





Trichada Sky · Phuket Lifestyle



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Phuket is now a recognised international destination for travel & leisure, holiday & retirement. The west coast of Phuket offers the ultimate lifestyle for holiday, retirement, or weekend retreat. Miles of beautiful, unspoilt beach, crystal clear water & beautiful sunsets, combine with one of the most attractive cultures in the world.

Following the runaway success of Trichada, & Trichada Tropical we have now launched our third Trichada project, Trichada Sky, bringing you the same highly acclaimed 2, 3 & now 4 bedroom quality pool villas, in the same location. Since 2003, this proven Phuket developer, has delivered high quality villas, starting with his experience as a major shareholder & director of Sai Taan, completing 75 villas, on the three Sai Taan developments (www.sai-taan-phuket.com), followed by 50 villas at Trichada Villas & Trichada Tropical.

Located within 2 minutes of the main entrance to the Laguna 5 Star Resort Complex, on the west coast of Phuket, Trichada Sky offers world class restaurants on the doorstep, with easy access to golf & miles of sandy beach, yet only 15 minutes from the airport. The new water & recreation park being developed within 5 minutes of your villa, will be open soon, delivering entertainment options for you or tenants. An extension of Boat Avenue food & shopping complex directly opposite the current Boat Avenue & a Central Food Development adjacent to Boat Avenue will add further to the amenities. Meanwhile the development of a Botanical Garden in the neighborhood is also mooted.

Trichada Sky comprises a total of 25 single storey pool villas, set in lush tropical gardens. Each villa offers a private sanctuary of luxury & style.

Park right at your front door & access your villa, via a discrete, private entrance. The pool & garden beckon while the elegant layout & design confirm you are here to relax! Pitched roofs over the major living areas emphasise the tropical lifestyle.

Step down from the dining area to a sunken living room, opening onto the terrace by the pool. Full length windows & sliding doors bring the gardens & cooling breezes to your seat.

The layout of the villa ensures privacy in all bedrooms, with the master looking down the length of the pool, while other bedrooms look over private gardens. Of course each bedroom has its own ensuite bathroom, with a jacuzzi bath in the master suite!

Property in Phuket, especially in the immediate vicinity of Laguna Resort & Bang Tao Beach is highly sought after for holiday rentals – indeed Trichada has been highly sought after, with the first high season seeing villas fully booked even as construction completed. It is therefore expected that Trichada Sky will provide significant rental yield for those clients who wish to pursue that option.

The Chada is a traditional headpiece from Thai literature, worn in classical dance drama. The name evokes the image of our pitched roofs & the elegance of Thai culture.

Welcome to Trichada Sky · *Phuket Lifestyle*



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TYPE A

3 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Foyer
- 4 Living area
- 5 Kitchen area
- 6 Dining area
- 7 Master bedroom
- 8 Master bathroom
- 9 Laundry & Storage
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Guest bedroom
- 13 Guest bathroom
- 14 Swimming pool
- 15 Pool terrace
- 16 Outdoor shower
- 17 Step
- 18 Pump & equipment

Floorplan



TYPE B

3 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Entrance terrace
- 4 Foyer
- 5 Living area
- 6 Kitchen area
- 7 Dining area
- 8 Master bedroom
- 9 Master bathroom
- 10 Bedroom 2
- 11 Bathroom
- 12 Guest Bedroom
- 13 Swimming pool
- 14 Pool terrace
- 15 Outdoor shower
- 16 Pump & equipment
- 17 Laundry & Storage

Floorplan



TYPE B

2 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Entrance terrace
- 4 Storage
- 5 Foyer
- 6 Living area
- 7 Kitchen area
- 8 Dining area
- 9 Master bedroom
- 10 Master bathroom
- 11 Guest bedroom
- 12 Guest bathroom
- 13 Swimming pool
- 14 Pool terrace
- 15 Outdoor shower
- 16 Pump & equipment

Floorplan

Trichada Rental Program

- Given the location, design & specification of Trichada, obtaining a rental return on your villa, while you are not in residence, is certainly an option
- The % return will of course vary with your own usage of the villa but returns of around 10% per year nett would be a realistic goal, given reasonable usage by you the owner (see attached spreadsheet)
- In order to rent your villa, you will need to consider three factors 1) how to attract rental customers, 2) how to manage arrival/departure of guests & 3) how to keep the villa at a suitable standard for guest arrival
- The Trichada Rental Program is an optional scheme, which addresses the above
- The Rental Program is managed by a Phuket based specialist villa rental & management company – Resava
- Resava & its management have focused on the rental & management of villa & villa projects in Phuket for more than 10 years
- The Resava team have a strong background in marketing of residential holiday homes in Phuket, having originally come to the island to launch the highly successful Cape Sienna. They have relationships with holiday letting portals in addition to international travel agencies addressing some of the key sectors for Phuket, such as Korean honeymooners.
- Resava management fees for villas are geared towards a minimizing of costs when the villa is not rented, again a specific set of services can be tailored to meet your requirements
- In order to ensure appropriate facilities for rental guests, the owner will be required to purchase one set of Rental Accessories, which include, cutlery, glasses, utensils, etc. This standard set of accessories makes managing inventory in the villa far simpler & therefore less expensive. You are of course free to furnish your villa to your taste, with the Trichada furniture package as a good option!
- You will also be required to subscribe for a Service Package to ensure the villa is always in appropriate condition for tenants.
- Trichada is absolutely not seeking to participate in the returns you make from renting your villa, or from the management of your villa. We have teamed with a leading agency to bring you the best possible service at minimum costs & highest returns.
- You can of course elect not to rent your villa, or to make your own arrangements for rental & management of your villa.

Ownership & Payment Schedule

Ownership

Foreigners may own buildings directly in their name or the name of an offshore company, with ownership registered at the Government Land Department. Trichada will register ownership in your name at the time of transfer.

While there are restrictions on foreign ownership of freehold land in Thailand, there are no such restrictions with regard to leasehold. Trichada provides 4 x 30 year lease terms, again registered at the Government Land Department. Leasehold takes primacy of land usage.

Please email to info@trichada.com for our detailed FAQ on Trichada ownership structure.

There are a number of very competent lawyers in Phuket who are well versed in local property regulations who may be contacted to understand more about ownership & to undertake due diligence on the Trichada sales agreements, These lawyers include:

Dennis Hemsin
Bangkok International Associates
Tel: +66 2 231 6201
Email: dennis@bia.co.th

James Cook
Oriental Law Associates
Tel: +66 76 238 313
Email: jcook@orientla.co.th

Chumpong Arsa (K Pong)
The Laws Firm Phuket (Thailand) Co Ltd
Tel: +66 (76) 513-255
Email: pong@the-laws-firm.com

Payment Schedule

Typical payment plan for villa purchased off plan:

- 2% with signature of booking agreement
- 28% on signature of main agreements (within one month of booking)
- 20% on completion of villa to flat roof (approx. 9 weeks)
- 20% on completion of pitched roof (approx. 10 weeks)
- 20% on completion of ceiling, floor tiling, aluminium door & window frames (approx. 11 weeks)
- 10% on villa handover & transfer documentation (approx. 12 weeks)

Trichada Monthly Management Fee

The Trichada Monthly Management Fee provides for certain services for the common area & villas:

International property management company Knight Frank to run common area infrastructure & services

- Owners' committee to take over appointment of all common service contractors & setting of common area fees
- Full time security guard on duty 24 hours per day
- Gardening of common areas
- Pest control of common areas
- Garbage removal from common area
- Pro active management of infrastructure & common services
- Pool cleaning
- Villa gardening
- Villa pest control & garbage removal.

The above ensures that you can leave your villa unoccupied & return to a well kept garden & clear pool!

More importantly it ensures that your neighbours' villas are in a similar condition, in order to maintain the development at a high standard.

The above is well defined in the Trichada sales agreements.



Location

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