



ANCHAN
MOUNTAIN BREEZE

PROJECT INFORMATION

PROJECT NAME	Anchan Mountain Breeze
DEVELOPER	Pearl Island Property Co., Ltd.
BRAND	Anchan
PROJECT LAUNCHED	June 2023
TOTAL LAND AREA	60 Rais (96,000 sqm.)
NUMBER OF UNITS	88
VILLA TYPES	3 Bedroom Luxury Villa 4 Bedroom Luxury Villa 4 Bedroom Grand Luxury Villa
PRICE RANGE	30.9 - 49.9 mb
FACILITIES	Enjoy a luxurious project entrance and shared garden area, along with six guest parking spaces and top-notch security features like access control, CCTV, and 24-hour security officer service. Our project also offers villa services and maintenance for your convenience.



ANCHAN
MOUNTAIN RESIDE

WELCOME TO THE MOUNTAIN BREEZE

Introducing “Anchan Mountain Breeze,” the latest addition to Phuket’s luxurious pool villa scene, an upcoming project that promises the ultimate in opulence and relaxation. Located in the heart of the island’s most sought-after neighborhood, this development boasts a collection of impeccably designed private villas with stunning mountain views and private pools.

Each villa is carefully crafted to offer a seamless blend of modern tropical style and natural high-end materials, providing a tranquil oasis that perfectly complements the tropical surroundings. With top-notch amenities, bespoke services, and an unbeatable location, this project is set to redefine luxury living in Phuket and offer a truly unforgettable experience for discerning travelers and homeowners.



Unveil the perfect destination to retreat, replenish and reconnect with yourself and the limitless beauty of nature surrounding to create the ideal escape for your lifetime holiday.

DISCOVER THE
NEW LANDMARK

OF PHUKET'S LUXURIOUS RESIDENTIAL LIVING

Discover the pinnacle of Phuket's luxurious living at our exclusive residential oasis, where tranquility, privacy, and convenience converget to create the perfect idyllic holiday retreat.

Enjoy seamless connectivity to Phuket's main roads, including shortcuts to the iconic Heroines Monument at Thalang's Thepkasattri Road roundabout, ensuring effortless exploration of the island's many attractions. With Phuket International Airport in close proximity, the world is at your fingertips. Connect effortlessly to destinations across Asia, Europe, the US, and beyond while owning your exquisite slice of paradise.





ANCHAN
MOUNTAIN BREEZE

Experience the ultimate in Phuket luxury living, where every day feels like a holiday in your own breathtaking sanctuary.

TIMELESS & AESTHETIC ARCHITECTURAL DESIGN

At Anchan, we prioritize crafting idyllic villas that radiate timeless elegance and deliver outstanding value. We believe that a truly exceptional villa experience encompasses not just visual appeal but also a deep understanding of context which is Phuket Island's essence. Our villas seamlessly integrate the island's geography, cultural values, climate, and lifestyle, providing residents with a truly immersive and unforgettable experience.



4 Signatures of ANCHAN

“The Outstanding value for your lifetime holiday”





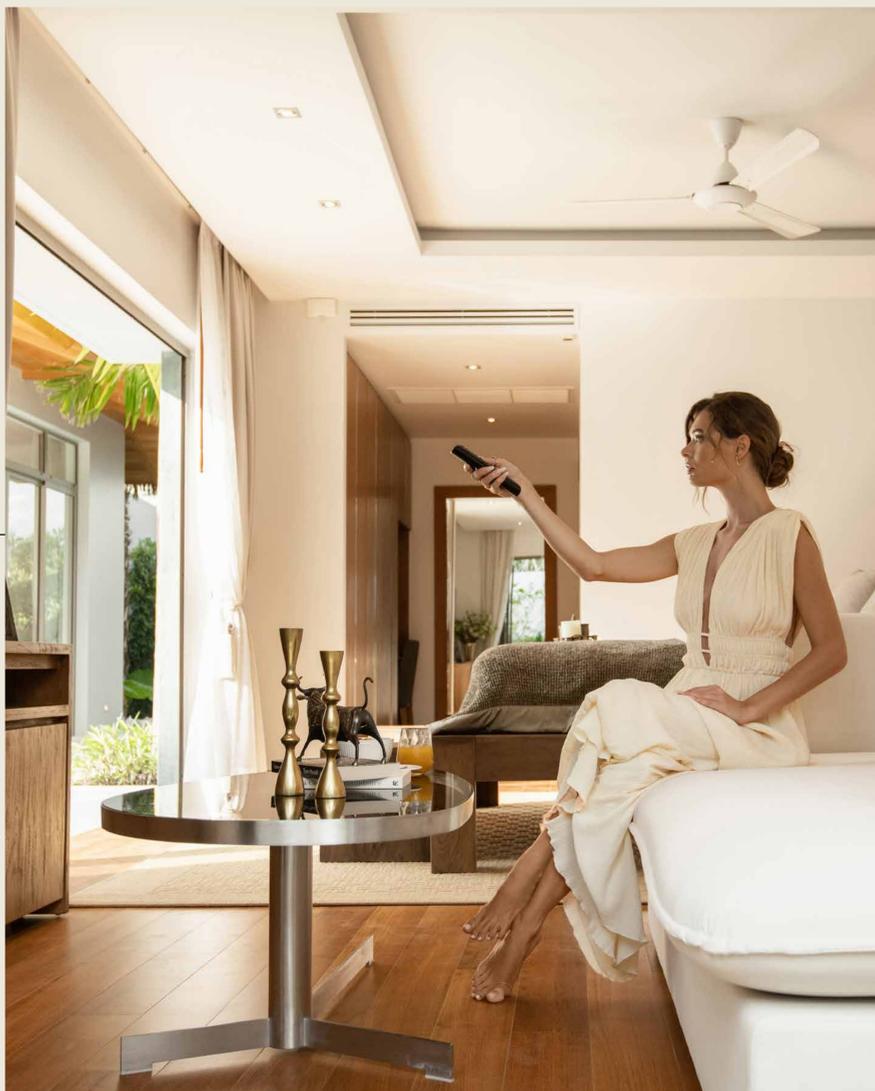
STUNNING OUTDOOR SPACE

All villas in Anchan Mountain Breeze feature a stunning outdoor area inviting relaxation, complete with a 15 meter pool, jacuzzi, panoramic views, expansive terrace, and lush garden. The expansive glass windows, 2.8 meters high, seamlessly blend the indoors with the outdoors, creating an immersive atmosphere.



ANCHAN
MOUNTAIN BREEZE

TOGETHERNESS WITH
OPEN LIVING CONCEPT



The open-concept living space is adorned with almost 6 meters high ceilings and elegant teakwood accents, connecting the living, dining, and kitchen areas for seamless socializing and enjoyment.





TWO MASTER BEDROOM SUITES

Our villa features two master bedrooms, each boasting refined and inviting designs. One is conveniently connected to the main building, while the other offers seclusion for optimal privacy. Each bedroom includes engineered teakwood floors, en-suite bathrooms with sumptuous bathtubs, and generous windows that frame the villa's enchanting surroundings.



SIGNATURE
PAVILLION



The villa's signature is the iconic Sala, showcasing a distinctive design with stylish cedar wood roof tiles and exquisite teakwood finishes. This versatile space is perfect for unwinding, mingling with loved ones, or hosting intimate gatherings amid a breathtaking tropical setting.

PRESENTING

3 VILLA TYPES

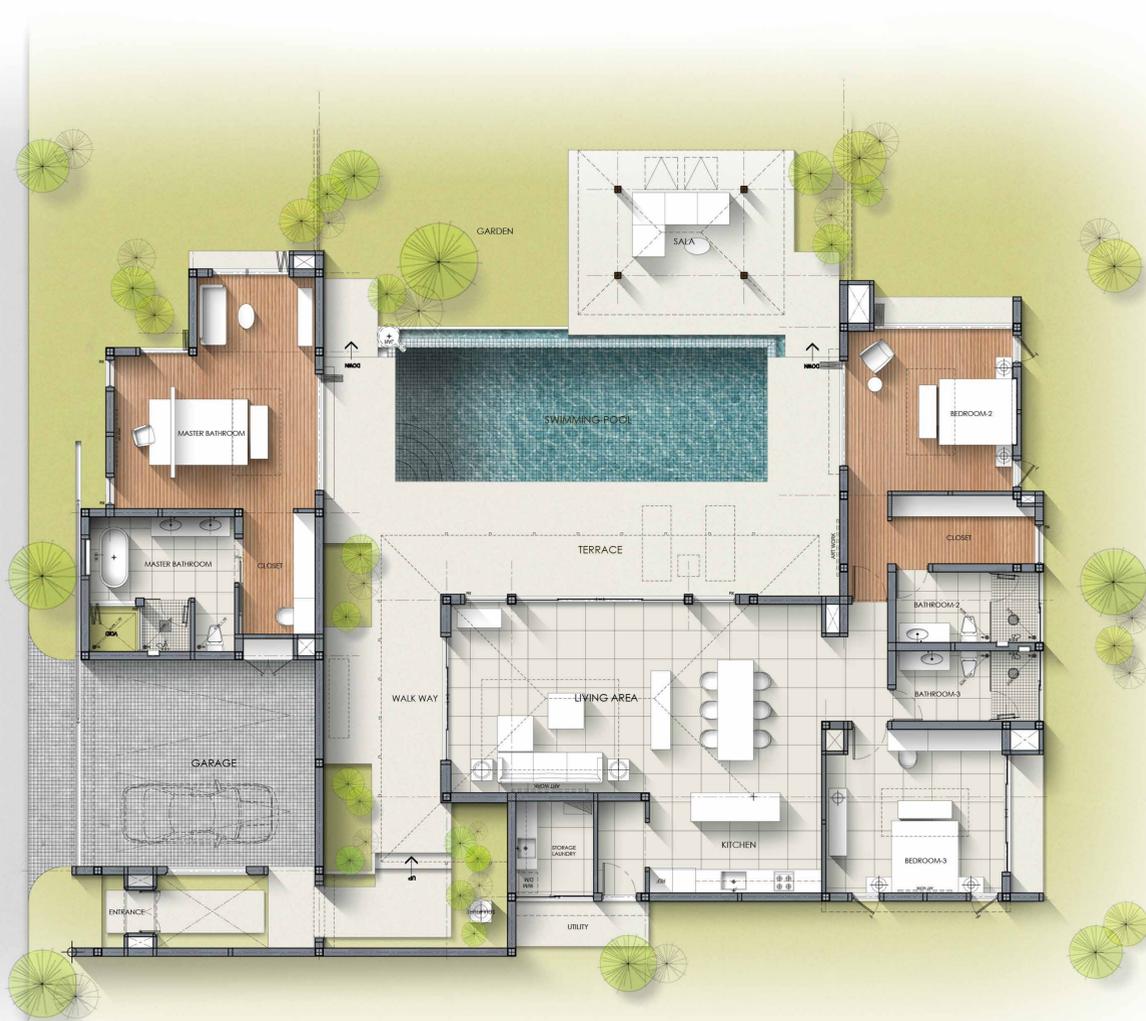
3 BEDROOM

LUXURY VILLA



FLOOR PLAN

3 BEDROOM LUXURY VILLA



LAND PLOT	from 674-755 m ²
COVERED AREA	307 m ²
EXTERNAL AREA	166 m ²
<hr/>	
TOTAL BUILD UP AREA	473 m ²



3 Bedroom



3 Bathroom



Swimming Pool
10 x 4 m.



Garage
2 car ports

START AT THB **30,900,000** APPRX. **\$893,193**

4 BEDROOM

LUXURY VILLA



FLOOR PLAN

4 BEDROOM LUXURY VILLA



LAND PLOT	from 782-977 m ²
COVERED AREA	359 m ²
EXTERNAL AREA	170.5 m ²
<hr/>	
TOTAL BUILD UP AREA	529.5 m ²



4 Bedroom



4 Bathroom



Swimming Pool
11.5 x 4 m.



Garage
2 car ports

START AT THB **36,000,000** APPRX. **\$1,040,613**

4 BEDROOM

GRAND LUXURY VILLA



FLOOR PLAN

4 GRAND BEDROOM LUXURY VILLA



LAND PLOT	from 1,097-1,325 m ²
COVERED AREA	402 m ²
EXTERNAL AREA	307 m ²
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TOTAL BUILD UP AREA	709 m ²



4 Bedroom



5 Bathroom



Swimming Pool
15 x 5.5 m.

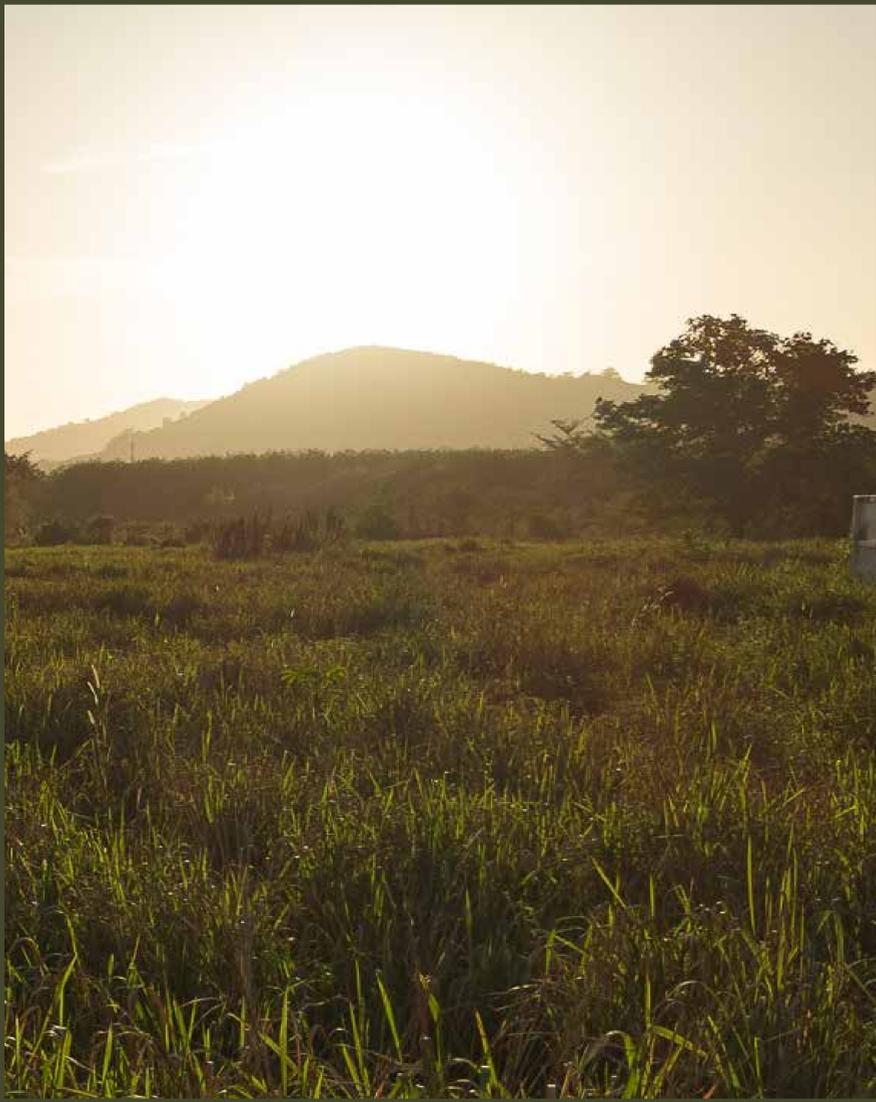


Garage
3 car ports

START AT THB **45,500,000** APPRX. **\$1,315,219**

STEP INTO
THE TRANQUILITY

“OF THE MOUNTAIN BREEZE”



WHERE nature is at the heart of
your home away from home.

PROJECT MASTER PLAN



3 BEDROOM
LUXURY VILLA

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
16, 17, 19, 20, 23, 24, 25, 26, 27, 28, 29
34, 35, 36, 37, 38, 39, 40, 46, 47, 48, 49

4 BEDROOM
LUXURY VILLA

18, 21, 22, 54

4 BEDROOM
GRAND LUXURY VILLA

30, 31, 32, 33, 41, 42, 43, 44, 45, 50, 51
52, 53

COMPLETE YOUR HOME WITH
FURNITURE PACKAGE

TAILOR DESIGN FOR ANCHAN



SENSE & STYLE

TOP-NOTCH MATERIALS SELECTION

IMPORT FROM THE BEST SOURCE OF COUNTRIES WORLDWIDE



Cedar Wood Roof Tiles
From Canada



Green Slate Feature Wall
From Spain



Sukhabhumi Stone
Swimming Pool
From Indonesia



Wall Finishing
“Teak Plywood”



Floor Finishing
“Teak Engineering Wood”



Bed Materials
“Jim Thompson”



Furniture Collection
“Tailor-made for Anchan”



Glass Door & Windows
“Sunparadise”



Air Condition
“Ceiling-Mounted : Daikin”



Buit-in Kitchen
“Absolute”



Worktop
“Quartz : Cygnus Polished”



Electrical Appliance
“Teka”



Floor Finishing
80x80 Porcelain “Cotto”



Bathroom Finishing
Travertine Marble



Bathroom Fitting
“Grohe”



LEGAL & OWNERSHIP

Anchan Villas are sold on both freehold and leasehold basis. We have qualified lawyers under our recommendation should you need any assistance on this matter.



LEASEHOLD TITLE

Applies to foreigners on a 30 x 3 freehold ownership of the villas.



FREEHOLD TITLE

Applies to Thai buyers or foreign nations buying through Thai limited companies to own both the land and the villas.

PAYMENT TERMS

1 st Reservation Deposit	2 %
2 nd Sign contracts within 30 days	28 %
3 rd Completion of Foundation	15 %
4 th Completion of Concrete Structure	15 %
5 th Completion of Walls and Roof Tiles	15 %
6 th Completion of Floor-Wall Tiles & Interior	15 %
7 th Villa Transfer / Land Registration	10 %

Notes ;

- Price including swimming pool, landscape, air condition, wardrobe and kitchen.
- Villa selling price fixed in Thai baht only.
- Price does not include furniture package.
- All taxes and transfer fee will be shared 50/50 between developer and the buyer.

Common area fee : 24 hour security, garbage collection, common electricity, maintenance of the landscaping

- THB 100,000 for one-time contribution to sinking fund required for each unit
- THB 12,500 common area fee per month payable one year in advance.(3 Bedroom Luxury Villa)
- THB 14,500 common area fee per month payable one year in advance.(4 Bedroom Luxury Villa)
- THB 17,800 common area fee per month payable one year in advance.(4 Bedroom Grand Luxury Villa)

“ROI GOALS”

The Benefits of Investing with Anchan: 5 REASONS TO CONSIDER”

01.

Firstly, purchasing during the preconstruction phase allows investors to benefit from a projected increase of 15-20% by completion, resulting in maximum profits.

02.

Anchan villas, as a trusted brand in the industry for over 16 years, offers credibility and integrity to investors coming for short-term rentals or long-term returns on investment.

03.

When renting out your investment property, investors obtain an authentic Phuket villa experience, with each villa featuring timeless and luxurious design, privacy, and immersion in Phuket's natural beauty.

04.

With strategic locations in prime areas of Phuket, Anchan is positioned to take advantage of consistent rental demand during peak travel seasons. The Layan, Bangtao, Naiyang beach areas will be the new landmark locations for luxury residential living in 2023 and beyond.

05.

Most importantly, investors can enjoy your investment villa as their own vacation home, have your family and friends share the Phuket tropical beauty, and benefit from a consistent passive income stream.

FROM OUR VISION TO YOUR INVESTMENT VALUE

CONVENIENT DESTINATION

EMBRACE SERENITY; YOU STEP INTO A HAVEN : And verdant National Park forests. Breathe in the rejuvenating fresh air and invigorate your soul right at your doorstep.

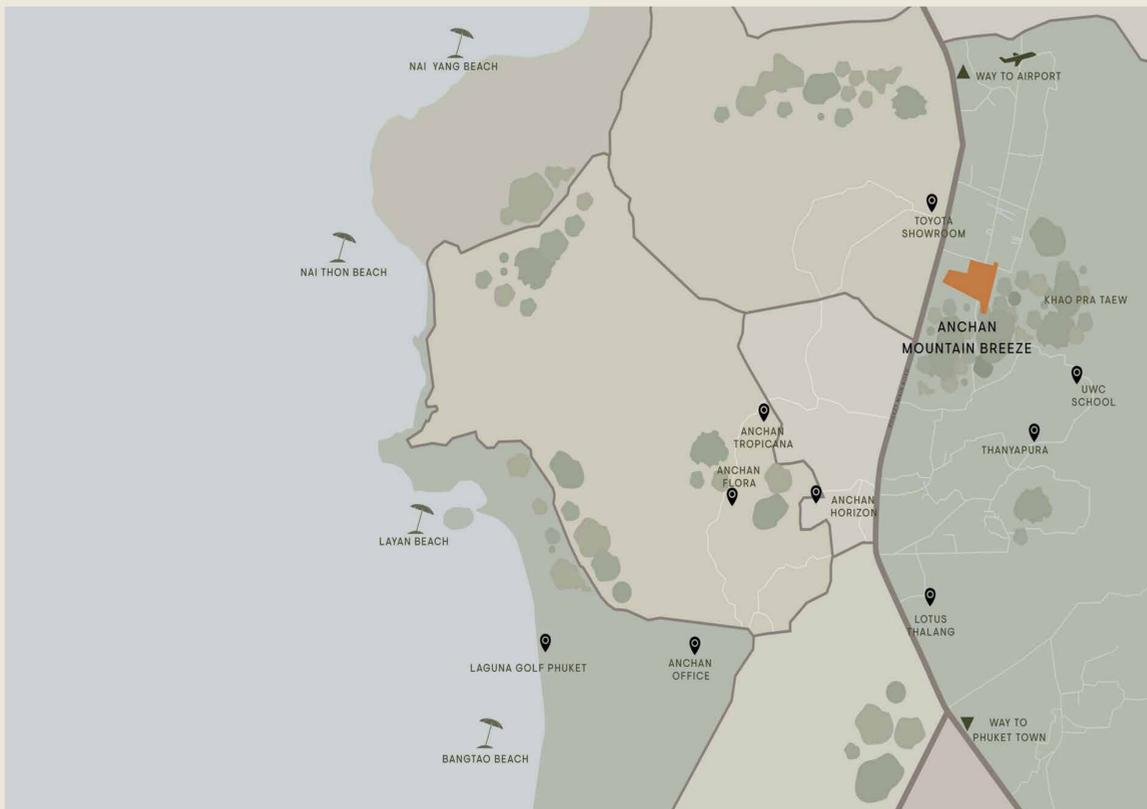
JUST A SHORT 10 MINUTES DRIVE AWAY, YOU' LL FIND THE PRISTINE NAIYANG BEACH : Immerse yourself in its enchanting seascapes, lush greenery, and soothing waves while cherishing precious moments with your loved ones. Witness the mesmerizing sunset that will undoubtedly captivate your heart.

A WORLD-CLASS EDUCATION FOR YOUR CHILDREN AWAITS : At UWC Thailand International School, conveniently located just 5 minutes away, with no main roads to navigate

BECOME A PART OF ELITE HEALTH AND WELLNESS CLUB : Thanyapura Sports Club, Asia's premier health and wellness facility situated nearby. Staying fit and healthy has never been more accessible, and it is a great place to socialize too..



ATTRACTIVE NEARBY



INTERNATIONAL SCHOOL

UWC	10 MIN.
BISP	25 MIN.
KAJONKIET TALANG	20 MIN.
KAJONKIET KATHU	30 MIN.
HEADSTART	25 MIN.



LIFESTYLE

BOAT AVENUE	13 MIN.
PORTO DE PHUKET	13 MIN.
BLUE CANYON GOLF PHUKET	15 MIN.
LAGUNA GOLF PHUKET	15 MIN.
SPLASH JUNGLE WATER PARK	20 MIN.
BLUE TREE	15 MIN.
PHUKET INTERNATIONAL AIRPORT	12 MIN.



BEACH

NAI THON BEACH	15 MIN.
LAYAN BEACH	15 MIN.
BANG TAO BEACH	15 MIN.
SURIN BEACH	20 MIN.
MAI KHAO BEACH	20 MIN.
NAI YANG BEACH	20 MIN.



SAFETY

TALANG POLICE STATION	8 MIN.
BANGKOK HOSPITAL	30 MIN.



ANCHAN
MOUNTAIN BREEZE

THE DEVELOPER

SINCE 2007

As a local team of passionate professionals, we are grateful for the opportunity to make your dream vacation a reality. We take immense pride in our accomplishments and look forward to welcoming you to the Anchan family.

PEOPLE BEHIND THE PLACE

REPHIN BOONYUNG DAMRONG
DESIGNER

PRECHAPOL SAE-TIW
FOUNDER & MANAGING DIRECTOR

OUR STORY

Welcome to Anchan, stunning luxury residential community nestled in the picturesque Thalang district of Phuket. Our prime location offers easy access to the breathtaking Bangtao, Layan, and Naiyang beaches.

Founded over 16 years ago by a Phuket native, Mr.Preechapol Sae-Tiw. Anchan is the product of a passionate team committed to creating exceptional living spaces. With a vision to transform Thalang into a sought-after luxury destination, our founder, then 29, brought together a group of like-minded partners to make this dream a reality.

Our deep understanding of Phuket informs every aspect of our product development. We design villas that embody the essence of Phuket, and our insight into the potential of each location allows us to select the best sites for investment and future growth. With nine successful projects to our name, we continue to demonstrate our expertise in the region.

PREVIOUS PROJECTS

2007 - 2009

ANCHAN VILLAS I



2010 - 2012

ANCHAN VILLAS II



2012 - 2015

ANCHAN VILLAS III



2015 - 2017

ANCHAN LAGOON



2018 - 2020

ANCHAN GRAND RESIDENCES



2017 - 2021

ANCHAN HILLS

2022 - 2022

ANCHAN TROPICANA



2023 - Present

ANCHAN FLORA



2023 - Present

ANCHAN HORIZON

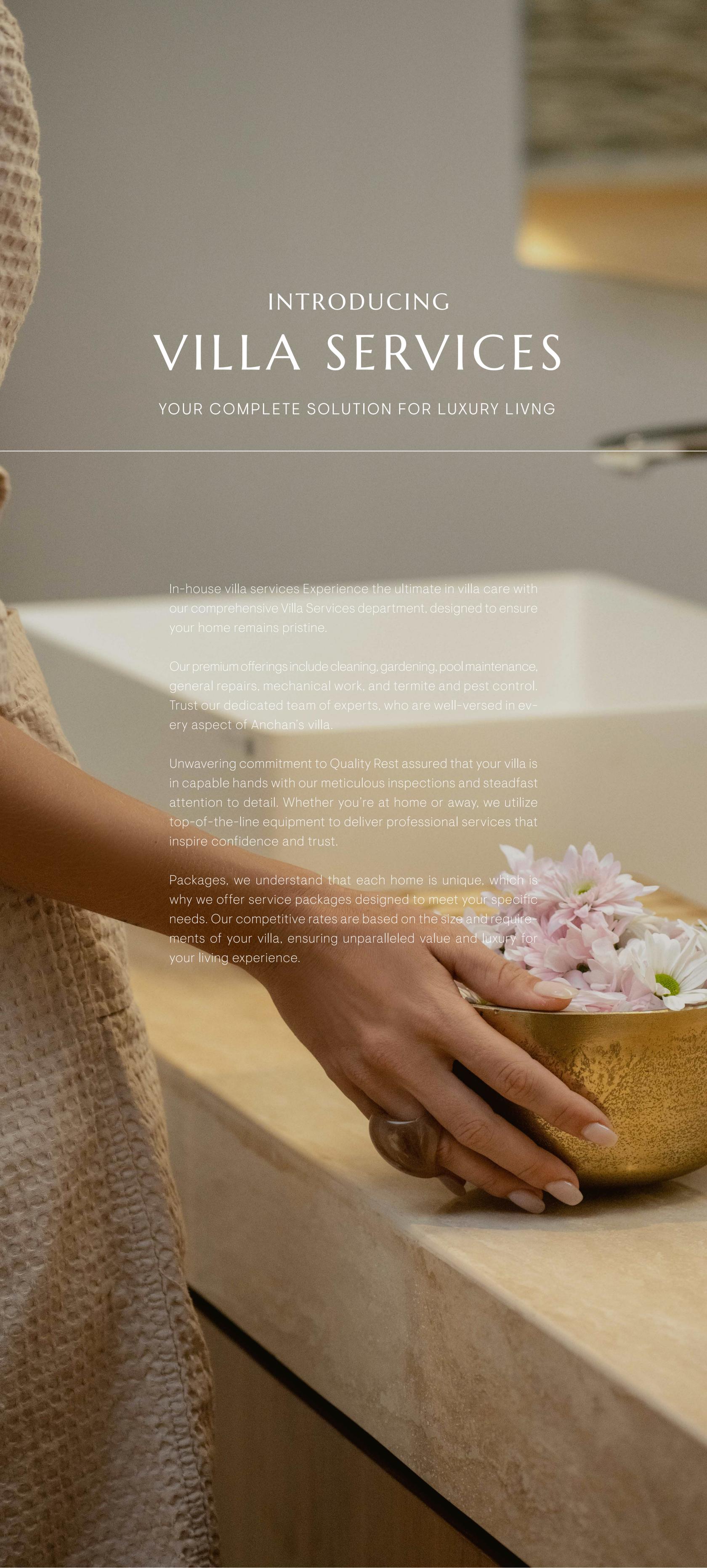


HALL OF FAME



THE WINNER OF BEST LUXURY VILLA DEVELOPER SOUTHEAST ASIA 2022

Throughout the years, our dedication to excellence has earned us numerous accolades, including the title of “Best Luxury Villa Developer of Southeast Asia 2022” from Dot Property Southeast Asia Awards, “Best Developer(Phuket)” from Thailand Property Awards, and ten prestigious awards in development and design. We are honored to have our local heritage and commitment to quality recognized by both our clients and the industry.

A woman wearing a beige, textured, sleeveless dress is shown from the side, holding a gold-colored bowl filled with pink and white flowers. The background is a blurred indoor setting with warm lighting.

INTRODUCING VILLA SERVICES

YOUR COMPLETE SOLUTION FOR LUXURY LIVING

In-house villa services Experience the ultimate in villa care with our comprehensive Villa Services department, designed to ensure your home remains pristine.

Our premium offerings include cleaning, gardening, pool maintenance, general repairs, mechanical work, and termite and pest control. Trust our dedicated team of experts, who are well-versed in every aspect of Anchan's villa.

Unwavering commitment to Quality Rest assured that your villa is in capable hands with our meticulous inspections and steadfast attention to detail. Whether you're at home or away, we utilize top-of-the-line equipment to deliver professional services that inspire confidence and trust.

Packages, we understand that each home is unique, which is why we offer service packages designed to meet your specific needs. Our competitive rates are based on the size and requirements of your villa, ensuring unparalleled value and luxury for your living experience.

ANCHAN HOLIDAY

OUR IN-HOUSE VILLA RENTAL MANAGEMENT

Our in-house rental management team, **Anchan Holidays**, will take care of everything you need to generate passive income from your investment. This includes managing all rental arrangements, such as marketing and sales, securing reliable tenants, negotiating prices and contracts, and ensuring the property remains in optimal condition through regular maintenance.

To provide peace of mind that their property is consistently managed and well-maintained, even when they are not in the country. Our service includes working a single villa or a collection of villas with complete dedication to excellence, ensuring that investment income flows in without stress or worries.

To ensure that our clients receive the best returns by staying up-to-date with market trends and having our fingers on the pulse of the market.

To offer more flexibility compared to other companies by allowing owners to stay in their villas whenever they choose. Owners should enjoy Phuket's dream lifestyle and return to the island as frequently as they wish.



PHUKET'S TOP VILLA
DESTINATION AND
INVESTMENT

Additionally, our team will be responsible for guest services, from check-in to check-out, saving you the hassle of managing staff like maids, gardeners, pool attendants, and tenants. You will have a dedicated contact person who will ensure your property is clean, tidy, and well-maintained. When you arrive at your villa for a vacation, you will be treated like royalty, and you'll be happy to know that your guests will receive the same high-quality care.

PEARL ISLAND PROPERTY CO., LTD.

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