RESIDENTIAL VILLA 21
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 its spectacular year-round sunsets.
RESIDENTIAL VILLA 21

MASTERPLAN

FLOOR PLAN

ACCOMMODATION
- 2 Bedroom Ocean Front Pool Villa
- Ocean Front Pool Villa
- Ocean View Pool Suite
- Ocean View Pool Room

FACILITIES
1. Reception
2. Spa/Gym
3. Tennis Court
4. Arrival Lounge
5. Gallery
6. Kids Club
7. Trisara Seafood
8. The Deck
9. The Bar
10. Watersport Centre
11. Yoga/Spa Pavilion
12. Sea Spa (Dec.- Apr.)
13. Snokeling Spot
This beautiful villa sits higher in the estate with lovely views to the sea from the pool and decks.

Arriving onto the main pool deck via stairs from the gardens below, the entrance opens into a large living and dining pavilion. On either side of this pavilion is access to the 2 main bedrooms, which also have private access to the pool and decks outside.

This villa sits on 1,250 sq m of land, with a total built up area of 630 square meters, 300 m of which are internal and air-conditioned. The beauty of this villa is that all rooms are under one roof space, thus it’s perfect for families.

The villa is cared for and serviced by dedicated cook and housekeeper who prepare home-cooked Thai and Western dishes from the modern kitchen.
From lazy days around your private infinity pool to a 30 minute private helicopter flight over the World Heritage listed Phang Nga Bay, Trisara has a world of options to help you shape your experience on Phuket. Here a just a few of our favourite things to do ...

TRISARA LIFESTYLE
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 mas-sage-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/.