

UNIQUE VILLA KATA



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RESIDENTIAL VILLAS

Contact us

AMAZING DEVELOPMENTS CO.,LTD
49/14 BAANDON-CHERNGTALAY RD.,
T. CHERNGTALAY, A. THALANG, PHUKET,
THAILAND 83000



+66 (094) 589 2333 - RUSSIAN, ENGLISH



info@uniquegrouphailand.com



Unique Group Thailand



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LOCATION



Karon beach

Tann Beach Club

Kata Beach

Kata Surf House

Kata Rocks Clubhouse

Nui Beach

Kata Noi Beach

Karon Viewpoint

UNIQUE VILLA KATA

LOCATION MAP





NEARBY

Tann Beach Club 3.2 KM



Kata Beach 2.3 KM



Chalong Pier 4 KM



Kata Rocks 2.8 KM



AT YOUR DOORSTEP



Maybelle's Café 40 M



Santosa Wellness Center 500 M



Oasis Spa 300 M



Kata Thai Cooking Class 450 M



PREVIOUS PROJECTS

UNIQUE VILLA KATA



OZONE CONDOTEL KATA

Condominium with Hotel operation

Completed in 2016

Start operation in 2016

Construction period 2014-2015

Totally 146 apartments

Rooftop infinity pool with spectacular 180-degree
views of Kata Bay

Fully-equipped fitness center

Sold Out



UNIQUE VILLA KATA



PREVIOUS PROJECTS



Aileen Villas

AILEEN VILLAS *PHASE 1*

Completed in 2022

Villa project consisting of 7 villas on the hillside
located in Naithon area

Built under the brand Aileen villas on previous
partnership

Sold Out





PREVIOUS PROJECTS

UNIQUE VILLA NAIHARN

Currently under construction

Completion in February 2024

Villa project consisting of 5 holiday home pool-villas

3 minutes drive to Naiharn beach

Italian brand furnitures

Sold Out



MASTERPLAN



INTERNAL ROAD

VILLA 1

VILLA 2

PUBLIC ROAD

VILLA 3

VILLA 4

INTERNAL ROAD

LAYOUT

Villa 1



Built up area

Living, Dining & Kitchen	90.50 sqm
Master bedroom	34.30 sqm
Bedroom 1	35.30 sqm
Bedroom 2	29.30 sqm
Pool deck	33.00 sqm
Swimming pool	28.40 sqm
Foyer, Parking	40.00 sqm

Total area 290.80 sqm

Land area 403.70 sqm

LAYOUT Villa 2



Built up area

Living, Dining & Kitchen	90.50 sqm
Master bedroom	35.20 sqm
Bedroom 1	35.30 sqm
Bedroom 2	29.30 sqm
Pool deck	33.70 sqm
Swimming pool	31.60 sqm
Foyer, Parking	40.00 sqm

Total area 295.60 sqm

Land area 424.60 sqm

LAYOUT Villa 3



Built up area

1st Floor

Living, Dining & Kitchen	90.50 sqm
Master bedroom	34.30 sqm
Bedroom 1	35.30 sqm
Bedroom 2	29.30 sqm
Pool deck	33.00 sqm
Swimming pool	30.60 sqm
Foyer, Parking	40.00 sqm

2nd Floor

Bedroom 3	32.40 sqm
Balcony, BBQ & Party area	75.00 sqm



Total area 400.40 sqm

Land area 430.90 sqm

LAYOUT

Villa 4



Built up area

1st Floor

Living, Dining & Kitchen	90.50 sqm
Master bedroom	35.20 sqm
Bedroom 1	35.30 sqm
Bedroom 2	29.30 sqm
Pool deck	33.70 sqm
Swimming pool	36.20 sqm
Foyer, Parking	40.00 sqm

2nd Floor

Bedroom 3	32.40 sqm
Balcony, BBQ & Party area	75.00 sqm



Total area 407.60 sqm

Land area 470.90 sqm

VILLA EXTERIOR

UNIQUE VILLA KATA



VILLA EXTERIOR



VILLA EXTERIOR

UNIQUE VILLA KATA



VILLA EXTERIOR



VILLA EXTERIOR

UNIQUE VILLA KATA



VILLA EXTERIOR



INTERIOR LIVING AREA



INTERIOR LIVING AREA



INTERIOR LIVING AREA



INTERIOR KITCHEN



INTERIOR KITCHEN



INTERIOR MASTER BEDROOM



INTERIOR MASTER BEDROOM



INTERIOR MASTER BEDROOM



INTERIOR BATHROOM



INTERIOR BATHROOM



INTERIOR BEDROOM 3



INTERIOR BEDROOM 3





INTERIOR BEDROOM 3

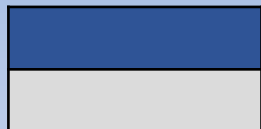


PRICE LIST

No	Bedrooms	Bathrooms	Land size, sqm	Built up area, sqm	Swimming pool, meters	Villa price, THB	Furniture price, THB
Villa 1	3	4	403	290	3.5 x 8	16.9 MB	1.2 MB
Villa 2	3	4	424	295	3.5 x 9	17.8 MB	1.2 MB
Villa 3	4	5	430	400	3.5 x 8	18.9 MB	1.5 MB
Villa 4	4	5	470	407	3.5 x 10	SOLD	

All plots are available to made with 3 or 4 bedrooms

No	Additional payments			
	Common Area Fee, THB (Monthly)	In Villa maintenance, THB (Monthly)	Sinking fund, THB (One time Payment)	Cleaning 1 time / week, THB (Monthly)
Villa 1, 2, 3, 4	3500	5000	56000	3000



Optional payments

Compulsory payments

- Price list above is subject to change anytime without prior notice
- All prices stated in Thai Baht
- Tax and transfer fee Buyer and Seller shall equally share 50:50 all entire fee
- Awning on rooftop is additional payment option
- Jacuzzi on rooftop is additional payment option

Return on Investment

No	Built up area sqm	Pre-Sale price THB	Projected monthly rent	Yearly income	Yearly expenses	Commission monthly	Net yearly income	Net ROI
Villa 1	290	16.9 MB	160,000	1.9 MB	102,000	32,000	1.4 MB	9.03 %
Villa 2	295	17.8 MB	160,000	1.9 MB	102,000	32,000	1.4 MB	8.58 %
Villa 3	400	18.9 MB	180,000	2.1 MB	102,000	36,000	1.6 MB	9.09 %
Villa 2	407	SOLD						

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PAYMENT PLAN

Payment conditions:

Reservation	฿ 200,000
Contract signing (within 30 days)	35%
Finish foundation post	20%
Finish concrete structure	15%
Finish walls & door frames	15%
Floor finishing, painting	10%
Transfer land registration	5%

Construction period is 14 months from the contract payment