

The logo features the text 'Kavilla' in a small font above a large '@' symbol, with a yellow brushstroke background behind the '@' and the letters 'K' and 'a'.

Kavilla
K@

Laemka Beach, Rawai
Phuket

A scenic view of a beach with turquoise water, a small boat, and hills in the background. In the foreground, a person's feet are visible on the sand.

Everyday is a holiday

3 Bedroom Two Storey – Front View



Ka Villa

Laem Ka Beach, Rawai, Muang, Phuket

Mobile : +66 (0) 86 686 2389

www.kavillaphuket.com / sales@kavillaphuket.com

Living Room – Upgrade



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3 Bedroom Two Storey – Pool View



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2 Bedroom Single Storey



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Living Room – Standard



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Welcome to Ka Villa @ Laem Ka Beach, Rawai Phuket

If you've ever wanted to own a dream property in Phuket, Thailand, Ka Villa can help make that dream become a reality.

Ka Villa provides high quality, modern, stylish and affordable private pool villas in the heart of one of Phuket's most exclusive locations.

This innovative yet affordable boutique development consists of 36 elegant two, three and four bedroom Bali-Modern style properties constructed over one or two stories, which have been uniquely designed to really make the most of the space available. Each villa features 3 m high floor to ceiling windows that look out onto a private swimming pool and 'L' shaped terrace.

Set in beautiful tropical surroundings, Ka Villa, with its stunning sea views, boasts excellent standards in both design and construction and is currently the only villa development located in the southern tip of Phuket within walking distance of a quiet, white sand beach that is swimmable year round.

In addition to its unique location, each Ka Villa property is available with a wide range of fully customizable options with advice from their onsite interior designer meaning property owners can create a living space that will perfectly suit their own individual needs and requirements.

Ka Villa is a totally secure development with high perimeter walls, 24 hr security and CCTV cameras. Onsite you can enjoy the gymnasium in the clubhouse which also includes a reception and management offices.

Despite offering superb quality design and construction in a tranquil and much sought after location, with a full range of fully customizable options, Ka Villa remains one of the most affordable pool villa developments in southern Phuket.

Who is Ka Villa?

Ka Villa is being developed by Estate Master Limited who have engaged the services of Cornerstone Management to oversee and ensure the quality of construction. Cornerstone is one of Thailand leading property and construction management companies whose portfolio of recently completed projects in Phuket include the prestigious Katamanda Villas in Kata, the renowned Serenity Resort Residences in Rawai, Centara Karon and Centara Kata Hotels, plus many others. In addition they have completed some landmark projects in Bangkok and Pattaya. Please visit their website to get an overview of the company at www.cornerstonemgmt.com.

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TOTAL 36 PLOTS / SITE AREA = 11,931.03 sq.m.

MASTER PLAN

1:750

This master plan is subject to change at the discretion of the developer.

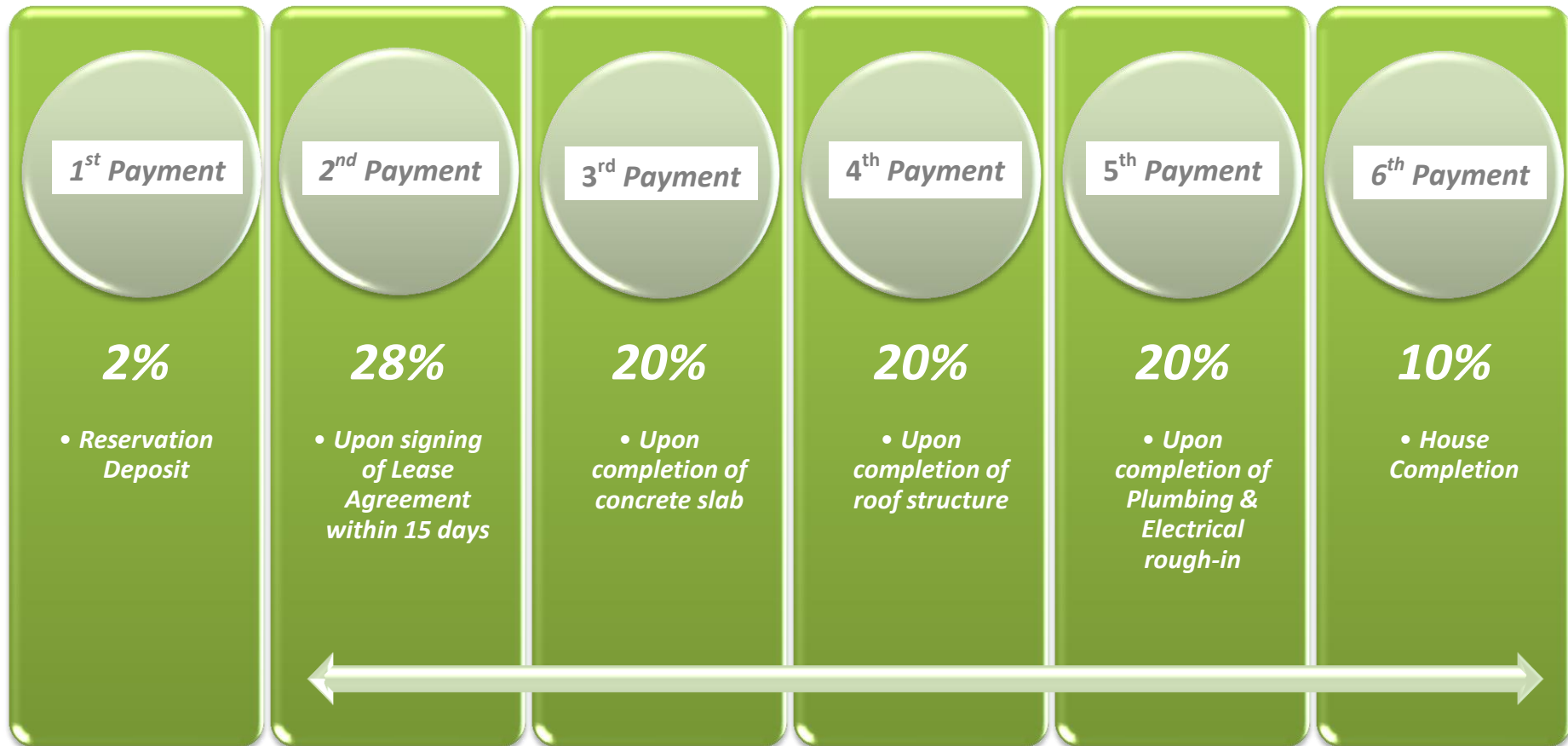
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Payment Schedule



We guarantee that construction to be completed within 12 months.

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Villa Type A
2 Bedroom - Single Level

Internal

Master Bedroom	26.6
Ensuite Bathroom	11.8
Living+Kitchen+Dining room	40.5
Bedroom 2	22.8
Bathroom 2	7.5
Storage	4.4
Total	113.6

External

Terrace	37.7
Car Park	29
Pool	22.7
Total	89.4

Total Built Area 203

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Villa Type B 3 Bedroom - Two Level

1st Floor - Internal

Master Bedroom	26.7
Ensuite Bathroom	11.8
Kitchen+Dining+Living room	40.5
Bedroom 2	22.8
Bathroom 2	7.5
Storage 1	9.7
Total	119

1st Floor - External

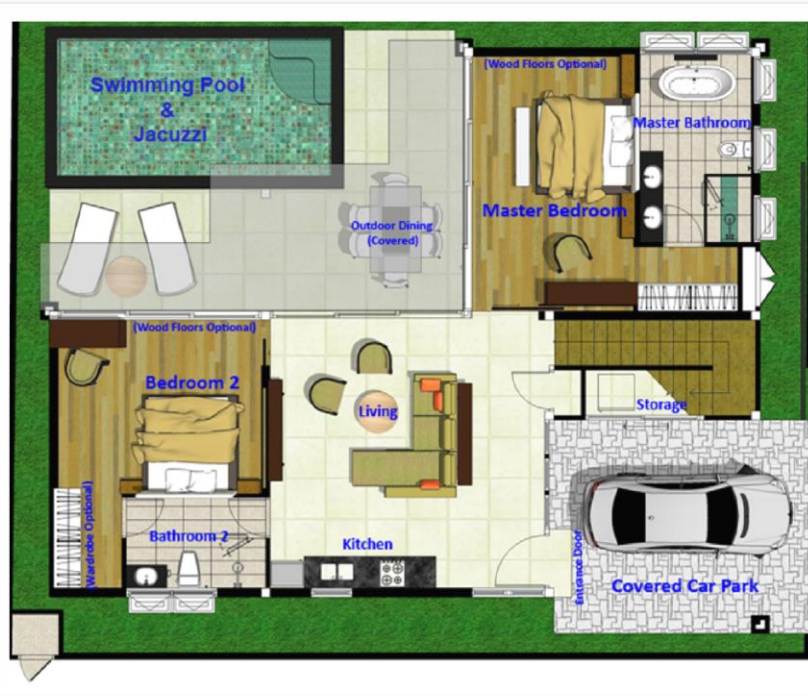
Terrace	37.7
Car Park	27.8
Pool	22.75
Total	88.25

2nd Floor

Bedroom 3	26.3
Bathroom 3	9.6
Stairway	10.8
Storage 2 nd Floor	2.1
Balcony Bedroom 3	9
Total	57.8

Total Internal	167.8
Total External	97.2
<u>Total Built Area</u>	<u>265</u>

1st Floor



2nd Floor



Ka Villa

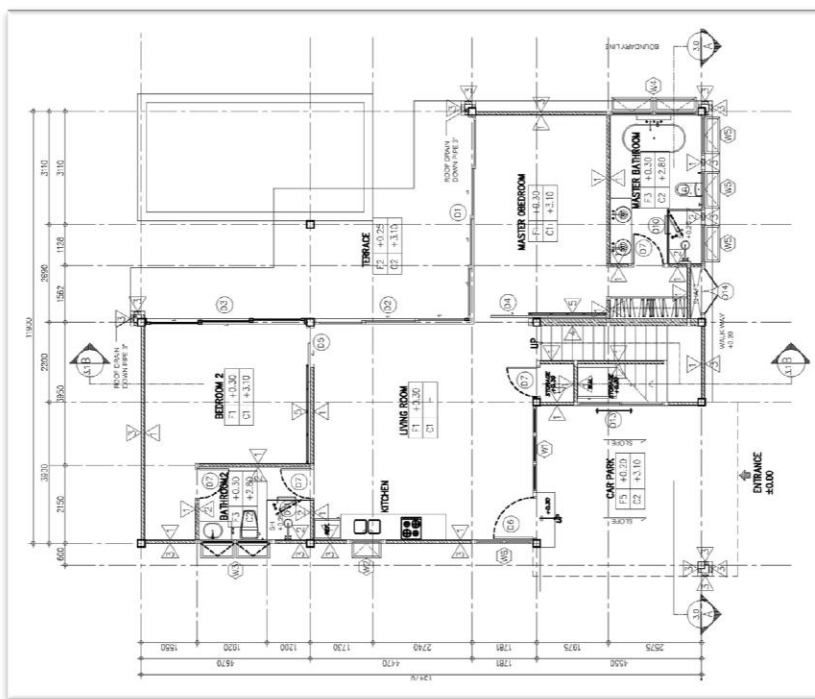
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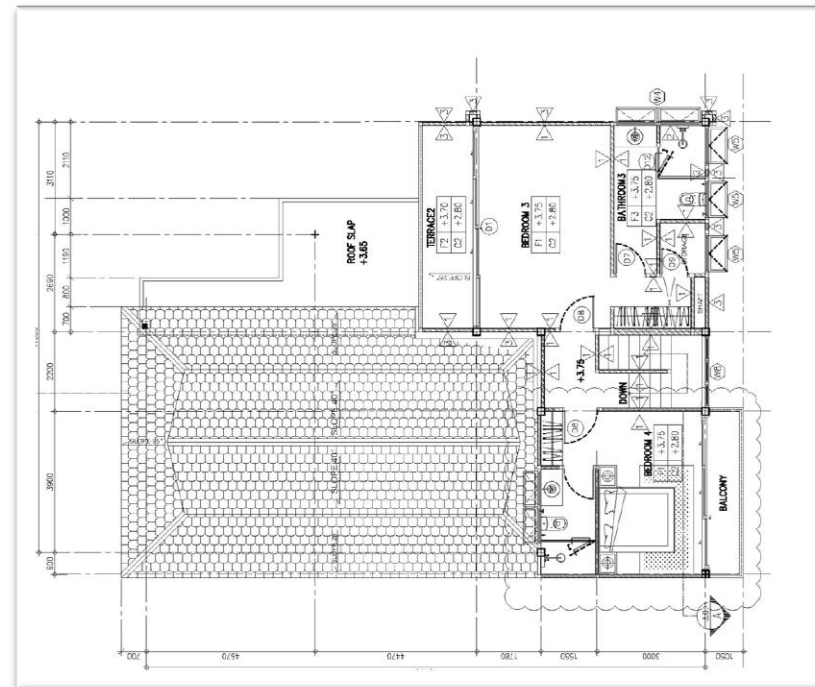
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Villa Type D
4 Bedroom - Two Level

1st Floor



2nd Floor



1st Floor - Internal

Master Bedroom	26.7
Ensuite Bathroom	11.8
Kitchen+Dining+Living room	40.5
Bedroom 2	22.8
Bathroom 2	7.5
Storage 1	9.7
Total	119

1st Floor - External

Terrace	37.7
Car Park	27.8
Pool	22.75
Total	88.25

2nd Floor

Bedroom 3	26.3
Bathroom 3	9.6
Bedroom 4	15.8
Bathroom 4	4.7
Stairway	10.8
Storage 2 nd Floor	2.1
Total	69.3

2nd Floor External

Balcony Bedroom 3	9
Balcony Bedroom 4	4.7
Total	13.7

Total Internal	188.3
Total External	101.95
Total Built Area	290.25

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**Leam Ka Beach, just a 6
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Find your own peace and
serenity.**

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Customize Your Home

Why Ka Villa?

If you've considered purchasing a dream property in Phuket for early retirement, as a holiday home or even as an investment, Ka Villa offers a multitude of lifestyle benefits combined with an increasing return on capital investment.

Ka Villa properties are amongst the most affordable in Phuket and can be fully customized to suit the individual needs of owners. They are also perfectly located to take advantage of Phuket's ever growing and diverse range of attractions, amenities and infrastructure, in addition to the islands thriving tourism sector. At Ka Villa, everything is just a short walk away, including Laem Ka Beach, Rawai Pier and seafood market, Rawai Beach with dozens of ocean front restaurants, mini marts and all tourist facilities, yet located away from the busy tourist areas of Phuket in the center of the island's most popular expat residential area. Within a five minute drive you can enjoy Nai Harn Beach, Ya Nui Beach, Laem Prom Thep (sunset views), Chalong Bay and Pier, and stock up on your weekly groceries at Tesco Lotus or Villa Market.

Ka Villa Investment

Imagine owning a luxurious and modern property in a much sought after tropical paradise that generates an annually increasing return on your investment. With rental demand for pool villas increasing each year, you can choose to rent your villa a little or a lot, and still get high occupancy and great rental income.

Walk to the Beach

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Construction Specifications

In Phuket's tropical environment, it is of utmost importance that the construction materials are chosen correctly. By using only the best quality materials for this environment, Ka Villa gives owners the confidence that their villa will be a quality investment for years to come.

Foundation:

Concrete footings

Structure:

Reinforced concrete column & Beam System with concrete and steel top beam

Roof tiles:

Asphalt Shingle: OSB sheets covering steel beam structure. Tar paper sheet with interlocking asphalt shingles.

Pool with Jacuzzi

60 x 60 and 60 x 30 inch ceramic tiles with natural stone tiles optional. Mosaic tiles in Jacuzzi.

1 filter tank:

1 filter pump:

1 automatic chlorine filter

2 underwater spot lights 100W 12V

(salt water chlorinator optional)

Ceilings

Bedrooms - Coved ceilings to be 9mm gypsum board with white paint.

Living Room & Kitchen - Sloping vaulted ceiling with 9mm gypsum board with white paint. Teak veneer open beam or Teak plywood optional.

Walls

To be flat plaster finish, coated with gypsum then sanded and painted, giving a beautiful smooth finish.

Floors – Living area & Bedrooms

60x60 high quality slip-resistance ceramic tiles (bamboo, tabak, maka wood or wood look 20 x 100 ceramic tiles optional.)

Terrace

60x60 high quality no-slip ceramic tiles.

Car Parking

For 1 car and 1 motorbike. 2 car garage optional on some plots. Non-Slip tiles in the car park.

Wall fences

Boundary walls to be 2 meter high privacy walls with flat plaster finish around pool and 1.5 meter decorative walls elsewhere.

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Electrical

All wiring to be concealed and to be run in approved PVC conduit. Earth wires to be run to all electrical outlets & hardwired components and to terminate at an approved earth spike. Switch plates, switches, 3 pin sockets, TV sockets in bedrooms and living room. Ceiling fans optional.

Windows & doors

High Quality White PVC windows and doors with clear or green tint standard. Powder coated aluminum sliding doors with clear glass optional. Interior doors in Hardwood. Sliding gate at car park standard. Optional electric gate with remote.

Bathrooms

Shower walls to be ceramic tiles over concrete walls with glass doors and glass walls. Natural stone tiles optional. Rain shower head with Hot & Cold water taps. Counter top to be concrete structure with travertine marble countertop. Toilet and sink to be American Standard, Koehler, Korat Coto or equivalent in white color with hand spray fitting. Mirrors in bathrooms. Optional exterior shower to have fixed rain shower head.

Air conditioning

Wall type split units with remote control. Two bedroom villas with 3 units. Three bedroom villas with 4 units. Four bedroom villas with 5 units

IT

Provide 1 connection and cable/satellite TV sockets. (Wi-fi Internet optional)

Waste treatment

All grey & black water to be piped by gravity feed to an individual septic tank hidden behind the house for the sole use of one household unit.

Water Supply

Water from municipality mains waterline with reserve tank well hidden in the car parking floor. Water reserve tank under clubhouse. Individual meters for each villa.

Plumbing

Hot water to be circulated in PPR pipes from electric instant hot water machines. Cold water supply to be in approved PVC conduit.

Electrical supply

Underground wires from main supply at road. Individual meters for each villa connected to main meter at Club House.

Built-in Furniture

Kitchen – Includes standard kitchen with black granite counter top, plywood cabinets, appliances (4 burner hob, oven, hood fan, sink and taps).

Build-in Wardrobe with plywood cabinets in the Master bedroom.

Landscaping

Garden area to be landscaped with tropical plants and instant grass. Black gravel between villa and wall.

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Options Available – At Ka Villa, we give you the flexibility and options to be able to customize your villa to your own personal taste

Ceiling Fans

Upgraded Kitchen

Breakfast bar in Kitchen

Salt Water Chlorinator

Bamboo Wood Floors - sq. m.

Tabak or Maka Solid Wood Floors – sq. m.

Outdoor shower beside pool –

Custom colors and styles of floor and wall tiles.

Aluminium exterior Windows and doors.

Built-in wardrobes (closets)

Sala at end of pool

Waterfall into pool

Teak-ply Vaulted Ceilings

Teak veneer open beam ceiling

Soft Close cupboard doors

LED Lighting

Double Car Parking (some plots only)

Electric front gate with remote

Underground pest control system

Many other upgrades or options can be discussed with our onsite Interior Designer. Price list available upon request.

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Common Area Management

Provided by one of Phuket's premier property management companies, which is part of the Ka Villa Group of companies, will look after the common areas to ensure your security and help to keep your investment looking in prime condition.

Your Common Area Fee of 3,950 baht per month for plots under 310 sq. m and 4,950 baht per month for plots over 310 sq. m provides you with the following services:

- 24 Hour Security Guard Service
- CCTV Video Surveillance – recorded 24 hours
- Club House with Gymnasium
- Management fee
- Landscaping and gardening of common areas
- Road and common areas maintenance
- Common Area lighting

(Note: if buyers wish to combine two plots together, the common area fee would be the combined fee for both plots)

Sinking Fund

A one-time Sinking Fund fee of 99 baht per square meter of the land area is an amount payable by each buyer to establish a reserve to pay for major items and maintenance related to the Common Area or exteriors of buildings. Buyers will be called upon to top up the fund in proportion, from time to time.

Ground Rent

The annual Ground Rent is a very important fee to ensure that the land owning company has income to pay the yearly expenses required to keep the company operating. A fee of 33 baht per square meter of the land area shall be applied firstly to meet the taxes, duties and fees to government authorities and secondly to meet annual costs and fees incurred by the land owning company.

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Where is Ka Villa?

Located at the southern tip of Phuket, Ka Villa is walking distance to everything you need including Laem Ka' golden sand beach, Rawai fish market, restaurants & bars, shopping, Rawai Pier, boat tours and all tourist facilities.

Within a 5 minute drive is Nai Harn Beach, Promthep Cape (for sunsets) Tesco Lotus shopping mall, Villa Market / Home Pro shopping mall & Chalong Pier.



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Property Management Services

Property Management and Rental Management go hand in hand with villa ownership of a second home. Through our Rental Management company you can rest assured that while you are away, your villa will be secure and well cared for... and if you choose, rented out to generate additional income from your holiday investment.

As well as maintaining the development's common areas we offer a range of services to suit every owner, from Property Management & Maintenance to full Rental Management Services.

Property Management & Maintenance

We offer 3 levels of service for Ka Villa owners:

Basic Maintenance Service

Includes pool cleaning and garden care twice per week. This is ideal for owners who plan to live year round in their villa but do not want to be bothered with weekly maintenance needs.

Basic Plus Maintenance Service

Includes the Basic Maintenance Service plus weekly inspections of the interior of your villa when you are away to ensure that no problems occur. This service adds air conditioning checks, insect inspections, a monthly deep cleaning, plus bill payments. This is ideal for owners who will be away from their villa for longer periods of time. A Reserve Fund fee of 30,000 baht is required for this service.

Premier Maintenance Service

Includes the Basic Plus Maintenance Service plus twice weekly maid service. This service includes light dusting, bathroom cleaning, twice weekly towel changes and weekly bed linen service. This is ideal for owners who would rather just relax in their villa and not worry about the daily chores. A Reserve Fund fee of 30,000 baht is required for this service.

For an additional cost, we can also provide daily maid services, personal laundry cleaning services and daily dishwashing.

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Rental Management Service

We will also offer Professional Rental Management Services for owners who would like to earn income from their villa investment. Located walking distance from Phuket's most beautiful year round beach, Laem Ka Beach, Ka Villa is in the ideal location to generate substantial rental income from your villa investment. We can offer your villa for rent whenever you do not wish to occupy your villa yourself. We do not have any restrictions of occupancy for the owners, so you can come to stay in your villa whenever you want, and when you are away, we will rent out your villa. Depending on the amount of your personal use, we expect rental income to cover your yearly expenses or generate a healthy return on your investment.

Rental Management Service includes the Premier Maintenance Service above plus rental of your villa whenever you choose to offer it for rent. To participate in our rental management program, each owner must furnish their villa with our standard furniture package and accessories package to ensure that each villa offers the same high quality of interior décor and kitchen accessories.

- Website Promotion and rental booking of your Villa
- Promotion of your villa to rental agents in Phuket and around the world
- Welcome Pack and Welcome Drinks for Renters
- Bill Payment
- Premier Maintenance Service
- Agent's Commission – to be a percent of gross rental income. Final details still to come.
- Reserve fund of 30,000 baht used to pay bills, repairs and maintenance fees when owners use our Rental Management Service.

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Frequently Asked Questions???

CAN I CUSTOMIZE MY VILLA?

At Ka Villa, we encourage owners to add custom changes to make the villa perfect for their personal tastes and lifestyle. Buyers are free to make non-structural changes like floor tile colours, built-in furniture, wood ceilings & floors, etc, plus change the size of the pool and car park, add sala, etc, but must keep within the existing structure of the villa itself. We offer an onsite Interior Designer to help you with your personal choices.

DO YOU OFFER FURNITURE PACKAGES?

At Ka Villa, we want you to make the personal touches that will make your villa feel like home. We will offer two styles of furniture packages, one Thai style and one modern style and you are free to mix and match between them. As well, our Interior Designer can help you make custom furniture choices and then source this style from one of the better furniture manufacturers in Thailand.

WHAT IS THE OWNERSHIP STRUCTURE FOR KA VILLA?

Ka Villa offers three 30 year Leases for the land and villa for a total of 90 years (a 30 year lease with two prepaid 30 year renewals).

WHAT ARE THE REGISTRATION FEES PAYABLE UPON TRANSFER OF THE VILLA?

When purchasing the villa, you will Lease both the Villa and the Land. The lease registration fees (**currently 1.1%**) is paid by the buyer. This is the least expensive way to own property in Thailand and there is no capital gains tax on any increase in value when you sell your property in the future.

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