



Why choose for Baan WANA Pool Villas?

Baan WANA Pool Villas is located near Laguna, which is well known for their 5–star hotel groups who are surrounded by 5 stars facilities, for example: Golf courses, Wellness centers, White beaches, Common parks and Natural lagoons. All year long, they organize plenty of activities that you can join.

Baan WANA Pool Villas are much more than just your dream villa, they are also great to create rental incomes. With our competitive purchase prices and our unique design, you can rent out your villa for a very good rate!

- Average monthly rental will be between 50,000 and 150,000 baht (Depend on size, season and decoration)
- Average daily rental will be between 5,000 and 15,000 baht (Depend on size, season and decoration)

What is special about our projects:

- With our TOP location we are surrounded by all your daily needs.
- We offer luxury pool villas from 7.6 million baht until 25.6 million baht.
- With our architect developer in house, we are able to offer a 100% FREE redesign service.
- We take care of all the paperwork + We set up your Thai company or we register your lease.
- We sale our pool villas averages 15% cheaper than all the other new villa projects in our area.
- We are able to offer villas with rental tenants, this means that you make money from the first day.

Why Buy off–plan villas with Baan WANA Pool Villas?

- On this 1,750 m2 construction plot we can built anything you like, going from small holiday villas to several big retirement villas or to a small investment complex what exist out of a common pool.
- We build our villas direct in the buyer's name, in this way we don't have to pay transfer fees.
- We build high standard pool villas for the best price +- 15% under the market price.
- We are located in a quiet and save location close to all your daily needs.
- We deliver our customized villas always on time. (Less than 1 year)

For further information you can contact our Project Manager:

Email address: pm.baanwanaphuket@gmail.com / **Mobile number:** +66 (0) 99 330 5150

Baan WANA Sales Office is open from Monday to Saturday from 9 a.m. to 6 p.m. (Sunday we are closed)



More information about our background? (Part 1)

In Thai, “Baan” means Home, “WANA” means forest.

Our slogan “Your Tranquil Sanctuary” is our promise to build good quality & stylish pool villas surrounded by nature which gives clients a peaceful mind, and our main goal is to satisfy all clients with our unique customize villas built with premium quality materials.

Baan WANA Pool Villa is a luxury villa project existing out of 24 to 28 pool villas.

We are located in a peaceful lovely residential area in the heart of Phuket. Our friendly estate makes everybody feels like home. In this way, you can be yourself from the first day. We decided to keep our project tiny and not too crowded, so all the villa owners will know each other and can share the common area without any problem.

Baan WANA’s team is happy to introduce and explain you all our project details.

Besides this, we will help you also with getting a foreigner loan. For more information you can start to check out this link: http://www.mbkq.co.th/en/loan_products/kai_faak/about

About our Architect Developer:

Baan WANA Pool Villas and WANA Park lifestyle community is created by Ms. Kongchanok Teerevarekant (Khun Ame). This lady architect was graduated from Chulalongkorn University, the first University of Thailand. During her university’s entrance examination, she got the highest score for architectural skill test among the whole country. She gained the Master Degree on Finance from the International University of Japan (IUJ). In the last 20 years, she had visit almost all the continents of the world where she gained new architectural knowledge. Therefore, she can design all kinds of villa types and make client’s dream house come true.

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More information about our background? (Part 2)

About our Project Manager:

Since 2018, we have a new Project Manager. His full name is Mr. Tom Albert Victor Julien. (Khun Tom). He was born in Belgium, this is also the place where he studied for 7 years wood construction and wood design. For the last 8 years, he worked in Greece, Spain, Egypt, Tunisia and Thailand. He started his worldwide career as Hotel Animator for Thomas Cook. After 1 year, he became chief animator: With this title, he had to manage his team, welcome and take care all the hotel guests, report daily to the head office, workout and guide evening excursions, workout and execute daily programs, translate client's issues at the reception and teach everyone how to become a well-respected Hotel Animator.

In Thailand, he worked as successful Sales and Marketing Manager. After 6 months learning, he set up his first Real estate company and sold plenty of properties. In Spain, he was mainly working with and for big investors, who were looking for giant Real estate investments such as big and small hotels, industry plots, residential plots, commercial plots and touristic plots.

Khun Tom will mainly take care of sales, rentals, marketing, property management and general management. Besides this, his main goal is to make your new adventure so comfortable as possible, he will do everything he can to support and assist you in every step you have to make. Even after you moved in, you still can count on him because he love to help people.

About our building inspector:

Mr. Mongkol Nittayavimol (Khun Luang) has over 30 years' experience in residential and touristic buildings spreading over Krabi and Phuket.

About our Building team:

Baan WANA has their own building team for over 10 years. They are high skilled & well-trained building team. With our own in-house architect, we can sell our pool villas way under the market price.

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Latest news?

In the end of 2017, Suay restaurant opened their doors.

This restaurant is located in front of our Baan WANA Pool Villas project. This luxury restaurant is known for his extraordinary European dishes combined with local Thai flavors and desserts. Suay restaurant is owned by Chef Thammasak Choothong, the famous iron chef of Thailand, that's why we are proudly suggesting you to enjoy his specialties.

In the beginning of 2018, Baan WANA Pool Villas common park will have extra activities!

We just installed a homemade barbeque stove combined with concrete tables and chairs, a play corner for the kids, night lights for the evening activities and besides this, we also cover up the wall with artificial grass.

In the beginning of 2018:

- There will be a new project manager who will take care of you and the project!
- Our common area will be refinished beautifully!
- Our Show Villas will be redecorated nicely!
- We will launch new villa promotions!

In the end of 2018:

A private developer will open the first phase from a new, modern shopping mall less than 1km from our villa project. This shopping mall will be built on 160,000 square meters, this means that this mall will be one of the biggest malls in South Thailand. For more information you can download the presentation in below.

The mall included:

- Shopping areas
- Supermarkets
- Restaurants and bars
- Kids zones
- Lagoon
- Waterpark

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More project information?

Safety:

The entire project is surrounded by High walls and have only one entrance. At the project entrance, we have 24/7 security guards. Besides this, there are also CCTV cameras spreading over the common area. The most important is we hire police to visit Baan WANA every day to forfend the crime.

Water:

All villas' water supply is direct from the government. Our goal is to provide you with the cheapest way
+ We have provided every villa with an extra water reservoir so everyone has a backup.

Cam fees:

At this moment, our Yearly Common Area Maintenance fee is 8 baht per Sq.M. per month.
We are +- 4 baht per Sq.M. cheaper than all the other villa projects in Phuket.

Electricity:

All our electricity is underground system so it provides the beautiful landscape for the whole project.

Social media:

Baan WANA Pool Villas is now on Facebook.
Please add us as your friend so you can see all our updates and progress pictures.

Maintenance:

We keep on maintaining our project every single day and from time to time, we repaint or renew something so Baan WANA common area is always in good condition.

Drainage system:

We have underground drainage system spreading over the entire project. Our common area team also clears the debris in the drainage system from time to time. So, there's no flood in the project at all.

Sea level - Sea distance:

We are located 4.5 km. from the closest beach. This means that we are safe from Tsunami. There will be no flood at Baan WANA when there is a heavy rain storm because we are located 39 m higher than Sea Level.

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How to buy a property in Thailand? (Part 1)

Thai law: Foreigners are allowed to own commercial buildings, condominium units and houses in their own name. Foreigners are not allowed to own Thai land in their name. However, foreigners have several different ways how they can buy land.

1. Investment (BOI)
2. The romantic solution
3. Set up Thai limited company
4. 30-year renewable lease with purchasing option

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How to buy a property in Thailand? (Part 2)

Investment: (BOI)

A foreigner, who invests up to 40 Million Baht for no less than 5 years, is entitled to buy up to 1,600 Sq.M of land for residential purposes. However, the permission from the Ministry of Interior must be obtained.

The romantic solution:

For single buyers, meet and fall in love with a Thai person you trust then marry her and buy a Baan WANA Pool Villa in her name. To protect your rights, you can rent the house back from her in your name.

The long-term rental agreement you best set up before you buy the property. This beautifully and simply solution is one of the most romantic solutions in Thailand.

Set up Thai limited company:

One of the strongest structure to purchase land for foreigner client is through a Thai Limited Liability Company. In Thailand, a Limited Company which is a Thai Juristic Person has long been the most popular way of enabling foreigners to purchase properties in Thailand. In a simply way, the company owns the land. And you, as a foreigner owns the company shares. Though, the foreigner can own a limit of 49% of the company shares. However, you can legally be the only signed director who can control any contractual dealings. This Option allows the foreign buyers to have complete and secure control over the company and all its assets. The yearly cost for manage this company will be depend on your lawyer or on your bookkeeper. Our Lawyer charge from 50,000 – 70,000 baht.

30-year renewable land leasehold with purchasing option:

As mention above, foreigners can own villas in their own name and in the same time they can lease the land on which the villa is built. Land leasing is legally the simplest, most straight forward way to own land in Thailand. Land leasehold contracts cover a period of 30 years with an option to extend 2 times. The leasehold agreement protects the rights of the buyer at all time, even when you want to resell your property in the future. The land title can be converted from leasehold into freehold at all time. Therefore, leasing is currently seen as a reliable solution until a more agreeable option is introduced. From the moment the law changes in the way that foreigners can own land in Thailand, we will register the transfer right away into your name.

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What are the property taxes and fees?

What are the property costs when I Lease land under my own name?

- Stamp Duty Fee (0.1% of the assessed value of the selling price)
- Land Lease Registration Fee at the land office. (1% of the assessed value of the selling price)
- Miscellaneous fees i.e. witness fee, application fee, authorization fee, etc. (Not more than 200 baht)

Baan WANA Pool Villas will pay for the Stamp Duty Fee and you pay for the land lease registration fee and the miscellaneous fees.

Baan WANA offers a secured ownership system when you purchase one of our villas.

At Baan WANA, there are 2 agreements: 1 agreement concerning the Villa construction and 1 agreement concerning the land. You can choose for purchase the land or to lease the land legally under Thai law. From the moment we start to build your Pool Villa, we will apply for the construction permit in “your name”. In this way, you are 100% the owner of the villa and no need to transfer the villa later on (NO transfer cost). The only cost you will have is when you register the lease or the purchase of the land at the land office.

What are the property taxes and fees when I purchase land under a Thai company or under a Thai name?

There are many kinds of property taxes and fees. Those taxes and fees need to be paid at the Thalang Land Office when doing the land transfer.

- Stamp Duty Fee (5 baht per plot)
- Land Transfer Registration Fee. (2% of the assessed value of the land)
- Specific Business Tax (3% of the assessed value of the selling price)
- Income Tax which is calculated on a bit complex formula according to the assessed value of the selling price, the length of owned time, and the applicable personal income tax rate.
- Miscellaneous fees i.e. Local government fee (0.3% of the assessed value of the sale price) witness fee, application fee, authorization fee, etc.

Baan WANA Pool Villas will be responsible for the Specific Business Tax and for the Income Tax.

Moreover, we will also assist you with 50% on the Land Transfer Registration Fee, Stamp Duty Fee and miscellaneous fees. This means that you pay only 50% of your part.

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Why do I need to invest in Phuket? (Thailand)

Investment:

Phuket is one of the best tropical island destinations for holiday villas, retirement living places and permanent homes. According to many property market researches, the villa market in Phuket is growing every year. Heavenly natural beauty, the fine cosmopolitan cuisine, friendly people, low cost of living, excellent infrastructure and world class services make Phuket remarkable worldwide, especially in the villas market, according to The Knight Frank's research. They are the smart reasons behind why the property owner can enjoy their life here and at the same time get a good benefit by investing in Phuket.

Off-Plan Prices:

From an investors point of view, there are good opportunities to enjoy big profits when you purchase a property while the price is still under the market price. So, considering buying Off Plan Pool Villas is one of smartest investments you can make. After the villas are completed, the investor will enjoy a gain of about 15% per villa.

Capital Appreciation:

Today, Phuket is renowned as much for its prestige Real Estate as for its attraction as a premier resort destination. And the property market has boomed in the last 10 years. Hence capital appreciation potential is now recorded as an excellent benefit for the years to come.

Rental Return:

In addition to the capital appreciation potential from owning a Baan WANA Pool Villa, owners/investors also have the opportunity to earn rental return on their property. Long-term renting will bring you easily up to 7% and short-term renting will bring you easily up to 15%. Those calculations are depending on the property location, the property condition, the rental prices around you and the energy you put in to it. Cost can be kept down using less services thus maximizing your profit.

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