

LAY pearl

BY PORJAI GROUP DEVELOPMENT CO.,LTD



DESIGN & CONCEPT

FIND YOUR PLACE IN PROSPECT

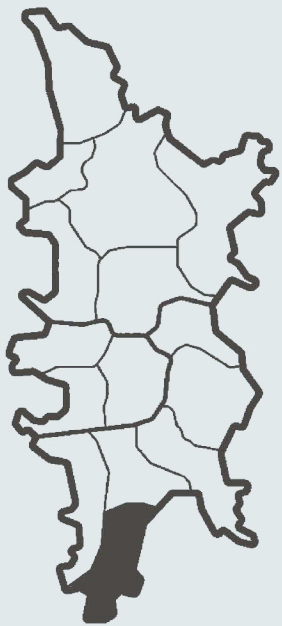
The meaning of Lay Pearl comes from the word "Lay" in Southern dialects derived from the word "Talay" which means "Sea" and when combined with the word "Pearl" it means "Pearl of the Andaman" which is Phuket's expression. With the brand's original concept that combines contemporary architecture, the buildings painted in pearl white, when the door opens it presents the beauty, luxury, and durability designed with absolute care and attention to detail, making sure that every bit of useful space is used, well thought out and fully utilized



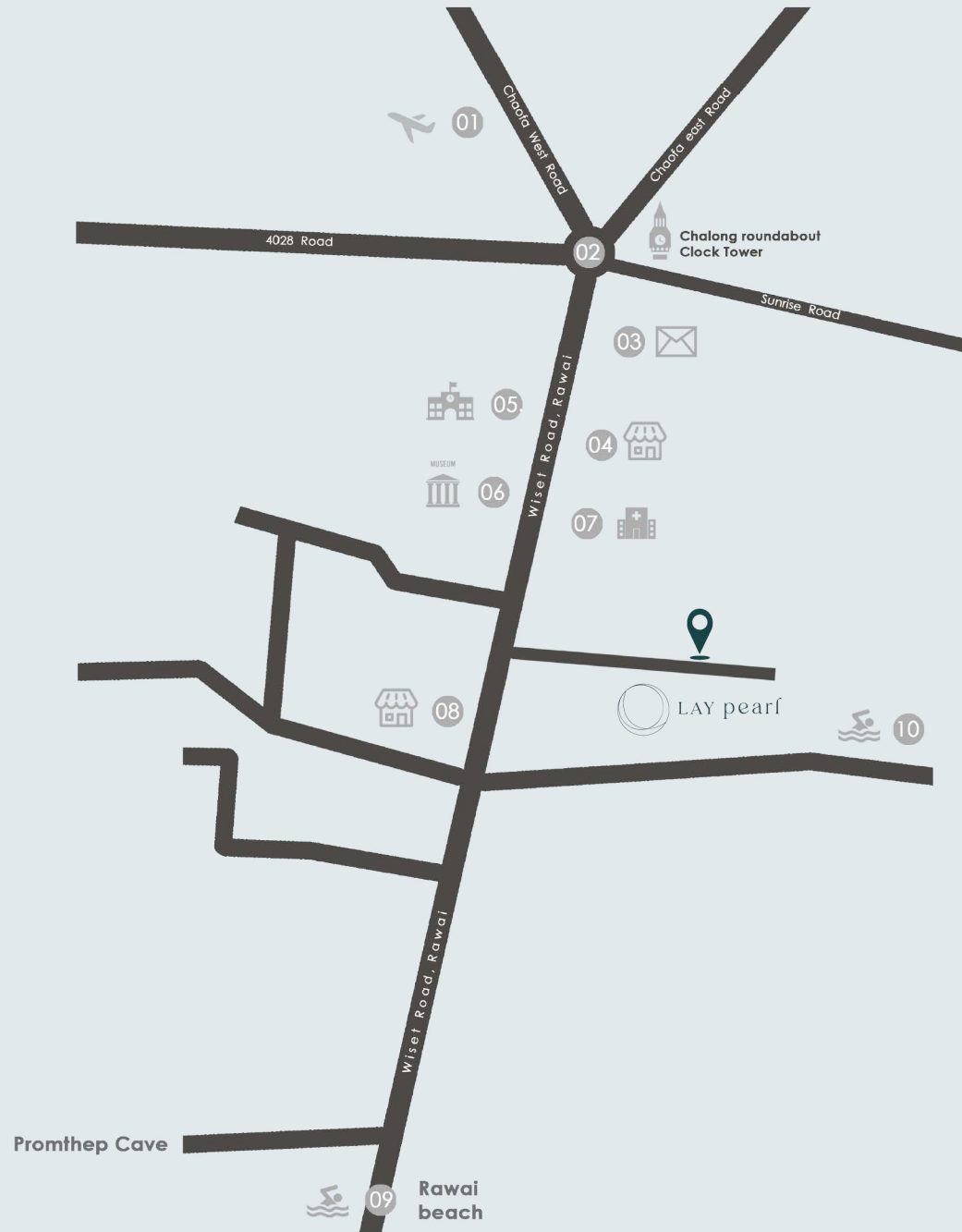
Project name : Lay pearl
Project owner : Porjai Group Development Co.,Ltd
Location : Soi Weerachot, Rawai Sub-district,
Muang District, Phuket
Land size : 107 (sq.wa) 428 sq.m
Villas design : Modern style
Total Unit : 1 Unit
Unit Area : 428 sq.m
Starting Price : 26.96 MB
Project Facility : Swimming pool, Pavilion, Garden
Project start : August 2023
Completion : June 2024



LOCATION
Mueang Phuket



LOCATION
Rawai



01	Phuket Airport	44 min
02	Chalong Clock Tower	9 min
03	Rawai Post Office	8 min
04	Makro	8 min
05	International School (ISP)	7 min
06	Phuket Seashell Museum	3 min
07	Health center	1 min
08	Super Cheap	2 min
09	Rawai Beach	3 min
10	Laem Ka Beach	3 min
11	King Sarika Beach	4 min
12	Sangchai Beach	6 min



📍 NAI HARN BEACH
4.3 KM.



📍 PROMTHEP CAPE
4.2 KM.



📍 RAWAI BEACH
1.1 KM.



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POOL VILLA



3 BEDROOM



4 BATHROOM



2 PARKING



LIVING



DINING



KITCHEN



POOL



PAVILION



MASTER PLAN

GROUND FLOOR PLAN

AREA 358.10 sq.m

INTERIOP AREA 205.70 SQ.M

1 living/kitchen/pentry	60.00 sq.m
2 dining	30.70 sq.m
3 bedroom	28.90 sq.m
4 bathroom	9.50 sq.m
5 master bedroom	27.00 sq.m
6 bathroom	16.30 sq.m
7 walk in closet	9.90 sq.m
8 stair	6.80 sq.m
9 maid room	7.50 sq.m
10 toilet	3.20 sq.m
11 washing area	5.90 sq.m

EXTERIOR AREA 152.40 SQ.M

12 entrance	16.70 sq.m
13 parking (2)	35.40 sq.m
14 terrace	47.20 sq.m
15 pool	24.40 sq.m
16 pavilion	19.30 sq.m
17 service	9.40 sq.m



UPPER FLOOR PLAN

AREA 57.60 sq.m

INTERIOP AREA 37.20 SQ.M

1 bedroom	25.00 sq.m
2 bathroom	12.20 sq.m

EXTERIOR AREA 20.40 SQ.M

1 belcony	20.40 sq.m
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The project presents standing-alone villas for full **Relaxation**.
The 2- storey villas has a 428 sq.m land plot and 416 sq.m built-up area.
It comes with a spacious living area, parking space, kitchen, dining area, and lounge.
Most part of the main area is facing the pool view.
The high ceilings of the living and dining rooms give the vibe of feeling fresh.



LIVINGROOM DINING KITCHEN

Facing to the pool view





BEDROOM, BATHROOM

Facing to the pool view





PAYMENT TERM

1 st Reservation Deposit	200,000
2 nd Sign Contract within 20	40% - Res. Fee
3 rd After Foundation Posts Completion	35%
4 th After Walls and Roof Slab Completion	20%
5 th Handover & Transfer Ownership	5%

LEGAL & OWNERSHIP

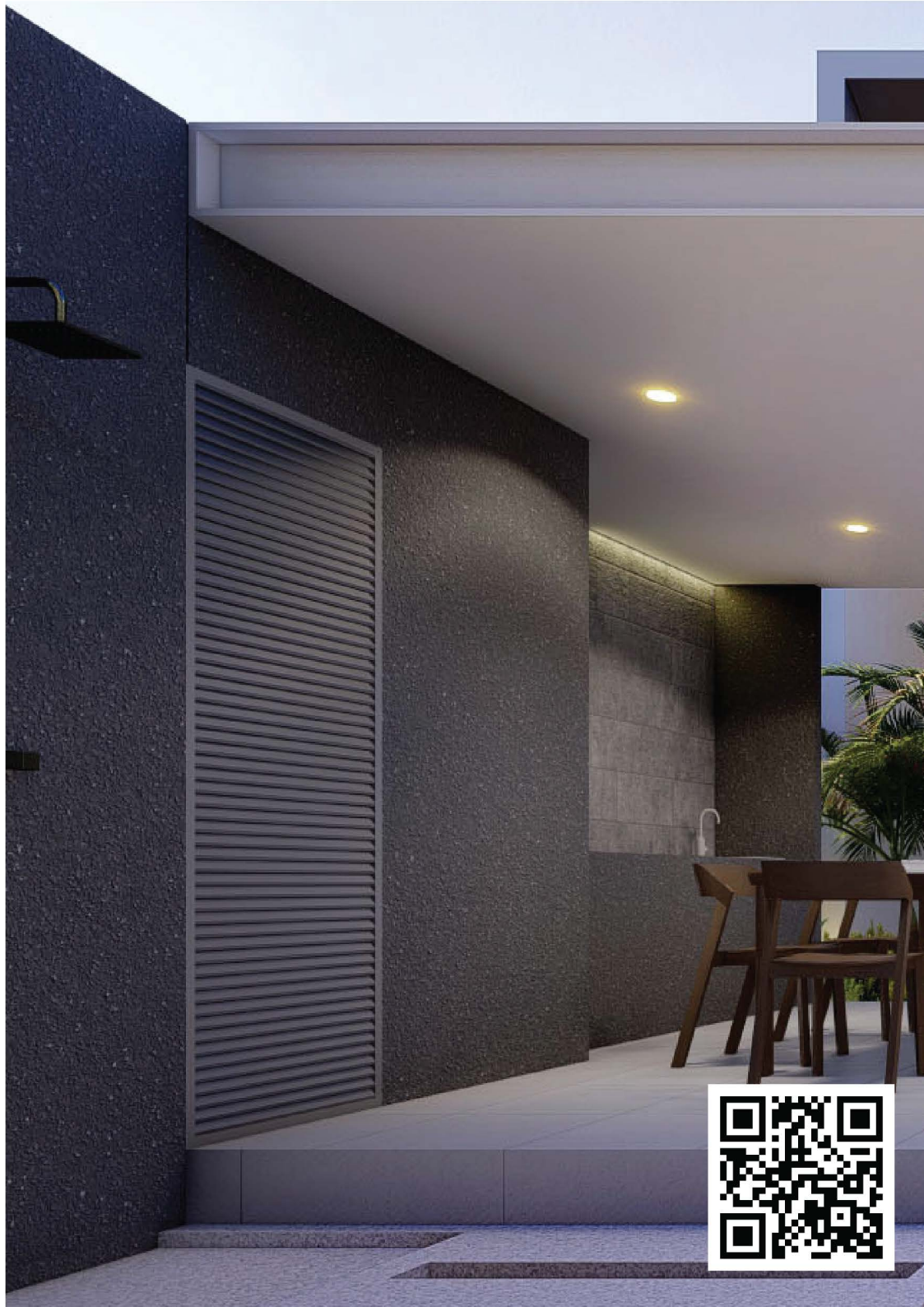
Lay Pearl Villas are sold on both freehold and leasehold basis, and our recommended property lawyers can provide any necessary legal assistance.

Leasehold title :

Available to foreigners on a 30 x 3 years lease for the land, and freehold ownership of the villas

Freehold title :

Available to Thai buyers or foreign nationals buying through Thai limited companies, for ownership of both the land and villas.





GENERAL SPECIFICATIONS

Foundation : Piling - Concrete footing

Main Structure : Reinforced concrete column & beam system

Roof Structure : 1st Floor and Car Park Single roof, steel structure
2nd Floor Metal Sheet Bluescope

Ceilings : Flat ceilings under concrete roofs (plasterboard with white paint)

Walls : Internal - "Brick Wall" plaster with skim coat white emulsion paint
Internal - Bathroom walls - Skim coat white emulsion paint
Internal - Shower walls - Ceramic Tiles 60x60 & 30x60
External - "Brick Wall" plaster with skim coat white emulsion paint
Balcony - Skim coat dark gray emulsion paint
Living - Sand blasting white color

Flooring : Car Parking - Gray sandwash
Living / Dining / Kitchen - Ceramic tile 60x120
Bedrooms - Ceramic tile 60x60
Bathrooms - Ceramic tile 60x60
Balconies - Ceramic tile 60x60

Doors : Internal - Hardwood frame, natural stain
External - Aluminium frame white color or estimate, 6mm glass

Windows : Whitw aluminum frame or estimate, 6mm glass

Gate : Steel

Garden Wall : Concrete - (corner plots only)

Sanitary Ware : Toilets, sinks & taps, rain showers, bathtub Mogen Brand

Electrical : Distribution Board - 15/45 amp 3 phase
Flushing mounted down lights
Light switches
Wall sockets, 3 pin

Telephone / IT: Telephone & data sockets (Living room, all bedrooms)

Hot Water : Tank less water heater - (bathtub only)

Water Storage : Storage tank 2,000 Liters (supply from deep well)

Air Conditioning : Air conditioners (Eminent Brand or Equivalent)

1st Floor

Living Area : AC Cassette Type 36,000 BTU

Dining Area : AC Wall Type 24,000 BTU

Master Bedroom : AC Wall Type 18,000 BTU

Bedroom 2 : AC Wall Type 18,000 BTU

2nd Floor

Bedroom 3 : AC Wall Type 18,000 BTU

Waste Water Treatment :

Gravity feed to a individual septic tank (one per household unit).

Swimming Pool (optional)

Swimming Pool - Ceramic Tile 30x60

Swimming Pool Deck - Sand Wash

PavillionRoof : Single Roof, steel structure

Floor : Ceramic Tile 60x60

Wall : Sand blasting dark gray color, Ceramic 30x60

Kitchen : Build-in

Build in Furniture : Bed, Wardrobe, Cabinet

Specifications are subject to change.

PORJAI
TOBE

MIDORI



PORJAI GROUP
DEVELOPMENT



PRYME
TOWNHOME



PRYME
VILLAS



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PHUKET, THAILAND





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Pool Villas Rawai Phuket



MODERN STYLE



TOURIST ATTRACTIONS



PORJAI GROUP
DEVELOPMENT

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WWW.PORJAIGROUP.COM