



**BSG**

The logo features the letters 'BSG' in a bold, blue, sans-serif font. Above the letters is a thick green horizontal bar. Below the letters are four horizontal bars: a light blue bar, a green bar, a grey bar, and a dark blue bar.

**BABYLON SKY GARDEN II**  
**RAWAI, PHUKET**

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HOME IS WHERE THE HEART IS....AND THAT IS AT BABYLON SKY GARDEN II

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BROUGHT TO YOU BY  
**BILLFISHING PHUKET CO LTD**

## **THE PROJECT**

The Babylon Sky Garden II is our new sea view condominium located in Rawai on the tropical island of Phuket in Thailand; a unique project which features a modern contemporary Italian design accompanied by traditional Thai hospitality.

The project stretches across over 3200 SQM of land holding a five-story building with only 49 stylish units with apartments' sizes ranging from 43 SQM to 147 SQM with options of studio, one-bedroom, two-bedroom apartments and suites with their own private pool. This is to ensure ample choice of accommodations' solutions and privacy at the same time for all our residents.

The project's construction phase started at the end of 2023 and it is expected to be completed by the end of 2025.

The condominium fully walled overlooks a stunning 500 SQM communal area which includes a swimming pool with kids' area which runs along the front side of the building completely immersed in a beautiful tropical garden with lush vegetation and an ample sun deck with a gym.

Each apartment then boosts a "living terrace" with sea and pool/garden view which is the main feature also in our previous project the Babylon Sky Garden; given its size in fact it serves as an outdoor living space where residents can relax and entertain guests while enjoy the breathtaking vistas of the sea or garden.

Finally, the 6<sup>th</sup> floor features the Sky Garden with a 62 SQM infinity swimming pool overlooking the stunning sea view of the Andaman Sea where residents can unwind, socialize while enjoying the view and the surrounding landscape.

## **THE LOCATION**

The Babylon Sky Garden II is located on the southern tip of Phuket Island in a premium location adjacent to Rawai beach while offering a stunning view of the Chalong Bay with Koh Lone Island on the background.

Our residents will enjoy a magnificent sea view given the strategic location of the project just 250 MT from the shore while immersed in a quiet residential neighborhood but at the same time not far from all the main Phuket's amenities such as international schools, hospitals, cinemas, golf courses, night life entertainment and shopping malls.

The Babylon Sky Garden II is for those who seek the tranquility in fact but still want to be close to the beautiful Nai Harn beach and to the colorful scene of Rawai with its well renowned Sea Gypsy Fresh Seafood Market, local seafood restaurants and bars located underneath the famous beach's casuarina trees.

## **THE DEVELOPER**

As developer Billfishing Phuket Co Ltd shares the ownership and experience of the Babylon Pool Villas, an award-winning local boutique resort which has been a success story since 2009 in Phuket for its well renowned customer service as well as the nearby Babylon Sky Garden, our first sea view condominium facing the Rawai beach area, completed in 2018 and located just 500 mt from this project.

As a developer we have always prioritized the simplicity and the solidness of our constructions which are meant to last in the time by providing as well a first class after-sale maintenance service.

Thus, the Babylon Sky Garden II customers can rely on us because we have a solid and successful experience both in building and managing locally leisure and holiday-oriented developments. We have always taken care of our guests' needs to ensure that they always feel comfortable or better "at home even if away from home".

## BABYLON SKY GARDEN II FACT SHEET

**Location:** Soi Om Sab, Rawai sub-district, Muang district, Phuket province, Thailand

**Land area:** about 3,200 SQM, full title deed (Chanote)

**Ground floor garden area with swimming pool, sun deck and fitness area:** about 500 SQM

**Parking area:** car park 36, motorcycle 41

**Property type:** 5 stories 1 building

**Residential units:** 49 units on 5 floors

### Unit type, Unit details, Unit area (SQM)

Unit A - B , Suite on 2 floors with 2 bedrooms 1 living room with kitchen 2 bathrooms 1 private pool (21 SQM) from 145 up to 147 SQM

Unit D, Apartment 2 bedrooms 1 living room with kitchen 2 bathrooms 1 private pool (34 SQM) from 127 up to 129 SQM

Unit C - E, Apartment 2 bedrooms 1 living room with kitchen 1 bathroom from 69 up to 71.5 SQM

Unit F – H, Apartment 1 bedroom 1 living room with kitchen 1 bathroom from 57.5 up to 70 SQM

Unit G, Studio Deluxe 1 bedroom 1 living room with kitchen 1 bathroom from 43.5 up to 45 SQM

Unit I, Apartment 2 bedrooms 1 living room with kitchen 2 bathrooms 87 SQM

**Project expected completion date:** 4<sup>th</sup> quarter of 2025

**Project status:** construction started at the end of 2023 / EIA and building license approved

**Ownership:** Thai/Freehold/Leasehold available

**Developed by:** Billfishing Phuket Co Ltd

### Contact telephone numbers:

Mobile +66 (0) 878345293 (Line, WhatsApp, WeChat)

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**Project address:** Moo 2, Soi Om Sab, Rawai, Muang, Phuket 83130

**Sales Office with show-room address:** Babylon Sky Garden, 39/14 Soi Laemkayai, Rawai, Muang, Phuket 83130

**Email:** [sales@babylonskygarden.com](mailto:sales@babylonskygarden.com)

**Facebook:** [www.facebook.com/babylonskygarden.com](http://www.facebook.com/babylonskygarden.com) **Skype:** babylonskygarden

**Website:** [www.babylonskygarden.com](http://www.babylonskygarden.com)

## COMMON FACILITIES

**Reception - Lobby**

**2 Lifts to access the floors**

**Ground floor area with maxi swimming pool (157 SQM) with jet spa area, kids pool area/sundeck & tropical garden: 500 SQM**

**Magnificent top floor infinity swimming pool (62 SQM) with jet spa area/kids pool area/sundeck & sea view**

**Roof top garden with 360° sea & mountain view**

**Parking:** outdoor car parking spaces and motorcycle parking spaces

**Tropical Gardens:** ground floor tropical garden with fitness/laundry area and top floor rooftop "Sky Garden" with sea view

**High speed Wi-Fi available throughout the property**

**Intercom system in each unit**

**Backup power generator for the common area and apartments (1 point only)**

**Security System:** gated community, security guard, barrier gate, CCTV and keycard access in all entry points

**Fire protection system:**

1. fire protection with chemical fire extinguisher and regular water hose on every floor;
2. fire alarm system and fire extinguisher on every floor and every apartment;
  - smoke and heat detectors on every floor and every apartment;

3. each side of the building has fire escapes.

**The building designed as an earthquake-resistant structure**

**Laundry area with coin operated washing and dryer machines**

**Four water wells working together through a communal filtration system**

**Separate garbage house with separated waste collection to favorite recycling**

**Italian design with quality materials and finishes through primary brands**

## **NEARBY ATTRACTIONS**

5 min to Rawai beach, Seashell Museum, Rawai Temple, Sea Gypsy Fresh Seafood Market, Lighthouse International School, local shops (7/11, Lotus Express, Super Cheap, Makro) & eateries, pharmacies, banks, currencies exchange shops, local seafood and international restaurants, bars and disco

7 min to Ya Nui beach, Nai Harn beach, Ao Sane beach, Nai Harn Temple, Promthep Cape, gyms, Muay Thai training centers, yoga centers, thai traditional massage shops, diving schools, kite surfing school, local fresh food markets

10 min to Elephant Trekking, Karon View point, Shooting Range, Chalong pier, Lotus Supermarket, Makro, Villa Market, Home Pro, local Police Station, Chalong Hospital, local fishing ponds

15 min Nui beach, Kata Noi and Kata Yai beach, Karon beach, Chalong Temple, Robinson Shopping Mall

30 min to Big Buddha, Phuket Town, ferry to Phi Phi Islands, Patong, Kamala beach, Coral & Koh Bon Island (by a local longtail boat), Central Festival shopping center, water parks & International Hospitals

40 min to Surin beach, Bang Tao beach, award winning Marinas & International Golf courses

50 min from Maikao beach, Layan Beach, Sarasin bridge and Phuket International Airport

### **WHY TO INVEST NOW IN OUR PROJECT?**

Thailand is one of Asia's safest and most sought-after investment destinations due to its independence both from the Western or Eastern countries, growing economy, lifestyle, welcoming culture and mild weather conditions all year round.

Like much of Thailand, Phuket is seeing a growing investors' interest. Much of it is for leisure and holiday-oriented developments which hope to capitalize on the island's long-standing status as an international vacation "hotspot". Both foreign and domestic investors see Phuket as a safe destination for capital with a favorable upside, due, in part, to the island's decades-long popularity, its geographical location and to the first-class services and facilities.

Babylon Sky Garden II is set in a prime location 250 mt from the sea, within minutes from Rawai beach while boosting an amazing panoramic sea view as well renewed as first class management company.

For those who buy to live we provide above average size of apartments within the comfort and quietness of a small development built and managed as you would do with your own house.

For those who buy to invest there is the opportunity to:

1. enjoy usage of your holiday home while earning an extra income through our “Rental Program” (RP);  
and/or
2. enjoy capital appreciation due to the following facts:
  - ✓ Rawai area is an upcoming area still undeveloped compared to the West coast of Phuket;
  - ✓ the land on Phuket island is limited & in particular good sea view land, thus its value will appreciate in the time;
  - ✓ the early purchase is going to guarantee a better rental return and capital gain since our selling prices are going to rise up steadily during the construction phase.

Compared to the local market our project offers an extra-large common area of more than a 1000 SQM which includes a swimming pool on the ground floor surrounded by a lush tropical garden with gym and roof top with a second infinity swimming pool with breathtaking sea view of the Chalong Bay allowing residents to prioritize their well-being while enjoying the serene ocean backdrop.

Compared to our competitors our units boost an above average size also due to an extra-large “living balcony” which will allow you to comfortably sit while having a dinner or just a drink while relaxing and admiring the sea and/or pool/garden view.

For those joining our Rental Program our professional property management team will guarantee a maintained property as well as an ongoing PR and marketing activity which will increase the property value and make it easy to resell it or rent it in the future.

Expected average long term rental return around 7-9%.

Purchasing a unit off-plan during the construction phase allow buyers to spread their payments out over time at no extra cost.

The prospective buyers will have the possibility to visit our previous nearby project, the Babylon Sky Garden, which was completed at the end of 2018 and whose main structure and apartments’ type will be also replicated in our new project.

**EXTRA COSTS**

**Upgrade Foreign freehold ownership (49% of the total units’ saleable floor area) \***

- + 500,000 THB upgrade to foreign freehold quota for type A, B & D
- +400,000 THB upgrade to foreign freehold quota for type C, E, F, H, I
- +350,000 THB upgrade to foreign freehold quota for type G

**Common area maintenance fee (CAM)\*\***

90 THB/SQM/Month (paid 1 year in advance upon transfer of ownership)

<b>Sinking fund***</b>
600 THB/SQM (paid upon transfer of the ownership)
<b>Electricity and water meters' installation fees</b>
20,000 THB
<b>Registration fees for transferring ownership/lease</b>
6.7% transfer fee of the value of the property for freehold (50:50 shared with the Developer)
1.1% transfer fee of the value of the lease for leasehold (50:50 shared with the Developer)
Legal fees payable to the buyer's legal representative to conduct due diligence (if required by the buyer)

\*Units owned exclusively in foreigner's name or foreign company's name.

\*\*Fee paid yearly by the co-owners for the upkeep of the common area and the maintenance of the development. At BSG II the CAM fee includes the cable TV as well and the insurance of the condominium.

\*\*\* The sinking fund is a one-time payment made by the co-owners and it is used to cover the cost of major repairs and upgrades of the condominium building and its common areas which are not included in the CAM.

<b>PAYMENT TERMS</b>
<b>200,000 THB</b> – Reservation Fee (not refundable).
<b>55%</b> - Signing of the purchase/lease agreement (within 15 days after reservation).
<b>20%</b> - 2 months after the payment of the Reservation Fee
<b>20%</b> - 4 months after the payment of the Reservation Fee minus Reservation Fee
<b>5%</b> - Completion of the unit & transfer of ownership or registration of the lease.

<b>RENTAL PROGRAM (RP)</b>
For those joining the "Rental Program" (RP) the apartment owner/lessee will be able to rent through us the apartment when is not using it and shall receive a rental income which will be calculated as a 70/30 Net Rental Income split where the owner/lessee will receive at the end of the year a 70% of the rental income (for the period in which the property is rented out) after deducting all commissions and expenses.
During the Rental Program (RP) the owner/lessee will still be responsible for the payment of the yearly maintenance fee as well as for the unit's electricity bill and water bill on a monthly basis.
The apartment's owner/lessee can stay or allow relatives and/or friends to stay an unlimited number of days.

Our Management Team during the rental period will provide regular cleaning service, apartment's inspection visits, ordinary maintenance or repairing so to maintain the apartment always in good condition.

The return will not be guaranteed but we will fully manage the unit when you request thus allowing you plenty of flexibility.

The rental program shall start on unit completion & transfer of ownership or lease registration date as well as full completion of the project.

## **FURNITURE**

Embrace the lush tropical surroundings of Phuket by incorporating a contemporary Italian design that seamlessly blends with local nature through the use of simple natural materials such as wood and granite to create a warm and inviting atmosphere.

The following furniture items are included in our selling prices: Daikin air-condition system, fully equipped bathroom (Cotto&Toto), electric water heater (Mex), toilet extractor fan (Panasonic), tempered glass door in the shower area, intercom system.

3 optional alternative furniture packages are then available on request: Standard, Sea Breeze and Classico Italiano.

The furniture delivery will take minimum 45-90 days since the date the order was signed and paid once the project is completed. Shipping and installation fees are included in the price.

## **THE WARRANTY PERIOD**

5 years from the registration date of the condominium in case of the structure and equipment which are part of the immovable parts of the project.

10 years from registration date of the condominium for all the windows.

1 year from the transfer date of the property of the unit at the local Land Office for the electrical and sanitary system.

1 year from the transfer date of the property of the unit at the local Land Office for the architectural works.