







*Bird Eye View*





*Pool View*





*Living & Dining*





*Master Bedroom*





*Living & Dining*





## *Villa Overview*

**Cocoon Villas** is a new development of luxury villas, providing privacy within a gated community

Designed in a modern and contemporary style, semi detached or detached, available with two or three bedrooms, each villa features a private pool surrounded by tropical trees and lush garden

Set in the peaceful area of Nai Thon, on Phuket West Coast, the development is a short distance away from Nai Thon and Nai Yang beaches, local and international restaurants, Phuket International Airport

#### MAIN INFORMATION

PROJECT NAME: Cocoon Villas

PROJECT TYPE: Residential Villas

TOTAL VILLAS: 14

LOCATION: Nai Thon, Phuket

VILLAS TYPES: 2 & 3 bedrooms

PARKING LOTS: 14

EXPECTED COMPLETION: June 2020

#### SALES OFFICE

OPENING HOURS: 9.30 - 17.30 Monday - Saturday

TELEPHONE: +66 (0) 873 835 453

EMAIL: [sales@cocoon-phuket.com](mailto:sales@cocoon-phuket.com)

WEBSITE: [www.cocoon-phuket.com](http://www.cocoon-phuket.com)







## AREA INFORMATION

### INTERIOR

FOYER & KITCHEN	8.1 SQM
MASTER BEDROOM	16.1 SQM
MASTER BATHROOM	17.3 SQM
BEDROOM 2	12.9 SQM
BATHROOM 2	5.1 SQM
DINING	22.8 SQM
LIVING	19.2 SQM
<b>TOTAL</b>	<b>101.5 SQM</b>

### EXTERIOR

PARKING	20.5 SQM
POOL DECK	20.7 SQM
SWIMMING POOL	31.2 SQM
ENTRANCE	2.9 SQM
PUMP ROOM	5.4 SQM
<b>TOTAL</b>	<b>80.7 SQM</b>

### GRAND TOTAL

**182.2 SQM**







MASTER PLAN   








MASTER PLAN 

## OPTIONAL EXTRA BEDROOM ON PLOTS 4,6,7,8,12,13,14

BEDROOM	12 SQM
BATHROOM	6 SQM
<b>TOTAL</b>	<b>18 SQM</b>







## GENERAL SPECIFICATION

### FOUNDATION

Concrete footings

### STRUCTURE

Reinforced concrete column & beam system

### ROOF STRUCTURE

Steel roof frame finished with asphalt shingle roof tile

### CEILING

Gypsum board 9mm. with white paint

### FLOOR

Living room, dining room, kitchen and bedroom 1: Glazed porcelain tile 24x24  
Master bedroom and bathroom: Porcelain petrified wood look tile  
Pool deck: Porcelain petrified wood look tile

### WALL

Brick wall with cement plaster  
Emulsion painted finish  
Bathrooms : glazed porcelain grey 12x24

### DOORS

Entrance: solid wood door  
Internal: teak plywood door

### WINDOWS

Aluminum frame and green or clear tint glass

### SANITARY WARE

American standard with rain shower in all bathrooms  
Bathtub in master bedroom

### BATHROOM FITTING

American standard

### BUILT-IN KITCHEN

High gloss black kitchen  
Granite counter top

### KITCHEN APPLIANCES

Imported hood, hob and sink

### BUILT-IN WARDROBE

Hard wood frames covered with teak plywood

### HOT WATER

Central boiler for all bathrooms and kitchen

### AIR CONDITIONING

Ceiling cassette unit in kitchen, dining and living area  
Wall type split units in bedroom

### SWIMMING POOL

Infinity edge with mosaic tiles, filter system

### WATER SUPPLY

Water from municipality

### ELECTRIC SUPPLY

Individual meter for each villa

### LANDSCAPING

Garden area landscaped with tropical plants and instant grass



## FURNITURE PACKAGE STANDARD

DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
<b>LIVING AREA</b>		<b>MASTER BEDROOM</b>		<b>BEDCLOTHES</b>	
TV 49" LCD	1	King size bed	1	Mattress 5'	1
Coffee table	1	Pendant lamp	2	Mattress protector	1
Sofa Seat Cushions	8			Bed sheet	1
Sofa Pillows	5			Pillow	2
Fan	1			Pillow case	2
		<b>BEDCLOTHES</b>		Duvet	1
		Mattress 6'	1	Colorful pillow	2
		Mattress protector	1		
		Bed runner	1		
<b>DINING &amp; OFFICE AREA</b>		Bed sheet	1	<b>OUTDOOR ITEMS</b>	
Acacia table L200xW70xH80 (cm)	1	Pillow	2	Sofa Cushions	3
Chair	4	Pillow case	2	Sofa Pillows	6
Pendant lamp	2	Duvet	1		
Low chair	1	Colorful pillow	2		
Low cabinet	1				
				<b>MORE</b>	
<b>KITCHEN</b>		<b>BEDROOM 1</b>		Curtains	
Fridge		Queen size bed	1		
		Table lamp	2		
		TV console	1		





## FURNITURE PACKAGE PLUS

DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
<b>LIVING AREA</b>		<b>MASTER BEDROOM</b>		<b>BEDCLOTHES</b>	
TV 49" LCD	1	King size bed	1	Mattress 5'	1
Coffee table	1	Wood decorative item H150 (cm)	1	Mattress protector	1
Sofa Seat Cushions	8	Painting L150xW150 (cm)	1	Bed sheet	1
Sofa Pillows	5	Pendant lamp	2	Pillow	2
Fan	1	Bathroom stool	1	Pillow case	2
Decorative items	2 sets	Decorative items	1 set	Duvet	1
Wood decorative item	1			Colorful pillow	2
<b>DINING &amp; OFFICE AREA</b>		<b>BEDCLOTHES</b>		<b>OUTDOOR ITEMS</b>	
Acacia table L200xW70xH80 (cm)	1	Mattress 6'	1	Wall decorative item D120 (cm)	1
Chair	4	Mattress protector	1	Jar	1
Pendant lamp	2	Bed runner	1	Sun lounger	2
Carpet	1	Bed sheet	1	Parasol	1
Low chair	1	Pillow	2	Sofa Cushions	3
Low cabinet	1	Pillow case	2	Sofa Pillows	6
Decorative Elephant	1 set	Duvet	1		
Decorative leaf L240xW120 (cm)	1	Colorful pillow	2		
Decorative Statue H140 (cm)	1				
Decorative items	1 set	<b>BEDROOM 1</b>		<b>MORE</b>	
<b>KITCHEN AREA</b>		Queen size bed	1	Curtains	
Fridge	1	TV Console	1		
Stone Wall Art L160xW125 (cm)	1	Table lamp	2		
		Painting L150xW150 (cm)	1		
		Decorative items	2 sets		



## FURNITURE LIVING ROOM

Items included in Package Standard & Package Plus

Items only included in Package Plus

TV 49"LCD



Coffee Table



Sofa Cushions



Sofa Pillows



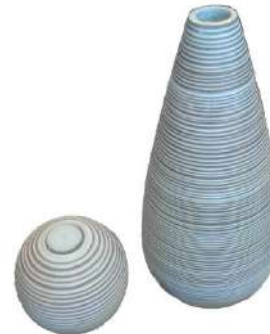
Fan



Decorative Item



Decorative Items



Decorative Item







## FURNITURE DINING AND OFFICE AREA

Acacia Wood Table



Chairs



Pendant Lamp



Carpet



Low Chair



Low Cabinet



Decorative Items



Decorative Leaf





Decorative Statue



Decorative Items



## FURNITURE KITCHEN

Fridge



Stone Wall Art







## FURNITURE MASTER BEDROOM

Teak Wood Bed



Decorative Item



Painting



Pendant Lamp



Bathroom Stool



Decorative Items



Mattress



Mattress Protector





**Bed Runner**



**Bed Sheet**



**Pillow**



**Pillow Case**



**Duvet**



**Colorful Pillow**







## FURNITURE BEDROOM 1

Teak Wood Bed



Acacia Wood Console



Table Lamp



Painting



Decorative Item



Decorative Items



Mattress



Mattress Protector





**Bed Sheet**



**Pillow**



**Pillow Case**



**Duvet**



**Colorful Pillow**







## OUTDOOR ITEMS

Wall Decorative Item



Jar



Sun Lounger



Parasol



## OTHER

Outdoor Sofa Cushions



Outdoor Sofa Pillows



Curtain



The developer reserves the right to change without prior notice



## EXTRA BEDROOM FURNITURE PACKAGE

DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
<b>BEDROOM</b>		<b>BEDCLOTHES</b>		<b>MORE</b>	
Queen size bed	1	Mattress 6'	1	Curtains	
Bedside table	1	Mattress protector	1		
Table lamp	1	Bed runner	1		
Chair	1	Bed sheet	1		
Painting L150xW120 (cm)	1	Pillow	2		
		Pillow case	2		
		Duvet	1		
		Colorful pillow	3		





## FURNITURE EXTRA BEDROOM

Teak Wood Bed



Bed Side Table



Table Lamp



Chair



Painting



Mattress



Mattress Protector



Bed Runner





**Bed Sheet**



**Pillow**



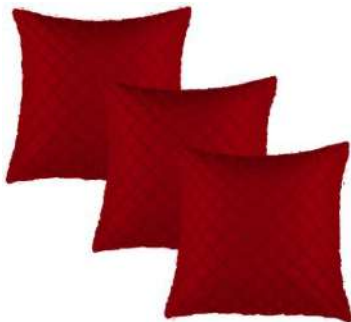
**Pillow Case**



**Duvet**



**Colorful Pillow**



**Curtain**

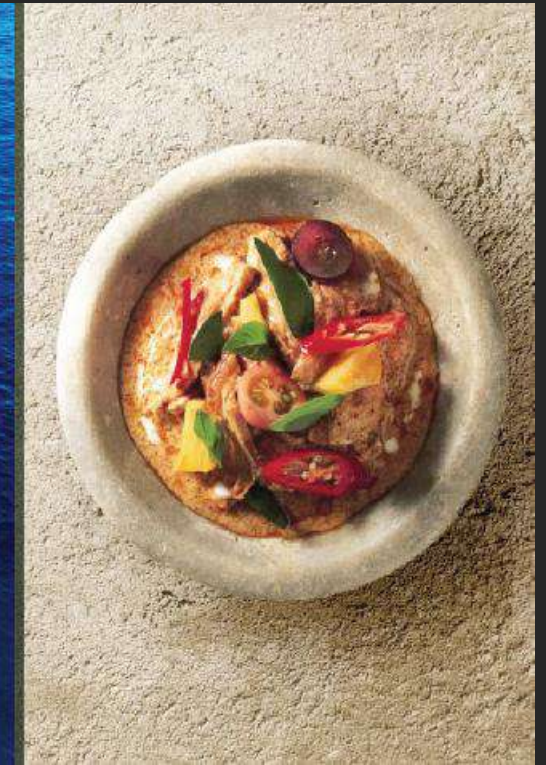






## RESERVATION FORM

BUYER DETAIL		SELLING PRICE		BOOKING DEPOSIT	
Buyer Name(s) _____		Plot No _____		Reservation Deposit: 100 000 THB	
Nationality _____		Price _____		<input type="checkbox"/> Paid on signing reservation form	
Address _____		Furniture <input type="checkbox"/> Standard <input type="checkbox"/> Plus <input type="checkbox"/> No		<input type="checkbox"/> Paid within _____ days of signing to:	
Telephone _____		Extra Bedroom <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Account Name:</b> Law Office of Ake & Associates	
Email _____		Extra Bedroom furniture <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Account Number:</b> 476-1-03582-2	
Passport No _____		Total Purchase Price _____		<b>Bank:</b> Krungsri Ayudhya	
				<b>Branch:</b> Chalermprakiet Ror.9	
				<b>Swift Code:</b> AYUDTHBK	
TERMS OF PAYMENT			TERMS AND CONDITIONS		
30%	Within 30 days after signing of Reservation Form (Minus Reservation Deposit)		<ul style="list-style-type: none"> <li>The Sales &amp; Purchase or Lease Agreement shall be signed within 30 days of the date of signing this Reservation Form</li> <li>The Reservation Deposit is not refundable</li> <li>All Late Payments Not to Exceed 14 Days &amp; Subject to Interest at 15% per year</li> <li>All registration taxes and fees on the date of registration shall be equally shared</li> </ul>		
15%	Upon Completion of Pilings & Foundation				
15%	Upon Completion of Main Structure				
15%	Upon Completion of Roof, Walls & Partitions				
10%	Upon Completion of Floors tiles and wall tiles				
10%	Delivery of the Villa ready for Occupancy				
5%	Within 30 days after the developer notify the date of registration of transfer of ownership to the client				
Signed as the Buyer(s)		Signed as the Witness		Signed as the Developer	
DATE		DATE		DATE	



# *Phuket Lifestyle*

COCOON VILLAS SALES OFFICE

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