

A man in a light-colored shirt and dark shorts is lifting a woman in a patterned top and shorts into the air. They are on a sandy beach at sunset, with the sun low on the horizon and a large, bright orange sky. The scene is captured in a wide-angle, slightly low perspective, emphasizing the height of the lift. The overall mood is joyful and romantic.

KATA SEA VIEW VILLA'S

Trading dreams for reality

Slow down and relax with a new
Tropical Island lifestyle!

INTRODUCTION

Kata Sea View Villa's are a unique development set amongst the lush tropical hills side of Kata Beach. Only a few minutes away from the boutique shopping areas, busy restaurants, vibrant bars and night life.



TROPICAL ISLAND RELAXATION

Don't just take it from us, come and see for yourselves!

Invest in tropical Thailand, the land of smiles with its beautiful scenery, amazing culture and fabulous food.

Our prestigious and unique properties are located in the south of Phuket Island on the outskirts of the picturesque small beach town of Kata, with world class beaches, top class restaurants and a great choice of vibrant bars and night life.

Invest in Phuket with all year round sunshine with an average temperature of 32°. The low cost of living and great leisure facilities from Marina's and Yachting to world class golf courses, the security of low crime rates, first class health care, world renowned international schools and a thriving expat community makes Phuket and Kata the place to be.

Our exclusive and unique property investment offers:

- High Investment Returns
- Financing Available - Low Interest
- High guarantee rental returns of 7%
- No buyer fees
- Proven stable real estate market
- No property taxes
- No Capital Gains tax

(after 5 years for private investors)

PHUKET'S TRUE TROPICAL HIDEAWAY

Lifestyle investment with great returns!

Our villas are nestled amongst the lush tropical hillside canopy of Kata overlooking the turquoise blue waters of the Andaman Sea and the world famous pure white sand of Kata.

Surrounded by the picturesque backdrop of green covered mountains and pristine gardens. All of our high-end luxury pool villa properties are unique in their own way, with excellent facilities

throughout, providing a great comfortable atmosphere, ideal for those looking for tranquillity along with stunning views.

Contemporary interior and exterior designs ranging from 420 m² - 450 m² of spacious luxury living including 4 bedrooms, an impressive large roof top terrace and sala, private infinity pool and stunning landscaped

gardens. All of our villas are available for sale and we offer a full rental service and fantastic investment returns with pre-launch discounts!

With easy access to a full range of world-class amenities, entertainment and recreational choices, you can truly experience the luxury of complete island living.

DESIGN PHILOSOPHY AND THOUGHTS

Aiming only for the absolute best!

Our philosophy is to build quality modern developments that both blend in with the environment and appeal to the high western standard expected.

The Architectural design has carefully been considered to maximise the stunning sea views from all aspects while delivering privacy and security. We aim to deliver quality of service and our estate management

team will provide a property maintenance service and a full rental program with guaranteed rental returns.

For a limited time only we are offering a FREE furniture package valued at 1.2 MB with any new deposited purchase. The development is ready to move in 'so just turn up with your suit cases'.



CHOSEN AREA AND MAP

Destinations + Transport

This great location is never too far from the great conveniences and amenities that the town has to offer. Three minutes from the town centre with a vast array of top restaurants and lively bars, Five minutes from two of the best beaches in Phuket, Kata and Kata Noi and 200 meters from public transport.

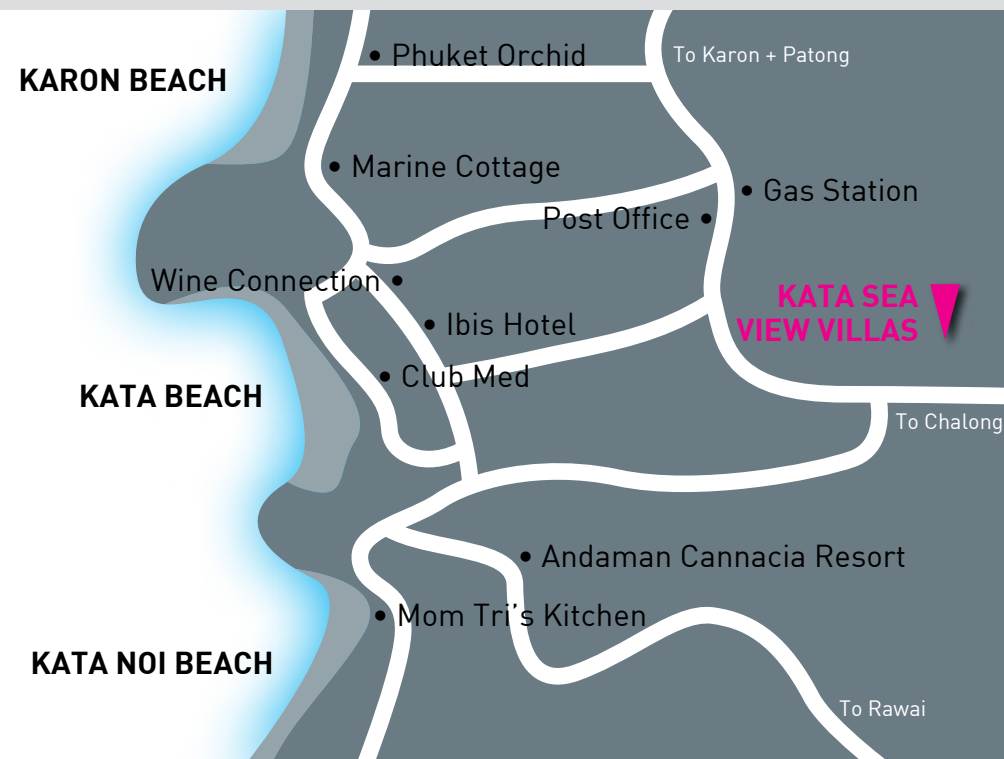
- ☐ Patong Beach15 mins
- ☐ Chalong Pier. 5 mins
- ☐ Karon Beach.10 mins
- ☐ Nian Harn Beach15 mins
- ☐ Phuket Town. 20 mins
- ☐ Phuket Country Club 20 mins
- ☐ Prom Thep Cape 20 mins
- ☐ Central Festival 20 mins
- ☐ Big Buddha.10 mins
- ☐ Airport. 45 mins
- ☐ Bus station 30 mins



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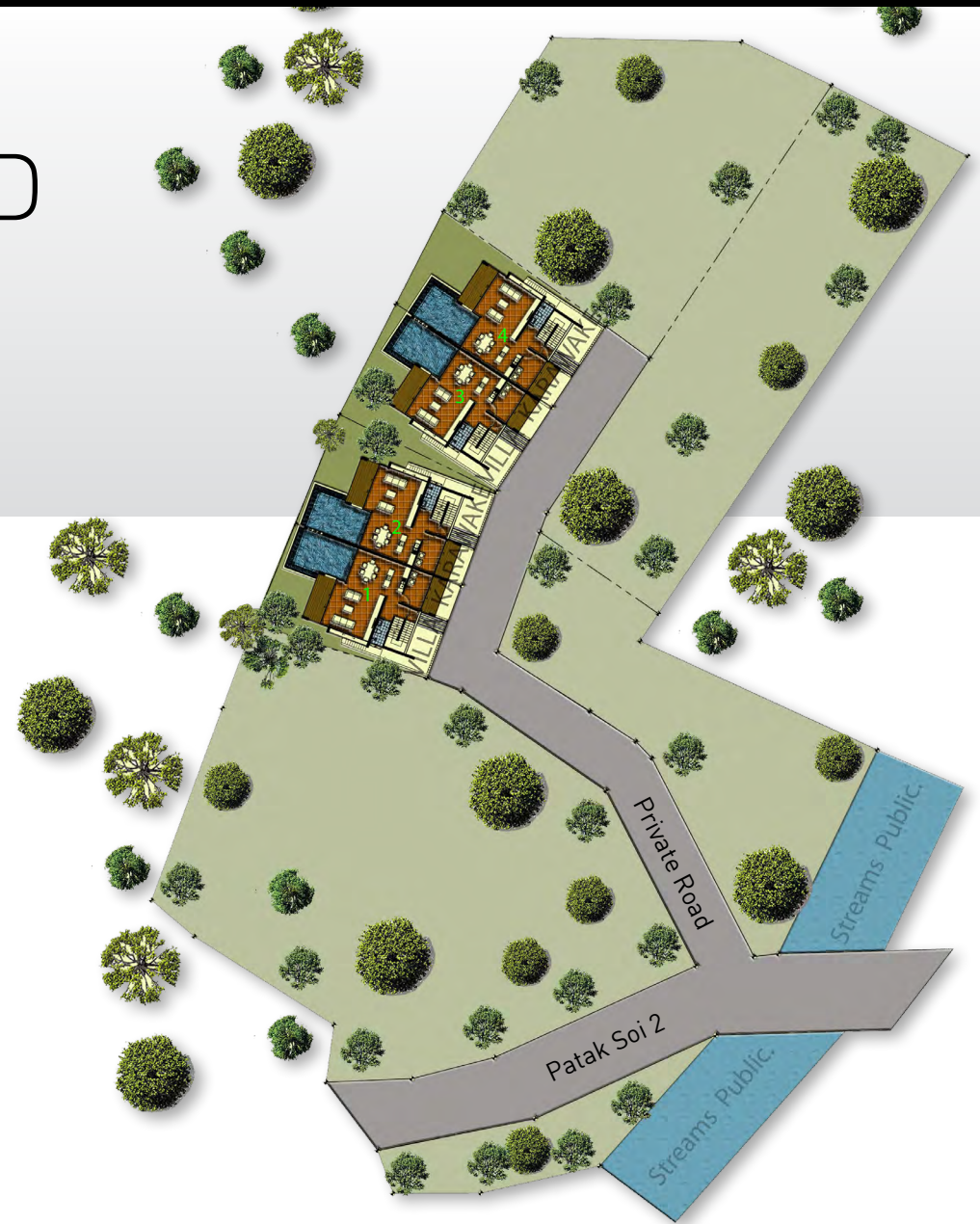


MASTER PLAN AND SURROUNDINGS

Location plan + Access

Nestled in the tropical lush hills of Kata and within the vicinity of The Big Buddha; with breathtaking views over Kata, that pan out to the perfect sun set in to the deep blue of the Andaman Sea.

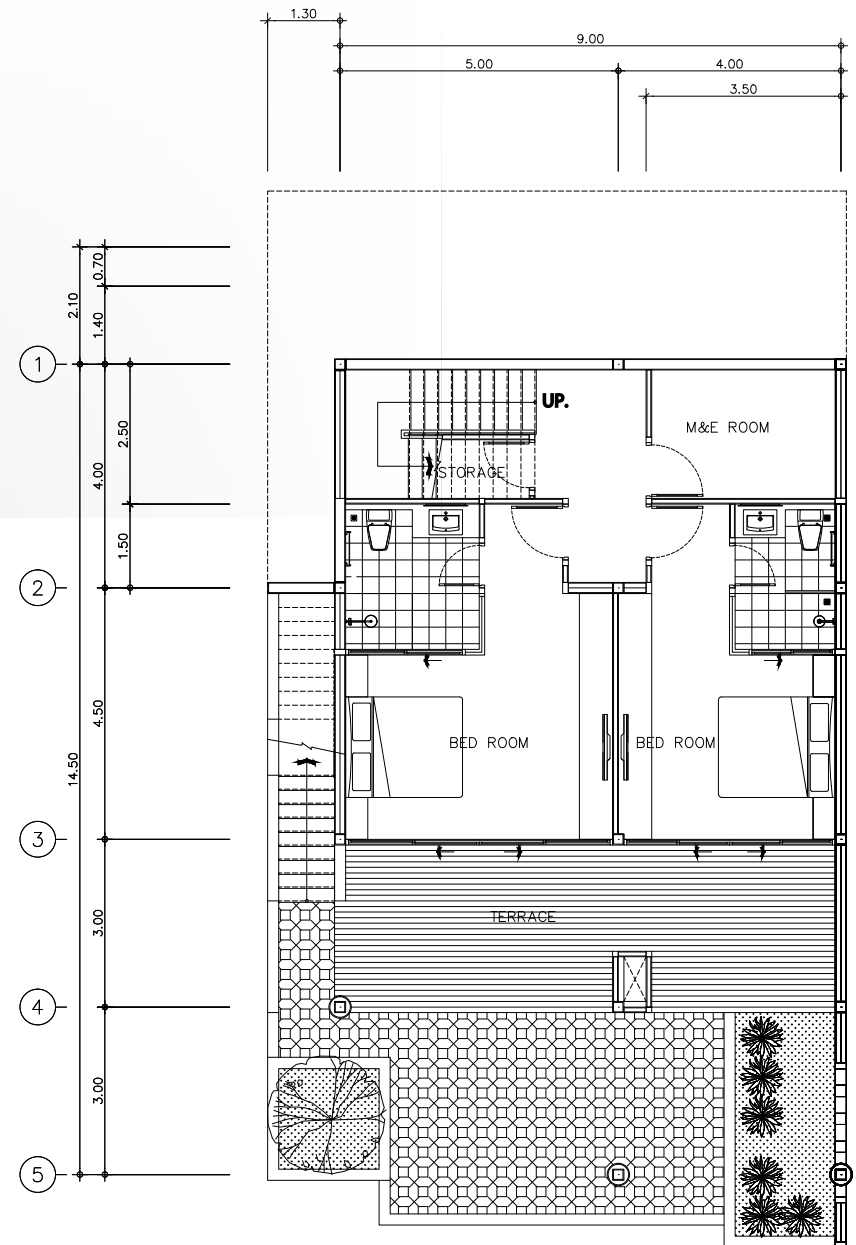
This private development has been built to very high specifications using top quality materials that truly enhance its modern architectural exterior as well as complementing the pristine surrounding.



GROUND FLOOR PLAN

Invest, Enhance & Indulge

The Ground Floor has been designed with privacy in mind, with large glass doors opening on to a private terrace surrounded with a walled open courtyard, including your own private entry. No expense has been spared on the interior too with a modern contemporary feel enhanced with a natural light on elegant light and dark shaded wood finished décor.

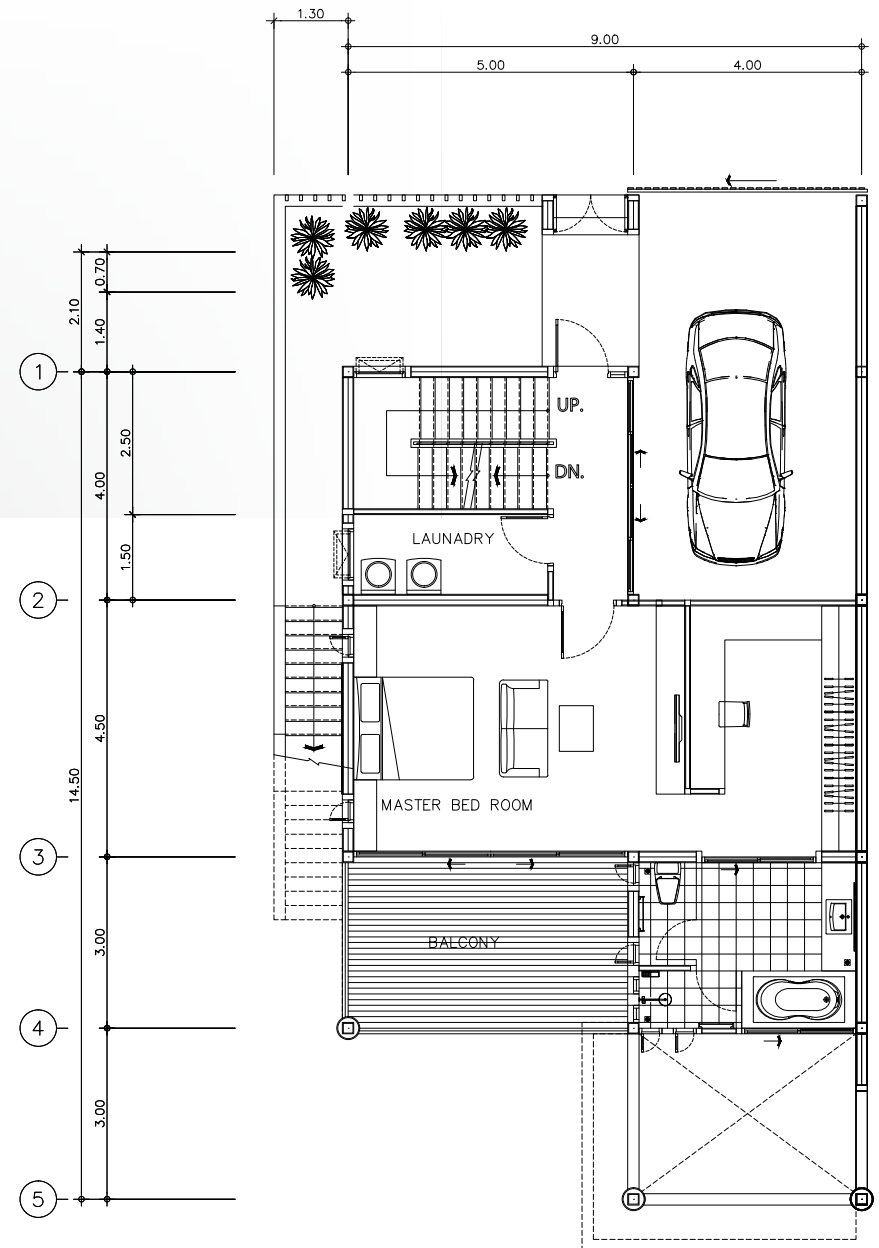


FIRST FLOOR PLAN

Invest, Enhance & Indulge

First impression are made on this floor and WOW! Starting with the outside private parking area leading in to a well-designed entrance and on to the private master bedroom with walk in closets and modern fitted bathroom.

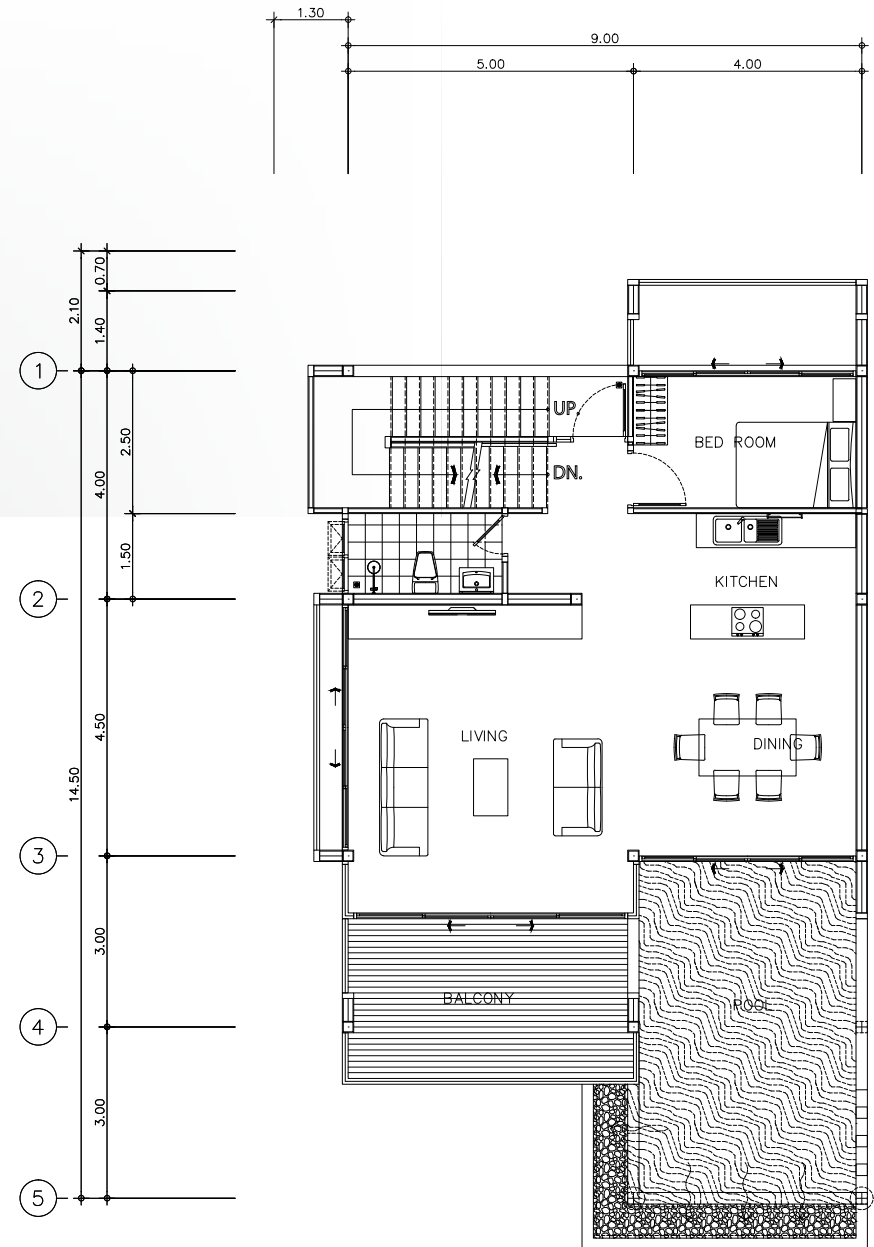
The large glass doors open up on to a terrace and balcony overlooking your private court yard.



SECOND FLOOR PLAN

Invest, Enhance & Indulge

The interior design of this floor has been design solely around the view seen from all aspects. Surrounded by glass doors that open up to a stunning private infinity pool and private terrace and balcony. The well designed open planed living area incorporates a fully fitted modern European style kitchen and dining room.

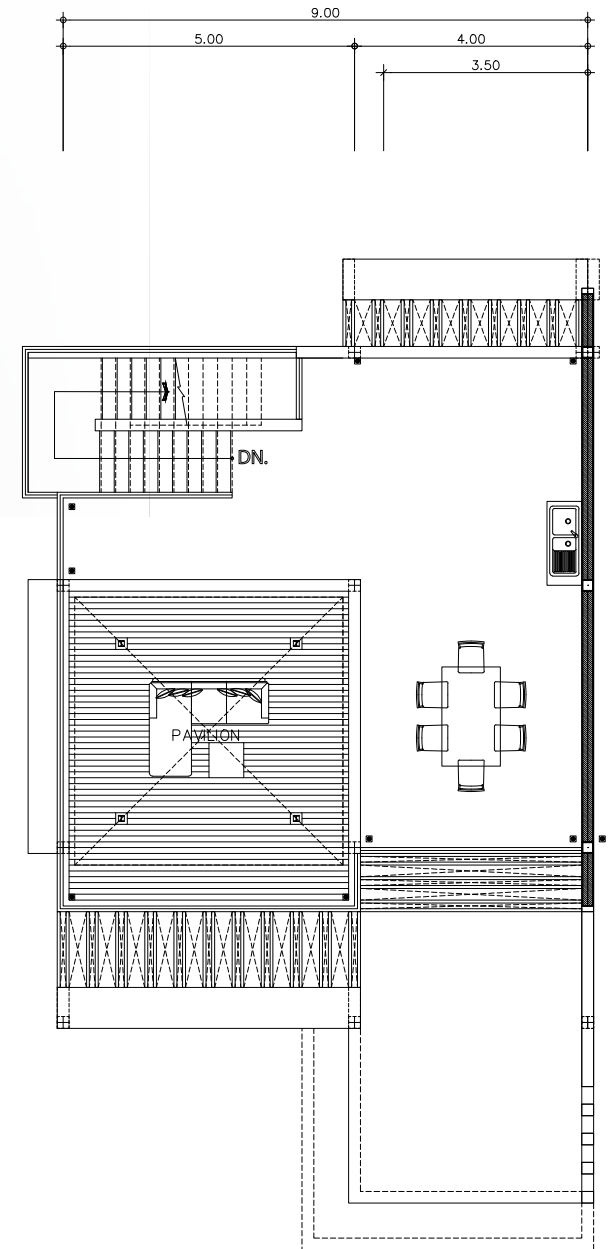
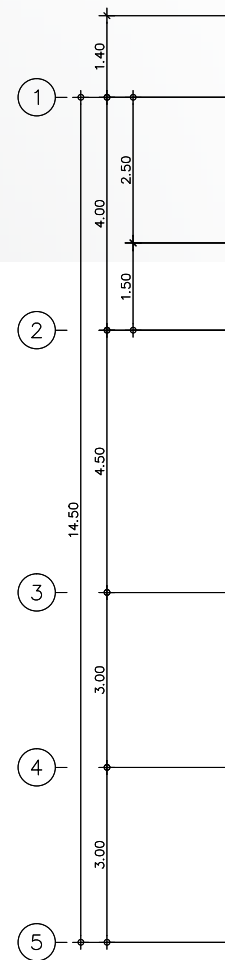


ROOF TERRACE FLOOR PLAN

Invest, Enhance & Indulge

Probably the most impressive area of the villa and a real show piece at your next BBQ or sunset drinks party.

A true entertainment area with your own private shaded wooden Sala enhanced by the contrasting wood decking, walk out balcony and alfresco dining area. The only words to explain the view from the roof 'breath-taking'.



CONSTRUCTION SPECIFICATIONS

Material + Assembly

FOUNDATION, STRUCTURE AND WALLS IN GENERAL

Concrete foundation footing, reinforced concrete columns & beams structure. Walls with Autoclaved aerated concrete brick structure, plaster and skim coat finishing, white/light color painted. Perimeter walls from concrete blocks, plastered and white/light color painted.

ELECTRICAL WORKS AND SUPPLY

Electricity from public supply with individual meters for each household unit. All wiring is concealed and run in approved PVC conduit. Earth wires to be run to all electrical outlets & to hardwired components and to terminate at an approved earth spike. Underground cable runs to the site, including electricity and communication cables.

WATER SUPPLY AND PLUMBING

4000-L water tank for each household unit. Water system includes all necessary (automatic) water pumps. Pumps are located in utility area of each house. Cold water supply to be in approved PVC conduit. Hot water for bathrooms and kitchen from the individual automatic water heaters.

CONSTRUCTION SPECIFICATIONS

Material + Assembly

WASTE WATER TREATMENT & SEPTIC TANKS

All grey & black water to be piped by gravity feed to an underground waste water treatment system (septic tank) built for each house for the sole use by one household unit.

TELEPHONE / TV / INTERNET

A telephone line is installed in living area. TV sockets are installed in every bedroom & living area, Internet is available through TV sockets [cable Internet] or through the living area's telephone socket [phone line Internet connection]. Underground cable runs to the site, including electricity and communication cables.

INTERIOR AND EXTERIOR LIGHTS

Interior and pool side terrace ceiling lights to be round shaped recessed standard ceiling lights. Exterior lights to be tube shaped black powder coated wall lights. Fluorescent tube lights in utility areas. All interior light sources are LED lighting

CONSTRUCTION SPECIFICATIONS

Material + Assembly

CAR PARKING AND ENTRANCE

Concrete main structure, sand washed concrete floor, and remote control roller/sliding gate.

ROOF TILES AND AT ROOF AREA

Dark brown asphalt shingle roofs and waterproofed concrete slab.

CEILINGS

9 mm plasterboard/gypsum, white painted throughout interior. Conwood exterior ceilings.

WINDOWS AND DOORS

All normal internal doors are wood. Sliding doors and all windows are installed with white powder coated aluminium frames and with clear 6 mm glass [except bathroom window(s) with frosted glass].

GARDEN AND LANDSCAPING

Gardens area are landscaped with tropical plants, instant grass and gravel.

TILED CONCRETE SWIMMING POOL

- Width.....4 m
- Length.....6 m
- Depth1.2 m
- Coping..... 35 cm wide Sandstone
- Tiles.....5 cm - 5 cm

CONSTRUCTION SPECIFICATIONS

Material + Assembly

BATHROOMS

- Shower Walls 20 cm x 30 cm tiles + Mosaic
- Shower Floors 60 cm x 60 cm non-slippery tiles
- Basin Counter + Hardtop. Black African Granite
- Master Bathroom. Features Jacazzi
- Toilet Bowl + Accessories Italian Brand Christina

in white porcelain.
Bathroom accessories
are chrome polished
Italien Brand Christina
products

FLOORING

- Living, Dining + Kitchen.60 cm x 60 cm Granito
- Bedrooms + Passage.60 cm x 60 cm Granito
- Master Bedroom Makha Wood Flooring
- Bathrooms (dry floor)60 cm x 60 cm Granito
- Pool side Terrace. Sand washed Concrete

PRICE LIST AND PAYMENT PLANS

Lifestyle investment with great returns!

VILLA TYPE	LAND AREA	WIDTH	LIVING AREA	PRICE	RESERVATION	CONTRACT 50%	TRANSFER 50%
Villa No. 1	217.6 m ²	9 m	400.0 m ²	฿ 24,900,000	฿ 500,000	฿ 12,200,000	฿ 12,200,000
Villa No. 2	207.6 m ²	9 m	400.0 m ²	฿ 24,900,000	฿ 500,000	฿ 12,200,000	฿ 12,200,000
Villa No. 3	210.0 m ²	9 m	400.0 m ²	฿ 24,900,000	฿ 500,000	฿ 12,200,000	฿ 12,200,000
Villa No. 4	248.0 m ²	9 m	400.0 m ²	฿ 24,900,000	฿ 500,000	฿ 12,200,000	฿ 12,200,000

* Subject to change without notice



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