

CERULEAN VILLA

SAKU-NAIYANG BEACH, PHUKET

Your exclusive escape, your Villa Cerulean.



Where serenity and sophistication harmonize

ABOUT PHUKET

## **PHUKET THE NEWEST WORLD DESTINATION.**

Phuket stands as one of Thailand's most captivating provinces, beckoning millions of international tourists and expatriates year after year. Its allure goes beyond the renowned pristine beaches, extending a warm embrace to visitors with its breathtaking natural beauty.

Nestled amidst verdant green mountains and the beautiful sea, the "Pearl of the Andaman" offers a plethora of activities, ranging from beachside relaxation to exhilarating outdoor adventures, all complemented by a vibrant culinary scene boasting world-class restaurants and charming cafes.

The Chino-Portuguese architecture gracing Phuket's Old Town serves as a testament to its rich and storied past, a rare gem that sets it apart from any other city. In the realm of real estate, this idyllic haven emerges as a prime choice for acquiring a second home or making savvy investments, with property prices on the ascent while still offering excellent value for discerning buyers.

Phuket - Your Premier Destination for a Second Home Experience

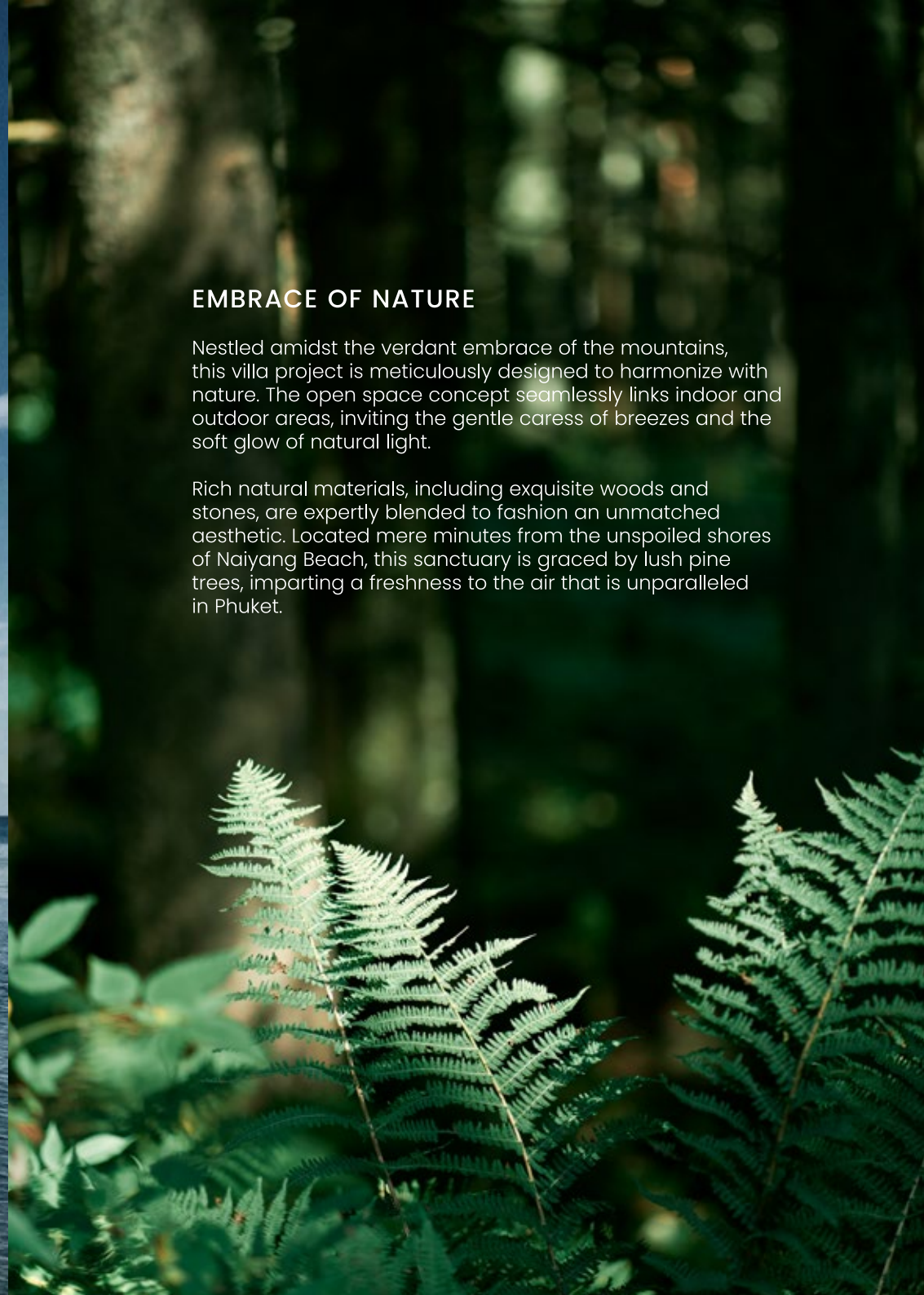




## EMBRACE OF NATURE

Nestled amidst the verdant embrace of the mountains, this villa project is meticulously designed to harmonize with nature. The open space concept seamlessly links indoor and outdoor areas, inviting the gentle caress of breezes and the soft glow of natural light.

Rich natural materials, including exquisite woods and stones, are expertly blended to fashion an unmatched aesthetic. Located mere minutes from the unspoiled shores of Naiyang Beach, this sanctuary is graced by lush pine trees, imparting a freshness to the air that is unparalleled in Phuket.





**NAIYANG BEACH  
THE HIDDEN SANCTUARY  
WITHIN THE NATIONAL PARK**



Nestled tranquilly within the confines of Sirinat National Park, Naiyang Beach stands as a secluded haven, a precious gem nestled in the northwest of Phuket. This casuarina-lined shore remains unspoiled and refreshingly uncrowded, boasting pristine sands caressed by the gentle embrace of the azure sea. Immerse yourself in the serene embrace of nature, where the cerulean expanse of the sea harmonizes effortlessly with the verdant canopy of pine trees. Naiyang Beach exudes an unparalleled charm and protected beauty, a mere stone's throw from Villa Cerulean, inviting you to bask in its serene splendor.

ABOUT DESIGN

## MODERN TROPICAL

This contemporary, modern tropical villa offers a 3-bedroom pool villa on approximately 8 rai of land, with only 20 villas in the project, making it rather private and exclusive.

The design has been carefully crafted to blend in with the tropical weather of Phuket.





MODERN TROPICAL





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An aerial photograph of a luxury resort complex nestled within a dense, lush tropical forest. The resort features several interconnected buildings with dark, gabled roofs and light-colored walls, arranged in a semi-circular pattern. The buildings are surrounded by manicured lawns, palm trees, and other tropical vegetation. A winding road or path is visible, leading through the resort. The overall scene conveys a sense of tranquility and luxury.

An oasis of luxury and tranquility.

# CERULEAN

VILLA

## MASTER PLAN

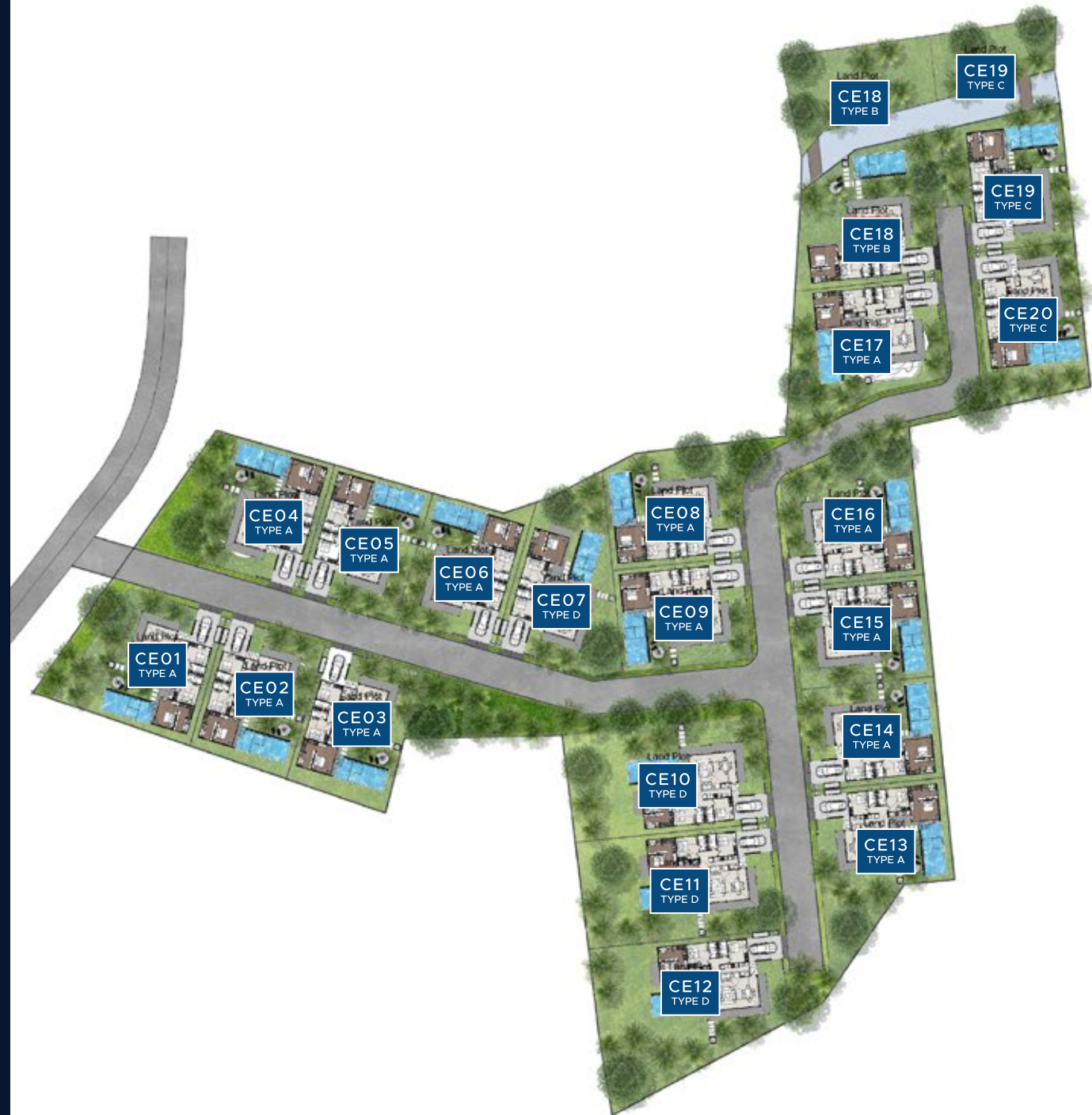
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BUILDING TYPE A

BUILDING TYPE B

BUILDING TYPE C

BUILDING TYPE D



# TYPE A

## PLAN DESIGN



3 BEDROOM



3 BATHROOM



SWIMMING POOL  
3.50 x 9.00 m.

USABLE AREA : 266-271 sq.m.

LAND PLOT : 414-554 sq.m.

VILLA  
CERUJEAN





# TYPE B

## PLAN DESIGN



3 BEDROOM



3 BATHROOM



SWIMMING POOL  
3.50 x 9.00 m.

USABLE AREA : 270 sq.m.

LAND PLOT : 916 sq.m.

VILLA  
CERUJEAN



# TYPE C

## PLAN DESIGN



3 BEDROOM



3 BATHROOM



SWIMMING POOL  
3.50 x 9.00 m.

USABLE AREA : 268 sq.m.

LAND PLOT : 482-695 sq.m.

VILLA  
**CERULEAN**



# TYPE D

## PLAN DESIGN



3 BEDROOM



3 BATHROOM



SWIMMING POOL  
3.50 x 9.00 m.


USABLE AREA : 273-276 sq.m.

LAND PLOT : 536-770 sq.m.

VILLA  
**CERUJEAN**



PRICE LIST - VILLA CERULEAN

NO.	UNIT TYPE	NUMBER OF BEDROOM	LAND SIZE (SQ.M.)	USABLE AREA (SQ.M.)	POOL SIZE (SQ.M.)	SELLING PRICE (THB)
CE01	A	3 Beds 3 Baths	507	270	3.50 x 9.00	18,886,930
CE02	A	3 Beds 3 Baths	435	266	3.50 x 9.00	17,514,590
CE03	A	3 Beds 3 Baths	454	266	3.50 x 9.00	17,832,320
CE04	A	3 Beds 3 Baths	414	266	3.50 x 9.00	<del>17,160,820</del> <b>15,500,000</b> 
CE05	A	3 Beds 3 Baths	414	266	3.50 x 9.00	<del>17,160,820</del> <b>15,500,000</b> 
CE06	A	3 Beds 3 Baths	423	266	3.50 x 9.00	<del>17,310,590</del> <b>15,900,000</b> 
CE07	D	3 Beds 3 Baths	536	273	3.50 x 9.00	19,480,210
CE08	A	3 Beds 3 Baths	458	268	3.50 x 9.00	17,977,230
CE09	A	3 Beds 3 Baths	413	266	3.50 x 9.00	<del>17,146,200</del> <b>15,500,000</b> 
CE10	D	3 Beds 3 Baths	656	274	3.50 x 9.00	21,556,950
CE11	D	3 Beds 3 Baths	649	274	3.50 x 9.00	21,424,010
CE12	D	3 Beds 3 Baths	770	276	3.50 x 9.00	23,580,560
CE13	A	3 Beds 3 Baths	549	266	3.50 x 9.00	19,451,400
CE14	A	3 Beds 3 Baths	423	266	3.50 x 9.00	<del>17,313,820</del> <b>15,900,000</b> 
CE15	A	3 Beds 3 Baths	423	266	3.50 x 9.00	<del>17,313,820</del> <b>15,900,000</b> 
CE16	A	3 Beds 3 Baths	534	271	3.50 x 9.00	19,379,580
CE17	A	3 Beds 3 Baths	554	268	3.50 x 9.00	19,598,440
CE18	B	3 Beds 3 Baths	916	270	3.50 x 9.00	25,819,580
CE19	C	3 Beds 3 Baths	695	268	3.50 x 9.00	21,982,100
CE20	C	3 Beds 3 Baths	482	268	3.50 x 9.00	18,360,420

# TERMS AND CONDITIONS

## Ownership Types:

### A. Freehold ownership:

The freehold title is exclusively available to Thai buyers and Thai companies.

### B. Leasehold ownership:

The leasehold title is available to both foreigners and Thai individuals, subject to a 30-year land lease period.

## Payment Terms (Finished Villa)

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	48%
3rd	Transfer of ownership	50%

## Tax and Transfer Fee Responsibility:

A. Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally (50/50) between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.

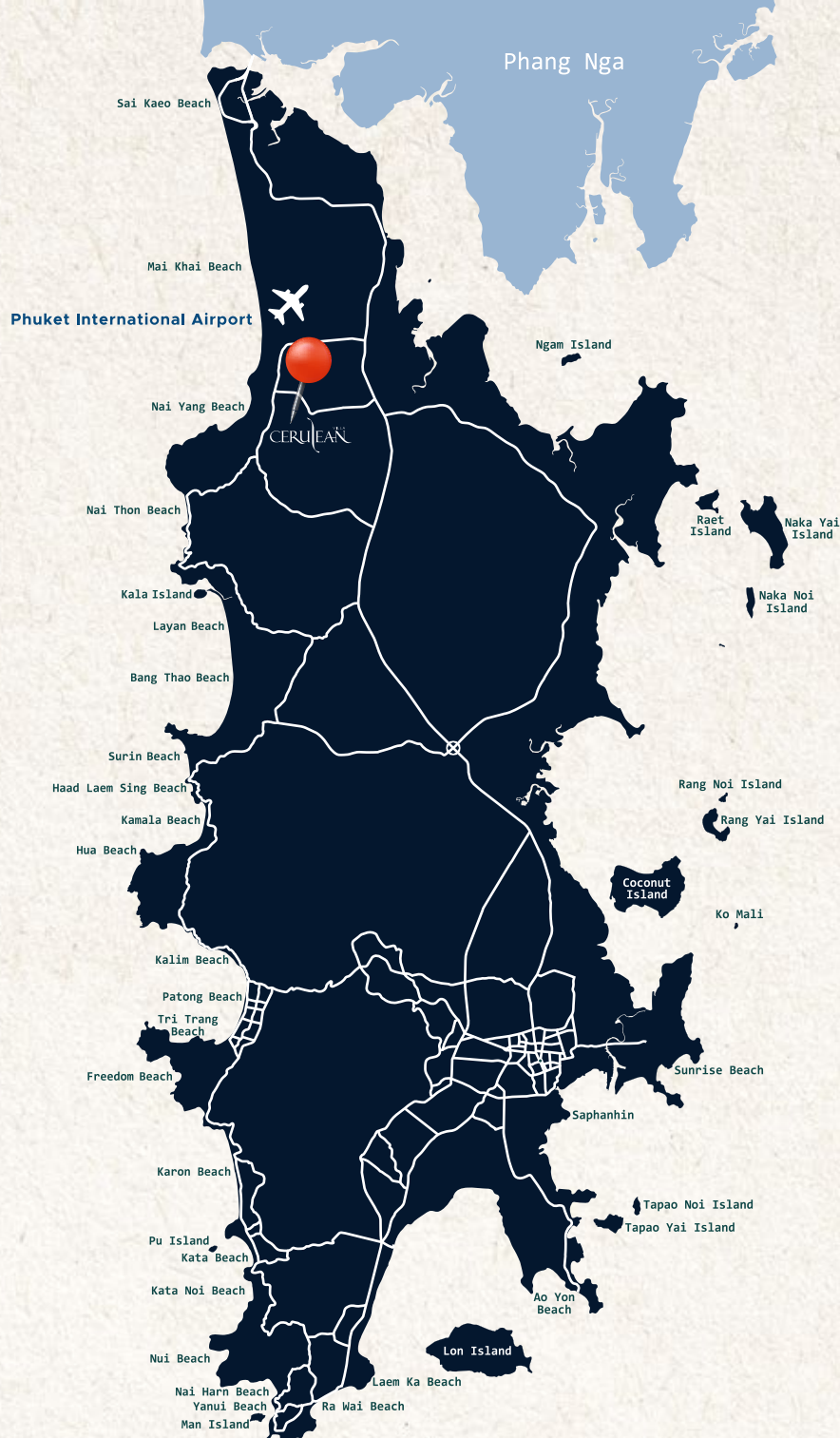
Please note that these terms and conditions govern the ownership arrangements at Villa Cerulean. It is essential to carefully review and understand these provisions before entering into any property transactions

## Payment Terms (Off-Plan Villa)

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	28%
3rd	Finished foundation post	20%
4th	Finished concrete structure	15%
5th	Finished wall and roof structure	15%
6th	Completed floor finishing, built-in furniture and paint, window and door frames	10%
7th	Transfer land registration	10%

## Notes

- All private pool villas are finished with swimming pool air-condition, built-in wardrobe, kitchen and landscape design.
- All selling prices are fixed in Thai baht only.
- Furniture package is optional.
- Sinking fund 100,000 THB. (one time payment)
- Monthly common area management fee 10 THB/sq.m. including 24-hour security, garbage collection common electricity, common area landscaping.



# NEARBY

## VILLA CERULEAN

### BEACH

Naiyang Beach	3 km
Naithon Beach	4.3 km
Layan Beach	10.5 km
Maikhao Beach	12.7 km
Bangtao Beach	13.4 km

### SCHOOL

UWC Thailand	9.8 km
Headstart International School	15.9 km
Kajonkiet Thalang School	16 km

### LIFESTYLE

The Big Fish Restaurant & Bar (marriott naiyang)	1.8 km
Black Ginger Thai Restaurant (the slate)	2.2 km
TheLifeCo Phuket Wellbeing and Detox Center	2.3 km
Boat Avenue	13.5 km

### AIRPORT

Phuket International Airport	4.5 km
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### HOSPITAL

Bumrungrad Hospital (future)	9 km
BDMS Wellness Clinic	14.5 km
Bangkok Hospital	27.3 km



## BLUE 1976 DEVELOPMENT

With nearly two decades dedicated to Phuket's real estate sector, our CEO, Mr. Supasit Charoensin, brings a wealth of experience to pool villa development.

Renowned as a well-known architect among Phuket's developers, Mr. Supasit first gained acclaim with his furniture brand, Anda-Build Tech, which has become a staple among residents of luxury pool villas in Phuket. Additionally, he and his partner are the driving forces behind the construction company, widely recognized as 'Tai-Toon-Ban.'

United by a shared vision, the two founders set out to create a new standard in design—a masterpiece where form and function intertwine seamlessly, making luxury more accessible.

INTRODUCING VILLA CERULEAN.

VILLA  
CERULEAN  
SAKU-NAIYANG BEACH, PHUKET

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