



BANYAN TREE
BEACH RESIDENCES
MAZU

INFORMATION BRIEFING

- Overview
- Location
- Site Plan
- Floor Plans
- Schedule of Finishes
- Perspectives
- Owner Privileges
- FAQs



- Five (5) luxury four (4) bedroom pool villas
- Absolute beachfront
- Generous living spaces & ensuite bedrooms featuring luxurious finishes
- Expansive private swimming pool with outdoor seating
- Close proximity to hotels, golf and nearby Boat Avenue / Central Porto de Phuket boutique retail/ dining precinct
- 20 mins from Phuket International Airport

Laguna Phuket



- Asia's multi-awarding winning integrated resort and residential community
- 1,000 acres of tropical parkland fronting 3km of Bangtao beach
- Premium hotels and gated communities
- Vast amenities and facilities (spas, golf course, restaurants and bars, Xana Beach Club, shopping & retail galleries)
- Inter-resort transport and tours operation
- Regular sporting events (Triathlon, Marathon, Singha Phuket Golf Open, Muay Thai Fight)
- Cultural events (National Children's Day, Loy Krathong, food and music festival)

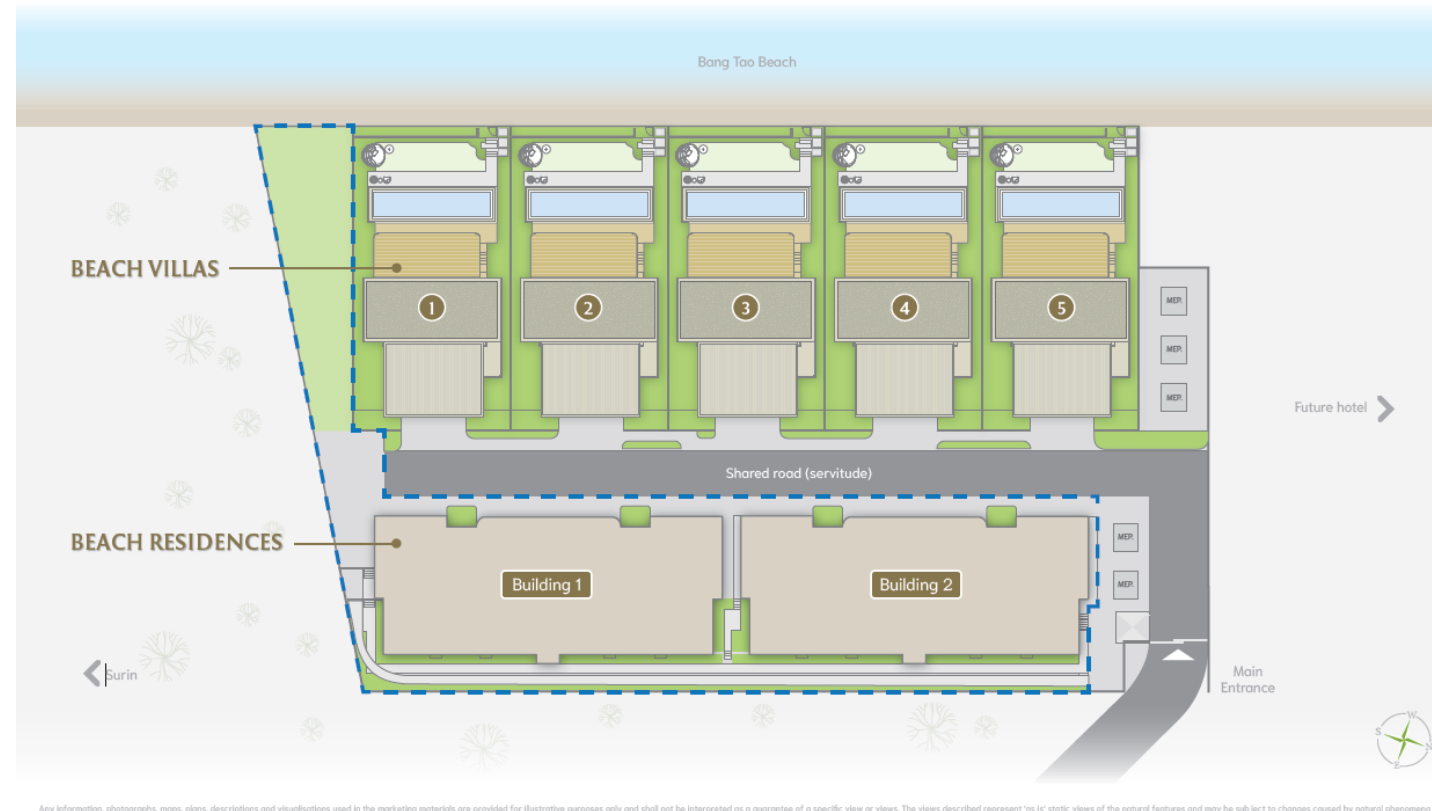
Location



Site Plan

- Four (4) bedrooms and a private swimming pool

No. of Bedrooms	Total Units	Land Area (sqm)	Built up Area (sqm)	Internal Area (sqm)	External Area (sqm)
4	5	560	631	412	219

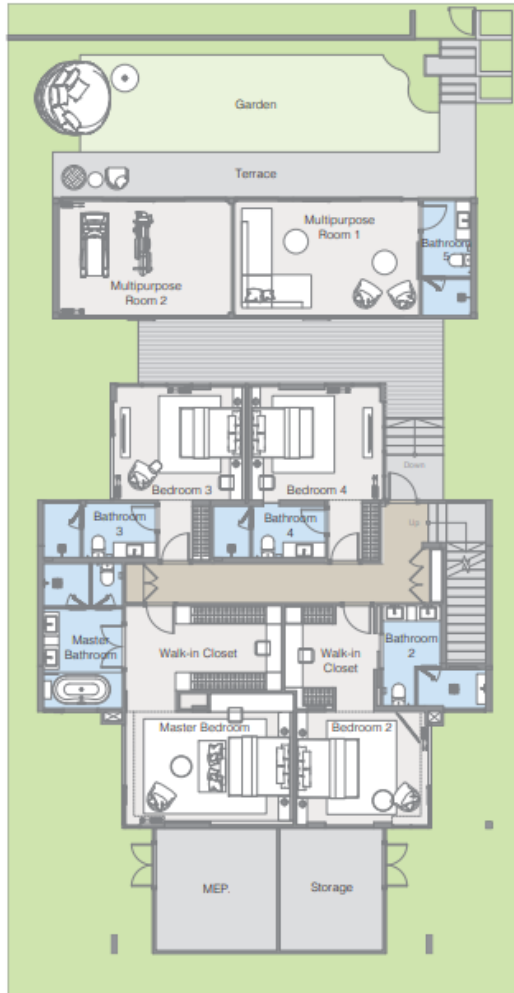


Floor Plan

Internal area : 412 m²
External area : 219 m²
Total area : 631 m²

-  4-bedrooms
-  5.5-bathrooms
-  Living area + Dining area
-  2-Multipurpose rooms
-  2-Private terraces
-  Private pool

LOWER FLOOR



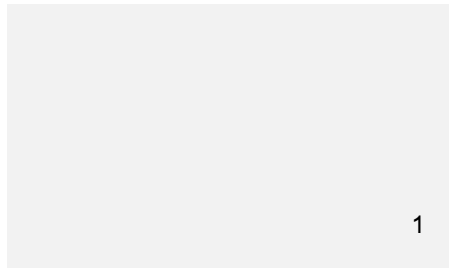
UPPER FLOOR



Schedule of finishes

Villa	
GENERAL	
Internal Walls	Plaster and paint finish / Laminate finish or Equivalent
Internal Ceilings	Gypsum with paint finish / Synthetic wood
Entry Door	Solid core with paint finish or Equivalent
Internal Doors	Hollow core with laminate finishes or Equivalent
Floor	Homogeneous tiles
Lighting	Recessed or surface mounted LED downlights
Air Conditioning	Concealed type
Communication	Data outlet
Television	Data outlet
Cabinet	High moisture resistant board / Melamine finishes or Equivalent
Staircase	Wood finish or Equivalent
Bedrooms	
Floors	Engineered wood or Equivalent
Walls	Wallpaper or Equivalent
Built-in Wadrobes	PB / Melamine or Equivalent
Bathrooms	
Floors	Homogeneous tiles
Walls	Homogeneous tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary Ware	Ceramic wash basin / Toilet / Bathtub
Accessories	Towel rails / Robe hooks / Tissue holders
Hot Water	Storage heater
Shower Screen	Tempered glass
Kitchen	
Sink & Tapware	Stainless steel sink and mixer
Countertop	Solid surface or Equivalent
Joinery / Cabinet	High moisture resistant board / Melamine finishes or Equivalent
Hot Water	Instantaneous water heater
Basic Appliances	Hob / Hood / Microwave / Wine Fridge / Dishwasher
Outdoor Terrace	
Floor	Homogeneous tiles (slip resistant)
Appliances	Outdoor grille / BBQ
External	
External Walls	Plaster and paint finish
Windows & Doors	Aluminium / uPVC
Disclaimer: Any information, photographs, maps, plans, descriptions and visualisations used in the marketing materials are provided for illustrative purposes only and shall not be interpreted as a guarantee of a specific view or views. The views described represent 'as is' static views of the natural features and may be subject to changes caused by natural phenomena and/or human intervention. The plans of the project are not drawn to scale and the final designs may be subject to change.	

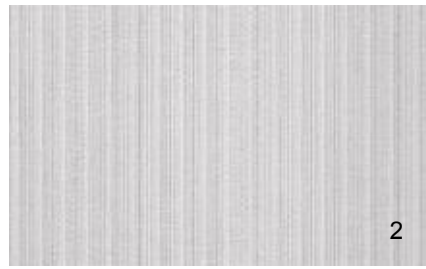
Material selection



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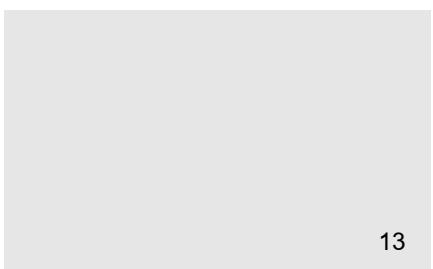
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1. GENERAL AREA - WALL & CEILING

Plaster & paint

2. BEDROOMS - WALL

Wall covering

3. BEDROOMS - FEATURES WALL

Homogeneous tiles or equivalent

4. BEDROOMS - HEADBOARD

Fabric upholstery or equivalent

5. BEDROOMS - FLOOR

Engineered wood

6. BATHROOMS - WALL & FLOOR

Homogeneous tiles

7. BATHROOMS / KITCHEN - COUNTERTOP

Solid surface or equivalent

8. MULTIPURPOSE - WALL

Laminate or equivalent

9. MULTIPURPOSE - FLOOR

Homogeneous tiles

10. LIVING - WALL

Homogeneous tiles or equivalent

11. LIVING / KITCHEN - FLOOR

Homogeneous tiles

12. LIVING / KITCHEN - CEILING

Synthetic wood or equivalent

13. KITCHEN & PANTRY- CABINET

Melamine or equivalent

14. FOYER / BATHROOMS - WARDROBE & CABINET

Melamine or equivalent

15. TERRACE - FLOOR

Homogeneous tiles

Perspectives - Aerial



Perspectives - Aerial



Perspectives (Pool deck)



Perspectives (Pool deck)



Perspectives (Living room)



Perspectives (Master bedroom)



Perspectives (Garden)



Ownership

- Land is available on a leasehold basis. Leases are registered with the government (currently for a maximum period of 30 years as permitted by law) and are renewable. However, the buildings are sold as freehold.
- The cost of land lease renewals will be borne by the lessee according to the contracts.
- According to current Thai Law, non-Thai's are entitled to own the buildings developed upon the land leased by them, but not the land itself. Land will be available for freehold purchase by Thai buyers once a land subdivision is completed.
- Upgrading land from leasehold to freehold title will be available once a land subdivision is completed, provided that the lessee is eligible under relevant Thai laws and regulations to take transfer of and own the land (currently, non-Thai's are prohibited to acquire land on a freehold basis).

Registration

- Approximately 180 days after full payment has been received and construction is complete. We will notify the owner of any documents and fees required for registration

Construction

- Generally, it will take approximately 18 - 24 months to complete construction of the individual property.
- A one year building structure warranty is offered from the date of completion of construction.
- Fixed furnishings (wardrobes, kitchen cabinets and built-in appliances) and landscaping is included. Loose furniture, artworks and amenities are not included but are available to purchase separately.
- The building must be built in accordance with building code and permits as issued by the relevant authorities so no changes to the external areas or structural items are permitted.

Estate management

- Infrastructure and common facilities include:
 - Internal roads, drainage, landscape
 - Utilities (eg water, electricity, communications)
- Services include:
 - 24 hours on-site security & concierge
 - Garbage collection
 - Cleaning and maintenance of infrastructure and common facilities
 - Any other services required for benefit of owners (eg pest control)
- Common area fees estimated at THB 1400 per square wah per year of land area
 - E.g. 560 sqm ~ 140 sq wah x 1400 = ~196,000 per year or ~ THB 16,400 per month
- Special fund THB 100 per square wah per year of land area
 - E.g. 560 sqm ~ 140 sq wah x 100 = ~14,000 per year or ~ THB 1,200 per month
- CAM and special fund invoiced quarterly in advance
- Rates are subject to change

Property management (by Banyan Tree)

- Private Residences
 - Banyan Tree property management service team also provides a full range of property services to individual owners including pool cleaning, gardening, pest control, routine and preventative maintenance, general repairs, housekeeping and other reasonable requests. Rates vary according to the frequency and scope of service.

Rentals

- Private Residences
 - Rental conditions are as follows:

Rental term	Conditions
> 6 months	No restrictions
< 6 months	Exclusively through Laguna Rentals / Banyan Tree
 - Owners are prohibited from advertising, marketing or renting their units for < 6 months other than through exclusive rental services through Laguna Rentals or Banyan Tree
 - Laguna Rentals commission is 10-15% of rental income

Owners benefits

- Sanctuary Club *
 - Complimentary enrollment
 - Discounts and privileges worldwide in resorts, spas and galleries
 - Multi-lingual owner services team
 - Invitations to events including new hotel pre-openings
- Access to Laguna Phuket *
- Access to Laguna Phuket amenities such as shuttle bus, gym, restaurants, spa and resident dedicated beach area
- Dedicated concierge for Banyan Tree Residences

Other benefits

- Golf membership at Laguna Phuket Golf Club
- 3 year Banyan Tree private collection membership

** Terms and conditions apply*

Payment terms

- Option 1 – 100% payable during construction

Construction Payment Term	Of Selling Price
1st Payment upon signing contract	20%
2nd Payment when construction is 25% complete ¹	20%
3rd Payment when construction is 50% complete ²	20%
4th Payment when construction is 75% complete ³	20%
5th Payment upon completion of construction	20%
Total	100%

- Option 2 – 50% payable during construction with 50% deferred payment over 1, 3 or 5 years

Construction Payment Term	Of Selling Price
1st Payment upon signing contract	20%
2nd Payment when construction is 25% complete ¹	10%
3rd Payment when construction is 50% complete ²	10%
4th Payment when construction is 75% complete ³	10%
Post construction payments ⁴	50%

¹ Concrete structure substantially completed

² Roof, brickwork and rendering substantially completed

³ Electrical conduits, pipe work and plastering substantially completed

⁴ Subject to interest

- END -