



SUGAR VILLA

PAP PROPERTY ASIA

Project name

Sugar Villa

Type of project

5 luxury pool villas

Owner

PAP Property Asia

Features

Sea and jungle view,
infinity pool,
24/7 security, CCTV,
private car parking,
signature Sugar Villa
design

Location

Golden Hill, Kamala, Phuket

Total land size

2.8 rai

LOCATION



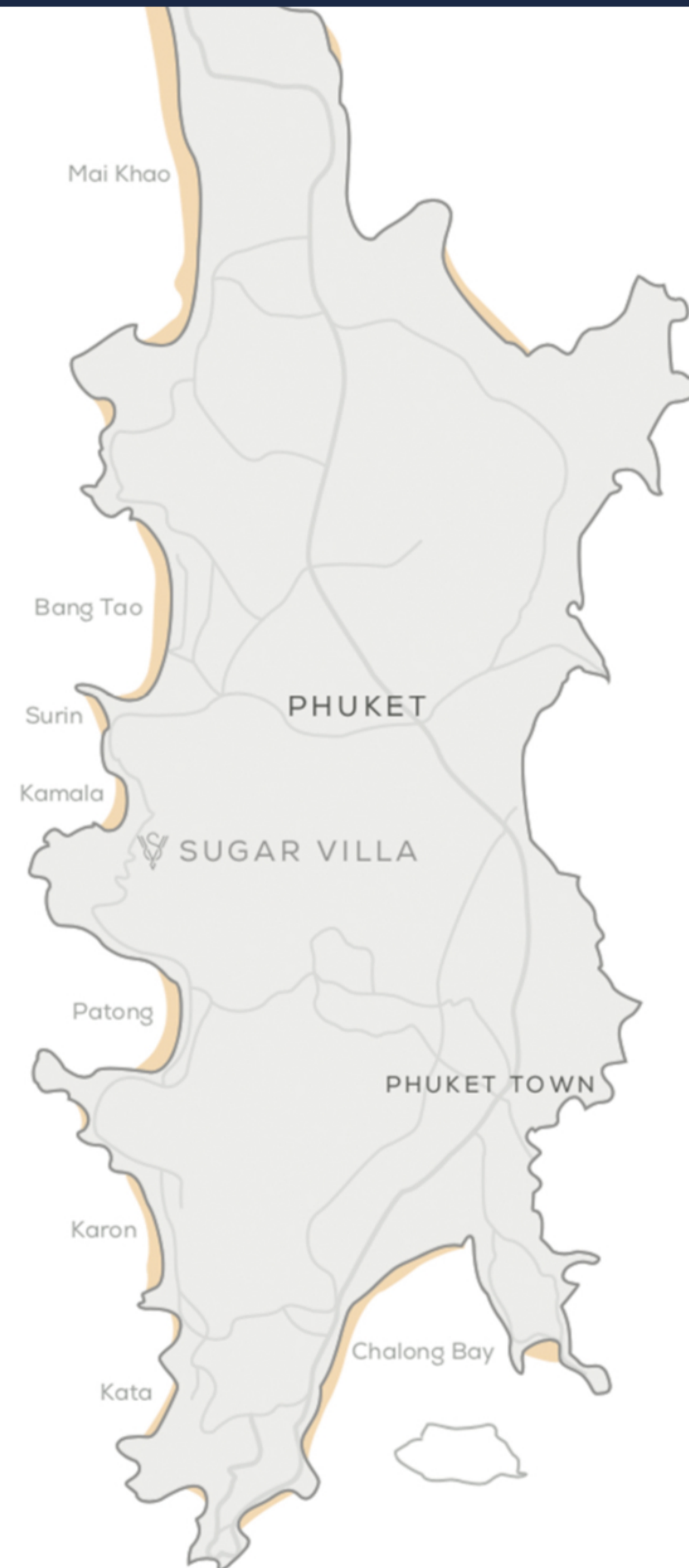
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Few, if any, property development sites on Phuket can match Sugar Villa.

Situated in Kamala which is home to some of the island's most luxurious homes, Sugar Villa's hillside location is the perfect combination of convenience and tranquil beauty. Cool sea breezes, tropical surroundings and stunning sunsets are just some of what you you'll find when you're home enjoying your very own piece of paradise.

And you won't need to go far to be in the heart of the action. Scenic Kamala beach is just in 1.5 km, the world-renowned Patong beach is a quick 15 minute drive away to the south, while hip Surin beach is an equally short journey to the north.





VILLA 3 **SOLD**

Ground Floor	236.40 sq.m
Second Floor	164.80 sq.m
Total	401.20 sq.m
Land Area	455 sq.m

VILLA 4 **SOLD**

Ground Floor	233.50 sq.m
Second Floor	162.60 sq.m
Total	396.10 sq.m
Land Area	377.6 sq.m

VILLA 5

Ground Floor	233.50 sq.m
Second Floor	162.60 sq.m
Total	396.10 sq.m
Land Area	811.6 sq.m



VILLA 1

Basement Floor	312.12 sq.m
Ground Floor	430.65 sq.m
Second Floor	238.30 sq.m
Total	981.05 sq.m
Land Area	1156.70 sq.m

VILLA 2 **SOLD**

Basement Floor	180.70 sq.m
Ground Floor	319.50 sq.m
Second Floor	156.80 sq.m
Total	657.00 sq.m
Land Area	687.80 sq.m

KAMALA BEACH

THE ESTATE



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Sugar Villa is built on a 8.000 sq.m.parcel of hillside land overlooking magical Andaman Sea and Kamala Town.

Comprised of 6 large luxury villas, the estate offers owners the ultimate in privacy and 24/7 security within the guarded estate. The layout ensures that each villa enjoys breathtaking sea and jungle views.

The company's office is located on the Sugar Villa estate, ensuring constant access to service and assistance. Once the villas are built, this is where the property management company will be to support the villas' owners on a daily basis.



FLOOR PLANS



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OPTION A FLOOR 1 (3-BEDROOM VILLA)

PARKING 2 CAR - 32.5 SQ.M.
LIVING&DINING - 54.5 SQ.M.
KITCHEN - 21 SQ.M.
GUEST BATHROOM - 4.5 SQ.M.
LAUNDRY - 6.5 SQ.M.
STORAGE&ELECTRIC - 9 SQ.M.
SWIMMING POOL - 49 SQ.M.
POOL DECK - 38 SQ.M.
OUTDOOR SHOWER - 2 SQ.M.
PUMP ROOM 6 SQ.M.
WASHING - 10.5 SQ.M.

TOTAL: 233.5 SQ.M.

OPTION B FLOOR 1 (4-BEDROOM VILLA)

PARKING 2 CAR - 32.5 SQ.M.
LIVING&DINING&KITCHEN - 54.5 SQ.M.
BEDROOM 1- 21 SQ.M.
BATHROOM 1 - 4.5 SQ.M.
LAUNDRY - 6.5 SQ.M.
STORAGE&ELECTRIC - 9 SQ.M.
SWIMMING POOL - 49 SQ.M.
POOL DECK - 38 SQ.M.
OUTDOOR SHOWER - 2 SQ.M.
PUMP ROOM 6 SQ.M.
WASHING - 10.5 SQ.M.

TOTAL: 233.5 SQ.M.



OPTION A AND B FLOOR 2 (3 AND 4 BEDROOM VILLAS)

BEDROOM 2&WALK-IN CLOSET- 32 SQ.M.
BATHROOM 2 - 5.5 SQ.M.
BEDROOM 3&CLOSET - 21.5 SQ.M.
BATHROOM 3 - 5 SQ.M.
MASTER BEDROOM&CLOSET - 44 SQ.M.
MASTER BATHROOM - 9 SQ.M.
CORRIDOR - 9.5 SQ.M.
TERRACE 1 - 7.5 SQ.M.
TERRACE 2 - 5 SQ.M.
TERRACE 3 - 11.5 SQ.M.

TOTAL: 150.5 SQ.M.

VILLAS



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Each of our six luxury villas are built to the highest quality specifications and the interior finishing is second to none. The best moulding materials and furniture from leading brands have been sourced to enhance the interior ambience.

Each villa has a private infinity-edge swimming pool with a Jacuzzi and beautifully landscaped private garden. Stone panels adorn some exterior walls and add contrast and texture to the stylish exteriors. Villa owners will enjoy ample outdoor space in a large pool deck and spacious terraces.

With superior design, style and functionality plus a graceful blend of indoor and outdoor space, Sugar Villas is bound to be the island's most sought after address.



INTERIORS



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PRICE-LIST AND PAYMENT STRUCTURE



PLOT No.	PLOT SIZE	USABLE AREA	BEDROOM	SELLING PRICE	STATUS
	(Sq.m.)	(Sq.m.)		(THB)	
Villa 1	981	1156	6	72 000 000	
Villa 2	687	657	4	* * *	SOLD
Villa 3	455	401	3	* * *	SOLD
Villa 4	377	396	3	* * *	SOLD
Villa 5	812	396	4	29 000 000	

PAYMENT STRUCTURE		
1st Payment	Reservation Deposit	2%
2nd Payment	Sign Contract within 30 days	28%
3rd payment	Finish basement	15%
4th Payment	Finish concrete structure	20%
5th Payment	Finish walls and roof tiles	15%
6th Payment	Finish floor finishing and interior	10%
7th Payment	Villa transfer/ Land registration	10%

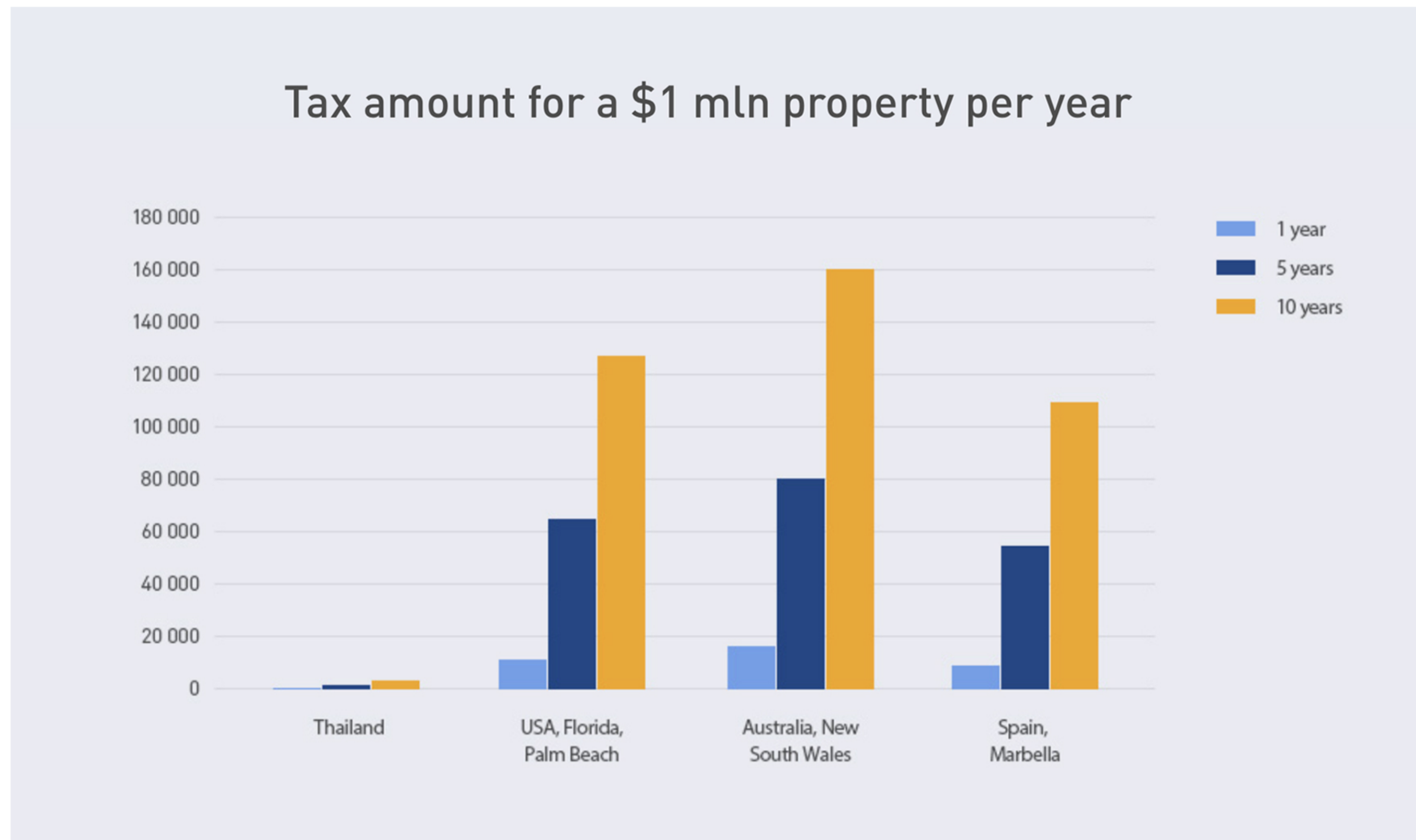
* IT IS NOT A PUBLIC OFFER

NOTES:

- Villa sales price are fixed in Thai Baht and subject to change without prior notification.
- Prices include swimming pool, landscape, air conditioning, built-in furniture, kitchen.
- Furniture package is included in the price for Villa 2 only.
- Furniture package for Villa 1 costs 3 500 000 THB.
- Furniture package for Villas 3-6 costs 1 394 500 THB each.

Updated on 01.04.2021

Compared to other countries popular for property investment opportunities, property taxes in Thailand are very low. Land tax is just a few tens of Thai Baht per 1 Rai and it is normally deducted every few years when the accumulated amount of the tax reaches a more or less significant figure.



SHOW UNIT



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