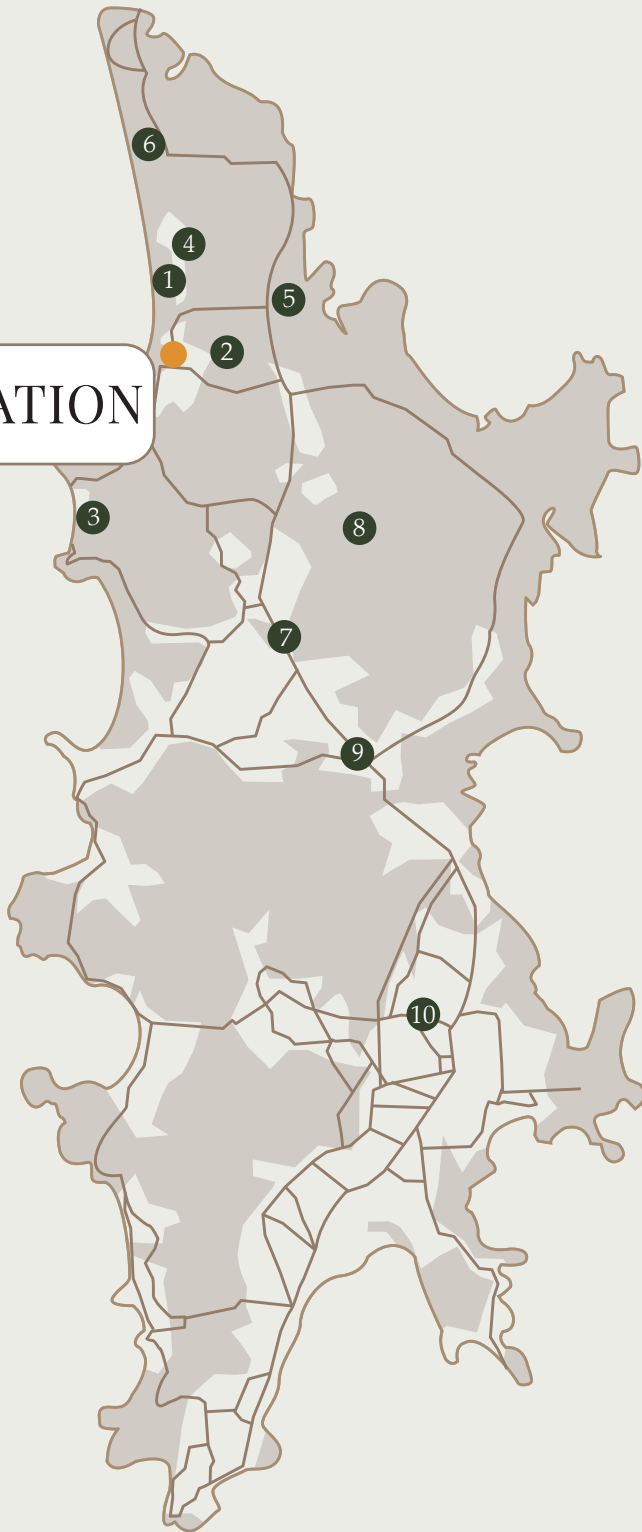


WHERE UNDISCOVERED NATURE MEETS LUXURY

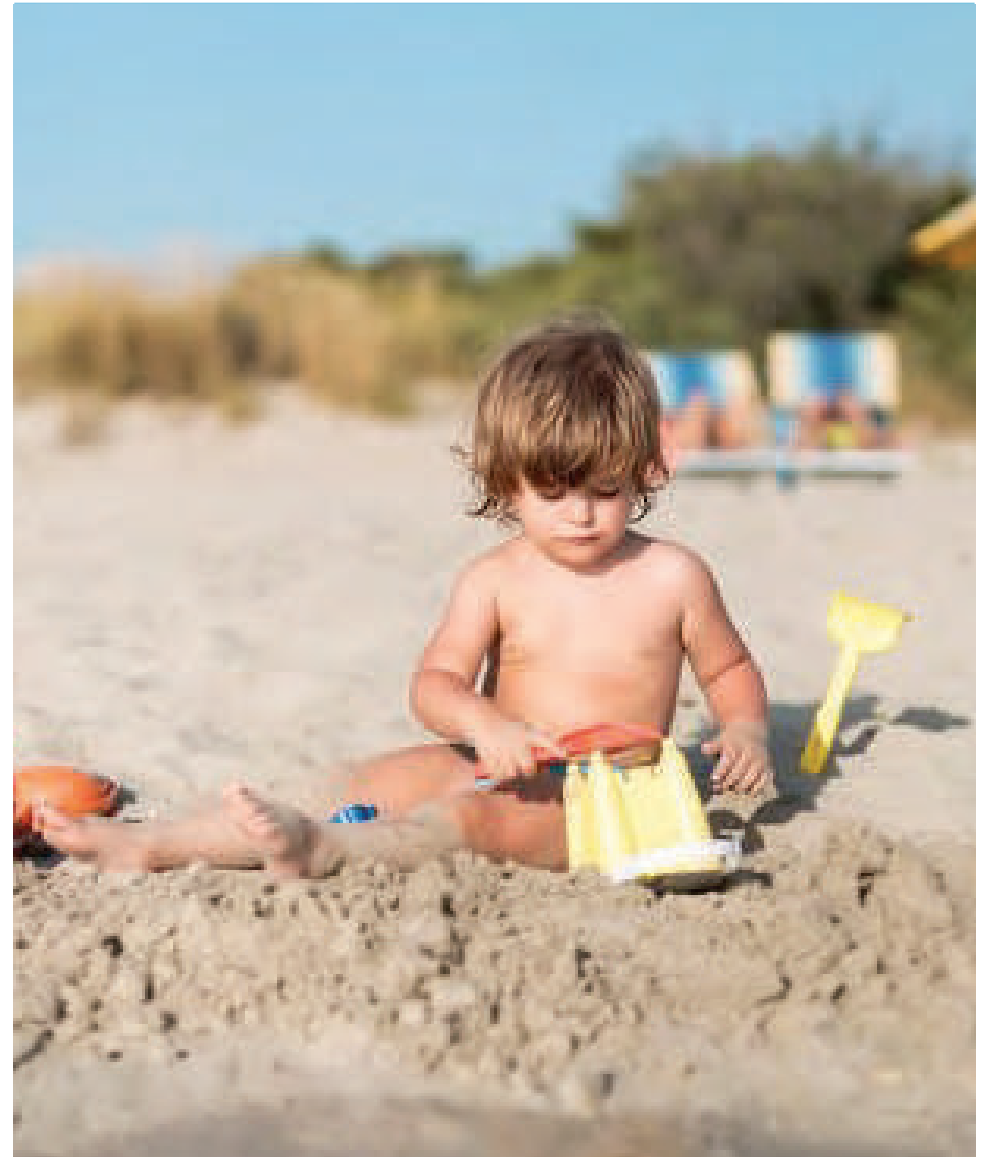
————— NAI YANG BEACH & NATIONAL PARK —————



LOCATION



01	Nai Yang Beach	3 min.
02	Sirinath National Park	5 min.
03	Nai Thon Beach	8 min.
04	Phuket International Airport	8 min.
05	Blue Canyon Country Club	15 min.
06	Mai Khao Beach	20 min.
07	Makro thalang	20 min.
08	UWC Thailand International school	30 min.
09	Robinson Lifestyle Thalang	20 min.
10	Bangkok Hospital Phuket	30 min.



ACTIVITIES FOR EVERYONE

Take a sunset walk with your family, visit the local fish market, let your children fall in love with nature and visit some of Thailand's most scenic golf courses.



The Pearl of Andaman

Minutes away from Nai Yang beach and the most beautiful national park, Amrits Villa is surrounded by vast scenery and a sanctuary of undiscovered wildlife.

While our villas are located near one of Phuket's most beautiful beach, it is also surrounded by a lush national park. Our design team is inspired to integrate the serene greenery into each villa's design to breathe life into every space.





AREA DESCRIPTION

INTERIOR AREA	132.45 SQ.M.
1. LIVING AREA	24.50 SQ.M.
2. KITCHEN AREA	26.00 SQ.M.
3. MASTER BEDROOM	23.75 SQ.M.
4. BEDROOM 1	16.45 SQ.M.
5. BEDROOM 2	14.50 SQ.M.
6. ENSUITE 1	12.50 SQ.M.
7. ENSUITE 2	5.40 SQ.M.
8. ENSUITE 3	9.00 SQ.M.
EXTERIOR AREA	137.55 SQ.M.
9. TERRACE	60.40 SQ.M.
10. SWIMMING POOL AREA	25.90 SQ.M.
11. POOL DECK	7.00 SQ.M.
12. SALA	3.25 SQ.M.
13. PUMP ROOM	3.75 SQ.M.
14. LAUNDRY & STORAGE ROOM	4.25 SQ.M.
15. PARKING	33.00 SQ.M.
TOTAL AREA	270.00 SQ.M.

Each villa consists of three spacious bedrooms. The living room and dining room area serves as a central area providing access to the villa terrace, pool, and all bedrooms. All rooms are designed to feel spacious with plenty of lighting and enough space for functioning. Unique to AMRITS Villas the design offers a 360 panoramic view of an in-home tropical garden, creating a serene and relaxing living space.



PLOTS DESCRIPTION

PLOTS No.	PLOTS AREA (SQ.M.)
A01	335.83
A02	314.11
A03	313.90
A04	314.95
A05	315.45
A06	351.57
A07	445.22
A08	315.45
A09	315.39
A10	315.39
A11	315.40
A12	331.19



MASTER BEDROOM



LIVING ROOM





POOL TERRACE



GUEST BEDROOM I



GUEST BEDROOM II





CLUB HOUSE



GYM



SAUNA

FACILITIES





PAYMENT TERMS

1 st	Reservation Deposit	2%
2 nd	Sign S&P Contract within 30 day	30%
3 rd	Completion Foundation	20%
4 th	Completion concrete structure	15%
5 th	Completion wall and roof works	15%
6 th	Completion of Door , Window , Floor , Kitchen and Build in furniture	10%
7 th	Villa Completion and Handover	8%

NOTES

Price including
 Built-in Kitchen, Bathrooms, Built-in
 Wardrobes , Sala
 Swimming pool, garden,
 Air condition,
 - Excluding loose furniture
 - Villa selling price are fixed in Thai
 baht only.
 - Furniture package is optional
 - Sinking Fund 200,000 THB (One
 Time Payment)
 - Monthly Common Area Fee
 30 THB/Sqm.
 (Pay in advance for 2 years)



FURNITURE PACKAGE

STANDARD FURNITURE

THB 1,250,000

Bedroom

Beds
Pillows
Dressing chairs
Mattresses
Side tables
Curtains
Duvets
TV cabinets
6 Table lamps

Living Room

Sofa
TV cabinet
Coffee table
Curtains
Stools

Dining Room

Dining table & chairs
Bench
Console
Curtains
1 Stand lamp
Kitchen island

Outdoor Area

Table & 6 chairs
Umbrella
Sun lounges
Side table

FUNCTIONAL & DECORATIVE ITEMS

THB 385,000

Functional Items A

23 Throw cushions
4 Carpets

Functional Items B

6 Linens sets
6 Pool towels
12 White towel sets
6 Bathrobes

Decorative Items A

4 Paintings/wall arts

Decorative Items B

Small decorative items
(similar/equivalent to the show villa)

ELECTRICAL APPLINACES

THB 165,000

Bedroom

TV 43", TV 50"
(similar/equivalent to the show villa)

Living Room

TV 55"
(similar/equivalent to the show villa)

Dining Room

Refrigerator 13.5Q
(similar/equivalent to the show villa)

Laundry

Washing machine dryer machine
(similar/equivalent to the show villa)

FULL PACKAGE

THB 1,800,000

FACT SHEET

PROJECT DETAILS

FACILITIES

Development type	Private pool villa	Clubhouse
Location	Nai-Yang beach	Co-working lounge
Land plot area	11.5 rai – 18,428.91 sq. m.	Steam / Sauna rooms
Number of villas	Total 33 villas in 3 phases	Fitness & Gym
Villa types	Type A- 3 Bedroom villas Type B- 4 Bedroom villas Type C- 5 Bedroom villas	24 Hours Security CCTV
Ownership	Leasehold or Freehold	
Construction Start	March 2024	
Estimated Completion	December 2026	
Developer	KireeDee Property Co., Ltd.	