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THAILAND

A beach villa



At your service

If you thought that a spa is a spa and cannot be anything else, then think again. Six Senses has luxurious villas with a difference for sale on an island in Thailand. The private villas at Soneva Kiri are situated on more than one hundred and fifty acres on Koh Kood, an island to the east of Thailand, near Cambodia. The thirty-six luxurious and exclusive ocean view villas are situated along the beachfront and the hillside and are enveloped by tranquility and lush tropical surroundings.

By Linda Benbow

Soneva Kiri offers 20 residential villas in phase one development. They are set on two to four rai (one to two acres) each and offer configurations of between four to six bedrooms. All villas will offer generous master bedrooms, guest rooms, living areas with state of the art entertainment, gym, sauna, steam, spa suite, spacious open bathrooms, pools with water slides, and butlers; all in tune with the environment. As with each Soneva property, it is being developed with the principles of ecologically sustainable design and material selection and with construction methods adapted to protect the environment. Electrical golf carts and bicycles will be the mode of transport within the resort.

Koh Kood is the fourth largest island in Thailand, but one of the least developed. Quiet beauty pervades, clear emerald seas sparkle in the sunshine. Situated in a group of twenty-four islands, eighty kilometres south-east of the mainland provincial capital of Trat, the population of less than 2,000 counts fishing as their main occupation. With 70 per cent of Koh Kood covered in tropical rainforest, development is scarce. The island glistens with pristine beaches, breathtaking waterfalls and a very pure natural environment. Essential infrastructure however, including a hospital, schools, police station, electricity and water and phone system is all in place on the island.

So remote, yet only 30 minutes by private plane from Bangkok.

A host of benefits are available to villa owners, to use not only while in residence but also while away.

- Villa owners enjoy complimentary transfers for up to six visits per year to and from Bangkok in the company's private Cessna Grand Caravan, subject to certain scheduling restrictions
- It is planned that Soneva Kiri Private Airport will have its own Thai customs agent, permitting the company to arrange day trips by plane non stop to Angkor Wat and beyond, for a taste of culture mixed in with relaxation
- A boat, purchased and maintained by Soneva Kiri, purely for the use of villa owners, is reserved for water adventures and offered for use at subsidized rates
- An electrical golf cart, housed in the villa's garage is provided for use on the island
- Villa owners have use of all the facilities and amenities offered by the neighbouring Soneva Kiri resort. Villa owners receive 20 per cent off of all the resort's services, including treatments taken at the Six Senses Spa,

purchases made at the Six Senses Gallery and meals taken in any of the restaurants

- Mr. and Ms. Friday butler service
- Owners also have the option of placing their villa in a rental programme and may take advantage of the generous revenue share offered by Soneva Kiri

Membership in the exclusive Soneva Club is automatically granted to all villa owners. This is a members-only club offering a global reservations and support system. Your private villa is, most importantly yours, use it as much or as little as you wish.

Management is by Six Senses Resorts & Spas, who develop and operate unique properties in locations which include the Maldives, Thailand and Vietnam under the brands of Soneva, Evason Hideaways and Evason.

The Private Villas at Soneva Kiri offer all the pleasures of a private home, but with the convenience of an experienced Six Senses staff at your finger tips, ready to serve your every whim. Your 'Mr. and Ms. Friday', Soneva's innovative butler service, will organize your stay, your spa appointments, orchestrate private dinners by the sea or a night out at the 'over water, open-air' cinema. Gardeners, wine sommeliers, chefs and waiters all form part of the Soneva team, available to assist at a moment's notice.

Land lease and villa purchase agreements

How will the villa purchase be legally structured? Does Soneva Kiri offer freehold land?

With limited exceptions, Thai law does not allow foreigners to acquire freehold land. Foreigners, however, are able to lease land in Thailand and actually to purchase the building that sits atop the land being leased. Thus, Soneva Kiri will offer you a long land lease and will allow you to purchase the villa. In order to further protect you in your capacity as a 'Lessee' of the land, you, together with all other Lessees, will have an ownership interest in the 'Lessor', which prevents the key terms of the lease from being amended without your approval. Ownership will be legally structured via a Master Agreement; a Lease Agreement to include lease obligations, easements and regulations, and a Maintenance and Management Agreement.

What are the land lease terms?

Under current Thai law, the maximum term of a land lease is 30 years. However, Soneva Kiri offers you three lease extensions of 30 years each. Therefore, the total duration of your lease would be 120 years. Should the laws on foreign ownership alter at any later stage Soneva Kiri will allow the conversion of your leasehold interest into a freehold, or a longer registered leasehold interest for no additional consideration, although you would need to pay all legal, regulatory and administrative costs associated with such conversion.

Does the land lease need to be registered?

Yes, any land lease longer than three years must be registered with the local authorities at the Land Department where the property is located. You may authorise a representative to undertake the registration on your behalf or appoint Soneva Kiri to do so.

What is the cost of the lease rental? Are there any additional rental fees for the automatic lease renewals Soneva Kiri is offering?

The rental fee will be proportionate to the land size and value. The rental amount will cover the initial 30-year land lease, plus the three 30-year lease extensions. No additional lease rental fees will be required of you. At the time of each renewal, however, the lease must be re-registered with the Land Department. A lease registration fee of one per cent and stamp duty of 0.1 per cent of the rental of the land for each 30 years' period (subject to change by the Land Department), will be payable to the Land Department at the time of each renewal in order to process the registration.

What is the total purchase price for the villa and the land?

The villa cost will vary depending on the villa selected. Villa prices begin at USD 3 million, and vary according to the villa specifications and location. In certain instances the developer may finance 50 per cent of the purchase price over five years.

Slide down from the bedroom to the pool



Hill villa

