

ASIA'S
BEST RESORT
RESIDENCES
★★★★★
2015 WINNER
PROPERTY
REPORT

UNI  **UE**







**CORNER PENTHOUSE P & T
UNIT
WITH PRIVATE POOL AND
EXTRA LARGE OUTDOOR
LIVING.**



**2ND FLOOR 1 BEDROOM APARTMENT FROM
57M2 AT THE REAR OF THE BUILDING WITH
VIEWS OVER PLAI LEM – CHOENMON AND
SEA VIEWS UP TO 62M2 AT THE FRONT OF
BUILDING WITH THE CLASSIC UNIQUE VIEWS.**



UNIQUE



GROUND FLOOR UNIT WITH DIRECT POOL ACCESS,
POOL AT LOWER LEVEL FOR OPTIMUM PRIVACY
AND FOLDING DOOR SYSTEM FOR TOTAL PRIVACY,
EXTRA LARGE BALCONY!



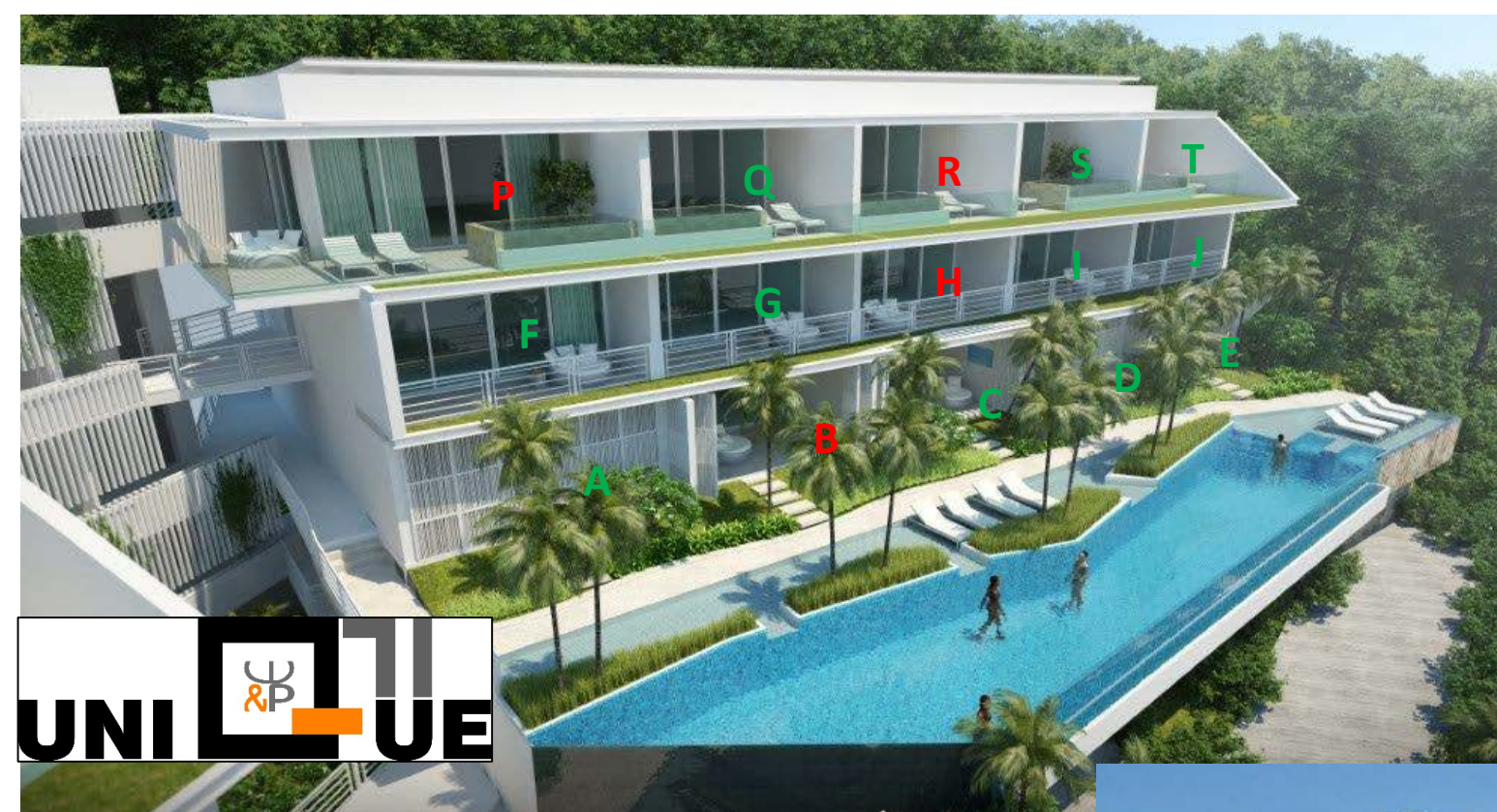


ADJACENT FACILITIES WILL BE AVAILABLE:

POOL BAR & RESTAURANT

ADJACENT BOUTIQUE HOTEL WILL OFFER SERVICES SUCH AS : ROOM SERVICE – STEAM ROOM – GYM ETC...





DIRECT POOL ACCESS 2 BEDROOM

APARTMENTS

CORNER UNIT A,E sold : 118.44M2

MIDDLE UNIT B sold ,C,D : 115.92M2

2ND FLOOR FRONT 1 BEDROOM

APARTMENTS

CORNER UNIT F,J : 62.24M2

MIDDLE UNIT G,H sold ,I : 60.77M2

2ND FLOOR REAR 1 BEDROOM

APARTMENT

CORNER UNIT K,O : 58.72M2

MIDDLE UNIT L,M,N : 57.31M2 sold



**30%
sold**

PENTHOUSE FLOOR WITH PRIVATE POOL:

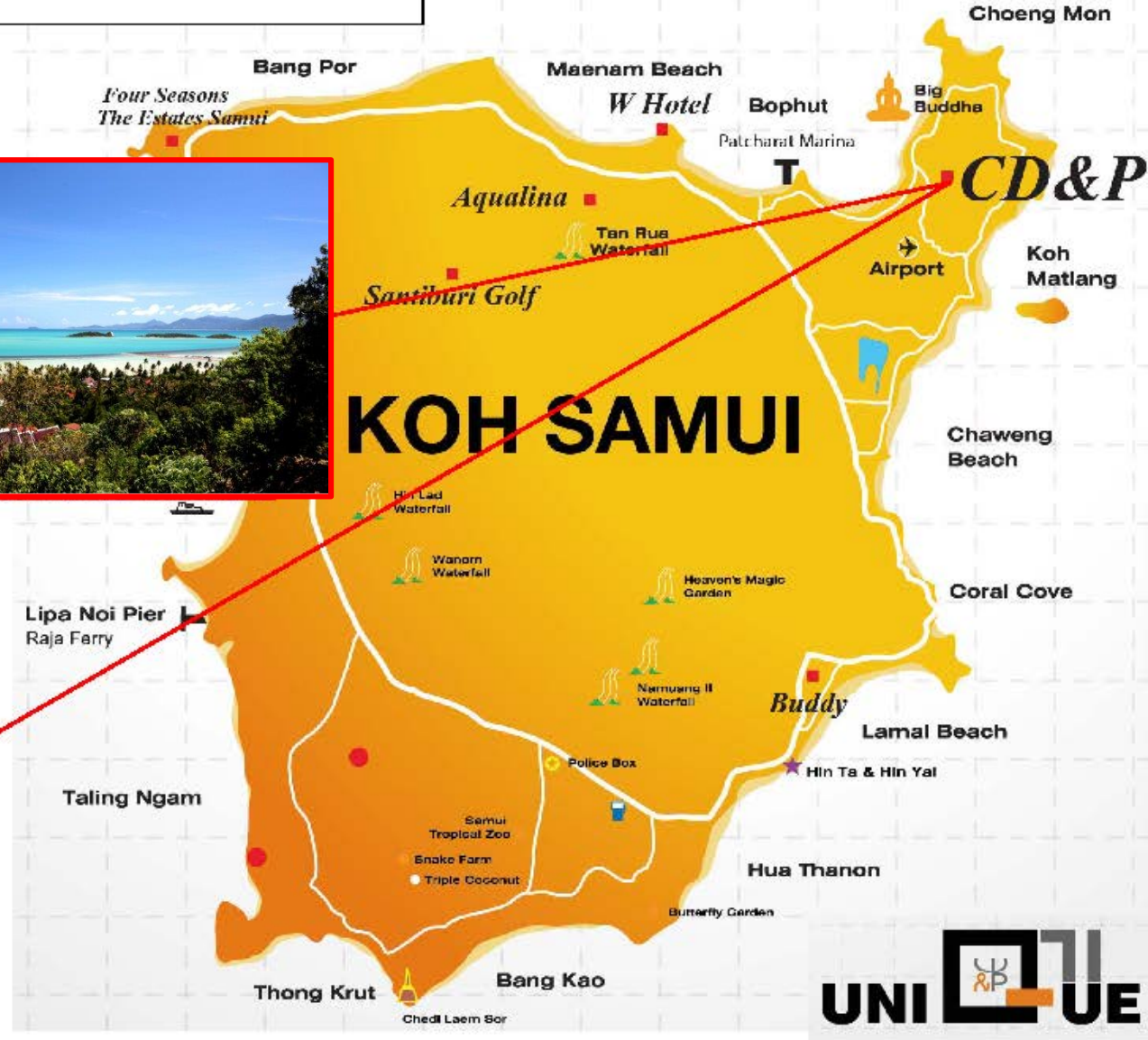
CORNER UNIT P : 135.77M2 sold

CORNER UNIT T : 116.03M2

MIDDLE UNIT Q,R,S : 113.58M2 sold



Location map + views CD&P uniQue!



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uniQue Q8 Residence:

Ground floor direct pool access 2 bedroom apartments:

Corner unit A,E: 118.44 m² – price 10,5 million THB

Middle unit B,C,D : 115.92 m² – price 9,5 million THB

2nd floor 1 bedroom front side building apartments:

Corner unit F,J: 62.24 m² – price 5,7 million THB

Middle unit G,H,I : 60.77m² – price 5,5 million THB

2nd floor 1 bedroom rear building apartments:

Corner unit K,O : 58.72m² – price 4,9 million THB

Middle unit L,M,N : 57.31m² – price 4,6 million THB

3rd floor penthouse 2 bedroom with private pool:

Corner unit P: 135,77m² – price 13, 5 million THB

Corner unit T: 131.03m² – price: 13,1 million THB

Middle unit Q,R,S: 113.58m²- price: 9,5 million THB

All units have access to underground car park – elevator – common pool 25m long – include a 1.5/2m² private storage.

Finance is available for all investments above 10 million THB.





Specifications: uniQue Q8 RESIDENCE:

1. Structure:

Reinforced concrete column & beam, double cavity walls (external) – Structural Engineering Warnes Associates – site monitoring Warnes Associates

2. Finishing:

External walls and wall between units: cement render – double cavity wall + high quality acrylic paint Jotun – Jotaflex white.

Terraces: sandstone powder off white

Ceilings: painted plaster

Doors: all doors are in solid wood with powder coated white gloss steel with rubber sealer for extra comfort, entrance door with eye viewer or window.

Internal walls: cement render + high quality acrylic paint Jotun (washable)

Floor finishing: tiling 60 X 60 cm – plinters.

Roof insulation – 7.5 cm polyuruthene foam (not under concrete slab-penthouse unit only).

3. Airconditioning:

Concealed, split system air conditioning (build-in ceiling) + wireless remote control with lcd display.

4. Electric:

3 wire conduit, 2 way switch, eathed with safety cut system, individual meters per unit – common area. Connected to privately owned transformer owned by uniQue mangement company, distrubution board, socket, switches, TV outlets etc from Biticino/ Panasonic or equivalent.

Design LED lighting & rope light (indirect ceiling) reading light near beds.

5. Windows & frames:

Aluminium powder coated white frames.

6. Kitchen:

High quality kitchen cabinet in high gloss surfaces, handles in stainless steel, work top in granite (choice of 5 colours), floors in ceramic tiles. Appliances & fixtures: Smeg : sink in stainless steel, mixer faucet, build in oven & microwave combined, 4 head electrical hob, stainless steel hood, dishwasher all from Smeg and Mex or equivalent

7. Bathroom:

Sanitary ware: toilets, accessories and washbasin from American Standard & Cotto or equivalent

Free stand shower set, bathtub from Marino or Cotto, hardware Kudos or equivalent

High quality matt spay finishing, granite top, modern look no handle, mirror on wall with light box.

Walls & floor in ceramic tiles

8. Swimming pool & Jacuzzi:

Infinity edge pool of approximated 25 m long, with lighting system, fully automatic salt chlorinator.

9. Landscaping:

Garden: plants, trees, lighting

10. Others:

Phone & internet lines are available to unit (connection to provider charged to lessee), Cable TV or Satellite TV (connection cost to provider charged to lessee)

Every villa has his own bio-septic waste treatment system, water supply with reserve tank, all units have separate water meter (common area too)

Construction permit & residential certification book (this will provide you with address in Thailand and will comply with all legal construction regulations)

Loose furniture not included.

11. Upgrades:

Upgrades are available:

Kitchen and bathroom tailor made designs in other finishing such as Dupont Corian solid surfaces / acrylic, Appliances can be upgraded or changed.

Lay out plans before construction can be adjusted (architectural – structural changes will be charged to the lessee and construction cost if any). Double glazing system.

Furniture packages & tailor made packages available.

Not included: loose furniture – wardrobes - curtains