



Ban Amara
RAWAI PHUKET



"All journeys eventually end in the same place, home."

- Chris Geiger



The Concept



- Make your everyday feel like a vacation.

This elegant private villa is designed by classic style that optimizing Phuket Traditional home and the beauty of the nature as one package of architecture.

Blending a tropical setting and natural light with rich of wood element aims to bring warmth to a home.



The surrounding of the outdoor and semi-outdoor area throughout the villa reflects the passion of relaxing. Beyond luxury villa it serves as a true holiday home you can experience joy similar to joy you experience on vacation.



The Master Plan



LAND AREA

PLOT A	131	SQ.WAH	(524 SQ.M.)
PLOT B	122	SQ.WAH	(488 SQ.M.)
TOTAL	254	SQ.WAH	(1,012 SQ.M.)



The Plan



GROUND FLOOR PLAN

INTERNAL AREA

LIVING ROOM	19.80	SQ.M.
LIBRARY	16.20	SQ.M.
KITCHEN	15.70	SQ.M.
DINING ROOM	10.40	SQ.M.
STAIRS	12.00	SQ.M.
STORAGE UNDER STAIRS	4.80	SQ.M.
GUEST BEDROOM	16.80	SQ.M.
GUEST BATHROOM	11.20	SQ.M.
TOILET	3.70	SQ.M.
FOYER	2.90	SQ.M.
LAUNDRY ROOM	5.50	SQ.M.
PUMP ROOM & STORAGE	6.90	SQ.M.
TOTAL	125.90	SQ.M.

EXTERNAL AREA

SWIMMING POOL & JACUZZI	41.70	SQ.M.
POOL DECK	49.50	SQ.M.
OUTDOOR SHOWER	4.20	SQ.M.
TERRACE 3	20.70	SQ.M.
TERRACE 4	8.90	SQ.M.
GARAGE	32.60	SQ.M.
GARBAGE	1.00	SQ.M.
TOTAL	158.60	SQ.M.
TOTAL GROUND FLOOR	284.50	SQ.M.



The Plan



UPPER FLOOR PLAN

INTERNAL AREA		
MASTER BEDROOM	29.50	SQ.M.
BEDROOM 2	30.20	SQ.M.
MASTER BATHROOM	7.40	SQ.M.
BATHROOM 2	6.50	SQ.M.
STAIR	8.80	SQ.M.
FOYER	12.80	SQ.M.
TOTAL	95.20	SQ.M.

EXTERNAL AREA		
ROOF GARDEN	38.60	SQ.M.
TERRACE 1	8.80	SQ.M.
TERRACE 2	8.60	SQ.M.
SUNDECK	12.50	SQ.M.
TOTAL	68.50	SQ.M.
TOTAL UPPER FLOOR	163.70	SQ.M.

TOTAL GRAND FLOOR 448.20 SQ.M.



The Space



The ground floor comprises one elegant guest bedroom with end-suite bathroom, the spacious open plan living area where the fully equipped kitchen, dining room form one integrated space for entertaining or relaxing leading directly to the private infinity pool and jacuzzi, semi-outdoor deck. The interior design reflects the island's beauty and ambience.





The upper floor features a superb, spacious master bedroom with en-suite bathroom as well as a second bedroom, also with its own bathroom. Two bedrooms feature a polished timber floor. Every bedroom has its own balcony especially the master bedroom provides the perfect spacious balcony to relax watching the water view.





The Specs

Structure	: Reinforced concrete
Roof	: Steel structure with asphalt shingle roof tile
Wall	: Brick wall smooth cement render finish
Paint	: Interior and exterior emulsion paint
Ceiling	: Internal : 9 mm thick gypsum board / plywood with stucture and hard wood decoration External : hard wood / smart wood with structure
Floor	: Interior floor : Tiles / hard wood Exterior : Tiles / sand wash
Doors & Windows	: Solid wood frames and doors. High quality door fittings
Railing	: Anti rust painted steel / wood top
Sanitary wares	: European standard quality value and fitting silver chrome color
Counter top	: Fine terrazzo finishes
Kitchen	: Built-in kitchen cabinets, granite top, imported quality appliances
Hot water	: Water heater machine for all bathrooms
Air Condition	: Wall type and concealed type
Swimming pool & Jacuzzi	: Mosaic ceramic tiles / terrazzo, overflow pool system
Water supply	: Individual well water supply
Electric supply	: Individual electric meter
Ventilation	: Ceiling fan in all bedrooms
Built-in furniture	: Timber structure with teak plywood decking face
Garage	: 2 car park / automatic door system
Landscape	: Tropical landscape and fruit trees

The Price

Villa price : 14,500,000 baht

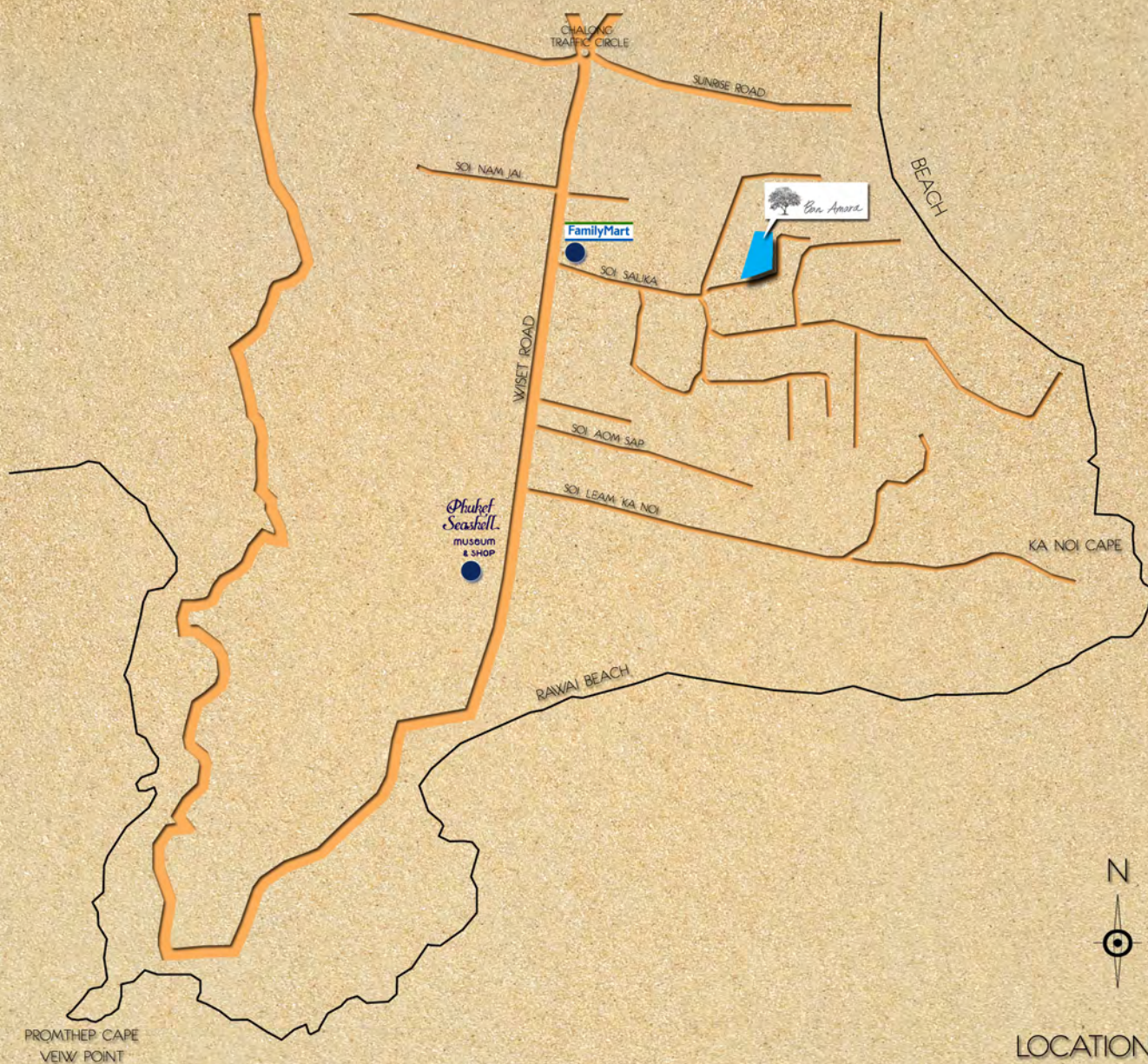
Land area : 122 sq.wah (490 sq.m.)

Payment	Description	100 %	Amount
1st	Reservation Fee		50,000
2nd	Upon signing the sales & purchase agreement	60 % - Reservation fee	8,650,000
3rd	Upon completion of floor, ceilings, doors & windows	30 %	4,350,000
4th	Upon transfer of the ownership	10 %	1,450,000

- Villa price is fixed in Thai Baht only
- The additional land plot A cost 4,590,000 baht (optional)
- The transfer and tax fee shall be paid 50:50 between the seller and the buyer



The Place



Ban Amara is nestled in the quiet seaside residential village in the east coast of Phuket whilst opportunities for exploratory walks along the near-deserted beach are endless.

It is just a gentle 5 minutes stroll to Rawai beach and Nai harn beach and within walking distance of the fashionable restaurants, shops, and charter boats to nearby islands and much more.

