

SHOW UNIT  
NOW OPEN  
50% Sold Phase 1



*resort & apartments  
at Layan Phuket*





## *Time for reflection*

Lake waters reflect rippling images  
of hillside coconut palms.  
On your veranda, you reflect on the  
Quality of Life at Ocean Breeze.  
Phuket's Best Buy, from just 3.5  
Million Baht...



## *Time for reflection*

LAYAN: dreamy, refreshing, charming, exclusive. In fact, the new and highly desirable place to live in Phuket. Yet, so-cool Layan lies alongside the Hot Spot of Bangtao, the island's west coast luxury resort playground, with famed, long, white beaches and tropical style.

At Ocean Breeze Resort & Suites - secluded yet convenient - you can have the best of both worlds, enjoying the life you have dreamed of at a price you can afford.

The Andaman Sea is just two minutes' drive through the trees. Nearby are the Laguna 5-star resort complex and the Banyan Tree... a wealth of first class golf, shopping and international restaurants. The beautiful Sirinath National Park, boasting three superb beaches, is close at hand. Reaching your residence at Ocean Breeze couldn't be easier — the airport is just 15 minutes away.



- ▲ SIRINATH NATIONAL PARK
- ▼ BANGTAO BAY  
Just 2 minutes from your doorstep
- 90 HOLES  
5 Golf Courses within easy reach





## *Resort facilities*

50 Resort Apartments, with one or two bedrooms, and Suites cluster around the central, spring-fed lake and a large swimming pool with a waterfall cascade.

A full range of 24-hour Resort services, operated by CB Richard Ellis, enhances your comfort:

- Clubhouse with guest reception area.
- 40-seat restaurant and stylish bar.
- Quality spa and separate fitness centre.
- Children's pool and playground.
- Well-stocked convenience store.

Most units face west... which is where we came in, at sunset. The units, designed in tropical plantation style, evoke images of bygone, more tranquil times. The island ambience recalls the developers' successful project at East Coast Ocean Villas...where they watch the sun rise.

Each of the Resort Apartments and Suites, set in eight rai of landscaped gardens, boasts a spacious veranda, the outdoor focus of a design that flows to favour an easygoing, tropical lifestyle.









## *Two bedroom floorplan*

Go with the flow: Easy living from indoor to outdoor, with a spacious living area and veranda covering 117m<sup>2</sup>. All measurements below in m<sup>2</sup>.



|                 |    |           |     |
|-----------------|----|-----------|-----|
| Master Bedroom  | 20 | Kitchen   | 7.3 |
| Master Bathroom | 7  | Storeroom | 2.7 |
| Bedroom 2       | 16 | Entry     | 5.4 |
| Bathroom 2      | 5  | Hallways  | 3.6 |
| Living Room     | 20 | Veranda   | 30  |

**Total Living Area      117m<sup>2</sup>**







## *One bedroom floorplan*

Stunning views: The veranda, complete with daybed and dining, overlooks the lake and pool. Total living area of 76m<sup>2</sup>. All measurements below in m<sup>2</sup>.

|             |     |          |     |
|-------------|-----|----------|-----|
| Bedroom     | 16  | Entry    | 3.3 |
| Bathroom    | 7.5 | Hallways | 1.1 |
| Living Room | 16  | Veranda  | 24  |
| Kitchen     | 6.5 |          |     |
| Storeroom   | 1.6 |          |     |

**Total Living Area      76m<sup>2</sup>**





## *Suites floorplan*

Island style: Suites offer all you need, with kitchen, bathroom, bedroom, living area and a private veranda, in total covering 57m<sup>2</sup>. All measurements below in m<sup>2</sup>.

|             |     |         |     |
|-------------|-----|---------|-----|
| Bedroom     | 12  | Entry   | 3.7 |
| Bathroom    | 5   | Veranda | 18  |
| Living Room | 12  |         |     |
| Kitchen     | 4.8 |         |     |
| Storeroom   | 1.5 |         |     |

**Total Living Area      57m<sup>2</sup>**





# *Important Information*

## *Ownership Structure*

Under Thai law, foreign nationals may own buildings or property developed on land leased by them, but not the land itself. Buyers sign 30-year leases, with two options to renew the lease for an additional 30 years each, with Ocean Breeze Estate Limited, a Thai company, for the apartment and the right to use the common areas in the project. The buyers also subscribe to shares in Ocean Breeze Owners Corporation, an offshore company which owns the controlling interest in Ocean Breeze Estate Limited. At the completion of the project, all shares of Ocean Breeze Owners Corporation will be owned by the lessees in the project, giving effective control for renewals and collectively controlling the freehold of the project.

## *Legal Procedure*

To secure the selected Apartment or Suite, buyers sign a Reservation Agreement which defines the relationship you will have with the developer. You will be provided with all relevant documents for review. If you decide to proceed, you will receive the following documents:

1. A 30-year lease of the apartment with options to renew for a further two terms of 30 years each. This leasing document also gives you the right to use all common areas and includes an undertaking to maintain the apartment and provide your share of maintenance costs for the common areas.
2. An agreement to subscribe to shares in the offshore company. The shares will be transferred when the project is complete, effectively giving control to the lessees in the project over the land ownership and any renewals of the lease, and further control over the maintenance of the common areas.

## *Payment Instalments*

A deposit of 50,000 Thai baht is required at the signing of the Reservation Agreement. The deposit is non-refundable should you decide not to proceed with the purchase. It is used to cover processing of legal documentation and is not part of the purchase price of the apartment. To assist Buyers, the purchase price is split into four convenient payments which are linked to the progress of construction:

**The first payment** (25% of purchase price) is due upon signing of the Agreement

**The second payment** (25% of purchase price) on completion of the building structure

**The third payment** (25% of purchase price) is due at unit lock-up stage; when all doors and windows are installed

**The final payment** (25% of purchase price) upon handover of the apartment to the Buyer.





## *Rental Pool and Investment*

CB Richard Ellis have been appointed for property management; details of the rental program are in the brochure insert. As owner of a Resort Apartment or Suite, you will enjoy a quality of living in one of the world's most desirable areas. Another benefit is that Phuket properties, especially those in the Laguna / Bangtao / Layan corner of the west coast, are highly sought after, so your new home has recognised potential for capital appreciation. You can also maximise returns on your investment annually by participating in the Ocean Breeze private letting pool. Renting your residence short-term allows you to use it whenever you wish and enjoy income at other times. Long-term rentals are another option if you do not intend to be in residence for a considerable period.

## *Common Areas*

Ocean Breeze offers an international standard of management designed to enhance your stay at all times and protect your investment, as well as taking care of all rental arrangements.

### **Common area services include:**

- 24-hour security**
- Gardening and landscaping**
- Refuse collection and general cleaning.**

## *For Your Comfort*

Ocean Breeze residents can dine at the Resort restaurant or simply order room service. For self-catering, the Suites come equipped with two-burner hot-pads, a microwave and a refrigerator. Resort Apartments also feature a fully-fitted kitchen, including range and stove.

## *Furniture Packages*

Furniture packages are available for all units. These are complete and include all items needed to move into your resort apartment. Prices are as follows:

|             |                   |
|-------------|-------------------|
| Suite       | 299,000 Thai Baht |
| One Bedroom | 329,000 Thai Baht |
| Two Bedroom | 389,000 Thai Baht |

*Every effort has been made to ensure the accuracy of the information enclosed; however, Ocean Breeze Estate Limited accepts no responsibility for any errors or omissions. Ocean Breeze Estate Limited recommends that professional legal and financial advice is obtained before purchasing a property.*



Sirinath National Park

BANGTAO BEACH

LAGUNA

Amanpuri

The Chedi

SURIN BEACH

LAEM SING BEACH

KAMALA BEACH

PATONG BEACH



- Banyan Tree
- Allamanda Laguna
- Sheraton Grande Laguna
- Dusit Laguna
- Laguna Beach Resort

Ocean Breeze Sales Office

4031

4030

CHERNGTALAY

KATHU

PHANG NGA PROVINCE

SARASIN BRIDGE

THE YACHT HAVEN

MAI KAO BEACH

BLUE CANYON GOLF CLUB



402

NAI YANG BEACH

4027

MISSION HILLS GOLF CLUB

AO PO

KOH NAKHA YAI

KOH NAKHA NOI

4031

THALANG

PHRA TAEW NATIONAL PARK

TON SAI WATERFALL



BANGTAO BEACH

4030

402

4027

SURIN BEACH

4025

HEROINE'S MONUMENT

BOAT LAGOON

KOH RANG NOI

KOH RANG YAI

LAEM SING BEACH

PHUKET

KOH MAPHRAO

KATHU

KOH SIRAE

PATONG BEACH

PHUKET TOWN

4021

AO MAKHAM

KARON BEACH

CHALONG CIRCLE

CAPE PANWA

KATA BEACH

4028

AO CHALONG

KATA NOI BEACH

4024

KOH LON

NAI HARN BEACH

RAWAI BEACH

KOH KAEW

KOH BON

PROMTHEP CAPE

KOH HEI



NORTH

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*Drift away...*