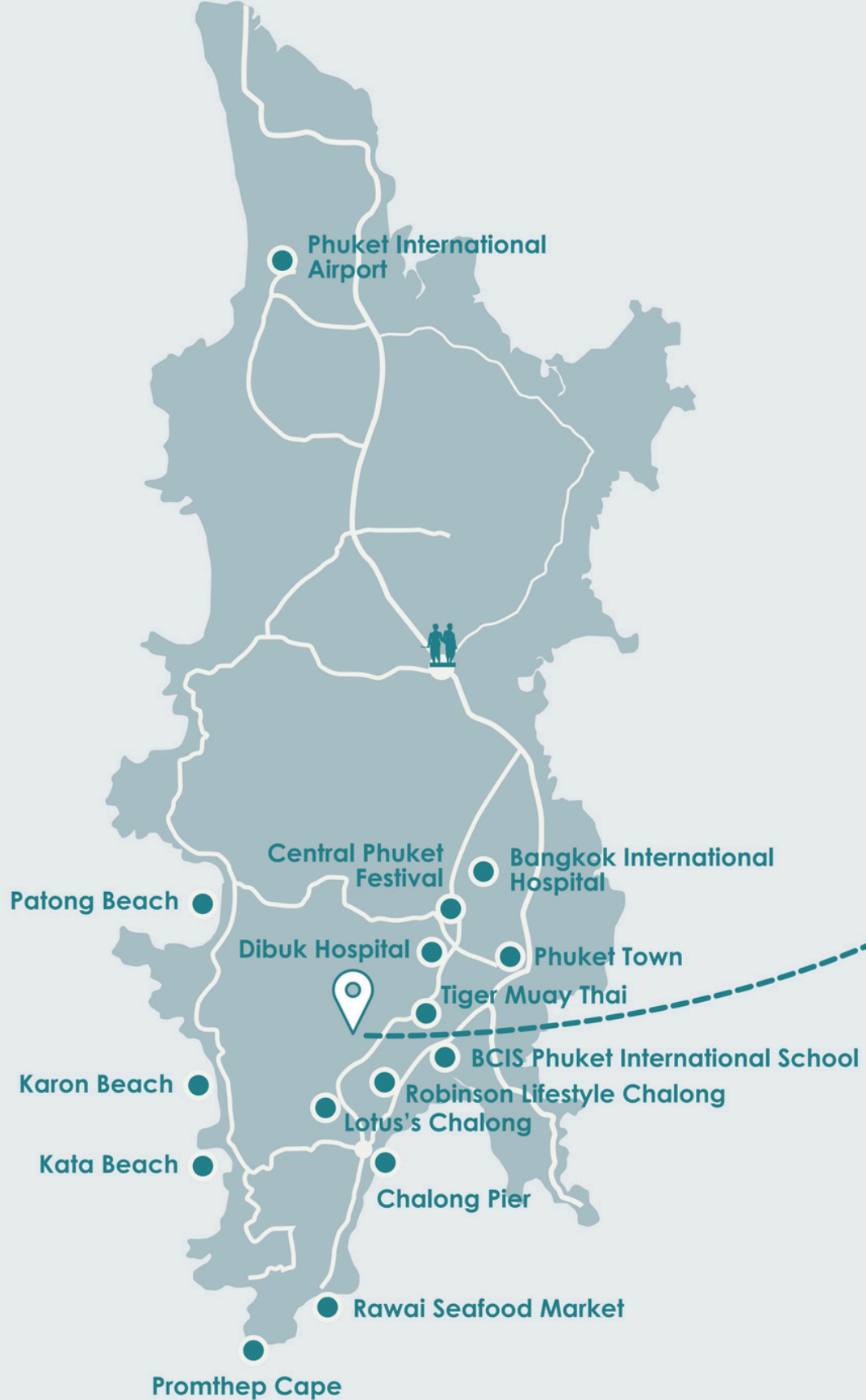


# LARIMAR VILLA



The perfect combination of Family  
Luxury and Smart Living

# PHUKET MAP



# LARIMAR



RAMADA PLAZA  
BY WYNDHAM CHAO FAH HOTEL

CENTRAL  
PHUKET FLORESTA

PHUKET TOWN

RASSADA PIER

PANWA BEACH

CHALONG BAY

VILLA ZOLITUDE

DIBUK HOSPITAL

SUKKO SPA

TIGER MUAY THAI

MAIN ROAD

ROBINSON CHALONG

BCIS PHUKET  
INTERNATIONAL  
SCHOOL

PHUNAKA  
GOLF DRIVING RANGE

Go to Patong (Under construction)

Kholong Katha Waterfall

Lake

Forest Park

LARIMAR  
VILLAGE

Go to Patong 15 min  
(under construction)

Lake

LARIMAR



# INTERNATIONAL SCHOOLS



KINDERVILLE NOVA  
INTERNATIONAL SCHOOL 2 MINS

PRASAN GATEWAY  
INTERNATIONAL SCHOOL 5 MINS

BERDA CLAUDE  
INTERNATIONAL SCHOOL 5 MINS

OAK MEADOW  
INTERNATIONAL SCHOOL 10 MINS

HEADSTART  
INTERNATIONAL SCHOOL 10 MINS

RUAMRUDEE  
INTERNATIONAL SCHOOL 15 MINS

BRITISH  
INTERNATIONAL SCHOOL 25 MINS

# INTERNATIONAL HOSPITALS



DIBUK HOSPITAL 10 MINS

BANGKOK HOSPITAL SIRIROJ 15 MINS

BANGKOK HOSPITAL PHKUET 15 MINS

# LIFESTYLE & SHOPPING MALL



<u>TIGER MUAY THAI</u>	5 MINS
<u>LOTUS'S CHALONG</u>	5 MINS
<u>ROBINSON LIFESTYLE CHALONG</u>	10 MINS
<u>VILLA MARKET</u>	10 MINS
<u>CHALONG PIER</u>	10 MINS
<u>CENTRAL PHUKET</u>	15 MINS
<u>MAKRO PHUKET</u>	15 MINS
<u>BIG C PHUKET</u>	15 MINS
<u>PHUKET OLD TOWN</u>	20 MINS

# ANIMAL HOSPITAL & PET GROOMING SALON



ANNA PET GROOMING

2 MINS

SMILEPET GROOMING

5 MINS

THONGLOR CHALONG  
PHUKET PET HOSPITAL

5 MINS

AS PET GROOMING

10 MINS

PHUKET ANIMAL HOSPITAL

10 MINS

RTB REFERRAL ANIMAL HOSPITAL

10 MINS

CHAOFAH ANDAMAN  
PET HOSPITAL PHUKET

15 MINS

# EXTERIOR DESIGN

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# EXTERIOR DESIGN

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# INTERIOR DESIGN

## SMART KITCHEN TABLE





KITCHEN ROOM



LIVING ROOM



BEDROOM



BEDROOM

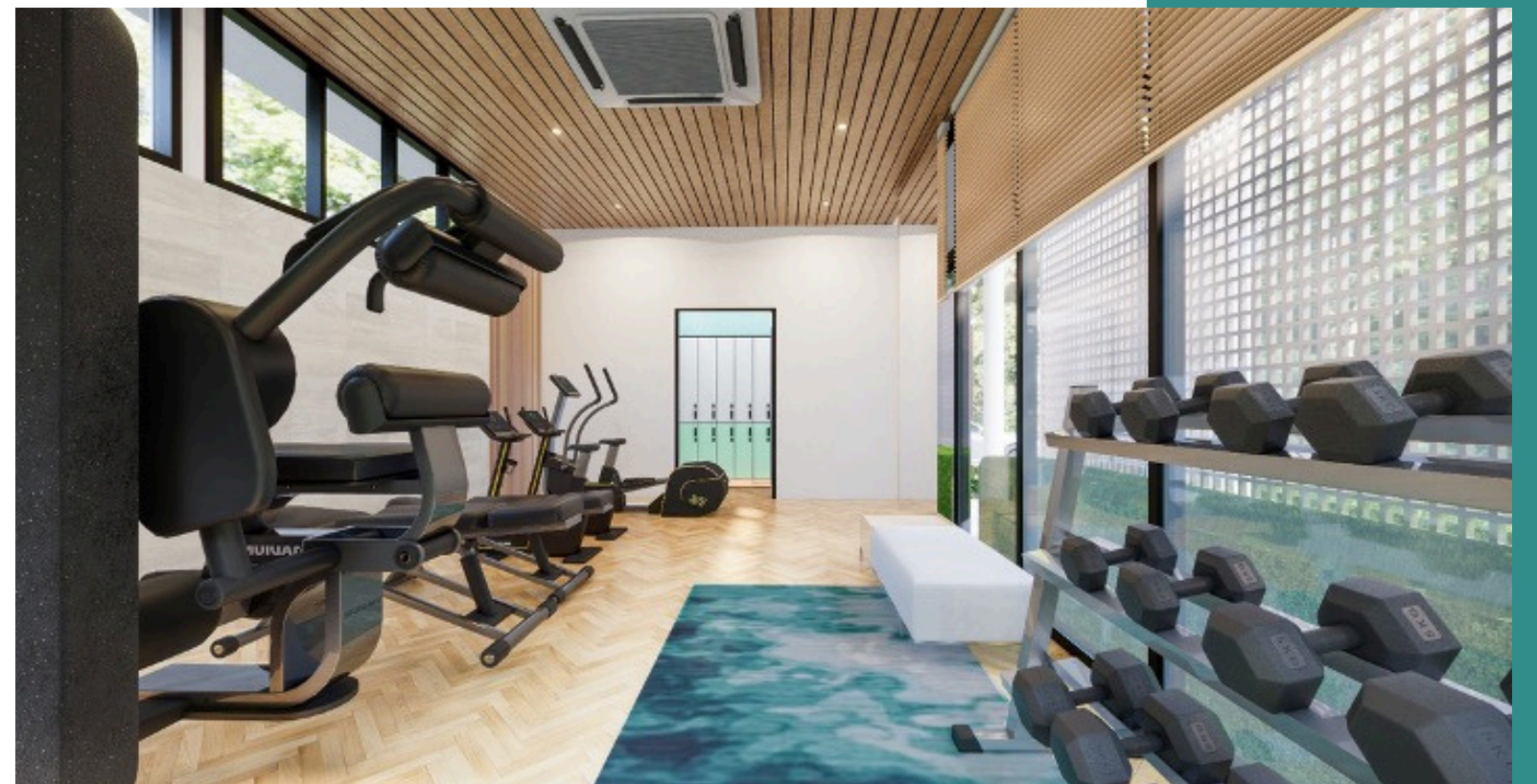
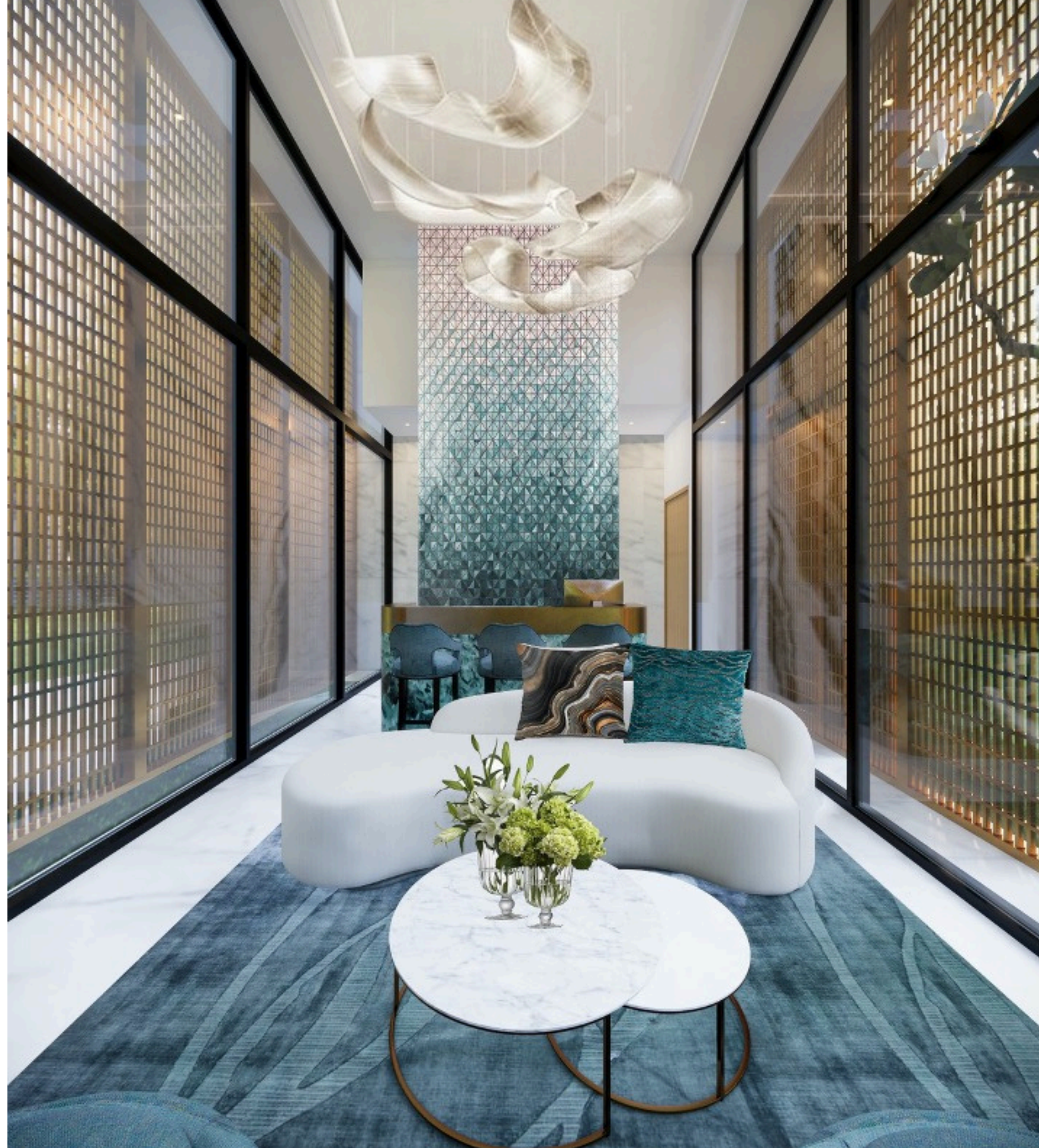


BEDROOM



BATHROOM

# OWNER FACILITIES





## Master Plan

Total land area : 8 Rai 21 Sq.wah

Villas : 35 units

Type : A / B

Build-in Area : 328.19 - 338.77 m<sup>2</sup>

Plot Size : 240 - 364.10 m<sup>2</sup>

B1 : Service Center

B2 : Coffee club & Gym

B3 : Garden Zone

B4 : Pet Zone

B5 : Garden Zone

# Type A

Indoor Area **338.77 m<sup>2</sup>**

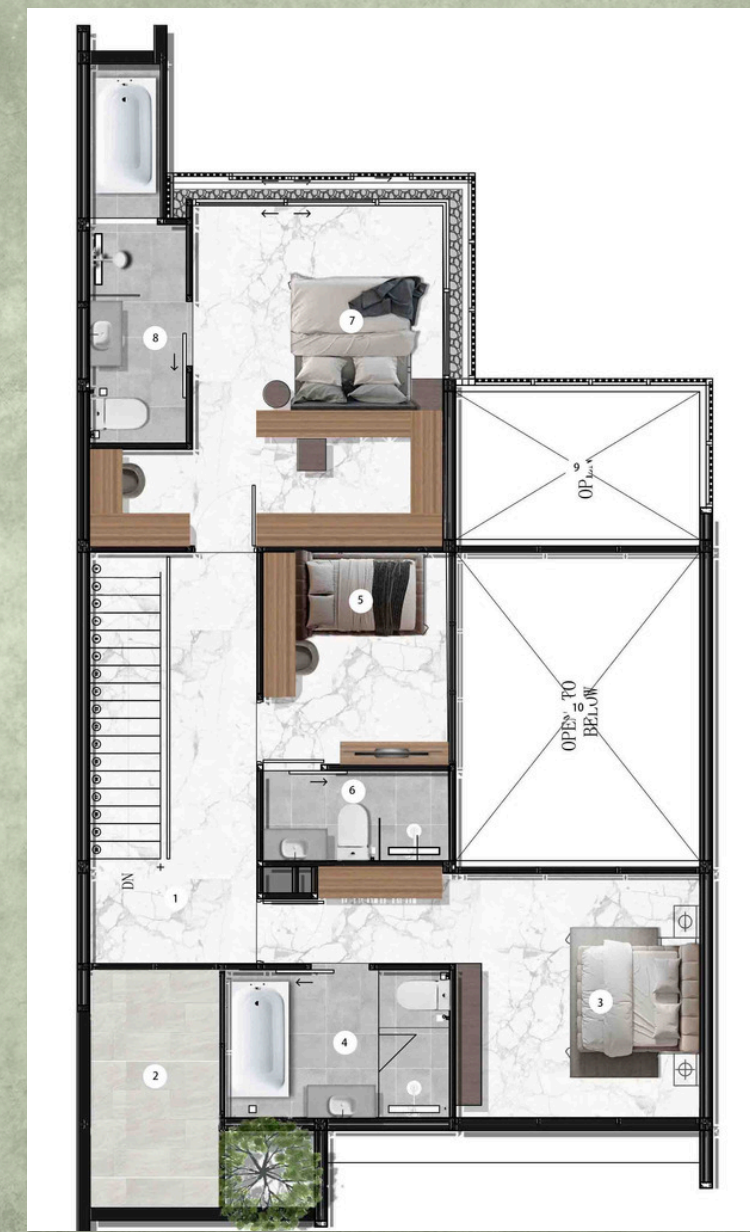
## 1 st Floors

1. ENTRANCE	4.64	SQ.M
2. CARPORT	29.38	SQ.M
3. SHOES CABINET	8.00	SQ.M
4. STORE	7.49	SQ.M
5. GUEST ROOM	10.20	SQ.M
6. BATHROOM	4.05	SQ.M
7. CORRIDOR 1	3.36	SQ.M
8. KITCHEN + DINING	35.30	SQ.M
9. LIVING	22.00	SQ.M
10. CORRIDOR 2	2.35	SQ.M
11. TOILET	3.55	SQ.M
12. PUMP ROOM	3.41	SQ.M
13. TERRACE	23.25	SQ.M
14. POOL	31.92	SQ.M
15. OUTDOOR SHOWER	2.04	SQ.M
16. PLANT POT	2.30	SQ.M



## 2 nd Floors

1. HALL	12.16	SQ.M
2. BALCONY	9.95	SQ.M
3. BEDROOM 1	23.75	SQ.M
4. BATHROOM 1	8.84	SQ.M
5. BEDROOM 2	10.54	SQ.M
6. BATHROOM 2	4.60	SQ.M
7. MASTER BEDROOM	32.32	SQ.M
8. MASTER BATHROOM	11.70	SQ.M
9. VOID 1	20.00	SQ.M
10. VOID 2	11.57	SQ.M



# LARIMAR

## Floor

- The whole house is covered with high-quality tiles size 1500 mm \* 750 mm
- Be of higher quality
- Be beneficial to cleaning and maintenance

## Stairs & walls

- Utilizes oneness luxury stone design
- Be beneficial to pest control

## Smart kitchen table

- The first one retractable kitchen table by voice controlled in the world
- The entirely kitchen table is made of luxury stones
- Installed a multifunctional stainless sink



# LARIMAR



1500\*750mm Wall Tile

Aluminium Garage

Aluminium Shutter

Waterproof Exterior Paint

## Aluminum alloy

- The living room has a double space door made of aluminum size is 2.0 mm, which effectively resist strong typhoons
- All other doors and windows are made of 1.2 mm aluminum
- The garage door and shutter are made of aluminum and spray paint, effectively resisting rust and corrosion

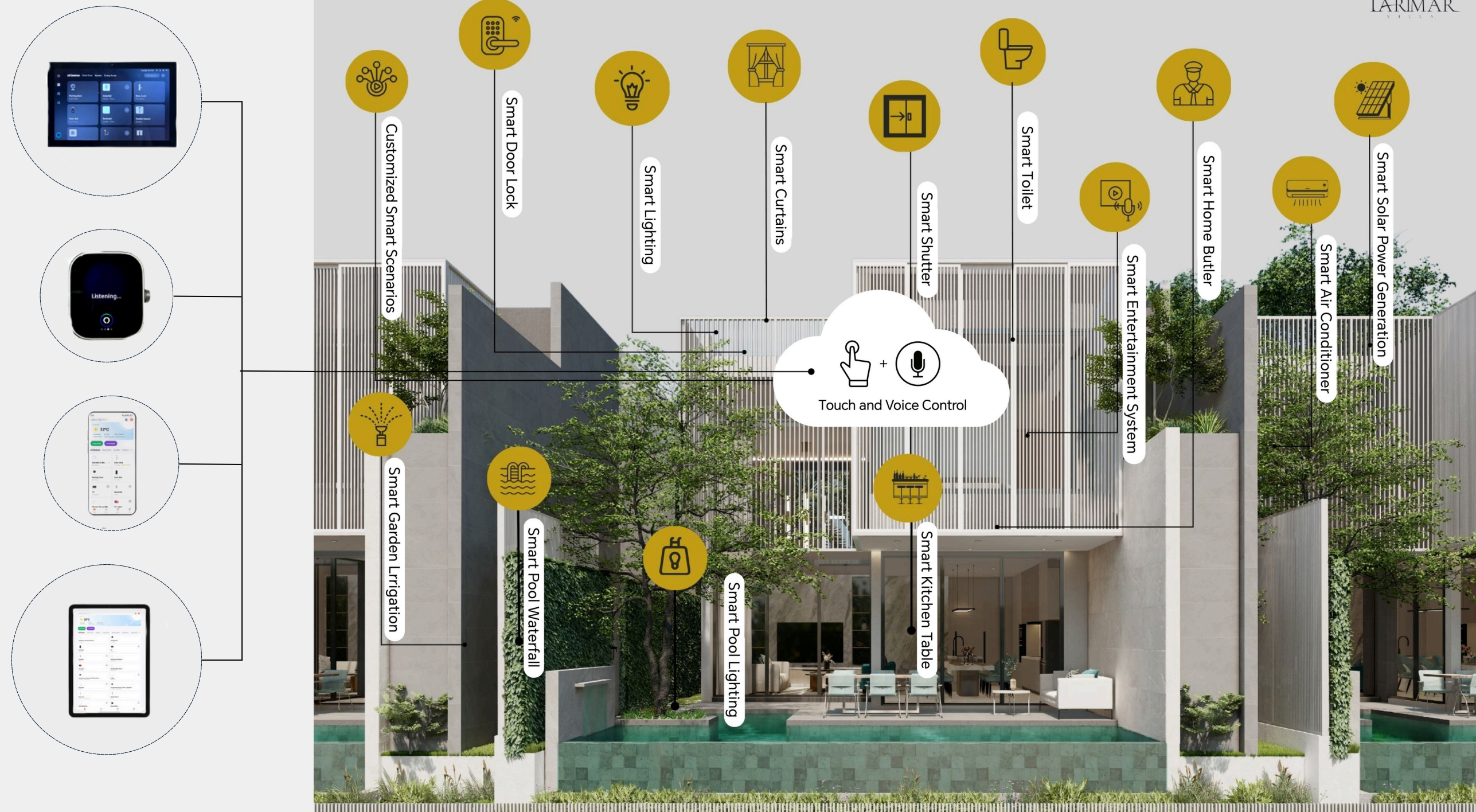
## Double glazing

- Utilizes double-glazed windows with argon
- Providing excellent thermal insulation and voice
- Helping to reduce air costs

## Customize furniture

- All utilizes ENF grade materials, with the highest environmental and health rating of non-toxic and harmless

# FIRST & ONLY



AI smart Villas in Phuket  
The Future of Luxury Living

# KOHLER

Experience refined living with **KOHLER** sanitaryware – seamlessly blending design and performance



\*\*\*Extra Charge 500,000 THB

# OUR SERVICE

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Garden cleaning



House cleaning



Swimming pool cleaning



Airport transfer



AC Cleaning



# SPECIAL OWNER'S SERVICES

1

7\*24 Reception

2

24 hour security

3

24 hour concierge

4

Local expertise

5

Medical Coordinator

6

Concierge

7

Lifestyle Service Assistant



# PAYMENT TERMS

Reservation	Signing Reservation	2%
1 st Payment	Signing Contract	28%
2 nd Payment	Starting a foundation	15%
3 rd Payment	Finished Building Structure	15%
4 th Payment	Finished Wall Concrete	15%
5 th Payment	Starting an Interior	15%
6th Payment	Transfer Villa	10%

Sinking Fund 500 THB / Per Sq.m.

Transfer fees share 50/50 between Buyer & Seller

Installation of Electric & Water 20,000 THB (One-time payment)

Common fees 40 THB per Sq.m. / Monthly (Paid one year in advance)

FREEHOLD TAX 6.8% & LEASEHOLD TAX 1.1%



# OUR COMPANY

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**Athena Company** a jewel under the stewardship of Tawee Wi Tour Company, has been a beacon in the tourism industry since its inception in 2016, continuing to shine bright in the present. Helmed by the astute Mrs. Toonyada, a luminary in Phuket's wealthiest family, the company stands as a testament to a legacy that spans over two decades. With a versatile portfolio encompassing tourism, catering, hotels, construction, rubber plantations, and orchard farms across Phuket and Phang Nga Province, the family's imprint extends far beyond business. Not just influential in the realms of commerce, Mrs. Toonyada's family also holds a prominent political presence, with a member actively engaged in Thailand's political landscape. Mrs. Toonyada herself, adorned with a wealth of experience garnered from diverse business ventures, has cultivated powerful connections, earning her a well-deserved status as a highly influential business leader

# CONSTRUCTION COMPANY

Mind Construction 2016 Co., Ltd.

portrays the business as a turn-key contractor. We provide turn-key systems for design and build structure, architecture, electrical and sanitary systems for hotels, resorts, condominiums, and luxury villas. We have experience staff including of Engineer, Architect, Foreman who can make the satisfy works for our customer.

FIFTH ELEMENT



BOAT AVENUE  
PARK AND PLAYGROUND



SHAMBHALA GRAND VILLA



CROWN ESTATE



CASA SIGNATURE





# INTERIOR PROFILE

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**AHA Design Studio** led by Anuchit Hantongchai, a famous designer in Phuket, Mr. Anuchit is the chief designer, he leads the team to design and design projects under the Wallaya villas: Luxpride, The Element, The Nest, The Granary, etc. As well as the main design of villa projects under the Andaman Asset Solution such as The Trinity, The Residence. He has accumulated a lot of design experience in the modern pragmatic design style, and has a unique understanding of the use of space.



# WHY CHOOSE US

**01**

Prime Location

**02**

High-End

**03**

Serene place

**04**

High Investment Return



# LARIMAR VILLA

THE PERFECT COMBINATION OF FAMILY  
LUXURY AND SMART LIVING