

“Living by the sea”



The Villa

The Villa in Talaythong Shangrila is a two story with an indoor/outdoor living room, kitchen, several in-suite bathrooms Ready to move in. The Villa having access to approximately 20m private beach/waterfront. The 180 degrees view enable you to experience the feeling of an indoor/outdoor living room over-viewing the private pool and the unique scenery with your own boat parking.



SUPERSTRUCTURE AND BUILDING

Engineered concrete piles and foundation.
Concrete Column and Flat slab concrete floor
Roof and 2 floor pond waterproof coating to floor and wall
Fiber Cement roof tile on Galvanised steel frame

EXTERIOR FINISHES

Skim cement to double cement blocks layer with air gap between for heat insulation.

FLOOR FINISHING

Granite stone for all interior floor
Unslip Ceramic Floor tile for all exterior floor



WINDOWS & DOORS

Powder coat Aluminium sliding doors and windows with mosquito screen frame by Sun paradise (Swiss Engineering).
All interior solid wood doors with special texture design.

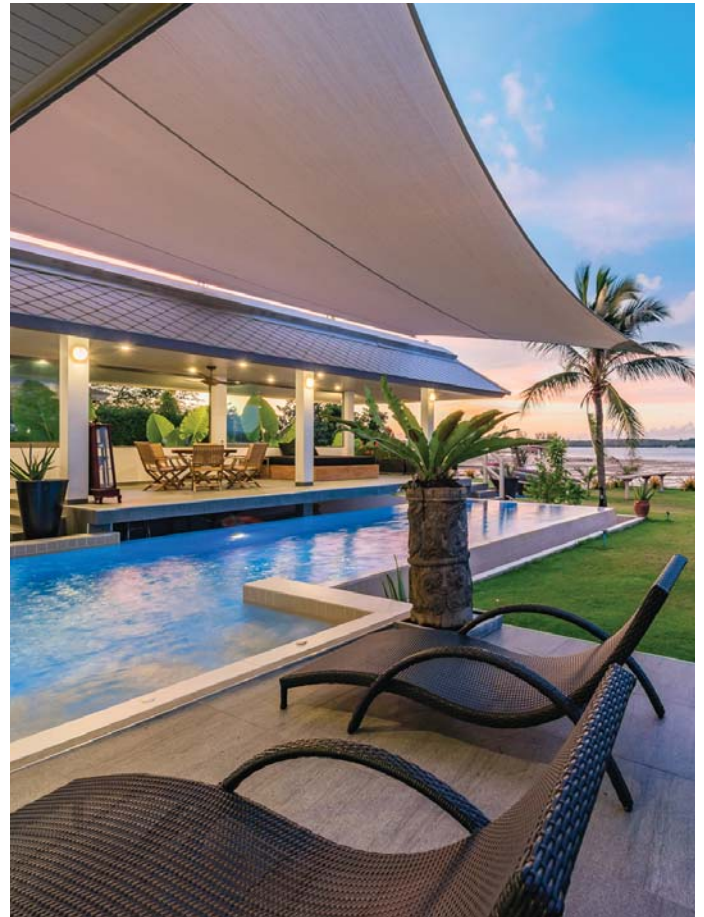
BATHROOMS

Solid Teak wood door and drawer fronts on cabinets.
Mirror and Black granite stone for counter top.
High quality TOTO ceramic sinks and toilets
High quality TOTO faucets and shower heads.
Granite stone surround and frameless fix glass for shower area.
Bathroom hardware includes: toilet paper holder, towel bars.



KITCHEN AND BUILTIN FURNITURE FOR BED ROOMS

Complete Solid teak wood Built in Furniture, Bed, Cupboard, Table include. Solid wood door and drawer fronts to kitchen cabinets with soft close system. High quality appliance such as Hob and Hood, Microwave, Oven by Electrolux, Wine cooler, Ice maker Double BRANKO basin.
Osmosis filter system for drinking water



UNDERGROUND

All air condition, Water pump and filter, Washing machine and drying area are placed in ventilated underground.

ELECTRICAL SYSTEMS

All LED Lighting fixtures to all area.
 Automatic sensor switch and/or timer for exterior lighting.
 Electrical receptacles throughout.
 Fully Aircondition system for all room and useable area.
 Wifi CAT6A cable and plug provide to all room.
 USB charging plug provide to all room.
 CCTV system.

MECHANICAL SYSTEMS

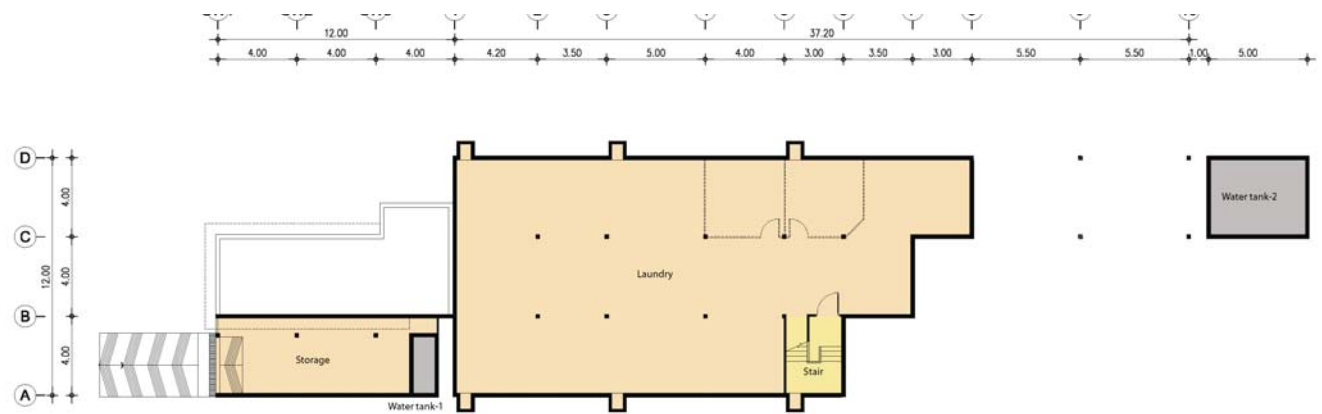
Automatic Gouffon Pump with water filter separate to each floor.
 Individual deep water well with 30 Cu.M underground concrete water tank.
 Heyward pump and filter for swimming pool at 1 Floor pool and roof top Pool.
 Main fresh water 40 cu.m storage from 4 pond on roof.
 Automatic Sliding entry door with remote control.

SITE AMENITIES

The fully landscaped .
 9M. Main road.
 Main fresh water storage 40 cu.m from 4 roof ponds for garden.
 MEA main 3 Phase power supply.
 Public main water supply.
 200 M. long private Platoon provide . Private mooring all year.



LAY - OUT PLAN



BASEMENT FLOOR PLAN

AREA		COMMON AREA	
WATER TANK-1	4.90 SQ.M.	Laundry	256.80 SQ.M.
Storage	40.30 SQ.M.	WATER TANK-2	20.00 SQ.M.
TOTAL	45.20 SQ.M.	Stair	12.00SQ.M.
		TOTAL	288.80 SQ.M.



GROUND FLOOR PLAN

INTERIOR AREA		EXTRA AREA		COMMON AREA	
BEDROOM-1 + TOILET-1	41.30 SQ.M.	Swimming Pool	69.75 SQ.M.	PARKING	61.60 SQ.M.
BEDROOM-2 + TOILET-2	36.20 SQ.M.	Sala	41.75 SQ.M.	ROAD	377.60 SQ.M.
BEDROOM-3 + TOILET-3	28.50 SQ.M.	Walk-way-1	42.70 SQ.M.	Pond	26.10 SQ.M.
Hall, Living, Dining, Kitchen	129.80 SQ.M.	Walk-way-2	59.16 SQ.M.	ENTRANCE	21.85 SQ.M.
Toilet-4	4.25 SQ.M.	Grass Terrace	260.00 SQ.M.	Stair	12.87 SQ.M.
Storage-1	2.50 SQ.M.	TOTAL	473.36 SQ.M.	TOTAL	500.02 SQ.M.
Storage-2	1.20 SQ.M.				
Storage-2	1.20 SQ.M.				
TOTAL	244.95 SQ.M.				



SECOND FLOOR PLAN

INTERIOR AREA

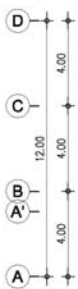
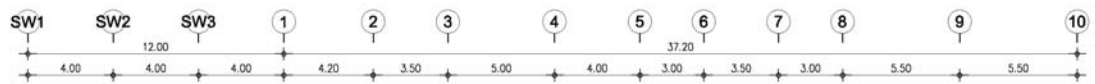
BEDROOM-1 + TOILET-1	29.50 SQ.M.
BEDROOM-2 + TOILET-2	28.13 SQ.M.
BEDROOM-3 + TOILET-3	32.85 SQ.M.
BEDROOM-4 + TOILET-4	38.30 SQ.M.
Hall, Living, Dining, Kitchen	116.92 SQ.M.
Toilet-5	3.96 SQ.M.
Storage	1.90 SQ.M.
TOTAL	251.56 SQ.M.

EXTERIOR AREA

Balcony-1	31.10 SQ.M.
Balcony-2	8.75 SQ.M.
Balcony-3	11.60 SQ.M.
Balcony-4	5.45 SQ.M.
Pond-1	36.60 SQ.M.
Pond-2	32.00 SQ.M.

COMMON AREA

Stair	12.87 SQ.M.
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ROOF FLOOR PLAN

AREA

Terrace	79.80 SQ.M.
Swimming Pool	63.70 SQ.M.
Pond-1	32.85 SQ.M.
Pond-2	151.30 SQ.M.
PUMP ROOM	4.00 SQ.M.
Stair	10.55 SQ.M.
TOTAL	342.20 SQ.M.





Address: Talaythong Shangrila
 Darn Jid Road 238/1 Moo 3 Maikhao,
 Thalang Phuket 83110 Thailand.

Neighbourhood

Hong yok bamrung school	8 min
Mai khao beach	10 min
Phuket yacht haven marina	10 min
Blue canyon country club	15 min
Phuket international airport	15-20 min
UWC Thailand international school	15-20 min
Mission hills phuket golf club	15-20 min
Phra thong temple	20 min
Tesco lotus shopping	20 min
Home Pro	20 min
British International School	30 min
Bangkok hospital phuket	40 min
Phuket town	50 min
Patong beach	1 h 10 min
Promthep cape	1 h 30 min



Talaythong Shangrila Villa

SALE PRICE



Complete Villa

Buy complete villa include built in kitchen and wardrobe , Ready to move in.

Total use and exterior area	2,290 Sq.m.
Total Land Area	1,644 Sq.m.

PRICE: ON REQUEST



The plot include infrastructure as 9 Meter access road. Main Electrical, Fence, Drainage, Platoon, Land fill and retaining wall with boat ramp to the sea.





NOTE



Talaythong Shangrila House








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