



# THE PANORA VILLAS - NEW HOTEL-SERVICED POOL VILLAS IN SURIN



**Bathrooms:** 3

**Bedrooms:** 3

**Price:** 18960000

**Property size:** 241

**Year built:** 2019

**The Panora Villas – are 38 luxury residences that combine the benefits of villa lifestyle with the unique infrastructure of a large condominium.**

Panora Villas located within walking distance of gorgeous Surin and Bangtao beaches. The Panora brand itself has become a symbol of successful and splendid living by the sea on the Phuket island. The main concept of The Panora Villas is the comfortable living in harmony with nature. An attractive



combination of the modern design with touch of traditional Thai style makes The Panora Villas an architectural masterpiece on the coast of the Andaman sea.

The Panora Luxury Villa for sale Surin Phuket offer a new concept of leaving at Surin and Bangtao beaches: private villa with the condominium complex's infrastructure. The main idea was to create a feeling of life in harmony with nature within walking distance from the sea with clear water. We want you to enjoy the beauty of the nature without leaving your home. The owners The Panora Villas will be able to use the common area of The Panora condominium: six swimming pools (four of which are located on the roofs and got panoramic sea view), restaurant, library, Spa and fitness centers with Turkish steam rooms. Each villa has the private spacious swimming pool. On the ground floor, there are a living room with high ceiling, a kitchen and a multi-functional room, which can be used as an additional bedroom or as a lounge space overlooking the pool. On the second floor, there are two or three spacious open plan bedrooms, each one with the private bathroom with shower cabin or Jacuzzi bathtub. The complex also has a hotel-type lobby, a restaurant and a parking spaces.

### Facilities

The owners The Panora Villas will be able to use the facilities of The Panora Phuket condominium:

- Landscaped gardens
- Luxury hotel style lobby
- Waterfalls and fountains
- 4 rooftop infinity pools
- 5 rooftop gardens
- 2 ground floor pools
- Clubhouse and library
- Shuttle bus to the beach
- Fitness, Spa and saunas
- Restaurants
- Multifunction area
- Covered parking
- 24 hours security, CCTV
- Digital card unit access

**3-Bedroom units from THB 18.96 milliion**

**4-Bedroom units from THB 20.88 million**

Optional 60/40 rental pool available.



## Location

The Panorama Villas conveniently located within walking distance from Surin beach on the hill overlooking both Surin and Bang Tao beaches. This location allows to enjoy one of the best beaches in Phuket with crystal water and every day charming sunsets, visit luxury parties at popular beach clubs around, enjoy top level restaurants as Twin Palms sea food, Oriental Spoon Grill & Bar or visit small homely cafes all around. The Panorama Phuket set in Surin Soi 4 only 200 meters from the main street with Surin Plaza mall, bank, convenient stores, seven-eleven, Tesco Lotus Express, luxury restaurants, house-shops, taxi point, travel agencies and exchange counters.

Bangtao Beach 550 meters

Surin Beach 750 meters

Villa Market 2 km

Kamala Beach 3 km

Patong Beach 12 km

Promthep Cape 30 km

Phuket Town 30 km

Airport 30 km

## Construction period and payment plan

There are 38 villas in total, 4 with three permanent and one convertible bedroom, and 34 villas with two permanent and one convertible bedroom. Start of construction: July 2018, completion of construction: July 2019. Installment payment available for the entire period of construction!

## Payment plan

Reservation Fee: 100,000 baht

Contract Signing: 30% (21 day after reservation)

10% x 7 payments for construction stages before the end of the project (July 2019).

## Fees

1% - Registration/Transfer fees

300 baht/m<sup>2</sup> - Sinking Fund

25 baht/m<sup>2</sup> - CAM fee (paid 3 years in advance)

20,000 baht - an electricity and water meters installation

*Payment terms could be modified by the seller without prior notice. The payment schedule for each customer is specified in the contract.*

## Profitable rental management

The Panorama Villas will have a hotel license. Owners will be offered "60/40 rental pool" management program where 60% of the actual rental profit of the complex will be annually divided and transferred to the owners in proportion to the cost of their Villas. "The MIDA Hotels & Resorts" is an



experienced management company, which will take care about your property.

### **Developer's profile**

The Panorama Phuket sea-view condominiums developing company is Silvan property Co.,Ltd by MIDA group (Thailand). MIDA group operates in Thailand since 1991 having successful business in real estate, leasing business,electric appliance and hotel sphere. Through its affiliated companies MIDA group already constructed 23 projects of villages, townhomes and home offices (by MIDA property), 4 condominium projects were also constructed by MIDA in Bangkok under The Matrix Condo and MAX Condominium brands. MIDA group operates wide hospitality net throughout Thailand with its «MIDA Hotels & resorts» department. Six our hotels are presented in such locations as Bangkok (MIDA Airport Resort), Ngamwongwan (MIDA Hotel), HuaHin (MIDA de Sea), Kanchanaburi (MIDA Resort), NakhomPathom (MIDA Dhavaravati Grande Hotel) and high class golf course in Kanchanaburi province. Being highly successful with constructing and operating these resorts MIDA group now brings its experience and passion to the most popular destination of Thailand – Phuket island.

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