



GRAND
SEA THROUGH
LUXURY VILLAS

RAWAI, PHUKET



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The Grand Sea Through Villa, Rawai, Phuket is a villa project that originated from the desire to create a spacious and comfortable living space on the original land of the project owner. The primary focus was on crafting a residential area that offers spaciousness, brightness and ultimately comfort while harmonizing with the surrounding context. The strategic location of The Grand Sea Through Villa excels in terms of its views, natural landscapes, and contextual surroundings, allowing seamless integration between the location and the living space.





OUTSIDE IN

Combining architectural design with geometric shapes that embody modernity and elegance, the building's design is spacious, bright and comfortable, to meet the desires of the project owner. This led to an overall design concept embracing the idea of '**Outside In,**' creating a modern luxury style from the exterior to the interior. The design principles emphasize simplicity, contemporariness, and functional aspects both inside and outside, catering to the lifestyle needs of its residents.





CONCEPT DEVELOPMENT

The project's design evolution from The Grand Sea Through Villa, an older project that underwent a rebranding process to become the current project (in the year 2023). This transformation aimed to elevate the project's sophistication by enhancing and modernizing the design details, rendering a more luxurious and contemporary appearance. It was geared towards significantly improving the living standards of its residents.



ARCHITECTURE & LANDSCAPE

The project's design was driven by leveraging the advantages of the surrounding environment and context, particularly highlighting exceptional views, landscapes, direction of sunlight, wind direction, and water elements. This approach led to a geometrically shaped house design that maximizes open spaces to facilitate efficient air circulation, aligning with both habitation and environmental circulation within the building. Energy conservation was prioritized, employing a mid-tone gray color palette to evoke luxury and create differentiation between zones within the space.





Moreover, the structure is linked to the swimming pool area, designed to extend into the green space, simulating a view from the construction to the natural surroundings (Building - Nature/Block - Large Space). Additionally, there are landscaped areas within the project that enhance tranquility and serve as versatile activity spaces. These spaces offer a relaxing and serene environment for leisure activities while maintaining a peaceful ambiance.





PROJECT LAYOUT

No.	Land Area (SQ.M.)
1	515.00
2	426.00
3	426.00
4	419.00

INTERNAL AREA
219.70 SQ.M.

EXTERNAL AREA
181.99 SQ.M.

TOTAL USEABLE AREA
401.69 SQ.M.



INTERIOR DESIGN

The Grand Sea Through Villa project was designed under the concept of "**Outside In,**" merging exterior and interior elements seamlessly. While the exterior boasts a modern and contemporary design together, the interior exudes warmth and heightened luxury while still aligning with the exterior. This was achieved by using light gray porcelain floor tiles, wall colors that bridge the exterior to the interior, and furniture and props with encompassing mood and tone throughout the entire project. Additionally, the interior spaces were designed to be fully functional, considering the placement of elements in a suitable manner, and catering to the diverse needs of different generations, including elderly individuals.

The interior spaces within the project comprise a total of 2 parking lots, garden area, outdoor swimming pool, entrance foyer, lounge area, 1 kitchen and dining area, 4 bedrooms, and 6 bathrooms.



FLOOR PLAN

**TOTAL AREA FOR
BUILT UP AREA**
401.69 SQ.M.



GROUND FLOOR

SQ.M.

Parking Area	37.00
Entrance Area	8.78
Main Entrance Area	9.92
Washing And Laundry Area	7.48
Terrace Area	12.46
Living Outdoor Area	31.96
Swimming Pool Area	43.20
Stair Out Side Area	4.12
Kitchen Area	17.59
Living Area	23.87
Dinning Area	15.15
Bedroom-4 Area	16.64
WC-4 Area	5.13
WC-guess Area	3.64
Stair Area	5.10
Storage Area	5.10
EXTERNAL AREA	154.92
INTERNAL AREA	92.22
TOTAL AREA GROUND FLOOR	247.14



2ND FLOOR

SQ.M.

Bedroom-1 Area	25.18
WC-1 Area	10.20
Walk In Closet Area	6.05
Terrace Area	10.34
Bedroom-2 Area	20.15
WC-2 Area	6.40
Terrace Area	5.64
Bedroom-3 Area	17.04
WC-3 Area	5.05
Terrace Area	11.09
Hall Area	6.06
Open Space Area	20.30
Stair Area	11.05
EXTERNAL AREA	27.07
INTERNAL AREA	127.48
TOTAL AREA SECOND FLOOR	154.55

THE GROUND FLOOR

The ground floor area can efficiently accommodate elderly residents as it serves as the central space for domestic living within the house. It encompasses a living room, kitchen, dining area, a shared bathroom, and bedrooms with attached bathrooms that feature balconies allowing for comfortable ventilation. Not only catering to the elderly, but this space is also versatile enough to meet the needs of various age groups. It connects seamlessly to the spacious garden area, allowing for a diverse range of activities.





THE SECOND FLOOR

The second floor will offer more privacy which consist of 3 bedrooms, each with an en suite bathroom. These bedrooms vary slightly in size and views. The master bedroom, in particular, stands out as the highlight of The Grand Sea Through Villa, Rawai, as it features a spacious layout with an outstanding panoramic view. This room offers the most prominent and captivating vistas of distant mountains and the ocean, providing a wide-ranging perspective (Mountain-Ocean View). The other two bedrooms ensure a higher level of privacy and tranquility. With their spacious balconies, they provide abundant natural serenity and scenic views of the surrounding gardens (Garden View).





LOCATION





Big Buddha



Kata Beach



Kata View Point



Phuket Shooting Range



Homepro Village Chalong



Chalong Police Station



Phuket Town



Chalong Pier



Makro Super Market



Lighthouse International School Phuket



Seafood Market



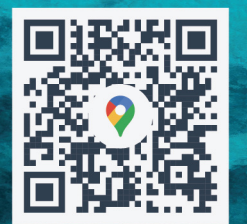
Rawai Beach



Rawai Pier



Google Maps



SURROUNDING

 Seafood Market 3.3 KM

 Homepro Village Chalong 3.8 KM

 Naiharn Beach 4.2 KM

 Makro Chalong 4.4 KM

 Chalong Pier 4.9 KM

 Promthep Cape 6.2 KM





DETAIL & PRICE

No.	Land Area (SQ.M.)	Sale Price (THB)
1	515.00	30,900,000.00
2	426.00	29,500,000.00
3	426.00	29,500,000.00
4	419.00	28,800,000.00

INTERNAL AREA

219.70 SQ.M.

EXTERNAL AREA

181.99 SQ.M.

TOTAL USEABLE AREA

401.69 SQ.M.





DEVELOPER



ATTASIT INTARACHOOTI

CEO & MD OF THE GRAND SEA THROUGH CO., LTD.
BOTANICA LUXURY VILLAS CO., LTD.

PROJECT SUMMARY

SOLD OUT PROJECTS

- BOTANICA VILLAS PHASE
- BOTANICA VILLAS PHASE 2
- BOTANICA LUXURY VILLAS PHASE 3
- BOTANICA VILLAS PHASE 4
- BOTANICA BANGTAO BEACH
- BOTANICA THE VALLEY
- BOTANICA THE NATURE
- BOTANICA MODERN LOFT
- BOTANICA ZEN


ON MARKET PROJECTS

- BOTANICA SKY VALLEY
- TONINO LAMBORGHINI
OCEAN VALLEY, VILLAS, PHUKET
- BOTANICA MODERN LOFT II
- BOTANICA LAKESIDE
- BOTANICA LAKESIDE II
- BOTANICA FORESTA
- BOTANICA FORESTIQUE
- BOTANICA FORESTA II
- BOTANICA PRESTIGE
- BOTANICA HILLSIDE
- BOTANICA GRAND AVENUE
- BOTANICA FOUR SEASONS
- BOTANICA MONTAZURE





CONTACT

  +66 61-175-9278

 SALES@THEGRANDSEATHROUGH.COM

WWW.THEGRANDSEATHROUGH.COM