



THE PAVILIONS PHUKET RESIDENCES



Frangipani Villa



Discover THE PAVILIONS PHUKET

The Pavilions Residences is a residential lifestyle development, adjoining The Pavilions Phuket, an award-winning luxury boutique resort created in 2006. As a residential estate managed by a luxury hotel, it is in a class of its own with The Pavilions Spa (World Luxury Spa Award, 2016), two award winning restaurants, and award winning bar, with unparalleled 360° panoramic views of the Andaman sea and lush tropical islands.

With six luxurious 3 & 4-bedroom villas, The Pavilions Phuket Residences offers a fine balance of an ideal holiday home and a perfectly managed investment. Whether looking for a retirement home, a second home or weekend hideaway, this secured asset offers individual title with the land under lease.

Own a piece of luxury while growing a profitable real estate portfolio.



Gordon Oldham

RESORTS OVERVIEW

Perched dramatically atop one of Phuket's highest points, each private villa and suite is a haven of tranquility. Whether you're celebrating a special occasion or looking to relax and reconnect, The Pavilions is your perfect intimate escape.

PRIVACY, INTIMACY & LUXURY IN A HILLTOP 5-STAR RESORT

The Pavilions Phuket – A Place To Be.



THE PAVILIONS PHUKET, *Asia's most romantic*
INTIMATE AND LUXURY RESORT.



360™ bar



The Plantation Club



The Pavilions Spa



Private dining

THE PAVILIONS PHUKET FACILITIES

The Pavilions Phuket features three award-winning restaurants and bars with gourmet cuisine prepared by our award winning skilled culinary team. Unwind with state-of-the-art amenities including our spa and wellness center offering tranquil treatments and massages, yoga, a lap pool and a fully equipped fitness centre.

Firefly Pool & Restaurant



PHUKET RESIDENCES MAP



VILLAS & SUITES

- A - Tropical Pool Villas
- B - Ocean View Pool Villas
- C - Spa & Pool Pavilion
- D - Spa & Pool Penthouse
- E - 3 Bedroom Pool Villa
- F - Tropical Pool Villas
- G - 2 Bedroom Penthouses
 - Jasmine
 - Orchid
 - Lotus

HOTEL FACILITIES

- J - Reception & Lobby
- K - The Plantation Club
- L - 360° Bar
- M - Firefly - Pool & Restaurant
- N - Gym
- O - The Pavilions Spa Carpark
- P - Carpark

RESIDENCES FOR SALES

- 4 BEDROOMS VILLA
 - 61 - FRANGIPANI
 - 62 - MIMOSA
 - 63 - ROSE
 - 64 - LANTANA
- 3 BEDROOMS VILLA
 - 65 - LILY
 - 66 - HIBISCUS

PHUKET RESIDENCES PRICE LIST

VILLA NAME	DESCRIPTION	INDOOR/ OUTDOOR AREA	TOTAL AREA	Pool Area	Garden Area	Land Area	SHELL PRICE USD	COMPLETED WITH FURNITURE PRICE USD
Frangipani Villa 61	<ul style="list-style-type: none">• 4BR & 4 - 4.5BA• Entertainment room• Infinity pool• Garden terrace• Car park	610.5/355 m²	965.5 m²	54.91 m²	608 m²	1,267 m²	Completed	\$ 1,500,000
Mimosa Villa 62		516/317 m²	833 m²	54.91 m²	503 m²	970 m²	\$ 1,250,000	\$ 1,480,000
Rose Villa 63		529/225 m²	754 m²	54.91 m²	485 m²	901 m²	\$ 1,250,000	UNDER OFFER
Lantana Villa 64		472/329 m²	801 m²	54.91 m²	234 m²	555 m²	Completed	\$ 1,550,000
Lily Villa 65	<ul style="list-style-type: none">• 3BR & 4BA• Entertainment room• Infinity pool• Garden terrace• Car park	290.7/291 m²	581.7 m²	54.91 m²	277.4 m²	685 m²	\$ 990,000	\$ 1,200,000
Hibiscus Villa 66	<ul style="list-style-type: none">• 3BR & 4BA• Entertainment room• Garden terrace• Car park	388.6/91 m²	479.6 m²	N/A	128 m²	311 m²	Completed	SOLD

VILLA DESIGN - INTERIORS



4 BEDROOM VILLA

- ROSE VILLA
- Mimosa Villa
- Lantana Villa
- Frangipani Villa

- 4BR & 4 - 4.5BA
- Entertainment room
- Office
- Infinity pool
- Garden terrace
- Carpark
- Maids Quarters



4 BEDROOM VILLA DESIGN - FLOOR PLANS



GROUND FLOOR









FIRST FLOOR

*Example of a typical 4 bedroom villa floor plan



3 BEDROOM VILLA

- Lily VILLA
- Hibiscus Villa

-  3BR & 4BA
-  Entertainment room
-  Infinity pool*
-  Garden terrace
-  Carpark
-  Maids Quarters*

*Only **Lily villa** has a pool and maids quarters a pool can be added to **Hibiscus villa** – price available upon request period

3 BEDROOM VILLA DESIGN – FLOOR PLANS



LILY VILLA

GROUND FLOOR

FIRST FLOOR



HIBISCUS VILLA

PHUKET RESIDENT PRIVILEGES

Access to The Pavilions Phuket Facilities

- Fine dining at hotel restaurants bar with panoramic view
- Fitness centre & yoga room
- Exclusive signature spa treatments & services

Unique Services Offering

- Transportation & courier services
- Housekeeping & laundry services
- 24 hours concierge
- Preferred pricing in resort facilities (hotel dining facilities, spa centre and in-room dining)



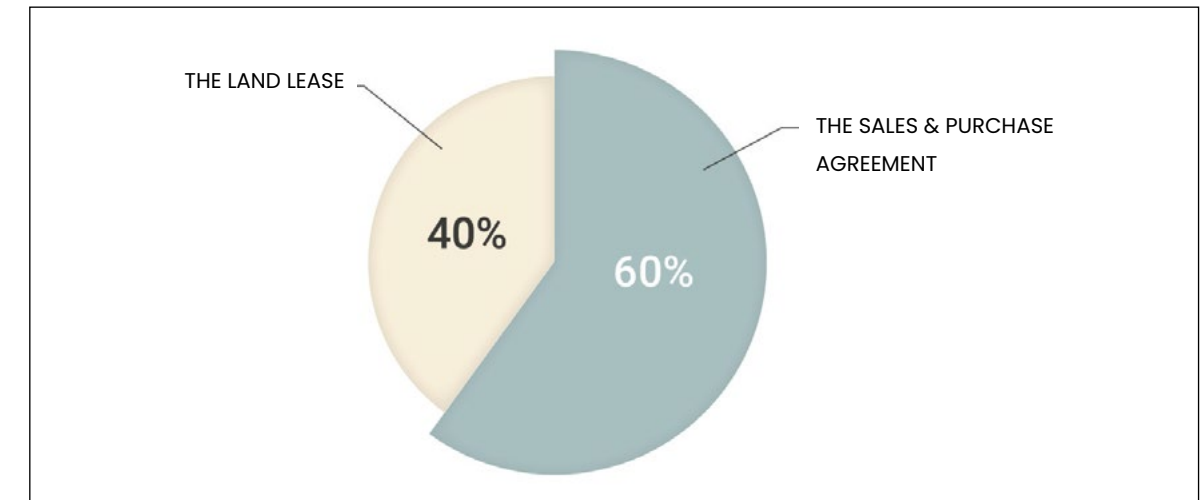
OWNERSHIP GUIDE

The aim of The Pavilions Phuket Residences is to ensure that Owners enjoy all the convenience, peace of mind and stress-free living that The Pavilions Hotels & Resorts Property Management Team can offer. Through sharing our expertise, experience and high service standards, we are here to provide bespoke aftersales services to tailor to each owners needs. Select from a variety of offerings that enhance both experience and overall asset value.



OWNERSHIP STRUCTURE

When purchasing a villa at The Pavilions Phuket Residences, the asset will be held under two separate agreements which are split 40% (Land Lease) and 60% (Sales & Purchase Agreement for the Asset/ Villa).



THE LAND LEASE

As a general rule, non-Thai citizens cannot freehold property in Thailand. The commonly used title is a 90-year leasehold comprising of 30-year leases with two rights to extend of 30-years each totaling 90 years*. There is no further payment of rent for the last 60-years other than land-registry renewal fees. When purchasing a villa at The Pavilions Phuket Residences the land lease will be directly with The Pavilions Hotels & Resorts (the body corporate holding the land title) thus we can guarantee the renewal of the 30-year lease terms.

THE SALES & PURCHASE AGREEMENT

This is a straight forward sales and purchase agreement where the owner holds the asset's title completely in their name or company name

*It is important to note that The Pavilions Hotels & Resorts are ready and willing to offer 50-year leases subject to there being a change in the Thai law.

FINANCING

In Phuket, there are certain criteria which have to be met in order to qualify for the mortgage finance. Namely the title to the property will have to be taken in the name of a Hong Kong or BVI corporation to allow a pledge of the shares to the Lender. A further personal guarantee may be necessary though not always mandatory.

The Pavilions Phuket Residences is offering developer finance for up to 50% of the total contract price. The term of the finance will be up to 5 years at an interest rate of 6% per annum, repayable by monthly instalments and a commitment fee of BVI 1% to cover legal fees.

Supply of a Hong Kong or BVI Corporation can be arranged at cost price. The furniture package will also be included in the finance as you are purchasing a “turn-key” villa.



RENTAL POOL MANAGEMENT PROGRAM

All villas in this new phase will be pooled based on room category (i.e. suite, two-bedroom, three-bedroom and four-bedroom).

The share 45% to the owner based on profit after expenses. This share is calculated from the total profit share of all sales in the same category, divided by the number of units available for rental. In the month following the end of each financial quarter, the Manager shall forward a statement to the owner indicating the Owners return. Additional expenses will be deducted from the owners return and indicated on the statement.

Owners receive a total of 60 personal days without blackout periods. For bookings, during high and peak season, we recommend at least 20-weeks in advance to reserve your unit. The sinking fund for major repairs is 1% of the purchase price.

*Management

*Management fee includes property maintenance e.g. pool cleaning and garden up keep
*Utility / Operating costs include pool maintenance, gardening, water & electric, cable television, and internet fees based on The Pavilions Phuket Resorts existing units.

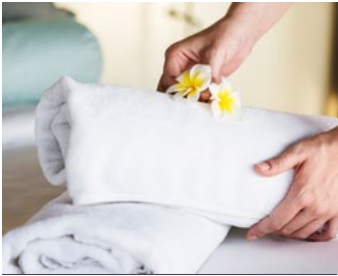
THE ESTATE MANAGEMENT FEES – COMMUNAL AREAS

The following items are included in the management services fee: security, garden and landscape maintenance, internet broadband & Wi-Fi, garbage disposal, mechanical and engineering maintenance services, 24h-emergency service and 24-hour concierge.

*For the full list of exclusions, please refer to the management agreement.

Management fees for the residences vary based on total area of the property. Please refer to the table below for the approximate breakdown of fees:

VILLA NAME	TOTAL AREA M²	USD MONTHLY
Frangipani Villa 61	965.5	\$ 2,137
Mimosa Villa 62	833	\$ 1,639
Rose Villa 63	754	\$ 1,524
Lantana Villa 64	801	\$ 944
Lily Villa 65	780	\$ 536
Hibiscus Villa 66	577.5	\$ 1,162



SERVICES COVERED BY THE MANAGEMENT FEES:

- Rubbish collection
- Maintenance of the landscaped areas
- Minor maintenance of the communal buildings
- Maintenance of the communal swimming pool
- Communal pest control
- Minor maintenance to the communal equipment including gym, air conditioners, pumps, fire protection equipment generators, CCTV equipment and lighting
- Provision of security guards

- Provision of buggy drivers / porters and buggies
- Provision of communal area cleaners
- Provision of financial control
- Provision of telephone switchboard
- Public liability and staff insurance
- Insurance for all the building structures but not the individual villa contents
- Providing the staff either directly employed or sub-contracted that the Lessor of the management company appointed by the Lessor thinks is appropriate to carry out services listed above.





MAINTENANCE CHARGES FOR INDIVIDUAL VILLAS	THE SINKING FUND	A LA CARTE SERVICES
Repairs and maintenance can be organized and carried out for the individual villas and the costs will be passed onto the owners plus a 15% charge.	<p>An adequate development “sinking fund” to cover all expenses for structural repairs, renovations, replacements that are not covered by maintenance fee will be established by the Lessor and the management company.</p> <p>The initial amount payable into the sinking fund which is 1% of the total value of the asset and land lease.</p> <p>A planned maintenance program will be established for larger items such as repainting the blocks, which is needed every 3 to 4 years, and additional amount required will be paid annually into the sinking fund in order to spread the cost of these major expenses.</p>	<p>Each villa is different and may or may not require certain services. Thus, The Pavilions Phuket will present each owner with a list of services which may be selected regular services or pay-as-you-go. Below is pricing for some of the common services owners have selected to enroll in regularly.</p> <p>Pool Cleaning: Time includes chemical (excluded pool emptying) THB 1,500</p> <p>Gardening: Time (approximately 1.5 hour) THB 2,000</p>

FREQUENTLY ASKED QUESTIONS



PROPERTY GENERAL

How many units comprise The Pavilions Phuket Residences?

PROPERTY TYPE	NO. UNITS
One-bedroom suites	41
Two-bedroom penthouses	3
Three-bedroom villas	2
Four-bedroom villas	1

When will the development be finished?

The entire development is complete; however, the three and four-bedroom villas are 85% complete, which allows for purchasers to customize soft finishing's. However, we are in the process of completing all villas and estimate all units to be complete by Dec 2020.

What is the layout of the suites buildings?

Each suite building has garden units on the ground floor, hill view suites on the upper floors and a penthouse that runs the entire length of the roof.

What is the layout of the villas?

All four-bedroom villas are completely self-contained properties with lush gardens located adjacent to the suites. The three-bedroom villas main structure is adjoined, however each villa has its own private entrance and individual gardens.

Where are The Pavilions Phuket Residences in relation to the entire resort?

Please refer to section highlighted in on the map on page 4.

What are the resident facilities?

In addition to the facilities on offer at The Pavilions Phuket Resort, the Residences features an extensive wellness area, complete with a spa, gym and a 25 meter lap pool, completed by the Firefly Restaurant, offering all day dining bordering its 60 m freeform pool.

How many suites in each building?

Suite Block I has 12 suites and one penthouse, Suite Block II has 9 Suites and one penthouse, while Suite Block III has 20 suites and one Penthouse.

How do I get around the property?

All facilities are within walking distance along shaded walking paths. Transportation by electric buggy between The Pavilions Phuket Residences and the adjoining resort is provided by the hotel. One complimentary car parking space is available for owners with cars.

What Security is offered?

The Pavilions Residences is a private property with 24 hour security and surveillance service.

Is there a concierge?

Concierge services are available through The Pavilions Phuket.

FREQUENTLY ASKED QUESTIONS

OWNING PROPERTY IN PHUKET

As a foreigner can I own property in Phuket?

As a general rule, non-Thai citizens cannot freehold land in Thailand; however, they can have freehold title over a structure. The commonly used title therefore is a 90-year leasehold comprising of 30 year leases with two rights to extend of 30 years each, totaling 90 years. There is no further payment of rent for the last 60 years.

Can I extend the leasehold past 90 years?

No, but Pavilions are ready and willing to grant freehold title shares should there be a change in the Thai law.

- TAX

What tax do I pay on getting money out of Thailand?

The Pavilions Hotels & Resorts are happy to provide contacts for local tax accountants to answer any questions. There are a number of taxes that purchasers should be aware of at different stages of asset ownership. Here is a brief summary below:

TAX TYPE	WHICH PART BUYS	Approximate Amount
Transfer Fee	Buyer	2% of registered value
Stamp Duty	Seller	0.5% of registered value
Withholding Tax	Seller	1% of appraised value of registered sale value (whichever is higher)
Business Tax	Seller	3.3% of appraised value of registered sale value (whichever is higher)
Income Tax (related to rent)	Asset Owner	Sliding scale between 5%-35% depending on income, i.e. THB 1 to THB 150K is 5%; THB 150,001 to THB 300K is 10%; THB 300,001 to THB 500K is 15% & so on

- LEASING

How often can I use my property if I want to lease it?

In the event an owner chooses to put the Unit as part of the Rental Pool, the Owner shall be entitled to the use of the Unit for a total of 60 days in each calendar year. Reservations by the Owner are subject to availability. The Pavilions will experience peak occupancies, for example, at Christmas and New Year. If the Owner wishes to use the Unit during the Peak Period, the Owner must book early but no later than 20 weeks before the date of use. Charges for the use of Unit over and above Owners time shall be charged at 50% of the published rack room rate.

If I want to lease my property, must I buy the standard furniture package?

You will be required to purchase the furniture package if you want to include your property in the guaranteed return program. Please refer to the brochure for standard fit out.

How much will I earn leasing my property?

Villas in the rental pool, the share is 45% to the owner based on profit after expenses. This share is calculated from the total profit share of all sales in the same category, divided by the number of units available for rental.

e.g. Villa 61 + Villa 64 = 100% profit
100% / by 2 = 50% profit
45% of 50% = 22.5% Payment to owner

What happens if someone breaks something?

Before and after anyone has stayed in your property, we will make an inventory of all items. If something is broken or lost by anyone staying there, the management will replace it at no additional cost.

If I lease the property who pays for the cleaning?

Before and after anyone has stayed in your property we will clean the property at no additional cost.



- FINANCING

Can anyone receive the mortgage finance?

In Phuket, there are certain criteria which have to be met in order to qualify for the mortgage finance. Namely the title to the property will have to be taken in the name of a Hong Kong or BVI corporation to allow a pledge of the shares to the Lender. A further personal guarantee may be necessary though not always mandatory.

Is the furniture package included in the finance?

The furniture package is included in the finance.

Payment Terms for Partially Complete & Completed Villas:

For the Villa:

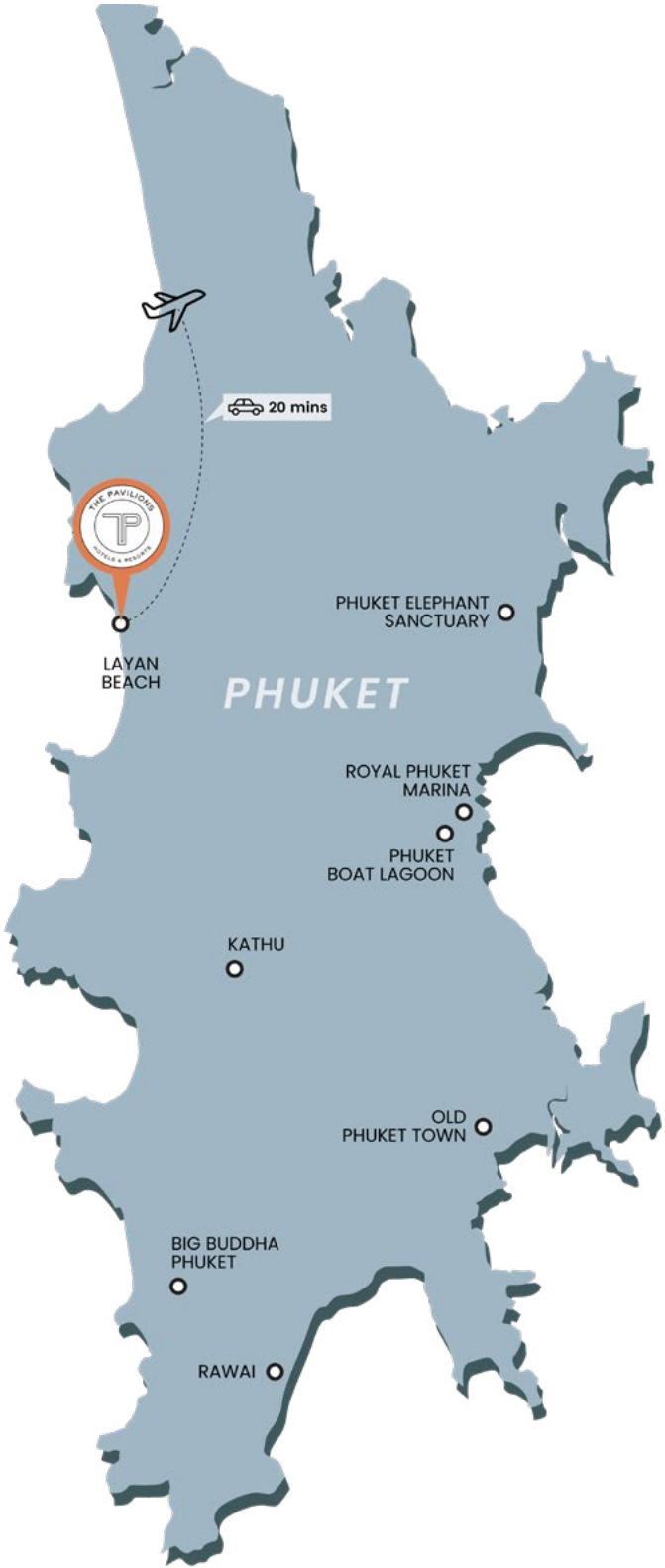
SCHEDULE	PAYMENT
Upon signing of the Provisional	10% Deposit
Sale and Purchase Agreement	50% of the price less the Deposit
10% Deposit	50% Balance of the Price

For the Land Lease:

SCHEDULE	PAYMENT
Upon signing of this Agreement	10% Deposit
Upon handover of the Unit pursuant to the Sale and Purchase Agreement	100% of the Rent less the Deposit

What is the value of the finance?

The Pavilions Phuket Residences is offering developer finance for up to 50% of the contract price. The term of the finance will be up to 5 years at an interest rate of 6% per annum, repayable by monthly instalments and a commitment fee of BVI 1% to cover legal fees. Supply of a Hong Kong or BVI Corporation can be arranged at cost price. The furniture package can be included in the finance; however, this is optional.



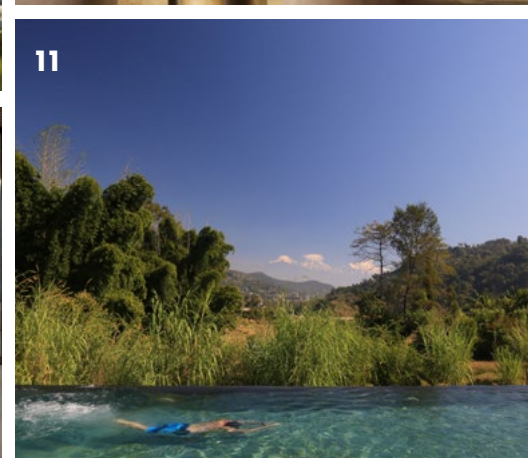
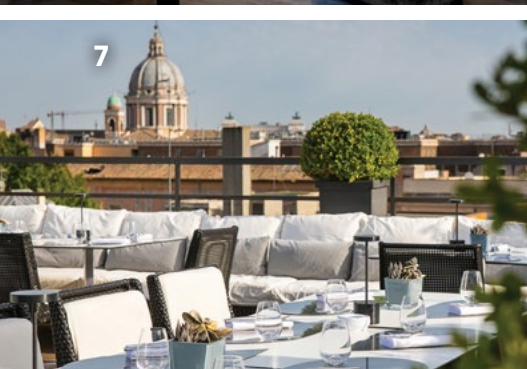
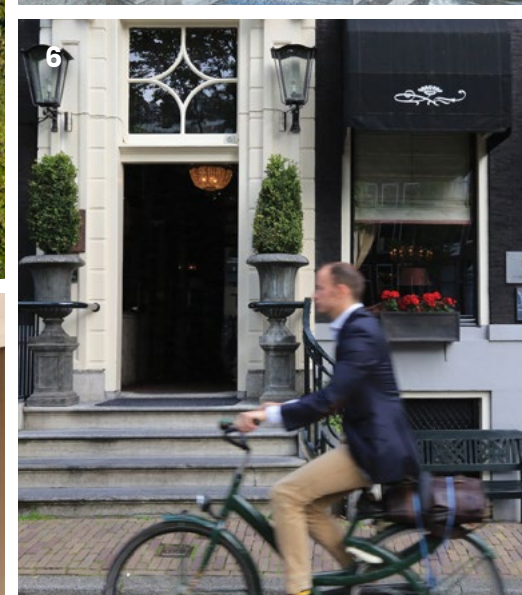
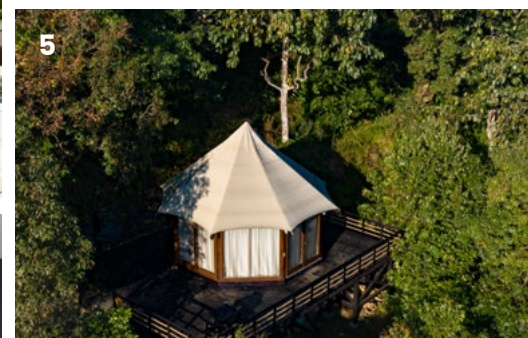
EXCLUSIVE LOCATION

Perfectly located in Phuket with the airport, Patong and Phuket Town all within 20 minute driving distance, The Pavilions Phuket enjoys a magnificent hillside aspect from its perch at Cherngtalay, overlooking Layan Beach, yet hidden away in lush seclusion.

Its location is one of the highest points on the tropical island paradise of Phuket, and the privacy of the site, screened by lush forest and rubber plantations, creates the perfect hideaway.

NEARBY THE PAVILIONS PHUKET

- 20 minutes to airport
- 8 minutes to golf course
- 5 minutes to Layan beach



Through our love for romance, adventure, culture and the arts, we at The Pavilions Hotels and Resorts live to create beautiful memories for our esteemed guests.

With our luxurious all-villa resorts at The Pavilions Phuket, The Pavilions Bali and The Pavilions Himalayas, as well as stunning boutique hotels in Amsterdam, Rome, Madrid and Lisbon (2020), we have perfected the art of providing best-in-class hospitality for our guests.

For more information:



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