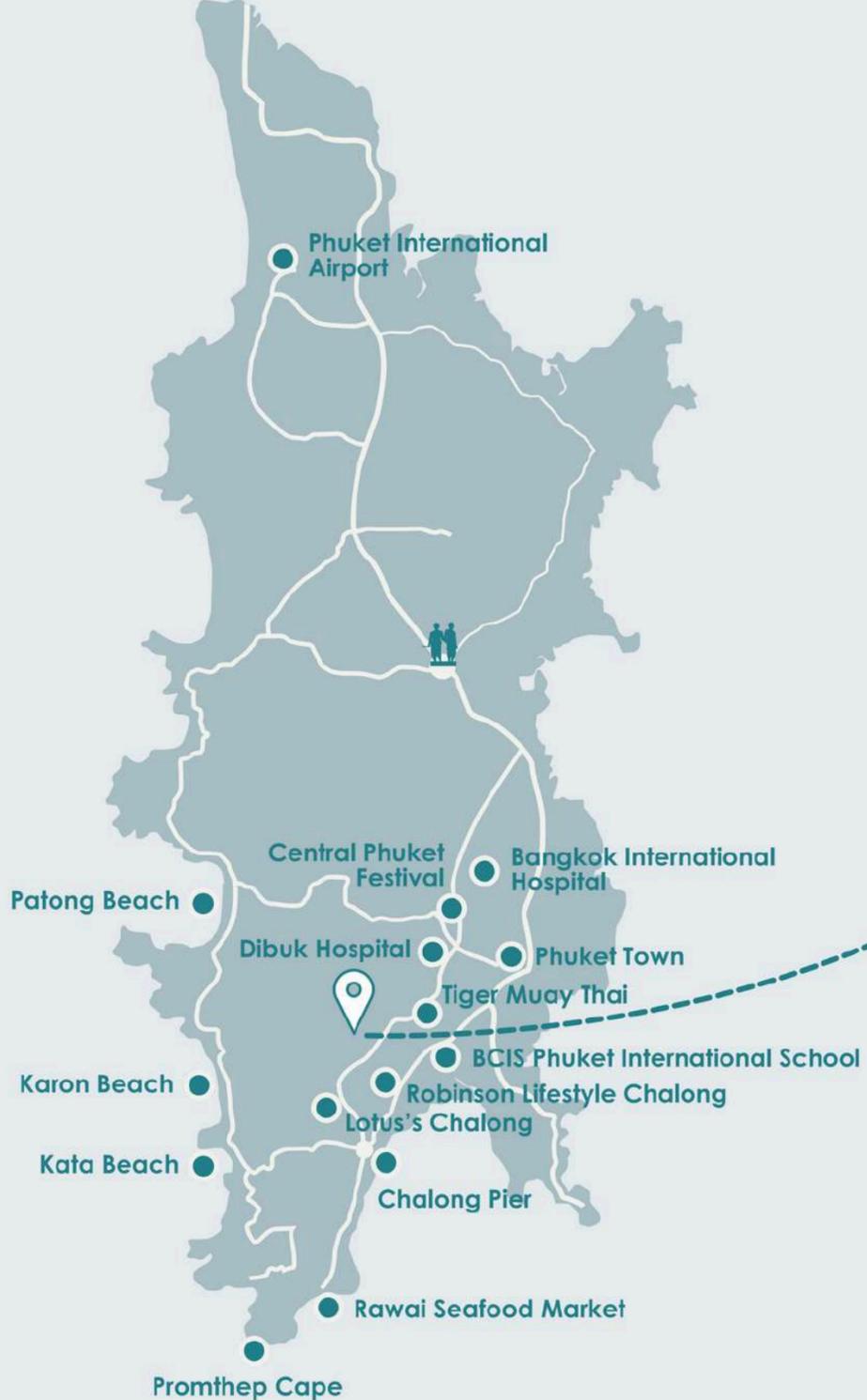


LARIMAR VILLA



The perfect combination of Family
Luxury and Smart Living

PHUKET MAP



LARIMAR



RAMADA PLAZA
BY WYNDHAM CHAO FAH HOTEL

CENTRAL
PHUKET FLORESTA

PHUKET TOWN

RASSADA PIER

PANWA BEACH

CHALONG BAY

VILLA ZOLITUDE

DIBUK HOSPITAL

SUKKO SPA

TIGER MUAY THAI

MAIN ROAD

ROBINSON CHALONG

BCIS PHUKET
INTERNATIONAL
SCHOOL

PHUNAKA
GOLF DRIVING RANGE

Go to Patong (Under construction)

Kholong Katha Waterfall

Lake

Forest Park

LARIMAR
V I L L A

Go to Patong 15 min
(under construction)

Lake

LARIMAR



INTERNATIONAL SCHOOLS



KINDERVILLE NOVA INTERNATIONAL SCHOOL 2 MINS

PRASAN GATEWAY INTERNATIONAL SCHOOL 5 MINS

BERDA CLAUDE INTERNATIONAL SCHOOL 5 MINS

OAK MEADOW INTERNATIONAL SCHOOL 10 MINS

HEADSTART INTERNATIONAL SCHOOL 10 MINS

RUAMRUDEE INTERNATIONAL SCHOOL 15 MINS

BRITISH INTERNATIONAL SCHOOL 25 MINS

INTERNATIONAL HOSPITALS



DIBUK HOSPITAL 10 MINS

BANGKOK HOSPITAL SIRIROJ 15 MINS

BANGKOK HOSPITAL PHKUET 15 MINS

LIFESTYLE & SHOPPING MALL



<u>TIGER MUAY THAI</u>	5 MINS
<u>LOTUS'S CHALONG</u>	5 MINS
<u>ROBINSON LIFESTYLE CHALONG</u>	10 MINS
<u>VILLA MARKET</u>	10 MINS
<u>CHALONG PIER</u>	10 MINS
<u>CENTRAL PHUKET</u>	15 MINS
<u>MAKRO PHUKET</u>	15 MINS
<u>BIG C PHUKET</u>	15 MINS
<u>PHUKET OLD TOWN</u>	20 MINS

ANIMAL HOSPITAL & PET GROOMING SALON



ANNA PET GROOMING

2 MINS

SMILEPET GROOMING

5 MINS

THONGLOR CHALONG PHUKET PET HOSPITAL

5 MINS

AS PET GROOMING

10 MINS

PHUKET ANIMAL HOSPITAL

10 MINS

RTB REFERRAL ANIMAL HOSPITAL

10 MINS

CHAOFAH ANDAMAN PET HOSPITAL PHUKET

15 MINS

EXTERIOR DESIGN





EXTERIOR DESIGN





INTERIOR DESIGN

SMART KITCHEN TABLE





KITCHEN ROOM



LIVING ROOM



BEDROOM



BEDROOM

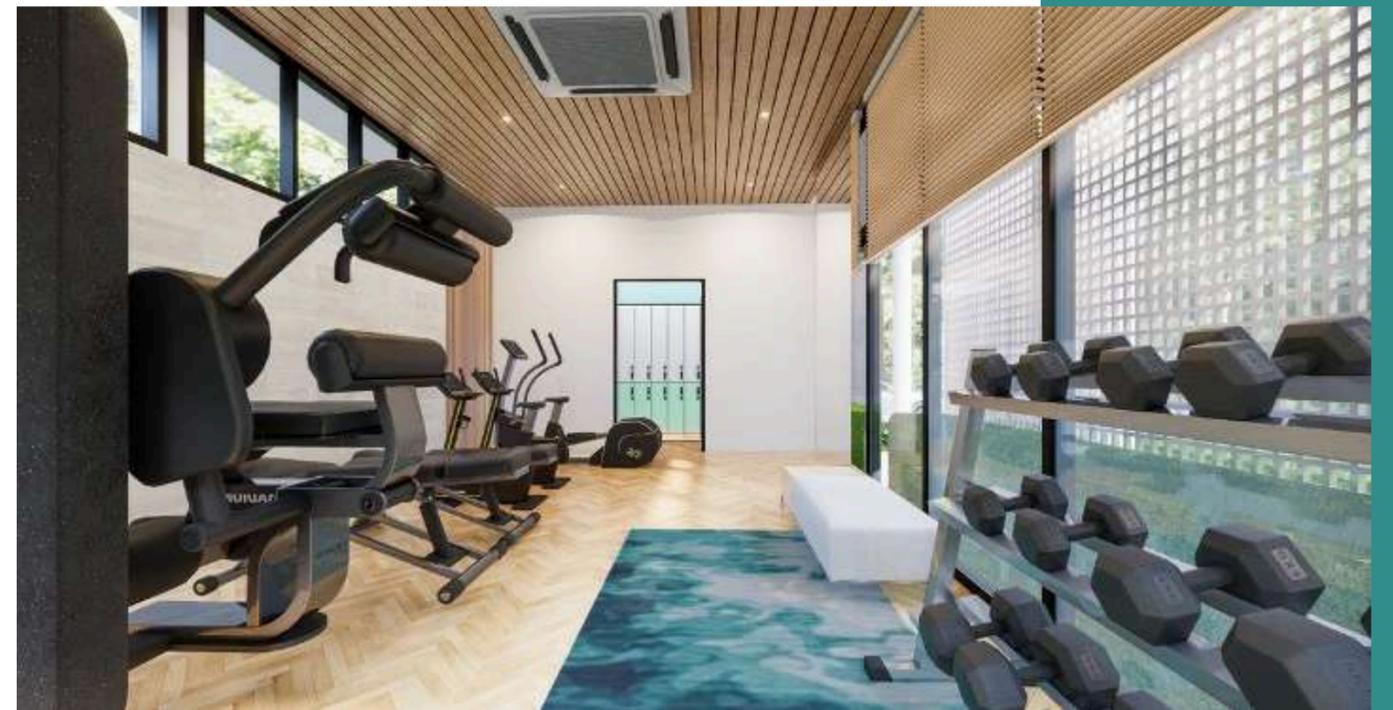
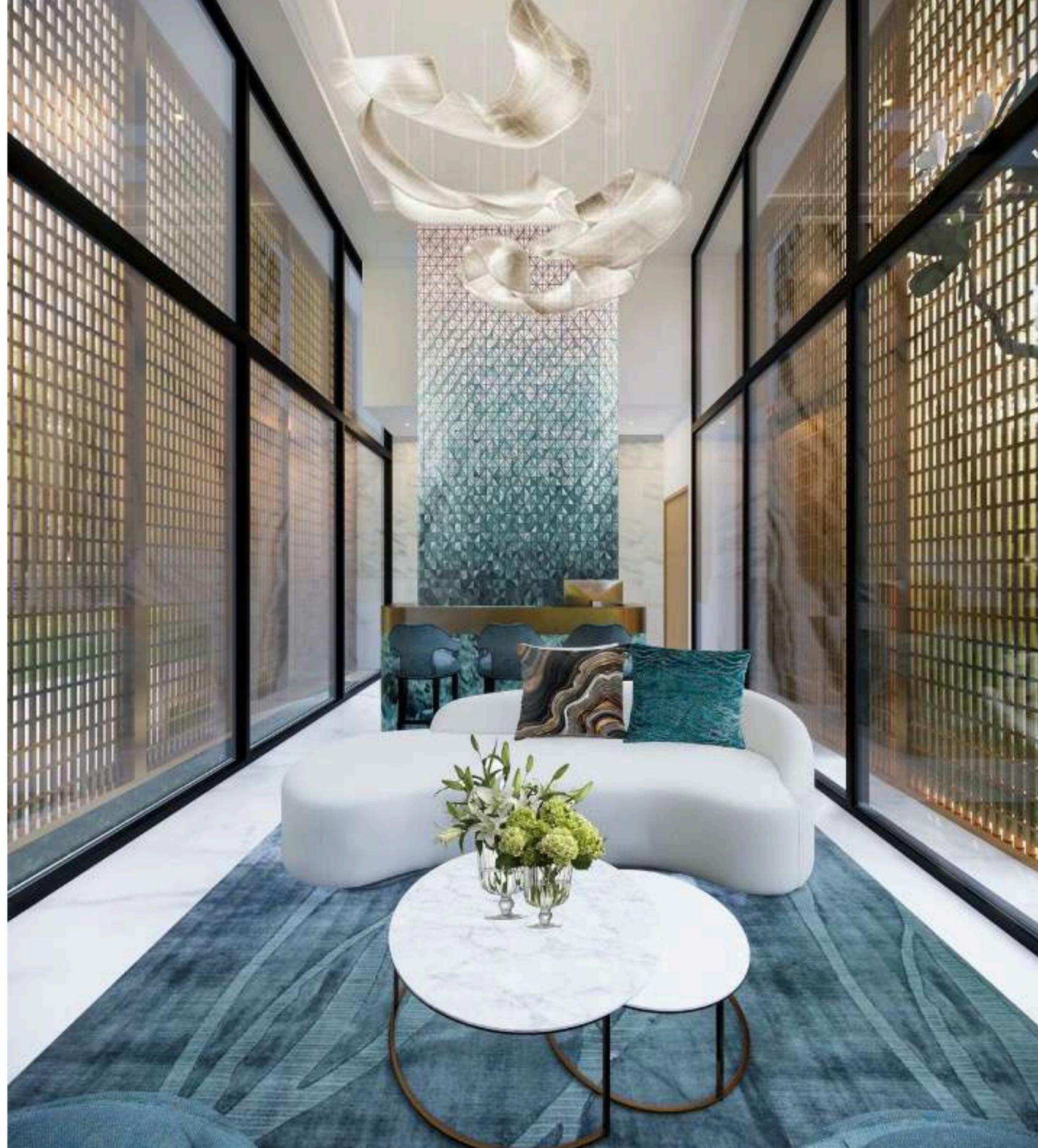


BEDROOM



BATHROOM

OWNER FACILITIES





Master Plan

Total land area : 8 Rai 21 Sq.wah

Villas : 35 units

Type : A / B

Build-in Area : 328.19 - 338.77 m²

Plot Size : 240 - 364.10 m²

B1 : Service Center

B2 : Coffee club & Gym

B3 : Garden Zone

B4 : Pet Zone

B5 : Garden Zone

Type A

Indoor Area **338.77 m²**

1 st Floors

1. ENTRANCE	4.64	SQ.M
2. CARPORT	29.38	SQ.M
3. SHOES CABINET	8.00	SQ.M
4. STORE	7.49	SQ.M
5. GUEST ROOM	10.20	SQ.M
6. BATHROOM	4.05	SQ.M
7. CORRIDOR 1	3.36	SQ.M
8. KITCHEN + DINING	35.30	SQ.M
9. LIVING	22.00	SQ.M
10. CORRIDOR 2	2.35	SQ.M
11. TOILET	3.55	SQ.M
12. PUMP ROOM	3.41	SQ.M
13. TERRACE	23.25	SQ.M
14. POOL	31.92	SQ.M
15. OUTDOOR SHOWER	2.04	SQ.M
16. PLANT POT	2.30	SQ.M



2 nd Floors

1. HALL	12.16	SQ.M
2. BALCONY	9.95	SQ.M
3. BEDROOM 1	23.75	SQ.M
4. BATHROOM 1	8.84	SQ.M
5. BEDROOM 2	10.54	SQ.M
6. BATHROOM 2	4.60	SQ.M
7. MASTER BEDROOM	32.32	SQ.M
8. MASTER BATHROOM	11.70	SQ.M
9. VOID 1	20.00	SQ.M
10. VOID 2	11.57	SQ.M



LARIMAR

Floor

- The whole house is covered with high-quality tiles size 1500 mm * 750 mm
- Be of higher quality
- Be beneficial to cleaning and maintenance

Stairs & walls

- Utilizes oneness luxury stone design
- Be beneficial to pest control

Smart kitchen table

- The first one retractable kitchen table by voice controlled in the world
- The entirely kitchen table is made of luxury stones
- Installed a multifunctional stainless sink



LARIMAR



1500*750mm Wall Tile

Aluminium Garage

Aluminium Shutter

Waterproof Exterior Paint

Aluminum alloy

- The living room has a double space door made of aluminum size is 2.0 mm, which effectively resist strong typhoons
- All other doors and windows are made of 1.2 mm aluminum
- The garage door and shutter are made of aluminum and spray paint, effectively resisting rust and corrosion

Double glazing

- Utilizes double-glazed windows with argon
- Providing excellent thermal insulation and voice
- Helping to reduce air costs

Customize furniture

- All utilizes ENF grade materials, with the highest environmental and health rating of non-toxic and harmless

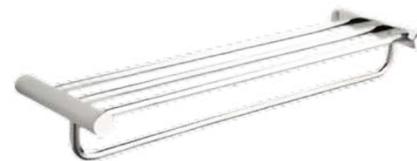
FIRST & ONLY



AI smart Villas in Phuket
The Future of Luxury Living

KOHLER

Experience refined living with **KOHLER** sanitaryware – seamlessly blending design and performance



***Extra Charge 500,000 THB

OUR SERVICE



Garden cleaning



House cleaning



Swimming pool cleaning



Airport transfer



AC Cleaning



SPECIAL OWNER'S SERVICES

1

7*24 Reception

2

24 hour security

3

24 hour concierge

4

Local expertise

5

Medical Coordinator

6

Concierge

7

Lifestyle Service Assistant



PAYMENT TERMS

Reservation	Signing Reservation	2%
1 st Payment	Signing Contract	28%
2 nd Payment	Starting a foundation	15%
3 rd Payment	Finished Building Structure	15%
4 th Payment	Finished Wall Concrete	15%
5 th Payment	Starting an Interior	15%
6th Payment	Transfer Villa	10%

Sinking Fund 500 THB / Per Sq.m.

Transfer fees share 50/50 between Buyer & Seller

Installation of Electric & Water 20,000 THB (One-time payment)

Common fees 40 THB per Sq.m. / Monthly (Paid one year in advance)

FREEHOLD TAX 6.8% & LEASEHOLD TAX 1.1%



OUR COMPANY

Athena Company a jewel under the stewardship of Tawee Wi Tour Company, has been a beacon in the tourism industry since its inception in 2016, continuing to shine bright in the present. Helmed by the astute Mrs. Toonyada, a luminary in Phuket's wealthiest family, the company stands as a testament to a legacy that spans over two decades. With a versatile portfolio encompassing tourism, catering, hotels, construction, rubber plantations, and orchard farms across Phuket and Phang Nga Province, the family's imprint extends far beyond business. Not just influential in the realms of commerce, Mrs. Toonyada's family also holds a prominent political presence, with a member actively engaged in Thailand's political landscape. Mrs. Toonyada herself, adorned with a wealth of experience garnered from diverse business ventures, has cultivated powerful connections, earning her a well-deserved status as a highly influential business leader

CONSTRUCTION COMPANY

Mind Construction 2016 Co., Ltd.

portrays the business as a turn-key contractor. We provide turn-key systems for design and build structure, architecture, electrical and sanitary systems for hotels, resorts, condominiums, and luxury villas. We have experience staff including of Engineer, Architect, Foreman who can make the satisfy works for our customer.

FIFTH ELEMENT



BOAT AVENUE
PARK AND PLAYGROUND



SHAMBHALA GRAND VILLA



CROWN ESTATE



CASA SIGNATURE





THE RESIDENCE



SALASLIP THE MALAI



SALASLIP THE COUNTRYARD



THE TRINITY VILLAGE

INTERIOR PROFILE

AHA Design Studio led by Anuchit Hantongchai, a famous designer in Phuket, Mr. Anuchit is the chief designer, he leads the team to design and design projects under the Wallaya villas: Luxpride, The Element, The Nest, The Granary, etc. As well as the main design of villa projects under the Andaman Asset Solution such as The Trinity, The Residence. He has accumulated a lot of design experience in the modern pragmatic design style, and has a unique understanding of the use of space.

WHY CHOOSE US

01

Prime Location

02

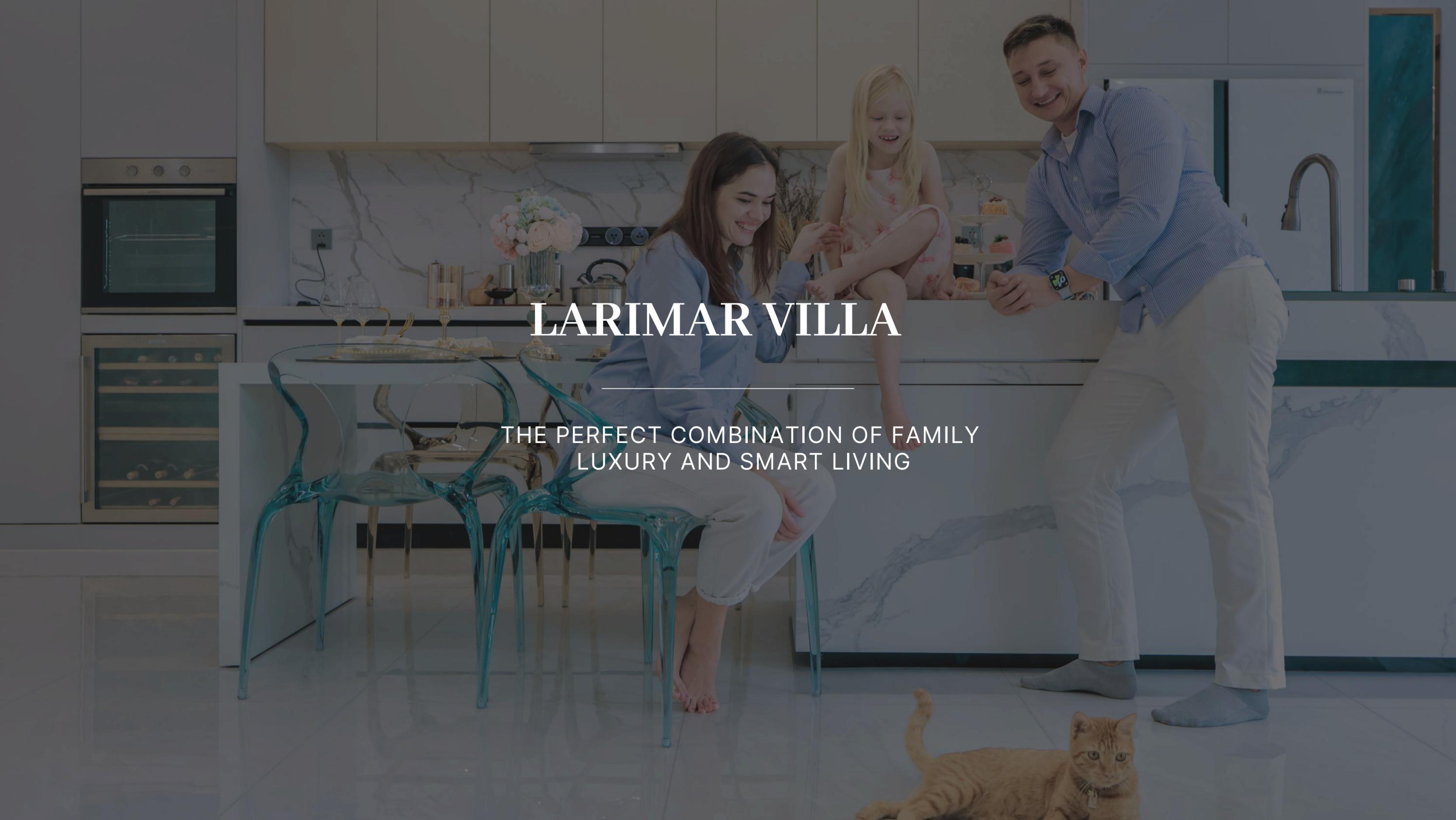
High-End

03

Serene place

04

High Investment Return



LARIMAR VILLA

THE PERFECT COMBINATION OF FAMILY
LUXURY AND SMART LIVING