

THE CHAPTER

Tropical Modern Pool Villa

CHALONG PHUKET

PROJECT INFORMATION

| | | |
|-------------------------|----------|---|
| Project Name | : | The Chapter Tropical Modern Pool Villa |
| Location | : | Chalong Phuket |
| Project Launched | : | January 2025 |
| Total Land Area | : | 1,645.29 Sq.m. |
| Number of Unit | : | 4 Units |
| Villa Types | : | 4 Bedrooms 5 Bathrooms |
| Parking Space | : | 2 |
| Price Range | : | 18.5 MB - 19.9 MB THB |

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EXTERIOR PERSPECTIVE



MASTER PLAN USEABLE AREA

- ① 352.57 SQ.M.
- ② 341.94 SQ.M.
- ③ 377.20 SQ.M.
- ④ 342.73 SQ.M.

LAND PLOT SQ.M.

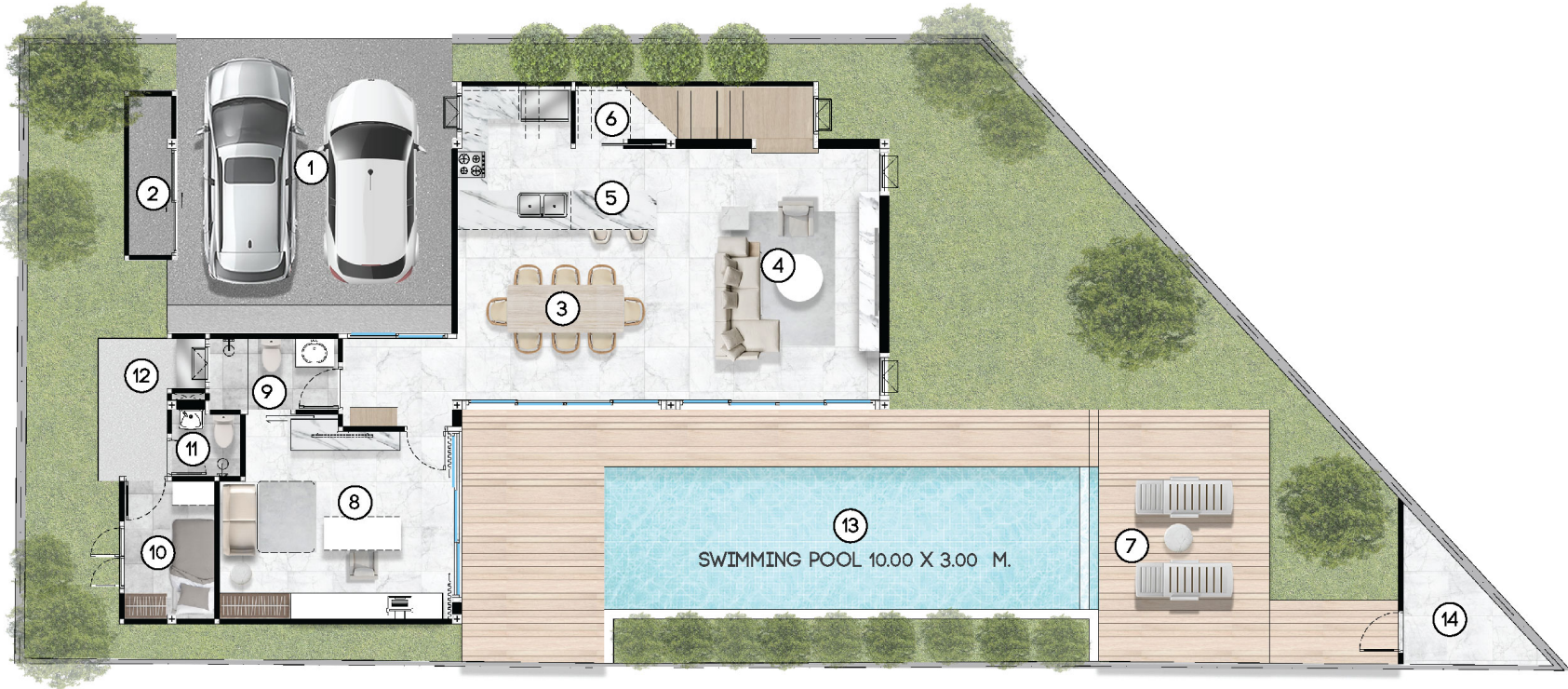
- ① 346.38 SQ.M.
- ② 346.76 SQ.M.
- ③ 357.42 SQ.M.
- ④ 359.40 SQ.M.



KEY PLAN PLOT 1

| | | |
|--------------------|-------|-------|
| 1. PARKING LOTS | 36.36 | SQ.M. |
| 2. STORE 1 | 3.10 | SQ.M. |
| 3. DINING AREA | 19.08 | SQ.M. |
| 4. LIVING AREA | 25.17 | SQ.M. |
| 5. PANTRY | 9.87 | SQ.M. |
| 6. STORE 2 | 4.18 | SQ.M. |
| 7. SUNBED | 54.79 | SQ.M. |
| 8. UTILITY ROOM | 19.46 | SQ.M. |
| 9. WC.1 | 4.05 | SQ.M. |
| 10. MAID'S BEDROOM | 5.50 | SQ.M. |
| 11. MAID'S TOILET | 2.00 | SQ.M. |
| 12. WASHING | 5.50 | SQ.M. |
| 13. SWIMMING POOL | 30.00 | SQ.M. |
| 14. PUMP ROOM | 5.37 | SQ.M. |

224.43 SQ.M.
GROUND FLOOR AREA

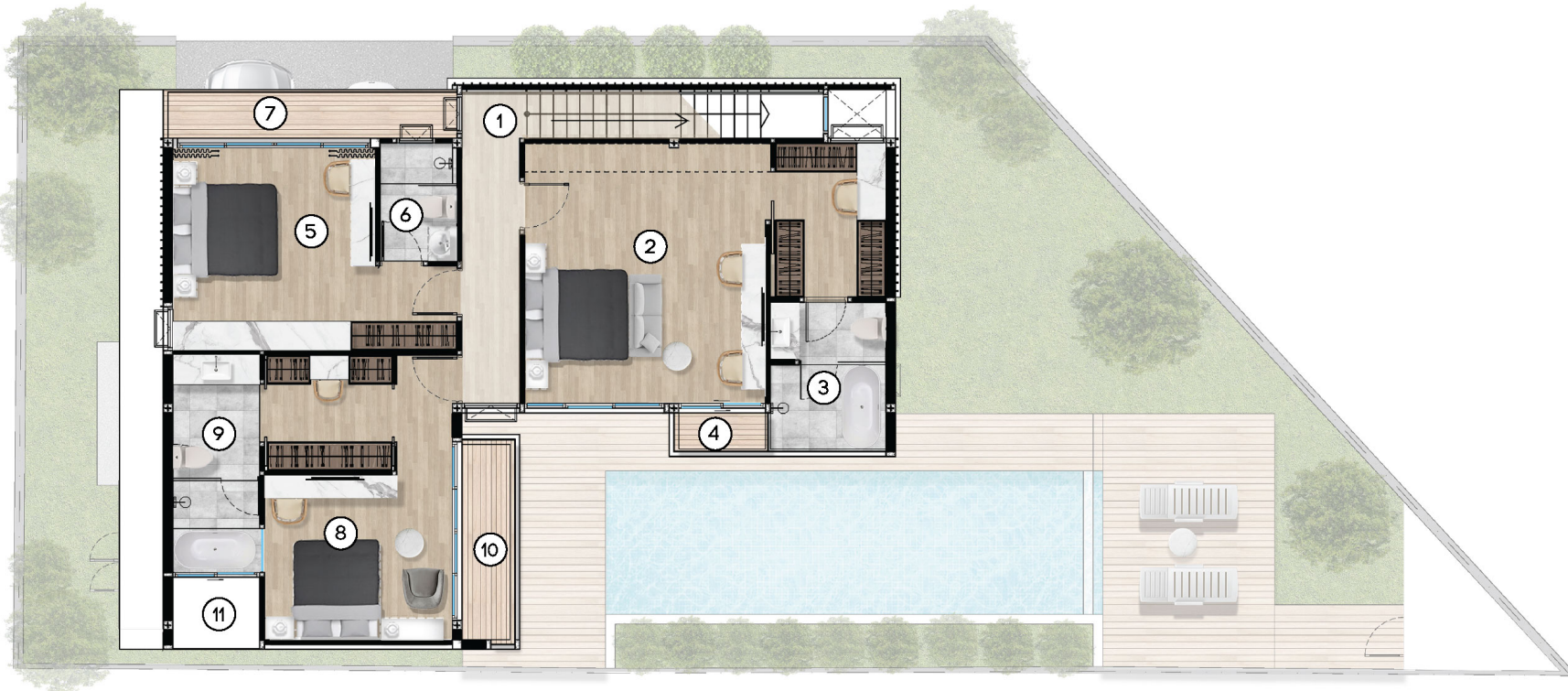


USEABLE AREA 352.57 SQ.M.

KEY PLAN PLOT 1

| | | |
|----------------|-------|-------|
| 1. STAIR HALL | 15.00 | SQ.M. |
| 2. BEDROOM 1 | 35.00 | SQ.M. |
| 3. BATHROOM 1 | 7.30 | SQ.M. |
| 4. BALCONY | 2.00 | SQ.M. |
| 5. BEDROOM 2 | 20.50 | SQ.M. |
| 6. BATHROOM 2 | 4.20 | SQ.M. |
| 7. BALCONY | 6.00 | SQ.M. |
| 8. BEDROOM 3 | 22.50 | SQ.M. |
| 9. BATHROOM 3 | 8.64 | SQ.M. |
| 10. BALCONY | 5.00 | SQ.M. |
| 11. GREEN / AC | 2.00 | SQ.M. |

128.14 SQ.M.
2ND FLOOR AREA

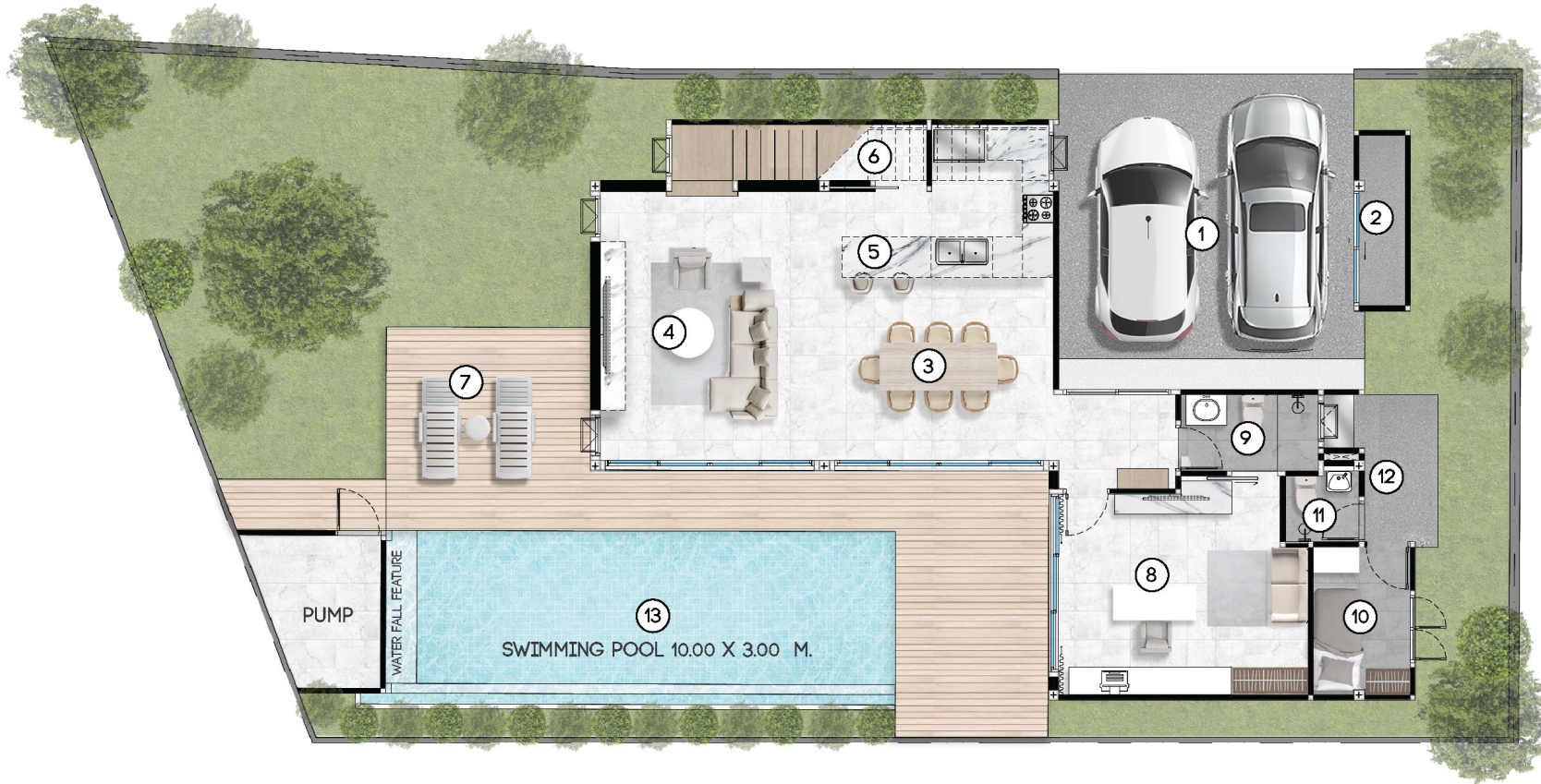


USEABLE AREA 352.57 SQ.M.

KEY PLAN PLOT 2

| | | |
|--------------------|-------|-------|
| 1. PARKING LOTS | 36.36 | SQ.M. |
| 2. STORE 1 | 3.10 | SQ.M. |
| 3. DINING AREA | 19.08 | SQ.M. |
| 4. LIVING AREA | 25.17 | SQ.M. |
| 5. PANTRY | 9.87 | SQ.M. |
| 6. STORE 2 | 4.18 | SQ.M. |
| 7. SUNBED | 42.10 | SQ.M. |
| 8. UTILITY ROOM | 19.46 | SQ.M. |
| 9. WC.1 | 4.05 | SQ.M. |
| 10. MAID'S BEDROOM | 5.50 | SQ.M. |
| 11. MAID'S TOILET | 2.00 | SQ.M. |
| 12. WASHING | 5.50 | SQ.M. |
| 13. SWIMMING POOL | 30.00 | SQ.M. |
| 14. PUMP ROOM | 7.44 | SQ.M. |

213.80 SQ.M.
GROUND FLOOR AREA



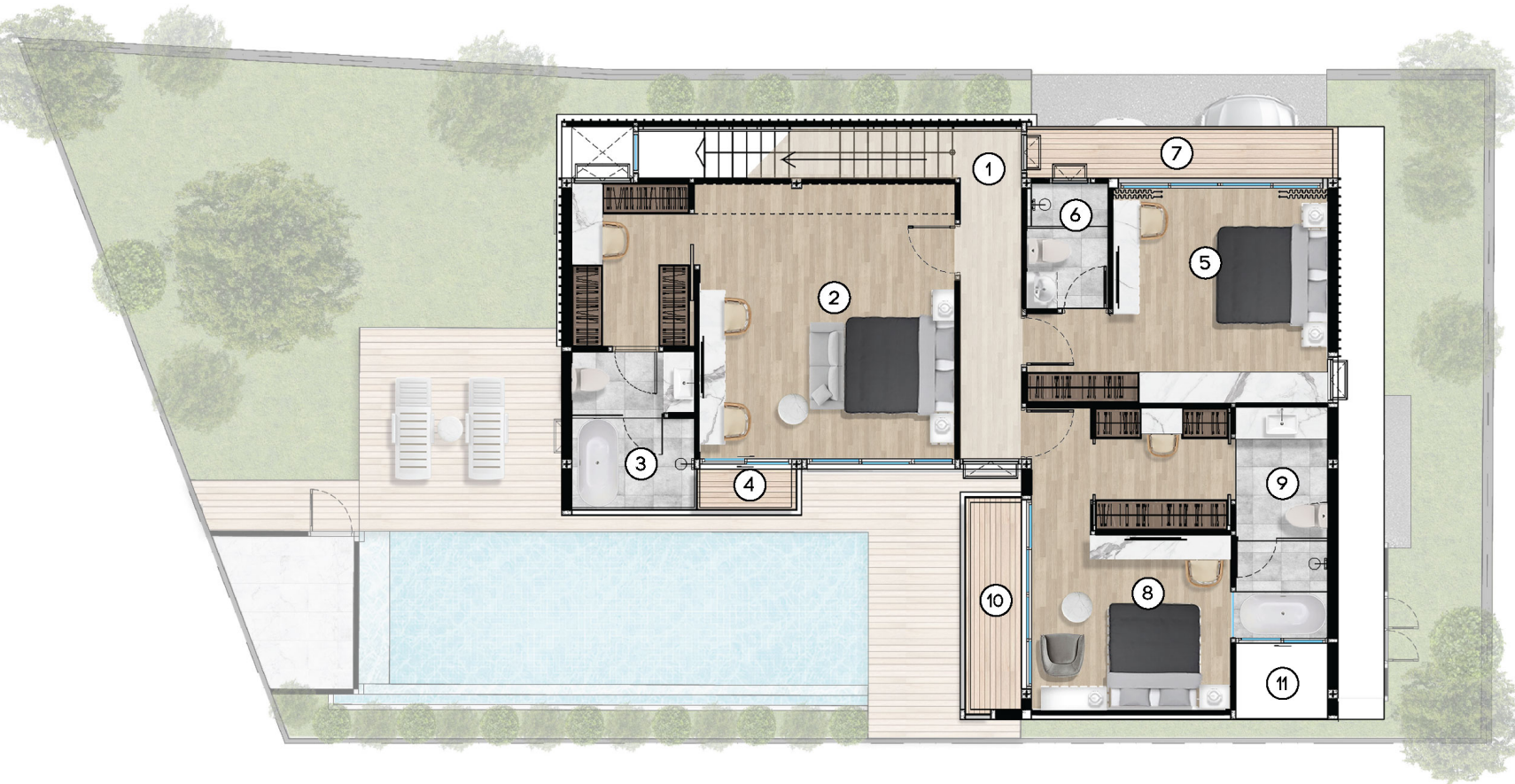
USEABLE AREA 341.94 SQ.M.

KEY PLAN PLOT 2

| | | |
|----------------|-------|-------|
| 1. STAIR HALL | 15.00 | SQ.M. |
| 2. BEDROOM 1 | 35.00 | SQ.M. |
| 3. BATHROOM 1 | 7.30 | SQ.M. |
| 4. BALCONY | 2.00 | SQ.M. |
| 5. BEDROOM 2 | 20.50 | SQ.M. |
| 6. BATHROOM 2 | 4.20 | SQ.M. |
| 7. BALCONY | 6.00 | SQ.M. |
| 8. BEDROOM 3 | 22.50 | SQ.M. |
| 9. BATHROOM 3 | 8.64 | SQ.M. |
| 10. BALCONY | 5.00 | SQ.M. |
| 11. GREEN / AC | 2.00 | SQ.M. |

128.14 SQ.M.
2ND FLOOR AREA

USEABLE AREA 341.94 SQ.M.

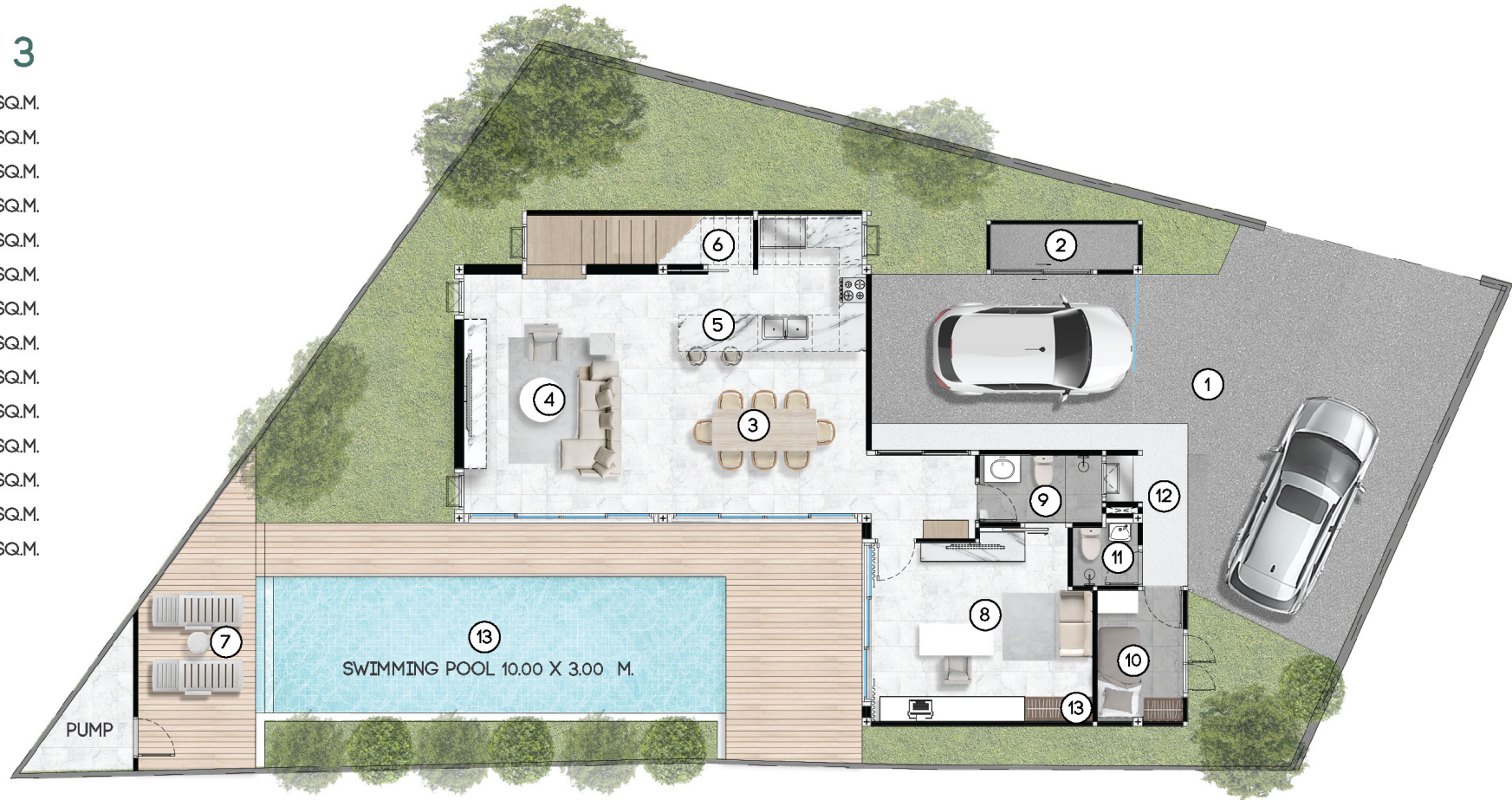


KEY PLAN PLOT 3

| | | |
|--------------------|-------|-------|
| 1. PARKING LOTS | 72.44 | SQ.M. |
| 2. STORE 1 | 3.10 | SQ.M. |
| 3. DINING AREA | 19.08 | SQ.M. |
| 4. LIVING AREA | 25.17 | SQ.M. |
| 5. PANTRY | 9.87 | SQ.M. |
| 6. STORE 2 | 4.18 | SQ.M. |
| 7. SUNBED | 44.04 | SQ.M. |
| 8. UTILITY ROOM | 19.46 | SQ.M. |
| 9. WC.1 | 4.05 | SQ.M. |
| 10. MAID'S BEDROOM | 5.50 | SQ.M. |
| 11. MAID'S TOILET | 2.00 | SQ.M. |
| 12. WASHING | 5.50 | SQ.M. |
| 13. SWIMMING POOL | 30.00 | SQ.M. |
| 14. PUMP ROOM | 4.67 | SQ.M. |

249.06 SQ.M.

GROUND FLOOR AREA



USEABLE AREA 377.20SQ.M.

KEY PLAN PLOT 3

| | | |
|----------------|-------|-------|
| 1. STAIR HALL | 15.00 | SQ.M. |
| 2. BEDROOM 1 | 35.00 | SQ.M. |
| 3. BATHROOM 1 | 7.30 | SQ.M. |
| 4. BALCONY | 2.00 | SQ.M. |
| 5. BEDROOM 2 | 20.50 | SQ.M. |
| 6. BATHROOM 2 | 4.20 | SQ.M. |
| 7. BALCONY | 6.00 | SQ.M. |
| 8. BEDROOM 3 | 22.50 | SQ.M. |
| 9. BATHROOM 3 | 8.64 | SQ.M. |
| 10. BALCONY | 5.00 | SQ.M. |
| 11. GREEN / AC | 2.00 | SQ.M. |

128.14 SQ.M.
2ND FLOOR AREA

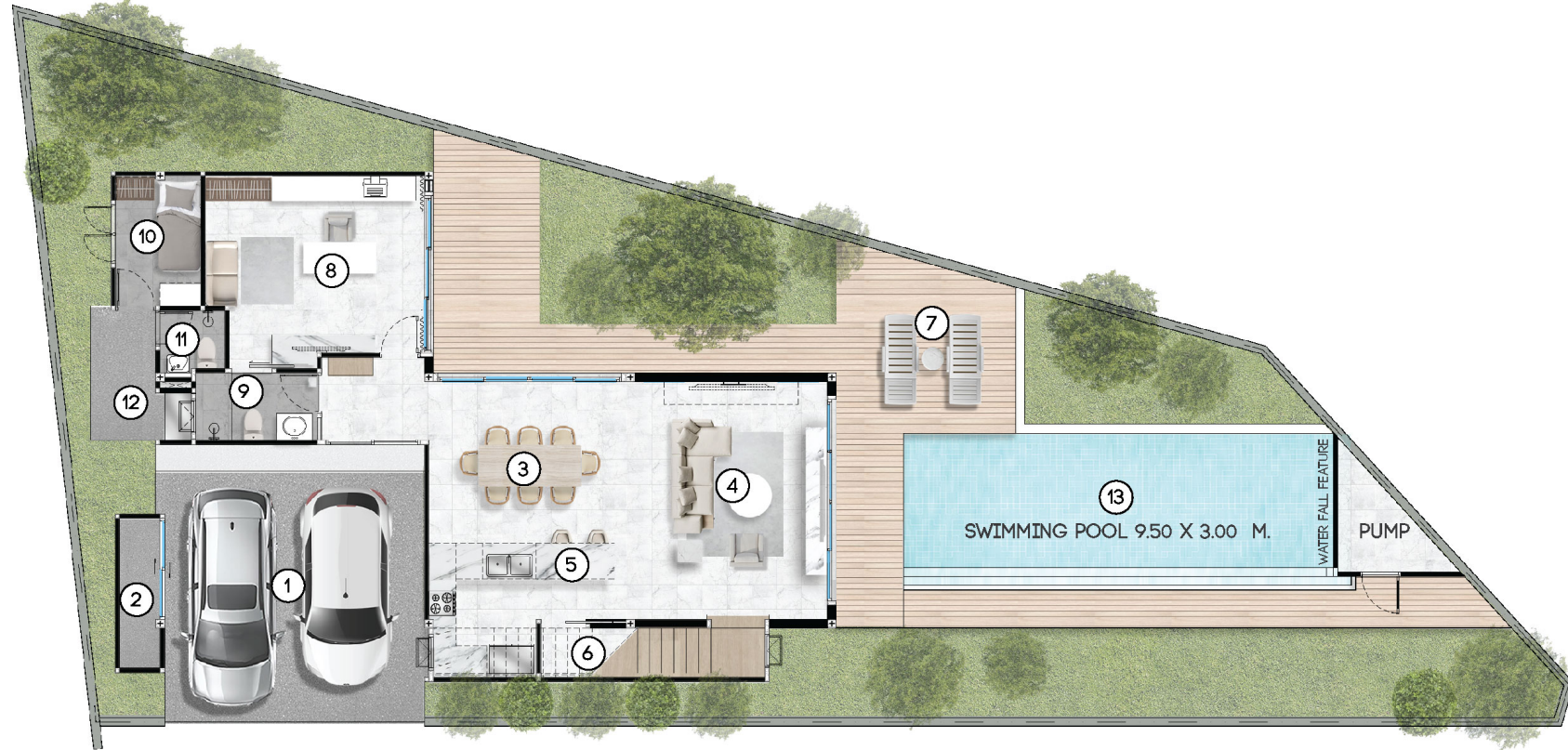
USEABLE AREA 377.20 SQ.M.



KEY PLAN PLOT 4

| | | |
|--------------------|-------|-------|
| 1. PARKING LOTS | 36.36 | SQ.M. |
| 2. STORE 1 | 3.10 | SQ.M. |
| 3. DINING AREA | 19.08 | SQ.M. |
| 4. LIVING AREA | 25.17 | SQ.M. |
| 5. PANTRY | 9.87 | SQ.M. |
| 6. STORE 2 | 4.18 | SQ.M. |
| 7. SUNBED | 47.45 | SQ.M. |
| 8. UTILITY ROOM | 19.46 | SQ.M. |
| 9. WC.1 | 4.05 | SQ.M. |
| 10. MAID'S BEDROOM | 5.50 | SQ.M. |
| 11. MAID'S TOILET | 2.00 | SQ.M. |
| 12. WASHING | 5.50 | SQ.M. |
| 13. SWIMMING POOL | 28.50 | SQ.M. |
| 14. PUMP ROOM | 4.37 | SQ.M. |

214.60 SQ.M.
GROUND FLOOR AREA

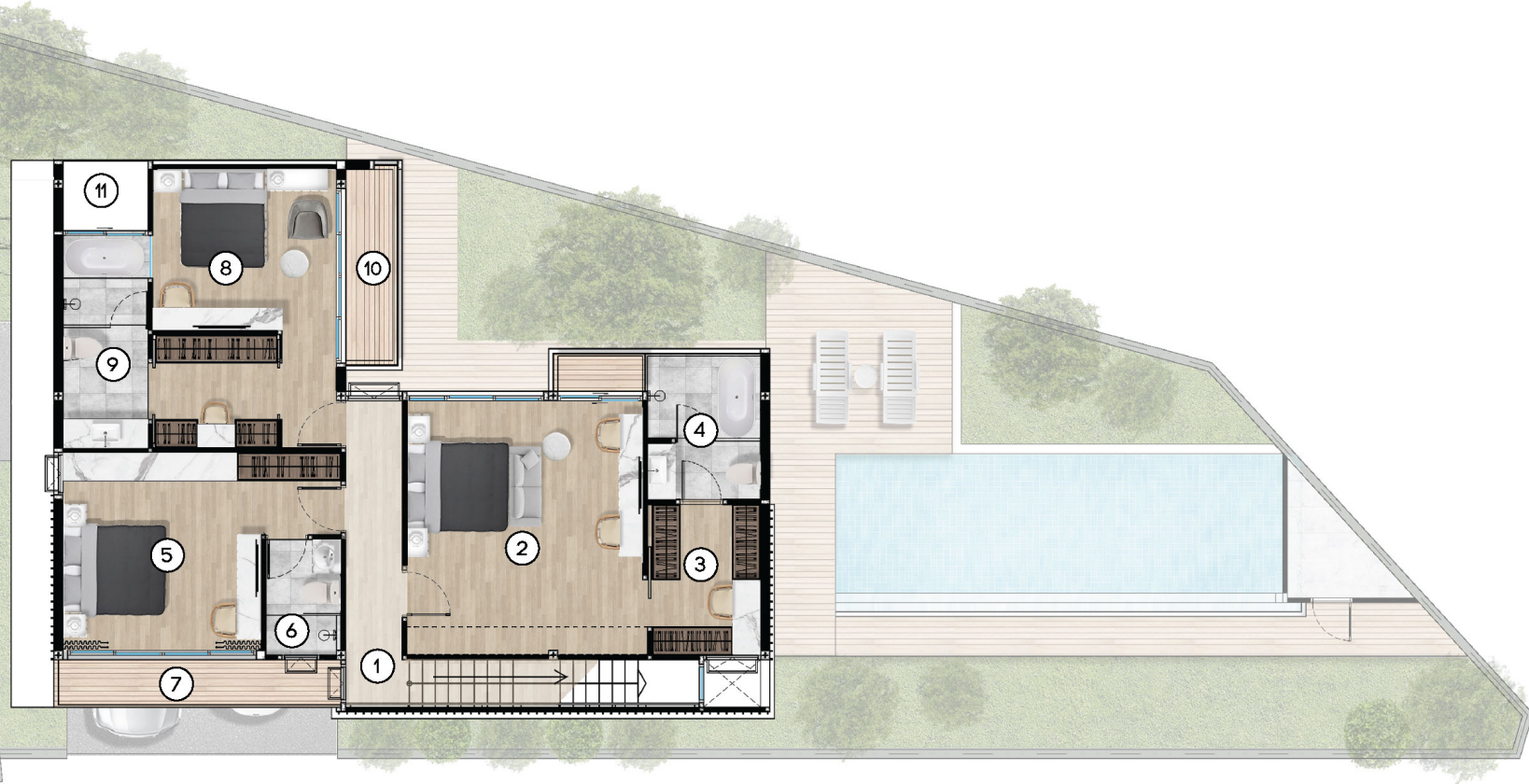


USEABLE AREA 342.73 SQ.M.

KEY PLAN PLOT 4

| | | |
|----------------|-------|-------|
| 1. STAIR HALL | 15.00 | SQ.M. |
| 2. BEDROOM 1 | 35.00 | SQ.M. |
| 3. BATHROOM 1 | 7.30 | SQ.M. |
| 4. BALCONY | 2.00 | SQ.M. |
| 5. BEDROOM 2 | 20.50 | SQ.M. |
| 6. BATHROOM 2 | 4.20 | SQ.M. |
| 7. BALCONY | 6.00 | SQ.M. |
| 8. BEDROOM 3 | 22.50 | SQ.M. |
| 9. BATHROOM 3 | 8.64 | SQ.M. |
| 10. BALCONY | 5.00 | SQ.M. |
| 11. GREEN / AC | 2.00 | SQ.M. |

128.14 SQ.M.
2ND FLOOR AREA



USEABLE AREA 342.73 SQ.M.

PRICE LIST

| No. | Type | Number Bedrooms | Plot Size (Sq.M) | Built-Up (Sq.M) | Internal Area (Sq.M) | External Area (Sq.M) | Pool Size (Sq.M) | Selling Price (THB) |
|-----|------|-----------------|------------------|-----------------|----------------------|----------------------|------------------|---------------------|
| 1 | C1 | 4 Beds 5 Baths | 346.38 | 350.80 | 201.50 | 149.30 | 10 x 3 M | 18,500,000 |
| 2 | C2 | 4 Beds 5 Baths | 346.76 | 342.05 | 201.50 | 140.55 | 10 x 3 M | 18,500,000 |
| 3 | C3 | 4 Beds 5 Baths | 357.42 | 363.91 | 201.50 | 162.41 | 10 x 3 M | 19,900,000 |
| 4 | C4 | 4 Beds 5 Baths | 359.40 | 340.74 | 201.50 | 139.24 | 9.50 x 3 M | 18,900,000 |

Kindly be informed that prices are subject to change without prior notice once the pre-launch pricing period has concluded

TERM & REGULATIONS :

A. Price inclusive of

- No CAM fees
- Large swimming pool
- Built-in furniture | European Kitchen
- Air-conditioners
- Salt Pool
- EV car charging port ready

B. Villas selling prices are fixed in Thai Baht ONLY

C. Prices are not inclusive of furniture package

D. Customers are able to select top-up material to fit your lifestyle with the budget or additional expenses with discussion

E. All taxes and transferring fee are share 50/50 between developer and buyer

THE CHAPTER TROPICAL MODERN POOL VILLA

Term & Condition

PAYMENT TERM (OFF-PLAN VILLA)

| | |
|----------------------------------|-----|
| Reservation | 2% |
| Signing contract with in 30 days | 28% |
| Finished foundation post | 30% |
| Building structure completion | 20% |
| Interior completion | 10% |
| Transfer ownership | 10% |

OWNERSHIP TYPES :

A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.

TAX AND TRANSFER FEE RESPONSIBILITY :

A Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally 50/50 between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer

NOTE :

- All private villas are finished with swimming pool, air-condition, built-in wardrobe, kitchen and landscape design
- all selling prices are fixed in Thai baht ONLY
- Furniture package is optional

REMARK :

Please note that these terms and conditions govern the ownership arrangements at The Chapter Luxury Villa. It is essential to carefully review and understand these provisions before entering into any property transactions



Salt Pool
System



Built-in
Furniture



European
Kitchen



EV Car Charging
Port Ready



Robinson
Lifestyle Chalong
4 mins



Ruamrudee
International School
6 mins



Dibuk Hospital
10 mins

KEY FEATURES



LOCATION

| | |
|--------------------------------|---------|
| Robinson Lifestyle Chalong | 4 mins |
| Thai Watsadu | 5 mins |
| Ruamrudee International School | 6 mins |
| Tiger Muay Thai | 7 mins |
| BCIS International School | 8 mins |
| Chalong Police Station | 10 mins |
| Dibuk Hospital | 10 mins |
| Chalong Pier | 12 mins |
| Lotus's Super Market | 12 mins |
| Makro Rawai | 13 mins |
| Chalong Hospital | 13 mins |
| Villa Market | 13 mins |
| Phuket Old Town | 18 mins |
| Central Festival Phuket | 18 mins |
| Promthep Cape | 24 mins |
| Naiharn Beach | 26 mins |



ENTRY HALL



LIVING AREA



KITCHEN DINING AREA



DINING AREA



KITCHEN DINING AREA



UTILITY ROOM



UTILITY ROOM



UTILITY ROOM





BEDROOM 1



BEDROOM 1



BATHROOM 1



BEDROOM 2



BEDROOM 2



BATHROOM 2



BEDROOM 3



BATHROOM 3



BATHROOM 3



WALK IN CLOSET



WALK IN CLOSET