

Phase 2  
NOW LAUNCHED

Trichada Villas - *Phuket Lifestyle*



TRICHADA

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[www.trichada.com](http://www.trichada.com)

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TRICHADA

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.

Trichada is a development of quality 2 & 3 bedroom pool villas from a proven Phuket developer, leveraging his experience as a major shareholder & director of Sai Taan, completing 75 villas, on the three Sai Taan developments ([www.sai-taan-phuket.com](http://www.sai-taan-phuket.com)), over 10 years.

Located within 2 minutes of the main entrance to the Laguna 5 Star Resort Complex, on the west coast of Phuket, Trichada offers world class restaurants on the doorstep, with easy access to golf & miles of sandy beach, yet only 15 minutes from the airport.

Trichada comprises a total of 24 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. It is therefore expected that Trichada 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 - *Phuket Lifestyle*

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Masterplan

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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 – AYS
- AYS & its management have focused on the rental & management of villa & villa projects in Phuket for more than 10 years
- As can be appreciated, investment in the marketing of your villa for rental, will result in higher occupancy & greater returns, AYS can tailor online marketing of your villa to meet your goals, (possible scenario on spreadsheet)
- AYS 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 (spreadsheet attached envisages use of highest level of service, including daily cleaning while no-one in residence, service can be reduced)
- 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. (two bedroom villa THB 31,750 approx, three bed villa THB 38,750 approx – details attached). 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 packages a good option!
- Trichada is absolutely not seeking to participate on 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](mailto: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:

John Howard  
DuensingKippen  
Tel: +66 76 615 554  
Email: [john@duensingkippen.com](mailto:john@duensingkippen.com)  
[www.duensingkippen.com](http://www.duensingkippen.com)

James Cook  
Oriental Law Associates  
Tel: +66 76 238 313  
Email: [jcook@orientla.co.th](mailto:jcook@orientla.co.th)

## 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. 9/10 weeks)
- 20% on completion of pitched roof (approx. 7/8 weeks)
- 20% on completion of villa for lock up (approx. 8/9 weeks)
- 10% on villa handover & transfer documentation (approx. 8/9 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.



Brand : Cristina

Free stand bath tub with mixer  
Model : SL180090  
*\* 3 bedrooms master bathroom*



Brand : Cristina

Water closet  
Model : SONO CRWO-0010UF



Brand : Kasch / American Standard

Wash basin  
Model : ORO CRBA-0004  
Wall concealed basin mixer  
Model : A4705



Brand : American Standard

Acacia rain shower head  
Model : A-952-226

Shower arm  
Model : A-1026

Hand shower w./ hook  
Model : A-6013-HS

Concept Square shower mixer  
Model : A-0421-400B



Brand : American Standard

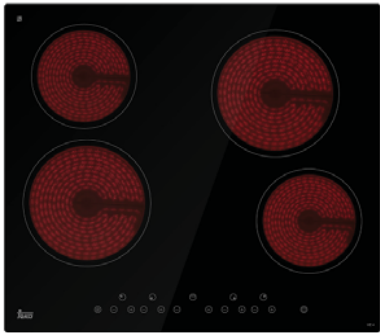
Acacia rain shower head (Outdoor Shower)  
Model : A-952-226

Shower arm  
Model : A-1026

Shower faucet - Ventuno Exposed  
Model : shower mono A-6926-10



Sanitary Ware Specifications



Brand : Teka

Vitroceraic hob 4 cooking zones, 60 cm.  
Model: VE4



Brand : Teka

Multifunction oven 5 cooking functions, 60 cm.  
Model: HE 615



Brand : Teka

Standard pull out hood, 60 cm.  
Model: TL.1 62



Brand : Teka

Inset sink 1 bowl no drainer  
Model: INTRO 50



Brand : Teka

Sink mixer - pull out shower with 2 jets  
Model: MB2 Low Pull Out Spray



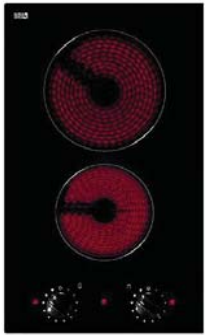
Brand : Samsung

2 Door Refrigerator 13.7Q  
(W)67.5 x (H)183.5 x (D)66.8 cm.  
Model: RT38FFAKDSL



Kitchen Appliances - 3 Bedrooms Villa





Brand : Teka

Vitroc ceramic hob 2 cooking zones, 30 cm.  
Model: VITRO 2P



Brand : Teka

Standard pull out hood, 60 cm.  
Model: TL.1 62



Brand : Teka

Inset sink 1 bowl no drainer  
Model: INTRO 50



Brand : Teka

Multifunction oven 5 cooking functions, 60 cm.  
Model: HE 615



Brand : Teka

Sink mixer - pull out shower with 2 jets  
Model: MB2 Low Pull Out Spray



Brand : Samsung

2 Door Refrigerator 13.1Q  
(W)67.5 x (H)176.5 x (D)66.8 cm.  
Model: RT35FJADDSL



Kitchen Appliances - 2 Bedrooms Villa



Location

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