

Floor Plan-Villa Type A

Area Information

Internal Area

Living, Dinning, Kitchen	36.00 sq.m.
Foyer	2.50 sq.m.
Toilet	2.50 sq.m.
Master Bedroom	16.00 sq.m.
Master Bathroom	9.00 sq.m.
wic.	5.00 sq.m.
Bedroom 2	16.00 sq.m.
Bathroom 2	5.00 sq.m.
wic.	3.00 sq.m.
Bedroom 3	16.00 sq.m.
Bathroom 3	5.00 sq.m.
wic.	5.00 sq.m.
Storage	4.00 sq.m.
Pumproom	2.50 sq.m.
Total Internal Area	127.50 sq.m.

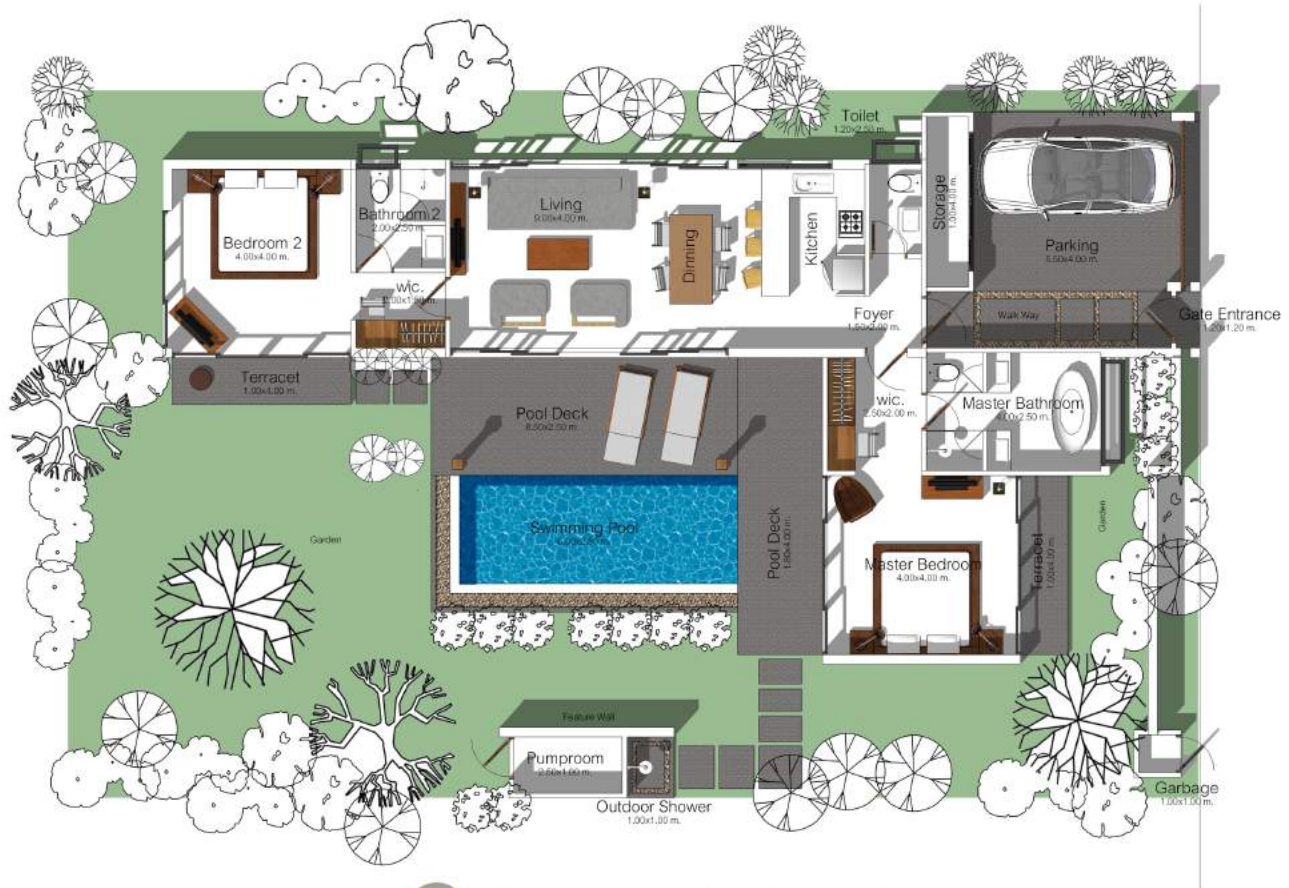
External Area

Parking	22.00 sq.m.
Walk way & Gate Entrance	7.50 sq.m.
Swimming Pool	18.00 sq.m.
Pool Deck	34.50 sq.m.
All Terrace & Foyer	14.00 sq.m.
Outdoor Shower	1.00 sq.m.
Garbage	1.00 sq.m.
Total External Area	98.00 sq.m.

Grand Total Area 225.50 sq.m.



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Floor Plan-Villa Type B

Area Information

Internal Area

Living, Dinning, Kitchen	36.00 sq.m.
Foyer	2.50 sq.m.
Toilet	2.50 sq.m.
Master Bedroom	16.00 sq.m.
Master Bathroom	9.00 sq.m.
wic.	5.00 sq.m.
Bedroom 2	16.00 sq.m.
Bathroom 2	5.00 sq.m.
wic.	3.00 sq.m.
Storage	4.00 sq.m.
Pumproom	2.50 sq.m.
Total Internal Area	101.50 sq.m.

External Area

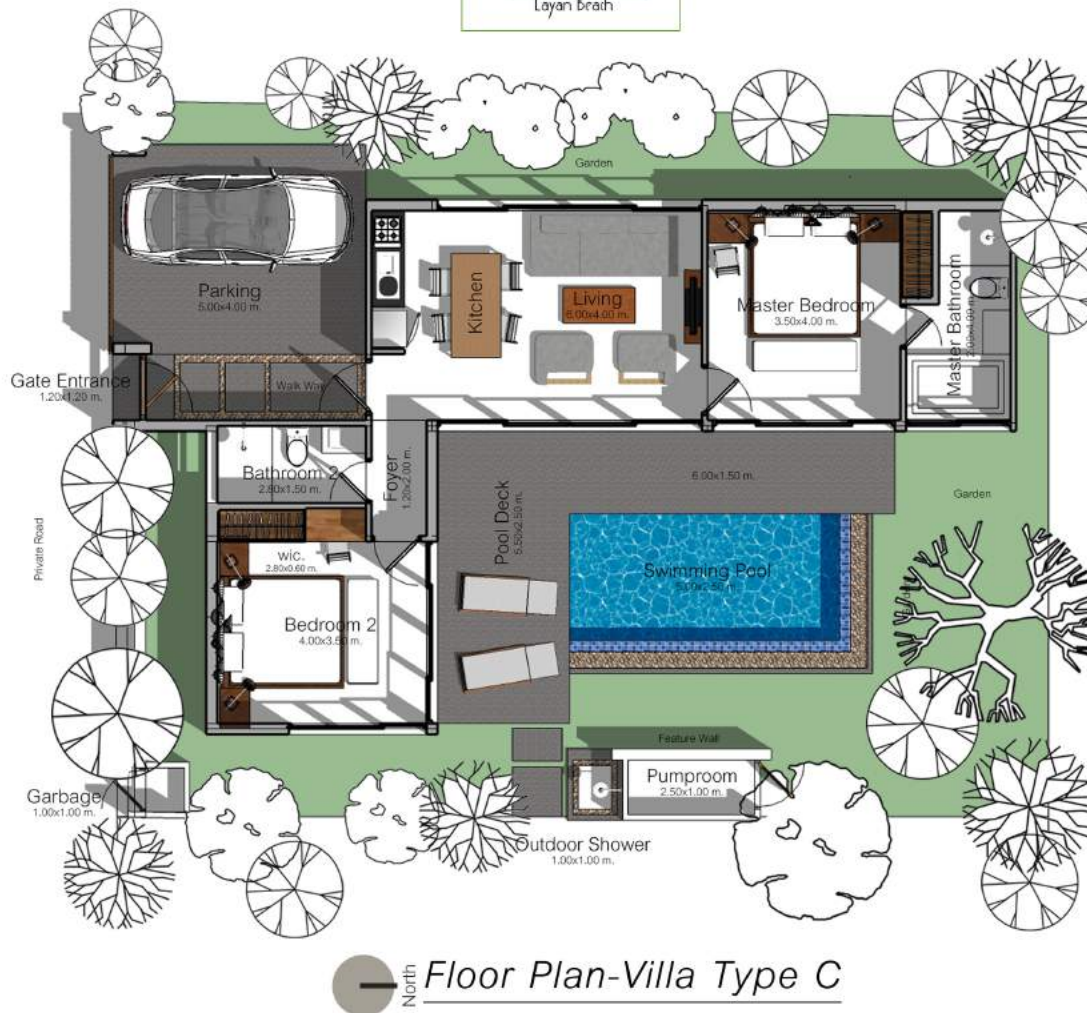
Parking	22.00 sq.m.
Walk way & Gate Entrance	7.50 sq.m.
Swimming Pool	16.00 sq.m.
Pool Deck	28.50 sq.m.
All Terrace	8.00 sq.m.
Outdoor Shower	1.00 sq.m.
Garbage	1.00 sq.m.
Total External Area	84.00 sq.m.

Grand Total Area 185.50 sq.m.



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North **Floor Plan-Villa Type C**

Area Information

Internal Area

Living, Dinning, Kitchen	24.00 sq.m.
Foyer	2.50 sq.m.
Master Bedroom	14.00 sq.m.
Master Bathroom	8.00 sq.m.
Bedroom 2	14.00 sq.m.
Bathroom 2	4.20 sq.m.
wic.	1.80 sq.m.
Pumproom	2.50 sq.m.
Total Internal Area	71.00 sq.m.

External Area

Parking	20.00 sq.m.
Walk way & Gate Entrance	6.00 sq.m.
Swimming Pool	15.00 sq.m.
Pool Deck	23.00 sq.m.
Outdoor Shower	1.00 sq.m.
Garbage	1.00 sq.m.
Total External Area	66.00 sq.m.

Grand Total Area 137.00 sq.m.

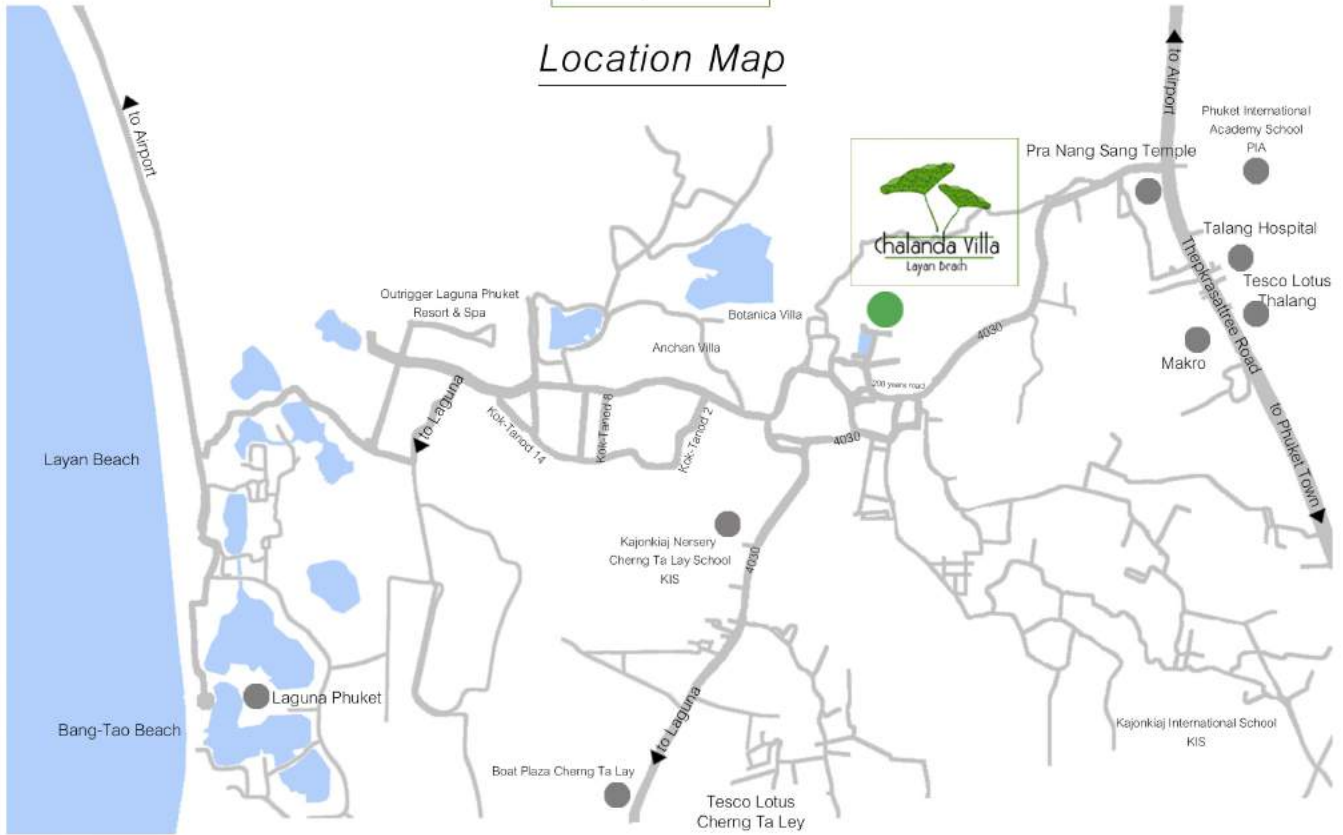
Land Area 220.80 sq.m. (villa 5)
204.00 sq.m. (villa 6)



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Location Map



Direction

- Layan Beach	5 mins
- Laguna Phuket	8 mins
- Bang Tao Beach	10 mins
- Boat Plaza Chong Ta Lay	8 mins
- Tesco lotus Thalang, Thalang Hospital	12 mins
- Makro	8 mins
- Kajonkij Nursery Chong Ta Lay School	5 mins
North	
- Phuket International Academy School	30 mins
- Naiyang Beach	45 mins
- Airport	45 mins
South	
- Phuket Town	45 mins
- Central Festival, Tesco Lotus Samkong, Big C, Home Work, SB furniture, Ikea	45 mins
- Bangkok Phuket Hospital, Phuket International Hospital	45 mins
- British International School	30 mins
- Chalong Pier, Rawai Beach, Promtep Cape	60 mins
East	
- Tesco lotus-Chong Ta Lay	10 mins
- Yamu Cape	30 mins
- Kajonkij International School Thalang	25 mins
South West	
- Surin Beach	25 mins
- Kamala Beach	30 mins
- Patong Beach	45 mins





General Specification

Foundation	: Piling, concrete footing
Structure	: Reinforced concrete
Roof	: Asphalt shingle roof with steel structure
Wall	: Brick wall smooth cement render finished
Paint	: Interior and exterior emulsion paint
Ceiling	: Internal : 9 mm. thick gypsum board / ply-wood with structure : External : Hardwood / with Structure
Floor	: Interior floor : Granito and ceramic tiles : Exterior floor: Tiles / Sand-wash
Doors&Windows	: Aluminium doors and windows for outdoor, Solid wood frames and doors with high quality door fittings for indoor.
Sanitary wares	: European standard quality value and fitting silver chrome color
Counter top	: Granite
Kitchen	: Built-in kitchen cabinets, granite top ,imported quality appliances
Hot water	: Water heater machine for all bathroom
Air condition	: Wall type for all rooms.
Swimming Pool	: Skimmer/ Over-flow pool system with pool tiles.
Water supply	: Individual well water supply
Electric supply	: Individual electric meter
Ventilation	: Ceiling fan in all bedrooms
Built-In Furniture	: Timber structure with teak ply-wood decking face
Landscape	: Tropical Landscape
Garage	: 2 car park / Automatic door system

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Overall
Exterior Perspective





Villa Type A

Exterior Perspective



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Villa Type B

Exterior Perspective



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Villa Type C

Exterior Perspective



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Interior Perspective



Living room



Master bathroom

Master bedroom



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Master Plan

Villa 1	298 sq.m.	Type A
Villa 2	306 sq.m.	Type A
Villa 3	314 sq.m.	Type A
Villa 4	322 sq.m.	Type A
Villa 5	420 sq.m.	Type C SOLD
Villa 6	912 sq.m.	Type D Reserved
Villa 7	610 sq.m.	Type E Reserved
Villa 8	660 sq.m.	Type E

Update 20160524





Price

no.	type	villa area (m2)	land area (m2)	price (baht)	remark
1	Type A	225.50	298	8,950,000	3 bedrooms
2	Type A	225.50	306	8,950,000	3 bedrooms
3	Type A	225.50	314	8,950,000	3 bedrooms
4	Type A	225.50	322	8,950,000	3 bedrooms
5	Type C	-	420	SOLD	4 bedrooms
6	Type D	-	912	27,000,000	4 bedrooms
7	Type E	-	610	19,500,000	3 bedrooms
8	Type E	-	660	20,500,000	3 bedrooms

Payment

payment	description	percent	amount
1	Reservation Fee	-	100,000
2	Upon signing the sales & purchase agreement	20%	
3	Upon completion of concrete structure	30%	
4	Upon completion of the roof	20%	
5	Upon completion of floor ,ceiling finishing	20%	
6	Upon transfer of the ownership	10% -reservation	

- Villa price is fixed in Thai Baht only
- The transfer and tax fee shall be paid 50:50 between the seller and buyer

