

SURIYANA VILLAS

18.9 MILLION BAHT



SURIN BEACH, PHUKET





SURIYANA VILLAS, SURIN BEACH VILLAGE, PHUKET

Four luxuriously appointed three bedroom Ayuddhya style villas, set in botanical gardens in the heart of Surin Beach Village and just 200m from the beach. Each 220m² villa occupies a site area of 600m² surrounding a 32m exotic swimming pool. The villas come complete with two 30m² salas; the first a car port, the second by the pool for dining or relaxation.





LOCATION

Suriyana Villas are located in the heart of Surin Beach Village against a backdrop of forested hills; just a few minutes walk from two of the island's most beautiful beaches, Surin Beach and Bang Tao Beach.

The area is home to many five star hotels and world class restaurants. The villas themselves are situated only a stone's throw from the island's most fashionable retail complex; The Plaza.



SURIYANA





DESIGNER

Stefan Laurens has been at the forefront of European design for over 30 years. His work, so often featured in top design magazines, is renowned as much for its creative use of space as for its attention to detail. His recent successes in Ayara Surin and Cape Panwa have been described by critics “dream-like, tranquil with hints of the avant-guard”. Suriyana is the culmination of years of intensive study of Thai architectural styles and interior design

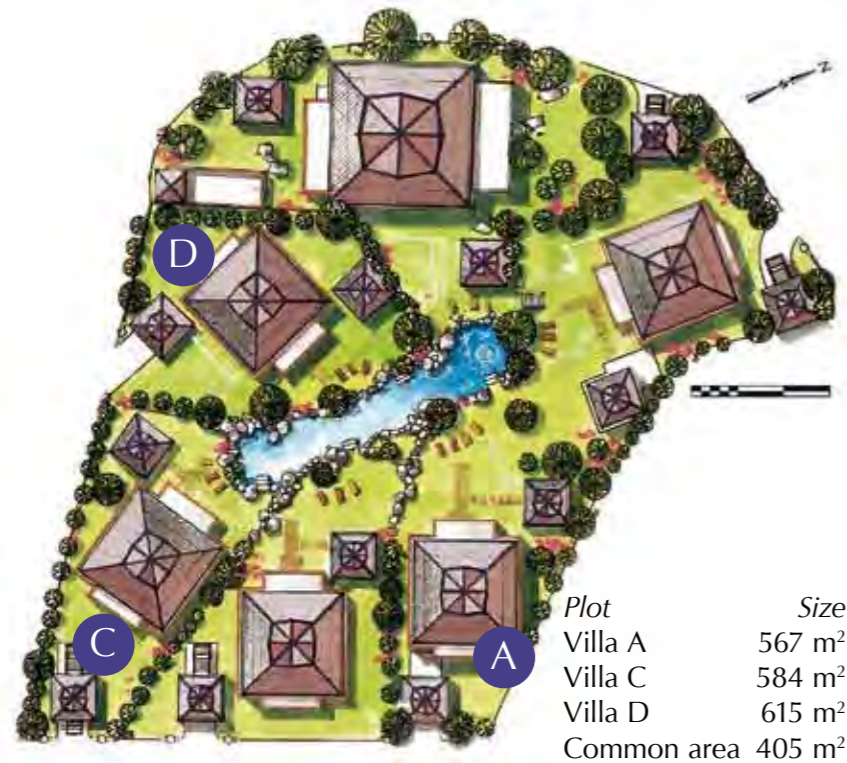
CONCEPT

Suriyana’s unique villas fuse high Thai style with western functionality. Steep clay tiled roofs, soaring maka wood columns and floor to ceiling windows convey the luxury of open space. This gated community is set around a work of art, a 32m swimming pool; which might have been set deep within a tropical forest, had it not been carefully designed by a team of engineers. Each villa occupies a site area of about 600m² and shares a further 420m² of common area. Property lines are landscaped with tropical plants and mature trees. The villas enjoy their own private access to the pool.

“My aim was to create tropical classic living space within a dramatic landscape using water as a focal theme.”

STEFAN LAURENS

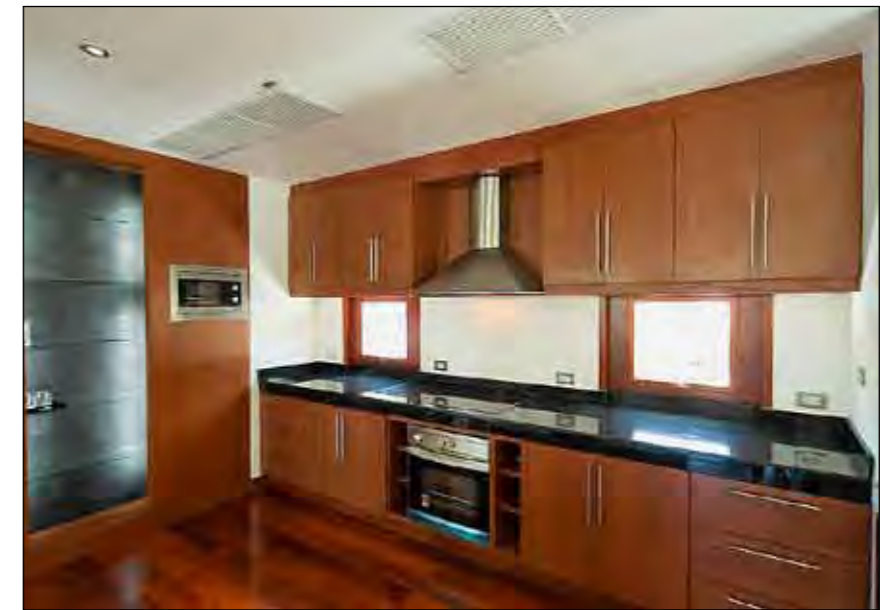




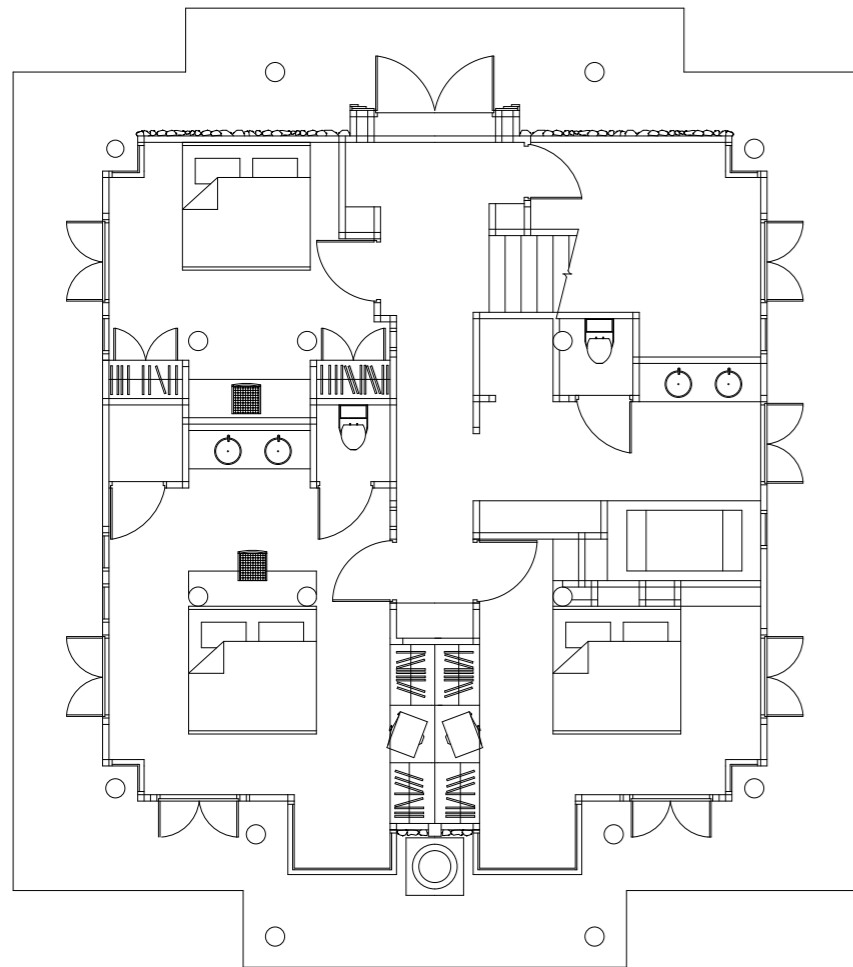
Plot	Size
Villa A	567 m ²
Villa C	584 m ²
Villa D	615 m ²
Common area	405 m ²

THE VILLAS

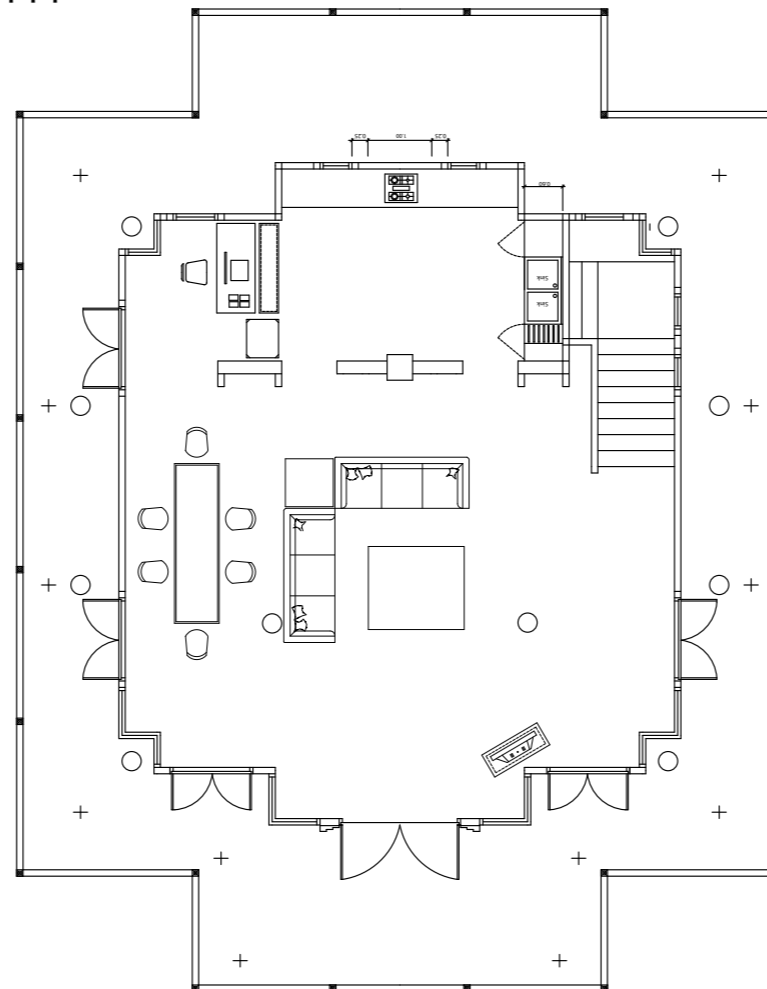
Each villa comes complete with a fully fitted European kitchen, jacuzzi/bath and top quality sanitary fittings. There is also high speed internet access and international satellite TV. The gardens have been extensively landscaped with mature trees and rare plants. Electronic gates come as standard. Each garden comes with two salas, a garden relaxation sala and a carport. All structural, M&E and finishing work has been subjected to a rigorous quality control process.



Ground Floor



Upper Floor





THE LEGAL PACKAGE

Suriyana is a private estate on a leasehold land sub-division. A copy of the Chanote land title (Thailand's highest) is available on request. Under Thai law, foreign persons or companies cannot currently own land in Thailand. They can however, lease land and own the buildings developed on this land.

The land on which your villa is built will, in accordance with Thai law, be leased to you for a minimum of 90 years (an initial 30 years plus two 30 year extensions).

Owners will own an equal share in the landowning company, Surapuri Design & Development, giving them a share in the freehold title of the site.



MANAGEMENT, SECURITY & RENTAL YIELD

Suriyana will be maintained and administered by the owner's committee. Management services are currently contracted to Phuket Marbella Management Company, one of the area's leading property management operations. Standard services will include pool maintenance, gardening, 24-hour security, refuse collection and the provision of water, electricity, telephone & internet. It is estimated these services will cost approximately 9,000 baht per month.





Owners wishing to generate a return on their investment should contact one of the many property rental agencies in the area.

ESTIMATED RENTAL RETURNS*

Monthly (Short Stay)	Annual Yield	Monthly (Long Term)	Annual Yield
ThB 149,600	9.5 %	ThB 93,000	6.0 %

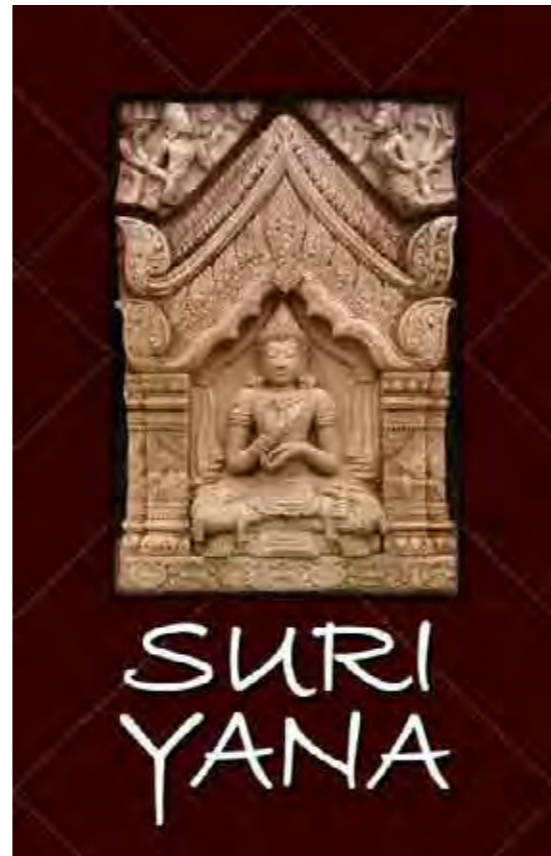
* Average expected rental returns / gross yields (2007) based on a poll of local property agents

INFORMATION

For more information call us now on +66 76 325 678
or email info@asiaisandhomes.com



Note: All specifications are subject to availability and may change without notice. Whilst every effort has been made to insure the accuracy of the dimensions given it is understood that such dimensions are for convenience only and cannot be guaranteed.



Surin Beach Village

Phuket, Thailand

Paradise