

KEY INFORMATION

13 Reasons to buy Lavish Estates

1. We use cutting-edge technology
 - Construction times takes only 8 – 10 months rather than 12 – 18 months
 - Facial recognition door entry
2. Home automation
 - Automated salt pool monitoring system
 - Temperature monitor
 - Automated curtains
 - Smart home capabilities
 - Smart toilet
3. More space
 - Extra-large space for parking (3m. instead of 2.5m. per vehicle)
 - Extra-long pool & deck length
 - Large walk-in closet
 - En-suite bathrooms for every single bedroom
 - Large roadways
4. International construction quality control
 - Conforms to ASTM building codes
5. Close to nature
6. Modern luxury design
7. 2-meter-wide jogging lane within the project
8. Underground utilities
9. European & Asian kitchen
10. Eco-friendly/green-living oasis
11. Ready-to-install solar panels (optional)
12. Ready-to-install electrical vehicle charger
13. Award-winning professional design team
 - Sri Panwa Private Residences, 98 Wireless, Ritz Carlton Residences Bangkok, The Residences Mandarin Oriental Bangkok

Project information

- Project Name: Lavish Estates
- Developer: Elite Manor Co., Ltd.
- Brand: Elite Manor
- Project Launched: March 12th, 2023
- Total Land Area: 20,398 Sq. m.
- Number of Unit: 20 Villas
- Villa Type: 4 & 5 Bedroom
- Starting Price: 48.9 Million Baht

What is the price of a luxury pool villa at Lavish Estates?

- Starting price 48.9M THB.
- The average price per square meter is approximately THB 62,750

What is the furniture package option?

There are 2 furniture packages.

What is the villas size?

There are 2 villa types

1. Extrava – 836.10 sq m
2. Tranquil – 727.45 sq m

Lavish Estates offers 2 floors 4 - 5 bedroom pool villas with a built up area ranging from 727.45 – 836.10 sq. m.

The land plots are ranging from 590.98 sq. m. to 914.02 sq. m.

What is the completion date of Lavish Estates?

Lavish Estates will be completed by 2027 Q4

What are the facilities in Lavish Estates?

- CCTV
- 24hr security
- Parking
- Estate management

Where is Lavish Estates located?

Lavish Estates is located in Chalong, Phuket, Thailand. Situated in the southern region of the Phuket Province. Chalong is an urban-commercial bay area conveniently surrounded by eclectic restaurants, luxury malls, prestigious international schools, activities, and beaches. One of the best choices for living in Phuket.

What is the ownership condition at Lavish Estates?

- Freehold ownership for Thai nationals or Thai companies
 - to own the land and the villa.
- Leasehold ownership for non-Thai nationals
 - 30 year lease, renewable twice for a total of 90 years.
 - Freehold ownership for the villa.

What are the payment terms and fees?

- Reservation 2%
- Down payment (28%) within 30 days.

- Installment payments according to construction progress.
- Sinking fund 100,000THB (1 time payment)
- Common fee – dependent on the size of the villa (1 year advance)
- Transfer fee 50%/50%

How to buy a luxury pool villa of Lavish Estates?

- Ready to move-in
 1. Select your villa.
 2. Sign a reservation agreement and make a payment for 2%.
 3. Conclude payment of remaining balance within 30 days, transfer of ownership & lease registration upon completion with final 10% payment.
 4. Transfer fee 50%/50%
- Off plan
 1. Select your villa.
 2. Sign a reservation agreement and make a payment for 2%.
 3. Sign a contract and make a deposit of 28%.
 4. Installment payments according to construction progress.
 5. Transfer of ownership & lease registration upon completion.
 6. Transfer fee 50%/50%