



GRANDMA

VILLA

Thalang, Phuket - Thailand



GRANDMA
VILLA

A TROPICAL LUXURY LIVING IN PHUKET

Developed by Amasset65 Co., Ltd., Grandma Villa is a boutique collection of just four exclusive tropical luxury villas, ideally located in Ban Reang, Thepkasattri, Thalang, Phuket.

Designed for both lifestyle and investment, the project offers a rare opportunity to own a private pool villa in one of Phuket's prime and rapidly growing residential areas.



PROJECT INFORMATION

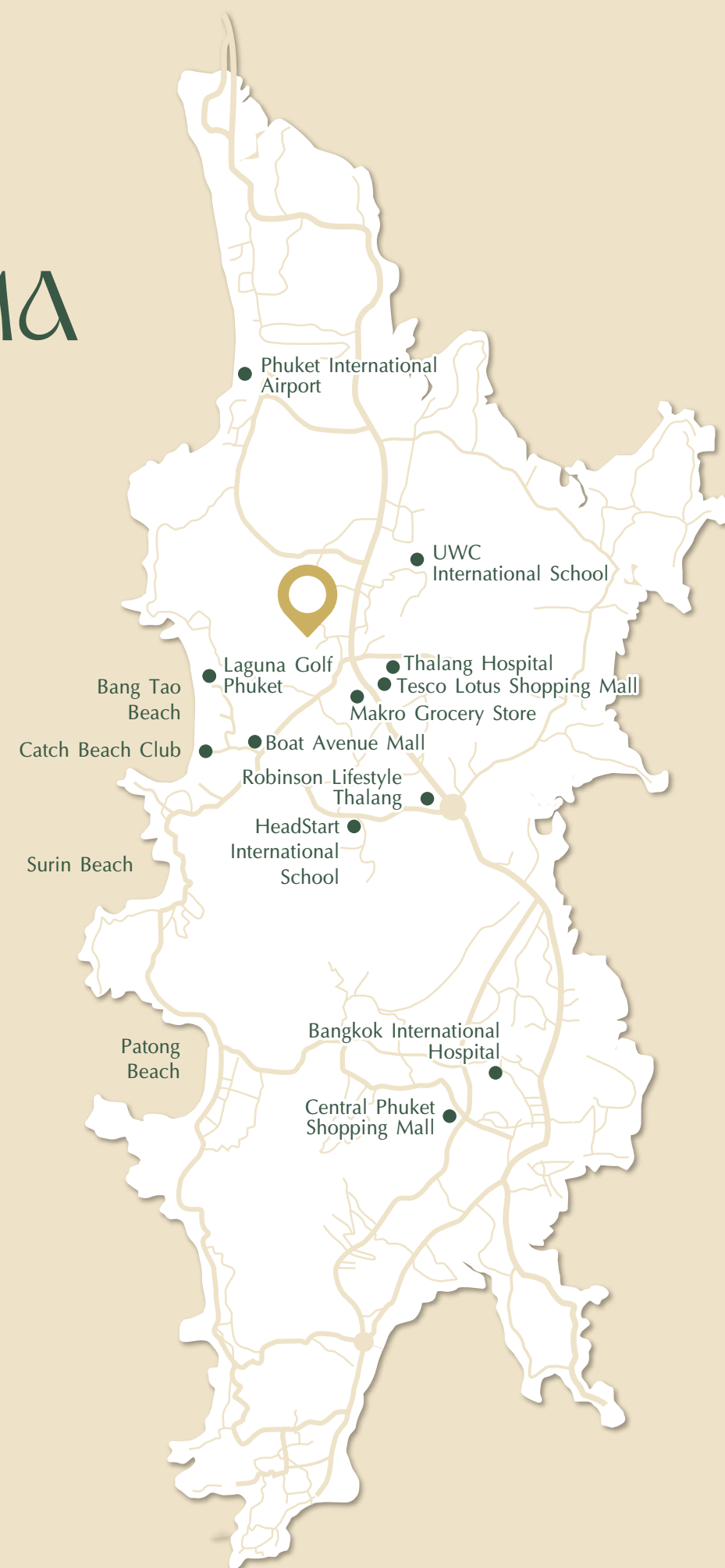
Location:	Thalang, Phuket - Thailand
Project Size:	1,707.81 sq. m.
Project Type:	Private Luxury Pool Villa
Total Villa:	4 Exclusive Villas
Land Plot:	227.60 - 518.00 sq. m.
Usable Area:	190.50 - 336.00 sq. m.
Bedroom:	3 Bedrooms 3-4 Bathrooms
Parking Space:	2
Furniture Package:	Available
Progress:	GM1; Ready to move-in GM2 - 4; Off plan





GRANDMA

VILLA



LOCATION

Makro Grocery Store	3	km./5 min.
Thalang Hospital	3	km./5 min.
Tesco Lotus Shopping Mall	4	km./8 min.
UWC International School	6	km./10 min.
Boat Avenue Mall	6	km./10 min.
Bangtao Beach	7	km/12 min.
HeadStart International School	8	km./13 min.
Robinson Lifestyle Thalang	8	km./13 min.
Laguna Golf Phuket	9	km./17 min.
Catch Beach Club	9	km./19 min.
Phuket International Airport	15	km./21 min.
Bangkok International Hospital	20	km./30 min.
Central Phuket Shopping Mall	21	km./30 min.

EXCLUSIVE LIVING WITH PRIVACY AND COMFORT

Grandma Villa consists of only 4 private pool villas,
each thoughtfully designed with:



3 Bedrooms
3-4 Bathrooms



Spacious living areas



Functional layouts
for everyday living



Private Swimming Pool



Private green areas



High ceilings
for enhanced airflow
and natural light



3 One-Storey Villas
1 Two-Storey Villa



6% Guaranteed
for 2 Years



70:30 Payment Plan
Available



Property Management





LAND PLOT
GM.2

LAND PLOT
GM.1

LAND PLOT
GM.3

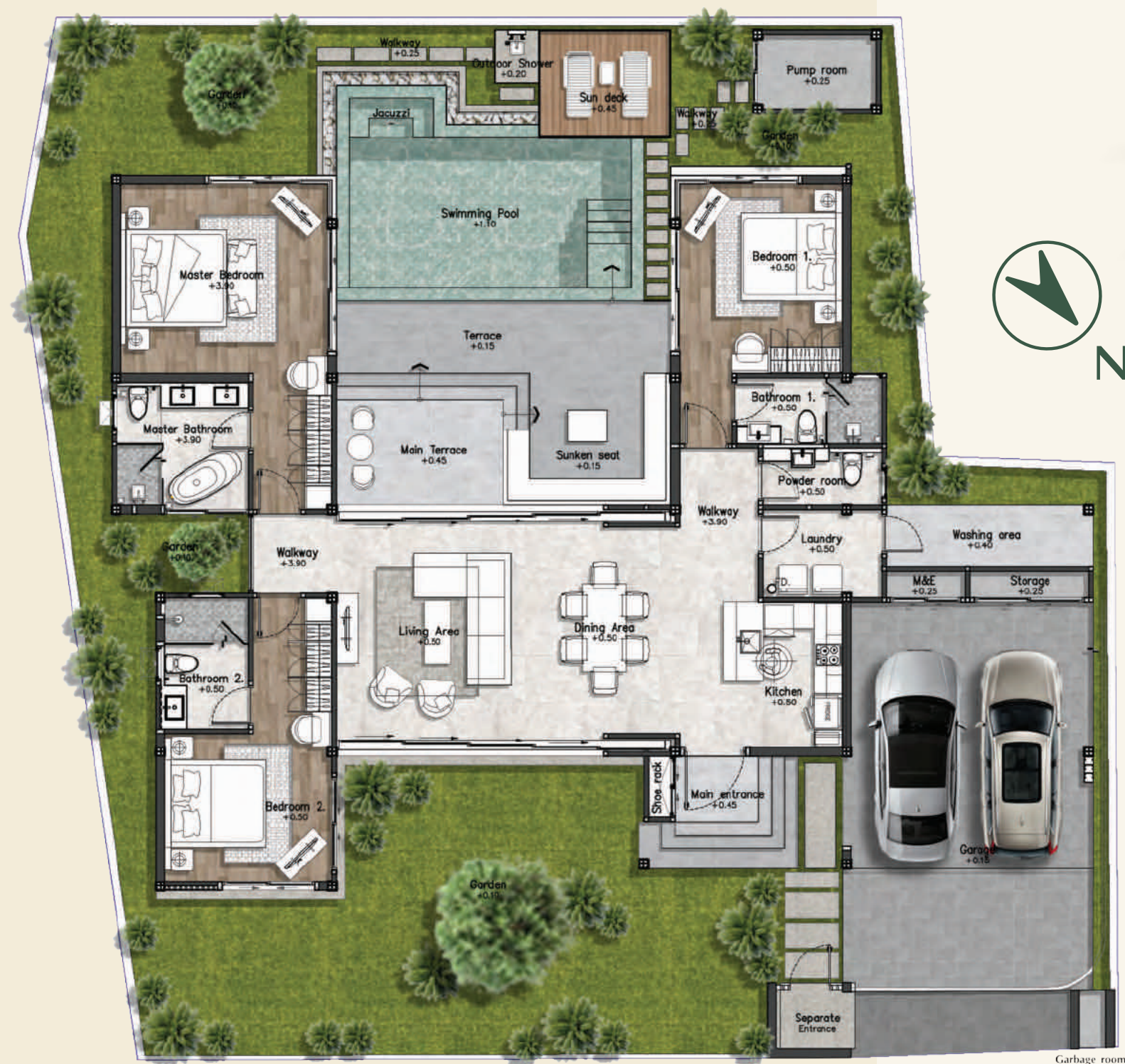
LAND PLOT
GM.4



GRANDMA
VILLA

MASTER PLAN





FLOOR PLAN

GM1

READY TO MOVE-IN

Land Plot: 518 sq.m.
Bedroom: 3 Bedrooms

Swimming pool size: 6.40 x 3.40 m. 4 Bathrooms

Useable Space

Inside area: 183.25 sq.m.
External area: 151.75 sq.m.
Total area: 335.00 sq.m.

External Area

Separate entrance: 6.50 sq.m.
Garage (2 cars): 45.50 sq.m.
Main entrance: 10.00 sq.m.
Washing area: 6.60 sq.m.
Main terrace: 12.15 sq.m.
Walkway: 4.90 sq.m.
Sun deck: 7.30 sq.m.
Swimming pool: 27.50 sq.m.
Jacuzzi: 5.60 sq.m.
Outdoor shower: 1.20 sq.m.
Sunken seat: 10.60 sq.m.
Garbage room: 1.30 sq.m.
Terrace: 12.60 sq.m.

Inside Area

Living: 26.25 sq.m.
Dining: 18.25 sq.m.
Kitchen: 10.15 sq.m.
Laundry: 6.10 sq.m.
Powder room: 4.00 sq.m.
M&E: 1.50 sq.m.
Storage: 2.30 sq.m.
Master bedroom: 29.00 sq.m.
Master bathroom: 10.25 sq.m.
Bedroom 1: 21.65 sq.m.
Bedroom 2: 20.65 sq.m.
Bathroom 1: 5.95 sq.m.
Bathroom 2: 7.05 sq.m.
Pump room: 5.50 sq.m.

























FLOOR PLAN

GM2

OFF PLAN

Land Plot: 264.00 sq.m.
Bedroom: 3 Bedrooms
3 Bathrooms
Swimming pool size: 7.40 x 3.00 m.

Useable Space:
Inside area: 141.77 sq.m.
External area: 82.23 sq.m.
All area: 224.00 sq.m.

External Area
Separate entrance 0.70 sq.m.
Garage 31.48 sq.m.
Washing area 6.75 sq.m.
Main Terrace, Entra 9.15 sq.m.
Terrace 2.05 sq.m.
Walkway 3.20 sq.m.
Sun deck 5.00 sq.m.
Swimming pool 22.80 sq.m.
Outdoor shower 1.10 sq.m.

Inside Area
Living, Dining 46.40 sq.m.
Kitchen 10.80 sq.m.
Storage M&E 2.90 sq.m.
Master bedroom 17.55 sq.m.
Walk-in closet 5.85 sq.m.
Master bathroom 8.90 sq.m.
Bedroom 1 16.40 sq.m.
Bathroom 1 5.10 sq.m.
Bedroom 2 15.92 sq.m.
Bathroom 2 5.10 sq.m.
Pump room 3.95 sq.m.
Hallway 2.90 sq.m.











FLOOR PLAN

GM3

OFF PLAN

Land Plot: 428.00 sq.m.
Bedroom: 3 Bedrooms
4 Bathrooms
Swimming pool size: 10.00 x 3.50 m.

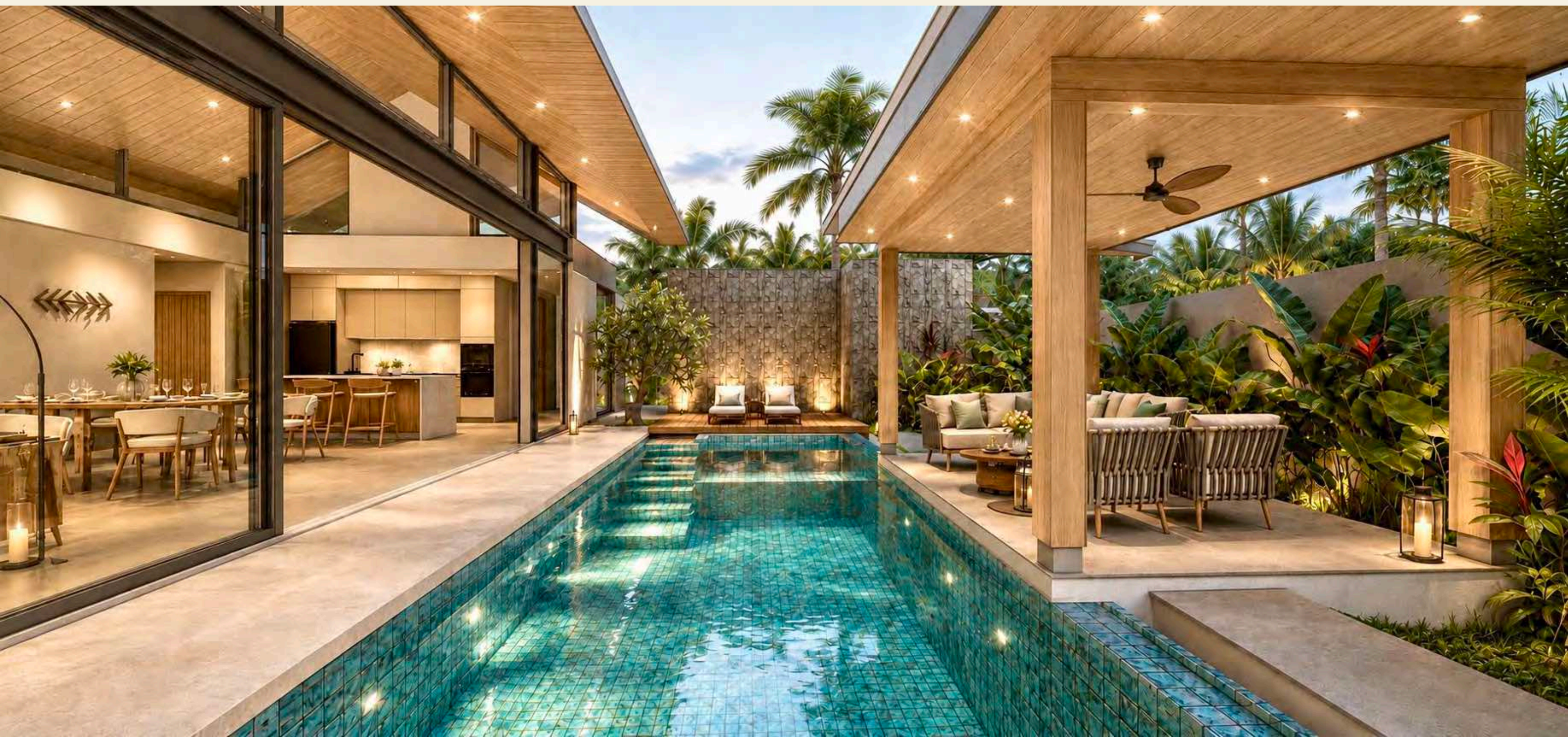
Useable space:
Inside area: 183.85 sq.m.
External area: 152.15 sq.m.
All area: 336.00 sq.m.

External Area		
Separate entrance	2.05	sq.m.
Garage	53.85	sq.m.
Main entrance	3.70	sq.m.
Entrance	1.60	sq.m.
Washing area	1.00	sq.m.
Main terrace	10.20	sq.m.
Sun deck	9.90	sq.m.
Swimming pool	37.35	sq.m.
Jacuzzi	1.25	sq.m.
Terrace	10.65	sq.m.
Outdoor shower	1.70	sq.m.
Walkway	7.70	sq.m.
Sala	11.20	sq.m.

Inside Area		
Living, Dining, Kitchen	67.05	sq.m.
Laundry	3.30	sq.m.
Powder room	3.75	sq.m.
Foyer	4.35	sq.m.
Storage M&E	1.30	sq.m.
Master bedroom	21.10	sq.m.
Walk-in closet	6.30	sq.m.
Master bathroom	12.80	sq.m.
Bedroom 1	29.70	sq.m.
Bathroom 1	5.10	sq.m.
Bedroom 2	20.80	sq.m.
Bathroom 2	4.80	sq.m.
Pump room	3.50	sq.m.



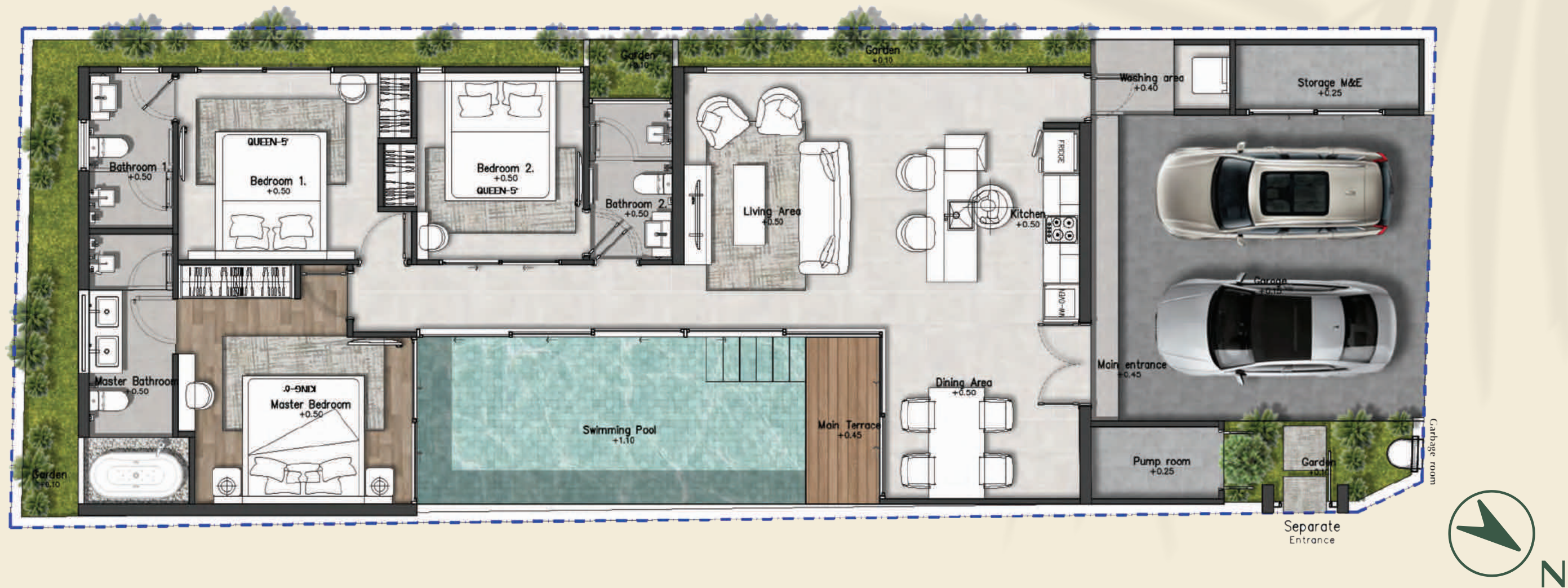












FLOOR PLAN

GM4

OPTION A

OFF PLAN

Land Plot: 227.60 sq.m.

Bedroom: 3 Bedrooms

3 Bathrooms

Swimming pool size: 7.00 x 3.00 m.

Useable space:

Inside area: 126.80 sq.m.

External area: 63.70 sq.m.

All area: 190.50 sq.m.

External Area

Separate entrance 1.20 sq.m.

Garage 30.70 sq.m.

Main entrance 2.75 sq.m.

Washing area 2.50 sq.m.

Main terrace 3.95 sq.m.

Swimming pool 21.00 sq.m.

Garden 1.60 sq.m.

Inside Area

Living, Kitchen, Dining 47.95 sq.m.

Storage M&E 4.75 sq.m.

Master bedroom 1 17.50 sq.m.

Master bathroom 1 9.60 sq.m.

Bedroom 1 14.40 sq.m.

Bathroom 1 5.30 sq.m.

Bedroom 2 11.50 sq.m.

Bathroom 2 4.85 sq.m.

Pump room 3.60 sq.m.

Walkway 7.35 sq.m.



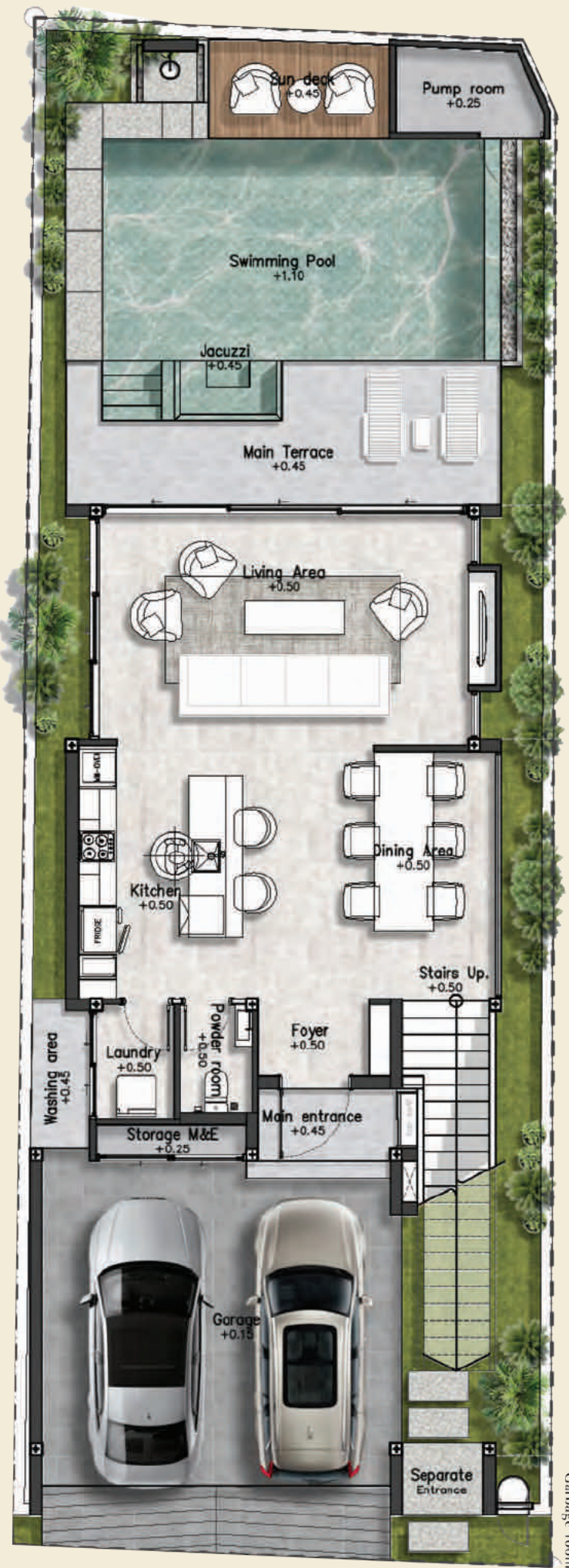












FLOOR PLAN

GM4

OPTION B

OFF PLAN

Land Plot: 227.60 sq.m.
Bedroom: 3 Bedrooms

Swimming pool size: 6.75 x 3.70 m.
4 Bathrooms

Inside area: 166.80 sq.m.
External area: 104.65 sq.m.
All area: 271.45 sq.m.

External Area
Separate entrance 3.60 sq.m.
Garage 39.55 sq.m.
Main entrance 3.80 sq.m.
Washing area 2.50 sq.m.
Main terrace 14.55 sq.m.
Walkway 3.60 sq.m.
Sun deck 4.80 sq.m.
Swimming pool 27.20 sq.m.
Jacuzzi 1.80 sq.m.
Terrace 2.40 sq.m.
Garden 0.85 sq.m.

Inside area
Living 25.35 sq.m.
Kitchen, Dining 31.50 sq.m.
Laundry 2.90 sq.m.
Powder room 2.60 sq.m.
Stairs Up. 8.85 sq.m.
Foyer 3.60 sq.m.
Storage M&E 2.10 sq.m.
Master bedroom 19.20 sq.m.
Walk-in closet 4.75 sq.m.
Master bathroom 11.00 sq.m.
Bedroom 1 14.30 sq.m.
Bathroom 1 5.30 sq.m.
Bedroom 2 15.85 sq.m.
Bathroom 2 4.75 sq.m.
Pump room 4.00 sq.m.
Walkway 10.75 sq.m.

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www

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