
RESIDENTIAL VILLA 33

TRISARA



DESTINATION

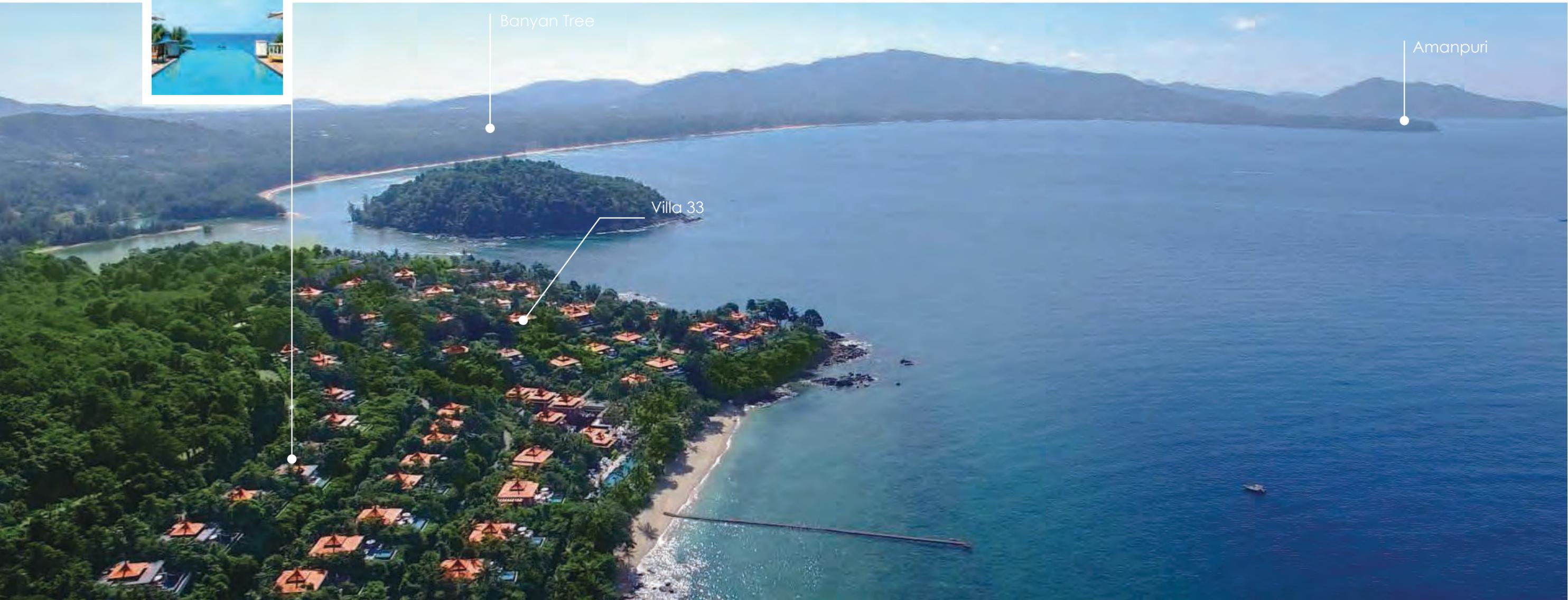


Trisara, in Sanskrit "The Garden in the Third Heaven" is Phuket Island's most special resort experience. Wrapped in a tropical forest and exotic gardens, the 48 spacious ocean facing pool villas and 2-6 bedroom private residences all embrace our own quiet bay on Phuket's sophisticated and natural north-western coastline, just 15 minutes from Phuket Airport.

All pool villas, suites and private residences are designed with simple, rich interiors and enjoy a wonderful sense of privacy. Attention to detail defines the experience throughout the property, including unique natural grey marble infinity pools in all villas and suites which overflow toward the Andaman Sea and it's spectacular year-round sunsets.

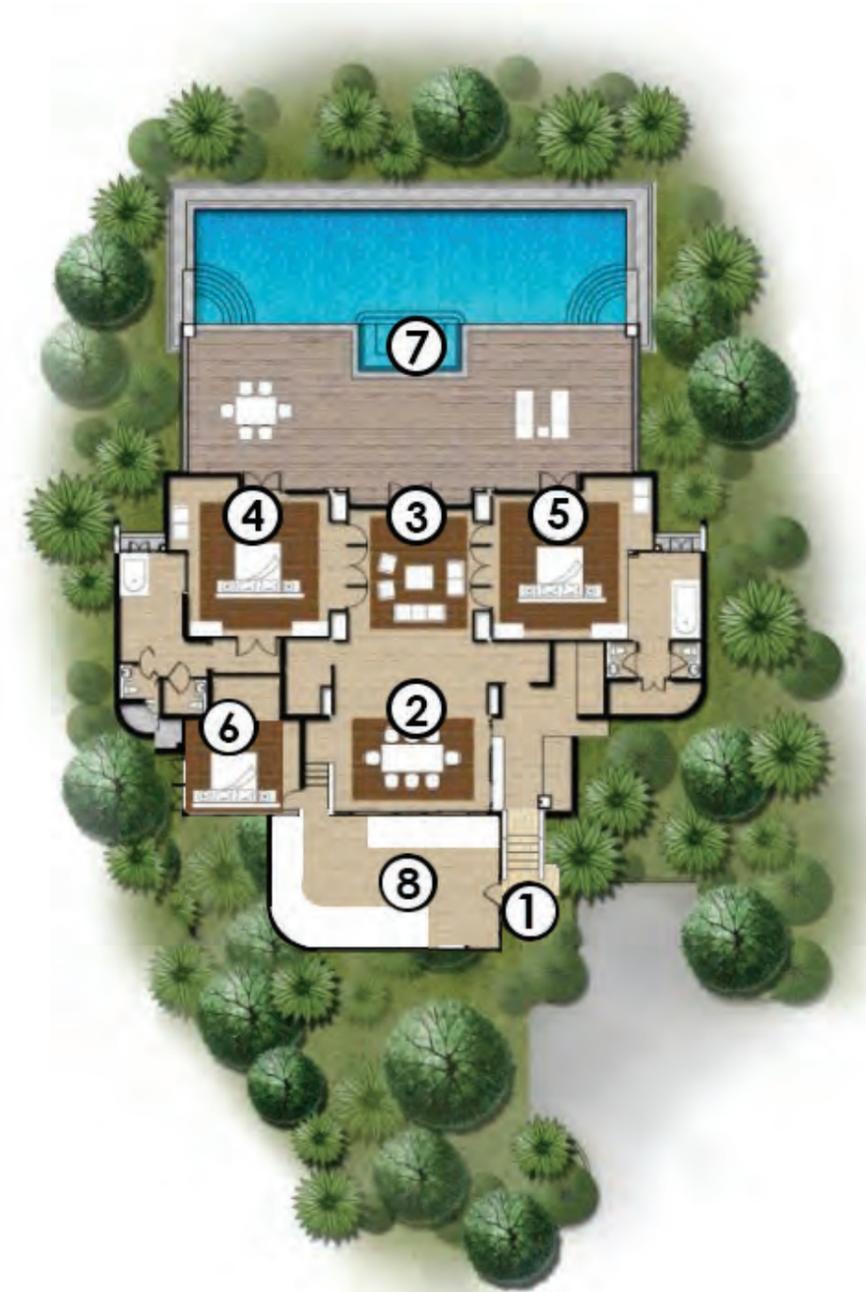


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MASTERPLAN



Accommodation	Facilities		
<ul style="list-style-type: none"> ● 2 Bedroom Ocean Front Pool Villa ● Ocean Front Pool Villa ● Ocean View Pool Villa ● Ocean View Pool Junior Suite ● Signature Ocean View Pool Suite ● Residential Villa 	<ul style="list-style-type: none"> A. Arrival Lounge B. Spa & Gym C. Tennis Courts & Thai Boxing Ring D. Trisara Home & Library E. Concierge Lounges 	<ul style="list-style-type: none"> F. DDEN G. Trisara Boutique H. Trisara Kids I. Seafood at Trisara J. The Deck 	<ul style="list-style-type: none"> K. PRU & The Bar L. Watersports Center & Main Swimming Pool M. Yoga Sala N. Snorkeling Spot

Floor Plan	
1. Entrance	2. Dining Room
3. Living Room	4. Bedroom A
5. Bedroom B	6. Bedroom C
7. Swimming Pool	8. Kitchen

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IMAGE GALLERY

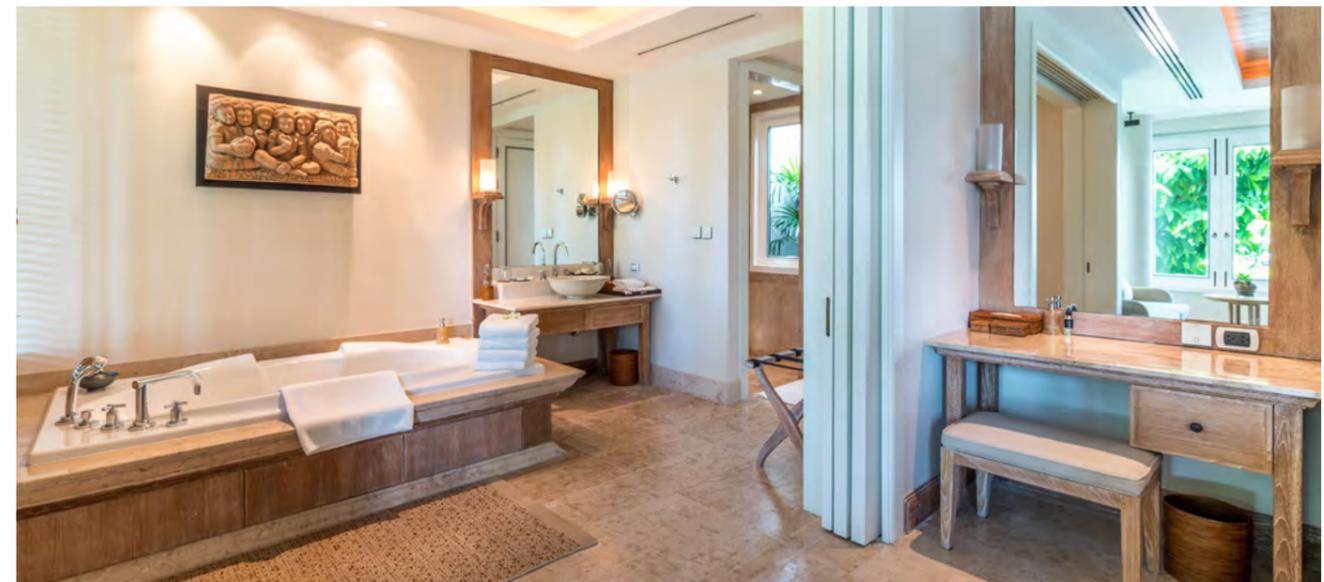
The villa rises gently through a tropical garden entrance and carport to an open plan living and dining area that leads out to a large deck and the main 18-meter infinity pool, with views across the sea. The villa sits on approximately 1,760 square meters of land and has a total built up area of 650 square meters including the pool and decks and is a very short stroll to the resort main facilities.



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IMAGE GALLERY

On either side of the enclosed living and dining areas are the two guest bedrooms with large bathrooms and lovely seas views. The villa's smaller third bedroom is perfect for a child or nanny, and is located next to the villa's fully equipped modern kitchen.



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IMAGE GALLERY

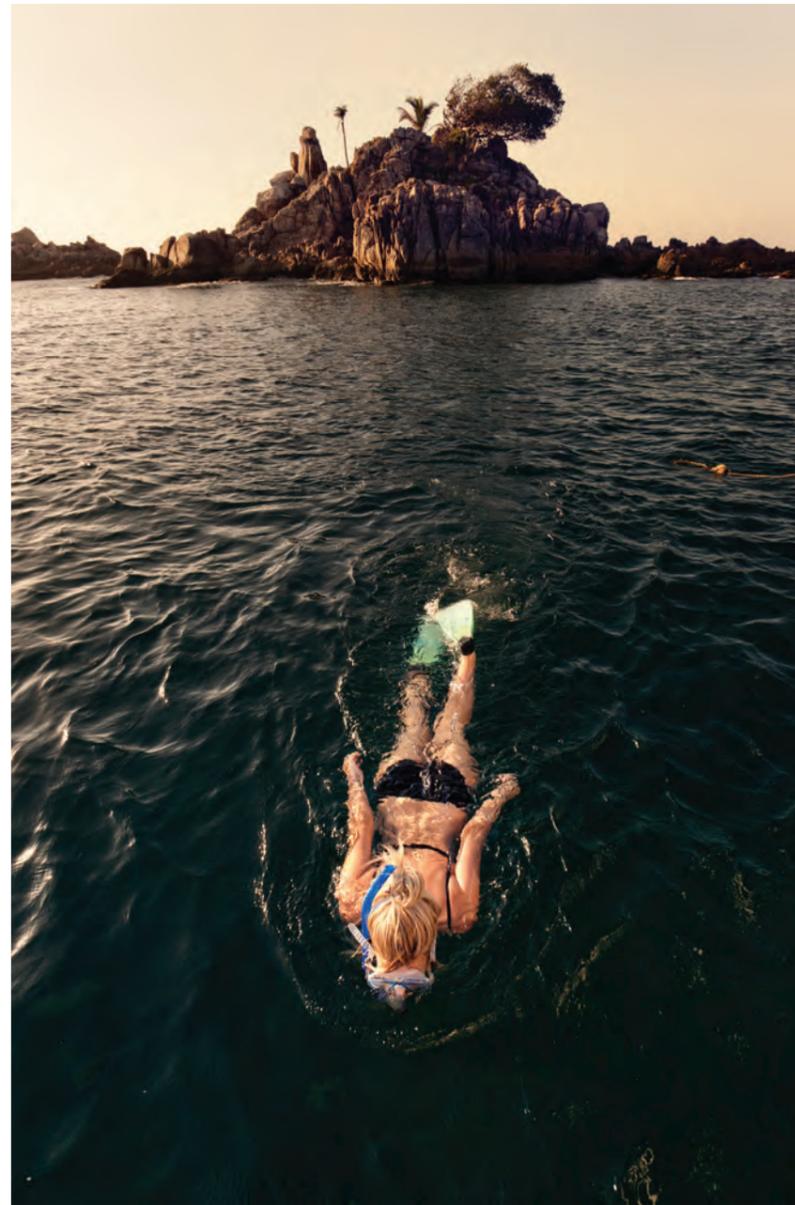
A small kitchen allows both the guests or our dedicated maid and cook to prepare meals and serve either inside or on the expansive open deck by the pool.



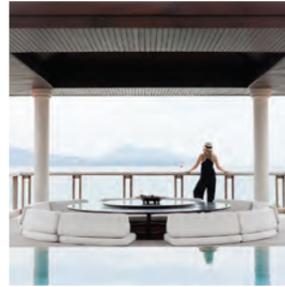
TRISARA LIFESTYLE

The Trisara Signature Villas have a total area of more than 600 square meters, more than 300 of which are air-conditioned living, dining, kitchen and bedrooms all under one roof.

The villa is cared for and serviced by one dedicated cook and one housekeeping staff who prepare home-cooked Thai and Western dishes from the modern kitchen.



VILLA OWNERSHIP



Trisara offers villas for sale on the basis that the owner is buying into the resort experience, which offers both wonderful holidays in your own home within Phuket's most luxurious resort plus a return from rental income.

Buyers become part of the Trisara family and enjoy the facilities and services available to the resort guests such as tennis, gym, spa and service at the beach / pool, library, 24 hour private dining (room service) plus around the clock security, engineering and management support.

The interiors and decks of the villas have been finished using similar materials and furniture to the hotel, yet the owners can choose to personalise / re-design most aspects of the interiors or even add a new room later if they wish, provided it keeps within certain guidelines.

At the resort, our villa owners and their immediate family members enjoy 50% discounts off our massage-based spa treatments and 20% discounts off all food and beverage menu items at Trisara. In addition to meals prepared in the villas by your dedicated villa cook and maid, Trisara's dining experiences are just a few steps away.

OWNERSHIP

The villas are sold on a completely finished, turnkey basis. The buildings and M&E specifications are designed with the highest quality, similar to those used in our beautiful hotel pool villas.

All furniture, linen, kitchen appliances, electrical goods, glassware, TV's and BOSE stereos, fast Fibre Optic broadband WIFI and many other items are included in the sale prices.

The basis of the arrangement is quite simple.

Buyers who reach agreement on the sale terms sign a reservation form that reserves the villa.

Generally, a 10% deposit is required which stops us showing the villa to other potential buyers, while the owner conducts due diligence on the property.

Here are the steps.

1. The buyer normally uses an offshore company that enters into a long-term lease agreement with TD Co. Ltd, which is our land owning company. All buyers at Trisara have done this.
2. The buyer enters into a Sale and Purchase agreement for the villa (buying the completed villa from the owner)
3. The buyer enters into a Management Agreement with Trivana, our villa Management Company, that looks after the staff and maintenance of all Residential villas.

This first-class management of the villa gives owners a care-free investment and the dedicated Trivana management team includes our Villa Manager and a team that execute administration, staff management, maintenance, landscaping, pool cleaning and more in addition to essentially arranging anything the villa owners require to enhance their stays.

RENTAL

Villa owners can choose to include their Villa into Trisara's accommodation inventory when they are not in residence. This will be formalised by the signing of a Villa Rental Agreement between the buyer and Trisara. 90% of the owners now do this.

Trisara's global reservations and marketing network captures rental guests and a simple revenue share between Trisara and the owner is the basis of the management fee.

Trisara is flexible with any restrictions each owner may have about the reservations process, which is 100% managed by Trisara on behalf of each owner.

There are no restrictions on when owners or guests can use their villa.

EXPENSES SYSTEM

The monthly expenses are divided into 2 sections.

1. **Villa Direct expenses.** These include the cost of the staff, electricity and water consumed in the villa itself and any other costs the villa incurs for items such as cleaning supplies, laundry etc.
2. **Villa Center Costs.** These include the costs to maintain the common areas of the estate and the salaries etc. of the Villa Management and Engineering and Landscaping teams. These expenses are divided amongst villa owners based on a fair system that allocates costs based on the size of the land plot and pool etc

As an example, if a 2 bedroom villa were not occupied, these combined fixed and variable costs above amount to approx. baht 140,000 per month, or about USD\$50,000 per annum. These costs of course increase as occupancy of the villa increases, when the villa and guests consume more energy and supplies.

INCOME

If the villa were available for Trisara to rent to guests for a reasonable amount of time between November and April, and given a few summer bookings as well. It is our objective to work towards a situation where the income of the villa covers the annual expenses, including the costs of regular and annual maintenance, insurance and tax etc. Again, this is largely dependent on how much time the villa is made available for rental by the owners and of course how well the tourism business does in Thailand, amongst other factors.

Our website offers more detailed plans and information on the villa at www.trisara.com/private-ownership/

TRISARA
