

*Trichada • Phuket Lifestyle*



TRICHADA  
ESSENCE

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Phuket has long been recognised as an attractive international destination for travel & leisure. More recently Phuket has become a regional base for Asia Pacific living & as a full time living residence for the discerning global citizen. The west coast of Phuket offers the ultimate lifestyle, miles of beautiful, unspoilt beach, crystal clear water & beautiful sunsets, combine with one of the most attractive cultures in the world.

Now entering our 10th year of operation, Trichada has been an unqualified success, with 132 villas sold over 5 developments, over 100 villas delivered over 5 developments at time of printing, we now bring to market Trichada Essence featuring the same updated & expanded villa design as Trichada Breeze, with a focus on increased living space & convenience. Since 2003, this proven Phuket developer, has delivered high quality villas, starting with his experience as a major shareholder & director of Sai Taan, completing 75 villas, on the Sai Taan developments, before launching Trichada.

Located in a quiet corner, on the west coast of Phuket, Trichada Essence offers convenient access to world class restaurants & easy access to golf & miles of sandy beach while the airport, international schools can easily be reached.

For those with family, considering full time Phuket living, international schools are 15 minutes by car or school mini bus. The villas have high speed fibre optic internet terminated in the living room, making work & multi media entertainment a breeze!

Trichada Essence comprises a total of 25 single storey pool villas, set in lush tropical gardens. Each villa offers a private sanctuary of luxury & style.

The developer has specified single storey villas to ensure your ability to enjoy your Phuket home in complete privacy. They feature a long pitched roof over the living/dining room, with fans providing a cooling breeze.

Villas are 3 or 4 bedroom, between 121 & 227 sqm internally, sitting on between 370 sqm & 907 sqm of land respectively, each with its own pool & parking for one or two cars at the villa doorstep. They have been designed to provide a cool, relaxing, & low maintenance, tropical environment!

Given the space & internet capability, coupled with the convenient location – this is the Essence of Trichada living!

Property in Phuket, especially in the Laguna Resort & Bang Tao Beach area is highly sought after for holiday rentals – indeed Trichada is highly sought after, with good rental yields. It is therefore expected that Trichada will provide significant return on investment for those clients who wish to pursue that option.

The Chada is a traditional headpiece from Thai literature, worn in classical dance drama. The name evokes the image of our pitched roofs & the elegance of Thai culture.

Welcome to Phuket! Welcome to Trichada – the Essence of the Phuket Lifestyle



















# FLOOR PLAN

## TYPE A 4 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Foyer
- 4 Kitchen area
- 5 Dining area
- 6 Corridor
- 7 Master bedroom
- 8 Master bathroom
- 9 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bathroom 3
- 13 Bedroom 4
- 14 Living area
- 15 Dining outdoor
- 16 Pool terrace
- 17 Swimming pool
- 18 Outdoor shower
- 19 Storage 1
- 20 Storage 2
- 21 Pump Room















# FLOOR PLAN

## TYPE B 3 Bedroom Villa

- 1 Parking
- 2 Entrance gate
- 3 Entrance terrace
- 4 Foyer
- 5 Kitchen area
- 6 Dining area
- 7 Master bedroom
- 8 Master bathroom
- 9 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bathroom 3
- 13 Living area
- 14 Pool terrace
- 15 Swimming pool
- 16 Outdoor shower
- 17 Storage 1
- 18 Storage 2
- 19 Pump room



## RENTAL PROGRAM

- Given the location, design & specification of Trichada, obtaining a rental return on your villa, while you are not in residence, is certainly an option
- The % return will of course vary with your own usage of the villa but returns of between 5% to 8% per year nett have been readily achieved, given reasonable usage by you the owner *(see attached spreadsheets)*
- In order to rent your villa, you will need to consider three factors
  - 1) how to attract rental customers,
  - 2) how to manage arrival/departure of guests &
  - 3) how to keep the villa at a suitable standard for guest arrival
- The Trichada Rental Program is an optional scheme, which addresses the above via our long standing partner Knight Frank a global property services company, with a Phuket base.
- Knight Frank provide the common area services management for all Trichada developments. They also provide villa rental marketing services via their extensive local & international relationships, together with complete villa & rental management services.
- Knight Frank team have a strong background in online marketing of accommodation services in Phuket, with specialist software enabling continuous monitoring of the market, with ability to respond quickly to changing circumstances.
- Trichada is absolutely not seeking to participate in the returns you make from renting your villa, or from the management of your villa. We have teamed with a leading agency to bring you the best possible service at minimum costs & highest returns.
- You can of course elect not to rent your villa, or to make your own arrangements for rental & management of your villa.

# OWNERSHIP & PAYMENT SCHEDULE

## Ownership

Foreigners may own buildings directly in their name, or in certain circumstances, the name of an offshore company, with ownership registered at the Government Land Department. Trichada will register ownership in your name at the time of transfer.

While there are restrictions on foreign ownership of freehold land in Thailand, there are no such restrictions with regard to leasehold. Trichada provides 3 x 30 year lease terms, again registered at the Government Land Department. Leasehold takes primacy of land usage.

Please email to [info@trichada.com](mailto:info@trichada.com) for our detailed FAQ on Trichada ownership structure.

There are a number of very competent lawyers in Phuket who are well versed in local property regulations who may be contacted to understand more about ownership & to undertake due diligence on the Trichada sales agreements, These lawyers include:

K Pacharaporn

**Property Law & Litigation**

Tel: +66 (8) 1894 6188, Email: pacharaporn@propertylawandlitigation.com

K Prompun

**Phairoh Associates**

Tel: +66 76 324 035, Email: prompun@phairoh.co.th

Chumpong Arsa (K Pong)

**The Laws Firm Phuket (Thailand) Co Ltd**

Tel: +66 (76) 513-255, Email: pong@the-laws-firm.com

## Payment Schedule

Typical payment plan for villa purchased off plan:

- 2% with signature of booking agreement
- 28% on signature of main agreements (within one month of booking)
- 20% on completion of villa to flat roof (approx. 9 weeks)
- 20% on completion of pitched roof (approx. 10 weeks)
- 20% on completion of ceiling, floor tiling, aluminium door & window frames (approx. 11 weeks)
- 10% on villa handover & transfer documentation (approx. 12 weeks)

*Trichada*

## MONTHLY MANAGEMENT FEE

**The Trichada Monthly Management Fee provides for certain services for the common area & villas:**

International property management company Knight Frank to run common area infrastructure & services

- Owners' committee to take over appointment of all common service contractors & setting of common area fees
- Full time security guard on duty 24 hours per day
- Gardening of common areas
- Pest control of common areas
- Garbage removal from common area
- Pro active management of infrastructure & common services
- Pool cleaning
- Villa gardening
- Villa pest control & garbage removal.

The above ensures that you can leave your villa unoccupied & return to a well kept garden & clear pool!

More importantly it ensures that your neighbours' villas are in a similar condition, in order to maintain the development at a high standard.

All the above is well defined in the Trichada sales agreements.



# LOCATION



BANG TAO BEACH