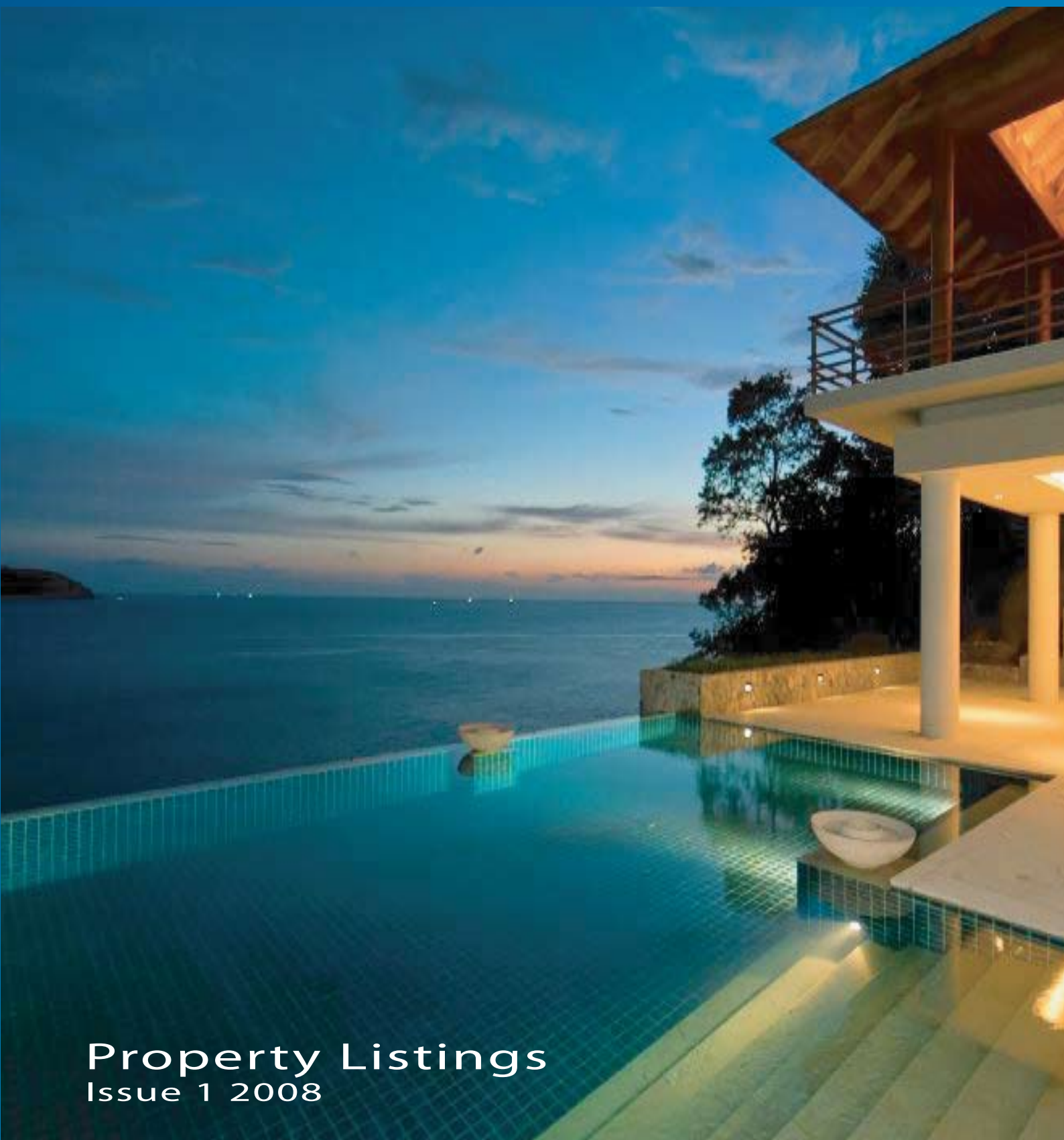




PHUKET LAND

The Blue Book



Property Listings
Issue 1 2008



Phuket Land has been involved in the development and marketing of prime residential properties on Phuket since the early days of the island as a resort destination back in the early 1980s.

Our aims are to provide well-designed properties and affiliated services to potential foreign purchasers interested in this market, whilst promoting through example, an awareness that profitable development need not destroy the local environment, but can build upon and reinforce the qualities and traditions of local life.

Throughout the years the Phuket Land team of qualified local and international staff and associates have gathered a detailed knowledge and understanding of the local market. As such they are well equipped to provide a comprehensive range of services to multi-national clients.



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PHUKET LAND

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Welcome to our “New Improved” The Blue Book

The Blue Book used to contain a comprehensive list of all our properties. Moving forward we have decided to showcase a smaller selection featured within price bands so that our readers can get a clear idea of what you get for your Baht these days. You can, of course, access full listings at www.phuketland.com, but if you are in Phuket we would encourage you to meet with one of our specialist agents.

In addition to the selected price banded listings there are ten featured properties which we feel best meet the criteria of sound title, sound developers, reasonable value and all offer in their own way, something that is unique. It does not mean that these are the only properties that clients should look at, but they are definitely ones that deserve strong consideration.

Land for sale is now covered in a tabular form designed to give readers an overview of land costs in various areas, divisible between ocean front, sea view and no sea view. We have many land plots available in all parts of Phuket and the surrounding coastal provinces, from small residential plots to larger investment / development sites, so do contact us if you are interested in land.

Additional articles include legal, lifestyle and leisure information, including those all important visa and employment questions. To help make your move to Phuket smoother, this issue examines schooling options on the island.

The property market in Thailand proved interesting in 2007 with all the ramifications of the political hiccup, with...democracy, and the resulting issues of ownership rules and regulations. Hopefully all these will be well on the way to being resolved as we move into 2008.

Additionally, land prices have continued to rise with a growing interest from investors and hotel chains. The condominium market is bullish, offering an easy option for buyers and without bringing into question any of the ownership issues, the mid market property purchases of US\$ 1 - 3 m has been slow of late. We anticipate that by the time you read this elections will have passed and new directions will be coming clear. Please feel free to contact us to get the full interpretation of these new guidelines.

Finally, there are strong indications that property financing is on the way. However, it is not at the ‘user friendly’ stage, but there are moves afoot to make borrowing easier and I expect there to be a lot of advances in this area during the coming year.

I hope that you all like the new format and I would really like to hear back from our readers with any comments.

All of us at Phuket Land wish you a great 2008.



Bob Andrews
Managing Director

We are truly independent agents and to maintain our independence we have decided, unlike other publications, that you cannot pay to be featured or advertise in the Blue Book.

Please note listed prices are subject to change, but are correct at time of going to press. Contact us for latest pricing and availability information. We can also provide a price list for the Blue Book in the currency of your choice, just contact us and we will send you a copy right away. Published by Kinnaree Media Marketing Co., Ltd. No part of The Blue Book may be reproduced without prior consent.

Location, location, location

That's what they say the three principles of real estate business are and there is no better example than Dewa Resort and Residences.

Hugging the coast at Nai Yang beach, an area whose profile is increasing at a rapid pace with planned additions such as the Hyatt Regency, the Dewa Resort and Residences are also a short 2.5 km from Phuket International Airport so the location here is perfect for those wishing to pop over for a long weekend from Hong Kong, Singapore or any other Asian city, as it means you can start your break almost as soon as you arrive.

With the famed Blue Canyon and Mission Hills golf clubs both less than 10 km away, you can be on the first tee almost as soon as you arrive. If you prefer bobbing on the waves to putting on the greens, Phuket's major marinas are all within 30 km of Dewa so it wouldn't take long to get out into the ocean air and explore the hidden treasures of Phang-Nga bay. Additionally, with the Sirinath National Park quite literally on your doorstep you will find that natural beauty is never too far away.

That is, of course, if you ever manage to leave Dewa Residence itself!

With the facilities on hand at the Residence and access to the adjoining hotels services at the Dewa Resort, you may find very little reason to travel further than the nearby beach which is a mere 50 meters away. There are pools to cater for all too: a lap pool for the fit and healthy, a splash pool for the kids and a lounging pool for those wishing to set an easier pace to their stay.

Whether you plan to soak up the sun on your terrace or next to the pool doesn't matter as you will find service on hand at every turn.

When you are in the Residences you can order room service or if you desire, cook for yourself. To make it easy for you the Residence can arrange for your grocery shopping to be done, saving time and energy better spent enjoying your holiday.

Other time saving services include renting a car for you, booking a game of golf, or arranging your transport to the airport. This is along with other typical hotel services such as baby-sitting, housekeeping and security, as well as a gym and spa.





- Proximity to Airport: 2.5 km
- Beach: 50 metres
- Unit Size: Up to 120 m²
- Price Range: ThB 8 - 12.6m
- Developer proven track record for rental management
- Surrounded by Sirinath National Park



As an investor one of the most re-assuring aspects of this asset acquisition is that the area is lived in throughout the year. As Lars Ydmark, founder and managing director of Tri-Asia and R&B Partners (holding company for Dewa Resort & Residence) commented, "The proximity of the hotel will maintain a dynamic environment. Also, you will have the convenience of hotel services, yet it's your own privately owned apartment".

Lars brings with him extensive experience in resort development and management, including international experience with the Sheraton, Shangri-La and Accor. He developed his local knowledge through opening and managing Novotel Phuket Resort and then developing Jiva Resort & Spa as well as Grove Gardens as an independent developer. Tri-Asia are well placed to market and manage your property to the highest standard. Tri-Asia along with R&B Partners are the companies that will take over the management of your property in your absence.

If you decide to join the leasing pool you will find two options to choose from. You can go for guaranteed rental return or for optional rentals. R&B Partners

will be responsible for the sales and marketing, the management and the staff to run the operation, while the apartment owner will be accountable for all direct expenses related to the condominium.

A guaranteed return will see a minimum of 6% return on the purchase price of the condominium for up to five years and use of the property is permitted for two, two week sessions between November and May, but not including Christmas and New Year, and an additional month during low season.

In the optional programme you would be expected to give notice of usage months in advance, and returns wouldn't be guaranteed. The later programme would see the generated revenue split with 70% going to the owner and 30% to the resort management.

Alternatively you could make use of the tremendous location and keep it all to yourself to use as a dream holiday home whenever you please.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.



2 Bedroom Apartment in Kamala - ThB 4,452,000

Close To The Beach • Modern Design • Strong Investment Potential

These off-plan apartments will be part of a small, self contained, resort style apartment and villa development in the Kamala area. They will be available at a lock up stage that allows buyers to have full control over built-in furniture, etc. Owners will have access to the relaxation garden, 250 m² swimming pool, fi-tness centre, sauna facilities and other recreational facilities. There are lifts provided in each low rise building and a CCTV security system, key card access and 24 - hour security will be in place. Parking spaces are also provided. Development location and unit design would bene-fit both a stylish lifestyle and healthy rental yields. Unit sales have been brisk.

Ref.#3628



2 Bedroom Apartment in Bang Tao - ThB 5,000,000

Full Resort Facilities • Keenly Priced

A two bedroom, first floor apartment unit in the Bang Tao beach area. This resort unit is available with leasehold ownership. Previously unoccupied, this resale home is located in a four storey development situated within walking distance of Bang Tao beach. The development is family friendly, owners have access to all the facilities and services of the resort, including a restaurant, two bars, a fully equipped gym, steam room and a large swimming pool. The apartment has had eye-catching bathroom and kitchen upgrades. Asking price is ThB 1 million below similar apartments in this development and thus represents very good investment value.

Ref.#3383



1 Bedroom Apartment in Nai Yang - ThB 6,480,000

Across from the Beach • Full Resort Facilities • Family Friendly

Off plan luxury one bedroom condominiums situated within a resort and spa project scheduled for completion in 2008. Less than 100 metres to the peaceful Nai Yang beach, it lies adjacent to the Sirinat National Park making it a perfect family choice. Proximity to the airport (but with no aircraft noise) and Blue Canyon golf courses combine to make this an attractive investment. The project offers all the facilities of a managed resort, including pools, spa, gym, bars and restaurants. Sales here have been very brisk due to the developer's track record and a 6% guaranteed rental return. For full details see page 6.

Ref.#3556



2 Bedroom Apartment in Bang Tao - ThB 6,889,000

Finished Development • Spacious Grounds and Pool

A completed two bedroom fullyfurnished resort apartment at a recently completed, plantation style development in the Layan beach area. It is very close to the unspoilt Layan beach and Sirinat National Park at the northern end of Bang Tao beach. Nearby is the Laguna Phuket resort and golf course, the new Shangri-La hotel and a proposed marina. It is within easy reach of the International Airport. Full management services are available for the benefit of those who wish to either rent their unit or use it residentially.

Ref.#3482





2 Bedroom Apartment in Surin - ThB 7,950,000

Recently Refurbished • Upmarket Location • 600m to the Beach

Located within walking distance of Surin beach, this large two bedroom apartment is part of a modern development. The well designed duplex configuration makes excellent use of the available space. The master bedroom, guest bedroom and en-suite facilities are all on the upper floor, with the open-plan ground floor comprising of living room, a fully equipped kitchen and dining area. The ground floor leads out to a private balcony which overlooks the communal pool area and a scenic lake. All rooms are fully air-conditioned, although a pleasant breeze cools the property year round. Location, design and build quality are all here in this property.

Ref.#3616



2 Bedroom Apartment in Yamu - ThB 8,250,000

Full Resort Facilities • Fully Furnished • Modern Design

A tropical-modern style, fully furnished two bedroom apartment within a resort development on the east coast of Phuket. This spacious unit comprises 95 m² of air-conditioned area plus a 12 m² balcony. The apartments have common access to a roof terrace with views to the east coast islands and surrounding countryside. The project offers both modern comfortable living plus all the facilities of a resort, including swimming pools, professional standard putting and chipping facility, tennis court, barbecue areas, restaurant and bar, massage and sauna, and reception, with 24 - hours security. Suitable as both residential or investment property.

Ref.#3732

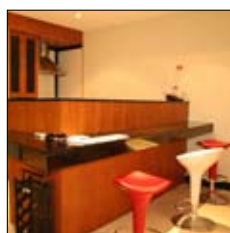


1 Bedroom Apartment in Kata - ThB 9,000,000

Behind the Beach • Boutique Resort • Sea Views

A chic, fully furnished studio unit in an upmarket near oceanfront apartment resort development at Kata beach. The unit has a large living/kitchen area with bathroom and bedroom to the rear. Owners are able to walk directly to the beach within two minutes without having to cross any roads via a private pathway. The development has two pools, a spa, gym, deli and restaurant. Suitable as a great long term singles pad or as a holiday/rental unit. Well above average design, finish and ambience. Sea views out across Kata bay. This unit has already generated a substantial rental yield through private rentals.

Ref.#3649



2 Bedroom Apartment in Bang Tao - ThB 10,000,000

Contemporary Asian Design • Spacious Tropical Gardens

A spacious, fully furnished, two bedroom apartment located at the southern end of beautiful Bang Tao beach. A cool all year round sea-breeze makes air-con optional. Situated within a newly completed low-density development which features an appealing combination of prime location, thoughtful contemporary Asian design and high-quality construction, well-crafted furnishings and lush tropical gardens. Extensive communal facilities including a central free-form pool, additional lap pool and gymnasium, with a first class location near to several of the island's premier hotels and beaches, means that this property would suit either permanent residents or vacation owners.

Ref.#3544

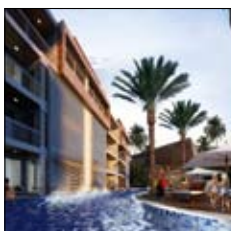




2 Bedroom Apartment in Kamala - ThB 10,950,000

Exceptional Rental Yields • 20m To The Beach

Luxury two bedroom third floor apartment in a low rise development directly opposite the beach. Units feature high ceilings and double glazed window systems. A pool runs the full length of the front of the building incorporating children's areas and a pool bar. These are the only privately owned apartments in this part of peaceful Kamala village. As such rental yields should be as high as any on the island and even with a conservative 50% occupancy a 10% net yield should be easily attainable. Due to location and advance state of build (which is ahead of schedule) these apartments are selling quickly.



Ref.#3735



2 Bedroom Apartment in Rawai - ThB 12,108,120

Includes Yacht Usage • Ocean Front

This off plan, residential beach front resort and spa offers picturesque sea and island views from the south eastern coast of Phuket, with direct access to the water. These spacious, two bedroom apartments will cover 138 m². Modern designs and finishes are a trademark of this project. Bathrooms will feature glazed clay tile wall finishes and terrazzo flooring; kitchens will feature granite work top over built-in timber finish cupboards. Ownership of these units comes complete with the advantage of the use of several facilities such as a speed boat and an 89 foot, fully crewed, luxurious classic sailing yacht.



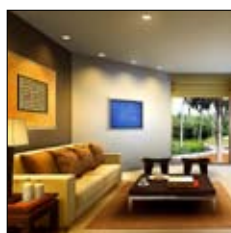
Ref.#3623



2 Bedroom Apartment in Nai Yang - ThB 12,600,000

Across From The Beach • Family Friendly • Full Resort Facilities

Off plan luxury two bedroom condominiums situated within a resort and spa project scheduled for completion in 2008. Less than 100 m to the peaceful Nai Yang beach, it lies adjacent to the Sirinat National Park, making it a perfect family choice. Proximity to the airport (but with no aircraft noise) and Blue Canyon golf courses combine to make this an attractive investment. The project offers all the facilities of a managed resort, including pools, spa, gym, bars and restaurants. Sales here have been very brisk due to the developer's track record and a 6% guaranteed rental return. For full details see page 6.



Ref.#3557



2 Bedroom Apartment in Karon - ThB 14,000,000

Opposite The Beach • International Branded Resort

A quality, ground floor beach front apartment in Karon. It is part of and managed through an internationally branded hotel chain, who take care of both maintenance and letting of the property, ensuring good rental yields. Units have direct access to the beach, surrounding pools and full hotel facilities. Each well-appointed unit showcases two bedrooms, two bathrooms, living/dining area and kitchen. An impressive feature of the design are the floor to ceiling, fully retractable, sliding balcony windows that open the unit up into an outdoor beach front living experience. For full details see page 24.



Ref.#3177



3 Bedroom Apartment in Bang Tao - ThB 16,300,000

Completed Estate • Five Star Location • Quality Finishing

Located in the high end area of Bang Tao beach, these well appointed three bedroom four bathroom condominiums are suitable for either long-term residential usage or as a great holiday getaway. The spacious design features 180 m² of internal space with 70 m² balconies. All bedrooms have en-suite bathrooms, whilst the master bedroom features a dressing room and walk-in wardrobe. The living area is a generous open plan design. The quality of the estate infrastructure, build and finishing are of a high order. For full details see page 42.



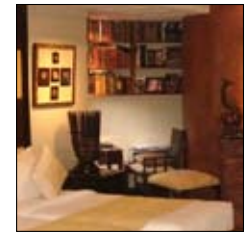
Ref.#2905



2 Bedroom Apartment in Kata - ThB 16,500,000

Behind the Beach • Boutique Resort • Sea Views

A spacious, well appointed apartment offering unobstructed sea views to Kata beach. Part of a quality built oceanfront development. With 210 m² of gross area the property has two large bedrooms with en-suite bathrooms (one with a circular Jacuzzi tub) The expansive central living/dining area opens to a large covered terrace allowing all weather outside living. One bedroom can be 'locked off' to create a separate studio unit if required, with it's own entrance. The development features resort facilities including two pools, restaurant, spa and gym. Owners are only a 100m stroll from Kata beach.



Ref.#3710



2 Bedroom Apartment in Sapam - ThB 17,500,000

Marina Living • Convienient Location • Exclusive Beach Club

This is a luxury, low rise two bedroom condominium unit within Phuket's largest marina development on the island's east coast. Owners within each of the three-building-cluster of condominiums, will enjoy the shared 20m long swimming pool. Lift access to the upper floors, private underground car parking and 24 - hour security is also provided. Foreign freehold ownership is available for this apartment. The marina includes bars, restruants, shops, a professional spa, gymnasium, tennis courts,and free boat service to the marina's own offshore beach club. Ownership gives the right to lease a boat berth in front of the apartment in the marina basin.



Ref.#3577



3 Bedroom Apartment in Bang Tao - ThB 19,450,000

Resort Features • Stunning Garden and Grounds • Tennis Court

A high quality, brand new, three bedroom apartment in the Layan area of Bang Tao beach. Featuring 158 m² of luxurious built-in living space and 64 m² of terrace and balconies. All bedroom suites feature quality bathrooms with marble and granite finishes. The master bedroom features a Jacuzzi tub. All rooms have private terraces, allowing multiple views of the development's tropical gardens and pools, over to the lake, hills and ocean beyond. The project is set in a family friendly garden setting, communal areas include a BBQ area and pool side bar.



Ref.#3702



3 Bedroom Apartment on Bang Tao - ThB 22,450,000

Stunning Garden and Grounds • Ocean Views • Tennis Court

This three bedroom luxury apartment is part of a quality development within striking distance of Layan beach (northern end of Bang Tao beach). Totalling 158 m² of luxurious built-in living space and 64 m² of terraces all apartments feature bedroom suites with quality bathrooms finished in marble and granite. The master bedroom suite has a Jacuzzi tub. All rooms have private terraces, enabling superb views over the gardens and pools, to the hills and ocean beyond. The project comprises of five low rise apartment buildings each containing eight spacious, on this six-acre (13.5 rai) lushly landscaped property.



Ref.#3704



4 Bedroom Apartment in Bang Tao - ThB 26,000,000

Across from the Beach • Five Star Location • Sunset Views

This is a very spacious, west facing, ocean / sunset view residential penthouse at Bang Tao beach. This four bedroom penthouse suite that comes with an impressive roof deck complete with a 7m x 4m private pool. Well situated 100m from Bang Tao beach in an upscale managed estate, with clear sea views and neighboured by the Banyan Tree. This property has the best location of any of the penthouse units on the development. A unique opportunity to acquire a great quality property in a first class location. This unit will come with curtains and fitted furniture whilst soft furnishings and other moveable items will be subject to negotiations.



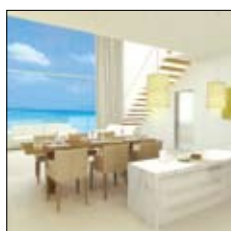
Ref.#3231



3 Bedroom Apartment in Mai Khao - ThB 27,000,000

Close to the Beach • Integrated Resort

These freehold, three bedroom off plan penthouse apartments are located at Mai Khao beach on the north west coast of Phuket. The penthouses will offer great ocean views and will be a short stroll from the beach. They will contain fully fitted European style kitchens and would offer strong investment potential or even a very pleasant residential lifestyle. The development has 500m of beach front on the longest stretch of unspoilt beach on Phuket. Furniture package for this unit is ThB 1.5 million. Rental guarantee of 6% net (including cost of furniture packages) for five years including 60 days personal stay per year.



Ref.#3541

**Register on-line
for access to
full detailed listings**

www.phuketland.com/register



2 Bedroom Condo in Surin - ThB 33,500,000

Foreign Freehold • First Class Location • Sea Views

The last two remaining townhouses at an award-winning development in fashionable Surin have now been completed. Both properties offer panoramic ocean and sunset views over the Amanpuri resort and the Andaman Sea, and are only a few minutes walk from Surin beach. The properties, one of 300 m² and the other of 380 m², are both eligible for foreign freehold ownership. Each property comprises a master suite with ocean-facing Jacuzzi bath, two guest bedrooms/bathrooms and an open plan living/dining area which opens out onto a sun deck with an infinity edge plunge pool and a tropical sala.



Ref.#3765



3 Bedroom Apartment in Kata - ThB 41,775,000

Spectacular Seaviews • Quality Finishing

Nestled atop the hillside above Kata Beach, just a short drive from the white sandy beaches and charming seaside village of Kata, this apartment has stunning views of the Andaman Sea to be enjoyed from the private roof top pool and sun deck. Quality fixtures and fittings are found throughout this much sought after unit. A great location to experience the luxury of tropical island living, all from the comfort of one of Phuket's most exclusive residences. This development is in high demand as to it's location close to the southern end of Kata beach and a wide choice of restaurants, bars or shopping opportunities.



Ref.#3281

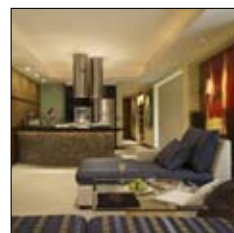
**Read our
Step by Step
Buyers Guide
on page 16**



3 Bedroom Apartment in Kata - ThB 52,000,000

Ocean Views • Close To The Beach • Superb Quality

This penthouse features 340 m² total area and affords uninterrupted ocean views over Kata beach. It comprises three bedrooms with en-suite bathrooms and a multi-purpose room / home theatre. The living room has a curved, 9m wide front window giving outstanding views across Kata Bay. Ceiling heights are over 3m, giving the apartment a bright airy and spacious feel. All rooms are wired to full western standards, and have both plug in and wireless high speed internet connections, and TV connections. The bathrooms have individual hot water storage heaters, giving virtually instant hot water. Quality fixtures and fittings throughout.



Ref.#3747

APARTMENTS - THB 20M+

On the Rocks at Jomchang

Enticing, luxurious villas for the very private investor.

On the West Coast headland of Phuket stands a pair of unique residential developments. High on rocks overlooking the coast, these villas take in the site's rugged terrain, fragrant blossoms, and ocean breezes. Located within the esteemed Jomchang security limits, the oceanfront island home community is in a neighbourhood of unmatched magnificence. With walking access to the secluded 'Blue Coral Beach', here you'll find your sanctuary, your playground, your Phuket home!

Jomchang Two (the second project in the development) has only recently been released onto the market. Complete with European inspired contemporary Thai design, lush green cliff parks, and simply stunning sea views, a very exclusive and private owner can't ask for anything more than the options on offer here.

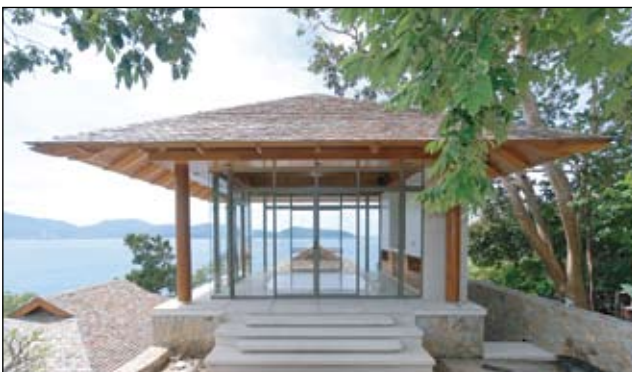
Whether you consider this an addition to your existing property portfolio or the fulfilment of a lifetime dream home, time spent here is an irresistible luxury for theOn



discerning investor and promises rewarding returns. While structural external guidelines are recommended to manage consistency throughout this stunning 42 rai parkland development, investors have a free range for their imagination to run wild on the interior concept.

Ranging from a 25m to 60m cliff elevation depending on plot, and overlooking Thailand's Andaman Sea, Jomchang's second phase is set to become one of the

most exciting coastal developments to be found anywhere in Asia. Phase one of Jomchang included ten bespoke garden villas styled with practicality, nature, and romance in mind. With your choice of design, Jomchang Two boasts fourteen unique luxurious villas set into the cliff side. Whilst each villa has an individual character, floor-to-ceiling windows over three storeys provide unobstructed sea views for all.



- Proximity to Airport: 25km
- Beach: Adjacent by jungle trail to the semi private Blue Coral Beach. Kamala and Patong beaches are close by.
- Unit Size: Up to 1,500 m² of internal and external space. Lot size 1 to 5 rai within a 42 rai landscaped area
- Price Range: Suggested development budgets for lot with a custom villa build US\$ 2.5m and upward.
- Estimated completion time from date of purchase: 2 years.
- Large sites, low density

The choice lies with the investor to work with architects as recommended by the developer from the Jomchang project, or to bring in an external architect of their personal preference. Having completed the first project, the recommended architects have an inside knowledge about the lay of the land, how to work with the elements of nature at the various elevations, and bring ideas and suggestions with them to Jomchang Two. Buyers can have confidence in consistent and attractive designs and high-end build quality of their future home. The location is perfect and the ideals are a match all round.

This luxury neighbourhood represents one of the most significant development sites in Asia, tailored and marketed towards investors globally at executive levels. The sumptuous lifestyle of Jomchang attracted investors from Europe, Singapore and Hong Kong, who would love to own holiday homes in Europe but are put off by the incredible high property prices and low return of established European destinations like London, France, Italy or Spain.

The climate, location, possibilities and opportunities are a match made in heaven at Jomchang Two.

Call Bob Andrews today +66 (0) 81 958 0286 or email jomchang@phuketland.com.

Five Essential Steps to Property Purchase

Buying a property is, for most people, a major lifetime event. While on the surface it's just the simple matter of finding a home that suits you, there are in any property purchase - and more so for one in a foreign country with different laws and languages - a number of issues that may not spring immediately to mind and need to be balanced and weighed before making a final purchase decision.

1. Find a property

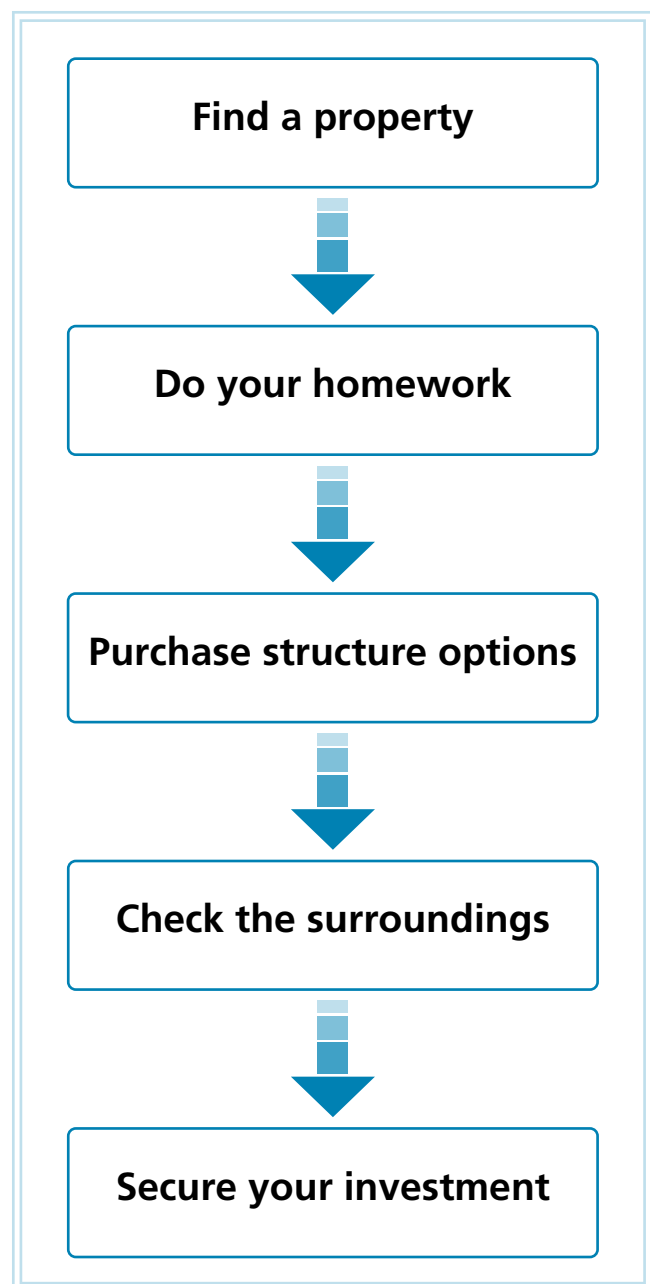
Whilst this will no doubt be a very exciting time, it is also the time to check that the dream home you have selected is the right one for you. Consider how and when the property will be used to ensure that the home fulfills both your practical needs and lifestyle aspirations.

2. Do your homework

Investigate the details related to your potential purchase to discover what you are buying (or more likely leasing). This could be one or a combination of the following: titled land, a partial or fractional interest in a title, a building (as distinct from the land), a condominium (a legal title in itself), or an interest in a company that owns the land.

3. Purchase structure options

Find out what legal purchase structure is offered to you as a foreign buyer. Consider whether the purchase can / should be in your own or a joint name or perhaps through a holding company or whether another vehicle is more advisable to your personal status. Some due diligence over the title and often the owner as well (if he will continue as a party / partner to your purchase interest - if the payment terms are extended) is recommended.



4. Check the surroundings

Access

Physical and legal rights of access for pedestrians, vehicles and utilities should be examined and established.

Infrastructure

What infrastructure is available on/for the property? If none exists, can it be obtained? Who will provide it? Access to mains water, electricity, phone and high speed internet are the main ones to look for.

Location today and tomorrow

The location and view may be stunning today but you must examine what is the potential for your view to be blocked, or a neighbouring plot to be developed that could be detrimental to your property's future enjoyment or value.

Construction

If the land does not include a building, is there an existing construction permit or can one be obtained? Will the vendor directly provide, or otherwise arrange for, construction, as part of the conditions of sale? If not, are you comfortable with building yourself and all that that entails - typically with the assistance of architects and project managers?

Home inspection

If a building already exists then it must be inspected thoroughly. Check to see if the building comes with a vendor's warranty, and if you suspect inadequate build quality then commission a full property survey.

5. Secure your investment

Home loans

While becoming easier, finance is still difficult to secure locally. Some developers offer financing although this is a rarity. You could investigate whether you can get the required financing secured against any overseas assets. Please note that purchase contracts conditional upon financing are not typical, so if required this should be pre-arranged in advance.

Purchase costs and taxes

In addition to the agreed price, look at who has responsibility for payment of the agent's fees, the registration fees, taxes and any other closing costs.

Secure deposit or installment payment

Signing a purchase agreement and registering a lease or property sale at the land office are usually separated by time and installment payments. In the case of a property being built off plan, the time and advance payment can get quite large. Find out what will secure you property and determine how to deal with an unexpected vendor default in that time period.

Foreign exchange rates

In times of financial volatility, or where there are long payment terms, consider carefully the currency in which a contract is expressed and the risk of the cost of your home following fluctuation in exchange rates.

Ongoing operation costs

All properties require regular maintenance and with second homes, usually some degree of management. Will these be looked after by the vendor / common area management company - or will you need to arrange these? Are the stunning architectural details of my dream home likely to stand up well to the local elements?

Potential re-sale costs and taxes

While it may not be your first thought when purchasing, you may consider selling your home in Phuket in the future. Some of the conditions and structures of the purchase can have an impact on your tax exposure on re-sale, not only in Thailand, but also in your home country. A point to note is that Thailand does not have capital gains tax for individuals, but rather assesses all sales, with complex variants for length and method of ownership.

You will find more detailed reviews and analysis of many of the topics outlined above in both past and future issues of the Blue Book, as well as the "Further Reading" section on our website www.phuketland.com

Please note that any of the aforementioned issues are subject to change and there is no "one size fits all" answer. As such, it is recommended that you review and discuss these points with your independent sales agent and or a local legal consultant before making any final purchase decision.

Waterside Delights

The Village represents an investment into endless summer holidays, beachfront living, speedboats and water-toys, good food and fun.



Phuket's only integrated water sports island resort, The Village is located on Coconut (Maphrao) Island just 650m off Phuket's central east coast. The site has a 550m stretch of white sandy beach, complete privacy and security and a scenic location that enjoys a 12 - month season.

The Village is being developed by the same British team responsible for developing Sunsail, the world's leading water sports club and yacht charter holiday company. For 25 years Sunsail Clubs and water sports beach resorts have attracted couples and families with a passion for life, a sense of adventure and enthusiasm for active living.

Developed around the Sunsail model, The Village is the first of its kind in Thailand; a privately owned residential estate configured as a five star water sports resort. The 132, two to five bedroom pool villas all enjoy water-frontage along scenic canals or direct access to the beach. A new addition are 30 apartments called the

Phang Nga apartments, one and two bed with two of them being penthouses, all are sold fully furnished. Add to the package an unparalleled array of sailing and water sports facilities, a private landing pier, 55 berth mooring dock and a land based rack and stack storage facility, to accentuate the waterfront lifestyle concept and aid boating adventures around fantastic Phang Nga Bay or further a field.

The resort amenities include something for all the family; three restaurants with one fine dining venue, bars, convenience shops and boutiques, tennis courts, a day spa, fully equipped fitness centre, and an entertaining kid's club.

Villa owners and resort guests have all these amenities at their disposal; free range to enjoy the great outdoors in one of Asia's most beautiful places. And when the play time is over they can return to the peaceful luxury of their own private pool villa. Phuket's only integrated water sports island resort,



- Proximity to Airport: 35 km
- Beachfront
- Unit Size: Internal space up to 300 m²
- Land plots from 380 to 1,600 m²
- Price Range: Thb 12 - 48m
- Family, safe destination
- Beachfront, excellent for water sports
- Integrated resort
- Value for money

Meticulous effort has gone into ensuring the vast majority of villas enjoy undisturbed sea views. Almost all villas enjoy water frontage either along the man-made canals or with direct beach frontage. The beach is of the postcard variety; squeaky white sand fringed by emerald water and coconut palms. Some of the largest villas sprawl on beachfront plots of up to 1500 m². There is however a variety of smaller beachfront property as well as villas positioned on premium hillside sea view plots.

The pool villa designs capture the views at every opportunity. Experienced architects East West, have embedded a timeless quality into the design through the use of Thai architecture, which helps create harmony between the villas and the natural surroundings. The roofs have been crafted to resemble the traditional Thai longtail boat, in keeping with the waterfront ethos. Western living standards dictated the functionality of the interior design and the plans exhibit attention to the details of living the tropical island lifestyle. Smart designs smooth the transition between indoor-outdoor spaces and incorporate spacious living, dining and entertaining areas, both indoors and beside the swimming pool.

Island properties are uniquely exclusive offering levels of peace, privacy and security that mainland properties cannot match. Access to The Village is limited to residents and resort guests only, via an on-demand water taxi service. The island is just a three minute journey from Phuket's Laem Hin pier and from there a 35 minute drive to Phuket International Airport.

The integrated resort concept translates into a perfect place for your family holidays and significant rental income in your pocket. The developers offer a guaranteed rental yield of 7% over four years, if participating in the rental programme and predict the later phases of the development could return within the area of 8 - 12.6% net. The developers also highlight that capital growth for the island properties could be as much as 15% per year.

For its price point, in the 12 - 48 million baht category, The Village offers great value. The privacy, and security of being an island location, with fast access to Phuket amenities, spacious villas all with private pool, plus all the benefits inherent of owning a part of an integrated resort set to become one of S.E. Asia's best known water-sports destinations.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.



2 Bedroom House in Thalang - ThB 7,150,000

Practical Design • Highly Affordable

These modern style, off plan pool villas are situated in the quiet area of Thalang. The small development with eight villas is only two km from the main Thepkasatri road, a short drive to nearby unspoilt beaches, the Laguna development and within easy reach of the international airport. Designed for all-year round living these properties offer two bedrooms with en-suite bathrooms (a third bedroom is optional), a spacious open plan living / dining room and a fully fitted European style kitchen. Each house comes with landscaped gardens, an infinity-edged plunge pool and a lockable garage.



Ref.#3602



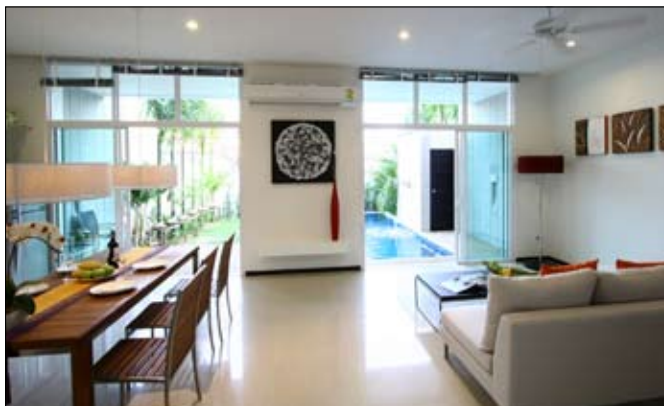
3 Bedroom House in Nai Harn - ThB 8,100,000

Great Value • Swimming Pool • Practical Tropical Living

Affordable off plan Balinese influenced private-pool villas located in the Nai Harn area from one of the island's most established developers. With clean modern designs each villa will comprise a well appointed living areas (123 m² of interior space), an 8.5 x 3m swimming pool and lush tropical landscaping on plots ranging from 512 to 552 m². The developers have considerable design flair and offer very attractive loose furniture packages. A number of options are available including additional bedrooms, upgrades to finishes, etc. A reasonably priced total-care management package (including a holiday rental service) is offered by the developer.



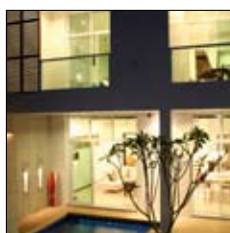
Ref.#2973



2 Bedroom House in Nai Harn - ThB 8,900,000

Freehold Ownership • Swimming Pool

These homes are part of a small, duplex pool condominium development near to Nai Harn beach in the south of the island. 208 m² in size, the design offers open plan living but with an emphasis on privacy. These properties are built and finished to a high standard using good quality materials by a developer with a proven track record and a good eye for detail. These homes can be used as residential or as rental investments. Foreign freehold ownership is still available on some of these quiet, self-contained properties.



Ref.#3644



3 Bedroom House in Kamala - ThB 9,127,500

A Short Drive To The Beach • Swimming Pool

An affordable, ready-to-move into pool villa located in a residential resort in the Kamala area. Centred around a high-ceiling living and dining area with adjacent Western standard fully fitted kitchen, this bright practical design includes three bedrooms with en-suite bathrooms, a separate loft with potential for an office/study which leads onto a shaded roof terrace. Designer matched modern furniture is included in the price. The low maintenance garden features a plunge pool. Total build size is 250 m² sitting on a 342 m² plot.



Ref.#3629



4 Bedroom House in Thalang - ThB 16,000,000

Central Location • Comfortable Family Home

A fine example of a standalone, comfortable family house, situated in a peaceful area of Thalang. The upper floor comprises three bedrooms, two of which have en-suite bathrooms. The ground floor includes a fourth bedroom, open-plan dining room, kitchen and living room. There is also a separate maid's room to the rear of the house. The property is on a spacious plot that incorporates a swimming pool, sun deck, a relaxation sala and well designed tropical landscaping. It is only a short drive to the unspoilt Bang Tao and Layan beaches, and a wide variety of quality restaurants and bars are also nearby.



Ref.#3695



3 Bedroom House in Bang Tao - ThB 18,000,000

Resort Facilities • Secure Branded Investment

These semi-detached, two storey town homes are part of a large resort in the Bang Tao area. The town homes are available in two open-plan designs, featuring a spacious living area enhanced by a private, shaded garden terrace with Thai sala, optional swimming pool and covered parking for two vehicles. Design features three spacious bedrooms, each with individual balconies offering views of the surrounding tropical beauty. They will come with extensive resort privileges for owners, including complimentary golf course membership and a guaranteed 5% return on investment for the first year for those choosing to rent.



Ref.#3062



4 Bedroom House in Sapam - ThB 18,762,500

Close to Bars and Restaurants • Marina Environment

An example of an off-plan home situated within a 40 home residential project located in a marina development on the island's east coast. Four different designs are available within this project, sitting on plots ranging from 600 to 920 m² Average build size for these three bedroom homes is 450 m² The living and dining rooms, master bedroom suite, maids room and laundry area are all on the ground floor. Additional facilities within the marina include access to the sports facilities, including a gym, 50m pool, tennis court and jogging track.



Ref.#2963



3 Bedroom House in Bang Tao - ThB 19,400,000

Family Friendly Community • Swimming Pool • Convenient Location

An example of several villa designs available on this partially completed gated community close to the Laguna Phuket resort and Bang Tao beach. Set in the countryside this peaceful pleasantly landscaped development offers a safe and secure environment for families of all ages. Designed for enjoyable tropical living, each home features a private swimming pool, outdoor patio areas, air-conditioning throughout, three or four bedrooms, European standard bathrooms, spacious modern kitchens, fully fitted with custom built cabinets, top brand name appliances and fittings, good storage areas and private and secure car parking.



Ref.#3565

VILLAS UP TO THB 20M

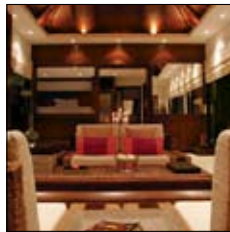


3 Bedroom House in Surin - ThB 20,773,200

Close To Surin and Bang Tao Beaches • Swimming Pool

Three bedroom, single storey contemporary Asian style pool villas are within walking distance of both Surin and Bang Tao beach. The central open plan living area and all bedrooms open onto the pool terrace at the heart of the villa. Each bedroom has its own en-suite facilities and a private relaxation terrace. The master bedroom and open plan living / dining area both have high wooden ceilings and views of the slate featured infinity edged swimming pool and private, enclosed garden. The external stone cladding, garden sala and wooden interior features compliment the style and atmosphere of the home and garden. A separate maid's quarter is included.

Ref.#3455

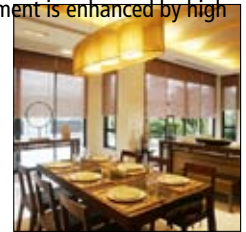


4 Bedroom House in Kathu - ThB 28,400,000

Golf Course Property • Swimming Pool

Bordering directly onto Loch Palm Golf Course in Kathu, this under-construction project offers homes within a secure residential community. Built by a publicly listed developer, the single storey ranch-style villas are available in standard variants as well as customised versions that offer various imported finishing materials and alternative pool designs. The spacious environment is enhanced by high ceilings and large windows offering views onto the golf course. Centrally located on Phuket, the homes are situated very close to the British International School, two marinas. The island's major shopping attractions, including Central Festival and Tesco Lotus,

Ref.#3593



4 Bedroom House in Bang Tao - ThB 28,832,500

Resort Facilities • Golf Membership

An example of a comfortable four bedroom, off plan villa which is located in the latest phase in the area's top residential resort managed development. Villa features include elegant tropical architecture, classy Asian inspired interior design themes, high-ceilinged rooms, lush gardens with private swimming pool and an over-sized master bedroom with walk-in closet. An optional full furniture package is available. The general finishing quality of the property in this phase reflects the international brand name of the developer, ensuring this is a secure investment for the future. Ownership gives golf membership and access to multiple resort facilities.

Ref.#3584



3 Bedroom House in Kalim - ThB 30,000,000

Beach Front • Ocean Views

An absolute beachfront two storey house, which is part of a small development containing five similar homes at Kalim Beach on Patong's north shore. There are two main, well appointed, oversize bedrooms with en-suite bathrooms and a long balcony on the upper floor beach side. The internal ground floor space comprises of an open plan area with a fully fitted European standard kitchen/living/dining area which is complemented by full floor to ceiling glass panels designed to maximise the ocean view. In addition to the enclosed living area the property also has a large covered open air beach front dining/living terrace.

Ref.#3601





2 Bedroom House in Bang Tao - ThB 32,000,000

5-Star Branded Home • Full Resort Facilities

These high quality, off plan, lake view properties are part of an exclusive, well renowned development in the Bang Tao beach area. There is great demand for this type of high quality, investment property, especially those offering modern designs and good views on the west coast of Phuket. This two bedroom unit has full en-suite bathroom facilities and each bedroom has it's own private garden. It's location is a short stroll from the beach and it features a private rooftop plunge pool with good views of a lagoon. For more details see page 48.



Ref.#3713



3 Bedroom House in Kamala - ThB 32,900,000

Ocean Views • Keenly Priced

Modern style, off plan residences are set on the Kamala hillside and offer good ocean views and refreshing breezes. With open plan layout, high ceilings and cool design features these two floor pool villas look set to offer good lifestyle opportunities for the lucky few. They will each be set on various sized land plots with several custom options being offered including a second pool and deck on the lower floor. With an attractive combination of fresh design flexibility, convenient location and ocean views, they will be excellent choices for either residential or investment properties.



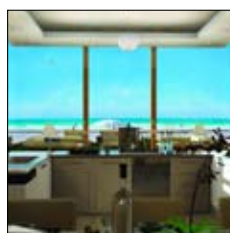
Ref.#3727



3 Bedroom House in Mai Khao - ThB 35,800,000

Beach Front • Integrated Resort

Part of a large mixed usage beach front resort, these sea view 3 bedroom pool villas command great views over unspoilt Mai Khao beach. All bedrooms have en-suite facilities, whilst the open plan living and dining rooms feature unusually high ceilings. Ideal for a family, the development includes a water-park, mini-golf, a 400 room five star branded hotel, full spa and wellness facilities. Situated within access to the international airport the project, lead by an international developer, has been selling very well, and construction progress has also been to schedule.



Ref.#3656



4 Bedroom House in Bang Tao - ThB 39,000,000

Convenient Location • Swimming Pool

This large, well designed four bedroom villa is located within a fully finished, quality Bang Tao estate. Comprising of a spacious foyer, open plan dining and living area and fully fitted European standard kitchen. This charming residence boasts several quality features including high quality wooden floors, window frames, bathroom and kitchen fittings and boasts modern tropical furnishings. The estate facilities include 24 - hour security, a common clubhouse, tennis court and swimming pool (in addition to each villas private pool and Jacuzzi tub.) Full villa management services are also available. The proposed monthly maintenance charges are in the order of ThB 26,000.



Ref.#3683

VILLAS ThB 20-40M

Contemporary Comfort

A new residence development in Karon; do your own thing or go with the wisdom of crowds. Either way, it's a smart move.

Popular as a family friendly and small community, Karon is a desired location for vacation homes. With a "laid-back" attitude some people call it chilled, while others call it cool, but all agree Karon is a beautiful place to live or visit.

Situated in the heart of this vibrant neighbourhood, residence units at the luxurious Mövenpick Hotel and Spa are a fine example of quintessential coastal life. While practical for all the family, elegance and sophistication merge with quality contemporary Thai-style decoration. The novelty factor: it comes with an on-site butler to attend your every need. The fridge will be stocked for your arrival according to your prepared list of

requirements, reservations made at your favourite restaurant, your favourite drink delivered at the time your Butler senses you need it. You name it and James will take care of you. On call 24 hours of the day, this unique selling point is more than a dinner table conversation; it's a personal friend waiting for you to return again and again.

Located on the southwest coast of Phuket, Karon is commonly referred to as the "softest sand" on the island by local Thais. The property is located on the seafront, adjacent to the hotel's own Resort and Spa facilities. The 30 exclusive apartments are ready for immediate occupancy and come fully furnished.



On dazzling beaches, in the infinity pool, or on your own private oceanview balcony of your stylish new residence, you can soak up the sun as you relax. Enjoy the sea breeze as you take a quiet stroll down the miles of soft beach. Stop and build a sand castle, join a game of volleyball or just watch the waves lap the shore. There is something for all the family, including a fully equipped and supervised children's centre at the hotel or a gym and spa for the grown-ups. Leave the little darlings while you stroll to the shops, trendy restaurants, nightlife and sporting venues. When guests drop in, the Mövenpick Residences offers the finest in meeting facilities, amenities, and the quality services associated with a five star, globally recognised hospitality brand name.

When unoccupied, you have the option to make your living space available through the hotel's rental program and see a return on your investment through a collective pool system. Whether you opt to do your own thing and keep the apartment all to yourself, or join the wisdom of crowds entering the pooling system, this investment will see all the returns you are looking for

and keep your apartment to a standard you expect. Each residence features two comfortable bedrooms, chic bathrooms, a private kitchen space for self-catering (if you choose not to indulge in a scrumptious meal prepared by one of the hotel's staff chefs in the privacy of your apartment), and elegant living and dining areas with quality craftsmanship and superb finishes throughout.

From sunrise to sunset you can enjoy great landscapes and wide-open spaces designed by internationally renowned architect, interior and landscaper designer Bill Bensley. Spend time with family and friends to enjoy poolside gatherings, picnics on the beach, exciting water sports and breathtaking sunsets over the glistening waters of the Andaman Sea. The Residences provide everything you and your family could need, and more, in a vacation retreat. Enjoy the beauty, tranquility, and relaxing family fun in the surf and sand! Wouldn't you want to hold the key too?

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.



- Distance to Airport: 50 km
- Proximity to beach: 20 metres
- Unit size: 125 m²
- Price range: ThB 14 - 17m
- Personal Butler service
- Lush Tropical Landscaping
- Waterfront Infinity Pool
- Access to hotel facilities and childcare services
- TukTuk services complimentary within the entire hotel grounds





3 Bedroom House in Kalim - ThB 42,000,000

Walking Distance To The Beach • Ocean Views

This large, quality villa is located high up on the hillside at the northern end of Patong bay and affords great ocean views. It comprises of a spacious open plan living / dining room and fully fitted European standard kitchen on the upper floor with vaulted ceilings and a large outside terrace. The lower floor is complete with three bedroom suites and another large open terrace that includes the pool and landscaped garden. The house is semi-detached and part of a quality hillside estate that has appreciated well and has a good safe reputation.



Ref.#3684



3 Bedroom House in Yamu - ThB 47,000,000

A Stones Throw From The Beach • Swimming Pool

This house is part of the development on the Yamu peninsula, located on the North East coast of Phuket. This spacious, off plan, ultramodern style house will be light, airy and promote the experience of outside living. The house comprises of three main bedrooms with en-suite facilities. The kitchen and dining room are integrated as a large area and the living room overlooks the private swimming pool and large terrace. It is designed with many exciting features such as ceiling to floor glass panel walls, classical rice-barge style roofs, Jacuzzi plunge pools and water feature entrances.



Ref.#3432



4 Bedroom House in Bang Tao - ThB 52,500,000

A Short Drive To The Beach • Swimming Pool

This impressive, luxury residence is located within a much sought after, exclusive gated community, close to the Laguna Phuket resort. It comprises of 4 large en-suite bedrooms, including a separate guest suite. The master bedroom features a vaulted ceiling, Jacuzzi tub and full walk-in dressing room. The property has a tropical colonial influence with marble floors in the lounge and dining area and also features a state-of-the-art audio / visual system. The outdoor sala, garden, BBQ, water-feature and swimming pool area combine to complement the whole property. There is 24 - hour security, a common clubhouse, tennis court and communal lap-pool.



Ref.#3465



5 Bedroom House in Kamala - ThB 62,900,000

Sea View • First Class Finishing

A recently refurbished, luxury villa located in Kamala at the top of a well established Kamala, managed estate overlooking Patong Bay. The villa features five main bedrooms all with en-suite bathrooms, located on the ground floor pool terrace level. The upper floor has a large living room and quality open plan Western standard kitchen. Ideal for out door living, the spacious terrace area, which affords wonderful panoramic views south-westwards over Patong bay, features a covered sala, BBQ area and free-form swimming pool. Situated only 4km from Patong, thus making it is very easy to drive to the entertainment.



Ref.#3744



1 Bedroom House in Yamu - ThB 63,875,000

Philip Starck Designed • Branded Hotel

For buyers seeking a high annual rental return and access to some of Asia's most exclusive lifestyle, discover ultra-modern villas designed by world-renowned architect Philippe Starck. As part of a high-end branded hotel on the tip of Cape Yamu which is destined to become one of the region's most sought-after getaways, owner's will receive 45 days access per year. Hotel facilities include a private marina, wine cave, chocolate room, the island's longest swimming pool, 24-hour butler service and a state-of-the-art recording studio. Totally private, yet located a mere 20km from the international airport. For more details see page 38.

Ref.#3749



4 Bedroom House in Kata - ThB 75,000,000

Ocean Front • Large Outdoor Area • Good Privacy

This is a high quality, four bedroom direct ocean front Balinese style villa in an exclusive Kata beach development. The villa is of a modular layout and consists of four separate pavilions to give each bedroom maximum privacy. The design takes full advantage of the proximity to the sea and is complemented by the spacious pool terrace that provides plenty of outside living space. Most rooms feature large balconies, floor to ceiling windows, and high ceilings. Carefully landscaped gardens frame the sea view while providing absolute privacy from neighbouring villas. All the doors and windows slide back into the walls giving a very open, spacious feeling.

Ref.#3374



4 Bedroom House in Mai Khao - ThB 76,500,000

Beach Front • Integrated Resort

Part of a large mixed usage beach front resort, these off plan sea view four bedroom pool villas command great views over unspoilt Mai Khao beach. All bedrooms have en-suite facilities, whilst the open plan living and dining rooms feature unusually high ceilings. Ideal for a family, the development includes a water-park, mini-golf, a 400 room five star branded hotel, full spa and wellness facilities. Situated within access to the international airport the project, lead by an international developer, has been selling very well, and construction progress has also been to schedule. The development has been declared ecologically friendly and has been awarded accordingly.

Ref.#3655



4 Bedroom House in Patong - ThB 77,250,000

Close To The Nightlife • Panoramic Sea Views

A well appointed, newly built detached ocean view pool villa within a premium managed estate on the outskirts of Patong. This villa occupies the prime site within the development and has magnificent views across Patong bay and out to sea. The villa has two floors with main living, dining and kitchen rooms on the upper floor and four bedrooms on the ground floor. The estate has a large common pool with sun deck and gym and is fully managed for easy rentals and villa care. It is also within walking distance to the beach and Patong.

Ref.#3641



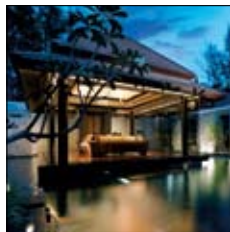
VILLAS THB 40-80M



2 Bedroom House in Bang Tao - ThB 87,500,000

5-Star Branded Product • Guaranteed Rental Returns

These are true luxury, double pool villas located within an exclusive Bang Tao resort hotel. They are designed with intimate style, each villa features two pools, a formal dining area and a pool fronted, spacious living room. Two generous bedroom suites are styled for seclusion and luxury and come complete with an outdoor shower, Jacuzzi, relaxation sala and pool terrace. The master suite features and is surrounded by it's own, totally private swimming pool. Owners will receive up to 60 days of complimentary usage per annum and a guaranteed rental return of 6% for the first two years of ownership.



Ref.#3698



4 Bedroom House in Kamala - ThB 90,000,000

Ocean Views • Low Density

Jom Chang is a stunning, low density, exclusive headland villa estate on the West Coast of Phuket. The off-plan development features only ten luxury villas on 35 rai and is perched on the Kamala headland, at the most prestigious point of the Millionaire's Mile. The price quoted is a guideline for a minimum price for a land plot with the addition of a stunning villa. There are larger land plots still available. The actual price of the villa will depend on the buyer's design, and his choice of construction, and finishing, materials. The buyers will finish the design and construction of their dream villa, within certain guidelines. For full details see page 14.



Ref.#3745



5 Bedroom House in Surin - ThB 100,000,000

Ocean Views • First Class Location

With an elevated Surin beach hillside location, this substantial, modern Thai influenced pool villa affords picturesque west coast ocean and coastal views. This quality, Thai pavilion style villa is presented over three stories and features five main bedrooms with en-suite bathrooms designed to a spacious professional standard, fully fitted kitchen that adjoins the formal dining room on the upper floor. The middle floor includes the master bedroom that boasts it's own Jacuzzi tub and overlooks the pool. There are shiny wooden floors and vaulted ceilings in most of the main rooms. For more details see page 44.



Ref.#3753



4 Bedroom House in Ao Po - ThB 110,000,000

Luxury Brand • Private Marina

These modern residences are part of an ultra exclusive, private island marina development off the east coast of Phuket. The 28 modern tropical Residences will be located on the west coast of the island enjoying spectacular sea views, some with direct beach access. The Residences occupy premium land plots sized from 1600 m² commanding on average more than 40m ocean frontage. The island is wholly controlled by a top-end hotel group who will incorporate both six star pool villa and spa hotel and exclusive marina facilities. The Residences will be under constant 24 - hour security. For full details see page 34.



Ref.#3751



3 Bedroom House in Yamu - ThB 120,000,000

Beach Front • Swimming Pool

This large off plan, three bedroom Asian styled, beach front villa will be located at the unspoilt Yamu peninsula development on the east coast of Phuket. It has been custom planned and jointly designed by Jean Michel Gathy and Phillipe Starck. Plots here are mainly on gently sloping or level lots of minimum two rai size, within a private managed estate of the utmost quality and class. Exterior finishes will remain constant with clients choosing their own configurations and interior design package. Location is optimal for airport, international school, yachting and golfing access.



Ref.#2878



6 Bedroom House in Bang Tao - ThB 160,000,000

Absolute Beach Front • 5-Star Neighbourhood

An absolute beachfront location and a fresh, functional design, these off plan pool villas are ideally situated to the tropical lifestyle on Bang Tao beach. This exclusive development will only offer eight spacious beach front villas with elegant designs and full custom luxury options that will blend into and take full advantage of the unspoilt beach environment. These properties look set to make substantial capital gains and will become both exceptional lifestyle homes and the ultimate in modern beachfront investments and the development will include another eight garden villas, set back slightly from the beach. For details see page 32.



Ref.#3742



5 Bedroom House in Kamala - ThB 240,000,000

Walking Distance To The Beach • Swimming Pool

This expansive, cliff top mansion offers dramatic ocean views from the coastline of a Kamala headland. There are five spacious, ocean view, main bedrooms with en-suite bathrooms, a fully fitted and equipped European style kitchen and large formal conference / dining room. There are extra rooms intended as gym (already mirrored), study and entertainment rooms. This home features smart home technology that is found throughout the property. The low maintenance garden includes lawn area, tropical planters, numerous pleasant water features, Jacuzzi, a sala and large infinity edge pool from which to enjoy the sunset accompanied by the underwater sound system.



Ref.#3441

**For more information
or to register your
property for sale**

CONTACT

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bluebook@phuketland.com

VILLAS ThB 80M+

Is it now ok for foreigners to own land via a Thai company?

John Howard, Managing Director of Thailand's oldest, and leading Phuket law firm Tilleke and Gibbins International suggests, the answer to that question is categorically no.

"There has been a misperception over the past years and even before the 2006 government directives that it is OK for foreigners to own land by way of a Thai company, where, for example, foreigners have 49% of the shareholding in the company and Thai's the balance of 51%, with those Thai shareholders being nominees or persons with no direct interest in the company or the asset the company is acquiring".

It is a common misnomer among many prospective foreign buyers to believe that they can secure effective ownership of land in Thailand by means of a minority shareholding in a company, backed by preferential voting rights and supported by a majority of Thai nominee shareholders. In reality this often proposed method of ownership has never been legal, something which stems purely from the prohibited use of nominee's. As John clarifies, "Thai law requires a minimum of seven promoters or shareholders to incorporate a company. While the law does not define the term "nominee", Thai nationals that in essence 'make up the numbers' for this required shareholding have always been at risk of criminal prosecution, as indeed are the foreign shareholders".

This issue is not about control of the company, whether by preferential voting rights or other means, but rather, as John indicates, "about Thai nationals being used as a front to do something they are not allowed to do. I am not aware of any proposal by either the current government or indeed any political party to allow for nominee shareholders".

So is it legal for a foreigner to acquire land by using the vehicle of an incorporated company in Thailand? It is, provided that you remain within the law. There is currently no law stating that preferential voting rights are illegal, "while the past use of nominee shareholders

is still illegal, a foreign minority owned Thai company that does not have nominee Thai shareholders remains a legal vehicle capable of owning land" says John. Indeed even if preferential shareholder voting was a basis to deem a company as 'alien', the same result can usually be achieved by amending the quorum requirements.

Of course this entire issue relates solely to land ownership, as it always has been and still remains perfectly legal for foreigners to directly own the physical structure of a building without encumbrance, be it a villa, a commercial building or any other type of structure. However, as John suggests, the reality is that "this could be seen to be a distinction without a difference as in most cases the building goes with the land".

Foreigners can of course register the freehold quota of a condominium development in their own name, and the market is now quite accepting of land acquisition via long term leases. "These leases are registered for 30 year periods with renewals provided for in the contract documents. A carefully crafted lease to cater for survivorship and over market value buy back should the lease not be renewed for any reason, can go a long way to protecting a foreign lessee of land" says John.

With new democratic elections fast appearing on the horizon, the Democrat Party has also stated that it will do away with the current 30% capital control mechanism, which imposes a 30% withholding, or mandatory reserve on capital inflows brought into Thailand. Whilst this does not apply to a property investment, the significance of such a measure for the property market has been apparent. "The significance in the proposal was not so much in the detail but rather as regards the image or perception that it created in the foreign investment community. Foreign money looks for a level playing field and exchange control mechanisms are viewed as not compatible with the current globalisation trends" John concludes.



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Employment & Visa FAQs

1. Can I start my own business in Thailand?

Yes. There are different ways to do it but the processes are all quite similar. The types of business arrangement provided for under Thai law include sole proprietorships, partnerships, branch offices, limited companies and public companies, and the type of business all depends on which type of business the investor wants to do.

2. How much do I need to invest?

You will need to invest a minimum of ThB two million to capitalise the company. You will then need to take in costs such as company registration, setting up an office, employing accountants and lawyers.

3. How long will it take to set up?

The process of company registration, work permit and obtaining visas usually takes between four and eight weeks.

4. How many people can I employ?

For each ThB two million in registered capital, the government will issue one work permit. Four Thai employees must also be on the payroll.

5. What taxes do I have to pay?

You will be liable for personal income tax and if you have your own company, corporate income tax. Personal income tax ranges from five to 37%, while corporate income tax is 30% of net profits.

6. I only intend to visit my property a few times a year. What kind of visa do I need?

You have two options:

- (1) Many foreign nationals are eligible to apply for visa on arrival (VOA) at any of 24 designated checkpoints in Thailand, including, of course, all international airports. Currently nationals of 20 countries are eligible under this scheme. You can see the list of such countries on the website (www.mfa.go.th). With visa on arrival, you would be granted a stay of a period of not exceeding 15 days, but you must have a passport valid for at least six months. 40 other nationalities are exempt from requiring a visa and can stay in the country for up to 30 days, and this visa is issued at the point of entry.
- (2) In your country of origin you may apply for a Thai tourist visa at a Thai Embassy or consulate. In such case, you would be permitted to stay in Thailand for 30 days or 60 days, depending on the agreement with your own country. This length of stay on this visa can usually be extended.

7. I plan to be on Phuket for most of the year, and also do business from there too. What kind of visa do I need?

You can apply for a 1 year or 3 year multiple entry business visa which would allow you to travel to Thailand as frequently as you want while the visa remains valid, and you would be permitted to stay for a period of not exceeding 90 days on each visit. However, there are some differences between each of these visas. Foreigners who wish to work, conduct business or undertake investment activities in Thailand must apply for

a Non-Immigrant Visa. There are different types of visa and these include business visa Category "B", business approved visa Category "B - A" and investment and business visa Category "IB". Holders of this type of visa wishing to work in Thailand must be granted a work permit before starting work. Foreigners who wish to visit Thailand for business purposes only may apply for a three-year Non Immigrant Visa "B". This type of visa may be issued to businessmen for multiple-entries and is valid for three years. It allows the holder to visit Thailand as often as required for as long as the visa remains valid and allows holder to stay in Thailand for a period of not more than 90 days during each visit. Employment of any kind is strictly prohibited for holders of such visa.

8. I have retired and see Phuket as the ideal place to spend my retirement. What kind of visa do I need?

There is special visa called Non-immigrant "O - A" (Long Stay). Foreigners who are fifty years of age or older who wish to stay in Thailand for a long period and do not have any intention to work in the Kingdom may apply for such visa at the Royal Thai Embassy or Royal Thai Consulate-General in their respective country. The holder of "O - A" visa is allowed to stay in Thailand for one year from the date of first entry, and is also able to apply for an extension of stay afterwards. Applicants must show evidence of a sum of ThB 800,000 in a Thai bank or an income of not less than ThB 65,000 per month, or a combination of balance in the bank and a monthly income.

9. I have a family and we will live on Phuket full time. Do my children need visas?

Assuming you are living here and have a work permit, both children should enter the country with non-immigrant "O" visas. If the child is of school age, a non-immigrant "E" (education) visa will be issued for an extended stay of one year. If the child is pre - school age then the non immigrant "O" visa is valid for 90 days. Getting a multiple entry visa may simplify things when entering and re-entering the country but children of this age do not have to pay overstay fees and are not required to leave the country every 90 days.

10. Can I get the correct visa after I arrive in Thailand?

It is best to apply for the visa before arriving in Thailand at either a Royal Thai Embassy or Royal Thai Consulate General in your own country. However, if you haven't done this before coming to Thailand it is possible to take a trip to a nearby country to get the correct visa. Popular destinations include Kuala Lumpur, Penang and Singapore. This trip takes a few days and means overnight stays in whichever city you decide to visit.

Thai National Holidays 2008			
1 January	New Years Day	17 July	Asarnha Bucha Day
21 February	Makha Bucha	12 August	HM The Queen's Birthday
7 April	Chakri Day	23 October	Chulalongkorn Day
13-16 April	Songkran	5 December	H.M. King's Birthday
1 May	National Labour Day	10 December	Constitution Day
5 May	Coronation Day	31 December	New Years Eve
19 May	Visakha Bucha Day		

All information correct at time of going to print.
Sources: www.mfa.go.th, www.thaivisa.com, www.thaiall.com

Relaxed Sophistication

Savour the moments of the ultimate island home...Saisawan.



It starts with finding a perfect coastline where a warm sun brings all of nature's most brilliant colours into focus. You heed the call of the sea - the uninterrupted views, the refreshing smell of the ocean, the sound of waves breaking and the constant light breeze that takes away the heat of the day. Add the sense of peace when walking through the trees or sitting by the ocean, and the exhilaration and enjoyment of relaxing and entertaining in your own luxury villa in this same environment...hold that thought, because it's exactly what Saisawan provides.

Saisawan is the only private luxury residential development directly on the beach in this exclusive West coast area - a five kilometer beach shared with the Banyan Tree Resort and Spa, Sheraton Hotel, and the soon to be completed Shangri-la Hotel. It is the ultimate beach front property with no road between the development and the sea.

Whether you prefer to be directly on the water or surrounded by greenery, Saisawan offers owners an exclusive home in harmony with nature. Saisawan could

be your preferred place year after year...with potential to re-sell it for a high return if you wish, but our guess is you will want to hold on to it and enjoy with family and friends.

Offering everything except the 5 stars assigned to high-end resorts, Saisawan is as close as one can get to a permanent vacation.

From scuba diving to barbecues to golf to boat trips, the year-round welcoming weather allows for endless outdoor recreational opportunities. And there is a bonus. Saisawan (which in Thai means "heavenly sands") is not just about holidays; it is designed as an elegant and practical everyday home with expert thought gone into the smooth operation of household staff and fully equipped office areas to allow owners to remain in contact with and conduct their overseas businesses. Says Bob Andrews, MD Phuket Land: "We like this project a lot. Having brokered the initial land acquisition and watched the project concepts developing, Saisawan is clearly a unique high-end offering for those looking for the ultimate in absolute beachfront property.



- Proximity to Airport: 14km
- Unit Size: Up to 700 to 1,200 m² of private living space
- Price Range: ThB 54 - 160m
- Absolute beachfront
- 5 Star location
- High quality finishings
- Free membership to a high-end spa and golf club
- Complementary day trips on luxury motor yachts.

The project is appropriately priced and the Garden Villas in particular are extremely good value for money given their location and size. As the last piece of beach front property, values can be expected to appreciate greatly. It helps as well that the developer has a strong track record in designing, selling and delivering luxury properties here in Phuket”.

At Saisawan the options are yours to choose; a Garden or Beach Villa. With just eight beachfront and eight garden villa homes, each villa has been designed based on ultimate privacy, and is an oasis within itself. As well as views to large private swimming pools, water features and tropical gardens, cleverly designed courtyards maximise privacy for outdoor areas and encourage outdoor living at its best.

The architectural style is refreshing and encompasses a contemporary tropical design with a host of defining Asian features that include high cooling ceilings, curved roofs and the extensive use of high quality Asian materials - limestone, sandstone, teak and Balinese rock pool tiles. With a wow factor in every room, even the connecting corridors are uniquely designed, turning them into elegant galleries for art work and they can be opened up to provide the optimum in outdoor/indoor living.

Launched at the end of last year, there are still excellent plots to choose from. Our advice: don't hesitate if what you truly seek is beach front living at its best. It's here at Saisawan and it will not be available for long.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com



Elite Island Lifestyle

The most private and exclusive destination in Asia, Jumeirah Private Island Phuket is the big project. Jumeirah Private Island is the kind of place that will receive dignitaries and VIPs with grace: it's the kind of fantasy island that will host discerning clients, who crave privacy only an Island can offer.



Secluded yet only a five minute helicopter flight or 15 - minute car/boat ride from Phuket International Airport, the site of Jumeirah Private Island Phuket is exceptional. Spectacular panoramas from all sides of the island particularly those framing Phang-Nga Bay in the distance.

Upon completion in 2009 Jumeirah Private Island will boast 20 bespoke private Estates and 28 Residences, 105 lavishly appointed deluxe pool villas in the five star Jumeirah Resort & Spa, and a deep-water superyacht marina.

There will also be four restaurants and bars; extensive leisure, spa and fitness facilities, including a large free form swimming pool; a 450 - metre private, white sand beach; a private yacht club, several boutiques, a business centre and a range of retail units.

Founded in 1997 Jumeirah has established a world class portfolio of hotels that are destinations in their own right, such as The Burj Al Arab Dubai, which they

proudly boast as the world's only seven star hotel. Jumeirah now brings its 'stay different' concept to Phuket with this its flagship Asian island resort.

Jumeirah will manage all areas of the island including the privately owned properties. Owners have the option of entering their villa into the Jumeirah rental management programme. With premium branding, the Jumeirah Private Island properties will fetch a pretty penny on the rental market. Sweetening the deal is that all other Jumeirah branded properties worldwide have at least doubled in value within three years.

The island developers, TGR Asia, have over 100 years combined experience in high-end construction and a quality track-record spanning three continents. To bring the fantasy island concept to fruition Jumeirah enlisted the world's leading hospitality, leisure and entertainment design firm, Wimberly Allison Tong & Goo (WATG), who devised a master plan that conserves as much as 82% of the island terrain.

The private estates and residences are secluded from the resort areas, connected by small roads for electric vehicles. There are now five international Architects commissioned on the project, where the brief is to conceive and develop an indoor/outdoor living design that facilitates the consummate tropical lifestyle. Low density, single-storey homes harmonize with the natural surroundings and fine building materials accentuate the features of these state-of-the-art homes. With the latest building techniques, fibre-optic and satellite technology, homeowners are able to monitor their property in real time from anywhere in the world via a sophisticated communication system.

Ownership of a private Estate or Residence is endowed with extra benefits including a guaranteed marina berth; founder Jumeirah Yacht Club membership; lifetime family membership at Blue Canyon Golf & Country Club, an electric vehicle for use on the island and dedicated, secure parking facilities on the mainland.

There are also 12 two-bedroom pool villas for sale within the Jumeirah Resort & Spa. With direct access to the beach and set on large plots up to 650m², the spacious

villas are secluded and plush with luxury furnishings to the standard of the five star resort. The sale and leaseback system managed by Jumeirah provides the Pool Villa owner with 60 days personal use per year. The remaining time the villa hosts Jumeirah's elitist clientele.

With international standard design, installation and facilities combined with larger than standard berths and fairway widths, the 101 - berth Jumeirah Superyacht Marina will be able to accommodate superyachts of up to 70m. Other marina facilities include power pedestals, wireless internet, dock pump-out facility and fuel dock, constant security patrols and electronic surveillance.

Jumeirah Private Island Phuket is a significant investment in the S.E. Asian region, with all properties well over the US\$ 2m mark. But for this you get the best. Expect meticulous personalized service from your butler. Expect exquisite design and detail. Expect the first-class branding to bring you excellent returns on your investment.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com. The private estates and



- Proximity to Airport: 20 km
- Beach front
- Unit Size: 600 m²
- Price Range: ThB 100m+
- Exclusive brand, first class service
- Ultimate privacy
- Superyacht marina
- Solid investment

Your Land Questions Answered

Why is the price of land rising so rapidly?

Stripping the issue back to the economic core will enable us to approach this question in a structured manner. This should also help potential buyers assess the relative value and marketability of their property should they wish to sell on in the future.

Land is clearly a commodity in fixed supply globally and on a small island like Phuket that supply is even more limited, due to the ever increasing number of visitors, foreign residents and retirees arriving each year. Hotel chains are keen to move in and investor groups are looking for "land banking" opportunities. While there is also interest in the neighboring provinces of Krabi and Phang Nga the majority prefer to stay in Phuket. So it's clear we have fixed supply and increasing demand - the recipe for rising prices.

Why does the price vary so much?

Land in its very basic sense is a unit of space for production, however there are attributes that differentiate one piece of land from another. The three terms Proximity, Branding and Aesthetics will help to explain the differentiation:

Proximity Being close to sources of demand such as passing trade, buyers and neighbours or being accessible to means of supply or transportation e.g. shops, restaurants, buses, airports are attributes of land that have a clear and relatively quantifiable economic value. The value of these attributes will vary for each buyer, according to how that individual will use the land.

Branding While land can be sold as a raw product, at the residential level it is commonly sold within a package including other value added services (roads, utilities, recreational facilities) as part of a development. Land developers, just like other manufacturers, want to differentiate themselves from competitors and typically work to create the impression of having a superior product and service.



Branding, like advertising is intended to stimulate demand (increasing sales volume or prices), and where successful raises values above the sum of the values of its components. Unless brand image is destroyed, success tends to breed success with well branded and managed developments increase in value.

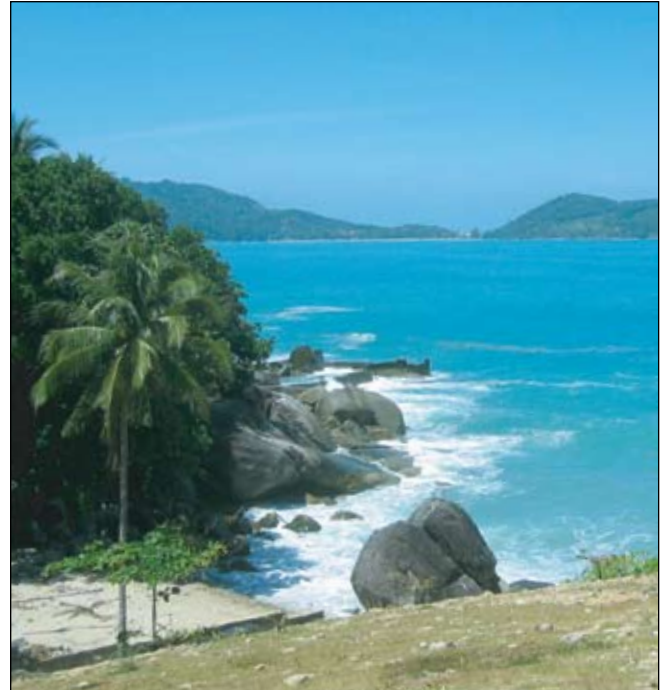
Aesthetics Land can be perceived as attractive for a number of reasons. With resort residential property, this usually involves emotion and lifestyle choices. Economic theories can't explain the values of an ocean view, a sunset or the sound of waves caressing a sandy beach, or even concepts of privacy, or a quiet relaxing environment, but they are clearly attributes that many buyers look for in a property and contribute to what is prime. Most land/home buyers in Phuket are not simply looking for a practical home to provide shelter near a place of work, but are seeking a lifestyle choice. If the dream home is not found in Phuket, then buyers will look elsewhere. In such a situation the "Aesthetic" component of a property is often the most significant factor in creating demand and ultimately determining high prices for unique lifestyle situations.

I have heard there are many different land titles in Thailand, which ones should I consider when looking to buy?

The Chanote and the Nor Sor Sam Kor (N.S.3) are the only titles that a registered right of ownership or lease can exist and are the only ones that a prudent foreigner should consider.

Below the Chanote and N.S.3 titles there are a host of other forms of land claim document such as the Sor Kor Nung (S.K.1), the Tor Bor Tor Hoc (T.B.T.6) and the Tor Bor Tor Ha. T.B.T.5.)

Unlike the Chanote and N.S.3 it is neither possible to register a sale or lease over these land rights, nor will a bank accept them for collateral and most importantly you cannot apply for (or obtain) approval to build on such land.



Land Price Table

We have published a land price table which takes into consideration all of the above points. It is only a guide and as explained above, prices can vary within a certain area. This is not intended to be a "bible" but it will certainly give you a good starting point

	LOCATION	BEACHFRONT 1 TO 5 RAI	BEACHFRONT 5 RAI PLUS	OCEAN VIEW 1 TO 5 RAI	OCEAN VIEW 5 RAI PLUS	NO SEA VIEW 1 TO 5 RAI	NO SEA VIEW 5 RAI PLUS
WEST	Bang Tao	25	20	10	9	6.5	5
	Mai Khao	18	15	8.5	7	5	4
	Nai Yang	15	13	7	5	4	3
	Naithorn	18	15	6.5	5	4	3
	Layan	20	18	9.5	8	6	5
	Surin	16	13	7	6	6	5
	Kamala	20	15	8.5	6.5	5	4
	Kamala Headland	30	25	-	-	-	-
	Kalim	30	25	16	13	6.5	5
	Patong	35	30	16	13	6	5
	Karon	20	18	12	9.5	6	5
	Kata	30	25	15	13	7	6
	Kata Headland	35	30	-	-	-	-
	Nai Harn	18	16	10	8	6	5
EAST	Chalong	15	12	7	6	5	3.5
	Ao Makham	15	13	8	7	6	4.5
	Cape Panwa	18	15	8.5	6	5	4
	Koh Sirey	10	7.5	6.5	5	4	3
	Boat Lagoon (Dulwich)	12	9	8	6	5	4
	Yamu	20	18	12	10	6.5	5
	Ao Por	15	13	8	6.5	5	4
	Yacht Haven	12	10	8	6	5	4
INLAND	Thalang			-	-	3	2.5
	Kathu			7	6	5	4
	Phuket Town (Tesco)			10	8	20	15

We have details of a huge variety of land plots for sale on our database. For further information and a more detailed analysis of land prices within a particular area please contact us.

Excellence

That is what you are paying for when you invest in the Club Villas at The Yamu.



An iconic designer, a world-renowned architect and a management visionary have combined to produce one of the most exciting projects on Phuket.

Philippe Starck is a name synonymous with state of the art design and he is responsible for the typically modern yet elegant interiors. As well as crystal chandeliers and hand painted canvas wall hangings, you will find flat screen TVs popping out from the foot of your bed and seemingly pipeless washbasins made to look like tables. The Villas really do fuse the traditional with the futuristic, and gives orthodox design an extraordinary feel.

The architecture comes courtesy of Jean-Michel Gathy who has been responsible for designing some of the world's most celebrated hotels, including The Chedi, Muscat, recently voted onto the famed Gold List by Conde Nast Traveller magazine readers. Functionality is the key to his work, as he says, "I do not like unnecessary gimmicks in architecture."

The development sees him teaming up once more with Adrian Zecha, who is best known as the founder of Aman resorts. He is now the chairman of General Hotel Management (GHM), a leader in luxury hotel management with an impressive portfolio of managed properties.

So in essence, what you are getting is the best of the best.

But what do you get?

A 24 - hour butler service to cater for all your needs, your own luxury car and driver, and a planned private marina for luxury yachts, plus access to all the nearby hotels facilities which include a wine cave, a cigar room, a chocolate room, a 100 metre pool and even use of a private recording studio. So as well as the property coming fully furnished with exclusively designed furniture, there are a few tasty extras included to complete the experience.



The Villas are full of the latest technology and at the touch of a button you can control the lighting, security, cooling systems and all audio/visual gadgets. However, with stunning views out over Phang-Nga bay why would you ever need to turn on a TV as Cape Yamu is afforded some of the best views on the whole of Phuket.

The private marina will be the first of its kind on the island and provides direct access to the aforementioned Phang-Nga bay, which, if you didn't already know, is among the top cruising grounds in the world. Within minutes you could be transported into the heart of the famous limestone cliffs and search out your own little private piece of beach. The marina will have 39 berths and can accommodate yachts up to 27 metres in length.

Despite its seclusion and absolute privacy, Cape Yamu is only a 20 km from Phuket International Airport making it a short hop to the airport and back to real life.

When you aren't taking a break from it all, your villa is not being left uncared for and unattended. The Villas will be managed by GHM when you are absent, taking care of all maintenance such as cleaning the pool, looking after the cars, maid service and providing security. This is done through a rental programme where GHM will manage the property and, using its experience in marketing and its established clientele, your villa will be available for rent throughout the year. That is, of course when you aren't using it yourself.

There are 45 days set aside for your use and this can be extended by paying a mere US\$100,000 for every additional nights use. The 45 days are open for you to use as you please, whether you use them yourself or



- Proximity to Airport: 25km
- Beach: 50m
- Unit Size: 380 to 425 m²
- Price Range: ThB 63m+
- Ultra high end brand with strong ROI
- Adrian Zecha property, Philippe Starck design, Jean Michel Gathy architecture
- Private marina

offer it to friends or family for the holiday of a lifetime. However, GHM's extensive experience in this area should ensure good occupancy rates and as the owner you will receive 45% of gross room revenue, with all the maintenance costs already factored in.

Excellent, did I hear you say?

Well, isn't that what I told you at the start.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.

Rest and Recreation

Phuket offers as much for those requiring a bit of action on their stay here as much as it gives beach lovers masses of choice over where they lay their beach towel.



Far from being just a beach resort, Phuket has a wide range of activities both on the water and dry land. Paddling in the sea and perhaps a bit of snorkeling on day trips to Phang-Nga bay is often as much as people do in the water, but for the more adventurous there are plenty of ways to spend your time and eat up any excess energy.



Scuba diving has long been a popular sport on Phuket, but there are lots of new and exciting sports waiting for you to try, perhaps for the first time. Fishing, and especially deep sea fishing, has grown in popularity over the last few years, as has water-skiing and wake-boarding, but if they are a too close to the edge for you, you could try your hand at sea-canoeing and explore at a slightly slower pace. Of course you can always make use of the many marinas around the island and try you hand at sailing, or just charter a luxury yacht for the day.

For those of you who aren't quite water-babies but still seek the occasional thrill there are plenty of on land adrenaline rushes to be found. For those who love the smell of oil and engines burning you can choose from go-karting to off-road motorcycling or ATV. For a more sedentary pace try a bit of elephant trekking or horse riding.

Some love being on the up and there is no better way of getting a good view than doing a bit of rock-climbing. Of course when you are up, the only way is down, so what better way to get closer to land than a bungy jump! If it's a more combative form of exercise you desire then paintball sounds like it's just for you. Of course you could try your hand (and feet) at the most Thai of sports, Muay Thai, or Thai boxing.

The last few years has seen Phuket take Bangkok's lead in becoming a shopping heaven, and the recent addition of Jung Ceylon shopping centre has given people an alternative pursuit when the sun is too hot. Added to the already established Tesco Lotus, Central Festival and the local markets, this makes Phuket into a real shopper's paradise.

After all that activity you'll definitely need to be watered and fed. As well as Thai food being one of the best cuisines in the world, you'll find something to suit every taste on the island. There are great choices of restaurant around serving Thai and western dishes, all with an exceptionally high quality of food on offer. The standard of food has really come a long way in Phuket in the last few years.

So whatever your choice of adventure, Phuket is sure to have something for you.



Golf Focus

While Phuket is home to a relatively small number of golf courses, what you will find is that they are of the highest quality. As well as hosting international golf tournaments that bring the world's best players to the island, there are also courses designed by golfing legends ready for you to play when you get here.

As recently as last year established stars such as Ernie Els, Colin Montgomerie, and young gun Adam Scott, all descended on the Blue Canyon Country Club in the north of the island to play in the famous Johnnie Walker Classic.

The Blue Canyon Country Club has two courses, the Canyon course and the Lakes course. The Canyon course was first to be built in 1991 with the Lakes following eight years later.

The Canyon course has been used for many memorable international tournaments and has also won a number of awards in the region, including Asia's best course award in 2004/05. The Lakes course is, as you would imagine, built with water in mind and there are water hazards at 17 of the 18 holes to make it a truly challenging experience.

If you need to sharpen up before taking to the tee there is also a golf school which gives you assistance from PGA registered professionals as well as video analysis and personalised tuition.

In the north of the island you will also find Mission Hills, and further south at Kathu there is Loch Palm, and its newly opened sister course, Red Mountain, which is well worth a visit. Both reside in the heart of the island amidst an eye-catching range of peaks and natural

beauty. Loch is the Scottish word for lake, so you shouldn't be surprised to hear that the course surrounds the largest lake in any course in Phuket, and the refreshing breeze coming off the lake serves to keep golfers cool while playing a round.

The newly opened Red Mountain claims to be the most challenging course on the island as designer John Morrow has created a highly strategic course, with risks to the fore. Built on the site of an old tin mine, dramatic views are never far away.

The tin mine theme continues but we go from the newest to the oldest, as Phuket Country Club was the first course to be built on the island in 1989. It is the most southernly course on the island, situated between Phuket Town and Patong. There is both a short and long course providing challenges for both seasoned players and beginners alike. The Old course includes a dog-leg hole where the green, if you have the nerve, can be reached in one. It means hitting across a lot of water, but the reward of a low score may just be worth it.

Nestled in amongst the deluxe hotels and properties in the Laguna Phuket resort complex, you'll find the Laguna Phuket Golf Club. Shot selection is important here as hazards are never far away and accuracy is the key to scoring well. While the surroundings are stunning, the scenic lagoons and long bunkers provide many anxious moments for those on the course.

So whatever you're looking for in a golf course Phuket is sure to deliver something to suit your style and even if you don't quite make the grade, the availability of good coaching and practice facilities make it a great place to work on your game. While Phuket is home to a



Exclusive Neighbourhood Living

Not everyone requests the sea to reflect their style; in an intimate gated community, it's all about you! Your home just happens to be 100 metres away from the beach.

Located next to the Banyan Tree and Shangri-La in the northwest region of the island, an exclusive coastal neighbourhood welcomes you with luxury and relaxation. The villas and condominiums here feature a diverse community where residents enjoy stunning rural and urban inspired architecture, luxurious amenities, and like-minded people. A cozy, private community of single, family homes and condominiums located just minutes from one of the island's popular beaches with high-end clientele, these homes are the place to retreat from the pressures of life in a relaxed, intimate setting.

This community distinguishes itself through the elegant homes, private lakes, beaches and walking trails. The private complex is fully landscaped with unobstructed mountain views, while The Villas feature intimate courtyard areas with pool, water features, patio and

extensive stonework. Grand yet comfortable, its an inspired collection of private villas, spacious apartments and penthouses positioned discreetly within an ardent setting. Under Balinese influences, the contemporary architectural design incorporates concealed modern construction technologies bringing exceptional comfort and convenience to each home.

Less than a five minutes stroll to the beach, home owners will enjoy this vibrant new scene, including gourmet restaurants in the neighbouring hotels and boutique shopping close by, days and evenings are effortlessly filled with activities, both indoor and out. Explore the coast with easy trips from your doorstep to the island's developed infrastructure. Discover vintage treasures during antique shopping trips, hike the state park trails, or sail the waters on a boat.

A planned community with 12 beautifully appointed villas and six low-rise condominium buildings offer full time residential living or a vacation homes available for rent as and when you wish. Each comes with a large private terrace and extensive communal grounds plus a resort style swimming pool, and all are excellent value for money with great investment returns.

Bright and airy interiors are defined by light coloured walls and textured by exotic native woods. Lotus ponds and pools grace the entry to the villas and the gentle sea breezes drift through the large rooms and external living areas. The refined atmosphere and tasteful decor of each residence combine to exude an air of harmony and unmistakable luxury.

Designed for easy and luxurious daily living, combinations of contemporary Thai architecture and Balinese influence, generous internal and external accommodation together with exciting and verdant landscaping makes both the home designs and this community unique.

All properties are built to the highest international quality standards - from the choice of materials used to the international method and management of construction and to the high quality fittings and finishes that are provided with each property. Standard fittings include European style kitchens, top-quality bathrooms, fittings, appliances, air conditioning and for villas and penthouses, generously-sized private swimming pools and fully landscaped gardens. For the apartments, a superb common pool area offers the ultimate in quality leisure facilities.

This desirable address is secure and private; ideal as either a first or second home for families. Core items include mains electricity with central generator power back-up, fresh sustainable water supply with ample storage, centralised waste water processing, telephone lines and central cable T.V. Access roads, common area lighting and the landscaping of the common areas are also provided.



The appointed management company has an on-site office and management team to look after the home owners' daily needs, the provision of 24 hour security, utilities and maintenance of the common areas. Optional services are also provided including assistance with lettings, car hire, guest care and private contract services to villa owners. The properties are almost complete and ready to move into, with the security of being built by an established developer.



- Proximity to airport: 14km
- Beach: 100 metres
- Unit size: villas 450 m², apartments 250 m²
- Price range: ThB 16.5 - 33m
- Established developer
- Value for money with good ROI
- Exclusive neighbourhood
- Nearby high end hotel facilities

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com

The View from Above

Perched on a hill affording spectacular views of both Surin and Bang Tao bays, Ayara Surin Villas have one of the most interesting panoramas of the west coast. The scope is so wide you almost feel it would be the perfect place for a lighthouse.



And light is what makes the view truly breathtaking. Whether it is watching the evening sun sinking into the sea, or seeing the nearby Amanpuri and Chedi resorts glitter in the evening sky, the Ayara Surin Villas have, if they were in a theatre, the box seats. Just a short distance from the beach in its own secure development Ayara also offers tranquility and privacy.

Entering the property after a short drive up the hill, the first thing you see as the doors open is the view. In fact, virtually every area of this property has an eye on the Andaman Sea.

Moving down the stairs, on the right, there is an airy and spacious lounge area perfect for entertaining from two to 20 people. It has the warmth of feeling of a smaller room, but the space to easily accommodate a much larger number.

On the opposite side there is a large indoor dining area with an adjoining kitchen. The dining room is comfortably large with lots of natural light, while the kitchen is filled with SMEG appliances and has a polished granite breakfast bar for morning congregations. At the rear of the kitchen there is a

storage room, and also a convenient maid's access for discreet entry and exit.

What is noticeable about the property is that it is built to comfort people. Lots of them. There are plenty of sociable areas for large groups, and also little pockets where solitude could be found when you have had enough of the day and need some space. It's a place where the kids could hide early in the morning and you might not find them until the evening approaches!

As you move downstairs, you pass a sizeable, but concealed, maid's room and utility room. There is also a lot of well placed storage for linen and other necessities. Additionally, fuse boxes, water pumps and the likes are all easily accessible without being obtrusive. In truth, you wouldn't even know they are there.

The next level brings us to the pool. Not only does it have a 15m by 6m infinity pool, but there is also a shallow 5m by 2.5m kids splash pool where smaller children can play without fear. Overlooking the pool, in a covered area, is an outside dining spot, perfectly placed for those summer evening snacks.



- Proximity to Airport: 30 km
- Beach: 1 km
- Plot size: 1,564 m²
- Price: ThB 100m
- Spectacular panoramic views
- Large residence with 8 bedrooms and 9 bathrooms
- Quality build and design
- Private location

Turning left takes you into a second living area which is a little smaller than the first, although it does have the advantage of having a bar included. So, no running around needed when looking for a drink to quench your thirst after swimming.

Further on finds an outdoor shower, and then a large guest bedroom with his and her wardrobes-a feature throughout the property-and an en-suite bathroom.

At the far left of the pool you are brought to the master bedroom which really is something special. As you awake, the first thing you'll see is the view of both bays. The bathroom is excellently sized and taking a spa bath would allow you to maintain a watchful eye on the beach below, while huge walk-in wardrobes continue the theme of having a wealth of space.

Also, the neutrality of many of the colours used, be it for stone or wood, means that putting your own stylistic footprint on the property would be easily done.

The right hand side of the pool gives you three smaller bedrooms. However, this can be converted to two bedrooms and a play room with ease, allowing the kids their own space. Being next to the pool makes this a great bit of space for younger ones. There is also a huge shared bathroom with shower, bath, and closet space.

The Thai Sala at the end of the pool is well thought out as it directly faces the sun's setting point. Sitting there, sipping a refreshing cold drink, could be just about the perfect way to end the day.

Moving down stairs to a half level there is a well appointed office to one side and another large bedroom to the other. The house has wi-fi internet throughout. The office also has a small guest room, but the whole space could equally be used as a more private lounge, or even a library.



The lowest level could almost be an apartment in its own right. Another large bedroom, along with a small lounge and an additional loft bed, provide a little more privacy. With a terraced area in front of these rooms you could sit and read all day, blissfully unaware of what was going on up above.

The space and the views, along with the quality of the build and design, make this property a real find in one of the most desired areas on the island.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.

Tropical Wellbeing



Sunshine is certainly a tonic for us all. Scientists in the US believe the sun's ultraviolet rays release endorphins into the body giving that 'feel-good' factor, so it's no surprise that tropical destinations like Phuket are increasingly popular for their all year round warm climate.

Living in the lush paradise of Phuket introduces a whole new range of sensations to the body and mind. The change in climate, local cuisine, flora and fauna and lifestyle all have their effect and for those new to this environment it is worth taking time to learn a few local facts to ensure a healthy life is maintained.

Throughout Phuket there are numerous pharmacies, clinics and hospitals to take care of your health needs. In fact the standard of care is so high that Phuket hosts an increasing number of medical tourists each year.

The two main private hospitals, Phuket International Hospital and the Bangkok Hospital Phuket, are world class, employing highly trained professionals providing a whole range of services from acupuncture to major heart surgery.

The standard of care is high yet the cost is a fraction compared to western countries. For example at the Phuket International Hospital a basic health check up with 12 items including x-rays, a physical exam and various lab tests cost only ThB 2,100 (approx US\$ 60). Dental treatment is also very affordable; a simple tooth

extraction costs around ThB 1,000 and tooth whitening around ThB 10,000.

To avoid unexpected medical expenses, it is wise to take out health insurance. For residents of Phuket health cover is available from global insurers such as BUPA, QBE and Allianz, who can tailor-make an insurance package for your needs. If you plan to visit Phuket regularly you may prefer to have a worldwide travel and health insurance package from your home country.

Living in a new country can at times be testing and with language and cultural differences there may be days you feel deflated. To de-stress and rejuvenate take advantage of Phuket's abundance of spas and alternative health centers; try yoga or a detox program or simply relax with a spa treatment and sauna.

It is important to maintain a healthy life balance but if you are struggling with day to day challenges take a step back and learn a little from Thai people with their popular philosophy "mai pen rai!", in other words, 'Never Mind! No worries!' Living in the lush paradise of Phuket introduces a whole new range of sensations to



Hospital Focus

Bangkok Hospital Phuket

- Opened in 1995 and is part of the Bangkok Hospital Group, a network of 15 hospitals across SE Asia. The hospital has over 200 beds and provides tertiary care for the region.
- As well as covering the majority of medical and surgical care, the well equipped hospital specialises in several highly advanced areas. Experienced in heart surgery and keyhole surgery there are also facilities for cosmetic and plastic surgery, dental treatment and non surgical skin care.
- The health check facilities include MRI, CT scans and 4D ultrasounds. The hospital also has an advanced immunology and microbiology laboratory providing advanced test results for malaria, dengue fever and avian flu to name a few.
- Privilege card scheme called the Chivawattana Life Promotion Card available for both adults and children. Card holders pay an annual fee and benefit from a range of free and discounted treatments.
- The International Medical Centre has a team of multi-lingual coordinators that ensure a smooth and comfortable stay at the hospital. One of the services offered is repatriation to your home country and if necessary a doctor or nurse will be provided for in-flight medical treatment.

Phuket International Hospital

- Established in 1982, with over 100 beds and treats thousands of local and international patients each year.
- Dedicated office for international patients to coordinate appointments with healthcare professionals, liaise with family members and doctors overseas and to communicate with embassies and insurance providers.
- Health Check-Up programme with the specific requirements of international patients in mind. There is a basic programme and an advanced program for both male and female patients.
- 17 centers of care ranging from general medical and surgical specialties to hair restoration and plastic surgery.
- Traditional Health Centre which focuses on alternative treatments with a more holistic approach. The centre uses traditional healing methods to treat a wide range of ailments with the use of Chinese herbal medicine, acupuncture, suction cups and more.



Emergency Treatment

Both hospitals have 24 hour emergency services. As there is no central ambulance service in Phuket, many patients chose to make their own way to hospital by local taxi. If you do require an ambulance, marine helicopter or air ambulance you can contact the following numbers:

- Phuket International Hospital +66 (0) 76 210 935
- Bangkok Hospital Phuket 1719 (within the south of Thailand) or +66 (0) 76 254 425

Superb Five Star Investment



With guaranteed rental returns, up to 70% financing available and the inimitable benefits of owning part of Thailand's premier resort destination, Dusit Laguna Villas represent an easy investment into top-tier Phuket property.

The 28 two bedroom, Dusit Laguna Villas enjoy lake side or oceanfront positioning and together form a self-contained private community within the beautiful grounds of the Dusit Laguna Resort. Sweeping views of the lagoon and the Andaman Sea are exploited by the villa designs and reward owners at every turn.

Built over three storeys, the quieter ground floor houses the two lavishly decorated bedrooms, each with access to an outdoor garden and relaxation area that is walled in for greater privacy. The second floor contains separate living and dining areas and a well equipped, open plan kitchen. Floor to ceiling glass doors open out to the large patio which is ideal for tropical dining and entertaining, with excellent views of the Andaman Sea or the lagoon. The third level is a rooftop terrace with a swimming pool and sundeck. There is also a shaded table and chairs on the roof offering respite from the

Phuket sun. All areas of the villa are furnished and decorated with a stylish, contemporary treatment, in keeping with the Dusit's five star standards.

Owners enjoy full access to the Dusit Laguna recreational amenities plus the amenities of the greater Laguna complex. Set within a 600 - acre site of tropical gardens and interconnecting lagoons, Laguna Phuket boasts six deluxe hotels each with incredible resort facilities, an 18 - hole golf course, a boutique shopping village, five luxurious spas, a wedding chapel, a corporate training and adventure centre, not to mention the 8km stretch of Bang Tao beach that edges the site. Owners of any Laguna property are rewarded with free golf course membership and a privilege card which entitles them to significant discounts at all the hotels and access to all the facilities.

- Proximity to Airport: 30 km
- Beach: 400 m
- Unit Size: 291 m²
- Price Range: ThB 32m
- Financing available for foreign and Thai investors
- Laguna brand, secure investment in public limited company
- Location near beach, golf course and resort infrastructure
- Genuine guaranteed returns (6%)



A keystone of this investment is the guaranteed rental returns of 6% p.a. for six years. After purchase, the Dusit Laguna Villas will then participate in a rental pool program and in essence, become part of the Dusit Laguna Phuket's hotel room inventory. Through this sale and lease back system the owner gets 60 days complimentary use and receives rental income for the rest of the year.

After the six year period the owner can renew for 6% p.a. for another six years, or opt for a share of the revenue. As part of the hotel's room inventory, the villas will be expertly managed and immaculately maintained by the Dusit Laguna's experienced management team.

Catering for foreign and Thai investors, Laguna is offering deferred payment plans for the Lakeside villas over five, ten or 15 years. Variable lending rates are based on the Thailand MLR (Minimum Lending Rate) and are approximately 7.5% for five and ten year plans, and 8% for the 15 year plan. Buyers can finance up to 70% of the purchase price.

Laguna Hotels & Resorts Plc was listed on the Thailand Stock Exchange in 1993. With leasehold being the only

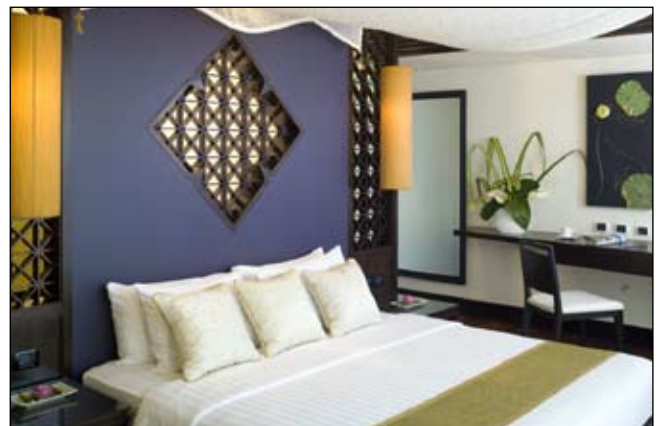
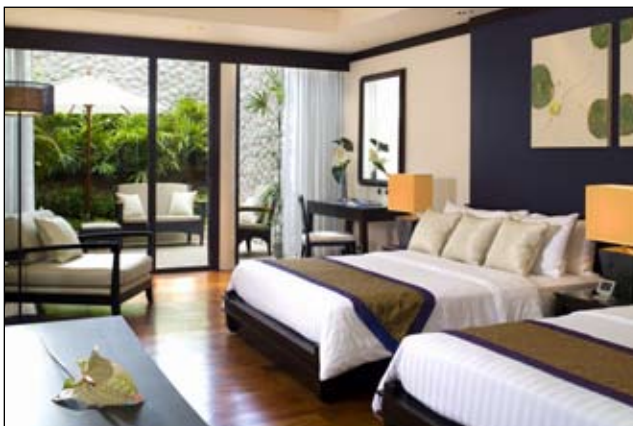
viable option for foreign buyers these days, the security of Laguna as a solid, reputable and public listed company rests very well with buyers who might not be comfortable leasing from a smaller company.

Laguna attracts over one million international visitors every year and collectively the branded hotels and spas within Laguna have received more than 200 awards for service, design, management, and environmental protection, including consecutive Tourism Thailand Environmental Awards from 2000 to 2004.

Deluxe villas with excellent views, a host of resort amenities at your disposal, up to 70% financing and the reliable credibility of a public listed brand; a Dusit Laguna villa represents an accessible, no-risk investment that guarantees considerable rental returns and significant leisure and lifestyle benefits.

With over 85% of the project already sold, call today for more information on how to reserve your Dusit Laguna Villa.

Call today on +66 (0) 76 290 509 or email bluebook@phuketland.com.



Schools Summary

Phuket has a growing number of options for educating your child. Schooling starts at pre-kindergarten age and continues up until pre-university exams.

There are number of international curriculum schools, the largest being the British International School (BIS). The school campus takes over a large area and includes excellent sports fields and facilities, large libraries for Primary and Secondary, and is also the only school on the island with boarding facilities.

All teachers are well-qualified with either an Education degree or a Bachelors degree with a teaching certificate, and typically have at least two years teaching experience. Teaching starts with Early Years classes, pre-nursery groups from 18 months old, and progresses to Key Stage 2 in the Primary school. In Secondary, the students move on to Key Stages 3 and 4, including preparation for IGCSE exams, before progressing to International Bacculaureate, a two year programme that prepares students for university entrance.

As well as the fees for educating your child (see box below) an endowment fee of ThB 100,000 must be paid. Additional fees may include transport costs, lunch, and of course boarding fees, if you decide your child will live at the school. The fees can be paid in three annual installments, and discounts are also available for second or third children.

If you'd prefer your child to be learning in an American Curriculum school, then QSI is the one for you. Here they use materials that are updated on a yearly basis directly from the US, and like the BIS the school caters for children from kindergarten to high school. Kindergarten students can enroll at three years of age, while the oldest students graduate at 17 or 18 years old.

Students take the SATs and PSATs, while some students each year go on to take Advanced Placement exams. While they are at the school students have access to sports such as the renovated football field and basketball courts, while also being able to use the library, a computer lab and an art/music room.

Kajonkietsuksa School is a progressive Thai school that has an English Programme, and was the first bilingual school in Phuket. This means that while English is the main language, the school follows the Thai curriculum. At present, about 10% of the students are foreign or of mixed race.

The school is just outside Phuket city and has sports facilities, a large English library and computer rooms. Teachers are native speakers and have a degree and usually some teaching experience. Classes start at pre-kindergarten through to Prathom 6, about 11 years old. Classes have a maximum of 25 students.



SCHOOL	ENTRY REQUIREMENTS	ENTRY/REGISTRATION FEES	KINDERGARTEN YEARLY FEES	PRIMARY YEARLY FEES	SECONDARY YEARLY FEES
BIS	APTITUDE TEST	ThB 70 -140,000	UP TO ThB 260,000	UP TO ThB 260,000	UP TO ThB 440,000
QSI	APPLICATION FORM, CHECK ON PREVIOUS SCHOOL AND HEALTH RECORDS	US\$ 100	US\$ 4,200	US\$ 9,100	US\$ 9,100
KAJONKIET	ENTRANCE TEST AND CHECK ON PREVIOUS SCHOOL RECORDS	ThB 7,000	ThB 78,000	UP TO ThB 104,000	N/A

Directory

AIRLINES / AIRPORT

Airasia
Tel 02 515 9999
www.airasia.com

Bangkok Airways
Tel 076 225 033-5
www.bangkokair.com

Dragon Air
Tel 076 215 734
www.dragonair.com

Nok Air
Tel 02 900 9955
www.nokair.com

Phuket International Airport
Tel 076 327 230-7
www.phuketairportonline.com

Silk Air
Tel 076 213 891
www.silkair.com

Thai Airways International
Tel 076 212 946
www.thaiairways.com

CAR RENTAL

Avis Rent A Car
Tel 02 251 1131-2
www.avisthailand.com

Budget Car and Truck Rental
Tel 1 800 283 438
www.budget.co.th

DIVE COMPANIES

Dive Asia
Tel 076 330 598
www.diveasia.com

Phuket Pro Dive & Sail Co Ltd
Tel 076 383 913-4
www.phuket-scuba-diving.com

GOLF COURSES

Blue Canyon Country Club
Tel 076 328 088
www.bluecanyonclub.com

Laguna Phuket Golf Club
Tel 076 270 991
www.lagunaphuket.com/golfclub

EMERGENCY NUMBERS

Police	191
Tourist Police	1155, 076 219878
Marine Police	076 215 438
Fire	199

Loch Palm & Red Mountain Golf Course
Tel 076 321 929-34
www.lochpalm.com

Mission Hills Golf Resort & Spa
Tel 076 310 888
www.missionhillspuket.com

Phuket Country Club
Tel 076 319 200
www.phuketcountryclub.com

GOVERNMENT OFFICES

Phuket Immigration Office
Tel 076 221 905

Phuket Provincial Labour Protection & Welfare Office
Tel 076 211 995
www.phuketlabour.org

Tourism Authority of Thailand
Tel 02 250 5500
www.tourismthailand.org

HOSPITAL / DENTAL

Bangkok Phuket Hospital
Tel 076 254 425
www.phukethospital.com

Phuket Dental Center
Tel 076 255 336
www.phuketdentalcenter.com

Phuket International Hospital
Tel 076 249 400
www.phuket-inter-hospital.co.th

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www.august9kitchen.com

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www.beautifulworldthailand.com

Island Furniture Co. Ltd
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Sea Horse Interiors
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www.seahorseinteriors.com

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Alliance C.P. Insurance
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Tel 076 246 140

LEGAL

Belmont Limcharoen
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www.belmontlimcharoen.com

International Law Office
Tel 076 222 191
www.phuket-realestate-law.com

S.M. International Law Office
Tel 076 241 292
www.sminternationalallaw.com

Tilleke & Gibbins Int. Phuket Ltd
Tel 076 318 251
www.tillekeandgibbins.com

MARINAS / YACHT CHARTERS

Omni Marine
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www.omnitrips.com

Phuket Boat Lagoon
Tel 076 206 704
www.phuketboatlagoon.com

Royal Phuket Marina
Tel 076 379 397
www.royalphuketmarina.com

Sunsail Yacht Charters
Tel 076 239 057
www.sunsail.com

Yacht Haven Marina
Tel 076 206 704
www.yacht-haven-phuket.com

PROPERTY INSPECTORS

On-Top Property Inspections
Tel 076 388 309
www.homeinspectionsphuket.com

SCHOOLS

British International School
Tel 076 238 711-20
www.bcis.ac.th

Kajonkietsuksa School
Tel 076 215 787
www.kajonkiet.com

QSI International School of Phuket
Tel 076 354 076-77

BANGKOK EMBASSIES

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Japan	02 259 0725
Korea	02 247 7537
Luxembourg	02 260 4838
Netherlands	02 309 5200
Norway	02 204 6500
Singapore	02 286 2111
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