




PHUKET
LUX

the **Greens** 



The Greens

A blend of Western and Thai styles, provides our valued clients with high quality, nature friendly, elegant, affordable homes, with a private swimming pool all set in a Zen environment, offering privacy tranquility and safety.





Project Location

Located in a secluded area surrounded with natural green forests and mountains and at the same time at the center among Nai Harn beach, Rawai beach, and modern shopping malls, The Greens offers both isolation and easy access.

Project Location

- 5 minutes drive to Rawai Beach and Chalong Pier
- 10 minutes drive to Nai Harn Beach and Kata Beach
- 5-25 minutes drive to International Schools, Hospitals, Restaurants, and Shopping Malls
- 50 minutes drive to Phuket International Airport





Type A

Total Living Area
79 Square Meter

Total Built-Up
Area 160 Square Meter

Plot Size - 200-264
Square Meter



Type B

Total Living Area
96 Square Meter

Total Built-Up
Area 157 Square Meter

Plot Size - 243-264
Square Meter



Type C

Total Living Area
96 Square Meter

Total Built-Up
Area 157 Square Meter

Plot Size - 243-264
Square Meter





Payment Terms

Payment

- | Payment | Description |
|---------------------------|---|
| • Deposit 1% | • Upon Signature of Reservation Agreement |
| • 2 nd Payment | • 24% Upon Signature of Contract |
| • 3 rd Payment | • 15% Upon Completion of Foundations |
| • 4 th Payment | • 15% Upon Completion of Columns |
| • 5 th Payment | • 10% Upon Completion of Roof Slab |
| • 6 th Payment | • 15% Upon Completion of Walls, Windows, Doors, and Tiles |
| • 7 th Payment | • 15% Upon Completion of Painting |
| • Final Payment | • 5% Upon Handing-Over and Registration |

Delivery of Villa

Twelve (12) months after signature of contract and receipt of down-payment (25%)

Ownership Type

Both Leasehold and Thai Company Freehold

Deposit

On Reservation Agreement (1%) - Valid for 30 Days - Non-refundable

Sinking Fund

150,000 THB

Maintenance Fee

4,000 THB per month paid at Beginning of the Year. Includes common area cleaning and lighting, security, garbage collection, and management office. In-villa services such as pool cleaning, and gardening are charged separately on demand





Financing Options

Option 1 (1 Year) No Interest Charges

- 1% Reservation Deposit
- 24% Down-Payment
- 75% Divided Over 11 Months

Option 2 (1 Year) 5% Interest on Year 2 Remaining Amount

- 1% Reservation Deposit
- 24% Down-Payment
- 75% Divided Over 23 Months

More Information

Financing is given by the developer Iceberg (Thailand) Company Limited.
House registration is done once the final payment is made





Features Options Rental Program

Included Villa and Project Features

- Metal Gate for Car Park
- Automatic Retractable Awning on Pool Deck
- Outdoor Shower and Water Fountain Near Pool Area
- Tiled Swimming Pool
- Kitchen with Stove, Hood, and Oven
- Central Hot Water System
- Electrical Infrastructure embedded under the project road. No poles and no dangling wires.
- Secured Estate
- Management Office
- Rental Program Available
- Financing Options Available
- Pets Allowed

Optional Villa Features

- Car Park Gate Automated System
- Kitchen Fridge
- Mosquito Nets
- Dish-Washing Machine
- Washing Machine
- Furniture Package (Electronics, Furniture, Wardrobes, Kitchen Set, Linen Set, Towel Set, Curtains, House Decor Items)
- Sand Filter with Manual Backwash
- Potable Water Filter
- LED Lighting
- Kitchen Service Bar (Where Applicable & Prior to Construction)
- Swimming Pool Jacuzzi Water Jets (Prior to Construction)

The Greens is offering a guaranteed rental return program with up-to 10-years guaranteed return of 7% net on the villa price.

Rental Program Description

- A yearly guaranteed rental return of 7% net on total investment (villa price + furniture package)
- The duration of the guarantee is 10 years
- It is a net return, thus the owner of the villa does not pay maintenance fees or in-villa fees
- The first year of guaranteed return starts 90 days from registration
- The owner of the villa can use the villa for 4 weeks each year (April to October)





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CondoDee

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