



# ORBITA VILLAS

*Rawai, Phuket*

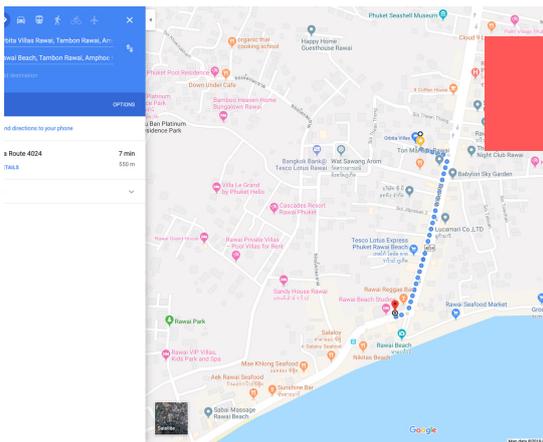


## THE BEST PROJECT NEAR RAWAI BEACH

*Only 550 meters to Rawai Beach and 3 km to Nai Harn Beach. The walled community has an auto remote gate, CCTV and security guard at the entrance. There are 2 entrances to the street from the main road which is only 30 meters away.*

## 4 MODERN BOUTIQUE VILLAS

*Our concept is a combination of modern functional design and the nature of the tropical island. Villas are optional of 2, 3 or 4 bedrooms arranged in an L-shape around the pool, 1-2 levels and covered parking at the front.*



## ADVANTAGES

- closest project to Rawai Beach,
- off-plan design can be adjusted,
- modern style, free furniture pack,
- option to build rooftop bedroom,
- affordable price and good size plots with a pool of 8-10 meters long and green garden zone

## START PRICE 9.5 MILLION THB

*The buyer can choose number of bedrooms (2 or 3 or even 4).*

*Standard 9.5 million baht off-plan price includes: 2 bedrooms, 3 bathrooms and built-in furniture.*

*There is an option to build rooftop bedroom for extra 1.000.000 baht / room which can be used as studio bedroom, gym, cabinet or lounge area.*

## EXPENSES

*Sinking Fund.*

- 100.000 THB per villa
- paid on the date of villa delivery
- paid by every owner one time for the major items and maintenance of common area & exteriors.

*Ownership.*

- Land and House leasehold
- 30 + 30 + 30 years lease
- Tax and Registration fees shared 50/50.

*Common Area Fee.*

- 64.500 THB / year per villa
- paid on the date of villa delivery and in the beginning of each year
- includes 24H security and CCTV, landscape, gardening and lightning of common area, road maintenance, garbage collection auto gates.

*Management Service.*

- 8.500 THB / month per villa
- includes pool & garden service 2 times a week, monthly pest control, internet, cable TV, bill payments.

## PAYMENT PLAN

*Valid 12 month during construction.*

*300.000 THB as reservation fee on the date of reservation valid 15 days.*

*35% down payment - reservation fee on the date of contract signing.*

*30% second payment within 3 month on completion of concrete basement and pilling.*

*30% third payment within 3 month on completion of the walls and roof.*

*5% last payment on completion of cosmetic decoration of interior, built-in furniture installation and house delivery on or before registration date.*

## RENTAL PROGRAM

*Split rental pool:*

- 80% to the owner, 20% to the managing company
- around 6-7% net to the owner per year
- property and rental management onsite.

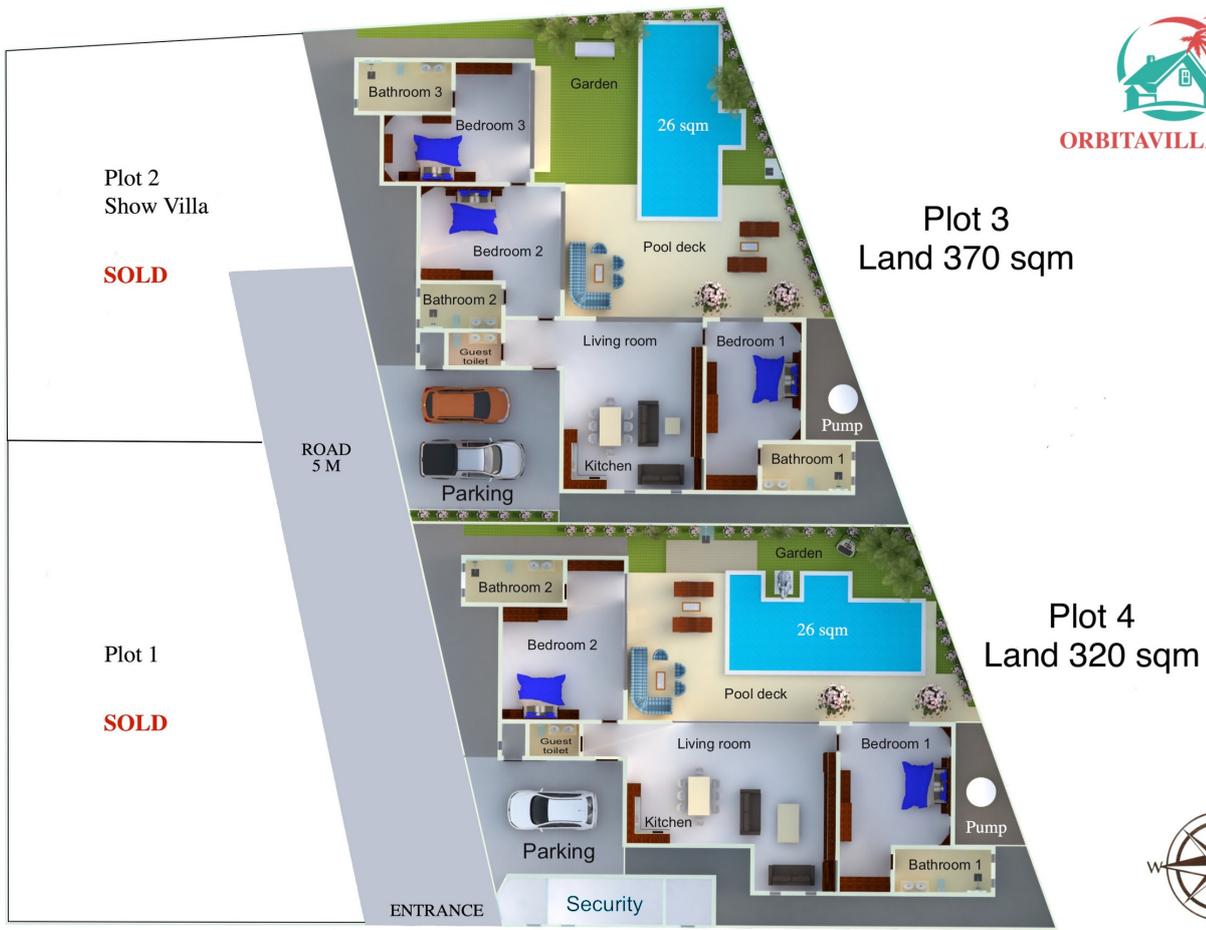
## USEFUL INFO

- construction starts in September 2019 and lasts 12 month
- CCTV on-site to check construction process
- high quality materials and 5 years warranty for main structure
- reliable contractor 20 years on the island (finished projects Genesis Villas Rawai, Intira Villas Rawai, Anchan Villas Phuket).

# MASTER PLAN



ORBITAVILLAS.COM



## PRICE

# Plot	Land Size	2 bedroom	3 bedroom	Extra Bedroom
Villa 1	350 sqm	9.9 million THB	10.9 million THB	11.9 million THB 4th BR rooftop
Villa 2 Show Villa	420 sqm	SOLD		
Villa 3	370 sqm	10.5 million THB	11.5 million THB	12.5 million THB 4th BR rooftop
Villa 4	320 sqm	9.5 million THB	-	10.5 million THB 3rd BR rooftop



## LOCATION



## OUR CONTACTS



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THANK YOU