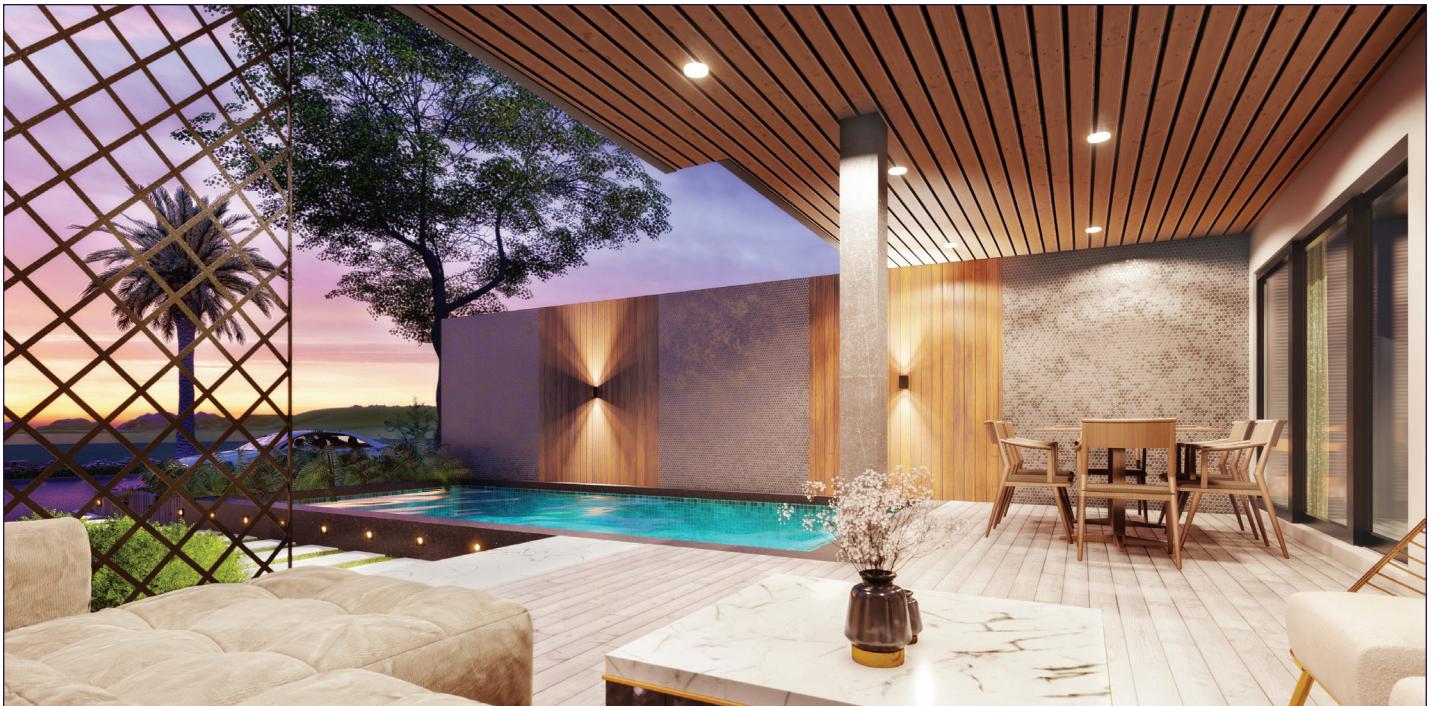




SERENITY

JOMTIEN VILLAS



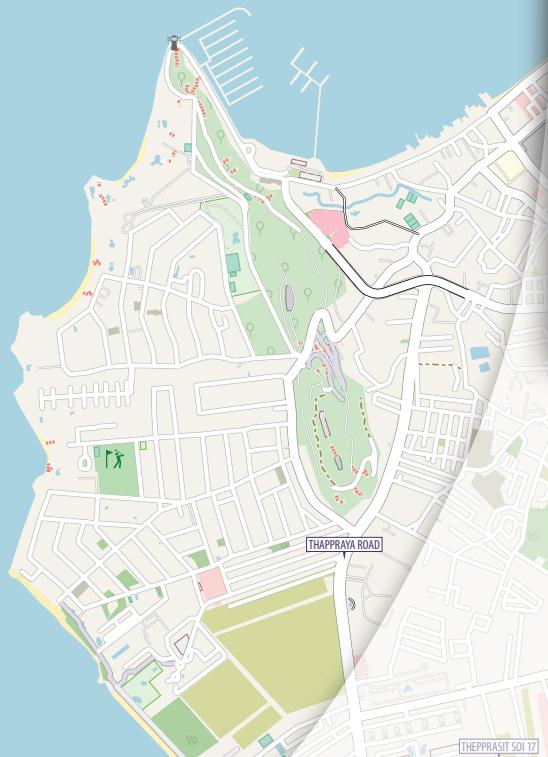
Modern luxury pool villas in the heart of Jomtien



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Project Location



JOMTIEN BEACH

SOI WATBOON

THEPPRASIT ROAD

THAPPRAYA ROAD

THEPPRASIT SOI 17

JOMTIEN COMPLEX

THEPPRASIT SOI 17

VIEW TALAY VILLAS

JOMTIEN PARK VILLAS

THEPPRASIT SOI 9

ROMPHO MARKET

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JOMTIEN VILLAS

700m to the beach

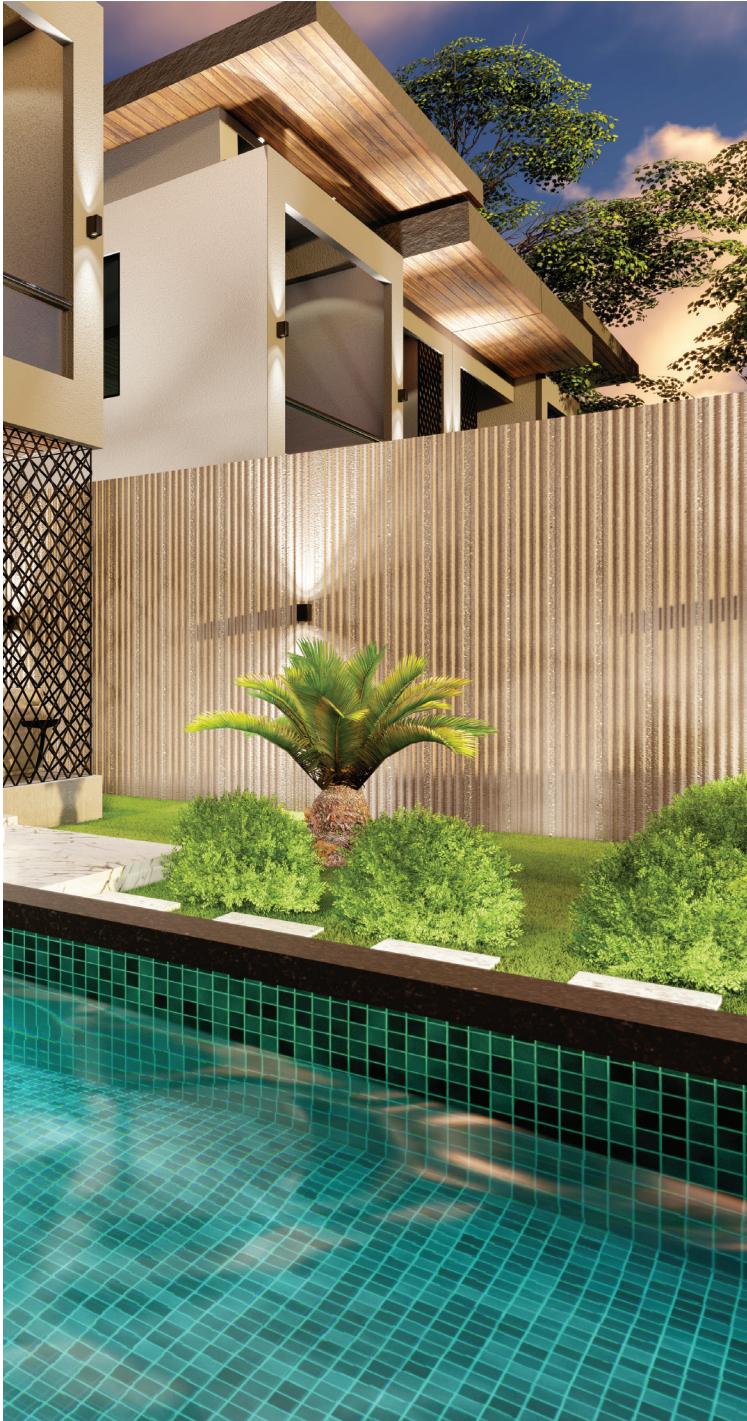
JOMTIEN BEACH ROAD

JOMTIEN 2ND ROAD

NIGHT MARKET

JOMTIEN BEACH





Project Overview

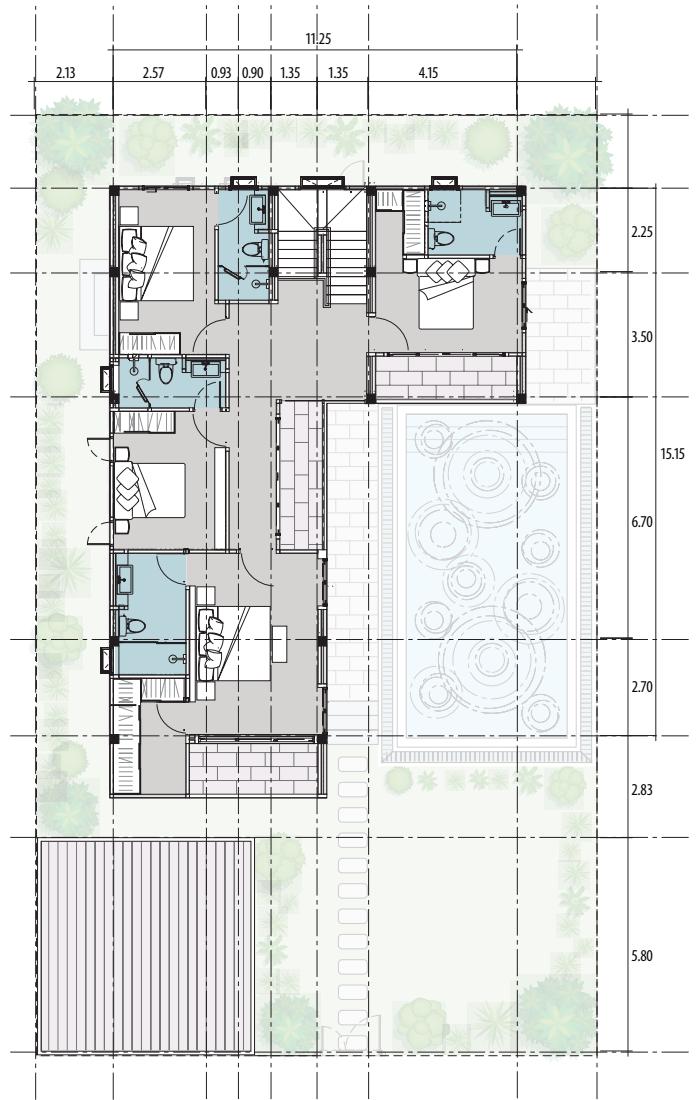
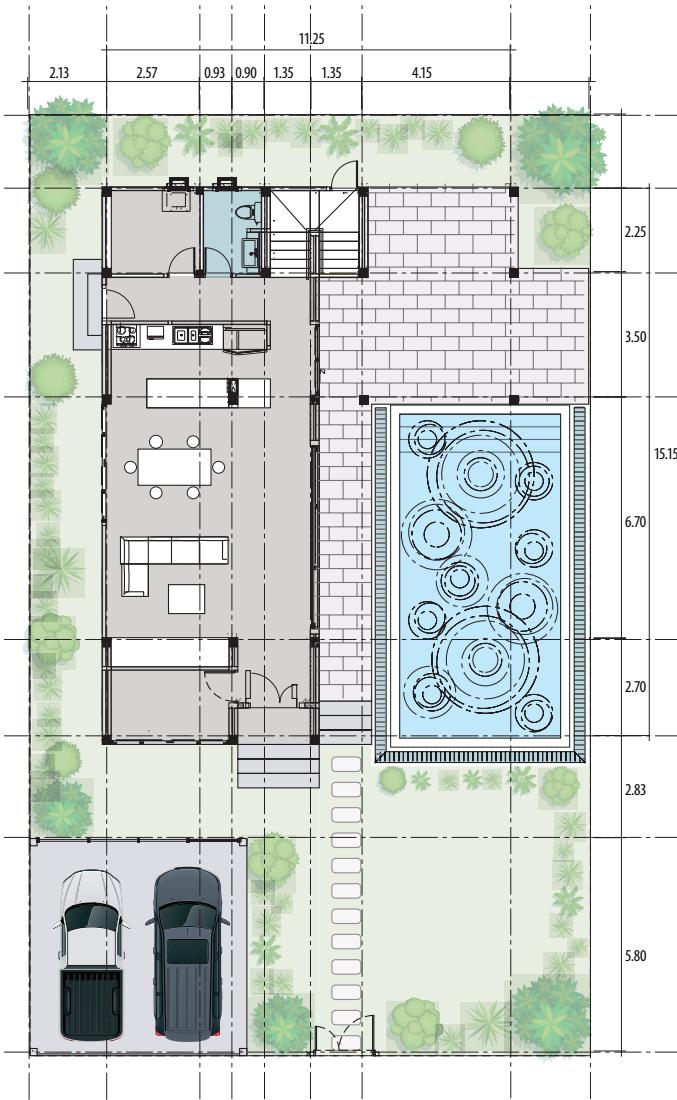
- **Total villas:** 26
- **Type A – 3 BR villas:** 14
- **Type B – 4 BR villas:** 12
- **Total area:** 7 Rai 232sq.w / 12,128sq.m
- **Living area:** 232sq.m - 320sq.m
- **Land area:** 240sq.m - 597sq.m
- **Building commences:** Q4 2020
- **Building completion:** Q4 2022
- Functional modern designs
- Private pools, offices, large garages all standard
- Lots of outdoor living space
- Top quality design & construction throughout
- Secure, licensed 'mooban' estate
- Underground utilities & wide roads
- Designed with privacy in mind
- High-gloss kitchens with full appliances
- Lush & tasteful tropical landscaping
- Luxurious bathrooms





Four Bedroom Five Bathroom Luxury Pool Villa

- Modern tropical design concept
- Four bedrooms, all en-suite
- Separate office
- High-quality built-in wardrobes including master bedroom walk-in closet
- Huge covered outdoor terrace
- Two upstairs balconies
- Four full bathrooms plus guest wash-room
- Utility & storage room
- 5 x 10m private swimming pool
- Double garage
- Fully landscaped
- Large modern hi-gloss European kitchen with large split-level island
- Luxurious modern bathrooms with top-end fixtures and fittings
- Inverter air-cons throughout
- 'Floating' style staircase with LED lighting
- Powder-coated black aluminium windows and sliding doors
- Electronic entry system
- Full home automation & smart-home option
- Option for separate guest-house (5th bedroom)
- Interior & terrace space approx. 300sq.m
- Land sizes from 416 to 597sq.m
- **Priced from 19.95m**



Ground Floor Plan

- Pool, Terrace ,Garden & Parking
- Open-plan living, dining & kitchen
- Guest WC & Utility Room

Upper Floor Plan

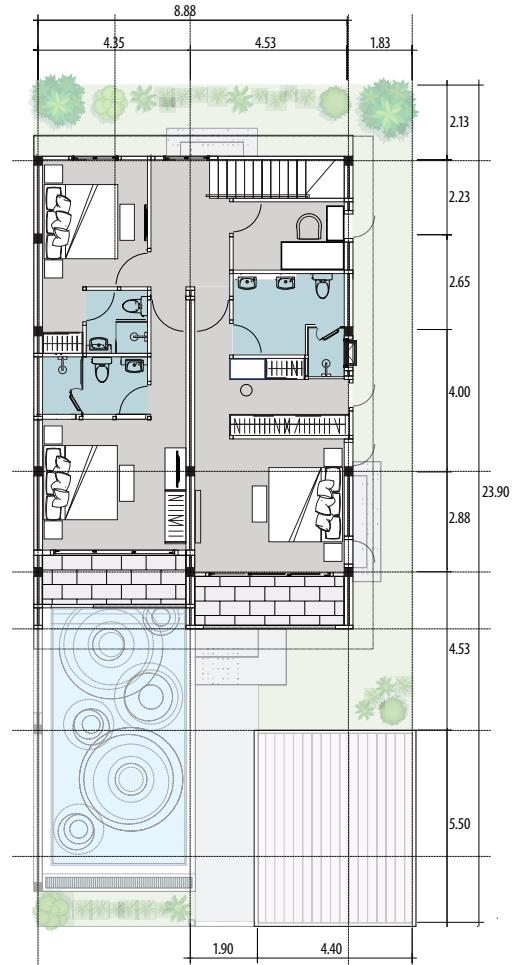
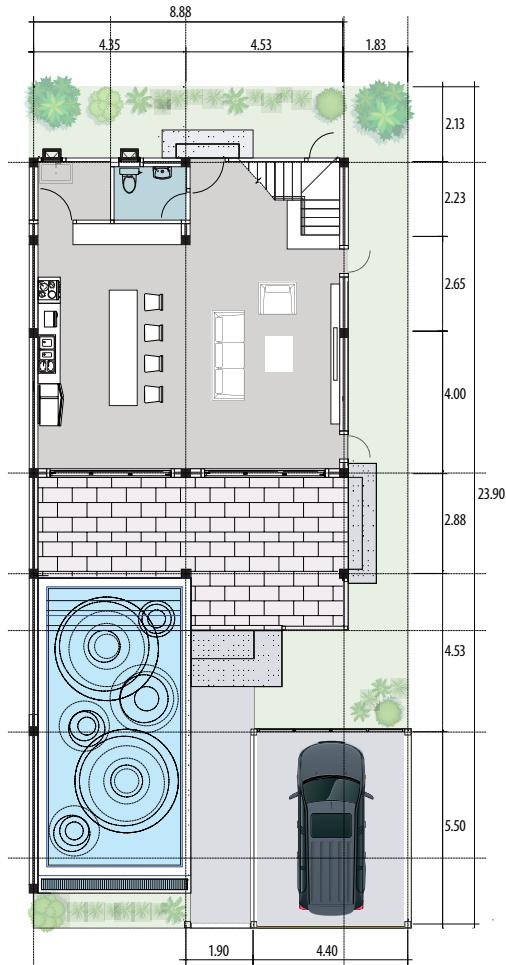
- Master bedroom, en-suite WC, walk-in closet, & balcony.
- Three bedrooms with en-suite WC





Three Bedroom Four Bathroom Luxury Pool Villa

- Modern tropical design concept
- Three bedrooms, all en-suite
- Separate office
- High-quality built-in wardrobes including master bedroom walk-in closet
- Huge covered outdoor terrace
- Two upstairs balconies
- Three full bathrooms plus guest wash-room
- Utility & storage room
- 4 x 9m private swimming pool
- Single garage
- Fully landscaped
- Large modern hi-gloss European kitchen with large split-level island
- Luxurious modern bathrooms with top-end fixtures and fittings
- Inverter air-cons throughout
- 'Floating' style staircase with LED lighting
- Powder-coated black aluminium windows and sliding doors
- Electronic entry system
- Full home automation & smart-home option
- Interior & terrace space approx. 232sq.m
- Land sizes from 240 to 260sq.m
- **Priced from 13.95m THB**



Ground Floor Plan

- Pool, Terrace ,Garden & Parking
- Open-plan living, dining & kitchen
- Guest WC & Utility Room

Upper Floor Plan

- Master bedroom, en-suite WC, walk-in closet, & balcony.
- Three bedrooms with en-suite WC

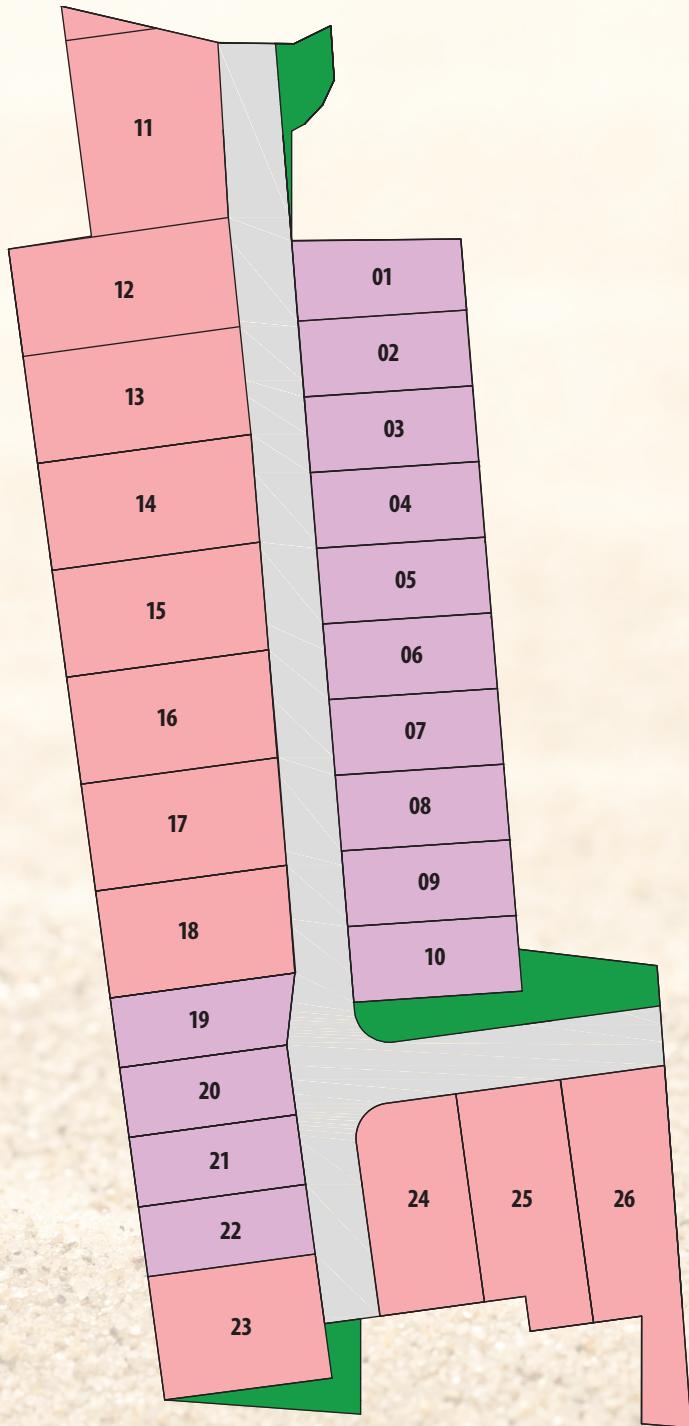


ROI Guarantee

We are able to offer guaranteed return on investment for a select eight houses within Serenity Jomtien Villas that will offer our investment buyers security on their investment, a very good net return that's hassle-free as we include a fully managed service.

The return on investment starts immediately the title deed is transferred to the buyer and we will pay annually up-front the full return. Terms are as follows:

- 6% net return pre-paid annually from Serenity Jomtien Villas to the owner
- Term of 3 to 5 years with 3 years guaranteed and the 4th and 5th years at the discretion of both parties
- All maintenance fees including annual common fee, gardening and pool cleaning services, maid service, minor repairs and upkeep to be paid by Serenity Jomtien Villas
- All utility bills paid by Serenity Jomtien Villas
- Customer must purchase our standard ROI furniture and décor package (approx. cost between 700 – 900,000 THB depending on house type)
- 6% return paid on price of house only
- Customer may cancel the ROI agreement at any time provided they give 60 days notice & refund any pre-paid interest payments to Serenity Jomtien Villas
- **BONUS ROI** Any ROI house purchases paid in full shall receive 8% p/a (2% quarterly) interest until the time of house transfer

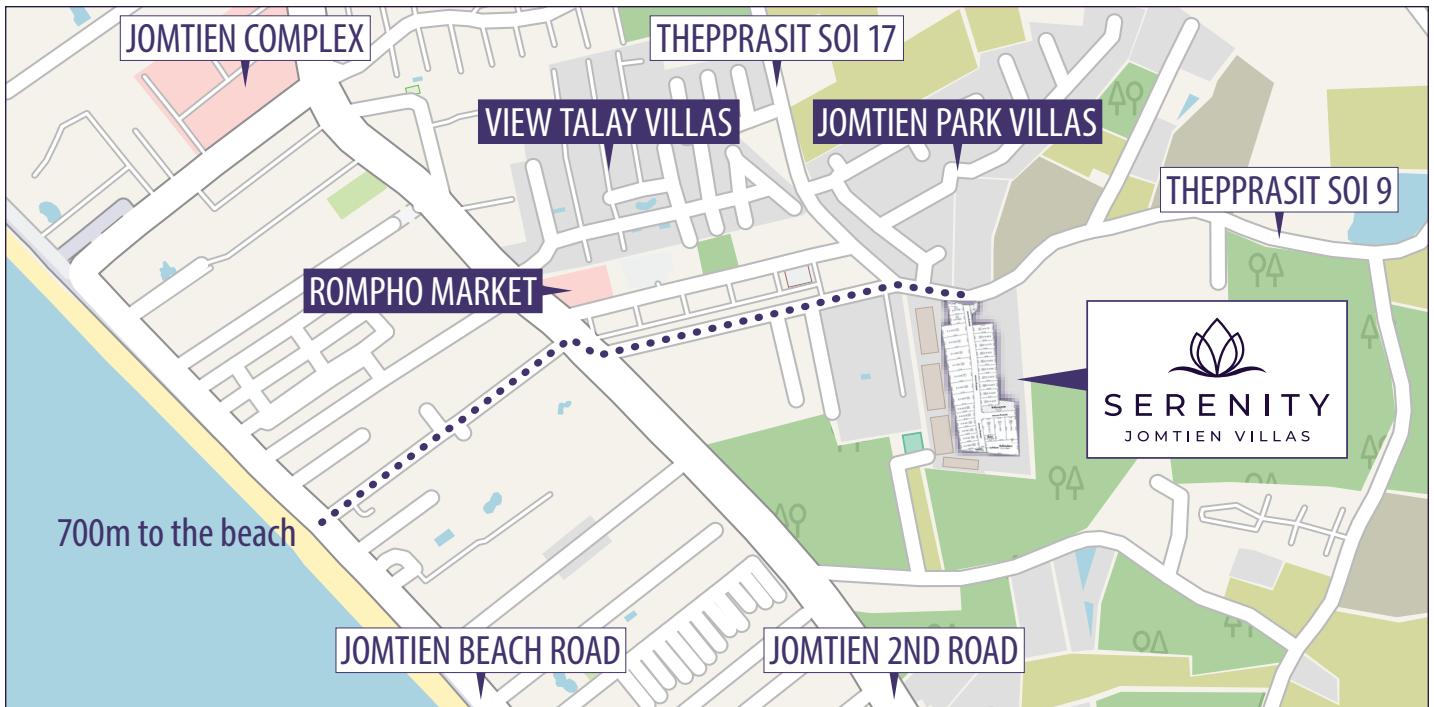


| No | Size | Type | Bedrooms |
|----|-------|------|----------|
| 01 | 300.0 | A | 3 |
| 02 | 277.2 | A | 3 |
| 03 | 270.0 | A | 3 |
| 04 | 262.8 | A | 3 |
| 05 | 259.2 | A | 3 |
| 06 | 259.2 | A | 3 |
| 07 | 259.6 | A | 3 |
| 08 | 259.6 | A | 3 |
| 09 | 259.6 | A | 3 |
| 10 | 259.2 | A | 3 |
| 11 | 534.8 | B | 4 |
| 12 | 497.6 | B | 4 |
| 13 | 487.2 | B | 4 |
| 14 | 482.4 | B | 4 |
| 15 | 473.2 | B | 4 |
| 16 | 455.2 | B | 4 |
| 17 | 437.6 | B | 4 |
| 18 | 419.6 | B | 4 |
| 19 | 263.6 | A | 3 |
| 20 | 265.0 | A | 3 |
| 21 | 249.2 | A | 3 |
| 22 | 243.2 | A | 3 |
| 23 | 469.6 | B | 4 |
| 24 | 387.2 | B | 4 |
| 25 | 428.0 | B | 4 |
| 26 | 584.8 | B | 4 |



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JOMTIEN VILLAS



Thepprasit Soi 17 Behind View Talay Villas

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