

The logo for QAV life features the letters 'Q', 'A', and 'V' in a stylized, rounded font, followed by the word 'life' in a lowercase, sans-serif font. A small 'TM' trademark symbol is positioned at the top right of the word 'life'. The entire logo is rendered in a light, muted teal color.

QAV life™



A HOME TO LIVE YOUR BEST LIFE



QAV

At QAV, we embrace the philosophy of *Tri Hita Karana* which literally means "the three causes of prosperity". This concept of prosperity transcends the typical meaning of simply acquiring material wealth, instead encompassing a harmonious balance resulting in a rewarding and fulfilling life. The quality of our lives, *our well-being*, is defined by our relationship to our environment, the people around us, and ourselves.

We go beyond just building houses, instead, QAV is fostering a community that cultivates the tenets of *Tri Hita Karana*. Carefully conceptualized Balinese-style dwellings incorporate biophilic design which blurs the line between the curated and natural world, furthering connectedness to our natural surroundings. Meanwhile, bioclimatic architectural elements function in concert with the local climate to provide ventilation, optimize natural light, protect from the elements, and encourage thermal comfort.

Entwined with the residential neighborhood, the QAV community project completes the *Tri Hita Karana* approach to well-being. Here you'll discover ample public space for exercise and physical activities, social space for gatherings and workshops, areas for commerce and shopping, and more. Envision a community of like-minded individuals challenging each other through physical activity, engaging in meaningful social growth, and sharing in the benefits of a healthy and inspired lifestyle.

Choosing to begin a new prosperous life at QAV goes beyond making a sound investment in a home, but is a commitment to a sustainable path forward for your mind, body, soul, and well-being.



QAV life™

We have lofty goals for the forward-thinking community we have conceived. The concept is not a rigid regime with a narrow focus, instead the intention is to create living spaces, a community, and a lifestyle that encourages and supports each participant to strive to be the best version of themselves. Following is the general framework that inspires the philosophy of the community and will help promote its positive growth. Now all we need is you.

Physical Well-Being

WELL-LIVING DESIGN

Design influences our lives powerfully, both in obvious and unconscious ways. This is where the intention of our architectural decisions becomes apparent. QAV residences implement bioclimatic design elements which function with the natural elements to increase the comfort, efficiency, and ambiance of the home. There are clear benefits as well as subtle ones such as positive impacts on physical and psychological well-being and increased cognitive function.

Emotional Well-Being

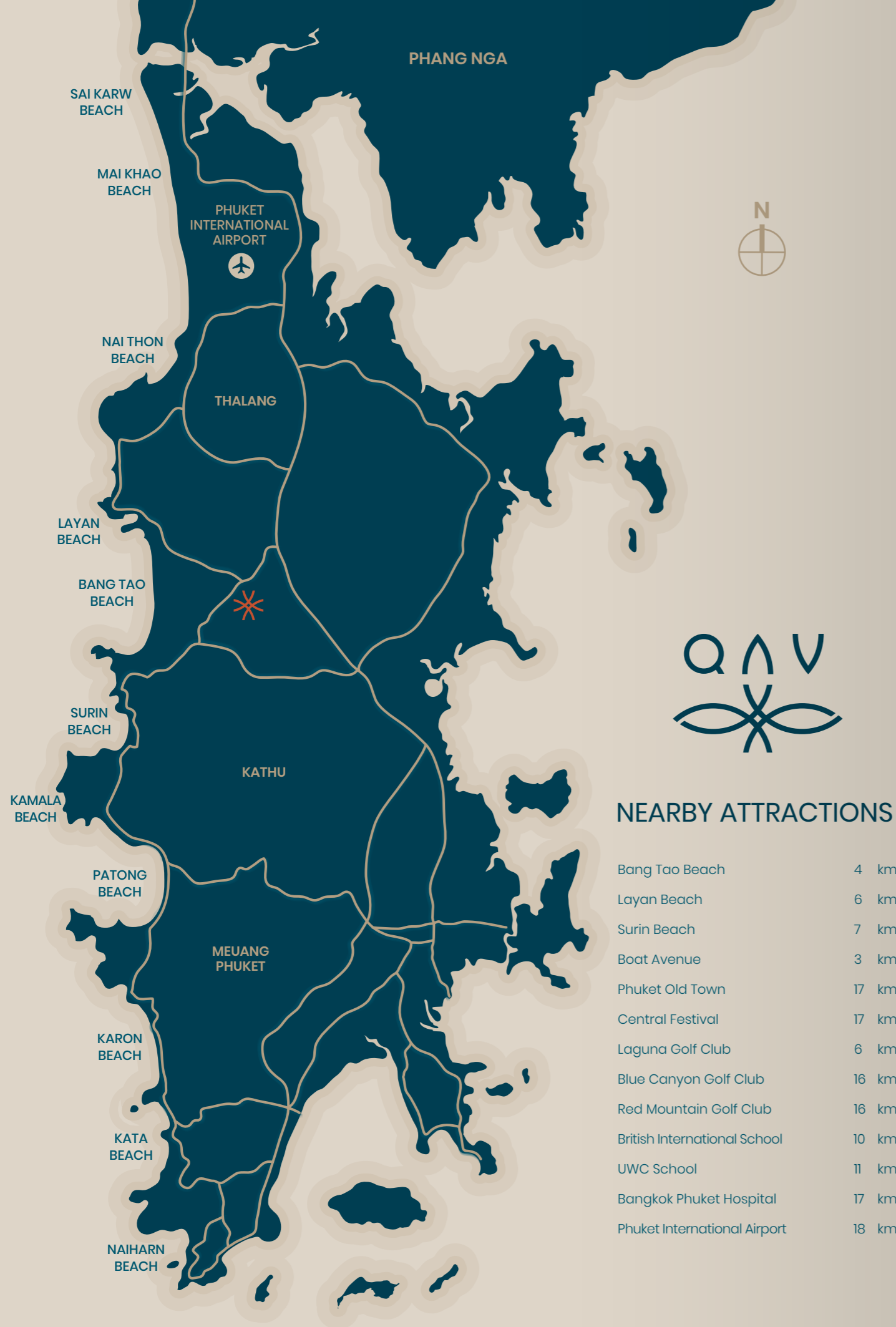
RETURN ON WELLBEING

One's scope of investments should extend beyond the numbers on your bank statement. Investing in a healthy and rewarding lifestyle as a whole can return dividends. It's becoming more well-understood that those who maintain a healthy diet, stay active, spend time outdoors, and have a solid social network live longer and happier lives. That sounds like a worthy investment.

Social Well-Being

HEALTHY LIFESTYLE COMMUNITY

Establishing and maintaining a positive and beneficial lifestyle is not always an easy task. However, building a better lifestyle by taking the initiative to form good habits and surround yourself with people who have similar and complementary tastes, values, and attitude can aid immensely. You can buy a house anywhere, but joining and integrating into a close-knit community is a key ingredient to formulating a truly rewarding and contented life. QAV is that community.



PHUKET & SOI PASAK 8

While our spacious Balinese-style pool villas and active and healthy lifestyle community are half of QAV's strong selling point, the location is the other half. Ideally situated in the center of the tropical island of Phuket and near the west coast's world-famous beaches, QAV is literally in the middle of it all.

QAV lies on an idyllic road that winds through picturesque rubber tree plantations and intersects with Srisoonthorn Road just beside the Blue Tree waterpark. Our community is just out of the way enough to enjoy the peace and quiet, but only a few minutes drive from beaches, shopping, and nightlife.

The warm, azure waters of Bang Tao Beach lie just 4km away, quaint Surin Beach to south only 7km, and quiet Layan National Park and beach 6km to the north. A quick 3km jaunt gets you to the central business district of Cherng Talay where there are dozens of restaurants with cuisine from around the world, international supermarkets, night markets, live music venues, wine bars and beer gardens, beach clubs, kids' activities, an 18-hole golf course and more. For those who travel often, Phuket International Airport is a mere 18km away.

NEARBY ATTRACTIONS

Bang Tao Beach	4 km
Layan Beach	6 km
Surin Beach	7 km
Boat Avenue	3 km
Phuket Old Town	17 km
Central Festival	17 km
Laguna Golf Club	6 km
Blue Canyon Golf Club	16 km
Red Mountain Golf Club	16 km
British International School	10 km
UWC School	11 km
Bangkok Phuket Hospital	17 km
Phuket International Airport	18 km



QAV
RESIDENCE

QAV
WELLBEING

QAV
SPORT

QAV
POOL VILLA



QAV RESIDENCE

1. TYPE A - 371.24 sq.m.	19. TYPE B - 462.00 sq.m.
2. TYPE A - 383.89 sq.m.	20. TYPE B - 462.00 sq.m.
3. TYPE A - 384.86 sq.m.	21. TYPE B - 462.00 sq.m.
66. TYPE A - 375.73 sq.m.	22. TYPE B - 515.29 sq.m.
5. TYPE A - 401.75 sq.m.	23. TYPE B - 482.57 sq.m.
6. TYPE A - 376.67 sq.m.	24. TYPE B - 468.74 sq.m.
7. TYPE A - 406.75 sq.m.	25. TYPE B - 473.62 sq.m.
	26. TYPE B - 478.72 sq.m.
8. TYPE B+ - 571.50 sq.m.	27. TYPE B+ - 479.21 sq.m.
9. TYPE B - 509.98 sq.m.	
10. TYPE B - 496.27 sq.m.	28. TYPE C - 749.94 sq.m.
11. TYPE B - 482.56 sq.m.	29. TYPE C - 675.99 sq.m.
12. TYPE B - 468.85 sq.m.	30. TYPE C - 694.32 sq.m.
68. TYPE B - 462.00 sq.m.	31. TYPE C - 696.75 sq.m.
88. TYPE B - 462.00 sq.m.	
15. TYPE B - 462.00 sq.m.	32. TYPE D - 808.17 sq.m.
16. TYPE B - 462.00 sq.m.	33. TYPE D - 888.48 sq.m.
17. TYPE B+ - 503.58 sq.m.	34. TYPE D - 900.00 sq.m.
18. TYPE B+ - 629.29 sq.m.	35. TYPE D - 797.68 sq.m.

TOTAL UNIT **35** units
 TOTAL LAND AREA **18,706.40** sq.m.

24-HOUR SECURITY GUARD WITH CCTV CAMERA

*QAV RESIDENCE reserves the right to make changes to the land area and master plan layout of the luxury villas without prior notice, if required by authorities or for other reasons.



MASTER PLAN

TYPE A

Despite being the most modest of our four villa types, the 192 sq.m. Type A leaves little else to be desired. The covered parking for two vehicles leads through the foyer and directly into the heart of any home – the kitchen. Beyond the kitchen island, the open floor plan spills into the dining area which easily sits six and the living room beyond, flanked on both sides by towering windows. The first floor is also where you'll find the master bedroom with palatial en suite bath, swimming pool, sundeck, and garden, as well as a convenient bathroom hidden behind the kitchen. The second floor sports two bright and airy bedrooms with en suite baths.



TYPE A

3 Bedrooms 4 Bathrooms
 Swimming Pool : 2.90 X 8.60 m. with Sundeck
 Private Parking : 2 cars

AREA	
INDOOR	192 SQ.M.
OUTDOOR	112 SQ.M.
SWIMMING POOL	25 SQ.M.
TOTAL	329 SQ.M.



LOWER FLOOR PLAN

- | | |
|---------------------------------|---|
| 1. CAR PARK | 9. MASTER BEDROOM |
| 2. MAIN ENTRANCE & FOYER | 10. MASTER BATHROOM WITH WALK-IN CLOSET |
| 3. OPEN KITCHEN WITH ISLAND | 11. POWDER ROOM |
| 4. LIVING & DINING AREA | 12. LAUNDRY & STORAGE ROOM |
| 5. POOL DECK | 13. SERVICE AREA |
| 6. SWIMMING POOL 2.90 X 8.60 M. | |
| 7. SUNBED | |
| 8. WATER FEATURE | |

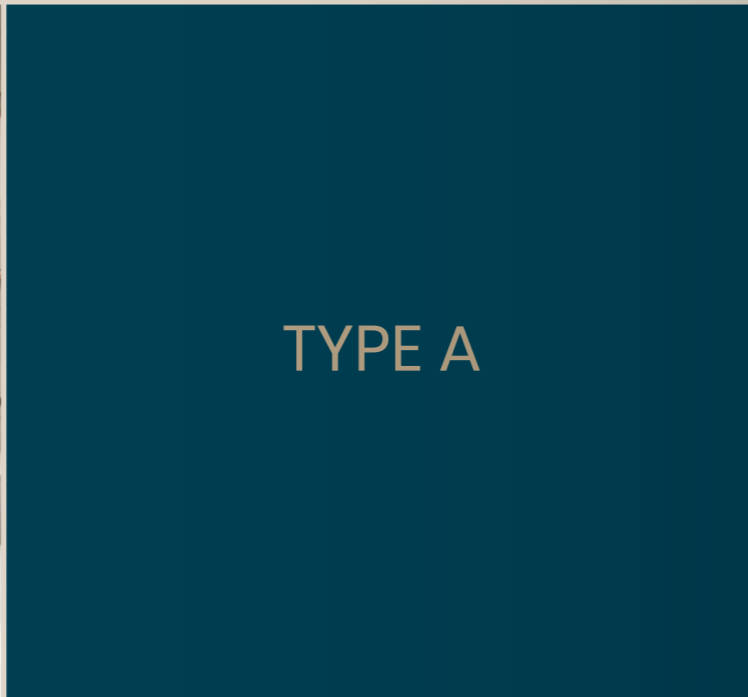


UPPER FLOOR PLAN

- | |
|--------------------------------------|
| 14. BEDROOM 2 WITH EN-SUITE BATHROOM |
| 15. BEDROOM 3 WITH EN-SUITE BATHROOM |

TYPE A





- COMBINING LIVING & DINING AREA
- MODERN KITCHEN ISLAND
- BEDROOMS WITH EN-SUITE BATHROOMS
- GARDEN & TROPICAL PLANTS
- SALTWATER SWIMMING POOL
- PRIVATE PARKING
- STORAGE ROOM
- LAUNDRY ROOM
- SERVICE AREA



TYPE B

For families, those who desire more space, or both, the Type B villa adds ~60sq.m with a slightly different floor plan than the Type A. The main entrance leads from the car park through the saltwater pool and tropical garden. Here you can relax on the sundeck and enjoy outdoor meals in the dining sala with gas barbecue.

Entering the house and through the foyer is the familiar and beloved open floor plan which seamlessly unfolds past the kitchen island to the dining and living areas underneath a high vaulted ceiling. Lofty glass walls on both sides open fully allowing the island breezes to sweep through. Behind the kitchen is a walk-in laundry room. At the other end of the first floor is a bedroom with en suite bath as well as the expansive master bedroom with luxurious bath.

Upstairs is appointed with two more bedrooms, both with en suite bats, and an additional central room ideally-suited as an additional living room, kid's space, or multipurpose room.



TYPE B

4 Bedrooms 4 Bathrooms
 Swimming Pool : 3.20 X 7.45 m. with Sundeck
 Outdoor Dining with Barbecue Grill
 Multipurpose Room
 Private Parking : 2 cars

AREA	
INDOOR	250 SQ.M.
OUTDOOR	137 SQ.M.
SWIMMING POOL	24 SQ.M.
TOTAL	411 SQ.M.



LOWER FLOOR PLAN

- | | | |
|--------------------------------|--|--|
| 1. CAR PARK | 7. SWIMMING POOL
3.20 X 7.45 M. | 10. MASTER BEDROOM |
| 2. MAIN ENTRANCE | 8. SUNBED | 11. MASTER BATHROOM
WITH WALK-IN CLOSET |
| 3. FOYER | 9. OUTDOOR DINING
WITH BARBECUE GRILL | 12. BEDROOM 2 |
| 4. OPEN KITCHEN
WITH ISLAND | | 13. BATHROOM 2 |
| 5. LIVING & DINING AREA | | 14. LAUNDRY ROOM |
| 6. POOL DECK | | 15. SERVICE AREA |



UPPER FLOOR PLAN

- | |
|---|
| 16. FAMILY ROOM / MULTIPURPOSE ROOM |
| 17. BEDROOM 3
WITH EN-SUITE BATHROOM |
| 18. BEDROOM 4
WITH EN-SUITE BATHROOM |

TYPE B





- COMBINING LIVING & DINING AREA
- MODERN KITCHEN ISLAND
- BEDROOMS WITH EN-SUITE BATHROOMS
- MULTIPURPOSE ROOM
- GARDEN & TROPICAL PLANTS
- SALTWATER SWIMMING POOL
- POOLSIDE DINING WITH BARBECUE GRILL
- PRIVATE PARKING
- STORAGE ROOM
- LAUNDRY ROOM
- SERVICE AREA



TYPE B



TYPE C

The Type C villa raises the bar yet again with even more room to live your best life and entertain guests. While it shares many of the same design features as the Type B, the Type C now has parking for three with an attached storage room, a bigger pool with its own plunge pool, as well as an additional Thai-style kitchen and maid's quarters. The poolside dining and barbecue area is increased to accommodate more guests, while the master bedroom is even more lavish with a cavernous walk-in closet and spa-like bathroom.

The second floor boasts three additional bedrooms, each with en suite bath and closet storage as well as a multipurpose room.



TYPE C

5 +1 Bedrooms and 5 +1 Bathrooms
 Swimming Pool : 3.20 X 12.20 m. | Plunge Pool 1.50 X 3.00 m. | Sundeck
 Poolside Dining with Barbecue Grill
 Family & Study Room
 Thai-style Kitchen | Maid's Area
 Private Parking : 3 cars

AREA	
INDOOR	345 SQ.M.
OUTDOOR	164 SQ.M.
SWIMMING POOL	43 SQ.M.
TOTAL	552 SQ.M.



LOWER FLOOR PLAN

- | | | |
|-------------------------------------|--|--|
| 1. CAR PARK | 8. PLUNGE POOL
1.50 X 3.00 M. | 15. MASTER BATHROOM
WITH WALK-IN CLOSET |
| 2. MAIN ENTRANCE | 9. WATER FEATURE | 16. POWDER ROOM |
| 3. FOYER | 10. SUNBED | 17. THAI-STYLE KITCHEN |
| 4. OPEN KITCHEN
WITH ISLAND | 11. DINING SALA
WITH BARBECUE GRILL | 18. LAUNDRY ROOM |
| 5. LIVING & DINING AREA | 12. BEDROOM 2 | 19. SERVICE AREA |
| 6. POOL DECK | 13. BATHROOM | 20. MAID'S BEDROOM & BATHROOM |
| 7. SWIMMING POOL
3.20 X 12.20 M. | 14. MASTER BEDROOM | 21. STORAGE ROOM |
| | | 22. PUMP ROOM |



UPPER FLOOR PLAN

- | |
|---|
| 23. BEDROOM 3
WITH EN-SUITE BATHROOM |
| 24. BEDROOM 4
WITH EN-SUITE BATHROOM |
| 25. MULTIPURPOSE ROOM |
| 26. BEDROOM 5
WITH EN-SUITE BATHROOM |

TYPE C





TYPE D

If the pinnacle of luxuriousness is the goal, the Type D is endowed with the amenities expected of a villa of this caliber. With a total built area of 779sq.m, there is truly ample area to breathe – and maybe even get lost. Once through the car park for three and spacious foyer, the central outdoor area surrounds the centerpiece 13.50m-long saltwater pool, barbecue and outdoor dining, and generous garden areas. Let's not overlook the fitness room, sauna, first master bedroom, maid's quarters for two, twin kitchens, and ample storage.

The second floor design is split into two separate wings each with their own access. The first includes the second master bedroom with its own living room, study, and balcony. Three additional bedrooms can be found in the second wing, each with an en suite bathroom.



TYPE D

5 +1 Bedrooms and 5 +1 Bathrooms
 Swimming Pool : 3.70 X 13.50 m. | Plunge Pool 3.00 X 3.20 m. | Sundeck
 Poolside Dining with Barbecue Grill
 Family Room | Study Room | Fitness & Sauna
 Thai-style Kitchen | Maid's Area
 Private Parking : 3 cars

AREA	
INDOOR	494 SQ.M.
OUTDOOR	225 SQ.M.
SWIMMING POOL	60 SQ.M.
TOTAL	779 SQ.M.



LOWER FLOOR PLAN

- | | | |
|------------------------------------|--|---|
| 1. CAR PARK | 8. PLUNGE POOL
3.00 X 3.20 M. | 14. MASTER BEDROOM 1
WITH WALK-IN CLOSET |
| 2. MAIN ENTRANCE | 9. SUNBED | 15. MASTER BATHROOM |
| 3. FOYER | 10. DINING SALA
WITH BARBECUE GRILL | 16. THAI-STYLE KITCHEN |
| 4. OPEN KITCHEN
WITH ISLAND | 11. BATHROOM | 17. STORAGE ROOM |
| 5. LIVING & DINING AREA | 12. SAUNA ROOM | 18. LAUNDRY ROOM |
| 6. POOL DECK | 13. FITNESS | 19. SERVICE AREA |
| 7. SWIMMING POOL
3.70 X 13.50 M | | 20. MAID'S BEDROOM & BATHROOM |



UPPER FLOOR PLAN

- | | |
|---|---|
| 21. FAMILY ROOM | 25. BEDROOM 3
WITH EN-SUITE BATHROOM |
| 22. STUDY ROOM | 26. BEDROOM 4
WITH EN-SUITE BATHROOM |
| 23. MASTER BEDROOM 2
WITH WALK-IN CLOSET | 27. BEDROOM 5
WITH EN-SUITE BATHROOM |
| 24. MASTER BATHROOM | |

TYPE D






TYPE D



- COMBINING LIVING & DINING AREA
- MODERN KITCHEN ISLAND
- BEDROOMS WITH EN-SUITE BATHROOMS
- FITNESS & SAUNA
- FAMILY ROOM & STUDY ROOM
- GARDEN & TROPICAL PLANTS
- SALTWATER SWIMMING POOL & PLUNGE POOL
- POOLSIDE DINING WITH BARBECUE GRILL
- PRIVATE PARKING
- STORAGE ROOM
- LAUNDRY ROOM
- SERVICE AREA
- MIAD'S AREA





OWNERSHIP AT QAV RESIDENCE

QAV luxury villas are sold on both freehold and leasehold basis.

- Leasehold title : Applies to Foreigners on a 30 x 3 years lease term for the land ownership of the villas.
- Freehold title : Applies to Thai purchasers or foreign nations buying through Thai limited companies to own both of the land and the villas.
- The Seller and purchaser are equally responsible on a 50% -50% basis for all taxes and ownership transfer fee.

PAYMENT TERMS

1 st	Reservation Deposit	3%
2 nd	Sales & Purchase Agreement Sign with in 30 Days After Reservation	27%
3 rd	Completion of Foundation	20%
4 th	Completion of Villa's Structure	15%
5 th	Completion of Roof and Wall Structure	15%
6 th	Completion of Floor Tiles, Window and Door Frame	10%
7 th	Completion of Villa and Transfer of Ownership to Purchaser	10%

NOTES

- All private pool villas are finished with a Swimming pool, Built in wardrobe, Kitchen, Air condition and Landscape.
- Villa selling prices are fixed in Thai baht only.
- Villa selling price excluding Legal fee and Furniture package.
- Sinking Fund 300 THB/Land Sq.m. (One Time Payment upon transfer ownership)
- Common Area Management Fee 30 THB/Land Sq.m. (Monthly payment)
- Common Area Management Fee including 24-hour security, Garbage collection, Common utilities management, Repairs and maintenance to the common area and landscaping.

GENERAL SPECIFICATIONS

STRUCTURAL

- Reinforced concrete columns Reinforced concrete beams
- Brick walls with tile dowels

ROOF

- Aesthetic roof with a wood-like appearance
- Galvanized
- High-quality roof insulation
- Ventilation with protective netting in eaves

CEILING

- Suspended gypsum board with high ceiling and painted finish
- Living room with wood-finished ceiling in the eaves
- Generous ceiling height of 2.60 – 3.50 m.

DOORS & WINDOWS

- Exterior doors and windows: 2.60 m. high, with aluminum frames and a powder coat finish, featuring Low-E Glass
- Standard windows: aluminum frames, powder coat finish, and clear glass
- Interior doors

SWIMMING POOL

- Overflow system for safety and efficiency
- Depth of 1.30 m.
- Salt chlorinator system with pool pump and sand filter

OUTSIDE TERRACES

- Ceramic floor tiles
- Covered terrace ceiling with natural color finish

GARDEN

- Tropical plants and lush lawn

SURROUNDING WALL

- Block wall for privacy and security, with sliding gate and main entrance.

LIVING ROOM

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

MASTER BEDROOM & GUEST BEDROOMS

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

BATHROOMS

- Ceramic floor and wall tiles
- Moisture resistant gypsum board ceiling with paint finish
- Stone countertops for durability
- Cotto/Kohler or equivalent sinks, toilets, and fixtures
- Mirrors cut to size
- Included bathroom accessories (One toilet roll holder and one towel rack per bathroom)

KITCHEN

- Modern kitchen with an island, including sink, hob and hood. (Oven microwave, fridge and dishwasher not included.)

PUMP ROOM

- One light and socket
- PVC door

AIR CONDITIONING

- INVERTER air conditioning units in living room and bedrooms with remote control

ELECTRICAL

- All wiring earthed and concealed in conduit
- Fuse panel with earth leakage protection
- All rooms: LED downlight system with dimmer switch in the living room and master bedroom.
- Ceiling Fans in the living room, family room and master bedroom.
- Waterproof exterior sockets in non-roofed areas

ELECTRICAL INSTALLATION

- Individual electric meters for each villa

WATER SUPPLY

- Water meter for every villa
- Wastewater: septic tanks
- Water storage for each villa underground
- Water pump

PEST CONTROL SYSTEM

- Pipes for chemicals built into the foundation

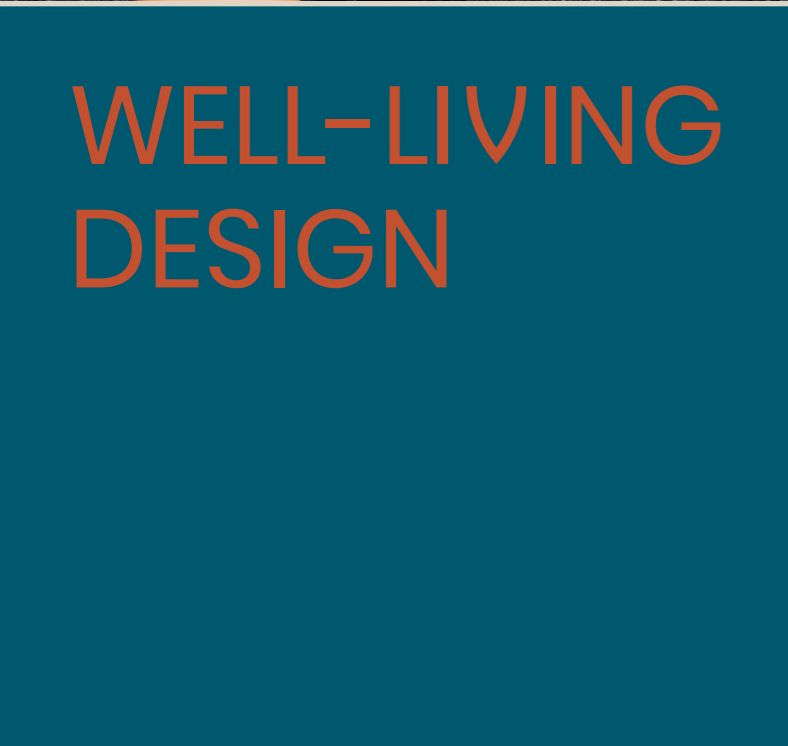
*QAV RESIDENCE reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are no longer available.



HOME



RETURN ON
WELLBEING



WELL-LIVING
DESIGN



HEALTH



COMMUNITY



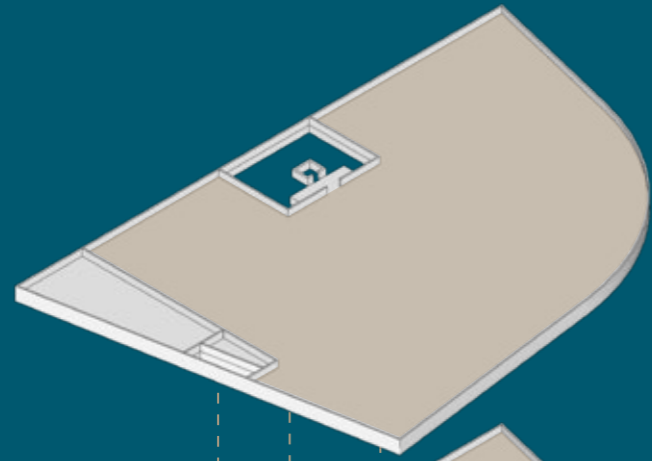
HEALTHY
LIFESTYLE
COMMUNITY



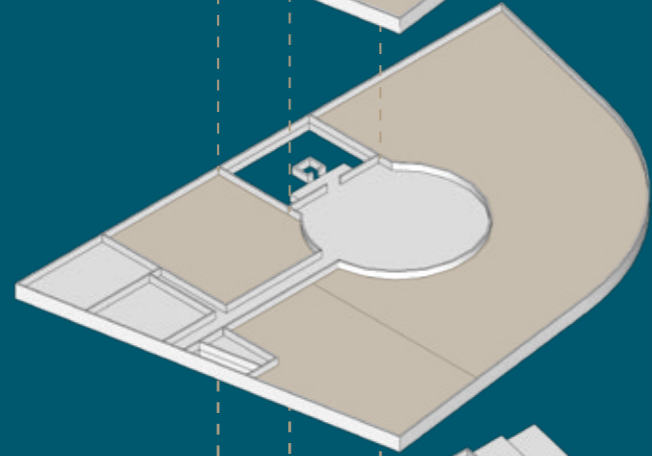
TENNIS ACADEMY
by SIAMSPORTSPRO
GYM
TAEKWONDO
YOGA
SPA & ONSEN
SPORTS SCIENCE RECOVERY CENTER

AND MUCH MORE

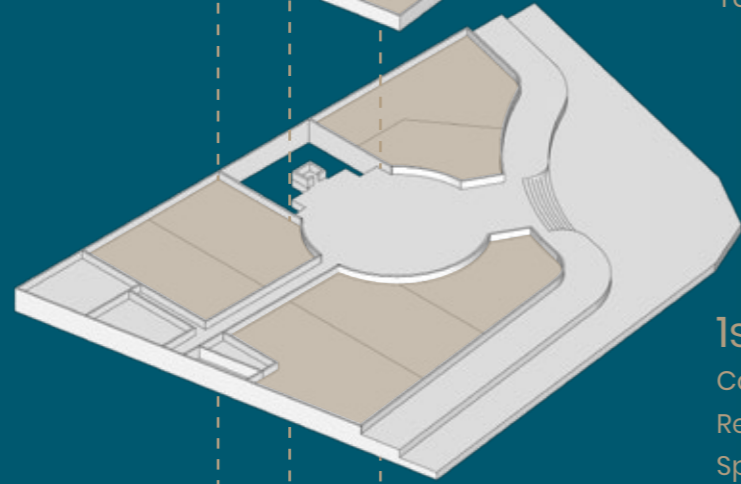




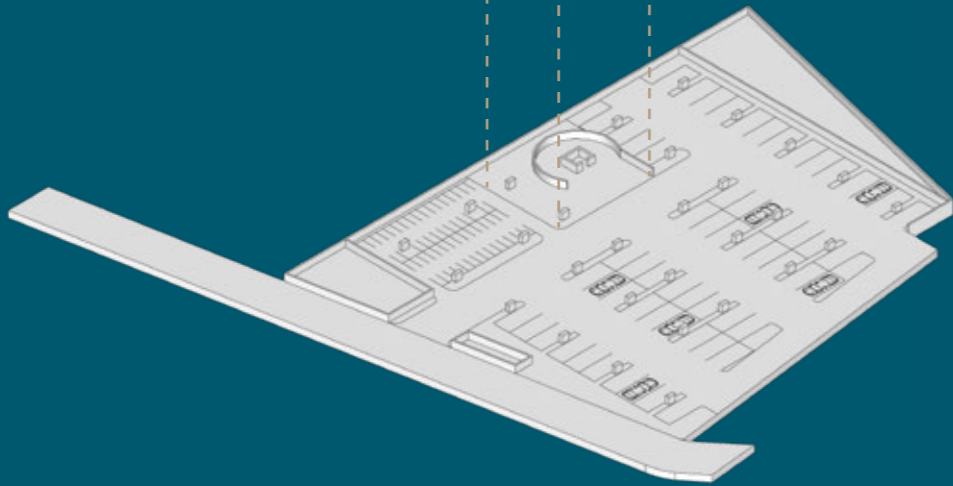
3rd FLOOR
Spa
Onsen



2nd FLOOR
Gym
Taekwondo
Yoga



1st FLOOR
Cafe
Restaurant
Sports Science Recovery Center



Basement
60 Car Parking
56 Motorcycle Parking





TRAIN
WELL



EAT
WELL



GATHER
WELL

RITZ CARLTON
MAHANAKHON TOWER



AYARA HILLTOP VILLA



ANANTARA LAYAN VILLA



MAHASAMUTR
LUXURY VILLAS



HERMES FACADE
ICON SIAM



HOLBROOK

Holbrook has been one of the leading construction companies in Asia. Recognized for having the best and superior services that embodies Construction, Architecture & Engineering Industry, specializing in Construction Technology & Management. Established in Bangkok, Thailand by Mr. Rob Lorenz, Founder & CEO, an Australian Engineer who accumulated extensive experience in High-end Residential Construction, Industrial Construction & Housing Development across Australia. To name a few is his involvement in the most notable LNG gas plant, Chevron. A project valued at 40 Billion USD on the West Coast of Australia. Adding to that is his multi-million dollar residential home projects & low-rise & high-rise condominium projects along the East Coast of Australia and now into Asia.

Today, Holbrook takes on the role as a main contractor for small to large size projects, from Residential, Hospitality, Industrial and into Commercial Sectors. Our firm leads the way in quality construction technology, management, service & results. Delivering you world class standards from conceptualization to completion, Holbrook is your trusted partner.

Mr. Robert Darrel Lorenz

Chief Executive Officer (CEO)

Rob Lorenz is a highly skilled and respected construction and development professional with over two decades of experience. He has proven himself to be a highly skilled and respected professional, with a strong track record of delivering successful projects in Thailand and across the world such as The Ritz Carlton Residences and Mahanakhon Building. Prior to establishing himself in Thailand, he was developing high-end residential properties along the East Coast of Australia. His extensive knowledge of the local market in Thailand, combined with his commitment to delivering top-quality projects, make him an invaluable asset on all projects. Currently, he is focused on developing a new residential project in Phuket, bringing a unique perspective as a foreigner living in Thailand with worldly development knowledge and construction techniques, to the table. His deep understanding of construction and development, coupled with well-being and well-living practices from around the world and commitment to excellence make him confident that the new development will be the best Phuket has yet to see.

Mr. Pradubponk Ruckprachar

Chief Operating Officer (COO)

Mr. Pradubponk Ruckprachar is a highly regarded professional in the real estate business, boasting a career that spans over two decades. He is a seasoned leader with a strong entrepreneurial mindset and a proven track record of success in business development, investment management, and project feasibility. As the head of an international contractor firm, he effectively led teams of over 200 employees and played a crucial role in numerous projects, including land acquisitions, joint venture partnerships, business plan development, and investment opportunities. His extensive experience and diverse professional background have been instrumental in the success of many prestigious real estate projects in Thailand, such as the Centara Maris Resort Jomtien, Major Tower, W District, and Dusit Thani Hua Hin Hotel. His expertise and outstanding leadership skills make him a valuable asset to any organization seeking growth and success in the real estate industry.



QAV

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