



VERANDA

VILLAS & SUITES | phuket

VILLA 03



Computer Generated for Illustrating Villa 3

VILLA 03



4 Bedrooms



4 Bathrooms



1 Private Pool

Unit Size Details :

Description	Size
Land area	356.3 sq.w.
Saleable area	1,059.64 sq.m.
Internal area	498.60 sq.m.
External area	561.04 sq.m.

Price Details :

Description	Price (THB)	Per/unit
Common area fee	49,600	Per month (payable every 6 month in advance)
Water	75	Per unit used
Electricity	Government rate	Pay to PEA

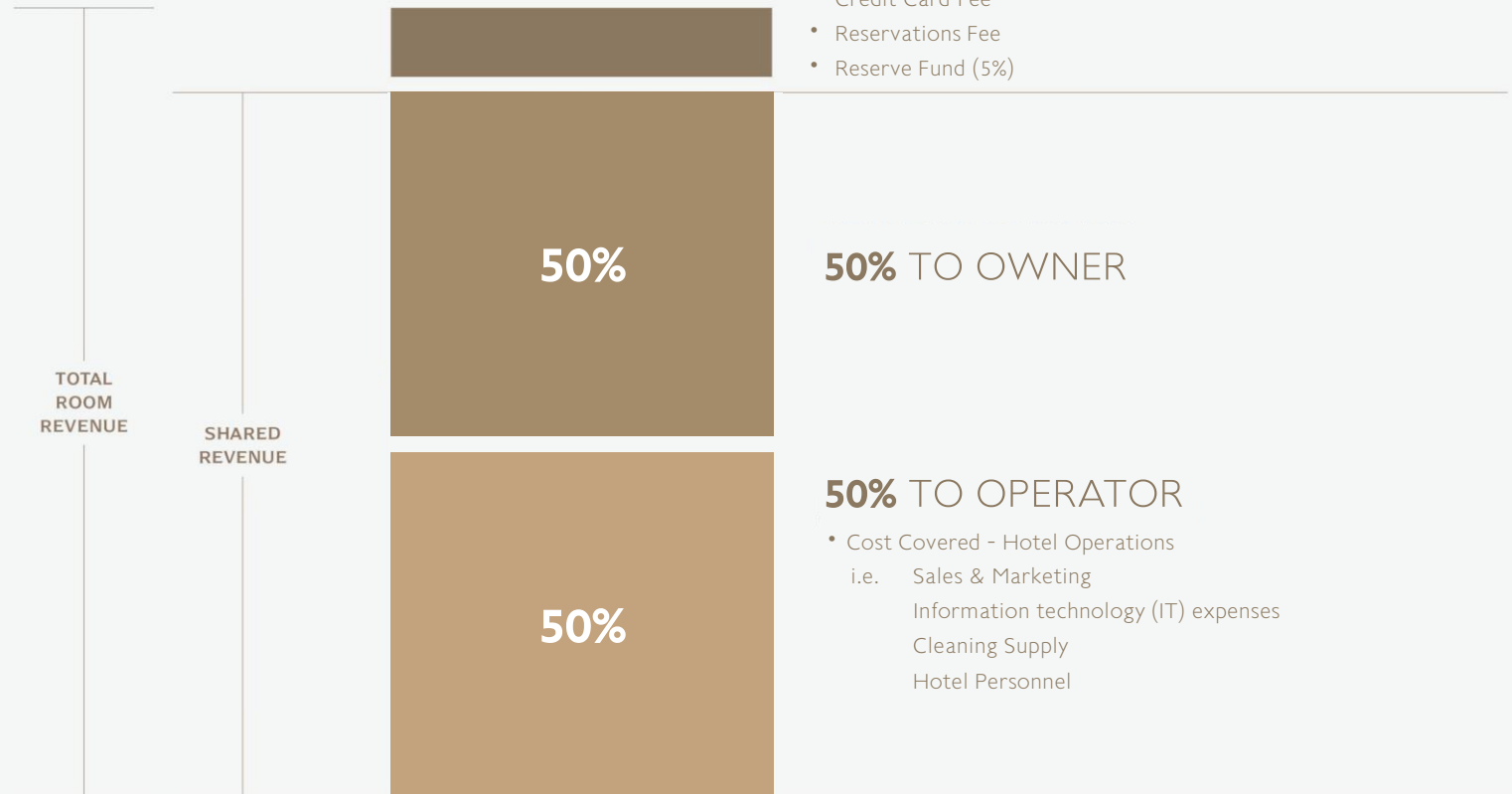


RENTAL PROGRAM

– *Optional* –

REVENUE SHARING

VILLA



NON-OPERATING RELATED EXPENSE - OWNER'S RESPONSIBILITY (V I L L A)

- Villa Caring
- Common Facility & Hotel Facility
- Utilities Expense
- Land and Building Tax
- Withholding Tax 5%

Common Facility & Hotel Facility Agreement

○ List of service

1. Easement Road
 - 1.1 Lighting
 - 1.2 Maintenance
 - 1.3 Cleaning
 - 1.4 Gardening
2. Security Guards
3. Hotel Facility* & Beach Accessibility
4. Maintenance Technician (For Emergency Case)
5. Contact Person / Admin

**Additional charge applied*

○ Fee + Payment Term

*Fee (Per Month)	
V03	THB 49,600

**Payable every 6-month in advance*

Villas Caring Agreement

○ List of Caring

1. In – room cleaning* (Daily when used, 2 Times a week when vacant)
2. Pool & Deck (2 Times a Week)
3. Gardening

*Remark – 30 days for usage of Owner. Additional charge from 31st day shown in table below:

○ Fee + Payment Term for Villa Caring (Fee Per Month)

V03	THB 38,400
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**Payable every 6-month in advance*

○ Additional Charge from 31st day of Owner's Use (Fee Per Day)

V03	THB 4,000++
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**The Owner shall not to pay the hotel room rate.*

***List of villa cleaning services (Cleaning service, Bedding and Linen Laundry, Amenity Refill)*

REVENUE SHARING

4-Bedroom Villa	8 Guests				
Room-only Rate (per night)	Year 1	Year 2	Year 3	Year 4	Year 5
Low	116,800	118,600	120,427	122,281	124,164
Medium	126,800	128,750	130,729	132,738	134,777
High	176,800	179,500	182,241	185,022	187,845
Peak	296,800	301,300	305,868	310,504	315,209
Occ.	35%	40%	45%	40%	45%
Total Room Rev.	20,936,322	23,672,664	26,486,386	24,388,171	27,286,937
Less					
- Tax & Service Charge	3,915,092	4,416,788	4,952,954	4,560,588	5,102,657
- Reserve Fund 5%	851,051	962,294	1,076,672	991,379	1,109,214
- Reservations Fee	3,104,246	3,849,175	4,306,686	3,965,517	4,436,856
- Credit Card Fee	510,637	577,376	646,003	594,827	665,528
SUM	8,681,037	9,815,634	10,982,315	10,112,311	11,314,256
Shared Revenue	12,255,285	13,857,031	15,504,071	14,275,859	15,972,682
50% to Owner	6,127,643	6,928,515	7,752,036	7,137,930	7,986,341
Return on Investment	5.22%	5.90%	6.60%	6.07%	6.80%

Non-operating Related Expenses - Owner's Responsibility

- Villa Caring & Hotel Facility
- Common Facility
- Utilities Expense
- Land and Building Tax
- Withholding Tax (5%)

All numbers are estimated and subject to change based on actual market condition at the time of renting.
The company reserves the rights to change the terms and conditions without prior notice.

Loose Furniture Package & Hotel Package Price List

Villa No.	Loose Furniture	Hotel Package
V03	THB 4,800,000	THB 2,770,000

In case client would like to join rental program, which developer requires to have (1) loose furniture and (2) hotel packages to have the hotel standard of the Veranda Resort Phuket - Autograph Collection.



SOLE AGENT

CBRE

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Veranda Villas & Suites - Phuket project location: Ao-yon – Khao Khad Rd., Wichit, Muang, Phuket, Thailand. Owner: VL Phuket Co., Ltd. Address: 555 Rasa Tower 27th floor unit 2701-2704, Phaholyothin Rd., Chatuchak, Bangkok 10900 Thailand. Director: Mr. Pawatt Ongvasith and Mrs. Tosapom Angsuwarangsi. Registered capital 20,000,000 Baht (fully paid). Villas zone shall be comprised of the land under title deed number 120016 and 120017 with a total area of approximate 4-2-5.72 rai to be developed as a single-detached house project. The construction permit is now in application process. Suites zone shall be comprised of the land under title deed number 120013, 120014 and 120015 with a total area of approximate 2-2-71 rai. The construction permit has been granted. Suites zone shall be registered as the condominium after construction is completed. Sinking fund and common area fee must be paid by buyer to juristic person according to regulation of condominium juristic person. The project starts construction on July 2023. Expected completion: for Villas - 15 months after signing sell and purchase agreement and in Q1, 2025 for Suites. Hotel fee must be paid by buyer to Veranda Resort PLC. according to Hotel Facility and Caring Agreement. Common fee must be paid by buyer to VL Phuket Co., Ltd. according to Common Facility Agreement. Information provided is deemed accurate at the time of publication and subject to change under VL Phuket discretion. Images are computer graphic rendered for marketing purpose only. The exterior and interior design are subject to change as appropriate. The information contained in the marketing material is subject to change including maybe altered by the authorities and shall not be deemed as an offer or create contractual binding. The company reserves the right to change the project's details without prior notice.