



Phase 2 & 3

Plot Number	Land Area (sqm)	Villa Type			Remark
		2 Bedroom One Storey Built up 197 sq m	3 Bedroom Two Storey Built up 265 sq m	4 Bedroom Two Storey Built up 290 sq m	
PLOT # 15	217.51	11,700,000 10,700,000			Fully Furnished Villa Ready to Move-in
PLOT # 27	267.00			14,100,000 13,100,000	Completion January 2018
PLOT # 28	346			16,699,000 15,699,000	
PLOT # 31	279.52		13,600,000 12,600,000		Partially upgraded Completion October 2017
PLOT # 32	322.47			14,490,000 13,490,000	3 bedroom on the ground floor 1 bedrooms on second floor
PLOT # 36	271.50		12,690,000 11,690,000		

Price are subject to change without prior notice.



- Includes:
- 3 phase electric system burried under ground
 - High ceiling with insulation system in living area (4 meters high floor to ceiling)
 - Build in closet and Bath tub in Master bedroom and built-in Kitchen plus appliances (Hob 4 burners, Oven, Hood, Sink and Tap)
 - All bathroom and showers come with full sanitary fittings and tile finish.
 - Fully air conditioned (Wall type air-con in every bedroom and living area)
 - Asphalt shingle roof (10 years guarantee) and Energy Efficient light weight insulating block for internal and external wall
 - Private swimming pool and Jacuzzi (3x6x1.2 M.) Plus Full Landscaping.
 - Provide internet hook-ups and cable (Fiber optic internet line throughout development)
 - 1 year finishing guarantee and 5 year structure warranty.
- Remark:
- Common area are 4,440-5,570 per moth (6-12 month in advance) includes: Fitness room, 24 Hours security guards, CCTV, garbage collection, water and electricity for common area.
 - Sinking fund is 99 THB/SQM.
 - Ground rent 33 THB/Sqm./year (More information inside brochure)
- Property management : Onsite property management service, rentals and reception. (Condition of service inside brochure)

Furniture Packages Available

Furniture Packages	3 Bedroom	4 Bedroom
Tropical	1,108,189	1,344,766
Modern	1,254,052	1,495,204
Curtains	Custom quote	Custom quote

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.

If you would like to take the furniture package, the payment must be made at same time as 4th payment due to allow time for ordering & delivery.

@PHASE 1

@PHASE 2

@PHASE 3



 **SHOW VILLA**

 **VILLA FOR SALE**

 **VILLA SOLD**

VILLA TYPE

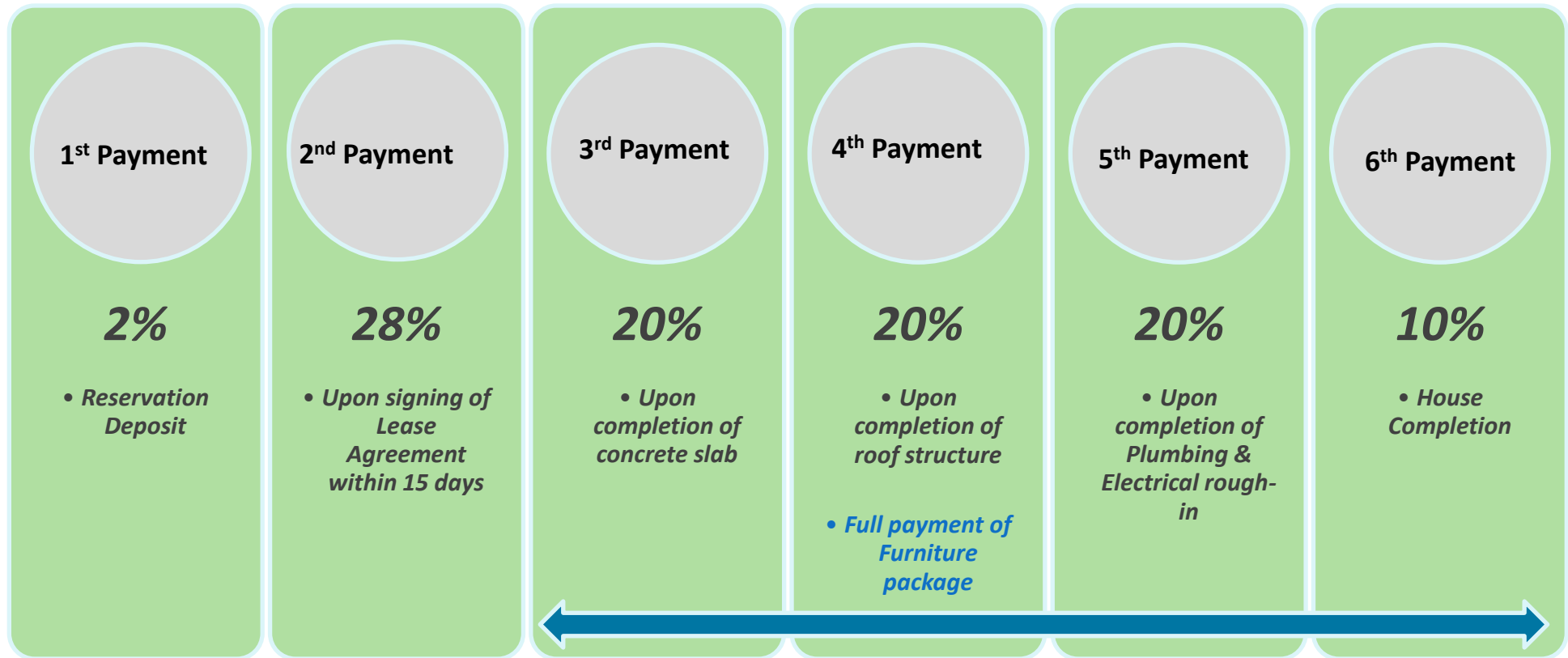
PLOT 15
1 STOREY 2 BEDROOMS

PLOT 30, 31, 36
2 STOREY 3 BEDROOMS

PLOT 27, 28, 32
2 STOREY 4 BEDROOMS

MASTER PLAN  **NORTH**
SITE AREA : 11,931.03 SQ.M.

Payment Schedule



We guarantee that construction to be completed within 12 months.

3 BEDROOM VILLA



2 BEDROOM VILLA



Standard Features



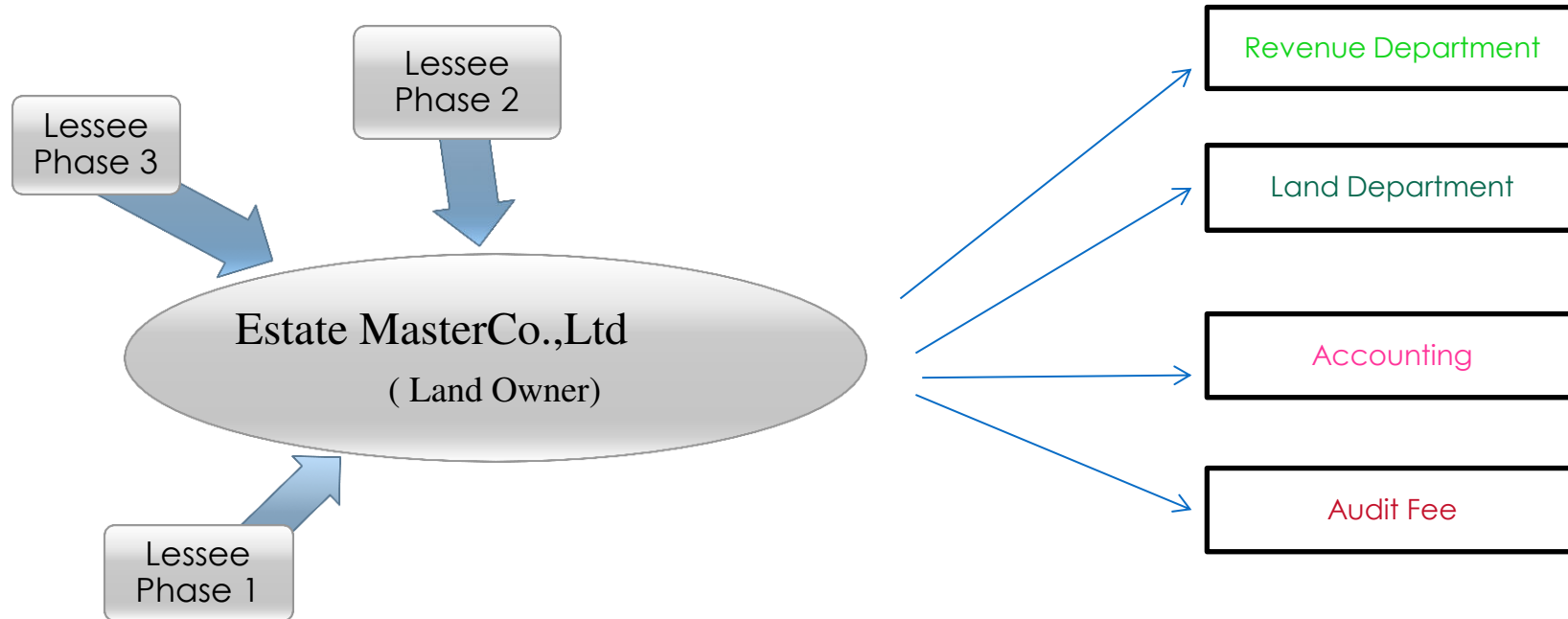
		2 Bedroom	3 Bedroom	4 Bedroom
Roof Tile	Asphalt Shingle (10 years guarantee)	●	●	●
Swimming Pool & Jacuzzi	Slip Resistant Tile & Mosaic in Jacuzzi.	●	●	●
	2 underwater spot light	●	●	●
Ceiling	Living room & Kitchen - Sloping vaulted ceiling with gypsum board with white paint.	●	●	●
	Bedroom - Covered ceiling with gypsum board with white paint.	●	●	●
Walls	Flat plaster sanded finish.	●	●	●
Floors	Living room, Kitchen and Bedroom - Slip Resistant tiles.	●	●	●
Terrace	1st Floor Terrace - Slip Resistant textured tiles.	●	●	●
	2nd Floor Terrace - Slip Resistant textured tiles, Terrace size 5.7 M. X 1.6 M.	-	●	●
Coved Area	2 bedroom - Overhang 1.7M.	●	-	-
	3 and 4 bedroom - Overhang 2.7 M.	-	●	●
Windows & Doors	Sliding door in White PVC, Green tint glass door.	●	●	●
	Hardwood entrance door, Teak veneer interior doors.	●	●	●
	Sliding gate at car park.	●	●	●
Air- Conditioning	Wall Type split units with remote control in all bedroom and living room.	●	●	●
Master Bedroom	Build-in wardrobe.	●	●	●
	Bathtub, Double Sink, Shower room	●	●	●
	Sliding Teak veneer door.	●	●	●
	Coved ceiling with hiddle lighting.	●	●	●
2nd Bedroom	Sliding Teak Veneer door.	●	●	●
	Coved ceiling with hiddle lighting.	●	●	●
Living Room	4 M. high vaulted ceiling.	●	●	●
	3 way sliding door to terrace to give unobstructed view.	●	●	●
Kitchen	Black Granite counter Top, Plywood Cabines. Size 1.7 M. x 0.7 M.	●	●	●
	Appliances - 4 burner hob, oven, hood fan, sink and taps.	●	●	●
Landscaping	Tropical plants and instant grass.	●	●	●
Storage room	3 Storage rooms.	-	●	●
	2 Storage rooms.	●	-	-



Common Area Fee	Sinking Fund	Ground Rent
4,440 - 5,570 baht/Month	99/ baht/Sq.m.	33 baht/Sq.m./year
<p>Provided by the developer. We will look after the common areas to ensure your security and help to keep your investment looking in prime condition.</p> <p>Your Common Area Fee of 4,440 baht per month for plots under 310 sq. m and 5,570 baht per month for plots over 310 sq. m provides you with the following services:</p> <ul style="list-style-type: none">✓ 24 Hour Security Guard Service✓ CCTV Video Surveillance✓ Club House with Gymnasium & Reception✓ Management fee✓ Landscaping and gardening of common areas✓ Road and common areas maintenance✓ Garbage Collection✓ Common Area lighting & water	<p>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.</p>	<p>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</p>

Ownership Structure

Lease Land & Villa 30+30+30 years



Advantage of Leasing Land & Villa in Thailand.

- 100% Legal way to own property in Thailand.
- Low Registration fee 1.1% Compare to more than 5% of tax for owning the villa on lease land.
- No Capital gain Tax on profit when you sale in the future.
- The only way to ensure that the company (Lessor) will still exist when you renew your lease.
- Ensure that Land owning Company has income to pay yearly expenses required.
- Ensure the Land owning Company still exist in 30 year to renew your lease.



Property Management Services

Property Management for pool cleaning and gardening is operated by Estate Master Ltd. You can rest assured that while you are away, your villa will be secure and well cared for...

As well as maintaining the development's common areas we offer a pool cleaning and gardening package for both owners that are permanently staying in their villa or the ones that rent it out.

Property Management

We offer the service for Ka Villa owners as below :

Pool cleaning & Gardening

Baht 5,500 + VAT

- Property check once per week.
- Swimming pool cleaning twice per week.
- Regular check of pool equipment.
- Watering the garden on daily basis.
- Fertilizing the garden whenever needed.
- Trimming the garden twice per month.
- Providing quotations in case any maintenance needed.



Rental Management Services

We can 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. You will be able to use your villa for private stays 30 days per year with a maximum of 15 nights during the period from 25th October to 15th April every year. We expect rental income to cover your yearly expenses and generate a healthy return on your investment.

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.

Rental management services include the below:

- Website Promotion and rental booking of your Villa in over 37 websites worldwide
- Promotion of your villa to rental agents in Phuket and around the world
- Welcome Pack for Rental Guests
- Onsite car and motorbike rentals
- Onsite tour bookings
- Bill Payment
- Rental Maintenance Service
- Agent's Commission – to be 25% of gross rental income.



Ka Villa Rawai Phuket

Rent A Villa / Ka Villa Rental Projection

Note: Projections are based on the current market situation and are subject to change. **Actual rates & occupancies may vary depending on market demand and will be lower until construction of the development is completed and Ka Villa has gained market recognition which is expected to be the case by 2017. For 2016 the projected returns are 80% of these rates.** CAM fees and Ground Rent are based on 2016 rates and are subject to change. Whilst every effort has been made to provide realistic projections for the owners, the developers and Rent a Villa cannot guarantee rates or that performance will match expectations, and accepts no responsibility for any decisions made.

Rental Program Outline

Rental Commencement	January 1, 2015
Rental Income Split	75% Gross to Owners
Manager's Share	25% to Manager

Number of Bedrooms	2 Bedroom	3 Bedroom	4 Bedroom
Total Rental Income per year	1,310,000	1,820,000	2,110,000
Owner's Share 75%	982,500	1,365,000	1,582,500
Expenses			
Management Fees per year	70,620	70,620	70,620
Common Area Fees (CAM fees) per year	53,260	53,260	53,260
Ground Rent/year (ave-depending on Plot)	9,004	9,004	9,004
Internet & TV per year (ave-depending on TV package)	24,383	24,383	24,383
Net Rental Income	809,209	1,191,709	1,409,209
Calculation of Projected ROI (return on investment)			
Purchase Price	10,700,000	11,790,000	12,940,000
Modern Furniture package with rental package & curtains	0	1,225,924	1,488,977
Return On Investment (before taxes)	7.6%	9.16%	9.77%

Important Notes:

These projections are based on the assumption that the property is being purchased as a rental investment and will only be owner occupied when the property is vacant. In the event that the owner occupies the villa during the peak or high season, the owner's returns will be significantly reduced.



Villa Rental Rates 2016 & 2017

Dates	2 Bedroom Villa	3 Bedroom Villa	4 Bedroom Villa
	Daily	Daily	Daily
25 October to 20 December	4,500	6,000	7,000
20 December to 27 December	7,000	9,000	11,000
27 December to 03 January	9,000	12,000	14,000
03 January to 10 March	6,000	8,000	9,500
10 March to 15 April	5,000	7,000	8,000
15 April to 01 July	3,000	4,500	5,000
01 July to 01 September	3,000	4,500	5,000
01 September to 25 October	2,300	3,000	3,500

Services and Conditions:

Water and electricity not included, meter readings apply

Free use of gym from 07.00h to 22.00h

Office assistance hours from 09.00h to 17.00h (Saturdays until 12.00h noon, closed on Sundays)

Rates include pool cleaning and gardening.

Cleaning and linen change based on client's preference. Additional fee applies.

Broken and damaged equipment charged to tenant as per separate price list

Pets allowed on request

Airport transfer on request

Spa and massage services on request

Excursion services on request

Payment:

Refundable security deposit of Baht 20,000 per villa per stay (to be refunded at the end of the stay once the villa has been handed over in good condition)

Payment terms based on booking engine used to book the villa. Details stipulated upon reserving the villa.

Remarks:

All prices and rates on this sheet are subject to 7% VAT

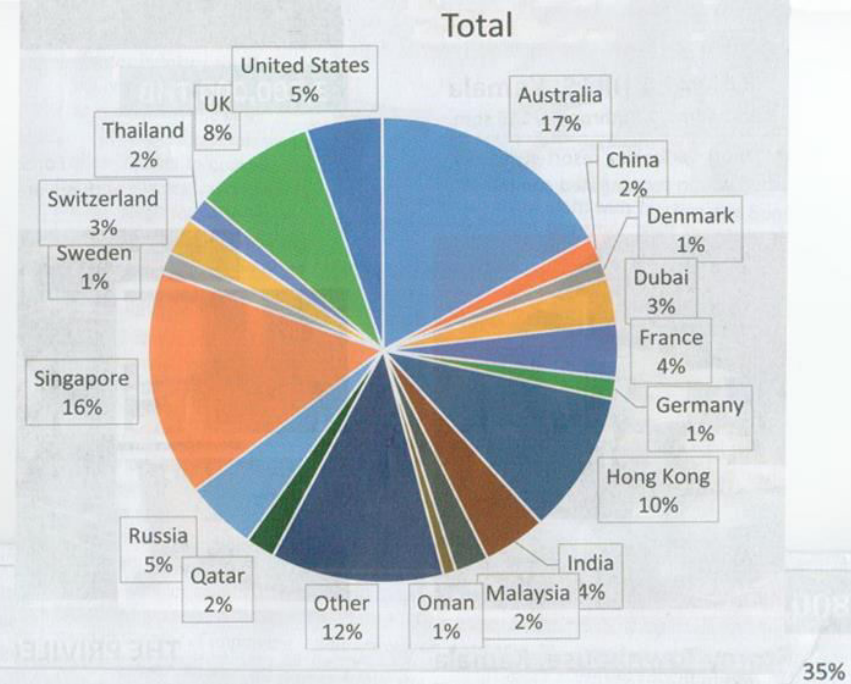
All rates and conditions on this sheet are subject to change without prior notice!

All rates are in Thai Baht unless stated.

All rates are estimates and may fluctuate depending on demand! They are not in any way guaranteed by the operator.

Property (from the Phuket News Jan 30, 2015)

The demand for villas vs condo within the vacation rentals market is clear with 90% of all bookings being made on villas. Over 60% of all villa bookings are for 3 to 4 bedroom pool villas. Within the desired location (area), proximity to the beach was a driving factor in the majority of bookings. If you get the combination right, taking into account the above points for Turning your Holiday Home into an Investment, then you can expect to receive high yielding rental returns.



3-4-bedrooms villas are the easiest to rent out

