





Overview



Entrance View



Bird Eye View



Pool View



Bedroom 3



Pool & Garden View



Master Bedroom



Master Bedroom



Walk-In Closet



Bedroom 2 & Bathroom 2



Dining & Kitchen



Dining & Living

Cocoon Villas Phase 3 is our new development featuring 8 luxurious villas nestled within a peaceful and tranquil setting

Designed with a modern and contemporary flair, each villa sits on expansive plots of land ranging from 580 to 630 sqm. featuring a generous 75 sqm private pool, and a spacious 52 sqm master bedroom 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

Perfect for a primary residence or rental investment, villa owners can anticipate a lucrative return on investment, as Phuket consistently ranks among the world's premier tourist destinations

MAIN INFORMATION

PROJECT NAME: Cocoon Villas Phase 3

PROJECT TYPE: Residential Villas

TOTAL VILLAS: 8

LOCATION: Nai Thon, Phuket

VILLAS TYPES: 2 & 3 bedrooms

EXPECTED COMPLETION: July 2027

SALES OFFICE

OPENING HOURS: 9.30 - 17.30 Monday - Saturday

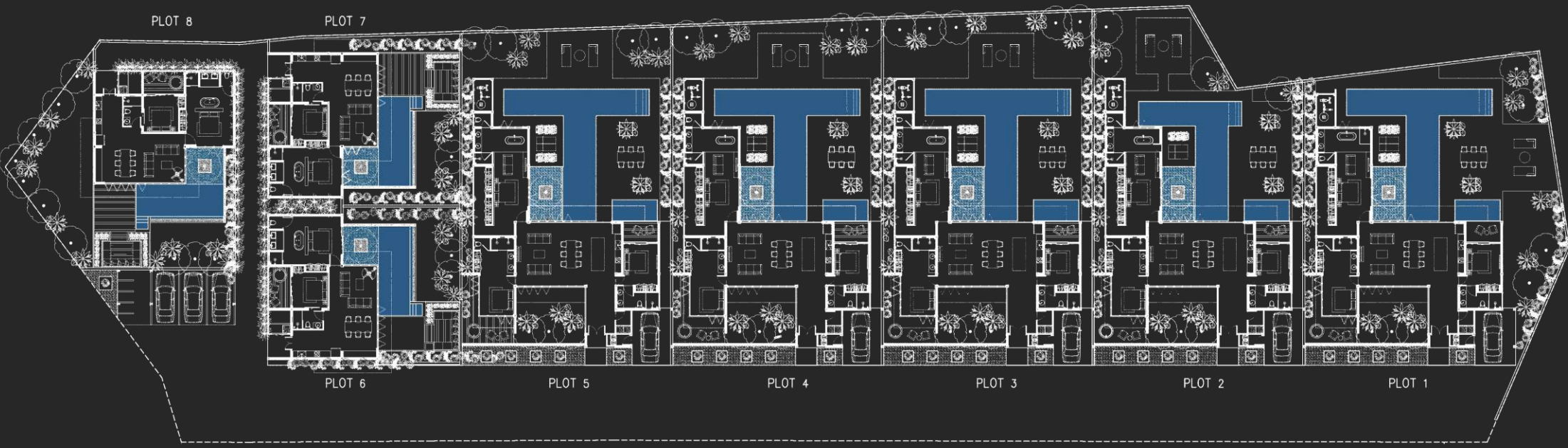
TELEPHONE: +66 (0) 873 835 453

EMAIL: sales@cocoon-phuket.com

WEBSITE: www.cocoon-phuket.com



MASTER PLAN



FLOOR PLAN

PLOT 1

LAND PLOT SIZE

630 sqm.

BUILT-UP AREA

440 sqm.

STATUS

AVAILABLE



3 Bedrooms



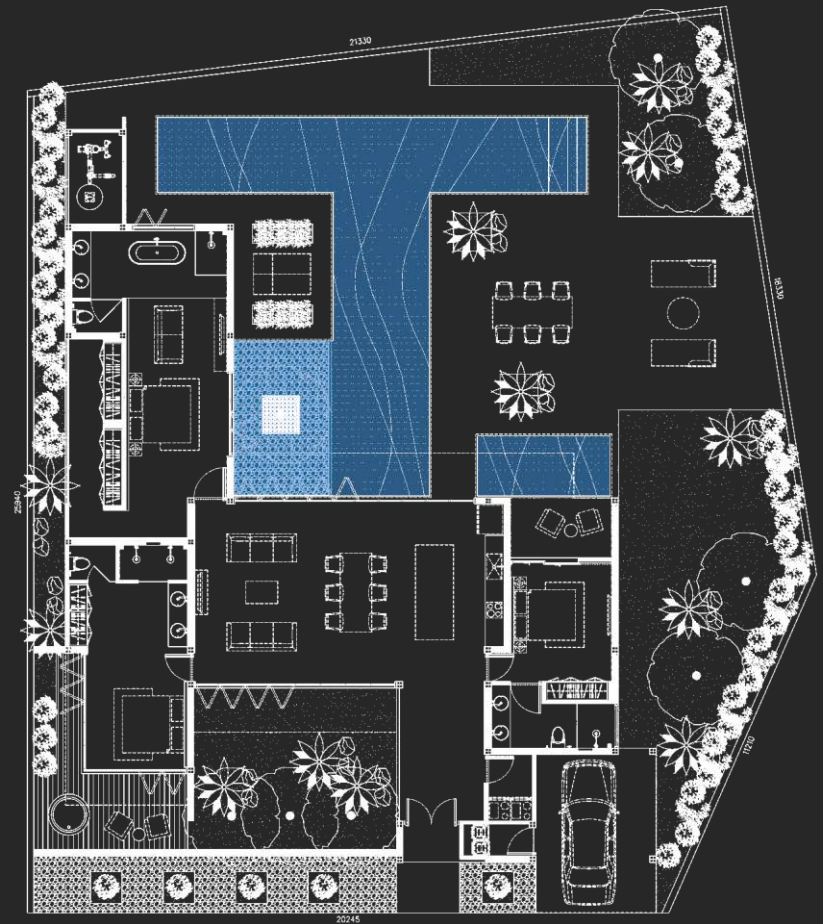
3 bathrooms



Swimming Pool
75 sqm.



Covered
Parking Space



FLOOR PLAN

PLOT 2

LAND PLOT SIZE

580 sqm.

BUILT-UP AREA

413 sqm.

STATUS

AVAILABLE



3 Bedrooms



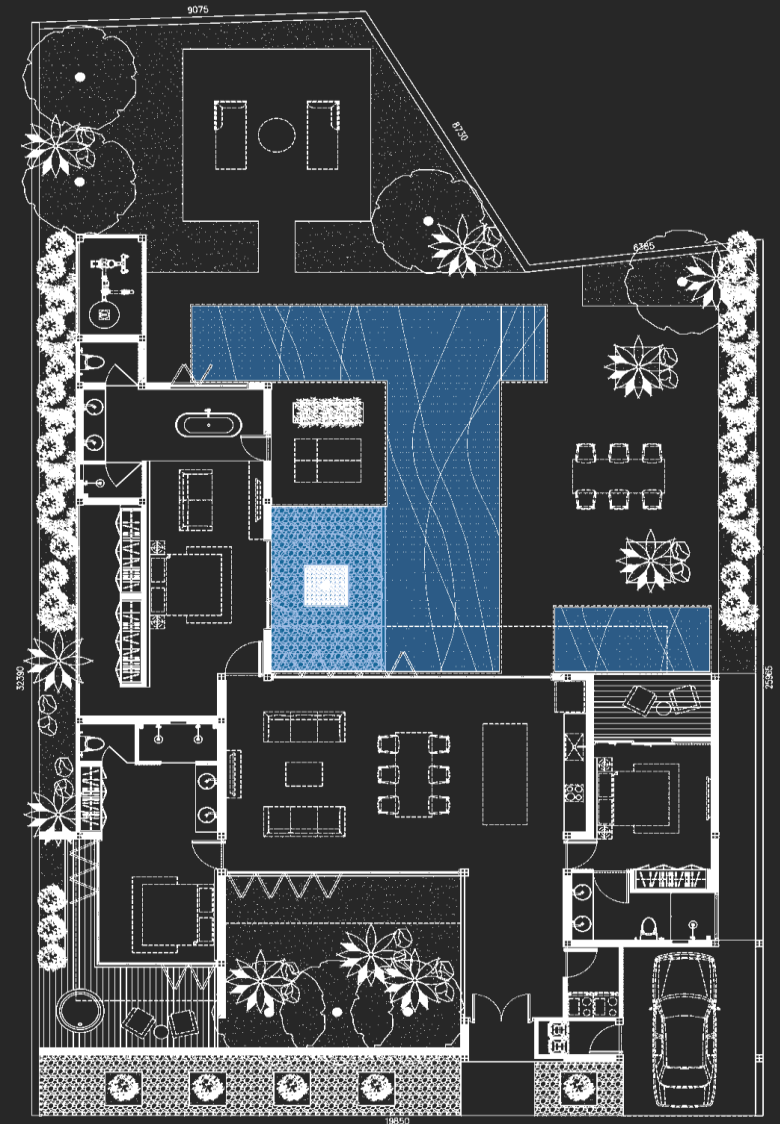
3 bathrooms



Swimming Pool
61 sqm.



Covered
Parking Space



FLOOR PLAN

PLOT 3

LAND PLOT SIZE

630 sqm.

BUILT-UP AREA

431 sqm.

STATUS

AVAILABLE



3 Bedrooms



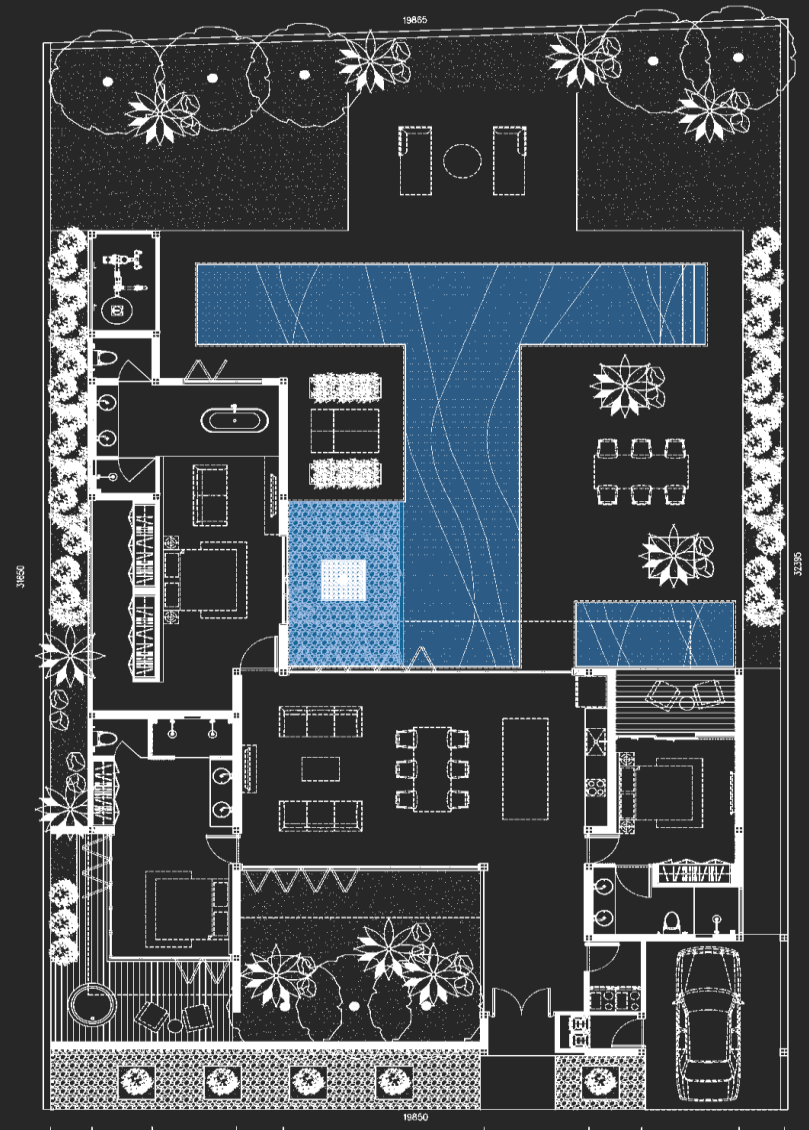
3 bathrooms



Swimming Pool
75 sqm.



Covered
Parking Space



FLOOR PLAN

PLOT 4

LAND PLOT SIZE

616 sqm.

BUILT-UP AREA

431 sqm.

STATUS

AVAILABLE



3 Bedrooms



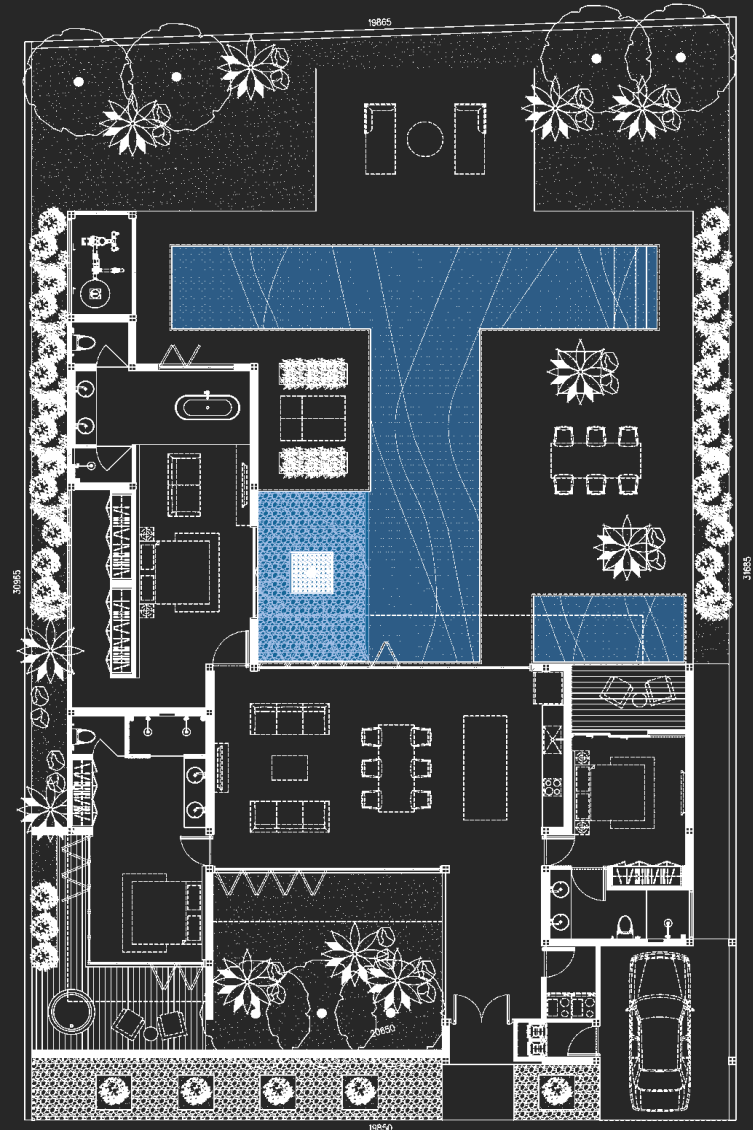
3 bathrooms



Swimming Pool
75 sqm.



Covered
Parking Space



FLOOR PLAN

PLOT 5

LAND PLOT SIZE

602 sqm.

BUILT-UP AREA

431 sqm.

STATUS

SHOW HOUSE



3 Bedrooms



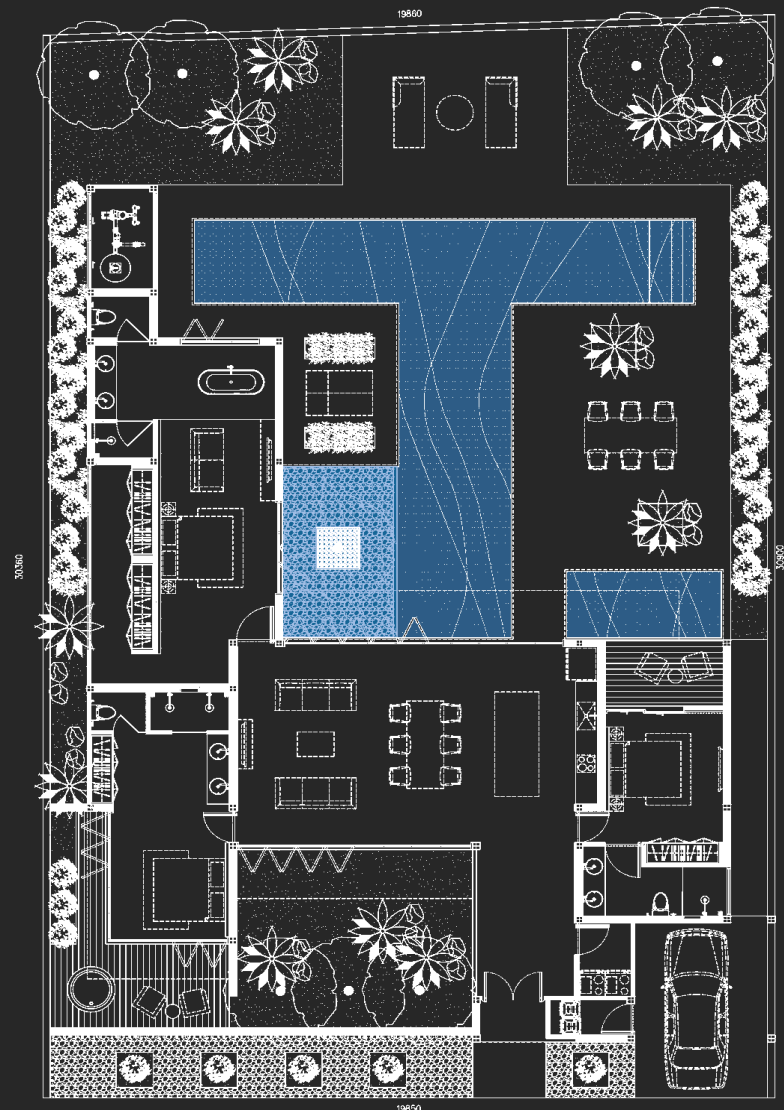
3 bathrooms



Swimming Pool
75 sqm.



Covered
Parking Space



FLOOR PLAN

PLOT 6

LAND PLOT SIZE

261 sqm.

BUILT-UP AREA

206 sqm.

STATUS

RESERVED



2 Bedrooms



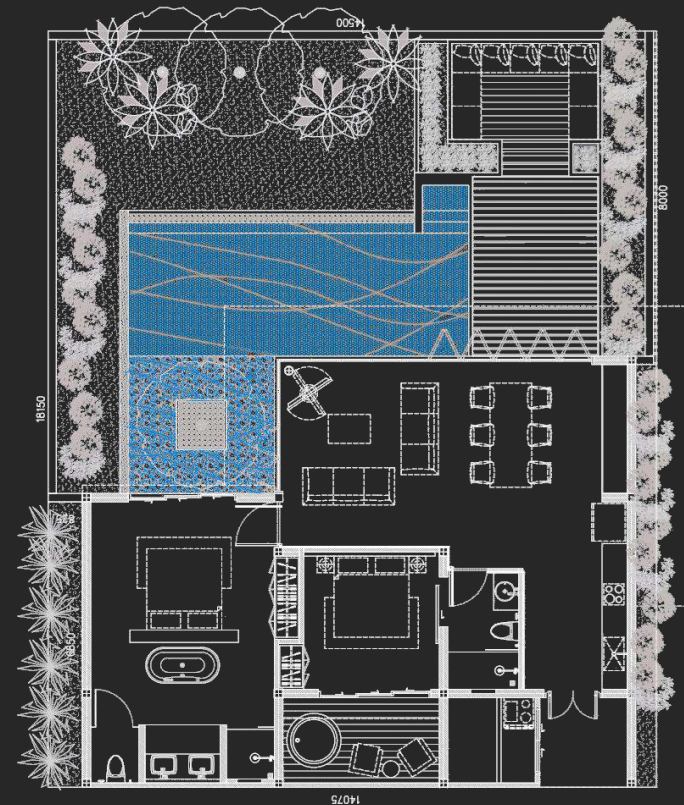
2 bathrooms



Swimming Pool
3 X 8,15m.



Covered
Parking Space



FLOOR PLAN

PLOT 7

LAND PLOT SIZE

282 sqm.

BUILT-UP AREA

212 sqm.

STATUS

RESERVED



2 Bedrooms



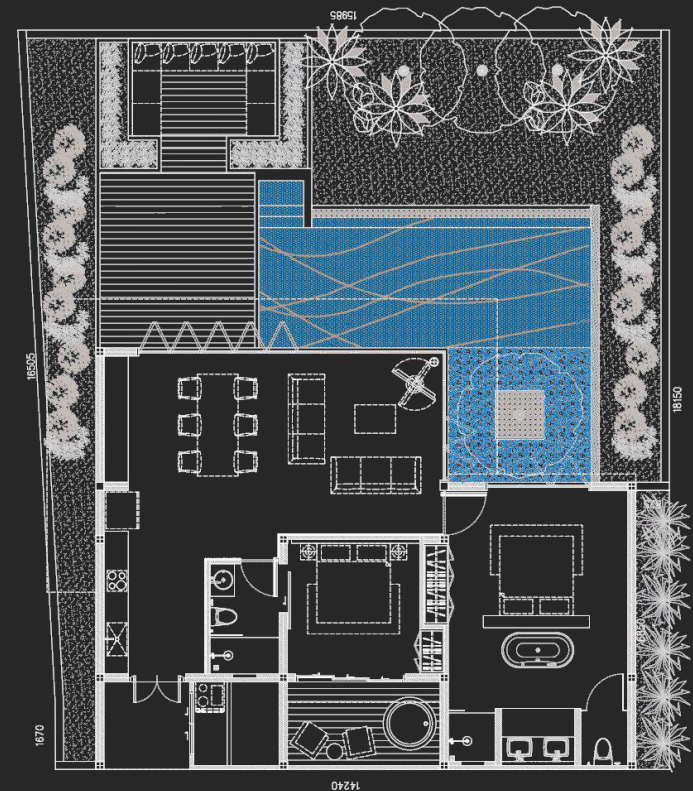
2 bathrooms



Swimming Pool
3 X 8,15m.



Covered
Parking Space



FLOOR PLAN

PLOT 8

LAND PLOT SIZE

363 sqm.

BUILT-UP AREA

212 sqm.

STATUS

RESERVED



2 Bedrooms



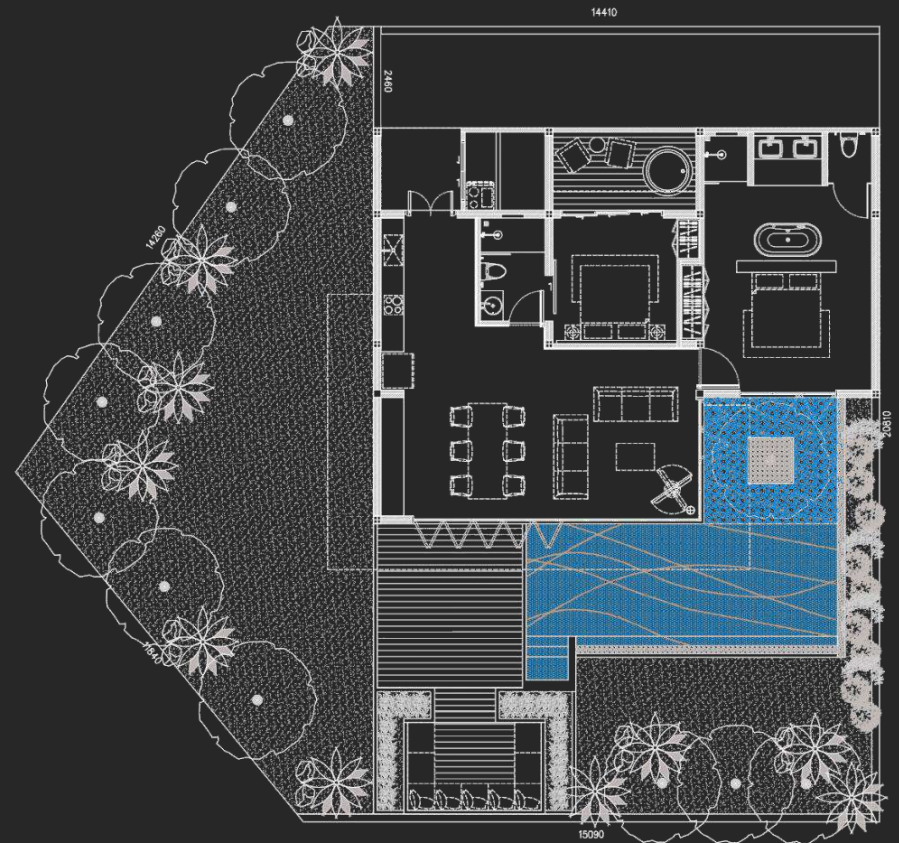
2 bathrooms



Swimming Pool
3 X 8,15m.



Covered
Parking Space





GENERAL SPECIFICATION

FOUNDATION

Reinforced concrete footings

STRUCTURE

Reinforced concrete column & beam system

ROOF STRUCTURE

Reinforced concrete flat roof
Imported cedar roof

CEILING

Gypsum board 9mm. with white paint
Exterior roof ceiling, car park, master bathroom, outdoor sofa, terrace Bedroom 3:
Bio wood

FLOOR

Living, dining room, kitchen, entrance, storage, master bedroom and bathroom: porcelain petrified wood look tile 120x20cm.
Bedroom 2, bathroom 2: porcelain tile 120x60
Bedroom 3, bathroom 3: porcelain tile 120x60
Terrace: tile 120x60

WALL

Brick masonry walls with cement plaster finish
Emulsion painted finish
Living room and kitchen areas: Bio wood cladding
Terrace, master bedroom: natural stone
Master bedroom: decorative mouldings
Master bathroom: porcelain tile 120x60
Bedroom 2: stone veneer sheets
Bathroom 2: porcelain tile 120x60
Bathroom 3: porcelain tile 120x60

DOORS

Entrance: custom-made wood door 250x180cm
Bathroom 3: custom-made wood door
Internal: Bio wood cladding

WINDOWS

Aluminum folding windows and clear tint glass

BATHROOMS

American standard or equivalent
Double sinks, rain showers in all bathrooms
Countertops: stone/granite

KITCHEN

Modern kitchen with an island, including oven, microwave, hob, hood and sink
Countertops: stone/granite

WARDROBE

Master bedroom and bedroom 3: decorative perforated metal panel
Bedroom 2: aluminium frame, clear tint glass

AIR CONDITIONING

Central air conditioning system Carrier or equivalent

SWIMMING POOL

Sukabumi stone tiles
Salt chlorinator, pump, sand filter, halogens underwater lights

WATER SUPPLY

Individual meter for each villa
Underground water storage tank
Septic tank
Central boiler for bathrooms and kitchen



GENERAL SPECIFICATION

ELECTRICITY SUPPLY

3-phase power supply
Individual meter for each villa

LANDSCAPING

Garden area landscaped with tropical plants
and instant grass

PEST CONTROL SYSTEM

Pipes for chemicals built into the foundation

SURROUNDING WALL

Block wall 2,60m. high



FURNITURE PACKAGE 3 BEDROOMS

DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION	QUANTITY
LIVING & DINING AREA		Pendant lamp	2	Bed runner	1
Sofa 3 seats	2	Decorative item	1	Bedding	1set
Coffee table	2	Sofa	1		
TV cabinet	1	TV Cabinet	1	BEDROOM 3	
TV 65"	1	TV	1	Armchair	2
Fan	1	Sunbeds	2	Plant pots	2
Dining table	1	Carpet	1	Queen size bed	1
Chair	6	Mirror	1	TV 55"	1
Pendant lamp	1	Curtain	1	Bedside table	2
Decorative item	1	Mattress 6'	1	Table lamp	2
Decorative item	1	Cushion	2	Carpet	1
Decorative item	1	Bed runner	1	Curtain	1
		Bedding	1set	Mattress 5'	1
				Cushion	2
				Bed runner	1
				Bedding	1set
KITCHEN AREA		BEDROOM 2		OUTDOOR ITEMS	
Built-in Dishwasher	1	Queen size bed	1	Dining table	1
Multi Door Refrigerator	1	Bed light	2	Chair	6
Upgraded Hood	1	Carpet	1	Outdoor Sofa	1
Washing Machine	1	Outdoor bathtub	1	Fan	1
Dryer	1	Bathtub faucet	1	Wall decorative item	8
		Outdoor Sofa	1	Wall decorative item (Dia 180cm.)	1
MASTER BEDROOM		Wall decorative item	1	Decorative jars	2
King size bed	1	Curtain	2		
Bed bench	1	Mattress 5'	1		
Bedside table	2	Cushion	2		



FURNITURE LIVING AND DINING ROOMS

Sofas



Coffee Table



Wooden TV Cabinet



TV 65" LCD



Fan



Acacia Wood Dining Table



Dining chairs



Pendant Lamp



The developer reserves the right to change without prior notice



Decorative item



Decorative item



Decorative items



FURNITURE KITCHEN AND STORAGE

Built-in Dishwasher



Multi Door Refrigerator



Upgraded hood



Washing Machine



The developer reserves the right to change without prior notice



Dryer



FURNITURE MASTER BEDROOM

Acacia Wood Bed



Acacia Bed Bench



Acacia Bed Side Table



Pendant Lamps



The developer reserves the right to change without prior notice



Decorative Item



Sofa



TV Cabinet



TV



Sunbeds



Carpet



Mirror



Curtain





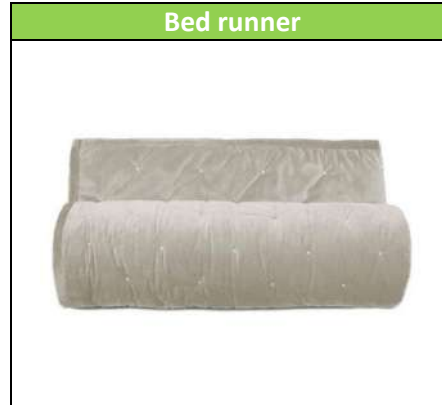
Mattress



Cushions



Bed runner



Bedding





FURNITURE BEDROOM 2

Teak Wood bed



Bed lights



Carpet



Outdoor Bathtub



Freestanding Bathtub Faucet



Outdoor Sofa



Decorative Item



Curtain





Mattress



Cushions



Bed runner



Bedding



FURNITURE BEDROOM 3

Outdoor Armchair



Plant pots



Bed



TV 55"LCD





Bed Side Table



Table Lamp



Carpet



Curtain



Mattress



Cushions



Bed runner



Bedding





OUTDOOR ITEMS

Dining Table



Chair



Outdoor Sofa



Fan



Decorative Items



Decorative Item



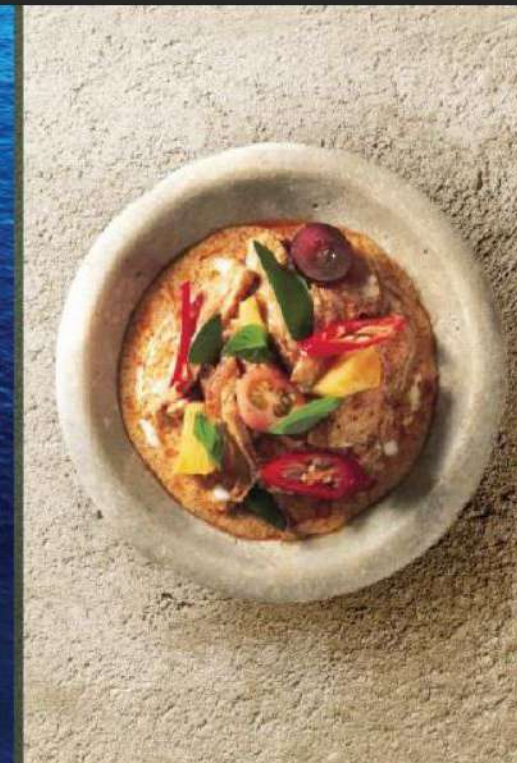
Decorative vase





RESERVATION FORM

BUYER DETAIL		SELLING PRICE		BOOKING DEPOSIT	
Buyer Name(s) _____ _____ Nationality _____ Address _____ _____ Telephone _____ Email _____ Passport No _____		Plot No _____ Price _____ Furniture package <input type="checkbox"/> Yes <input type="checkbox"/> No Total Purchase Price _____		Reservation Deposit: 300,000 THB <input type="checkbox"/> Paid on signing reservation form <input type="checkbox"/> Paid within _____ days of signing to: Account Name: SSKF PHUKET CO., LTD Account Number: 666-1-24686-5 Bank: Krungsri Ayudhya Branch: Tesco Lotus Thalang Swift Code: AYUDTHBK	
TERMS OF PAYMENT			TERMS AND CONDITIONS		
30% Within 30 days after signing of Reservation Form (Minus Reservation Deposit) 15% Upon Completion of Pilings & Foundation 15% Upon Completion of Main Structure 15% Upon Completion of Roof, Walls & Partitions 15% Upon Completion of Floors tiles and wall tiles 5% 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			<ul style="list-style-type: none"> The Sales & Purchase or Lease Agreement shall be signed within 30 days of the date of signing this Reservation Form The Reservation Deposit is not refundable All Late Payments Not to Exceed 14 Days & Subject to Interest at 15% per year All registration taxes and fees on the date of registration shall be equally shared 		
Signed as the Buyer(s)		Signed as the Witness		Signed as the Developer	
DATE		DATE		DATE	



Phuket Lifestyle...

COCOON VILLAS SALES OFFICE

SOI TRONGMONG 2, MOO 2, SAKHU, THALANG, PHUKET 83110, THAILAND

TEL. +66 (0) 873 835 453

WWW.COCOON-PHUKET.COM