



ALLTHAI SEA VIEW RAWAI

PHUKET'S EXCLUSIVE VILLAS

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Discover the exclusive **ALLTHAI Sea View Rawai Villas**, located in one of Phuket's most picturesque areas. These unique villas combine modern amenities, sophisticated design, and stunning sea views.



1 floor



Key Features:

•Price: **13.9** million baht (no furniture)

14.9 МАН БАТ (with furniture)

•Area: **280 M²**

•Floors: **2 stories**

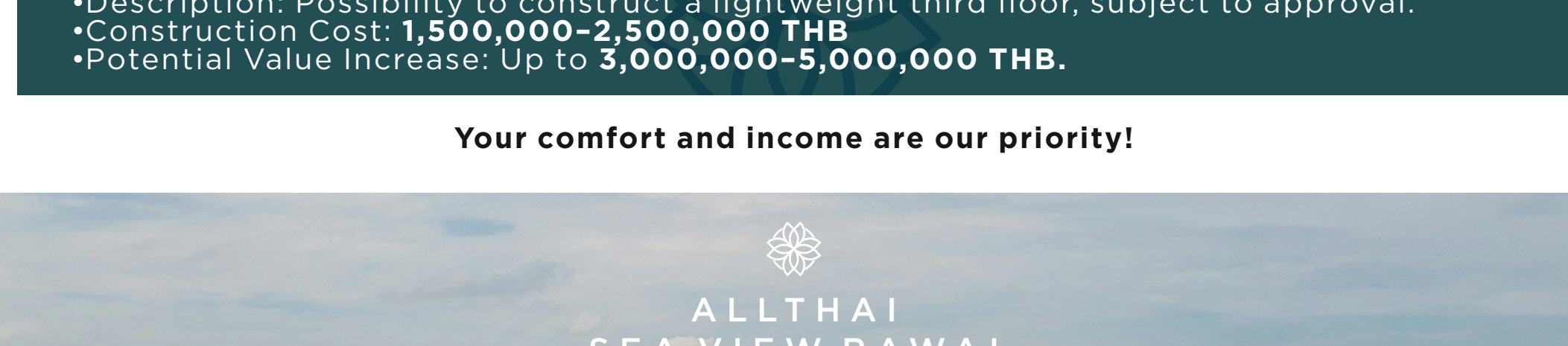
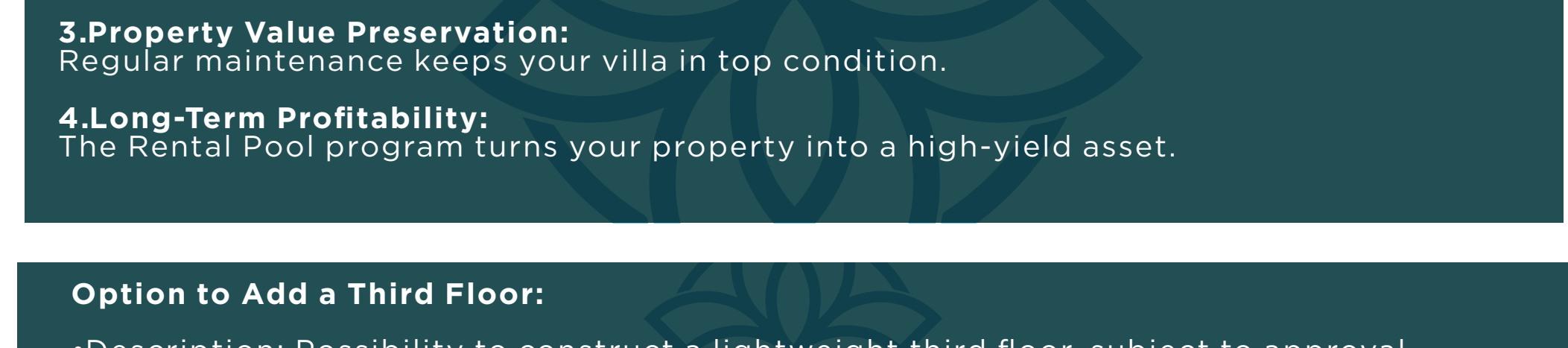
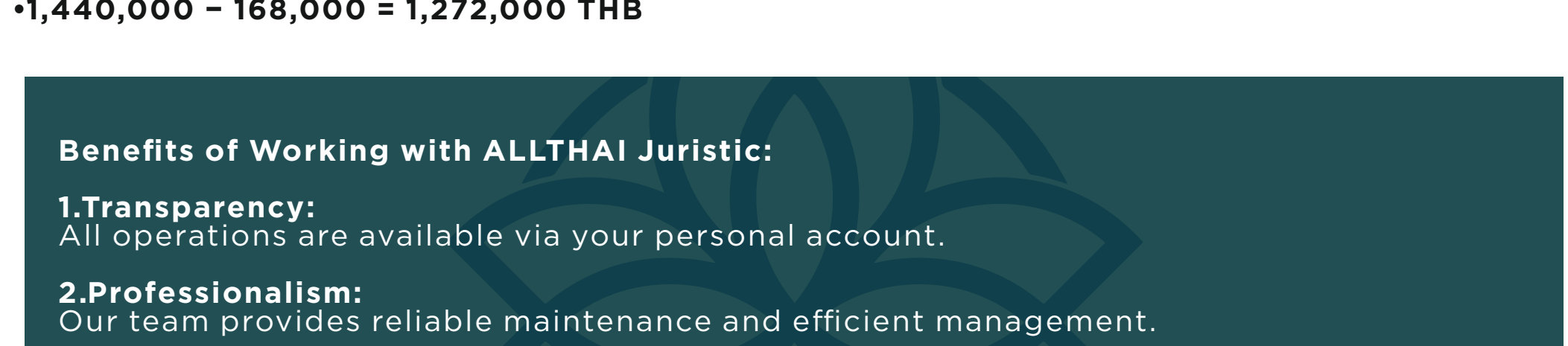
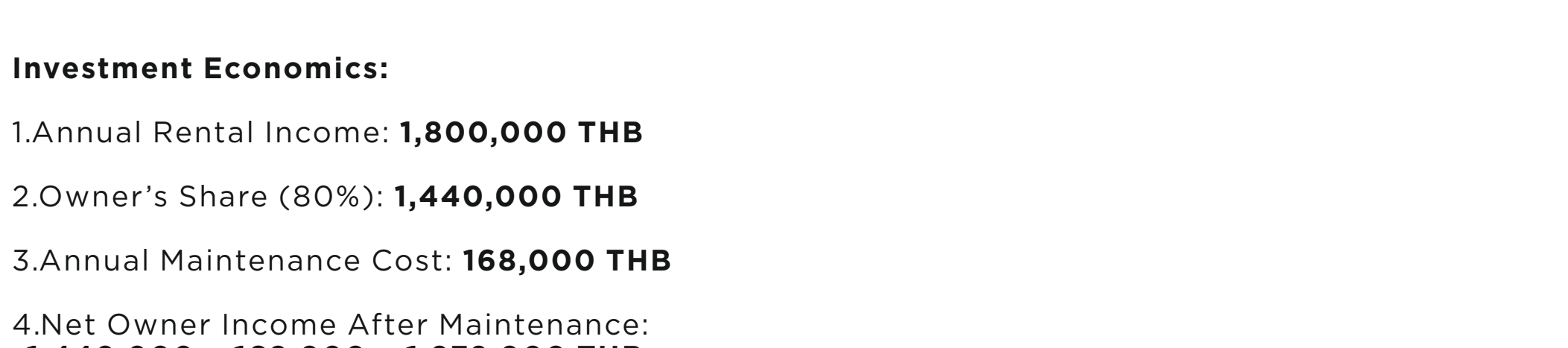
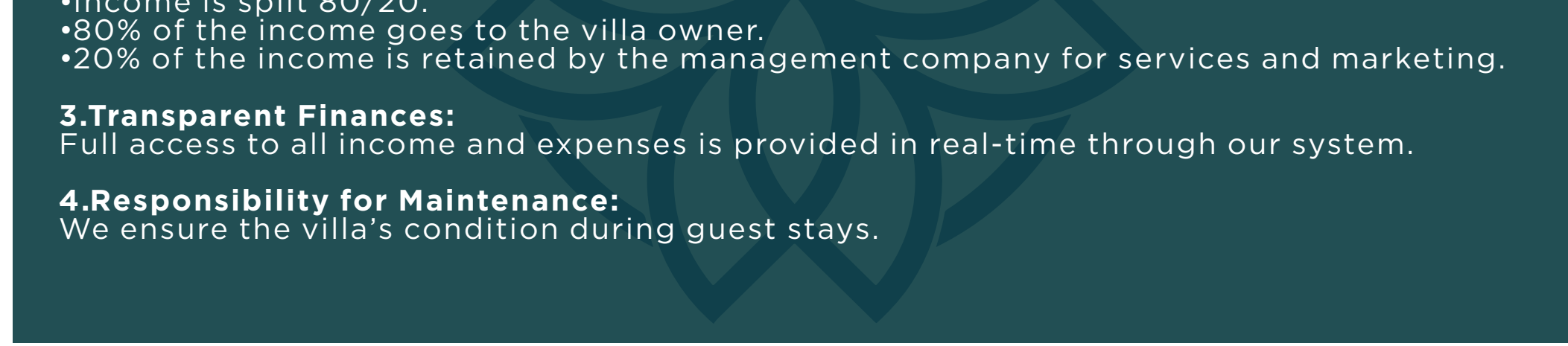
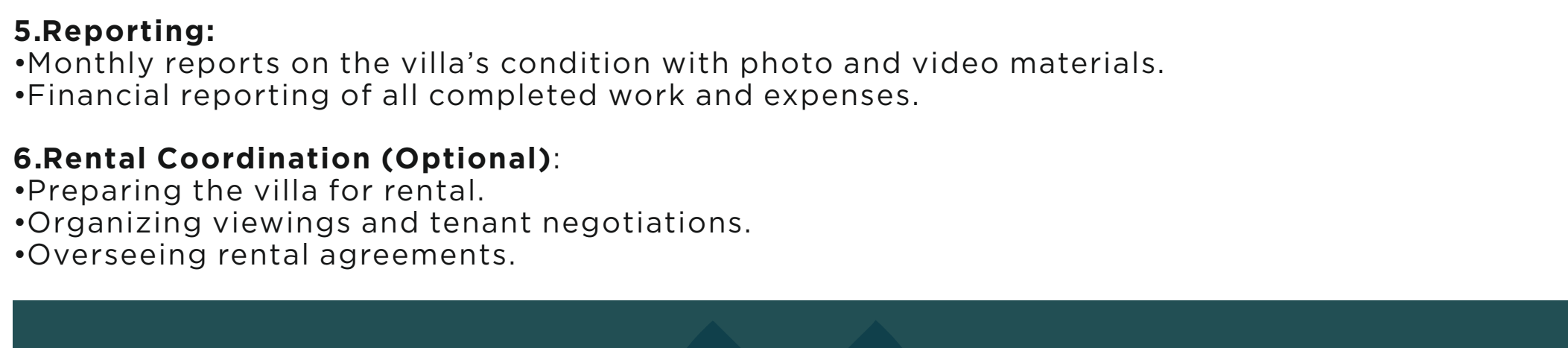
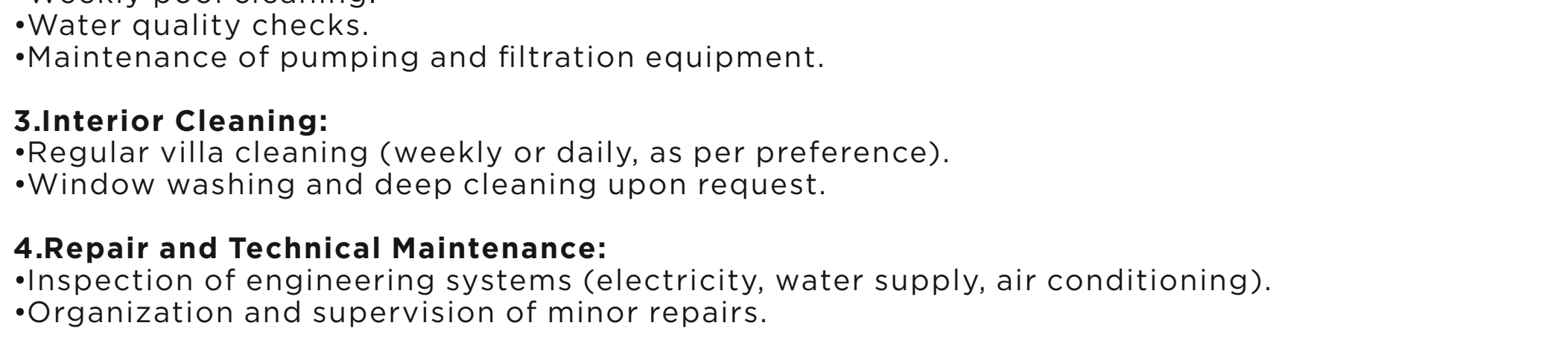
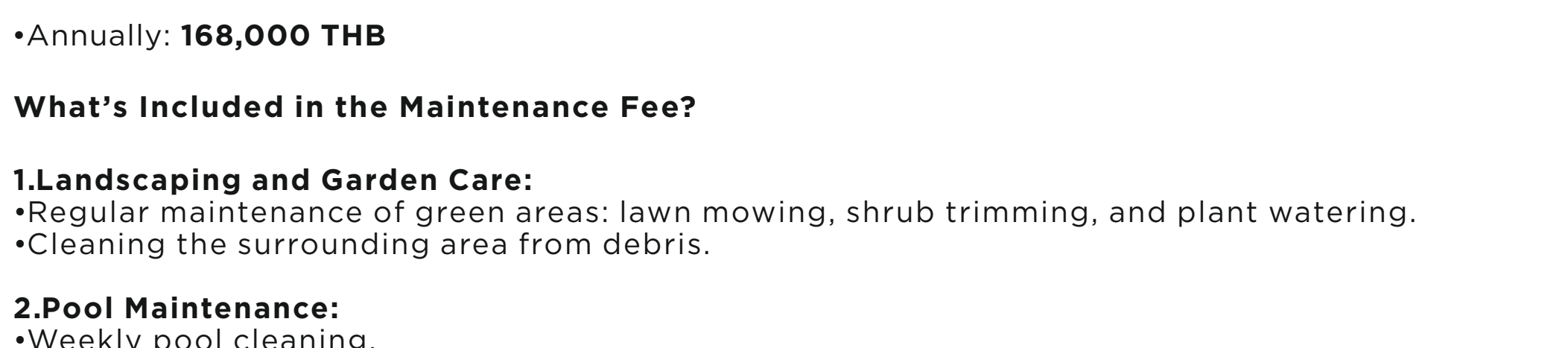
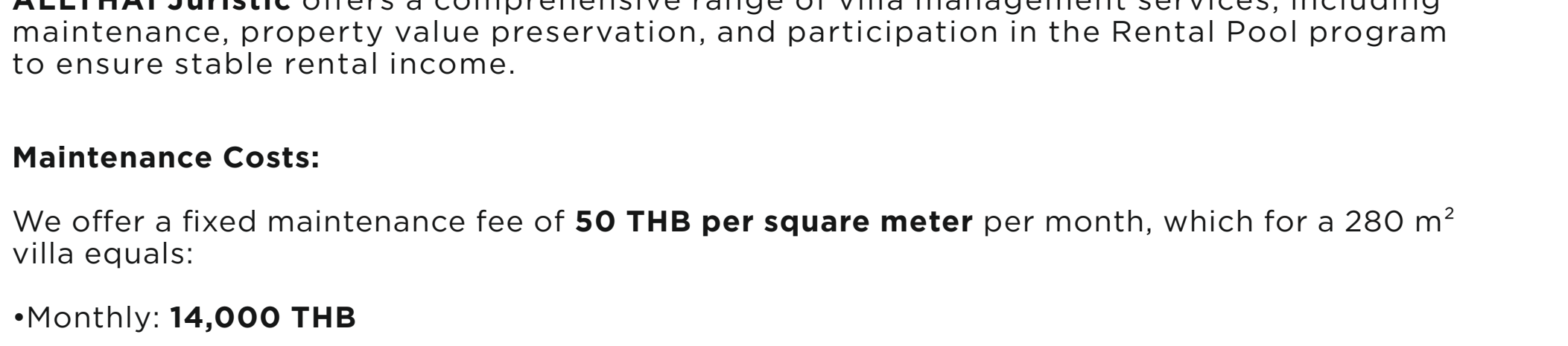
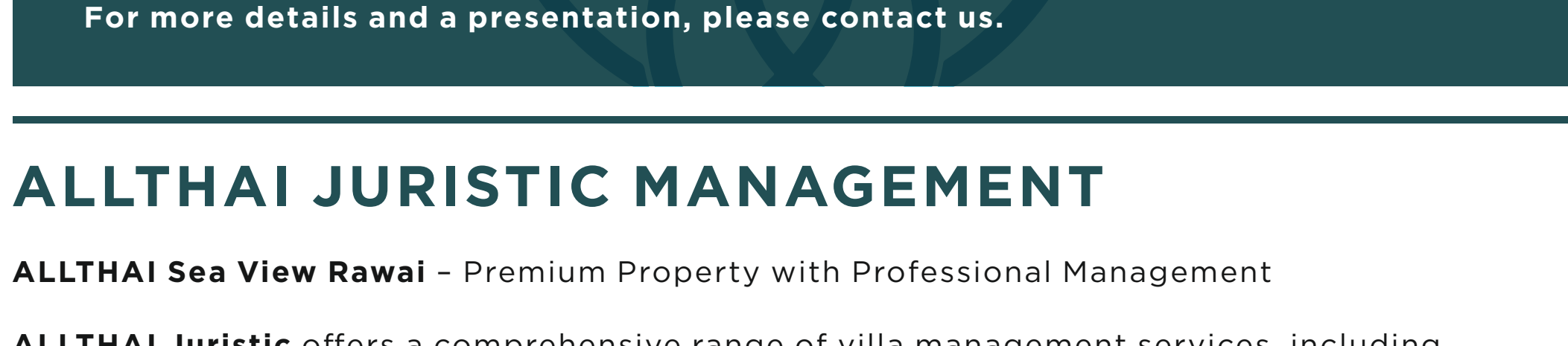
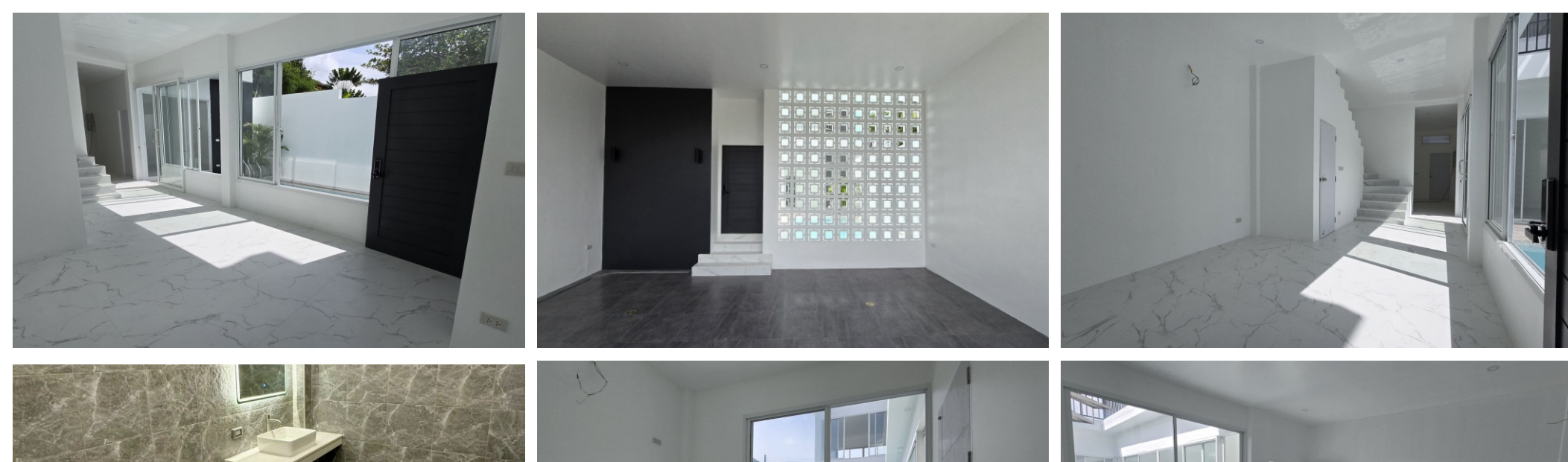
•Parking: **Space for 2 cars and 3 motorbikes**

•Ownership: **Freehold**

2 floor



Experience unmatched comfort, elegance, and breathtaking views from every terrace. These villas are perfect for both personal living and investment opportunities.



The following additional charges are available in this project:

1.Furniture

- No furniture (13.9 million baht).
- The total cost of a fully furnished villa (excluding small decorative items) is 14.9 million baht.

2.Smart Home Package

- The surcharge is 3% of the base villa price (13.9 million baht).
- This package includes the installation and configuration of a comprehensive smart home system throughout the property.

For more details and a presentation, please contact us.

ALLTHAI JURISTIC MANAGEMENT

ALLTHAI Sea View Rawai – Premium Property with Professional Management

ALLTHAI Juristic offers a comprehensive range of villa management services, including maintenance, property value preservation, and participation in the Rental Pool program to ensure stable rental income.

Maintenance Costs:

We offer a fixed maintenance fee of **50 THB per square meter** per month, which for a 280 m² villa equals:

•Monthly: **14,000 THB**

•Annually: **168,000 THB**

What's Included in the Maintenance Fee?

1.Landscaping and Garden Care:

- Regular maintenance of green areas: lawn mowing, shrub trimming, and plant watering.
- Cleaning the surrounding area from debris.

2.Pool Maintenance:

- Weekly pool cleaning.
- Water quality checks.
- Maintenance of pumping and filtration equipment.

3.Interior Cleaning:

- Regular villa cleaning (weekly or daily, as per preference).
- Window washing and deep cleaning upon request.

4.Repair and Technical Maintenance:

- Inspection of engineering systems (electricity, water supply, air conditioning).
- Organization and supervision of minor repairs.

5.Reporting:

- Monthly reports on the villa's condition with photo and video materials.
- Financial reporting of all completed work and expenses.

6.Rental Coordination (Optional):

- Preparing the villa for rental.
- Organizing viewings and tenant negotiations.
- Overseeing rental agreements.

Additional Option: Rental Pool Program:

The Rental Pool program by ALLTHAI Juristic turns your villa into a steady income source:

1.Client Attraction:

- We manage marketing, bookings, and guest check-ins through a hotel management system.
- You will receive login credentials for transparent tracking of all financial operations.
- Payments can be processed in any currency preferred by clients.

2.Income Distribution:

- Income is split 80/20:
- 80% of the income goes to the villa owner.
- 20% of the income is retained by the management company for services and marketing.

3.Transparent Finances:

Full access to all income and expenses is provided in real-time through our system.

4.Responsibility for Maintenance:

We ensure the villa's condition during guest stays.

Investment Economics:

1.Annual Rental Income: **1,800,000 THB**

2.Owner's Share (80%): **1,440,000 THB**

3.Annual Maintenance Cost: **168,000 THB**

4.Net Owner Income After Maintenance:

•1,440,000 – 168,000 = 1,272,000 THB

Benefits of Working with ALLTHAI Juristic:

1.Transparency:

All operations are available via your personal account.

2.Professionalism:

Our team provides reliable maintenance and efficient management.

3.Property Value Preservation:

Regular maintenance keeps your villa in top condition.

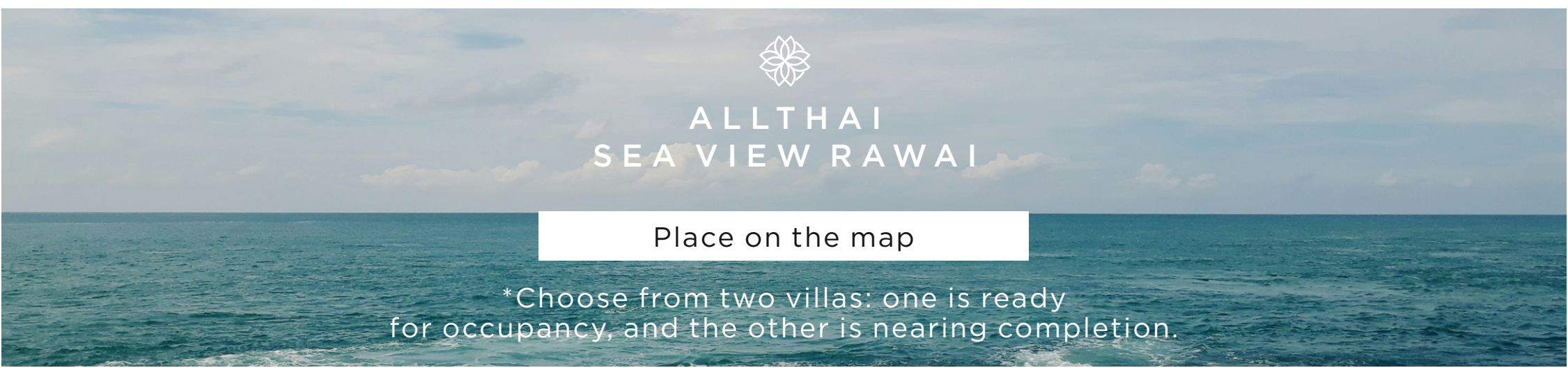
4.Long-Term Profitability:

The Rental Pool program turns your property into a high-yield asset.

Option to Add a Third Floor:

- Description: Possibility to construct a lightweight third floor, subject to approval.
- Construction Cost: **1,500,000-2,500,000 THB**
- Potential Value Increase: Up to **3,000,000-5,000,000 THB**.

Your comfort and income are our priority!



ALLTHAI
SEA VIEW RAWAI

Place on the map

*Choose from two villas: one is ready for occupancy, and the other is nearing completion.