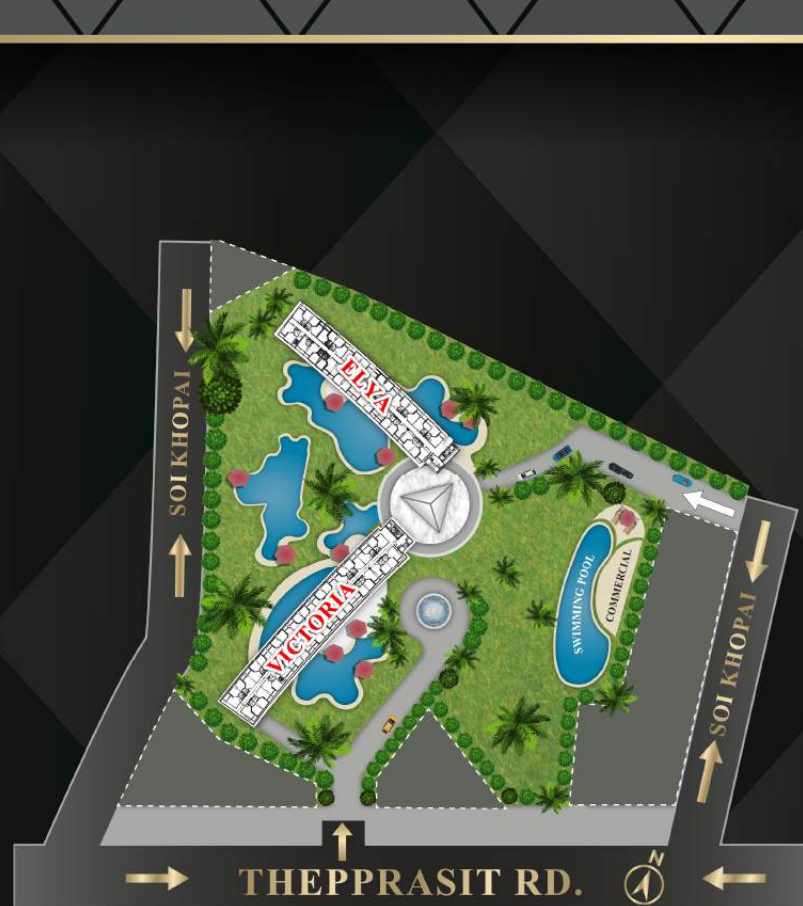
**MARBELLA** SUITE  
2 BEDROOM 57 SQM.



**MARBEL** SUITE  
2 BEDROOM 57 SQM.



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



## VICTORIA BUILDING



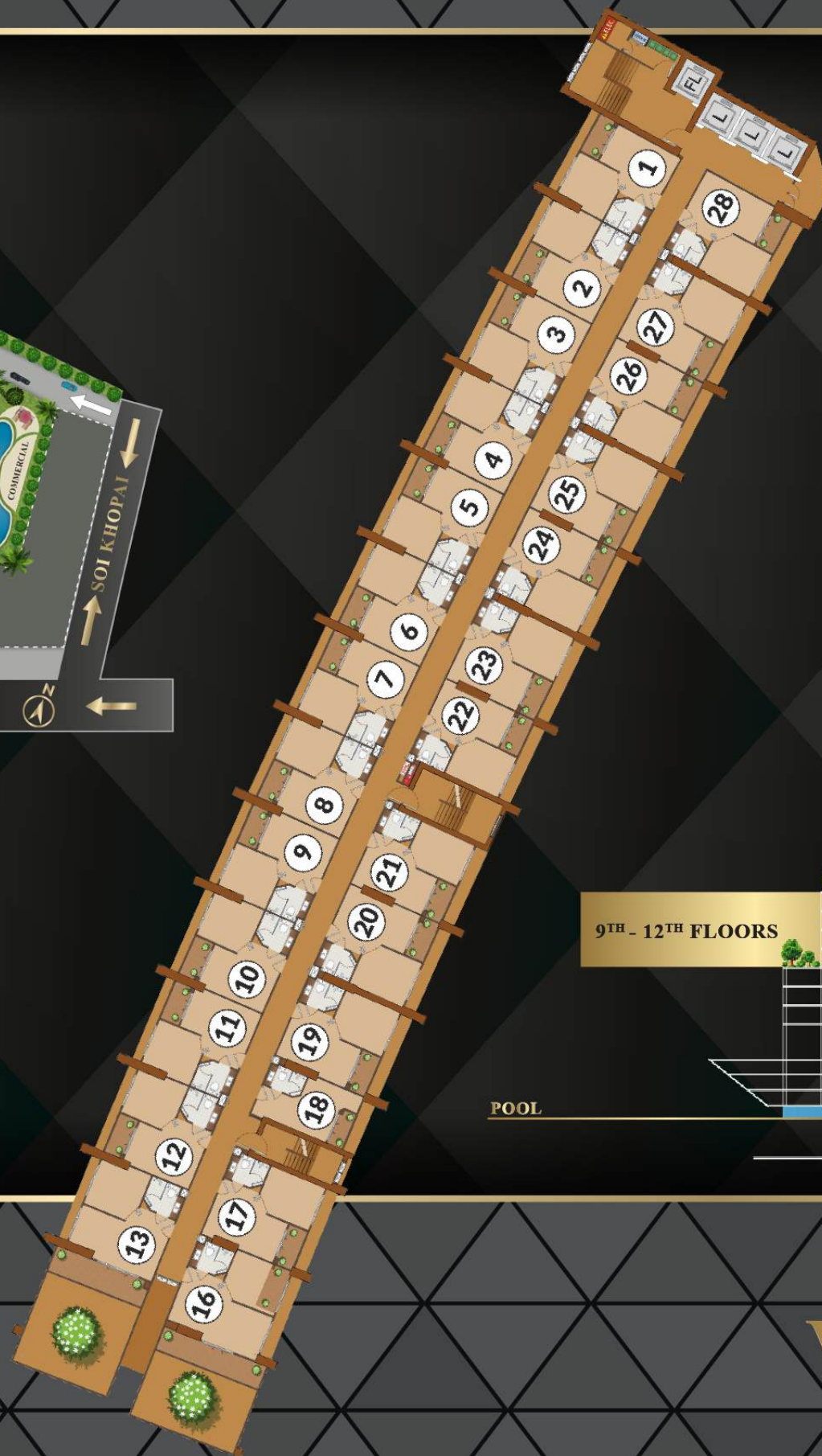
# WORLD'S MOST BEAUTIFUL DESTINATION

THE ULTIMATE DEFINITION OF  
A LUXURIOUS LIFESTYLE





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



## VICTORIA BUILDING



# SERENITY AND HAPPINESS





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



**VICTORIA BUILDING**

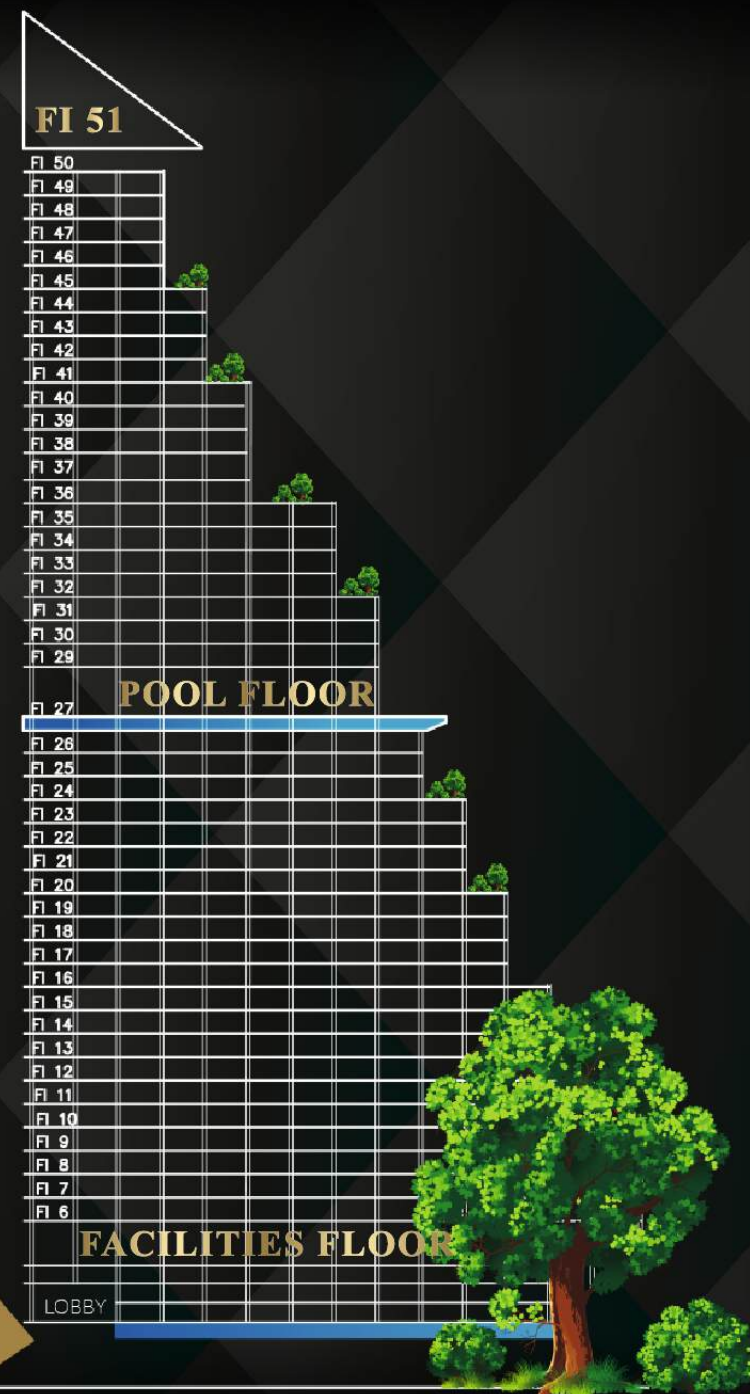
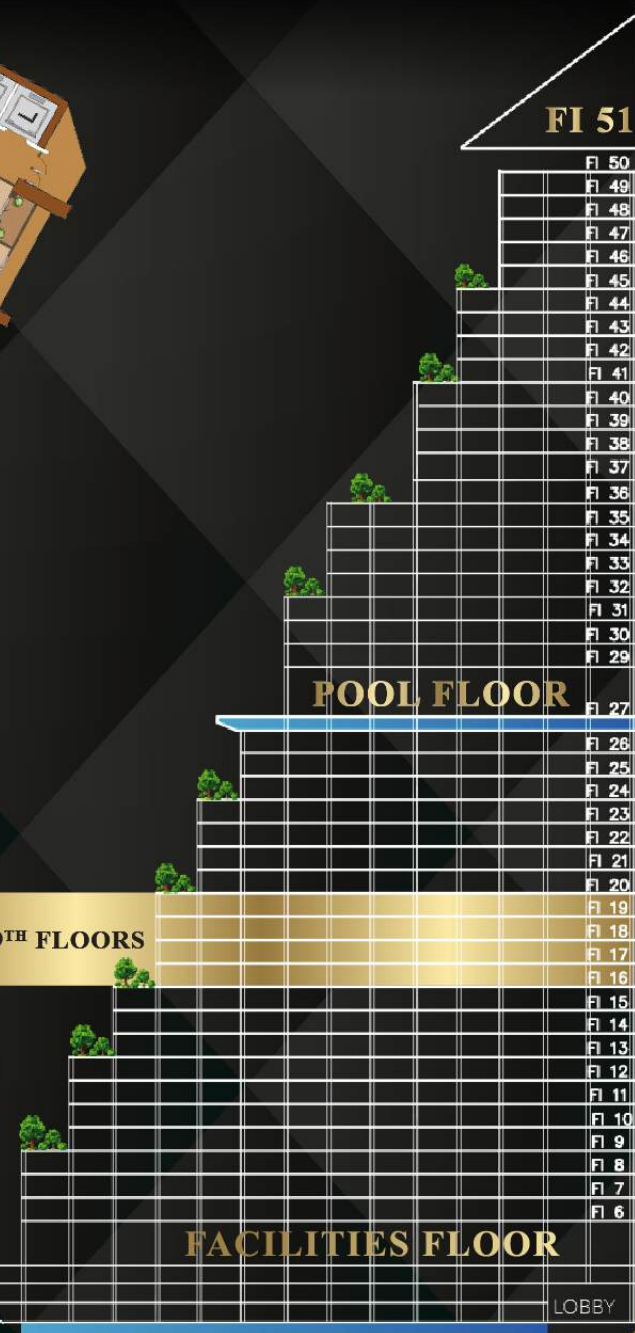


# 16<sup>TH</sup> - 19<sup>TH</sup> FLOORS



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

POOL



## VICTORIA BUILDING



# THE MOST MODERN STYLE LIVING





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



## VICTORIA BUILDING



# MODERN ARCHITECTURE DESIGN





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



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



## VICTORIA BUILDING



# MAGNIFICENT VIEWS

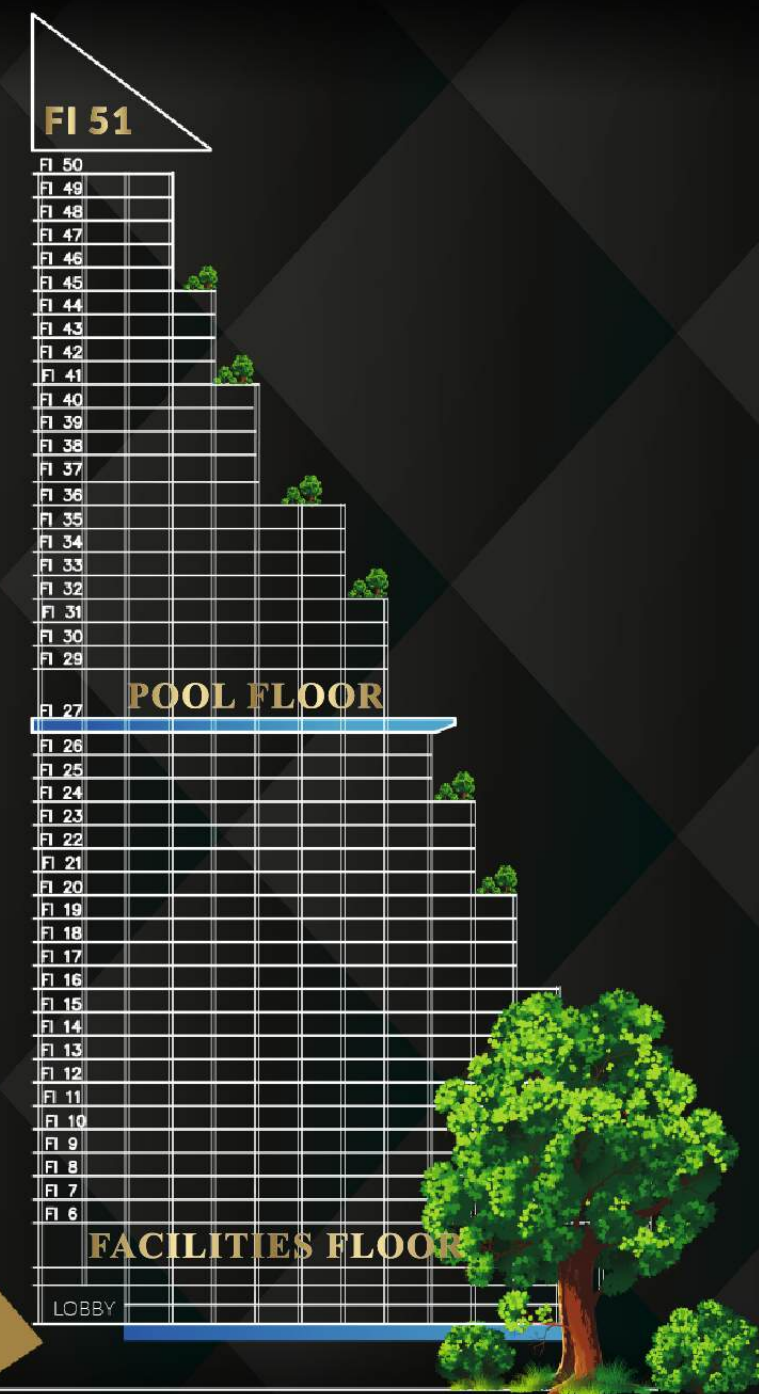
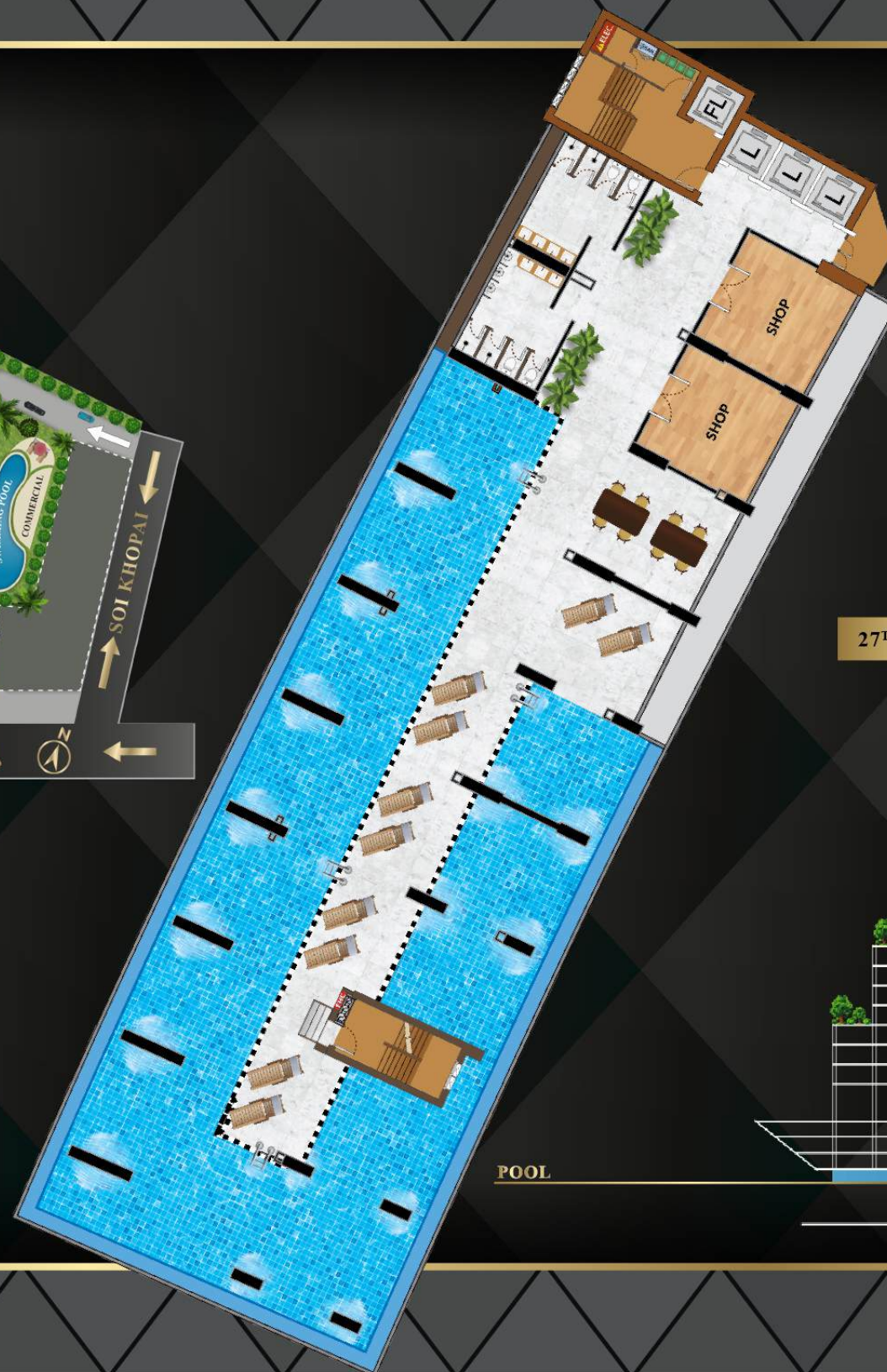
## AT THE MARINA GOLDEN BAY



MARINA GOLDEN BAY  
PATTAYA



# INFINITY POOL FLOOR



27<sup>TH</sup> FLOOR

VICTORIA BUILDING



# STUNNING VIEWS OF THE SEA AND CITY WHILE YOUR RELAXING



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



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



## VICTORIA BUILDING



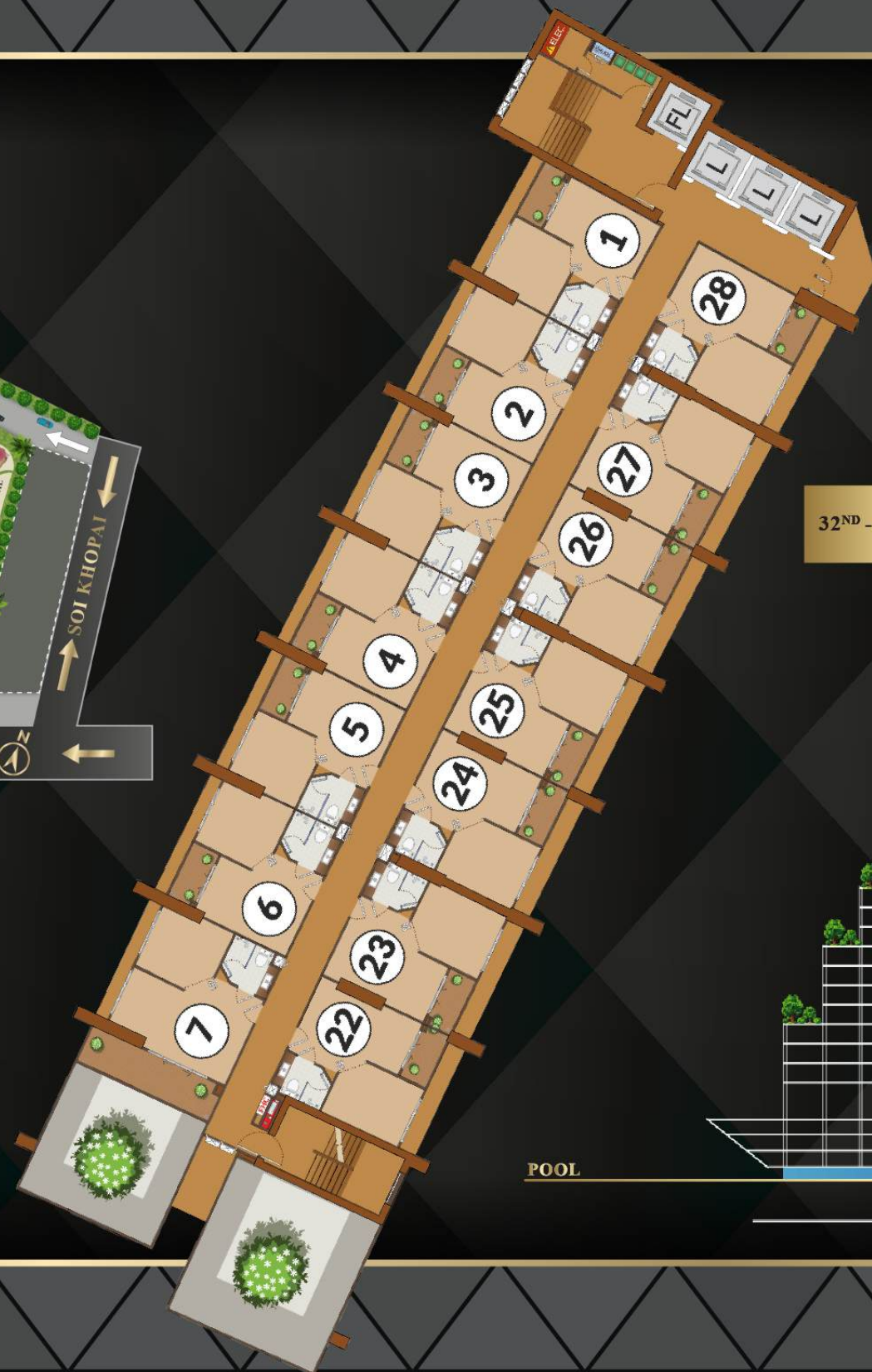
# PATTAYA CITY LIFESTYLE



MARINA GOLDEN BAY  
PATTAYA



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



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

POOL FLOOR

FACILITIES FLOOR

LOBBY

POOL

FI 51

FI 50  
FI 49  
FI 48  
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POOL FLOOR

FACILITIES FLOOR

LOBBY

## VICTORIA BUILDING



# THE HIGHEST LUXURIOUS AND DESIRABLE CONDOMINIUM IN PATTAYA





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



## VICTORIA BUILDING



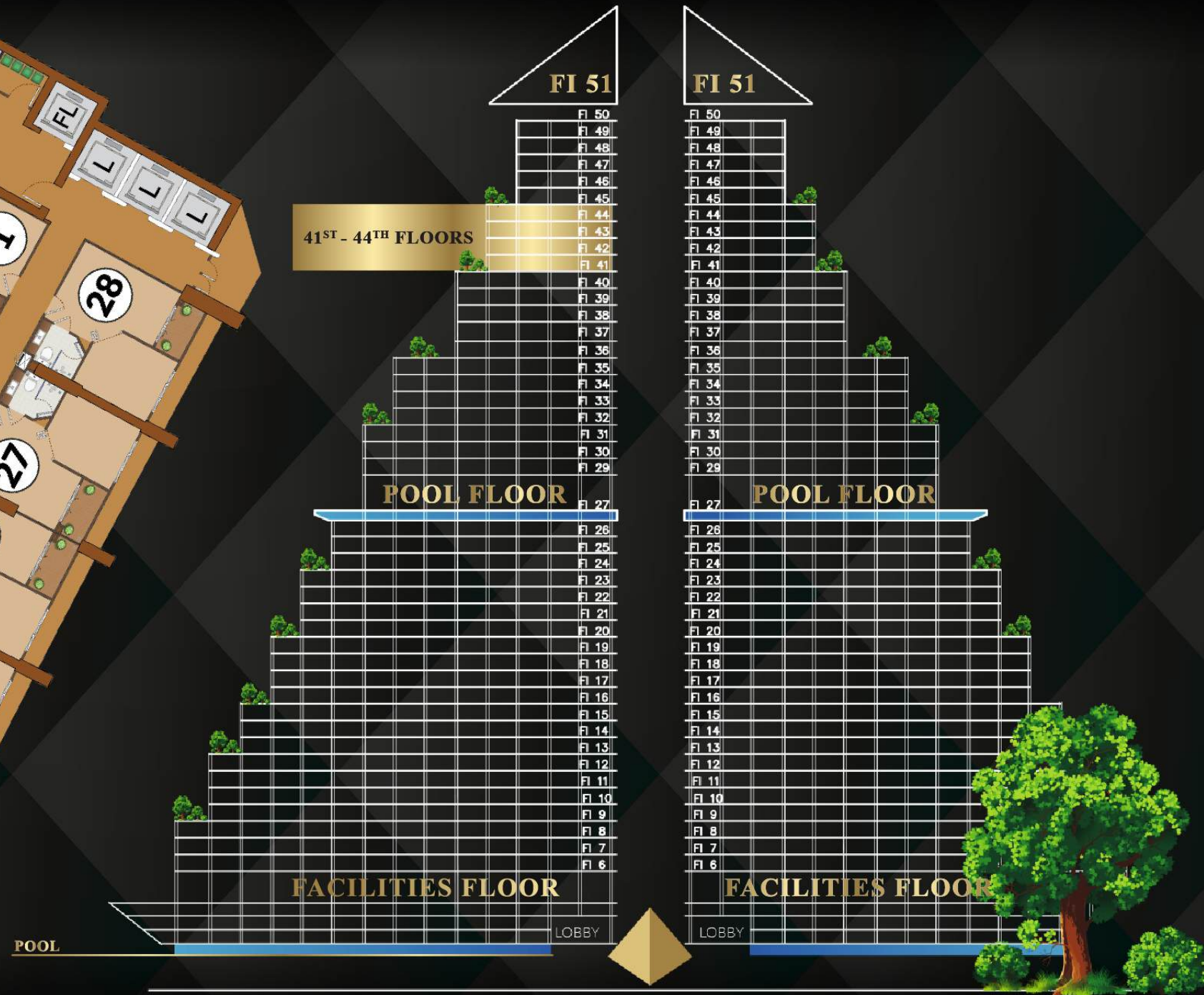
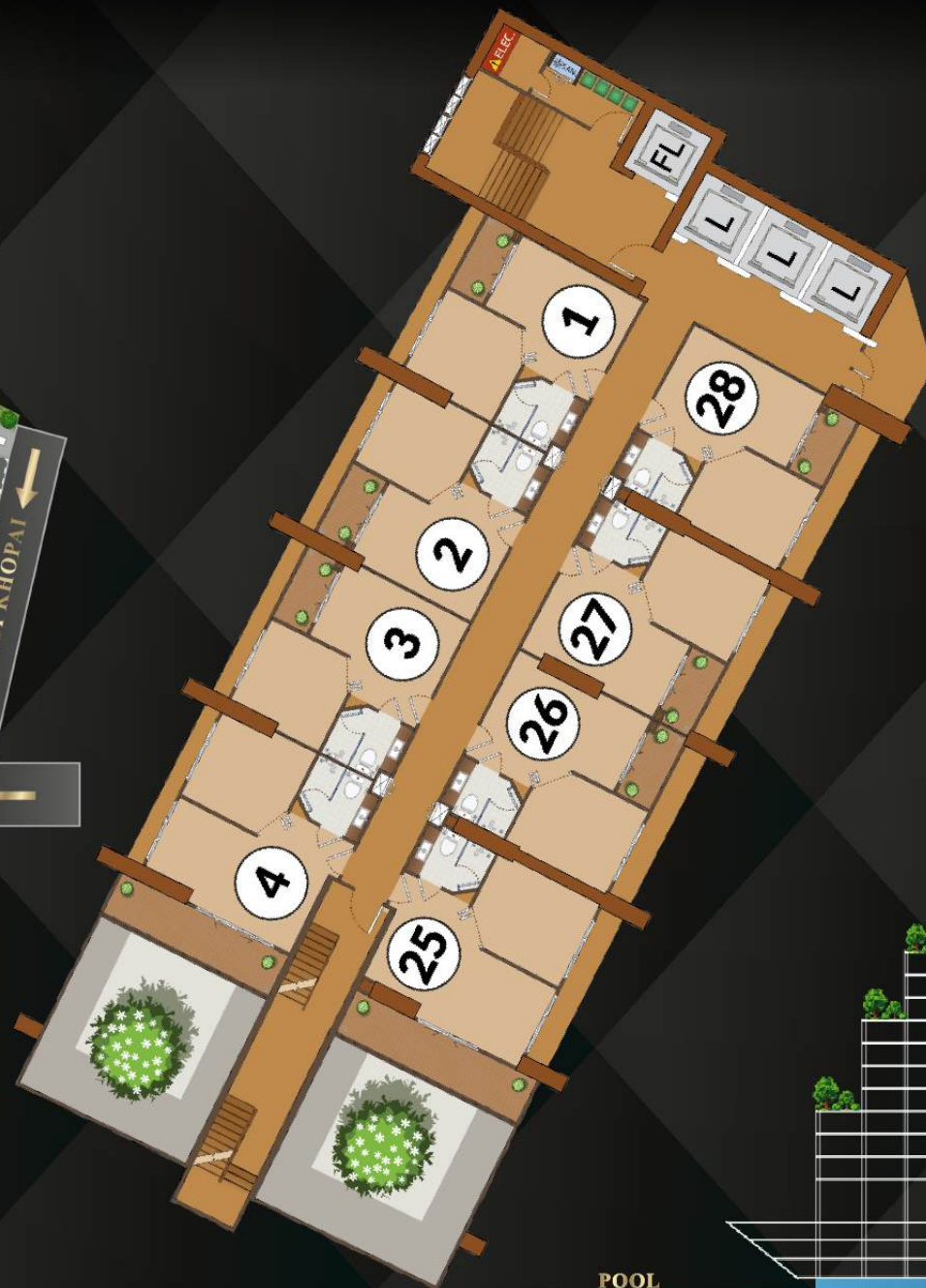
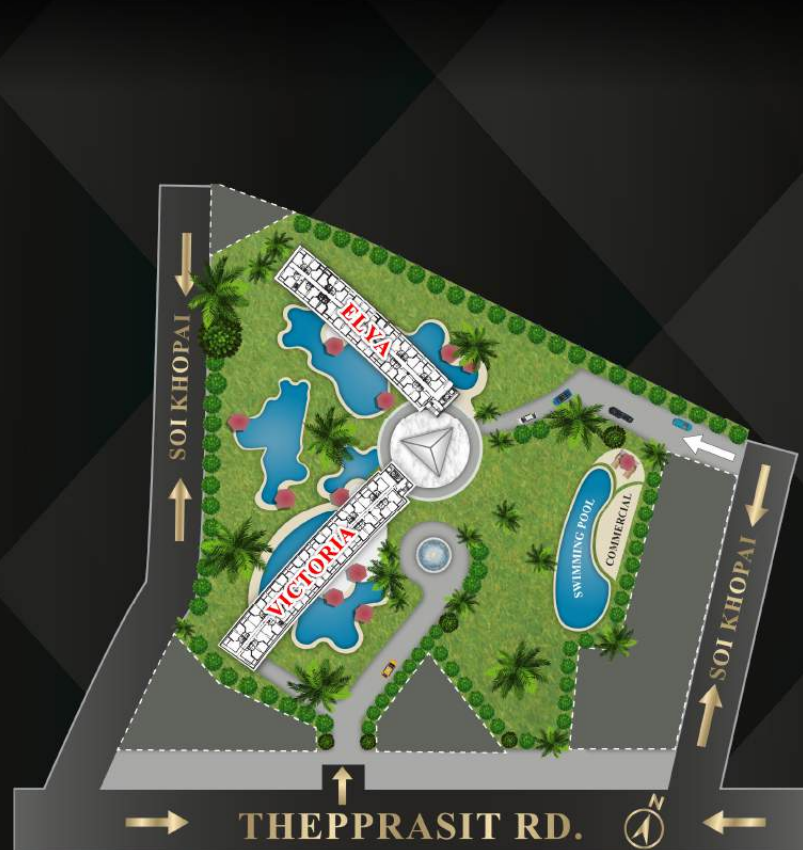
# LOUNGE AROUND WATCHING

## THE BEAUTIFUL SUNSETS





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



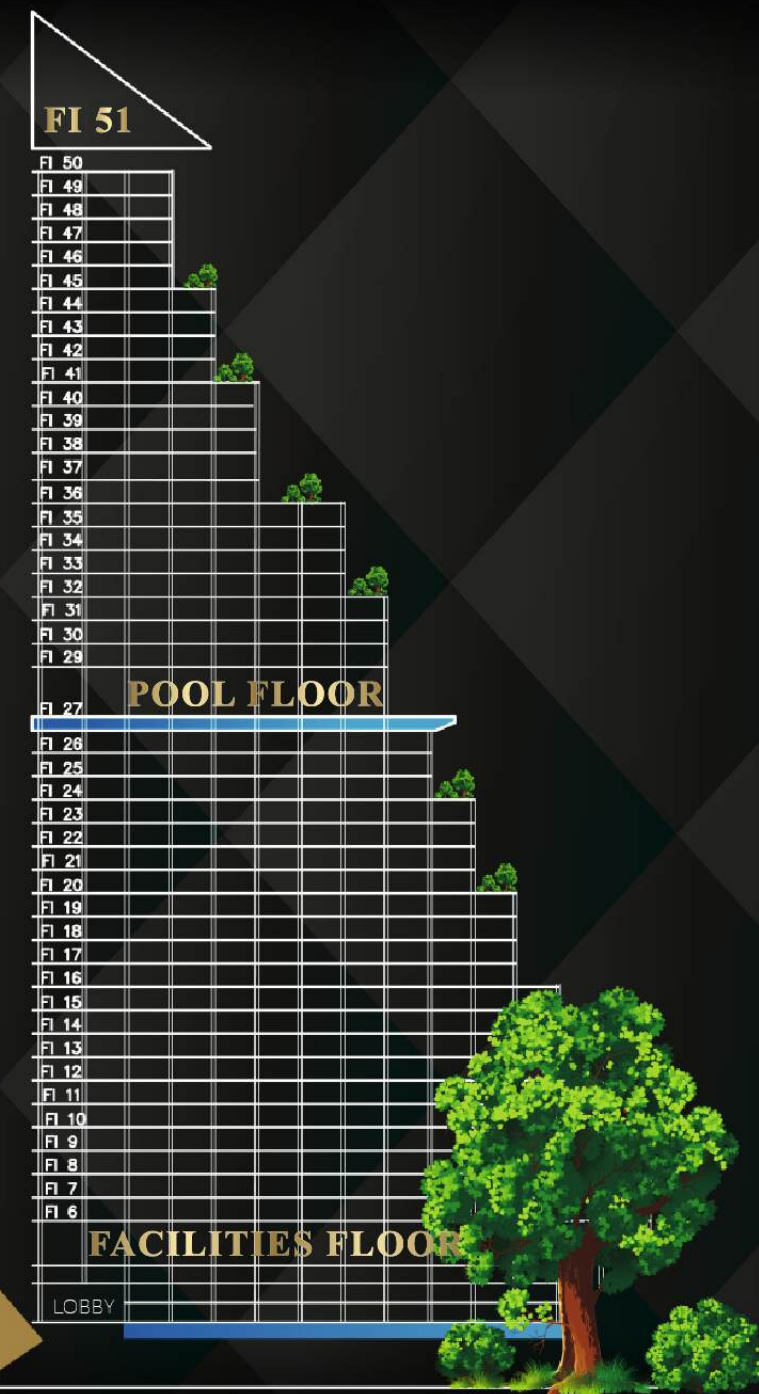
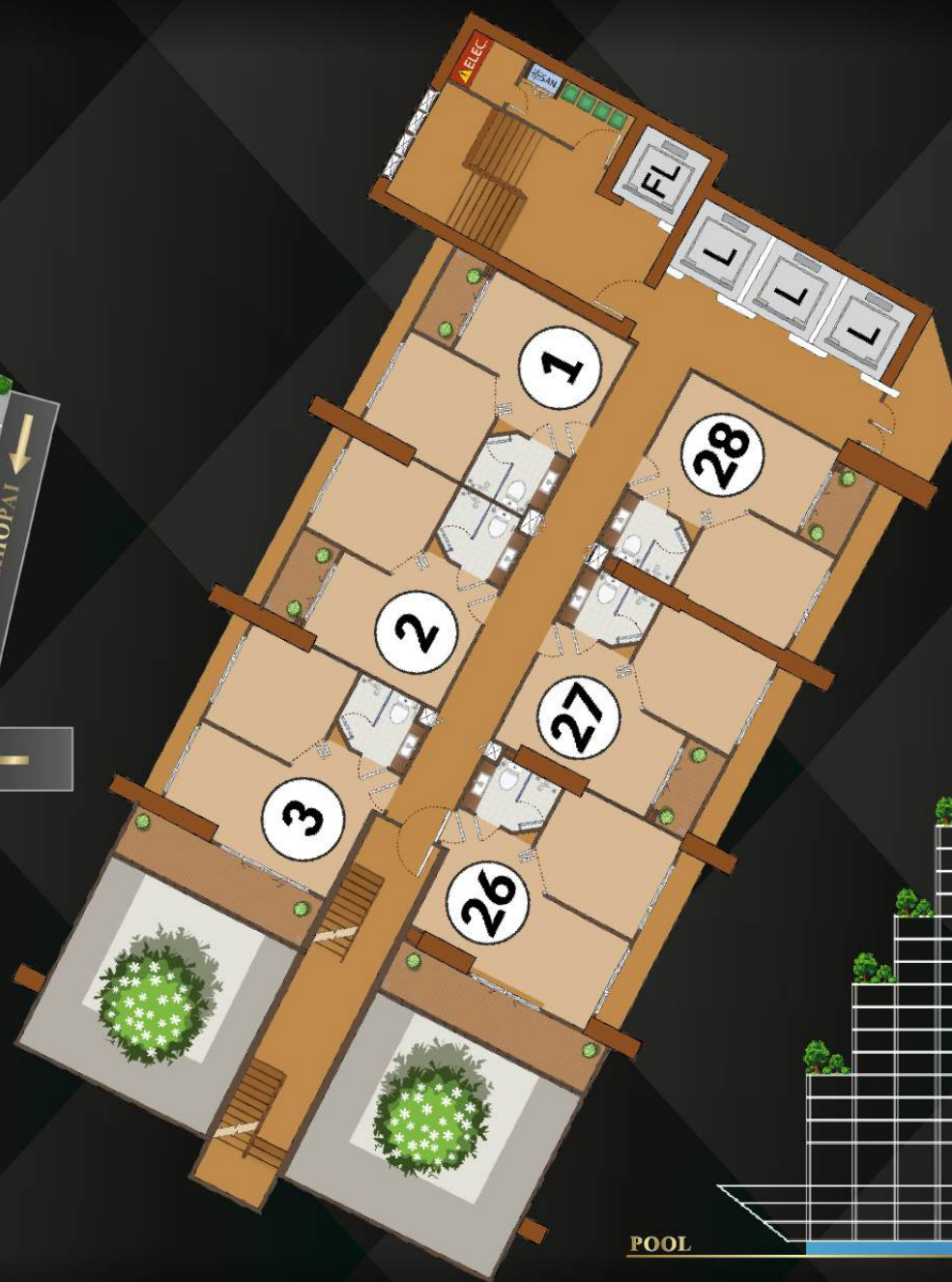


# PRIVATE AND SECURED WATER PARK, SAFE FOR YOUR LOVED ONES WITH CO-WORKING SPACE BY THE POOL





# 45<sup>TH</sup> - 49<sup>TH</sup> FLOORS





# THE MOST MODERN STYLE LIVING





# 50<sup>TH</sup> FLOORS





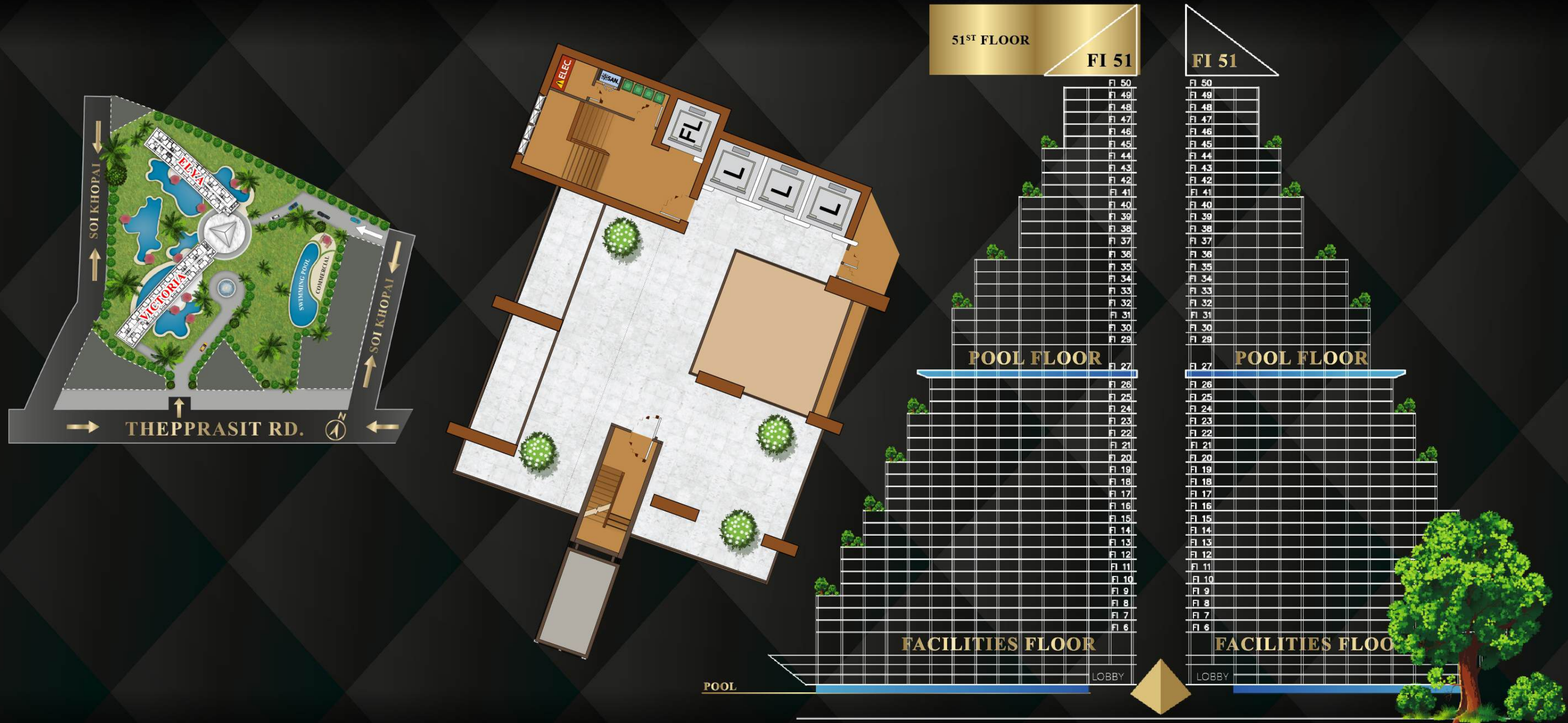
THE BEST IN MODERN LIVING



HIGH RENTAL PROFIT FOR YOUR ASSET



# EXPERIENCE THE ICONIC VIEWS



51<sup>ST</sup> FLOOR

VICTORIA BUILDING



# HIGH PROFIT FOR YOUR ASSET

WITH THIS UNIQUE PROPERTY AND VIEW





# HEART OF PATTAYA CITY EASY ACCESS





# 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



HARMONIA  
CITY GARDEN  
PATTAYA



Global Top Group is one of the city's most prolific and experienced purveyors of high-quality, high return properties with over 40 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.





# MARINA GOLDEN BAY

WORLD CLASS LUXURY LIFESTYLE



MARINA GOLDEN BAY  
Soi Thepprasit 6 Nongprue, Bang Lamung District, Chon Buri 20150

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