



BALCO

BANG TAO BEACH

 ORIGIN



## LOCATION

### ENTERTAINMENT

- 400 m. to Catch Beach Club
- 2.6 km. to Boat Avenue Phuket
- 2.9 km. to Porto de Phuket
- 4.0 km. to Blue Tree Phuket
- 5.0 km. to Laguna Golf Club

### BEACH

- 400 m. to Bang Tao Beach
- 2.9 km. to Surin Beach

### HEALTH AND EDUCATION

- 3.6 Km. to Bangkok Hospital Clinic Bangtao
- 4.0 km. to HeadStart International School (Cherngtalay Campus)

# ORIGIN RESORT WORLD

BANGTAO BEACH PHUKET

ULTIMATE  
BEACH CLUB

5 STAR HOTEL

BRANDED  
RESIDENCE

BALCO  
BANG TAO BEACH

SO ORIGIN  
BANGTAO BEACH

“Experience the ultimate in luxury and leisure amidst the breathtaking beauty of Bangtao Beach.”



**BEACHCLUB**

**Hotel Villa**

**BRANDED RESIDENCES**

**BALCO**  
BANG TAO BEACH

**5 STARS HOTEL**

**LOW - RISE CONDOMINIUM**



**BALCO**  
BANG TAO BEACH



# BALCO

BANGTAO BEACH

PROJECT NAME	BALCO BANGTAO BEACH
LOCATION	THALANG, PHUKET
LAND AREA	9 - 1 - 86.24 RAIS
PROJECT TYPE	LUXURY POOL VILLA, 1 CLUB HOUSE
TOTAL VILLAS	35 VILLAS
PRODUCT TYPE	<p><b>THE SIGNATURE (21 VILLAS)</b>            LAND AREA : 60 SQ.WA            USEABLE AREA : 355 SQ.M</p> <p><b>THE LEGACY (14 VILLAS)</b>            LAND AREA : 83 SQ.WA            USEABLE AREA : 490 SQ.M</p>
PRESALES	Q4/2024
CONSTRUCTION START	Q2/2024
PROJECT TRANSFER	Q3/2025



# THE SIGNATURE

(VILLA-TYPE A)

**Useable Area : 355 Sq.m. | Land Area : 60 Sq.wa**

3 Bedrooms - 3 Bathrooms – 2 Powder rooms - 2 Parking

Rooftop Jacuzzi / Swimming Pool : 3x12 m.



\*Content and simulated images are for advertising purposes only. The company has the right to change the project's details without prior notice.

# BALCO

BANGTAO BEACH

## THE SIGNATURE

(VILLA-TYPE A)

**Useable Area : 355 Sq.m. | Land Area : 60 Sq.wa**

3 Bedrooms - 3 Bathrooms – 2 Powder rooms - 2 Parking  
Rooftop Jacuzzi / Swimming Pool : 3x12 m.



### LEGEND

1. PARKING
2. LIVING & DINING AREA
3. KITCHEN
4. LAUNDRY ROOM
5. POWDER ROOM
6. MASTER BEDROOM
7. MASTER BATHROOM
8. POOL TERRACE
9. SWIMMING POOL
10. STORAGE ROOM
11. FOYER



### LEGEND

1. BEDROOM 2
2. BATHROOM 2
3. BEDROOM 3
4. BATHROOM 3
5. CORRIDOR
6. BALCONY



### LEGEND

1. SKY PAVILION
2. POWDER ROOM
3. BBQ AREA
4. SKY SUNBATHING DECK
5. JACUZZI
6. STORAGE ROOM

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# THE LEGACY

(VILLA-TYPE B)

**Useable Area : 490 Sq.m. | Land Area : 83 Sq.wa**  
4 Bedrooms - 4 Bathrooms – 2 Powder rooms - 3 Parking  
Rooftop Jacuzzi / Swimming Pool : 3x12 m.



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# THE LEGACY

(VILLA-TYPE B)

**Useable Area : 490 Sq.m. | Land Area : 83 Sq.wa**  
 4 Bedrooms - 4 Bathrooms – 2 Powder rooms - 3 Parking  
 Rooftop Jacuzzi / Swimming Pool : 3x12 m.



- LEGEND**
1. PARKING
  2. LIVING & DINING AREA
  3. KITCHEN
  4. LAUNDRY ROOM
  5. POWDER ROOM
  6. MASTER BEDROOM
  7. MASTER BATHROOM
  8. WALK-IN CLOSET
  9. SWIMMING POOL
  10. POOL TERRACE
  11. STORAGE ROOM
  12. FOYER



- LEGEND**
1. BEDROOM 2
  2. BATHROOM 2
  3. WALK-IN CLOSET
  4. BEDROOM 3
  5. BATHROOM 3
  6. BEDROOM 4
  7. BATHROOM 4
  8. CORRIDOR
  9. BALCONY



- LEGEND**
1. SKY PAVILION
  2. BALCONY
  3. POWDER ROOM
  4. SKY LIVING AREA
  5. SKY SUNBATHING DECK
  6. JACUZZI
  7. BBQ AREA
  8. STORAGE ROOM
  9. SERVICE

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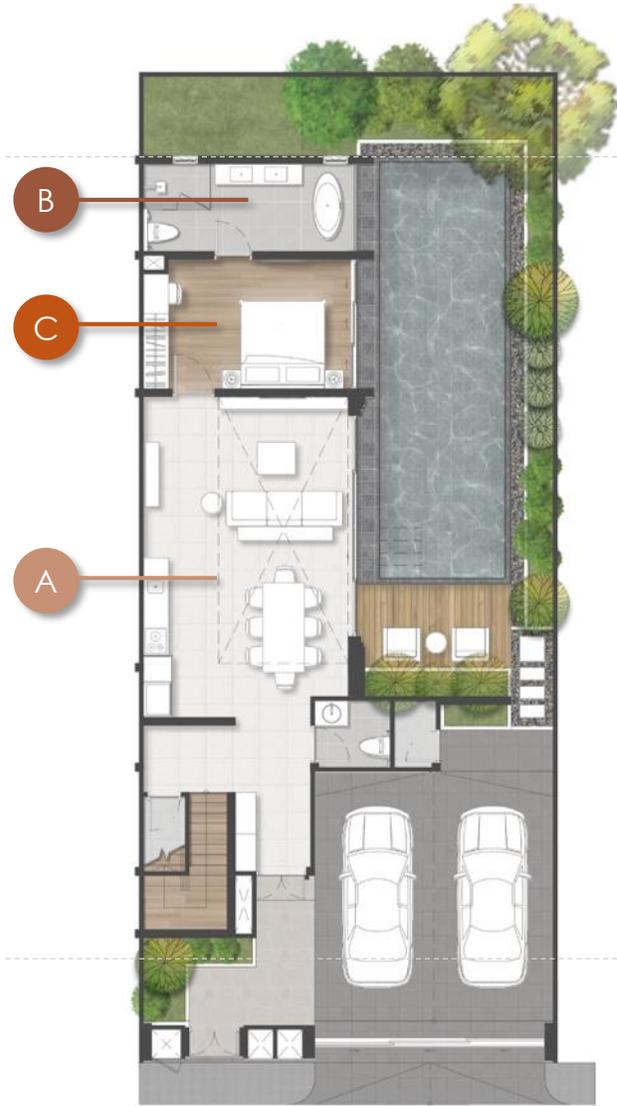
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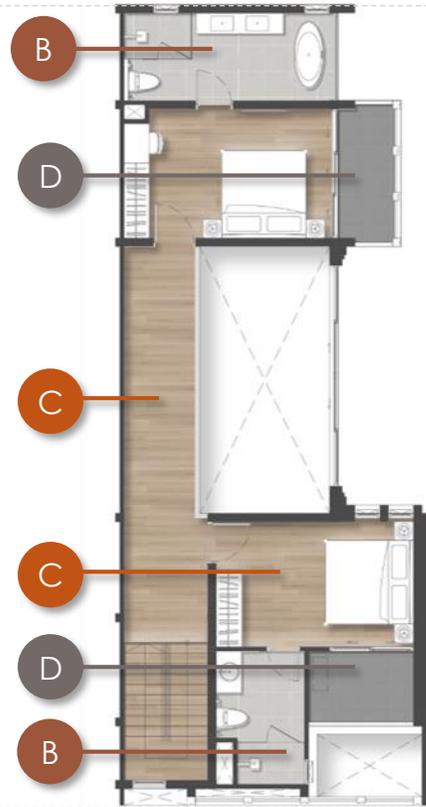
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# STANDARD SPECIFICATION

**MATERIAL** | SANITARY WARE | KITCHEN WARE | FURNITURE PACKAGE



GROUND FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN



A

**Tile:** General, Storage  
Size : 600 x 600 mm.



B

**Tile:** Wc.  
Size : 600 x 600 mm.



C

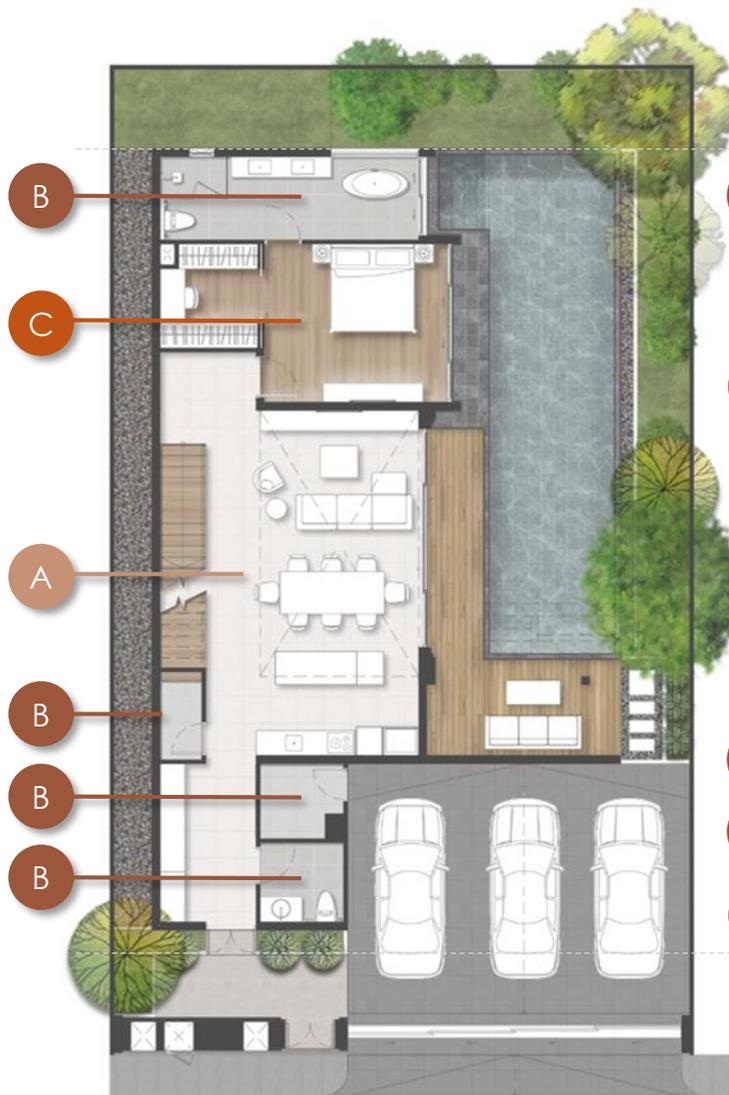
**Hybrid engineer wood:**  
Bedroom, Corridor Fl.2  
Pattern : Random  
Size : 1218 x 165 x 9.5 mm.



D

**Tile:** Rooftop, Terrace  
Size : 600 x 600 mm.

**Stair floor finishing :**  
Wood finishing color same general wood floor



GROUND FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN



A

**Tile:** General, Storage  
Size : 600 x 600 mm.



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# STANDARD SPECIFICATION

MATERIAL | SANITARY WARE | KITCHEN WARE | FURNITURE PACKAGE

# SANITARY STANDARD

MASTER BATHROOM



**Mirror** Varies



**Cosmetics mirror**  
Kohler



**Towel Bar**  
Kohler



**Paper Holder**  
Kohler



**Rising spray**  
Kohler



**Slot drain**  
Kohler



**Shower Set**  
Hansgrohe



**Basin Mixer Tap**  
Hansgrohe

**Basin Under Counter**  
Kohler



**Bathtub Faucet**  
TRUSOL



**Bathtub Freestanding**  
TRUSOL



**Toilet**  
Kohler

# SANITARY STANDARD

GENERAL BATHROOM



**Mirror**  
Varies



**Basin Mixer Tap**  
Kohler



**Basin Under Counter**  
Kohler



**Toilet**  
Kohler



**Towel Bar**  
Kohler



**Toilet Paper Holder**  
Kohler



**Bidet Spray**  
Kohler



**Slot Drain**  
Kohler



**Shower Faucet**  
Kohler



**Shower Pan**  
Kohler

# SANITARY STANDARD

POWDER ROOM



**Mirror**  
Varies



**Basin Tap**  
Kohler

**Basin Under Counter**  
Kohler



**Raising spray**  
Kohler



**Toilet**  
Kohler



**Paper Holder**  
Kohler



**Slot drain**  
Kohler

# STANDARD SPECIFICATION

MATERIAL | SANITARY WARE | KITCHEN WARE | FURNITURE PACKAGE

# KITCHENWARE STANDARD



**Cold Sink Faucet**  
BLANCO



**Flat Kitchen hood**  
GAGGENAU



**Microwave**  
GAGGENAU



**Sink**  
BLANCO



**Induction cooktop**  
GAGGENAU



**Oven**  
GAGGENAU



**Built-in fridge**  
BOSCH

# STANDARD SPECIFICATION

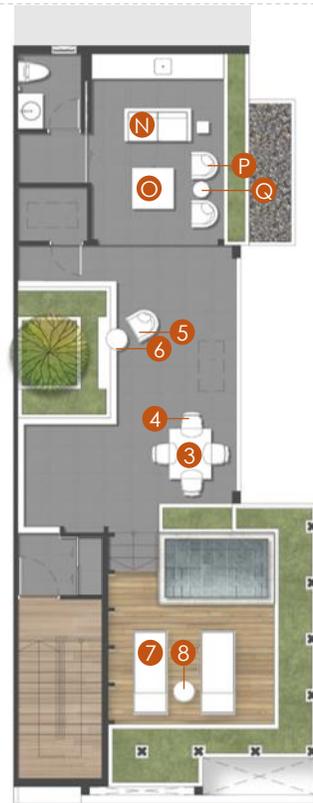
MATERIAL | SANITARY WARE | KITCHEN WARE | FURNITURE PACKAGE



GROUND FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN

**GROUND FLOOR PLAN**

**Living & Dining Area**

- A. Sofa [1]
- B. Coffee table [1]
- C. TV cabinet [1]
- D. Dining table [1]
- E. Dining chair [8]

**Master Bedroom 1**

- F. Bed [1]
- G. Night table [2]
- H. Stool [1]

**Pool**

- 1. Armchair [2]
- 2. Side table [1]

**2<sup>ND</sup> FLOOR PLAN**

**Master Bedroom 2**

- I. Bed [1]
- J. Night table [2]
- K. Stool [1]

**Bedroom 3**

- L. Bed [1]
- M. Night table [2]

**3<sup>RD</sup> FLOOR PLAN**

**Balcony**

- 3. Dining table [1]
- 4. Dining chair [4]
- 5. Armchair [1]
- 6. Side table [1]

**Sky sunbathing**

- 6. Daybed [2]
- 7. Side table [1]

**Pavilion**

- N. Sofa [1]
- O. Coffee table [1]
- P. Armchair [2]
- Q. Side table [1]

# BALCO FURNITURE PACKAGE *TYPE A*

BANGTAO BEACH



GROUND FLOOR PLAN

## Living & Dining Area



A. Sofa [1]



B. Coffee table [1]



C. TV cabinet [1]



D. Dining table [1]



E. Dining chair [8]

## Pool



1. Pool armchair [2]



2. Center table [1]

## Master Bedroom 1



F. Bed [1]



G. Night table [2]



H. Stool [1]



2<sup>ND</sup> FLOOR PLAN

**Master Bedroom 2**



**I.** Bed [1]



**J.** Night table [2]



**K.** Stool [1]

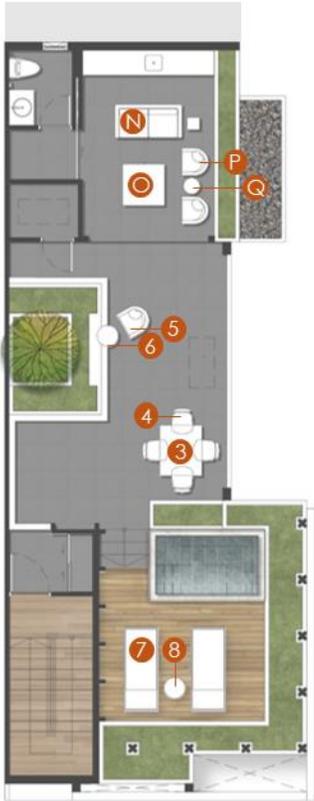
**Bedroom 3**



**L.** Bed [1]



**M.** Night table [2]



3<sup>RD</sup> FLOOR PLAN

### Balcony



3. Dining table [1]



4. Dining chair [4]



5. Armchair [1]



6. Side table [1]

### Sky sunbathing



7. Daybed [2]



8. Side table [1]

### Pavilion



N. Sofa [1]



O. Coffee table [1]



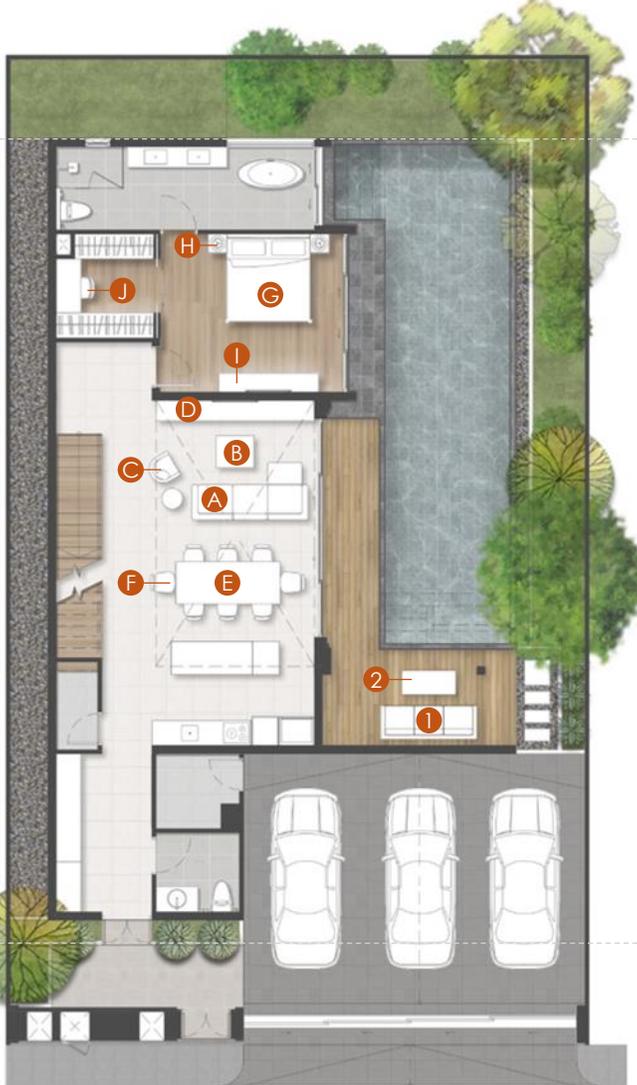
P. Armchair [2]



Q. Side table [1]

# THE LEGACY

(VILLA-TYPE B)



GROUND FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN

## GROUND FLOOR PLAN

### Living & Dining Area

- A. Sofa L-shape [1]
- B. Coffee table [1]
- C. Armchair [1]
- D. TV cabinet [1]
- E. Dining table [1]
- F. Dining chair [8]

### Master Bedroom 1

- G. Bed [1]
- H. Night table [2]
- I. TV cabinet [1]
- J. Stool [1]

### Pool

- 1. Sofa [1]
- 2. Center table [1]

## 2<sup>ND</sup> FLOOR PLAN

### Master Bedroom 2

- K. Bed [1]
- L. Night table [2]
- M. TV cabinet [1]
- N. Stool [1]

### Bedroom 3

- O. Bed [1]
- P. Night table [2]
- Q. Armchair [1]
- R. Stool [1]

### Bedroom 4

- S. Bed [1]
- T. Night table [2]

## 3<sup>RD</sup> FLOOR PLAN

### Balcony

- 3. Center table [2]
- 4. Armchair [2]

### Sky sunbathing

- 5. Daybed [2]
- 6. Side table [1]

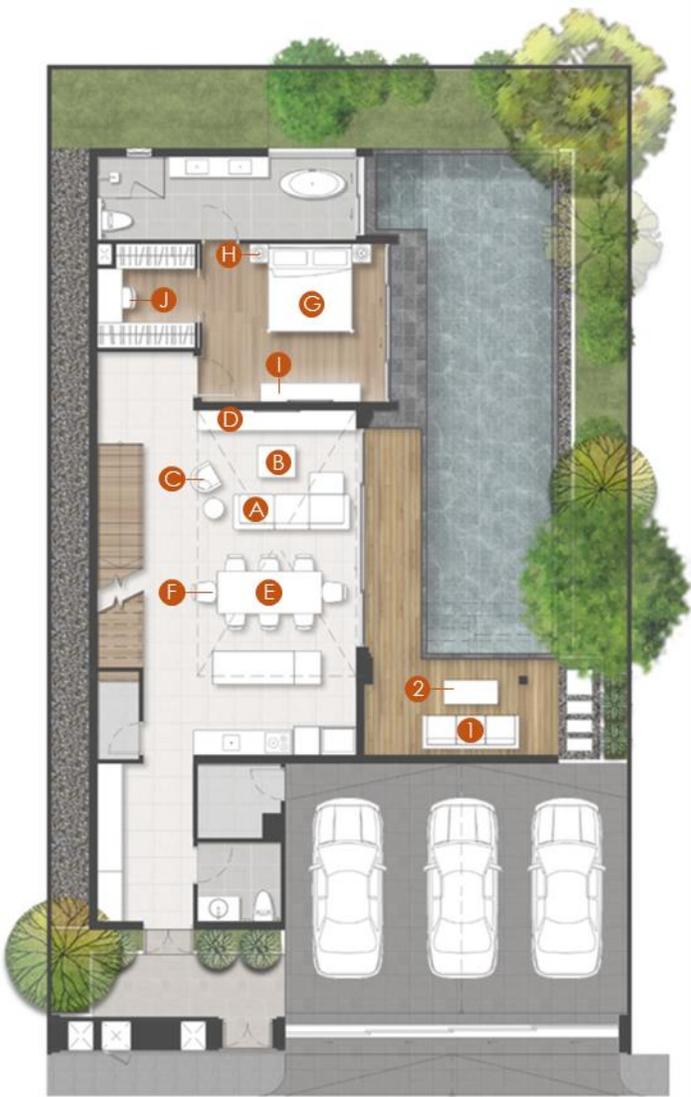
### Pavilion

- U. Dining table [1]
- V. Bench [1]
- W. Dining chair [3]

Furniture Package : 2,700,000 Baht

# BALCO FURNITURE PACKAGE *TYPE B*

BANGTAO BEACH



GROUND FLOOR PLAN

## Living & Dining Area

A. Sofa L-shape [1]



C. Armchair [1]



E. TV cabinet [1]



B. Coffee table [1]



E. Dining table [1]



F. Dining chair [8]

## Pool



1. Pool Sofa [1]

2. Center table [1]



## Master Bedroom 1

G. Bed [1]



H. Night table [2]



I. TV cabinet [1]



J. Stool [1]





2<sup>ND</sup> FLOOR PLAN

### Master Bedroom 2



K. Bed [1]

L. Night table [2]



M. TV cabinet [1]



N. Stool [1]



### Bedroom 3



O. Bed [1]

P. Night table [2]



Q. Armchair [1]



R. Stool [1]

### Bedroom 4



S. Bed [1]



T. Night table [2]



3<sup>RD</sup> FLOOR PLAN

**Balcony**



3. Center table [2]



4. Armchair [2]

**Sky sunbathing**



5. Daybed [2]



6. Side table [1]

**Pavilion**



U. Dining table [1]



V. Bench [1]



W. Dining chair [3]

START 32 MB

# PAYMENT TERM

Payment Term	Details	Amount
Booking	Upon reservation unit	2%
SPA Payment	Sales & Purchase Agreement Sign	28%
Installment	During Construction Period	60%
Final Payment	Transfer land registration	10%

**Common Fee (Must pay one year in advance) : 240 Baht / Sq.wa**

Including Service as follows :

Pool cleaning 2 times/week

24-hour Concierge & Personal Butler Service

Gardening 1 times/month

24-hour security system & CCTV Camera

Maid Service 12 times/year

Shuttle service

## **Transfer Fee**

Transfers fee and all transfer expenses are equally paid by seller and buyer on each side (50/50)

LIST OF SERVICE	STANDARD (Included in Common Fee)	LIST OF SERVICE	STANDARD (Included in Common Fee)
24 hrs. Concierge Service	✓	Gardener	Monthly
Personal Butler Service	✓	Pool Cleaning	2 times / week
Shuttle Service	✓	Big Cleaning	Quarterly
Attraction City Tour	Single Use	Air Conditioner Cleaning	Quarterly
Maid Service	12 times / year	Airport Transport	8 times / year

EXTRA SERVICE (Excluded in Common Fee)	
Laundry Service	Personal Trainer
Personal Chief	Babysitter
Tour Guide	Pet Care
Spa and Therapist Service	

A close-up, low-angle shot of a person's legs from the knees down, wearing a white, textured dress. They are standing on a sandy beach with gentle waves lapping at their feet. A large, light-colored straw hat is held in their hand, hanging down. The background shows the ocean and a soft, golden sunset sky. The overall mood is peaceful and nostalgic.

THANK YOU