



**WILAWAN**    Luxury villas



**wilawan**  
LUXURY VILLAS  
NAIYANG - PHUKET





WILAWAN villas is a beautiful tropical luxury designed villa style. Located in a premier Phuket tropical island destination.

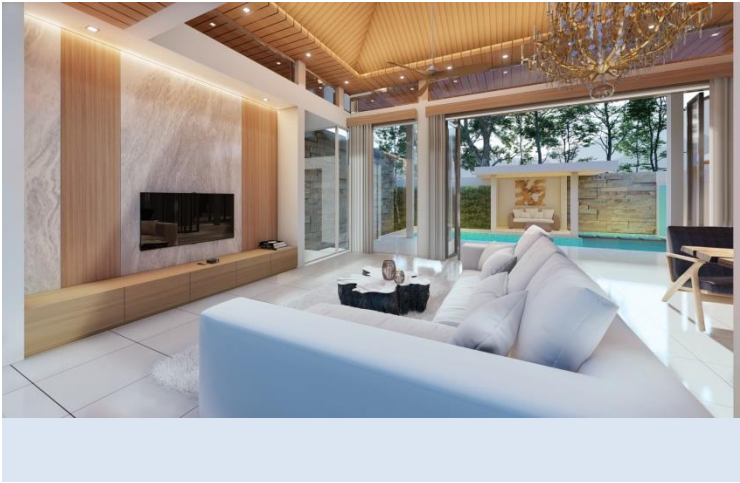
A few minutes to Naiyang and Naitorn beaches, closed by local restaurants, hyper markets, golf courses, marinas and Phuket International Airport

The villas designed to a private pool, relaxing with a large modern decorated living area and kitchen blend perfectly peaceful in tropical environment.

The villa layout for 3 bedrooms. The master bedroom suite closed looking to the swimming pool and romantic jacuzzi. Other bedrooms look to the private garden, open view to sky and mountain for living room.

**MAIN INFORMATION**

<b>PROJECT NAME</b>	Wilawan Luxury villas
<b>PROJECT DEVELOPER</b>	Wilawan greenplace Co.,Ltd
<b>PROJECT CONSTRUCTOR</b>	Winsuntorn civil Co.,Ltd.
<b>COUNTRY</b>	Naiyang ,Thalang , Phuket , Thailand
<b>LAND AREA</b>	5 Rai ( 8,000 sqm )
<b>BUILDING UNITS</b>	14 Villas
<b>NUMBERS OF BEDROOM</b>	3 bedrooms / 2 -4 Bathrooms / extra working area
<b>PLOT SIZE</b>	296 – 502 sqm
<b>ARCHITECTURAL STYLE</b>	Contemporary Luxury Balinese style
<b>CONSTRUCTION START</b>	Quarter 4/2021



# MASTER PLAN



# TYPE - A

TYPE - A



GROUND FLOOR PLAN



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GARAGE	30.00	SQ.M.
LIV / DIN / KIT AREA	66.00	SQ.M.
MASTER BEDROOM	22.00	SQ.M.
MASTER BATHROOM	12.00	SQ.M.
BEDROOM 1	16.00	SQ.M.
BATHROOM 1	4.00	SQ.M.
BEDROOM 2	14.50	SQ.M.
SWIMMING POOL	40.00	SQ.M.
TERRACE	7.50	SQ.M.
PUMP ROOM	3.60	SQ.M.
TOTAL		244.00 SQ.M.
GREEN / GARDEN AREA		52.00 SQ.M.

# TYPE A5 – A7



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GARRAGE	39
ENTRANCE	2.52
LIV / DIN/ KIT AREA	78.25
MASTER BEDROOM	25
MASTER BATHROOM	13.8
BEDROOM 1	17
BATHROOM 1	5.1
BEDROOM 2	26.5
BATHROOM 2	4.93
GUEST TOILET	3.23
LAUNDRY ROOM	5.67
MAIN TERRACE & SUNKEN SEAT	24.6
TERRACE	21
SWIMMING POOL (3.5 X9.60 )	35.07
OUTDOOR SHOWER	1.38
TOTAL	303.05
USEABLE AREA	303.05
GREEN AREA	88.95
LANDPLOT 16 X 24.50 M	392

# TYPE - B



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GARRAGE	47
ENTRANCE	2.52
LIV / DIN/ KIT AREA	92
MASTER BEDROOM	31.2
MASTER BATHROOM	13.5
BEDROOM 1	28.2
BATHROOM 1	5.4
BEDROOM 2	22.5
BATHROOM 2	6
GUEST TOILET	3.6
WORKING AREA	12
TERRACE	27
SWIMMING POOL (3.5 X9.60)	45
OUTDOOR SHOWER	1.5
PUMP ROOM	1.5
TOTAL	360
USEABLE AREA	360

# PAYMENT TERM

## Payment Terms

1 st	Payment for reservation deposit	2%
2 nd	Payment for sale and purchase agreement within 30 days	28%
3 rd	Payment finished foundation post	15%
4 th	Payment finished concrete structure and roof structure	15%
5 th	Payment finished wall	15%
6 th	Payment finished floor finishing door & window frame and Paint	15%
7 th	Payment for transfer land registration	10%

## Common Area Monthly Management Fees

Wilawan luxury villas common area monthly management fees provide for certain services for

### The Common area & Individual villas. (optional)

#### The Common Area Management

- On-site management and staff
- Proactive management of infrastructure & common area service.
- Electricity & water consumption charges for common area
- 24 hrs. Security guard with CCTV
- Garbage collection
- Road landscape and gardens maintenance

#### Certain service inside the villa (optional)

- Pool cleaning 2 times a week ( included chemical)
- Villa gardening 3 times a week
- Villa pest control once a month
- Villa Garbage removal

**Monthly fees** Payable 12 months in advance

**Sinking Fund** : THB 100,000 ( One time on land registration date )

### Notes

- Price include swimming pool , landscape , air-condition , ceiling fan.
- Price does not include furniture packages.
- Villa selling price currency Fixed in Thai Baht only.
- All information in this pricelist is subject to change without prior notice.
- Selling price excluded legal fees and other additional works
- All relevant Taxes, duty stamp,land and Building transfer fees will be sharing pay 50 : 50 between buyer & developer.
- Reservation fee is non-refundable deposit for 30 days to review legal documents.

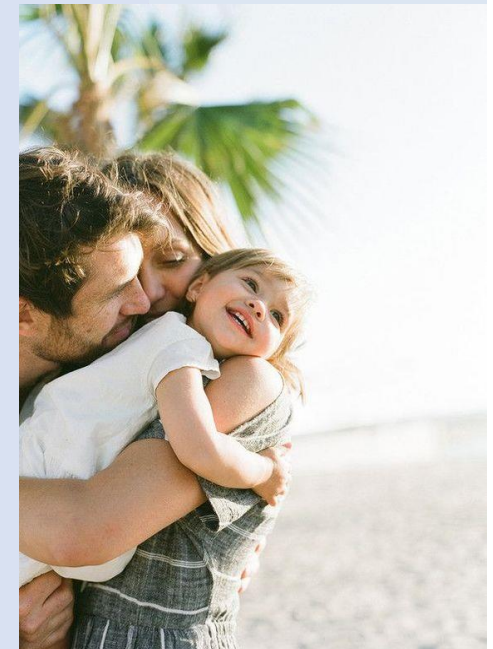
**Disclaimer** : The information does not from part of any offer or contract and is intended as a guide only.



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# Wilawan Luxury villas

Location : Naiyang - Phuket

Date issue : 01/11/2023



Villa Unit	Bedrooms	Land Plot Area	Usable Area	Internal Area	external Area	Green Area	Swimming Pool	price		Furniture Package		Monthly Common Area Fee		
		sqm	sqm	sqm	sqm		size	THB	USD	THB	USD	THB	USD	
A1														SOLD
A2														SOLD
A3														SOLD
A4														SOLD
A5														SOLD
A6														SOLD
A7														SOLD
B1														SOLD
B2														SOLD
B3														SOLD
B4														SOLD
B5														SOLD
B6	3 Bedroom +1 / 4 Bathroom	496.80	360.00	250.00	110.00	136.80	4*9 & 1.8*2.7 Jacuzzi	24,426,000	697,886	2,800,000	80,000	8,900	254	
B7														SOLD

Rate 1 USD : 35 BAHT. 31/5/2023

# SERVICES

Our management services are provided by our professional team, includes :

## MANAGEMENT OF COMMON AREAS

- Security 24 Hours on - site security 7 days a week
- Garbage removal and pest control
- Garden and irrigation of all common areas
- All common area electricity inc street and garden lighting
- Office building ,manager and staff,all utilities, equipment and stationary
- insurance for all common areas
- Gated access

## VILLA GARDENS

- Landscape and garden maintenance.
- Water systems and irrigation service

## SWIMMING POOLS

- Checklist provided for each pool
- Weekly maintenance
- weekly chemical readings
- Pool vacuumed and tiles cleaned
- Debris removed as needed



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# GENERATION SPECIFICATION



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## STRUCTURE

<b>FOUNDATION</b>	Concrete piling & reinforced concrete footing
<b>STRUCTURE</b>	Reinforced concrete column & beam system
<b>ROOF</b>	Steel structure with anti-rust coating & slab with waterproofed concrete
<b>FLOOR</b>	Reinforced concrete slab on concrete beam with anti termite protection

## INTERIOR FINISHING

<b>WALL</b>	Brick wall with cement plaster Acrylic painted finish
<b>FLOOR</b>	Living room ,dining room , kitchen and bedroom 1 & 2 Porcelain granite tiles. Master bedroom and Master bathroom porcelain petrified wood look tile.
<b>DOOR</b>	Hardwood covered with laminate wood doors for type A , and Teak wood doors for type B
<b>WINDOW</b>	Champagne Sahara metallic color powder coated aluminium aluminium sliding doors with tinted glass
<b>CEILING</b>	Composite wood vault ( living , dinning & master bedroom ) Vault gypsum ceiling with acrylic paint ( bedroom 2 & 3 )
<b>SHOWER</b>	Porcelain granite tiles. Flameless Glass shower room
<b>BATHROOM</b>	Granite counter top , completed with basins and mixer taps Bathtub with mixer taps ( master bathroom ) Rain style shower & head shower ( all bathrooms )

## EXTERIOR FINISHING

<b>ROOF</b>	Cedar timber shingle roof with waterproofing
<b>SWIMMING POOL</b>	Lava ocean green stones
<b>OUTDOOR SHOWER</b>	Black / Gray slate tiles
<b>TERRACE</b>	Grey sand wash Composite wood pool deck
<b>LANDSCAPE</b>	Asian tropical garden style
<b>WALLS</b>	Acrylic painted finish

The Seller reserves the right to change the General Specifications and use other materials and equipments of comparable standard and Quality, without providing advance notice to the Purchaser, providing always that the seller shall not use sub-standard or poor materials as a substitute for good materials or equipments. All materials and equipments shall be subject to the availability or such materials and equipments taking into local conditions, availability demand and supply and other similar factors.

## MECHANICAL & ELECTRICAL

<b>TELECOMMUNICATION</b>	Wireless internet Telephone line. Cable TV
<b>AIR CONDITIONING</b>	Ceiling concealed split type in Master bedroom, living and dining room Wall type split units in bedroom 1 & 2 In all bedrooms , living & dining room
<b>CEILING FANS</b>	In all bedrooms , living & dining room
<b>HOT WATER</b>	Central electrical water heater
<b>WATER SUPPLY</b>	Deep water supply system with chlorine addition individual meter for each villa
<b>SWIMMING POOL</b>	Salt water pool with overflow system Pool waterfall
<b>ELECTRICAL SUPPLY</b>	Under ground 3 phase electricity wiring individual meter for each villa
<b>SECURITY</b>	CCTV 24 hour

## FIXTURE & APPLIANCES

<b>LIGHTING</b>	Surface mounted ceiling light
<b>BUILT - IN FURNITURE</b>	Hard wood flame covered with laminate wood
<b>DOORS &amp; WINDOWS</b>	Hardware Hafele or equivalent
<b>SANITARY WARE</b>	Cristina or equivalent

## OTHERS ( optional )

<b>FURNITURE</b>	According to furniture package
<b>SALA</b>	2.4m x 3m Wooden structure type B



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#### SALE OFFICE

**OPENING HOURS**

9.30 - 17.30 Monday - Saturday

**TELEPHONE**

+66 (0) 92 459 1995

**EMAIL**

[sale@Wilawanvillas.com](mailto:sale@Wilawanvillas.com)

**WEBSITE**

Wilawanvillas.com