

Karon Rustic Villas ***Patak Road, Soi 18***



Karon Rustic Villas is the second phase to a successful villa development on the hill overlooking Karon beach.

With its elevated position Karon Rustic Villas provides a truly peaceful and natural environment with stunning sea views and maximum privacy. It is only moments from the white sandy beach of Karon which makes this a truly unique location. Karon Rustic is designed and build as a small high quality and stylish villa community of 5 villas, with privacy and tranquility, yet, within moments from Phuket's finest restaurants, beaches and lifestyle.

Karon Centre is only 600m walk away, the nearest shops, restaurants and bars are located right there. Karon, featuring a 5 kilometers long stretch of squeaky, powdery white sand, is far less hectic than Patong but it still offers a full range of facilities, dining and activities. Although Karon is a fast-growing area, it is nicely spread out and rarely feels crowded.

Karon Rustic Villas are the perfect example of modern day living. Only using premium quality materials, these state-of-the-art villas offer spacious open plan living. Bright, breezy and fresh. They are designed to optimize the beautiful surrounding environment and outdoor lifestyle; the three track doors make the whole living area like a terrace providing complete synergy to indoor and outdoor living. The Tropical Rustic design virtually guarantees luxurious touch and easy maintenance.



The tropical landscaping at Karon Rustic is in keeping with the natural environment and the rooftop swimming pools with Jacuzzis and has been designed to provide total peace, privacy and maximizing of vistas. You'll also appreciate the constant, cooling sea breeze of the site. Admire the sun setting into the Andaman Sea from your private rooftop infinity pool or deck while sipping a cooling drink. We are confident you'll come to the simple conclusion that Karon Rustic truly offers the highest quality in Villa living at affordable price.



This perfect holiday home and investment opportunity is now available for booking. Only 3 villas available for sale starting from:

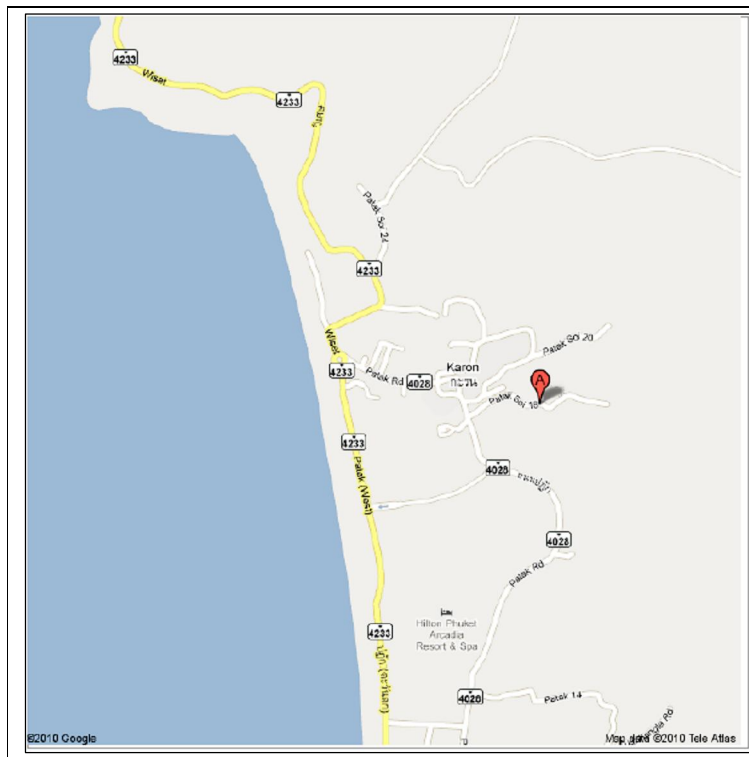
Karon Rustic Villas, phase 2, Price list			
Type	Size	Number of bedrooms	Price
Villa 3	550m2	6	Sold
Villa 4	350m2	3-4	14,796,000
Villa 5	350m2	3-4	Sold

VILLA PURCHASE PRICE

- 20% Within 14 days of viewing, Concurrent to Signing Sale Purchase Contract;
- 20% Upon Breaking Ground For Foundation Work;
- 20% On Completion of the Entire Structure;
- 20% On Completion of the Roof, Walls & Partitions;
- 15% On Completion of Floor, Painting & Finishing Works;
- 5% Less Reservation Fee On Completion of Fittings & Fixtures and Delivery or Transfer of Ownership when Ready for Occupancy According to the Contract;

PAYMENT CONDITIONS

- Booking Deposit of B 100,000 Non-Refundable
- All Late Payments Not to Exceed 30 Days & Subject to Interest at 15% p.a.



Karon Rustic Villas
Patak Road, Soi 18
Summary

- Phase 1 completed January 2007 and sold out.
- Phase 2, three villas. Completion **12 months after signing contract**
- Leasehold (3 x 30 years) term 90 years or Freehold where applicable
- Land area about 280m²

Villa no.3:

- Total living area about 550m², indoors 370m², balconies 35m²
- Large rooftop deck 140m², with L shape swimming pool (7.4m x 6.5m) and infinity edge
- 6 Bedrooms, Huge Living & Dining Area, Kitchen, Carport

Villas no.5&6:

- Total living area about 350m², indoors 202m², balconies 35m²
- Large rooftop deck 113m², with swimming pool (7.4m x 4.8m) and infinity edge
- 3 Bedrooms, Large Living & Dining Area, Kitchen, Carport

General information

- Common area maintenance fee Villa B8,000
- Villas are facing west to north-west allowing most beautiful sunset views
- 10 Minutes Walk to Karon Beach, 900 meters distance
- Panoramic Ocean Views
- Karon Beach, one of the most popular beach areas in Phuket
- Truly high rental demand area (current villa occupancy rate above 70%)
- Direct Telephone Line (optional)
- UBC/Cable TV /LAN connections
- Air Conditioning in all bedrooms
- Built in Wardrobes in all bedrooms
- Built in Kitchen
- Landscaped gardens

Building Specifications:

<u>Structure:</u>	Re-bared concrete column, beam and flat slab cast on site
<u>Entry Doors:</u>	Tropical Hardwood
<u>Internal Doors:</u>	Teak veneer
<u>Windows & Sliding Doors:</u>	Coated 1.5 mm Aluminum profile, 3-track system (2/3 open)
<u>Ceilings:</u>	Gypsum white, Ceiling Fans in living area
<u>Floors:</u>	Colored concrete, Cotto or similar standard
<u>Air Conditioning:</u>	All bedrooms, Split Type Trane or similar standard
<u>Kitchen:</u>	High Gloss cabinets, Franke or similar fittings, 4 burner gas hob and oven. Granite counters
<u>Bathroom Fittings:</u>	Stainless Nahm/Cotto or similar, smooth concrete counters
<u>Bath, Sinks:</u>	Nahm/Cotto or similar
<u>Built in Wardrobes:</u>	Teak veneer in all bedrooms
<u>Pool Deck (Villas):</u>	Weather proof artificial wood Shera or similar and sand wash.
<u>Pool Deck Roof (Villas):</u>	Wind and rain proof material (TBC)
<u>Walls:</u>	Double concrete block with heat insulation
<u>Painting:</u>	All external TOA Shield 1, all internal TOA 4 seasons or similar
<u>Electric & Lighting:</u>	Halogen down lights with dimmers in all rooms, sufficient amount of sockets, Fully CAT6, TV and phone cabled. LAN, TV, Tel points in every room. Fully grounded, European standard electrical system.
<u>Pool:</u>	Concrete structure with internal fiberglass lining

Development Company:

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*Layout plan for Karon Rustic Villas, Villas 5-6 are numbered incorrectly in above plan.
In pricelist Villa No5=4 and Villa No6=5*