



UNIQUE ECO VIVA

residential villas

WHY UNIQUE ECO VIVA VILLA?



VALUE FOR YOUR MONEY

THE COMBINATION OF PRICE/QUALITY OF OUR PROJECT IS ONE OF THE MOST ATTRACTIVE CURRENTLY ON THE ISLAND.

UNIQUE ECO FEATURES

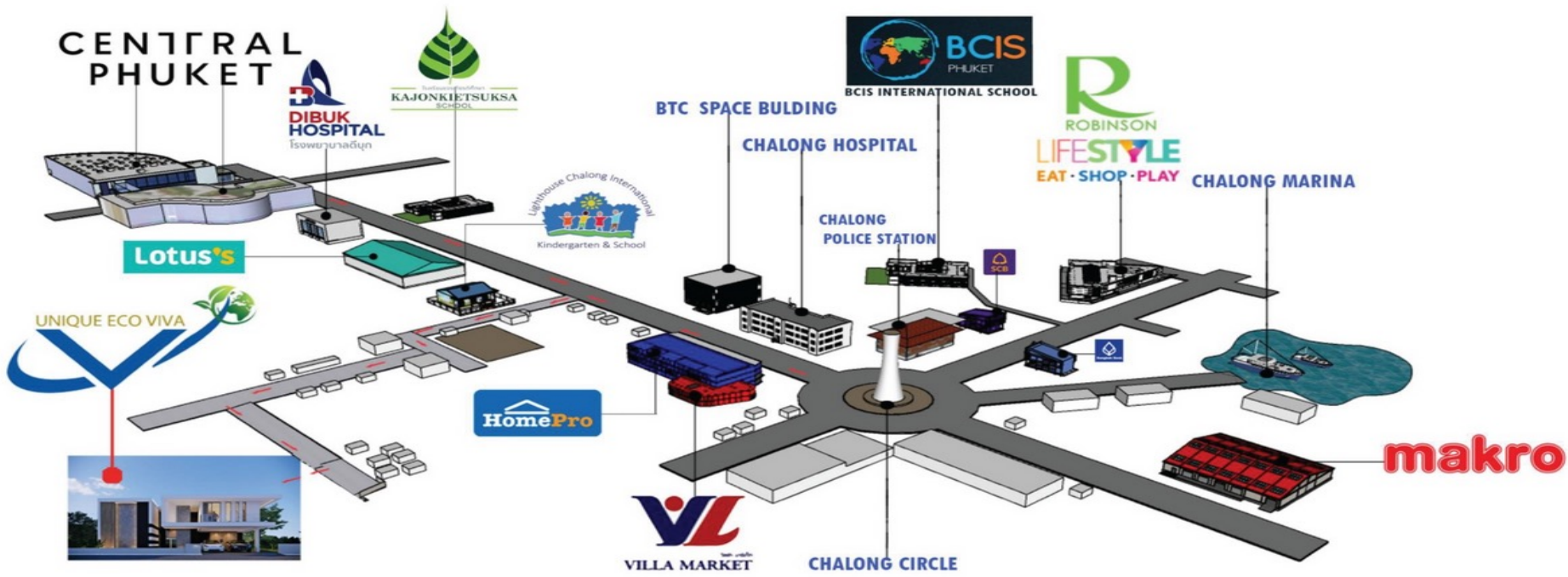
UNLIKE MOST DEVELOPERS WE OFFER A WIDE RANGE OF ECO FEATURES THAT SAVE YOU TIME, MONEY AND HELP SAVE NATURE AND RESOURCES

LOCATION

OUR VILLA PROJECT LOCATION IS A QUIET POCKET IN A CONVENIENT CHALONG LOCATION RICH WITH AMENITIES

DESIGN/QUALITY

BROUGHT TO YOU BY OUR OUTSTANDING AND SKILLED CONSTRUCTION TEAM, OUR PROJECT OFFERS PREMIUM QUALITY VILLA CONSTRUCTION, FINISHES AND FURNITURE FROM ITALY





NEARBY

Kata Beach 8.5 KM



Naiharn Beach 11 KM



Central Festival 11 KM



Villa Market Chalong 2.9 KM





NEARBY

ALLTHAI SPA and Sauna 950 M



Robinson Lifestyle Chalong 5.3 KM



BCIS school 4.5 KM



Lighthouse Chalong International Kindergarten 1 KM





NEARBY

Big Buddha 6.2 KM



Chalong Temple 2.5 KM



Dibuk Hospital 6.6 KM



Phuket International Airport 40 KM



Discover the Sustainable Serenity: Where
Nature Embraces Luxury in Phuket



ECO FEATURES PACKAGE

UV reflecting films
Rain water collection

LED lights all along the villa
Courtesy lights on walk-ways

Digital Electricity Meter
Electric Vehicle Charging

5 kW solar panels
Inverter type air conditioners

Smart home system
Inverter technology for pool pumps



"Smart technologies that save you
time, money and energy"



PREVIOUS PROJECTS



Aileen Villas

AILEEN VILLAS PHASE 1

Completed in 2022 Villa project consisting of 7
villas on the hillside
located in Naithon area

Built under the brand Aileen villas on previous
partnership

Sold Out



PREVIOUS PROJECTS

UNIQUE VILLA NAIHARN

PROJECT COMPLETED

Villa project consisting of 5 holiday home pool-villas 3
minutes drive to Naiharn beach

Italian brand furnitures

SOLD OUT



PREVIOUS PROJECTS



UNIQUE VILLA KATA

PROJECT OFF PLAN

Villa project consisting of 4 holiday home pool-villas

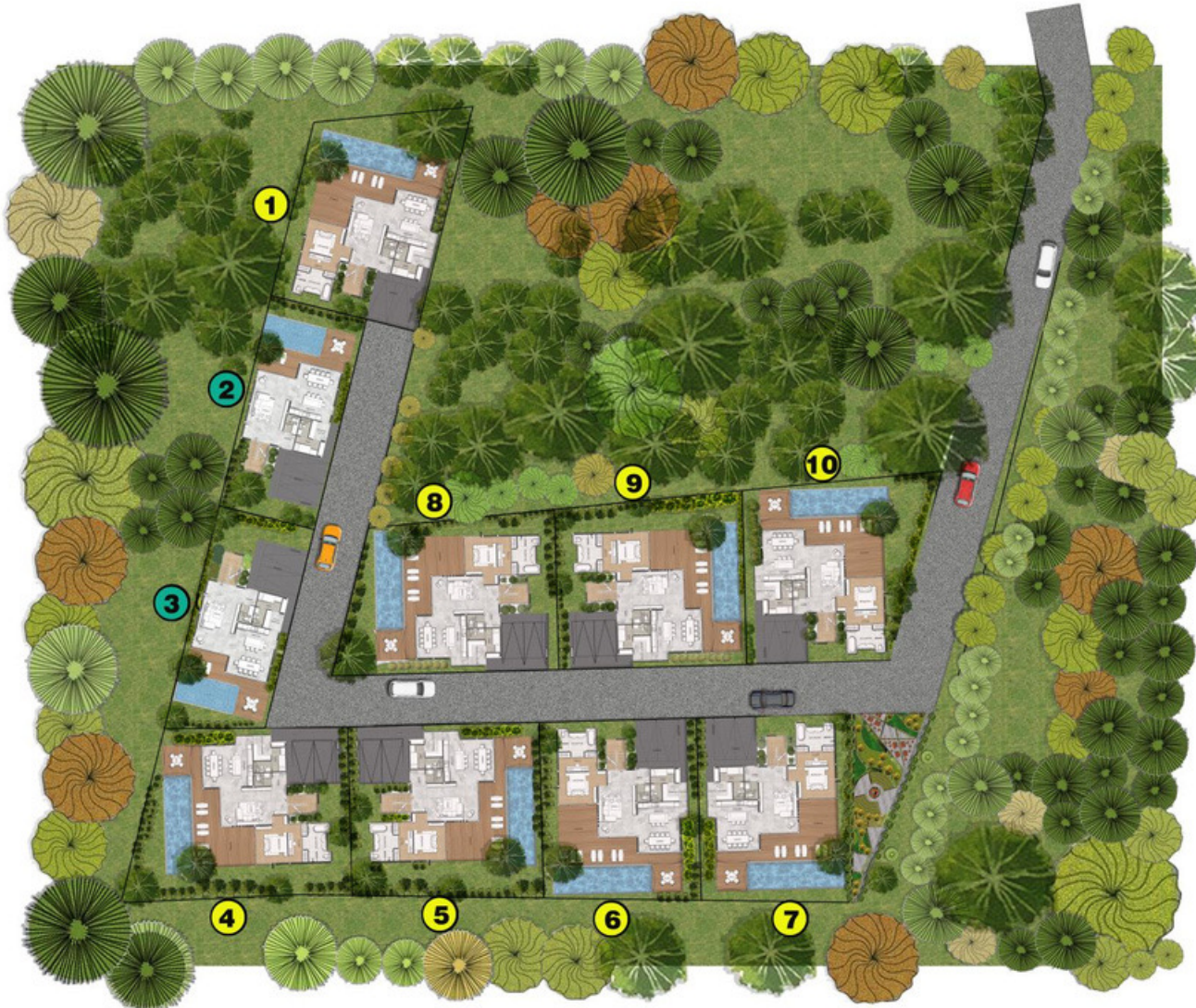
5 minutes away from Kata beach

Italian brand furnitures

COMPLETION WITHIN 18 MONTHS

MASTER PLAN

UNIQUE ECO VIVA



- 1 Type A : 393.20 sqm.
- 2 Type B : 280.50 sqm.
- 3 Type B : 280.50 sqm.
- 4 Type A : 476.50 sqm.
- 5 Type A : 441.90 sqm.
- 6 Type A : 374.93 sqm.
- 7 Type A : 381.20 sqm.
- 8 Type A : 389.00 sqm.
- 9 Type A : 396.25 sqm.
- 10 Type A : 420.50 sqm.

Updated 2015/2024

LAYOUT

Villa Type A



Built up area

Your Living, Dining & Kitchen **78.8 sq.m**

<i>Bedroom</i>	1	40.00 sqm.
<i>Bedroom</i>	2	38.20 sqm.
<i>Bedroom</i>	3	30.30 sqm.
<i>Bedroom 4</i>		43.00 sqm.
<i>Maidroom</i>		7.40 sqm.
<i>Laundry</i>		6.30 sqm.
<i>Garage</i>		36.50 sqm.
<i>Hall</i>		10.30 sqm.
<i>Staircase</i>		8.60 sqm.
<i>Balcony</i>	2	5.40 sqm.
<i>Balcony</i>	3	6.20 sqm.
<i>Balcony</i>	4	6.20 sqm.
<i>Swimming pool</i>		40.20 sqm.
<i>Terrace</i>		65.30 sqm.



GROUND FLOOR LEVEL



UPPER FLOOR LEVEL

Area Summary
Internal area 299.40 sqm.

External area 123.30 sqm.
Total area 422.70 sqm.

LAYOUT

Villa Type B



Built up area

<i>Living, Dining & Kitchen.</i>		78.80 sqm.
<i>Bedroom</i>	1	43.00 sqm.
<i>Bedroom</i>	2	30.00 sqm.
<i>Bedroom</i>	3	27.70 sqm.
<i>Maid room</i>		7.40 sqm.
<i>Laundry</i>		6.30 sqm.
<i>Garage</i>		36.50 sqm.
<i>Hall</i>		6.20 sqm.
<i>Staircase</i>		8.60 sqm.
<i>Balcony</i>	1	6.20 sqm.
<i>Balcony</i>	2	5.40 sqm.
<i>Balcony</i>	3	6.20 sqm.
<i>Swimming pool</i>		25.20 sqm.
<i>Terrace</i>		29.00 sqm.



GROUND FLOOR LEVEL



UPPER FLOOR LEVEL

Area Summary

Internal area	244.50 sqm.
External area	72.00 sqm.
Total area	316.50 sqm.

PROJECT ENTRANCE



VILLA EXTERIOR TYPE A



VILLA EXTERIOR TYPE A



VILLA EXTERIOR TYPE A



VILLA EXTERIOR TYPE B



VILLA

EXTERIOR TYPE B

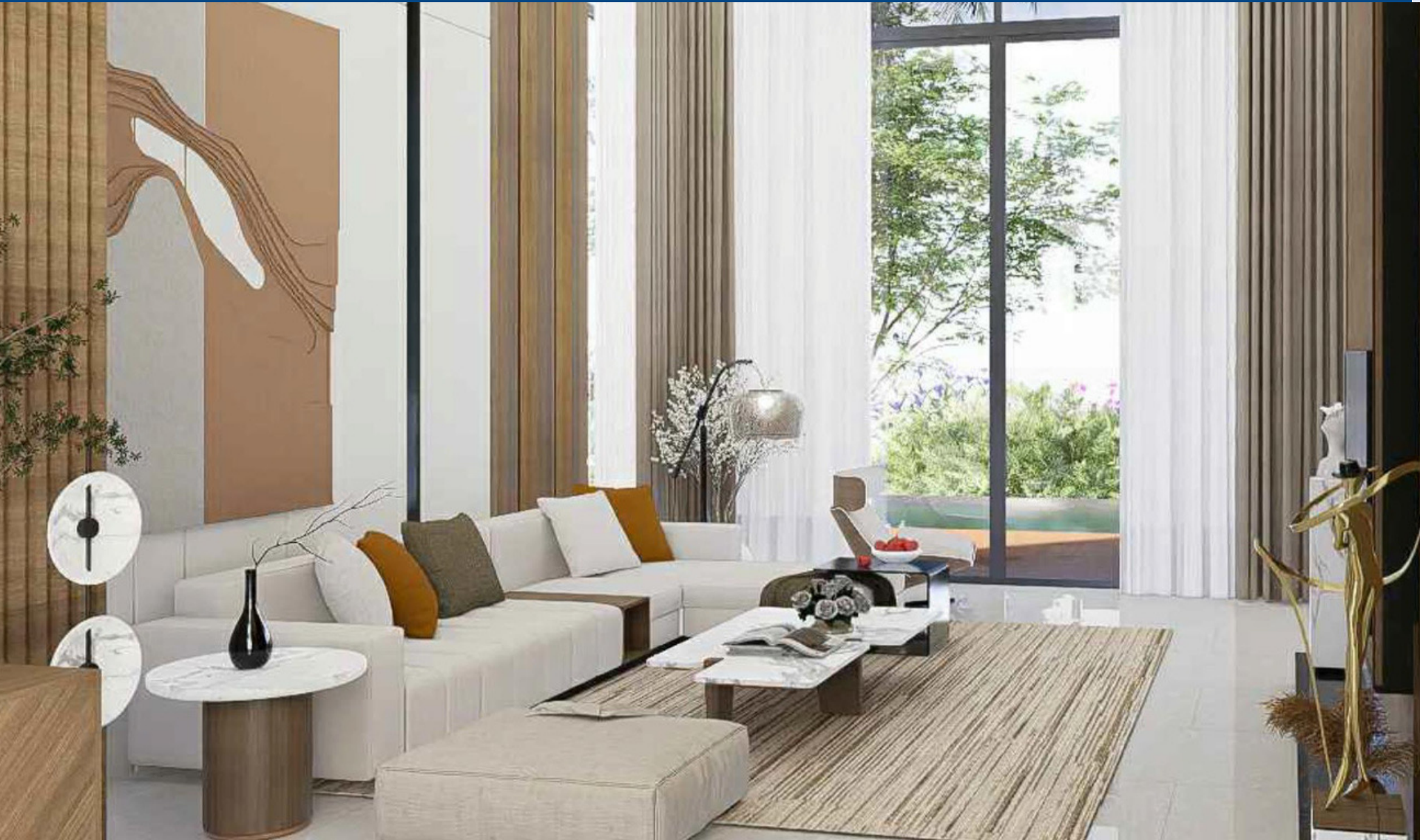


VILLA

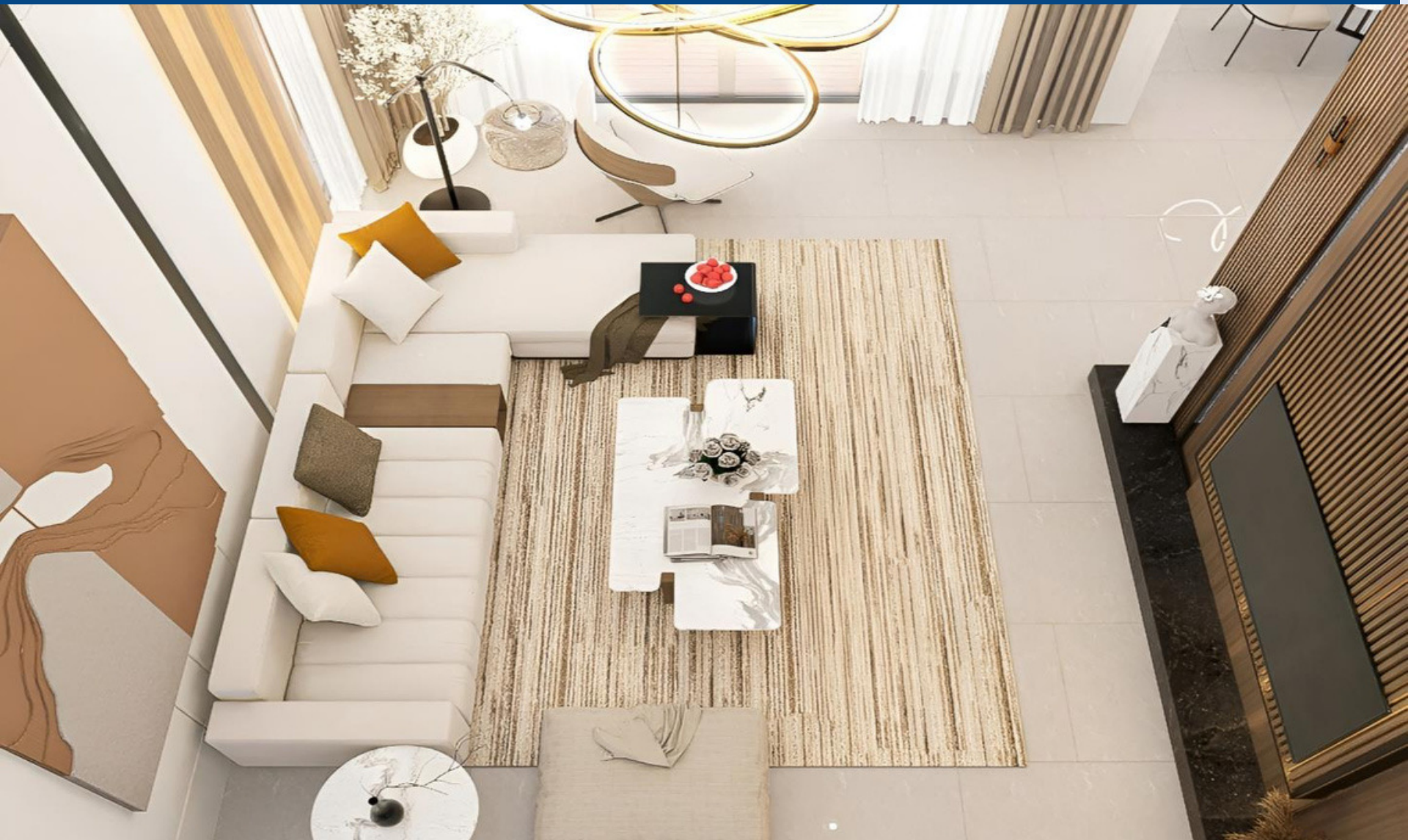
INTERIOR KITCHEN, DINNING



VILLA INTERIOR LIVING AREA



VILLA INTERIOR LIVING AREA



VILLA INTERIOR LIVING AREA



VILLA INTERIOR LIVING AREA

UNIQUE ECO VIVA



VILLA INTERIOR LIVING AREA



VILLA

INTERIOR MASTER BEDROOM



VILLA INTERIOR MASTER BEDROOM



VILLA

INTERIOR MASTER BATHROOM



VILLA

INTERIOR MASTER BATHROOM





PRICE LIST

No	Villa type	Bathrooms	Land Size sqm	Built up area sqm	Pre-Sale price THB	Furniture price THB
<i>Villa 1</i>	Type A	5	407	405	24 MB	2.8 MB
<i>Villa 2</i>	Type B	4	280	328	SOLD	
<i>Villa 3</i>	Type B	4	280	316	20.3 MB	
<i>Villa 4</i>	Type A	5	476.5	428	SOLD	
<i>Villa 5</i>	Type A	5	443	428	26.8 MB	2.8 MB
<i>Villa 6</i>	Type A	5	375	428	22.9 MB	2.8 MB
<i>Villa 7</i>						
Show Villa	Type A	5	381	428	23.7 MB	2.8 MB
<i>Villa 8</i>	Type A	5	389	437	24 MB	2.8 MB
<i>Villa 9</i>	Type A	5	396	410	24.3 MB	2.8 MB
<i>Villa 10</i>	Type A	5	420	418	25.6 MB	2.8 MB

- Price list above is subject to change anytime without prior notice.
- All prices stated are in Thai Baht .
- Tax and the transfer fee shall be equally shared 50:50 by Buyer and Seller.



Additional Payments

No	Common Area Fee THB (Monthly)	Garden and Pool Maintenance THB (Monthly)	Sinking fund THB (One time Payment)
Villa 1	9,000	7,000	75,000
Villa 2	7,000	6,000	65,000
Villa 3	7,000	6,000	65,000
Villa 4	12,000	10,000	90,000
Villa 5	11,000	7,000	85,000
Villa 6	9,000	9,000	75,000
Villa 7	9,000	7,000	75,000
Villa 8	9,000	7,000	75,000
Villa 9	9,000	7,000	75,000
Villa 10	10,000	8,000	80,000

Optional payments

Compulsory payments

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Return on Investment type A



No	Built up area sqm	Pre-Sale price THB	Projected monthly rent	Yearly income	Yearly expenses	Commission (1 month)	Net yearly income	Net ROI
Villa 1	428	24 MB	230.000	2.7 MB	192,000	230.000	2.3 MB	9.5%
Villa 4	428	RESERVED						
Villa 5	428	26.8 MB	250.000	3 MB	240,000	250.000	2.5 MB	9.3%
Villa 6	415	22.9 MB	230.000	2.7 MB	192,000	230.000	2.3 MB	10%
Villa 7	422	23.7 MB	230.000	2.7 MB	192,000	230.000	2.3 MB	9.7%
Villa 8	428	24 MB	230.000	2.7 MB	192,000	230.000	2.3 MB	9.5%
Villa 9	428	24.3 MB	230.000	2.7 MB	192,000	230.000	2.3 MB	9.4%
Villa 10	419	25.6 MB	250.000	3 MB	216,000	250.000	2.5 MB	10%

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Return on Investment type B



No	Built up area sqm	Pre-Sale price THB	Projected monthly rent	Yearly income	Yearly expenses	Commission (1 month)	Net yearly income	Net ROI	
Villa 2	328	20.3 MB	180.000	2.16 MB	156.000	180.000	1.8 MB	8.8%	
Villa 3	328	RESERVED							

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PAYMENT PLAN



Payment conditions:

<i>Reservation Contract signing</i>	₹200,000
<i>(within 30 days)</i>	35%
<i>Finish foundation post</i>	20%
<i>Finish concrete structure</i>	15%
<i>Finish walls & roof</i>	10%
<i>Floor finishing Finish doors &</i>	10%
<i>windows</i>	5%
<i>Transfer land registration</i>	5%

Construction period is 14 months from the contract payment



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