



Sale

Maison Sky Villas

Mai Khao,

Soi Tantanawit



฿ 21 800 000

₱ 53 939 958

\$ 637 949

€ 591 419

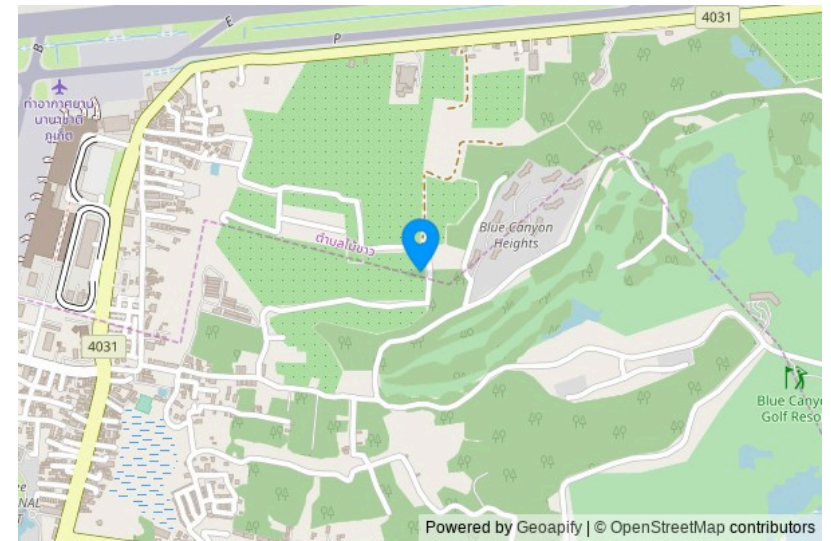
Maison Sky Villas, modern villas located in the Mai Khao area, offer panoramic views of Nai Yang and Mai Khao beaches, and are conveniently close to the Blue Canyon Country Club and Phuket International Airport. This prestigious project comprises just 8 three-story villas with pools.

Each villa, featuring 3 bedrooms and 4 bathrooms, boasts a roof terrace, perfect for enjoying sunsets. Experience a luxurious lifestyle in the master bedroom with an en-suite bathroom and a spacious living room with a dining area that opens onto an open terrace and an infinity pool. On the third floor, there are two more bedrooms, each with its own bathroom and terrace.

All interiors and finishes are made from high-quality, modern materials, highlighting the project's status. The complex is just a few minutes' drive from the tranquil and unspoiled beaches of Nai Yang and Mai Khao.

Maison Sky Villas offers you the opportunity to own a piece of paradise in Thailand. Contact the brokers at Kalinka Thailand for more information about the opportunity to purchase a villa in this project.





Construction date: year: **2025**

Payment Installment: **Interest-Free Construction Period Installment**

Ownership: **Freehold for building/leasehold for land**

Distance to the Beach: **1800 m.**

Layouts



| GROUND FLOOR | | SQ.M. |
|-------------------|--|--------------|
| 1. Car-parking | | 33.54 |
| 2. Gate ENT. | | 6.70 |
| 3. Storage | | 7.05 |
| 4. Water Tank | | 7.81 |
| 5. Pumproom | | 5.99 |
| 6. Surge Tank | | 6.49 |
| 7. Corridor | | 29.85 |
| Total Area | | 97.43 |



| 2ND FLOOR | | SQ.M. |
|-------------------|--|---------------|
| 8. Gate Way ENT. | | 2.70 |
| 9. Foyer | | 6.99 |
| 10. Kitchen | | 7.12 |
| 11. Dining | | 5.99 |
| 12. Living | | 10.08 |
| 13. W.C. | | 4.37 |
| 14. Bedroom 3 | | 15.26 |
| 15. W.I.C. 3 | | 5.59 |
| 16. Bathroom 3 | | 6.84 |
| 17. Pool Deck | | 21.90 |
| 18. Pool 3x3m. | | 27.30 |
| 19. Corridor | | 12.56 |
| Total Area | | 126.84 |



| 3RD FLOOR | | SQ.M. |
|---------------------|--|--------------|
| 20. Hall | | 8.00 |
| 21. Master Bedroom | | 17.65 |
| 22. W.I.C. 1 | | 6.75 |
| 23. Master Bathroom | | 11.70 |
| 24. Balcony | | 5.19 |
| 25. Bedroom 2 | | 14.98 |
| 26. W.I.C. 2 | | 5.26 |
| 27. Bathroom 2 | | 8.01 |
| Total Area | | 77.04 |



| ROOF FLOOR | | SQ.M. |
|-------------------|--|---------------|
| Total Area | | 126.84 |

318 M²
from ฿ 21,800,000

Living area 318 M²
 Land plot 191 M²
 Bedrooms 3
 Bathrooms 4

The Maison Sky Villas three-bedroom villa will be a wonderful place for a large family to live and a profitable investment.

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All interiors and finishes are made from high-quality, modern materials, highlighting the project's status. The complex is just a few minutes' drive from the tranquil and unspoiled beaches of Nai Yang and Mai Khao.

The payment terms for the property are structured as follows:

Reservation: A reservation fee of 200,000.00 Baht is required.

Sign Contract: This step involves paying 35% of the total cost. This payment should be made within 30 days after the reservation.

1st Payment: A payment of 15% is due upon the completion of the foundation posts.

2nd Payment: Another 15% payment is required once the concrete structure of the property is finished.

3rd Payment: This stage requires a 15% payment and is due upon the completion of the walls and door frames.

4th Payment: An additional 15% is to be paid when the floors are finished, along with built-in furniture, painting, doors, and windows.

Transfer and Registration: The final stage involves a 5% payment, which is due at the time of transfer and registration of the property.

Each payment is contingent on the completion of specific construction milestones, ensuring progress in the property development. Here are some important remarks regarding the payment terms and conditions:

Reservation Deposit: The reservation deposit is non-refundable. This means that if you decide not to proceed with the purchase, this deposit will not be returned.

Furniture: The prices do not include loose furniture. Any furniture that is not built-in or fixed to the property will need to be purchased separately.

Common Area Fees: These are charged at a rate of 55 THB per square meter of the built-up area and are payable two years in advance. These fees cover services such as garbage collection, electricity and water supply for common areas, road and garden cleanliness and maintenance, as well as 24-hour security services.

Registration Fee: The fee for registration is shared equally (50/50) between the developer and the buyer. For leasehold properties, the fee is 1.1% of the property value, while for freehold properties, it is 6.3%.

Taxes and Other Fees: All relevant taxes, stamp duty, land and building transfer fees are payable by the buyer. These are approximately 3% of the selling price. Additionally, the cost for electric and water meter installation is 10,000 THB.

Assignment Fee: If the property is assigned to another party before registration, there is an administration fee of 100,000 THB.

Please note that these terms and conditions are subject to change without prior notice. It's important to stay updated with the latest information provided by the developer or your real estate agent.



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