

PHILIA VILLAS

BY THE GIANT VILLA

ABOUT PROJECT

"BIOPHILIC DESIGN"

In present day everything is evolving rapidly. The modern busy lifestyles often leads us to disconnect from the natural world. But as humans, our connection to nature has been ingrained since ancient times and this relationship has consistently played a crucial role in our evolution. Nature will always be an integral part of our lives, embracing nature brings us a multitude of benefits for our physical, emotional and mental well being.

Biophilic design involves integrating natural elements with advanced technology to enhance our living spaces. This type of design helps improved better health and a stronger connection with nature.

This design style draws inspiration from the concept called Biophilic, which combines two Greek derived words "Bio" meaning life and "Philia" meaning love or closeness. Therefore, Biophilia refers to the deep emotional connection we have with nature and living things. Biophilic-style design understands the genuine experiences humans have with nature aiming to create those positive experiences through architectural design.

The goal is to bring the outdoors into our homes, creating an environment that is not only aesthetically pleasing but also benefits our physical and emotional well being.



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MASTER PLAN

TOTAL PROJECT AREA : 625.75SQ.M.

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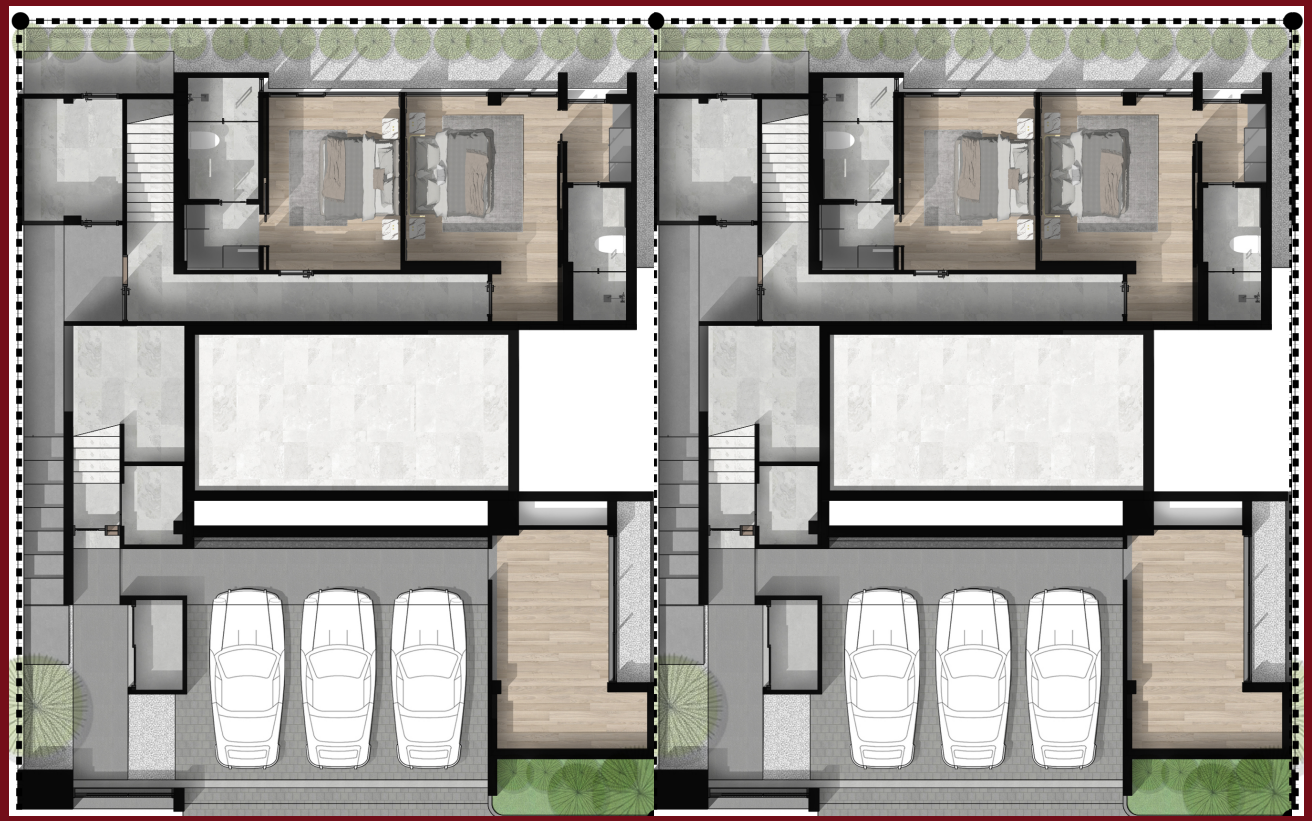
Total units
2 Villas

The land size
194.76 sq.m.

Built-up size
462.96 sq.m.



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GROUND FLOOR PLAN

USABLE AREA GROUND FLOOR : 194.76 SQ.M.

INDOOR AREA

1. GARAGE	49.50 SQ.M.
2. CORRIDOR	20.70 SQ.M.
3. KITCHEN	9.20 SQ.M.
4. PUMP ROOM	10.40SQ.M.
5. STORE	3.70 SQ.M.
6. UTILITY AREA	21.40 SQ.M.
7. BEDROOM 3	26.25 SQ.M.
8. BATHROOM 3	6.40 SQ.M.
9. BEDROOM 4	20.26 SQ.M.
10. BATHROOM 4	7.65 SQ.M.
TOTAL	175.46 SQ.M.t

OUTDOOR AREA

1. CORRIDOR	15.30 SQ.M.
12. LAUNDRY	4.00 SQ.M.
TOTAL	19.30 SQ.M.

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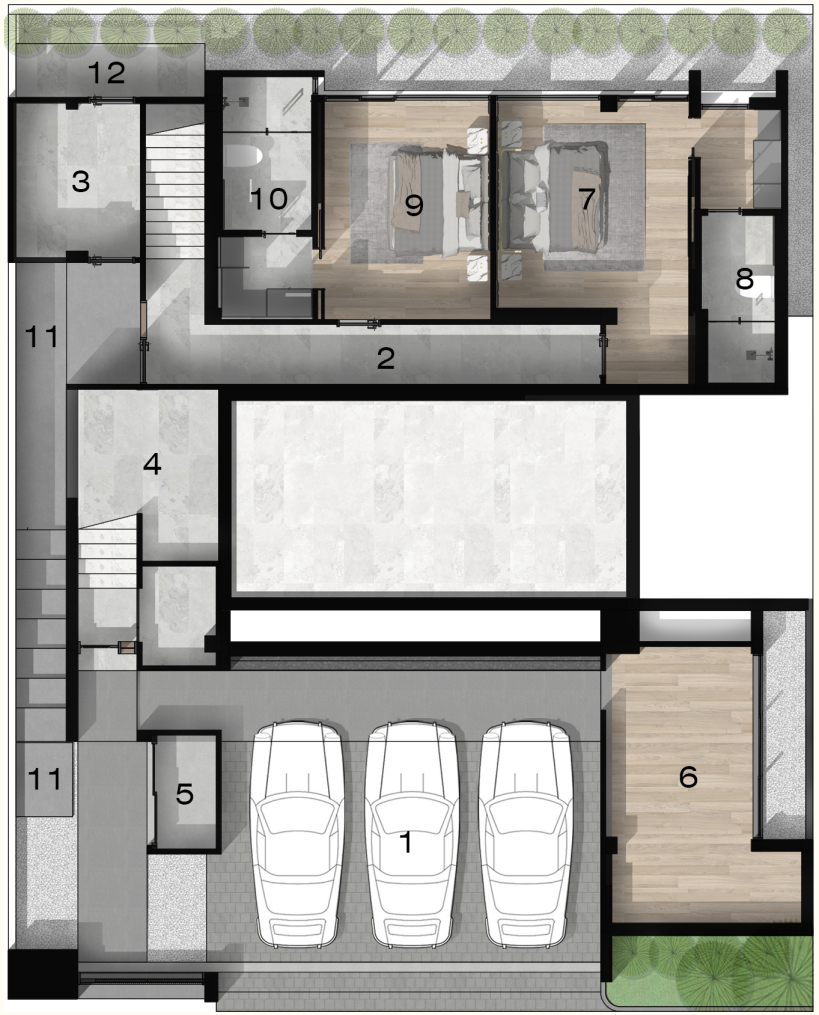

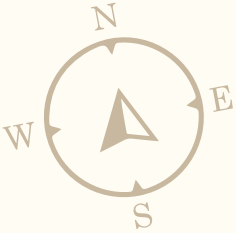

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SECOND FLOOR PLAN

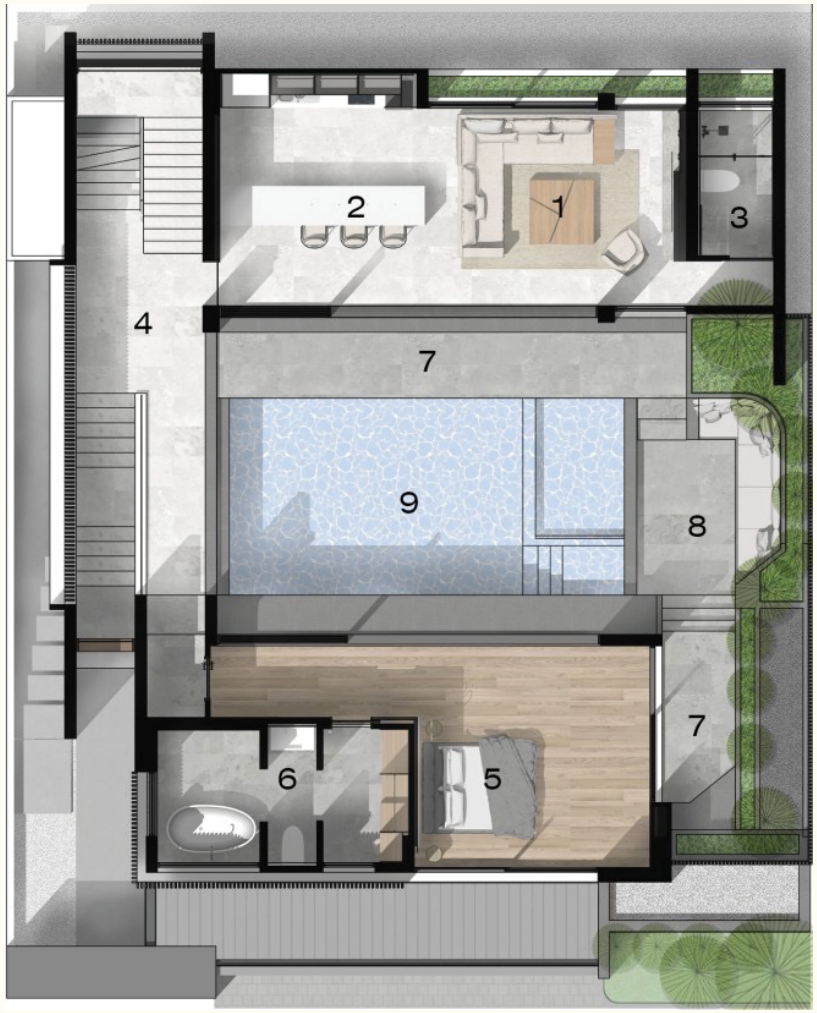
USABLE AREA GROUND FLOOR : 204.00 SQ.M.

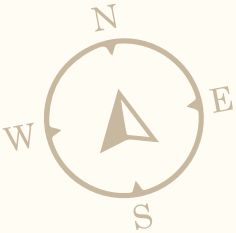
INDOOR AREA

1. LIVING AREA	
2. DINING AREA	
PANTRY AREA	48.50 SQ.M.
3.POWDER ROOM	5.80 SQ.M.
4.CORRIDOR	33.40 SQ.M.
5.MASTER BEDROOM 1.	37.30 SQ.M.
6.BATHROOM 1.	11.90 SQ.M.
TOTAL	136.90 SQ.M.

OUTDOOR AREA

7. TERRACE	3.10 SQ.M.
8. SUNKEN	12.00 SQ.M.
9.SWIMMING POOL 4.00X8.00	32.00 SQ.M.
TOTAL	67.10 SQ.M.





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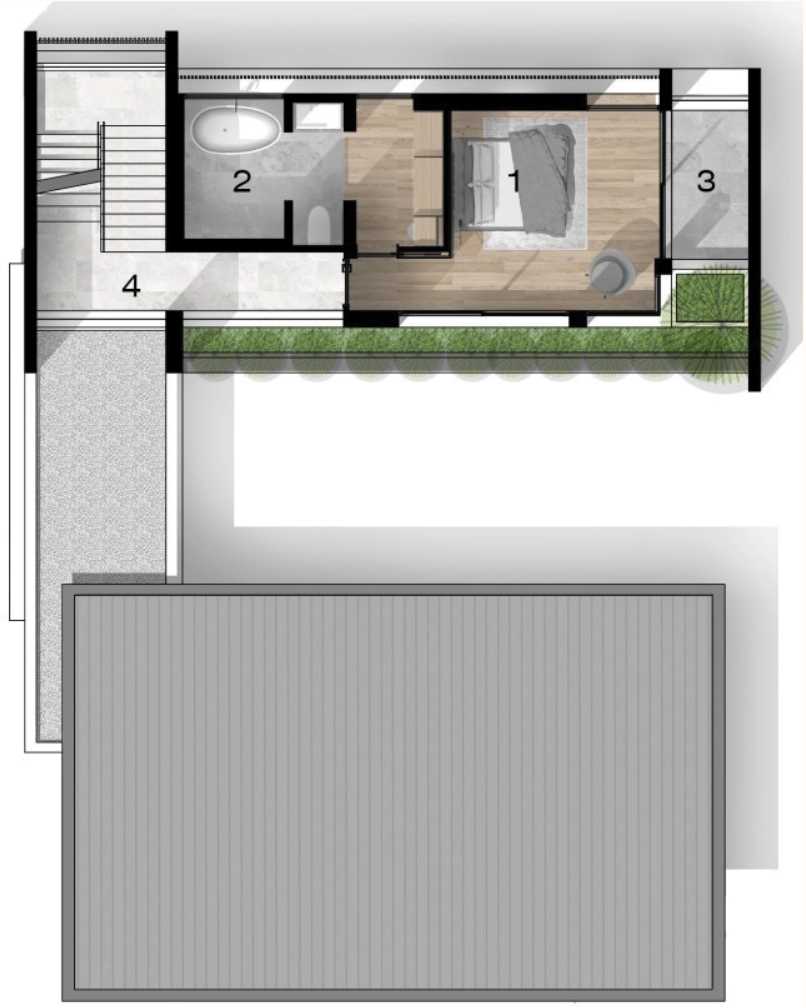
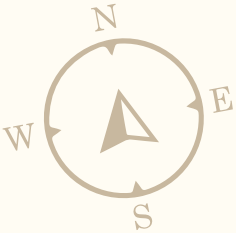
THIRD FLOOR PLAN

USABLE AREA GROUND FLOOR : 64.20 SQ.M.

INDOOR AREA	
1. MASTER BEDROOM 2.	28.40SQ.M.
2. BATHROOM 2.	11.00 SQ.M.
3.BALCONY	05.30 SQ.M.
4.CORRIDOR	19.50 SQ.M.
TOTAL	64.20 SQ.M.





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GENERAL SPECIFICATIONS

PHILIA VILLAS
LUXURY POOL VILLA

Foundation : Piling - Concrete footing

Main Structure : Reinforced concrete column
& beam system

Roof Structure : Shingle Roof Apply High Quality
Waterproofing That Has Seal Properties.
Sunblock

Ceilings : Flat ceilings under concrete roofs
(plasterboard with white paint)

Walls : Internal - “Brick wall” plaster
Internal - Bathroom walls - White emulsion paint
Internal - Shower walls - Ceramic Tiles 30x60
External - “Brick wall” plaster
Balcony - dark gray emulsion paint
Living - “Brick wall” plaster

Flooring : Car Parking - Concrete STAMP
Living / Dining / Kitchen - porcelain tiles 60x60
Bedrooms - SPC Flooring Quality similar to real wood
Bathrooms - porcelain tiles 60x60 60x60
Balconies - porcelain tiles 30x30
Terrace - Washed Gravel Flooring grey

Doors : Custom made doors High quality.

Windows : Custom made windows High quality.

Gate : High quality steel painted for extra durability.

Sanitary ware : Toilets,sinks&taps , showers,
Cotto brand or equivalent

Electrical : Distribution Board - 15/45 amp 3 Phase
Flushing mounted down lights
Light switches wall sockets, 3 pin

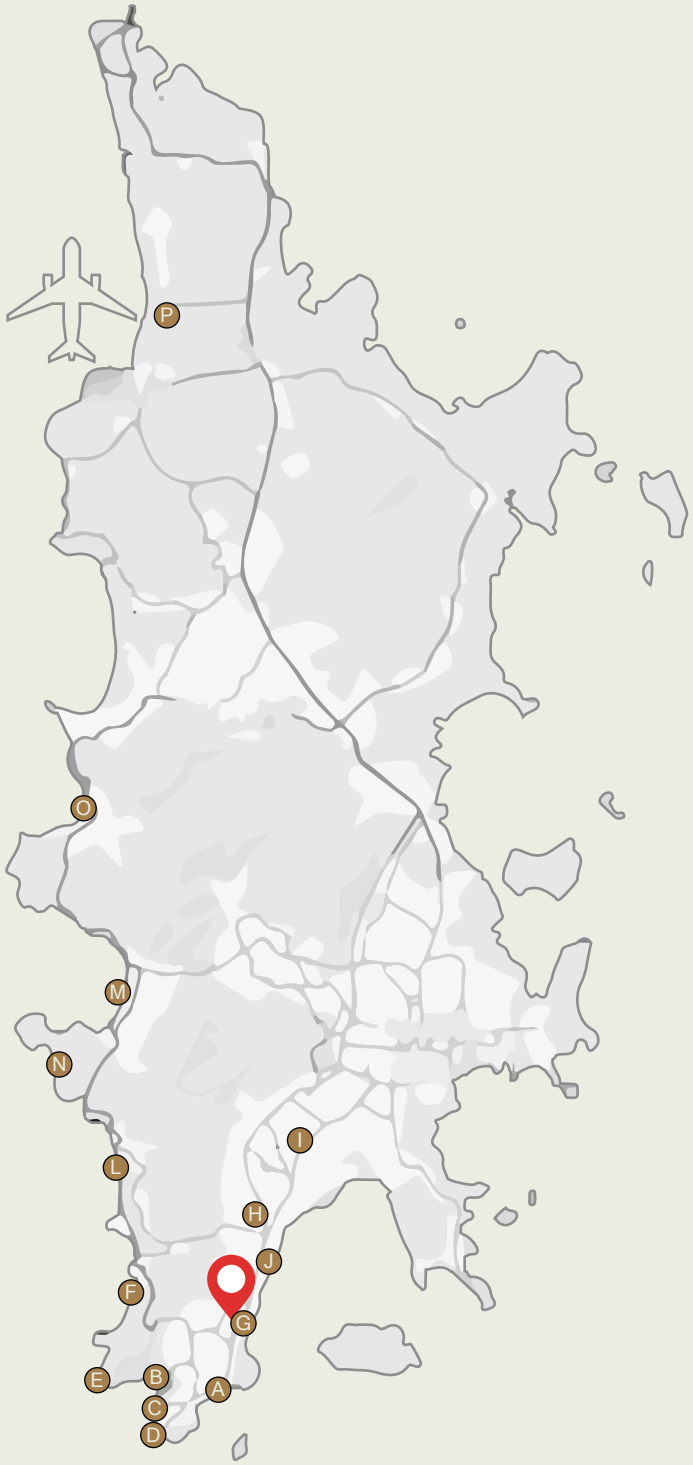
Water Storage : Water tank 2,000 liters
Quantity: 2 tanks
(Supply from underground)

Waste waterTreatment :
Gravity feed to a individual septic tank
(one per household unit).
Specifications are subject to change

LOCATION

PHILIA VILLAS @SAIYOUN

A. Rawai Beach	7min
B. Nai Han Beach	10min
C. Yanui Beach	12min
D. Cape Phrom Thep	13min
E. Cape Krathing	17min
F. Kata Noi Beach	16min
G. Sinbi Muay Thai	1min
H. Villa Market	14min
I. Robinson Lifestyle-Chalong	20min
J. Makro Rawai	7min
K. The Big Buddha	24min
L. Karon Beach	21min
M. Patong Beach	44min
N. Freedom Beach	38min
O. Kamala Beach	1hr
P. Phuket International-Airport	1hr 20min



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TERMS AND CONDITIONS

Ownership Types:

A. Freehold ownership : The freehold title is exclusively available to Thai buyers and Thai companies.
: Foreign freehold is extra charge 10,000 baht / sqm.

B. Leasehold ownership : The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period.

Tax and Transfer Fee Responsibility:

A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at botanica luxury villas. It is essential to carefully review and understand these provisions before entering into any property transactions.

Payment Terms

1. Reservation fee	200,000
2. Sign contract (within 20 days)	35%-Res. Fee
3. After Foundation posts completion	20%
4.after Walls and Roof Slap Completion	20%
5. After Floor Finishing and interior	20%
6.Handover & Transfer Ownership	5%

Additional Costs

5. Management Fee - 18 THB/aq.m of land area per month (1 year advance)	NO
6. Sinking Fund Fee - (1 time payment)	NO
7. Transfer fee - (Due on Unit Transfer, Shared 50/50 between Buyer & Seller)	
8. Utillity Meters Installation (Electric & Water)	20,000





About developer

CEO & FOUNDR

THE GIANT PROPERTY DEVELOPMENT


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