

THE TEAK
PHUKET



LIFE LUXURY LONGEVITY

With the principles of life, luxury, and longevity at the forefront, each of the Teak's thirteen pool villas have been designed with the utmost care for those discerning buyers who value sustainability and privacy above all.

Set against the lush tropical jungles of Western Phuket, these modern pool villas are built to exude classic charm. Teakwood, the namesake timber chosen for the villa doors, symbolizes our passion for using durable and elegant materials. This is not only so that the villas may blend in with their natural surroundings, but also to ensure that their owners may enjoy these homes away from home for generations to come. With only thirteen units, the Teak promises intimate connections with like-minded neighbors and endless serene days of relaxation.

Of course, peace and privacy do not mean opting out of fun and excitement. At only four minutes from Porto de Phuket and Boat Avenue and ten minutes from Bangtao Beach, Phuket's charms are always easily in reach at the Teak, making it the perfect choice for those who envision their future on this paradise island.

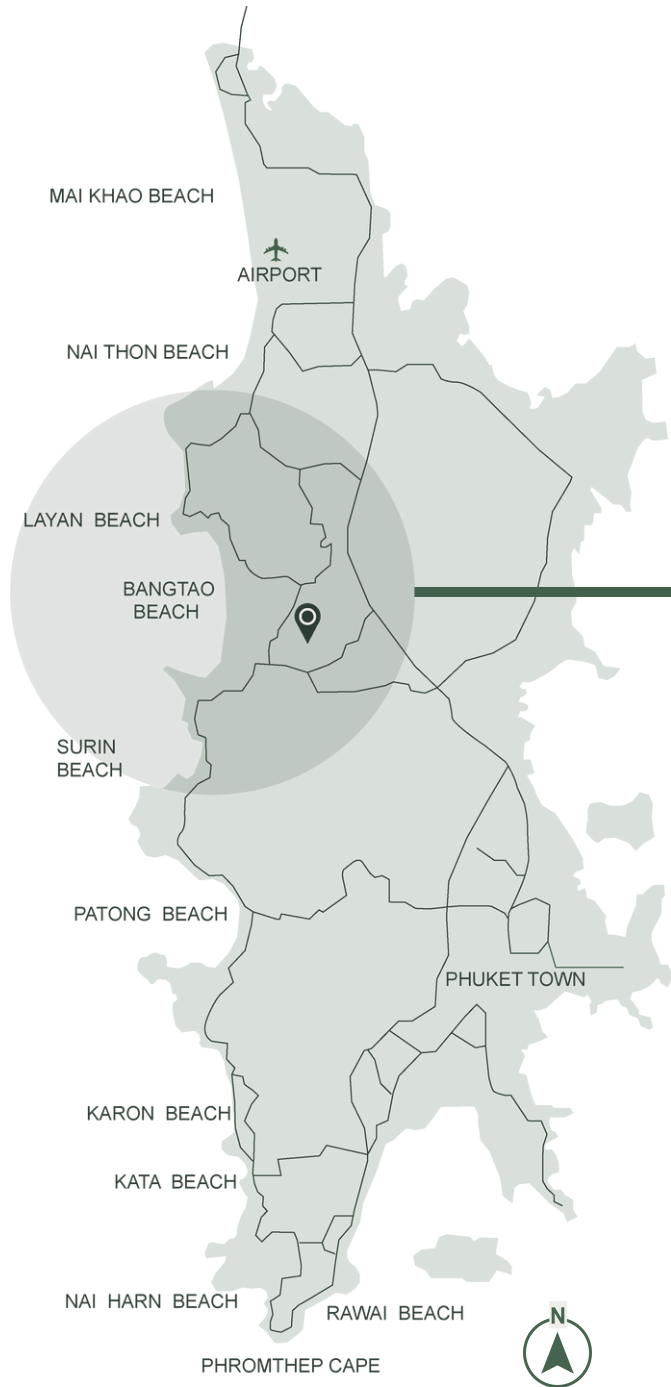


Project Name	The Teak Phuket
The Developer	Chanyawee Development Co., Ltd. The Teak Property Co., Ltd.
Location	Soi Pasak 4/1, Chergthalay, Thalang, Phuket, Thailand
Project Area	8,000 sq.m. (5 Rai)
Available Unit	9 Units
Concept Design	Private Modern Luxury Pool Villa
Unit Type	Type B (4 +1 Bedrooms) Approximately Build Up Area 567.19 sq.m. Land Plot Size from 414 to 425 sq.m. 4 Units Type C (4 +1 Bedrooms) Approximately Build Up Area 434.45 sq.m. Land Plot Size from 451.38 to 473.59 sq.m. 2 Units Type D (3 Bedrooms) Approximately Build Up Area 373.31 sq.m. Land Plot Size from 350.30 to 376.60 sq.m. 3 Units
Ownership	Freehold and Leasehold

WHERE WE ARE

Soi Pasak 4/1, Chermgthalay, Thalang, Phuket, Thailand

Scan here for location map



LOCATION

Perfectly located in the most prestigious residential areas in Phuket. With easy access to an abundance of facilities, we ensure that our valued residents enjoy the exclusive privacy, comfort and convenience.



Laguna Golf Phuket
4.50 km



Layan Beach
6.90 km



Bangtao Beach
3.60 km



Blue Tree Water Park Phuket
3.50 km



Central Porto De Phuket
1.80 km



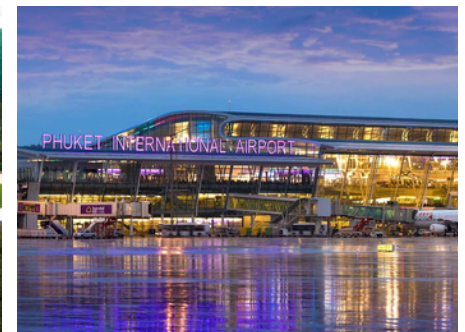
Promthep Cave
40.00 km



Phuket Town
22.00 km



UWC International School
9.50 km



Phuket International Airport
14.50 km

MASTER PLAN

Land Plot Size

Type B (4 +1 Bedrooms)

B2 - 414.00 sq.m. - **SOLD**

B3 - 425.00 sq.m.

B5 - 414.00 sq.m.

B6 - 425.00 sq.m.

Type C (4 +1 Bedrooms)

C1 - 473.59 sq.m. - **SOLD**

C2 - 451.38 sq.m.

Type D (3 Bedrooms)

D1 - 350.30 sq.m.

D2 - 350.30 sq.m.

D3 - 376.60 sq.m.

Ownership Structure

Freehold

Ownership Land Title

Freehold or Leasehold (Type B)

Leasehold (Type C and D)

Show Unit

B6





TYPE B




THE TEAK
PHUKET



BEDROOMS : 4 +1
BATHROOMS : 5
POOL SIZE : 4.30 X 10.40 X 1.50 M.
PRIVATE PARKING : 2 CARS
BUILD UP AREA : 567.19 SQ.M.
USEABLE AREA : 470.11 SQ.M.
LAND PLOT SIZE : 414 - 425 SQ.M.
GREEN AREA (MIN.) : 95 SQ.M.



TYPE B



THE HOUSE FOR SALE DOES NOT INCLUDE ANY DECORATION IN ACCORDANCE WITH THE COMPANY TERMS AND CONDITIONS.











TYPE B

USEABLE AREA 470.11 SQ.M.



FIRST FLOOR PLAN

281.70 SQ.M.

① PARKING & GARBAGE	42.43 SQ.M.	⑧ POWDER ROOM	2.35 SQ.M.
② BEDROOM 1	17.00 SQ.M.	⑨ MAID & BATHROOM	8.41 SQ.M.
③ BATHROOM 1	5.37 SQ.M.	⑩ HALL & STORE	8.27 SQ.M.
④ OUTDOOR LIVING	21.59 SQ.M.	⑪ LAUNDRY	8.31 SQ.M.
⑤ SWIMMING POOL	44.72 SQ.M.	⑫ PUMP ROOM	2.87 SQ.M.
⑥ POOL DECK	54.90 SQ.M.	⑬ STORE	2.70 SQ.M.
⑦ KITCHEN & LIVING AREA	60.34 SQ.M.	⑭ OUTDOOR SHOWER	2.44 SQ.M.



SECOND FLOOR PLAN

188.41 SQ.M.

⑮ CORRIDOR & STAIR	37.55 SQ.M.	⑳ MASTER BEDROOM	32.38 SQ.M.
⑯ BEDROOM 2	27.78 SQ.M.	㉑ MASTER BATHROOM	12.51 SQ.M.
⑰ BATHROOM 2	5.29 SQ.M.	㉒ BALCONY	6.75 SQ.M.
⑱ BALCONY	5.84 SQ.M.		
㉓ BEDROOM 3	23.71 SQ.M.		
㉔ BATHROOM 3	4.65 SQ.M.		
㉕ ROOF TERRACE	31.95 SQ.M.		



TYPE C



BEDROOMS : 4 +1
BATHROOMS : 5
POOL SIZE : 3.60 X 10.00 X 1.50 M.
PRIVATE PARKING : 2 CARS
BUILD UP AREA : 434.45 SQ.M.
USEABLE AREA : 420.30 SQ.M.
LAND PLOT SIZE : 451.38 - 473.59 SQ.M.
GREEN AREA (MIN.) : 168.67 SQ.M.



TYPE C



39/33

39/33

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TYPE C

USEABLE AREA 420.30 SQ.M.



FIRST FLOOR PLAN

261.45 SQ.M.

1	PARKING	37.70	SQ.M.	8	MULTIPURPOSE ROOM	6.50	SQ.M.
2	POOL DECK	58.63	SQ.M.	9	BATH ROOM	3.30	SQ.M.
3	SWIMMING POOL	40.00	SQ.M.	10	HALL & STORE	9.83	SQ.M.
4	KITCHEN & LIVING AREA	54.05	SQ.M.	11	LAUNDRY	7.25	SQ.M.
5	TOILET	2.65	SQ.M.	12	PUMP ROOM	12.00	SQ.M.
6	BEDROOM 1	15.85	SQ.M.	13	STORE	5.80	SQ.M.
7	BATHROOM 1	5.89	SQ.M.	14	GARBAGE	2.00	SQ.M.



SECOND FLOOR PLAN

158.85 SQ.M.

15	STAIR	11.20	SQ.M.	22	BEDROOM 3	23.67	SQ.M.
16	CORRIDOR	19.45	SQ.M.	23	BATHROOM 3	6.60	SQ.M.
17	MASTER BEDROOM	34.15	SQ.M.	24	BALCONY	19.00	SQ.M.
18	MASTER BATHROOM	13.18	SQ.M.				
19	BALCONY	9.55	SQ.M.				
20	BEDROOM 2	15.75	SQ.M.				
21	BATHROOM 2	6.30	SQ.M.				



TYPE D



BEDROOMS	: 3
BATHROOMS	: 3
POOL SIZE	: 2.90 X 9.30 X 1.5 M.
PRIVATE PARKING	: 2 CARS
BUILD UP AREA	: 373.31 SQ.M.
USEABLE AREA	: 293.55 SQ.M.
LAND PLOT SIZE	: 350.30 - 376.60 SQ.M.
GREEN AREA (MIN.)	: 142.95 SQ.M.



TYPE D



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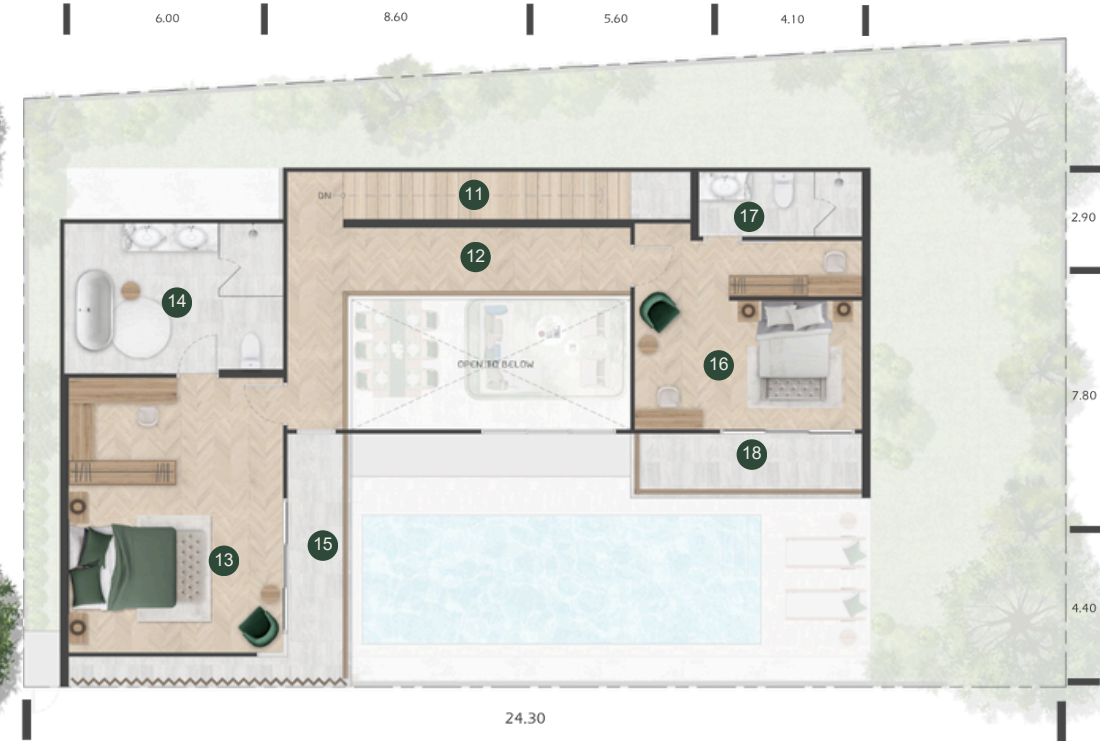
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TYPE D

USEABLE AREA 293.55 SQ.M.



FIRST FLOOR PLAN

176.59 SQ.M.

1	PARKING	31.20 SQ.M.	6	BEDROOM 1	16.72 SQ.M.
2	POOL DECK	30.93 SQ.M.	7	BATHROOM 1	5.70 SQ.M.
3	SWIMMING POOL	27.90 SQ.M.	8	PUMP RM. & LAUNDRY	4.09 SQ.M.
4	KITCHEN & LIVING AREA	55.17 SQ.M.	9	ELECTRIC RM. & STORE	1.70 SQ.M.
5	TOILET	2.43 SQ.M.	10	GARBAGE	0.75 SQ.M.

SECOND FLOOR PLAN

116.96 SQ.M.

11	STAIR	7.37 SQ.M.	16	BEDROOM 2	23.84 SQ.M.
12	CORRIDOR	17.72 SQ.M.	17	BATHROOM 2	5.70 SQ.M.
13	MASTER BEDROOM	27.90 SQ.M.	18	BALCONY	6.76 SQ.M.
14	MASTER BATHROOM	17.71 SQ.M.			
15	BALCONY	9.96 SQ.M.			

GENERAL SPECIFICATION

STRUCTURE

- Reinforced concrete for footings, slabs and beams

ROOF

- Galvanize steel structure
- High quality asphalt shingle roof

EXTERNAL & INTERNAL WALL

- Brick wall, smooth plaster, painted
- Teak wood facade
- Teak wood wall

CEILING

- Gypsum board ceiling with painted smooth plaster and painted finish
- Teak wood ceiling

DOORS & WINDOWS

- Teak wood door, 2.90 m. high
- Aluminum frames and a powder coat finish, featuring clear glass exterior door and standard window

STAIRCASE

- Teak wood

SWIMMING POOL

- Approximately depth 1.50 m.
- Overflow system
- Salt chlorinator system with pool pump and sand filter

GARDEN

- Gardens

SURROUNDING WALL

- Block wall for privacy and security, with sliding gate and main entrance

LIVING & KITCHEN AREA

- Ceramic floor tiles
- Generous ceiling height of 3.00 - 6.80 m.
- Modern counter kitchen with an island, including hob, hood, oven, microwave and sink
- Included wine cellar (Type B, C)
- Water heater
- Painted wall

BEDROOMS

- Vinyl wood floor
- Ceramic floor tiles for first floor (Type B, C)

BATHROOMS

- Ceramic floor and wall tiles
- Marble countertops
- Toto, American Standard or equivalent sinks, toilet and fixture
- Included bathroom accessories
- Bathtub & automatic toilet for master bathroom
- Water boiler & water heaters

GARAGE & ROOF TERRACE

- Ceramic floor tiles

STORE, PUMP & ELECTRIC RM.

- Concrete polishing floor

ELECTIRICAL SYSTEM

- Panasonic and Haco or equivalent switches and plugs
- Automatic digital meter

PEST CONTROL SYSTEM

- Pipes for chemicals built into the foundation

WATER SUPPLY

- Water meter for every villa
- Septic tanks wastewater
- Water pump
- Water tank
- Surge tank

AIR CONDITIONING

- Air conditioning units in living room and bedrooms with remote control

PERSONALIZED SMART HOME SYSTEM

- Control home device by application, able to control the electricity in the villa and air conditioner
- Automated gate controller able to open gate through application and remote control
- Video door phone for sub entrance (Type B, C)
- Digital door lock for main door
- CCTV

BUILT-IN FURNITURE

FIRST FLOOR PLAN

LIVING ROOM

- TV shelf
- TV wall panel
- Cabinet

KITCHEN

- Counter kitchen
- Island kitchen
- Including hob, hood, oven, microwave, and sink
- Wine cellar (Type B, C)
- Kitchen wall mirror

POWDER ROOM

- Basin counter with cabinet
- LED mirror

BEDROOM 1

- Wardrobe
- Dressing table with LED mirror
- Headboard
- Bathroom counter with cabinet
- Bathroom LED mirror

SECOND FLOOR PLAN

MASTER BEDROOM

- Walk in closet with wall mirror (Type B)
- Wardrobe (Type C, D)
- Dressing table with LED mirror
- Headboard
- Wallpaper
- His and her bathroom counter with cabinet
- Bathroom LED mirrors
- Intelligent glass (Type B)

BEDROOM 2

- Wardrobe
- Dressing table with LED mirror
- Headboard
- Bathroom counter with cabinet
- Bathroom LED mirror

BEDROOM 3 (Type B, C)

- Wardrobe
- Dressing table with LED mirror
- Headboard
- Bathroom counter with cabinet
- Bathroom LED mirror

PACKAGE FURNITURE TYPE B

3,500,000 Baht

STANDARD FURNITURE

LIVING & KITCHEN AREA

- Sofa
- Armchairs
- Table
- Side table
- Cabinet
- Carpet
- Dining table
- Dining chairs

POOL TERRACE

- Outdoor sofa
- Outdoor armchairs
- Table
- Sun loungers
- Side tables

BEDROOM 1

- Bed 6'
- Bench sofa
- Nightstands
- Working table
- Working chair
- Stool chair
- Carpet

CORRIDOR

- Cabinet

MASTER BEDROOM

- Bed 6'
- Bench sofa
- Nightstands
- Armchair
- Side table
- TV console
- Stool chair
- Bathtub tray & side table
- Carpets

BEDROOM 2

- Bed 6'
- Bench sofa
- Nightstands
- Armchair
- Side table
- TV console
- Stool chair
- Carpet

BEDROOM 3

- Bed 6'
- Bench sofa
- Nightstands
- Side table
- TV console
- Stool chair
- Carpet

FUNCTIONAL ITEMS

FUNCTIONAL ITEMS A

- Curtain
- Curtain with automation

FUNCTIONAL ITEMS B

LIVING ROOM

- Chandelier
- Table lamp

KITCHEN

- Chandelier

MASTER BEDROOM

- Pendant lamps

MASTER BATHROOM

- Pendant lamps

BEDROOM 1

- Pendant lamps

BEDROOM 2

- Pendant lamps
- Floor lamp

BEDROOM 3

- Table lamps

POOL TERRACE

- Ceiling fan

DECORATIVE ITEMS

DECORATIVE ITEMS A

- Painting/wall arts

DECORATIVE ITEMS B

- Cushions
- Bedding sets
- Bathrobe sets
- Towel sets

ELECTRIC APPLIANCES

LIVING

- TV 75"

BEDROOMS

- TV 55"

KITCHEN

- Refrigerator 22Q
- Dish washer

LAUNDRY

- Washer machine
- Dryer machine

The price does not include small decorative items

PACKAGE FURNITURE TYPE C

2,800,000 Baht

STANDARD FURNITURE

LIVING & KITCHEN AREA

- Sofa
- Armchairs
- Table
- Carpet
- Dining table
- Dining chairs

POOL TERRACE

- Sun loungers
- Side tables

BEDROOM 1

- Bed 6'
- Bench sofa
- Nightstands
- Stool chair
- Carpet

MASTER BEDROOM

- Bed 6'
- Bench sofa
- Nightstands
- Armchair
- Side table
- TV console
- Stool chair
- Carpets

BEDROOM 2

- Bed 6'
- Bench sofa
- Nightstands
- TV console
- Stool chair
- Carpet

BEDROOM 3

- Bed 6'
- Bench sofa
- Nightstands
- TV console
- Stool chair
- Carpet

FUNCTIONAL ITEMS

FUNCTIONAL ITEMS A

- Curtain
- Curtain with automation

FUNCTIONAL ITEMS B

LIVING ROOM

- Chandelier

KITCHEN

- Chandelier

MASTER BEDROOM

- Pendant lamps

MASTER BATHROOM

- Pendant lamps

BEDROOM 1

- Pendant lamps

BEDROOM 2

- Pendant lamps

BEDROOM 3

- Table lamps

DECORATIVE ITEMS

DECORATIVE ITEMS A

- Painting/wall arts

DECORATIVE ITEMS B

- Cushions
- Bedding sets
- Bathrobe sets
- Towel sets

ELECTRIC APPLIANCES

LIVING

- TV 75"

BEDROOMS

- TV 55"

KITCHEN

- Refrigerator 22Q
- Dish washer

LAUNDRY

- Washer machine
- Dryer machine

The price does not include small decorative items

PACKAGE FURNITURE TYPE D

2,000,000 Baht

STANDARD FURNITURE

LIVING & KITCHEN AREA

- Sofa
- Armchairs
- Table
- Carpet
- Dining table
- Dining chairs

BEDROOM 1

- Bed 5'
- Bench sofa
- Nightstands
- Stool chair
- Carpet

MASTER BEDROOM

- Bed 6'
- Bench sofa
- Nightstands
- Armchair
- Side table
- TV console
- Stool chair
- Carpets

BEDROOM 2

- Bed 6'
- Bench sofa
- Nightstands
- TV console
- Stool chair
- Carpet

FUNCTIONAL ITEMS

FUNCTIONAL ITEMS A

- Curtain
- Curtain with automation

FUNCTIONAL ITEMS B

LIVING ROOM

- Chandelier

KITCHEN

- Chandelier

MASTER BEDROOM

- Pendant lamps

MASTER BATHROOM

- Pendant lamps

BEDROOM 1

- Pendant lamps

BEDROOM 2

- Pendant lamps

DECORATIVE ITEMS

DECORATIVE ITEMS B

- Cushions (for living room)
- Bedding sets

ELECTRIC APPLIANCES

LIVING

- TV 75"

BEDROOMS

- TV 55"

KITCHEN

- Refrigerator 22Q
- Dish washer

The price does not include small decorative items

DEVELOPER PROFILE

MR. JAKARWIT TANTAKUL

Mr. Jakarwit Tantakul, hailing from a traditional Phuket family, resides in Phuket alongside his beloved family and children. Deeply rooted in his hometown, he harbors a strong passion for constructing homes with modern technology, while prioritizing the use of high-quality local materials. His business endeavors have consistently been centered in Phuket, reflecting his dedication to his origins.

VISION:

Mr. Jakarwit Tantakul envisions becoming a leader in the real estate industry, adhering to international standards. His vision encompasses a commitment to quality construction, exceptional design, and the careful selection of materials, with a particular emphasis on premium teak wood for decorative purposes. His goal is to create homes of beauty, luxury, and happiness for residents while contributing to the betterment of communities and fostering a sustainable society.

EXPERIENCE AND EXPERTISE:

Mr. Jakarwit Tantakul's journey began with an Electrical and Electronics Engineering degree from a top university in Thailand. With nearly ten years of experience in construction contracting, starting from his initial project, he has gained extensive knowledge in all aspects of construction, from foundation laying to roofing and detailed work on both interiors and exteriors.

NOTABLE PROJECTS:

- Namjai Villa Rawai (2013): An early project that showcased Mr. Jakarwit Tantakul's commitment to quality and design.
- Porsche Villa (2015): A project that demonstrated innovation and excellence in real estate development.
- The Teak Phuket (2018): A remarkable project highlighting the use of premium teak wood and outstanding design.

FUTURE OUTLOOK:

Building upon the resounding success of past and current projects, Mr. Jakarwit Tantakul is inspired to continue his journey in the real estate industry. He remains open to embracing new technologies and innovations that enhance modern living and enable the creation of homes that support contemporary lifestyles. His long-term goals involve contributing to the evolution of the real estate sector and the betterment of society as a whole.





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