



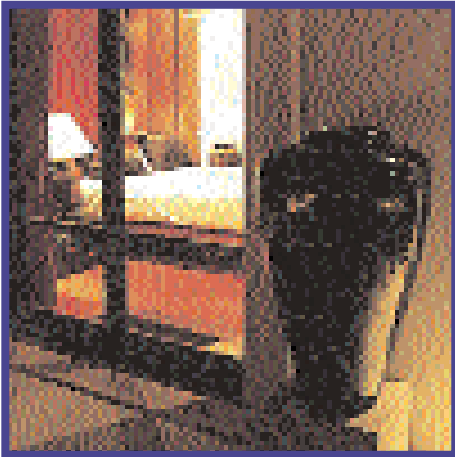
Suriyana

Luxury residences in Phuket's most desirable address

*Form and function
in perfect harmony*



*Located in the
heart of Surin Beach
village*



*Traditional
materials and fine
craftmanship*





Suriyana: The vision of a master designer

FIVE contemporary Thai villas and two apartments set in tropical gardens around a naturally styled swimming pool in the heart of Phuket's most desirable address, Surin Beach village. Secluded and secure, yet minutes from the beach, Suriyana is set against a backdrop of green forested hills just 25 minutes from the Phuket International Airport and 20 minutes from Patong. Superb golf courses, spas and restaurants all lie with easy reach as do many of Phuket's most prestigious five star resorts. Suriyana, the brainchild of acclaimed Dutch designer Fred Majoor, aims to fuse the very best of Thai and Balinese styles with modern construction techniques. All interiors and exteriors will be finished to the highest western standards.

Close your eyes for a moment and imagine: decorative Balinese gateways opening to reveal exotic gardens, steep Thai roofs clad tastefully in ceramic tiles and a skyline punctuated only by the silhouettes of coconut palms. It's late in the day and the sky is beginning to bruise with a sienna sunset. The sweet scent of evening *jamba* hangs in the air as your party of guests arrive for dinner. Moving past carved stone inlays on either side of the entrance they pass through elegant framed glass doors into the main hallway. To the far end a Buddhist sculpture welcomes them serenely. The interior glints and glows with soft lighting, creating tones of copper and gold on the white walls and *maka* wood flooring.

From here one has access to three bedrooms, two bathrooms and maids/utility room situated on the lower level. All bedrooms convey the luxury of open space with built-in louvered door wardrobes and floor to ceiling glass windows opening directly onto landscaped gardens. The bathrooms, thoughtfully finished in black granite, terrazzo and tiled in all wet areas, are bathed in natural light. Dream-like, tranquil with hints of the avant-gard — touches you might expect from a man who has had a life long passion for design. Fred Majoor's work, so often featured in top design magazines is renowned as much for its creative use of space as for its witty details.



Ascending to the upper level your party gasp as they enter the spacious living/ dining salon with its lofty vaulted *tabac* wood ceiling, *daeng* wood columns and walls of sheer glass. Spot lit alcoves house your objects d'art and collectibles. The kitchen, equipped throughout with the latest European appliances, fitted units and granite surfaces, exudes professionalism, but certainly invites a little creativity from amateurs. The silence of the air conditioning, delivered through vents in the wood flooring, is broken only by the sound of cicadas outside as they break into song. You move out alone onto the balcony in time to catch the sun melt over the horizon to mark another day. Your guests have just sat down to dinner in the sala below. You take a breath, look up at a blanket of stars unfolding in the night sky above and pause for a moment of quite contemplation...

Suriyana's five villas are set around a work of art; a 33M free form swimming pool complete with overhanging trees and cascades of tropical flowers. The pool, surrounded by moss-covered rocks, provides each villa with its own private access and seating area. This hidden pool might have been set deep within a tropical forest, had it not been carefully engineered by a team of experts. At night, the cool waters come alive with subtle lighting adding a little romance as you relax on a balmy night with friends.

Suriyana is a private estate on a leasehold land sub-division. A copy of the Chanote land title (Thailand's highest) is available on request. Under Thai law, foreign persons or companies cannot currently own land in Thailand. They can however, lease land and own the buildings developed on this land.

The land on which your villa is built will, in accordance with Thai law, be leased to you for a minimum of 90 years (an initial 30-years plus two 30-year extensions). In anticipation of a change in Thai law permitting foreign freehold ownership of land, you will have the right to convert your leasehold into freehold. In addition you will have a joint share in the common area lease (on which the pool is built) with equivalent conversion rights into freehold in the event of a change in Thai law. On completion a management company will be established to manage the pool and commons areas, to provide security, gardening, maintenance and ancillary services on a contract basis. Owners might also wish to take advantage of the wide range of property agencies operating in the area to lock in attractive long- and short-term rental yields when the villa is

Lower Floor Plan



Area Schedule (m²)

Lower Floor

Master Bedroom/En-suite . . .	21.0
Guest Bedroom #1	19.3
Guest Bedroom #2	17.4
Storage	12.0
Master Bathroom	15.2
Corridor	12.4
Terrace	60.0
Ground Floor Total	157.3

Upper Floor

Living	79.6
Terrace	77.3
Upper Floor Total	156.9

Exterior

Sala	16.0
Car Port	16.0
Exterior Total	32.0

Total Area 346.1

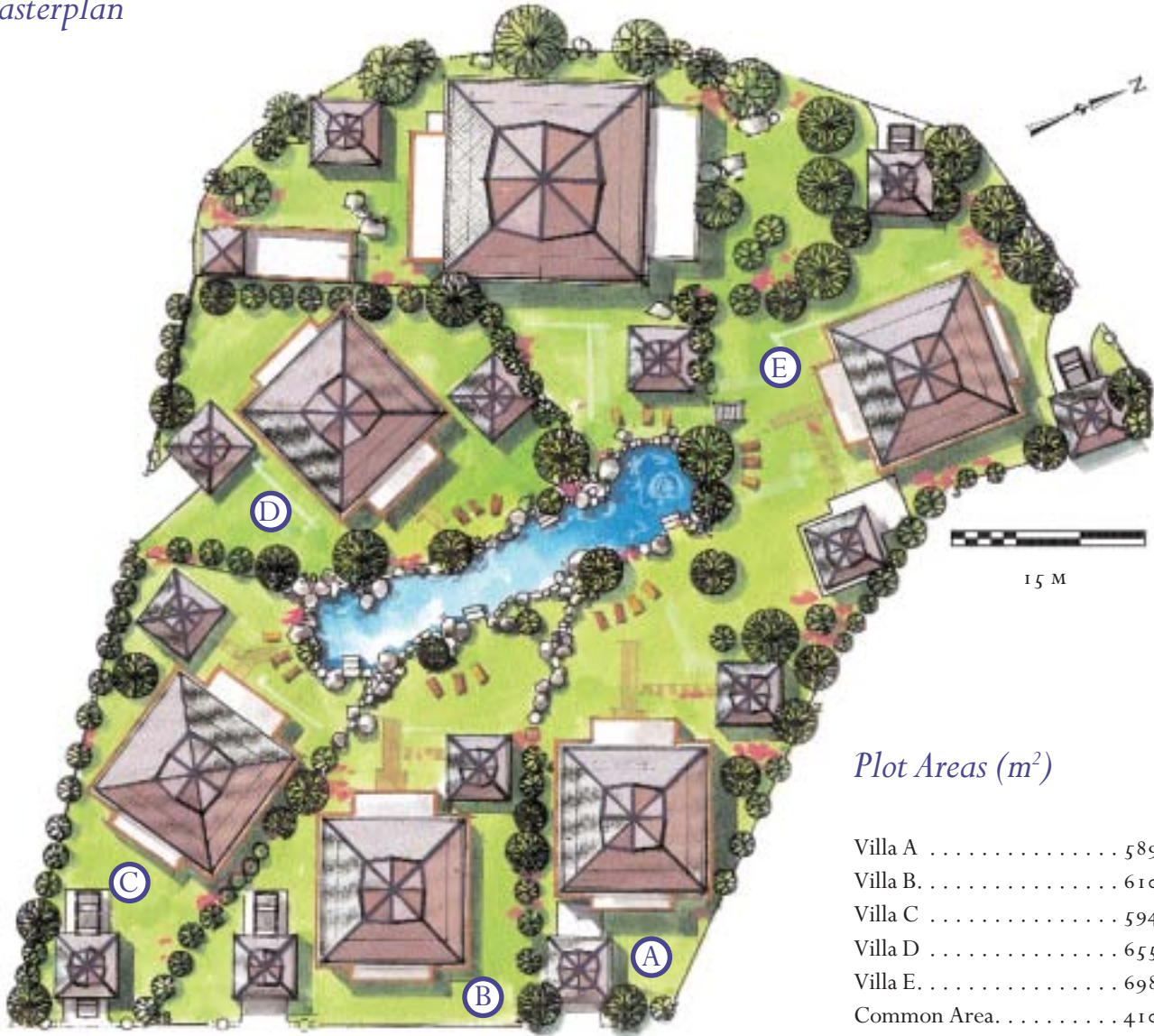
First Floor Plan



Specifications

<i>Foundations</i>	Driven concrete piles and ground beams.
<i>Walls</i>	Concrete columns and beams with masonry infill.
<i>Roof</i>	Ceramic shingle roof tiles over steel sheet supported by concrete beams. Tabac wood cladding in all internal visible roof areas.
<i>External Finishes</i>	Cement render and paint. Sand-wash on all terraces and covered walkways. Maka wood door and window frames.
<i>Internal Finishes</i>	Painted cement render walls and plasterboard ceilings (lower floor). Maka wood flooring throughout. Floor and wall tiling in all wet areas. Kitchens, bedrooms and bathrooms finished in African black granite.
<i>Sanitaryware</i>	American Standard or equivalent.
<i>Kitchen appliances</i>	Oven; hob; hood and refrigerator - Teka or equivalent.
<i>Air-con</i>	Ducted split level throughout with floor vents in upper levels.

Masterplan



Plot Areas (m²)

Villa A	589
Villa B	610
Villa C	594
Villa D	655
Villa E	698
Common Area	410



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