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Sirisa Property Co., Ltd.

# BOUGAINVILLEA

บูแกนเวีย

📍 Bougainvillea Pasak

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# ABOUT US

## **Sirisa Property Company Limited**

founded in 2005 to operate property development business, was established to be a company limited on December 22, 2018. Currently, the company operates property development business selling detached house, condominium, serviced apartment, and luxury house in Chiangmai, Lamphun, and Samui Island.

We focus on providing a better living for customers by paying attention to whole building process starting from the beginning until the delivery of the quality houses to the consumers.



SIRISA

# OUR PROJECTS



## Villas & Houses

- Ban Phulay Pool Villa- Samui
- Parkview Residence - Lamphun
- Sinrinlux Residence - Lamphun
- Viengbua Townhome - Chiangmai

## Apartment & Condominium

- The Fore Condominium - Chiangmai
- At Singh 2 Apartment - Chiangmai
- At Singh Service Apartment - Chiangmai
- Sirin House Service Apartment - Chiangmai
- Sirinlux Service Apartment - Chiangmai
- T&K Apartment - Chiangmai



# PROJECT INFORMATION

<p>The developer</p> <p>Location</p>	<p>Sirisa Property Co., Ltd</p> <p>Pasak 8/7 Thalang, Phuket</p>
<p>Project size</p> <p>No. Of villas</p> <p>Design</p>	<p>6800 Sq.m.</p> <p>12 villas</p> <p>Tropical modern luxury pool villa</p>
<p>Ownerships</p> <p>Type</p>	<p>Freehold / Leasehold</p> <p>Single Storey/ 3 Bedrooms</p>
<p>Plot size</p> <p>Build up</p>	<p>450-590 Sq.m.</p> <p>343-362 Sq.m.</p>

# PROJECT LOCATION



Blue Tree Phuket (3 minutes)



Porto De Phuket (5 minutes)



Laguna Golf Club (5 minutes)



Boat Avenue (5 minutes)



Bang Tao Beach (10 minutes)



Head Start Internacional School (10 minutes)



Catch Beach Club (10 minutes)



# PANORAMIC WINDOWS

The villa has large panoramic windows that visually expand the space, flood the rooms with natural light and offer amazing views of the surrounding nature.



The pictures maybe different from actual environment.

# NATURAL APPEALS

Natural colors and patterns of stones add beautiful aesthetics to the villa. The volcanic tiles in the pool lend a tropical feel to your relaxation spot. It's porous texture makes the temperature of the pool remains stable despite the hot weather.



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## HIGH CEILING

Vaulted ceilings combined with natural hardwood beams enhance the tropical looks and natural features. They create a more magnificent and luxurious feeling when you walk in.

# NATURAL MATERIALS



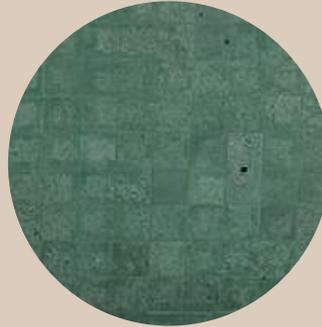
TEAK



ITALIAN GREEN  
STONE



MOUNTAIN STONE



LAVA STONE



GREY STONE



CEDAR ROOF



# TERMS AND CONDITIONS

## Ownerships

**Freehold** - Full ownership of both land and villa for Thai buyer or Thai company

**Leasehold** - For land 30 year lease period with a contractual agreement for two subsequent renewals. (For non -Thai citizens) and full ownership of the villa

## Transfer fees

50/50 shared by Developer and Purchaser

## Construction period

15 months after sale and purchase agreement signed

# TERMS AND CONDITIONS

## Payment terms

- 2% Reservation fee  
(Non - refundable)
- 28% Sales and purchase  
Agreement within 15 days
- 20% Completion of  
Foundation
- 15% Completion of concrete  
Structure
- 15% Completion of wall  
And roof
- 10% Completion of floor and  
Wall tiles, window
- 10% Transfer date plus add

# GENERAL SPECIFICATIONS

<b>Structure</b>	<b>Roof</b>	<b>External wall</b>	<b>Bedrooms</b>	<b>Air conditioning system</b>
Piles reinforced concrete footings and beams	Cedar roof Concrete polished	Smooth plaster and painted Stone vineer	Teak wood floor Tile floor Smooth plaster painted wall Ceiling hight 3 m.	Central air-condition Wall type air conditioners
<b>Ceilings</b>	<b>Doors and Windows</b>	<b>Swimming pool</b>	<b>Bathrooms</b>	<b>Kitchen and Living Room</b>
Solid wood- living room and terrace Gypsum board with smooth plaster and painted	Teak wood interior doors Teak wood external door Standard aluminum frames and glass doors and windows	Overflow system Salt chlorinated system Green lava stones Approximately depth 1.35 m. Sand washed deck	Tile floor Stone wall Smooth plaster painted wall Bathtub (master bedroom) Kolher accessories or equivalent	Modern kitchen island Builtin dishwasher Builtin oven and microwave Ceiling from 3-5 m.
<b>Garden</b>	<b>Garage</b>	<b>Pest control</b>	<b>Common road</b>	<b>Infrastructure</b>
Tropical garden	Sand washed floor	Pipes built into foundation	8 m. including both side landscapes	Underground electrical supply Underground drainage to public drainage Well water supply

# STANDARD BRANDS

 **blum**<sup>®</sup>

**BOSCH**

 **teka**

**KOHLER**<sup>®</sup>

**GRUNDFOS** 

 **DAIKIN**

# MASTER PLAN

Project size - 6,800 Sq.m.

Plot size:

- V1 - 544.8 SQ.M.
- V2 - 450.4 SQ.M.
- V3 - 450.4 SQ.M.
- V4 - 450.4 SQ.M.
- V5 - 450.4 SQ.M.
- V6 - 508.4 SQ.M.
- V7 - 480.8 SQ.M.
- V8 - 449.6 SQ.M.
- V9 - 457.6 SQ.M.
- V10 - 465.2 SQ.M.
- V11 - 472.8 SQ.M.
- V12 - 593.2 SQ.M.



# VILLA PLAN (V<sub>1</sub>)

01. Living + Dining + Kitchen	71.0 SQ.M.
02. Master bedroom	28.0 SQ.M.
03. Master bathroom	19.0 SQ.M.
04. Bedroom 1	25.5 SQ.M.
05. Bathroom 1	5.5 SQ.M.
06. Bedroom 2	22.0 SQ.M.
07. Bathroom 2	5.5 SQ.M.
08. Powder room	3.2 SQ.M.
09. Storage&Laundry	7.5 SQ.M.
10. Indoor area	8.8 SQ.M.
11. Pumproom	4.0 SQ.M.
12. Swimming pool (9.5x4.3m)	40.9 SQ.M.
13. Terrace	52.4 SQ.M.
14. Washing area	5.2 SQ.M.
15. Garage	30.8 SQ.M.
16. Outdoor shower	1.20 SQ.M.
17. Outdoor foyer&Walkway	12.6 SQ.M.
18. SALA	18.5 SQ.M.

Internal area of the house 200 sq.m.

External area 162 sq.m.

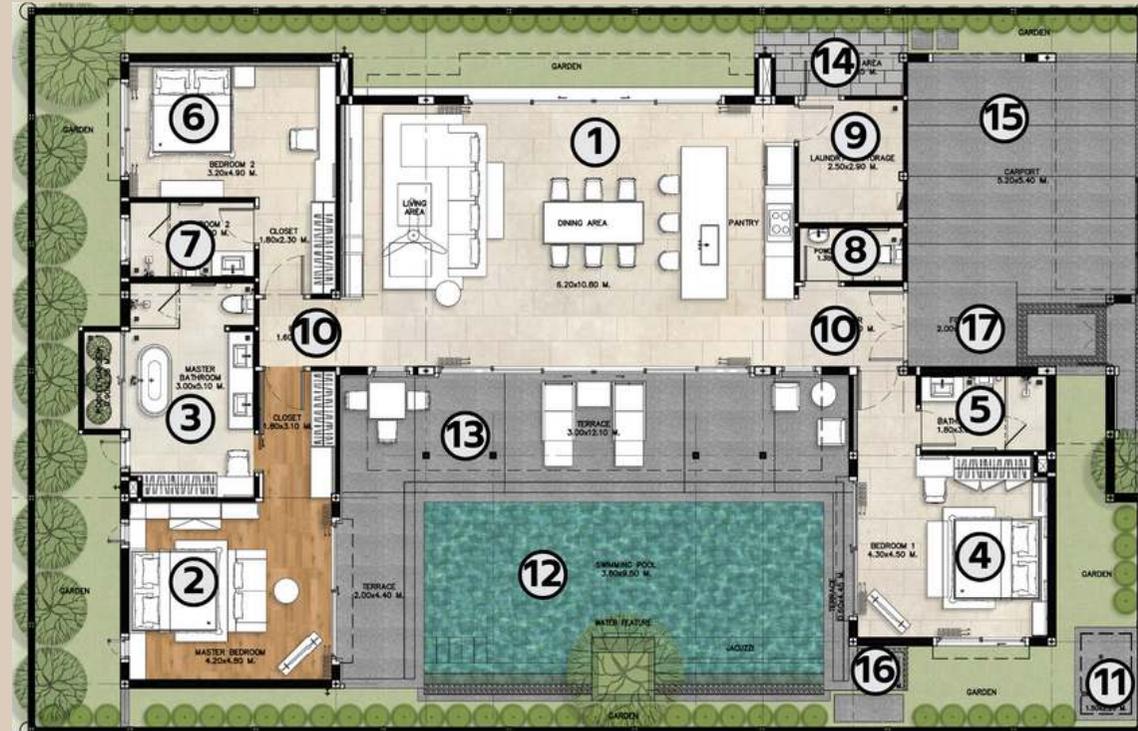
The total area of the plot is 362 SQ.M.



# VILLA PLAN (V<sub>2</sub> - V<sub>12</sub>)

01. Living + Dining + Kitchen	71.0 SQ.M.
02. Master bedroom	28.0 SQ.M.
03. Master bathroom	19.0 SQ.M.
04. Bedroom 1	25.5 SQ.M.
05. Bathroom 1	5.5 SQ.M.
06. Bedroom 2	22.0 SQ.M.
07. Bathroom 2	5.5 SQ.M.
08. Powder room	3.2 SQ.M.
09. Storage&Laundry	7.5 SQ.M.
10. Indoor area	8.8 SQ.M.
11. Pumproom	4.0 SQ.M.
12. Swimming pool (9.5x4.3m)	40.9 SQ.M.
13. Terrace	52.4 SQ.M.
14. Washing area	5.2 SQ.M.
15. Garage	30.8 SQ.M.
16. Outdoor shower	1.20 SQ.M.
17. Outdoor foyer&Walkway	12.6 SQ.M.

The total area of the plot is 343 SQ.M.



Internal area of the house 200 sq.m.

External area 143 sq.m.



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