



Phuket
Thailand



www.residencekaron.com

Ultimate Beachfront Living.

Development team

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For more information about Mövenpick Residence Karon Beach Phuket
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www.residencekaron.com



Karon Beach – One of Phuket’s Most Exquisite Gems.



Mövenpick Residence Karon Beach Phuket combines the perfect location for your lifestyle with a premier investment for both you and your family’s future.

Mövenpick Residence Karon Beach Phuket luxury apartments located within a unique integrated resort concept that embodies the quintessential elements of tropical, oceanfront living, distinguished by exceptional style and the finest levels of service.

Mövenpick Resort & Spa – A Reputation for the Highest of International Standards
Mövenpick Resort & Spa is an international Swiss premium hotel chain active in 4- and 5-star resort and business hotel markets. The group operates 55 hotels in 20 different countries with an additional 25 hotels under planning and construction.

Mövenpick Residence Karon Beach Phuket provides discerning owners with the benefits of full access to an upscale hotel and all of its facilities and services, while still enjoying the privacy and comfort of their exclusive, beachfront Apartments within a separate enclave.

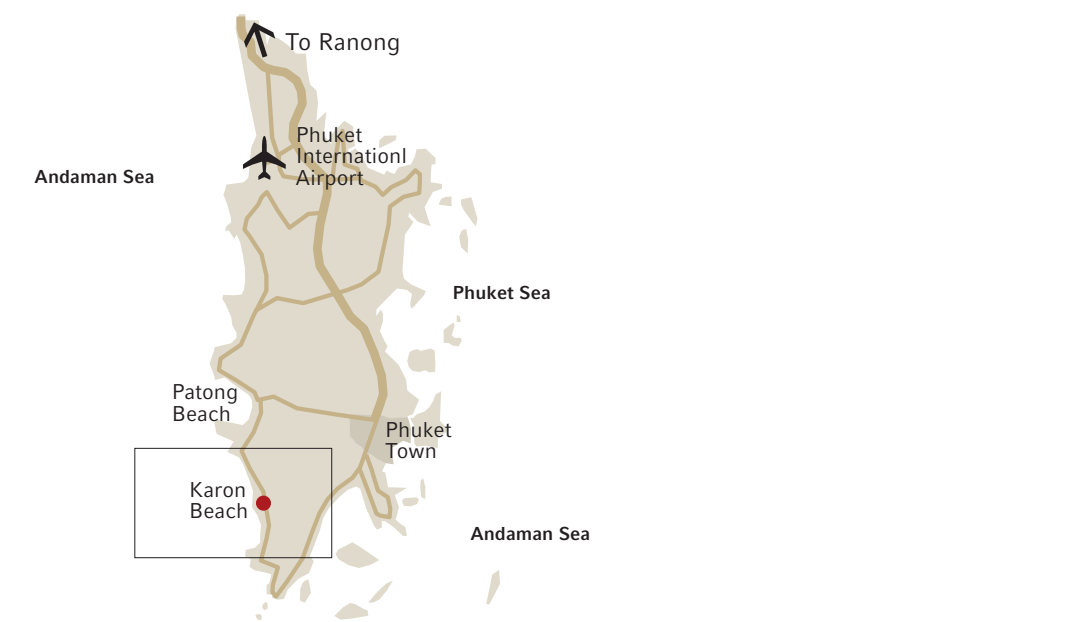
Inspiring Ocean Views with the Best of Sunsets
Given their ideal location beside Phuket’s gorgeous Karon Beach, Mövenpick Residence Karon Beach Phuket is unsurprisingly built around an open living concept that accentuates the marvelous ocean views of all units, not to mention some of the most spectacular sunsets to be found on the face of mother earth. With the sun splashing its enchanted hues on a different canvas everyday, and a refreshing sea breeze to energize the soul, owners at Mövenpick Residence Karon Beach Phuket will have no shortage of inspiration as a background for even the most routine of activities.

Mövenpick Residence Karon Beach Phuket is strategically situated at the beachfront area of Mövenpick Resort & Spa Karon Beach Phuket, just a stone’s throw away from stunning Karon Beach, famed for its pure white sands and tranquil, turquoise-coloured waters. Stretching majestically over two-and-a-half powdery kilometres, it is one of Phuket’s longest beaches and was recently voted as the island’s cleanest, testament to its status as a world-class, seaside retreat.

Sensational Recreation and Relaxation Opportunities
Regardless of the season, there is plenty to do should you wish for a change of pace from relaxing on your verandah and taking in the fantastic views. You can sunbathe on the sand with your favourite novel in hand, go swimming, windsurfing, fishing and snorkel in the crystal clear waters of the Andaman Sea, or just take a romantic sunset stroll down the beach with a loved one. It’s all right at your doorstep.

A Modern and Convenient Seaside Haven
The beach town of Karon itself, though growing, is not as hectic as in nearby Patong. The atmosphere is fun and relaxed, with numerous shopping and delicious dining possibilities. Outside of town, most points of the island can be reached in less than 30 minutes, including golf courses, international schools, first-rate hospitals and large department stores, while Phuket International Airport is just a 45-minute scenic drive away. Although still retaining its tropical island charm, one of the advantages of residing here is that the island’s well-developed infrastructure meets the international standards Mövenpick Residence Karon Beach Phuket owners are accustomed to for ease of living.

Our resort Apartments at Mövenpick Resort & Spa Karon Beach Phuket fit superbly into this lifestyle, which is ultimately one of choice. Relax in luxurious, exclusive privacy or go out and enjoy the beautiful surroundings, activities and smiling local people. It’s your dream, so live it how you wish.





Mövenpick Resort & Spa Karon Beach Phuket.



Mövenpick Residence Karon Beach Phuket is gracefully integrated with the hotel's extensive facilities, providing convenient access to restaurants, pools, recreation facilities and spa.



Mövenpick Hotels & Resorts

Mövenpick Hotels & Resorts is an international Swiss premium hotel chain active in the 4- and 5-star resort hotel and business/airport hotel markets. With 55 hotels in 20 countries, it serves over 5 million guests per year. The Mövenpick philosophy is a distinct departure from the traditional hotel chain approach. Sincere and heartfelt hospitality, uncompromisingly high product and service quality as well as excellent levels of staff training and team motivation crowned with that special Swiss touch make the difference.

An extensive selection of tempting restaurants and bars

At Mövenpick Resort & Spa Karon Beach, Phuket the emphasis of our culinary philosophy not only lays on the international delicacies and drinks served, but just as importantly, weighs on dining itself as a complete experience.

Pacifica

An all day dining restaurant serving sumptuous breakfast buffets, a la carte lunches and theme dinners

Kinnaree

The hotel's lounge bar set on a three-level terrace overlooking the main pool, commanding attention as the hotel lobby's s central feature.

Wildfire

The Wildfire restaurant at the beachfront is the best spot to take in the stunning sunsets and savour the exciting melting pot of Western and Asian specialities.

Sandbar

Lively atmosphere kicks in late night at the Sandbar whilst you enjoy freshly baked pizzas from the wood oven.

Abundant leisure amenities

Recreation – The hotel offers an extensive array of recreational activities. Fitness enthusiasts will enjoy an energetic workout in the fully-equipped gym, while sports lovers can play a game of tennis or basketball. For aquatic activities, one can take a dip in the lovely waters of one of the hotels three pools. A range of Thai arts and crafts activities like batik painting, fruit carving and kite making are all on offer to enrich the holiday experience.

The Spa

A contemporary Asian spa designed for the discerning spa enthusiast, balancing eastern and western treatments to create an indulging and soul-soothing experience. With seven private villa treatment rooms the Spa offers a full menu of massage, body scrubs, body wraps facials and traditional Thai health and beauty treatments.

The Play Zone – Children's Quarter

A one-of-a-kind club for children, youngsters and teens. Offering a variety of activities to entertain with both indoor and outdoor zones with full supervision. The special facilities are designed for three distinct age groups.



Stunning views, a prime location and stylish comforts create an air of Swiss elegance throughout Mövenpick Residence Karon Beach Phuket.



The Ultimate in Beachfront Living.

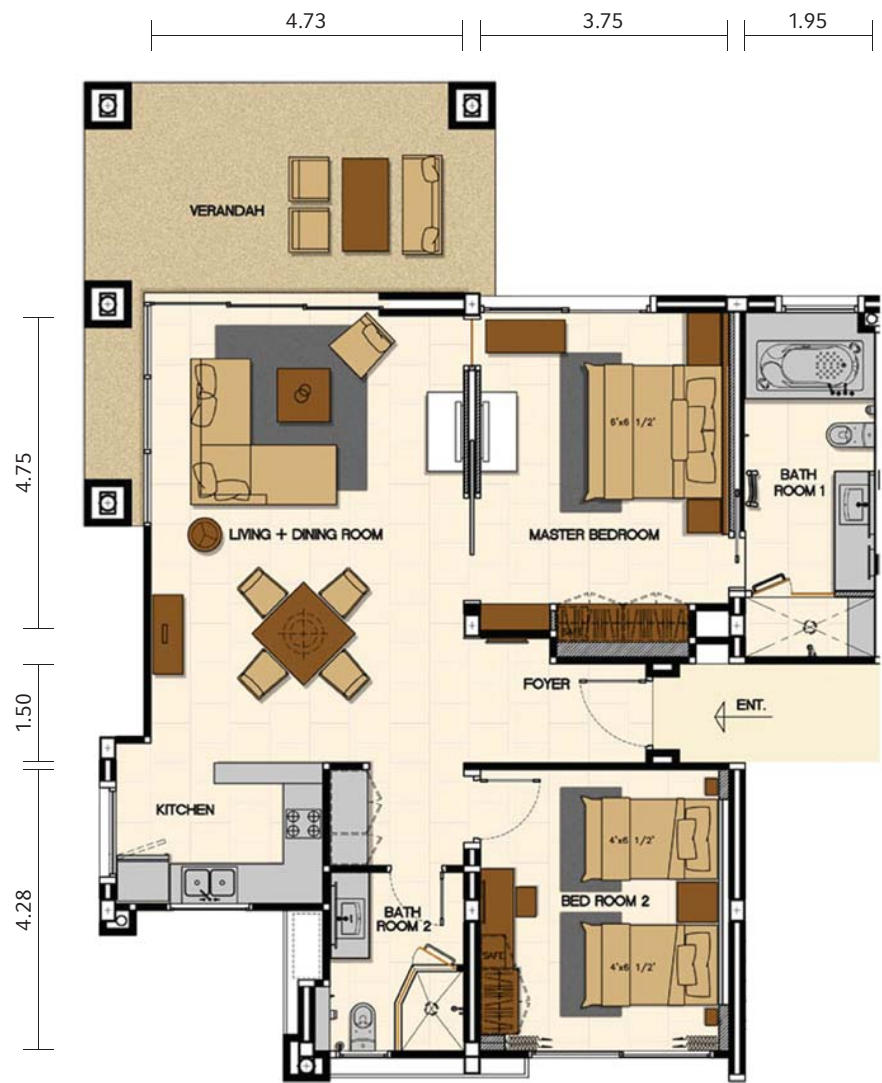
Mövenpick Residence Karon Beach Phuket comprises only 30 exclusive apartments, in five individual, 3-storey buildings. Each well-appointed unit showcases 2 bedrooms, 2 bathrooms, living/dining area, kitchen and sizeable verandah, with a modern furniture package. Both exterior and interior features incorporate a seamless blend of contemporary and tropical themes that smoothly synthesize with the overall living concept, as well as the cosmopolitan nature of our owners and guests.

It has a delightful landscape and swimming pool area which makes an immediate impression on any who enter this gated domain. All these characteristics reveal Mövenpick Residence Karon Beach Phuket as both an idealistic and sensible sanctuary for the biggest of dreamers.





The Supreme Beachfront Apartment.



Apartment Type A



Apartment Type B



The Supreme Beachfront Apartment. Mövenpick Residence Karon Beach Phuket prioritises personal space, whilst ensuring absolute privacy. Each unit is constructed to the highest international standards and decorated in a modern style.

Mövenpick Residence Karon Beach Phuket is neatly arranged around an impressive, private common area that includes tropical gardens and enticing infinity edge swimming pool. Like the apartments themselves, the common area is looked over by 24-hour security and maintained by the hotel to the highest of standards.

Each apartment at Mövenpick Residence Karon Beach Phuket features an elegant master bedroom with en suite bathroom, second bedroom and second bathroom, a convenient kitchen and a generous living/dining area that leads off to a large verandah. The apartments are available in two basic floor plans which differ slightly to maximize the views. All apartments boast magnificent ocean views, with some having the garden and pool area as their focus and others the sea itself. The open living plan allows for maximum viewing pleasure of the scenic panorama of the Karon Beach seaside.

Area Specification	
Room	Approximate Area m²
Master Bedroom	20.0
Master Bathroom	14.5
Second Bedroom	18.0
Second Bathroom	6.5
Living & Dining Room	28.5
Kitchen	8.5
Verandah	19.0
Foyer & Corridor	8.5
Storage	1.5
Total	125



Building Specifications

- Structural:**
- Driven pile foundations, reinforced concrete beams and columns, precast reinforced concrete floor slabs, masonry walls.

- Floors:**
- All rooms except Verandah – Contemporary style ceramic floor tiles, 60 x 60 cm.
 - Verandah – Sand wash.

- Walls and Doors:**
- Living/Dining, Second Bedroom – Plastered masonry walls with paint finish.
 - Master Bedroom – Painted smooth plaster wall finishing. Special wood veneer finish on accent wall at Living/Dining and Master Bedroom.
 - Bathrooms – Ceramic wall tiles, plus accent wall with handmade Thai-style ceramic tiles.
 - Exterior Door & Windows – Aluminum frame with powder coat finish.
 - Interior Door – Teak Plywood.
 - Main Entrance Door – Hardwood.

- Ceilings:**
- Living/Dining, Bedrooms – Gypsum board ceiling with paint finish and concealed air conditioning units. Ceiling fan in the Master Bedroom and Living Room.
 - Bathrooms, Kitchen – Moisture-resistant gypsum board ceiling with paint finish.
 - Verandah – Gypsum painted ceiling with ceiling fan.

- Kitchen and Built-in Wardrobes:**
- Cabinets – Laminate, with granite top.
 - Built-in Wardrobes – Teak plywood on hardwood frame with wooden handle.

- Bathrooms:**
- Sanitary Fixtures and Fittings – American Standard.
 - Showers – Frameless glass enclosure with Rain Shower. American Standard Bathtub and granite vanity.
 - Water Heater – Concealed instant electric unit.

- Swimming Pool and Terrace:**
- Swimming Pool Finish – Ceramic tile.
 - Pool Terrace – Sandstone border, paved sand wash surface.

- Fire Protection:**
- Fully automated fire prevention system with smoke detectors.
 - Fire alarm, fire extinguishers and emergency lighting in all common areas.

- Security:**
- 24-hour on site security.

- Electrical Installation:**
- All electrical cables installed underground.
 - Individual electrical meters for all residential apartments.
 - Emergency power supply for common areas.

- Television and Telephone:**
- Hi-Speed Internet available.
 - Cable connections are provided, linked to the hotel.
 - Provision for 1 telephone cable per apartment, with outlets in living area, bedrooms and bathrooms.
 - PABX linking lobby and reception with individual apartments.

*every effort has been made to ensure the accuracy; however, the developer reserves the right to substitute comparable finishes subject to availability.



Access to a World of Tranquility.



Security is assured at Mövenpick Residence Karon Beach Phuket. From its prime location the property will earn you a steady return on investment as well offering a safe place for family holidays.

Ownership Benefits

We are committed to providing an unrivalled experience of tropical luxury and ease of living for our apartment owners. While the gated Mövenpick Residence Karon Beach Phuket estate is located within the resort, access is only given to owners and their guests in order to enhance the atmosphere of class and exclusivity which is the project’s hallmark. This lifestyle of course entails a number of attractive benefits, which are summarised below:

- Common Area Management by Mövenpick Resort and Spa Karon Beach Phuket
- All apartments participate in the Hotel Rental Plan and owners obtain the financial benefits of being part of the hotel’s international marketing alliances and reservation systems.
- Ongoing staff training ensures consistency in delivering the highest service standards and professional care.

Apartment Owners and Guests

Owners and guests staying on “Owner’s Utilisation Nights” will have the added advantage and convenience of access to all facilities at the Mövenpick Resort and Spa Karon Beach, Phuket including:

- Concierge and tour desks.
- 3 swimming pools, including kid’s pools.
- Recreation facilities, including a high quality fitness centre, tennis courts and water sport activities.
- The Play Zone, with 3 separate and exciting areas for children of varying ages.
- Fully-equipped Business Centre.
- 24-hour Room Service
- Housekeeping and Laundry services.

Ownership Structure

Apartments are sold on a leasehold basis. Under Thai law, foreign nationals may own buildings or property developed on land leased by them, but not the land itself. Buyers sign 30 year leases with two options to renew the lease for an additional 30 years each, with the Mövenpick Residence Karon Beach Phuket, for the apartment and the right to use the common area of the estate.

Hotel Rental Plan

Mövenpick Residence Karon Beach Phuket is managed by Mövenpick Resort& Spa Karon Beach Phuket. Owners can be confident that their Apartments are in a very favourable position to generate significant rental income.

Under this plan, the hotel will endeavour to find qualified guests to stay in the apartments while owners are not in residence.

Total Room Rental

=

40% X Total Room Revenue

Total Apartments

=

Owner’s Annual Rental Return

Mövenpick Residence Karon Beach Phuket – Payment Terms & Prices

A reservation fee of 50,000 Thai Baht and a deposit of 50,000 Thai Baht is required upon signing of the Reservation Form. As it is used to cover processing of the appropriate legal documents and is not part of the purchase price, please note that the reservation fee and deposit are non-refundable.

Apartment	Payment	Total (Baht)
Schedule	Due on signing of contract and Handover of Unit	
Ground Floor		14,000,000
Second Floor		15,000,000
Top Floor		17,000,000

* Prices listed are subject to change without notice.

Common Area Management

Mövenpick Resort & Spa Karon Beach Phuket Management will cover all aspects of the apartment complex, to include Common Area Management, Security, Maintenance and Housekeeping. All financial activities will be handled by the hotel under separate controls with regular reports and appropriate bookkeeping.

Summary of management of common areas :

- 24 hour on site security.
- Gardening and irrigation of all common areas and private gardens.
- All common area electricity including street and garden lighting.
- Cleaning of the common pool and poolside which includes provision of all materials for the cleaning of the pool.
- All ongoing annual property, land usage and lease taxes pertaining to the property as a whole and the individual properties.
- Office building, manager and staff, all utilities, equipment and stationary.
- Garbage removal and pest control.
- Insurance for all common areas.
- Accounting.
- Common roads.
- Electric and water supply.
- Gated access and control to the beach road.