



TRANQUILITY BAY
RESIDENCE

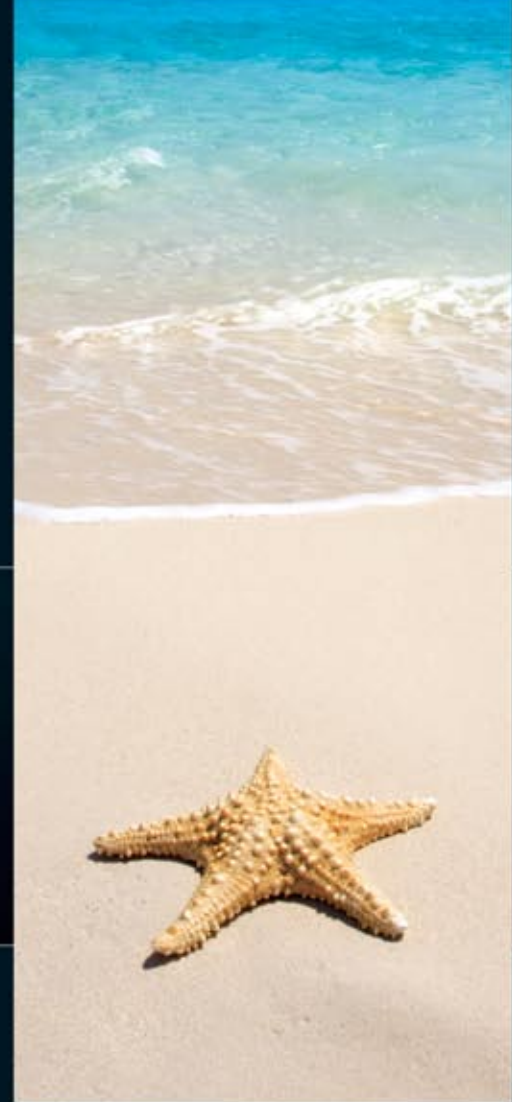


ULTIMATE BEACHFRONT LIVING

Located on 230 metres of pristine, white sand beach on the island of Koh Chang, Tranquility Bay Residence is one of Thailand's premier boutique Resort developments.

The property comprises of one and two bedroom luxury condominium units and a select handful of the finest pool villas, nestled amongst landscaped gardens with stunning views to the outlying islands.

230 METRES OF PRISTINE, WHITE SAND...



Built to internationally recognized construction standards and designed to complement and reflect Koh Chang's natural beauty, Tranquility Bay Residence affords buyers a lifestyle and investment opportunity attractive to both permanent residents and investors. The stylish architecture and contemporary interior design combine with Thai design and flair to provide owners with the perfect tropical island dream home.



LOCATION: KOH CHANG - THAILAND



A LIFE OF TRANQUILITY AWAITS


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The 79 Condominium units are provided in three sizes to suit your lifestyle requirements: One bedroom 60 sq.m. ; Two bedroom 104 sq.m. and Two bedroom 120 sq.m. duplex. Three bedroom 224 sq.m. and 240 sq.m.

All units are sold fully fitted and furnished with interiors designed for a modern tropical lifestyle.



CONDOMINIUMS

This prime, private location, is complimented by low rise architecture, and interior designs that seamlessly blend the old with the new, combining luxury with functionality, to make your home away from home truly unique.

60 SQM CONDOMINIUM



Tranquility Bay Residence offers 40, 60 sq.m. Condominiums. Each one fully furnished to the highest standards and all enjoying truly breathtaking sea views.

Each Condominium has been designed to take advantage of space and light, and has a true contemporary Thai design. The main living area opens up through sliding doors to the large balcony area that allows you to fully appreciate the natural beauty of this prime location.









104 SQM CONDOMINIUM

Tranquility Bay Residence offers 9, 104 sq.m., single storey Condominiums. Each 104 sq.m. unit comprises 2 bedrooms, 2 bathrooms, spacious living & dining area. Each unit comes fully furnished with European kitchen appliances.

A large 20 sq.m. terrace offers panoramic view into the islands beyond.







Tranquility Bay Residence offers only 8, 120 sq.m., 2 storey luxury Duplex Condominiums.

Each 120 sq.m. unit comprises 2 bedrooms, 3 bathrooms, balcony, spacious living areas, and each unit comes fully fitted and furnished to the highest standards and enjoys panoramic views across the Gulf of Thailand.

120 SQM CONDOMINIUM

LOWER FLOOR



UPPER FLOOR









By the shore, 8 luxurious pool villas ranging in sizes from 430 to 475 sq.m., provide the ultimate beachfront homes for a select handful of discerning buyers.

The villa configurations offer customized specifications, interior packages and the design flexibility to create your own individual piece of paradise.



Each villa is set directly on the beachfront amongst lush gardens and takes full advantage of its prime location, with stunning views to the islands and beyond, whilst providing total privacy and luxury.

POOL VILLAS



FACILITIES



- Beachfront restaurant & bar
- Spa
- Infinity edge swimming pool
- Clubhouse & recreation
- Private Jetty
- Library offering complimentary dvd & music cd rentals
- Excursions
- Yacht charter
- Wifi
- BBQ grills
- Private dining

The property also boasts a private jetty and mooring for boat enthusiasts, a spectacular 30 metre infinity edge swimming pool, Deluxe Clubhouse, Restaurant, Reception and Recreation areas including outdoor Bar and Barbeque area. Or you can explore the bay by kayak or visit the best snorkeling and dive sites that Thailand has to offer on any of the 52 surrounding islands, many of which can be reached by speedboat in just 20 minutes.





MANAGEMENT & RENTAL

Tranquility Bay Residence will provide professional estate management and resort service that will include:

- Full time estate security
- Telephone assistance
- Use of clubhouse & gym
- Estate maintenance & repairs
- High speed internet access
- Pool cleaning & exterior villa maintenance
- Landscaping of gardens
- Cable television including major international channels
- Housekeeping & baby sitting services (optional)
- Chauffeur services (optional)

Owners have the opportunity to rent out their homes through the rental pool and reap rental returns on their investment; expected to be approximately 6% in the first year, to 10% in the third year. Details on the rental income calculation will be provided upon request.

Owners have unlimited number of days use of their units at Tranquility Bay Residence. Bear in mind that a high usage of your holiday home will reduce your rental income.

Owners are encouraged to advise in advance to the management company of their intended stays, so as to enable them to manage the inventory for rent.

Once owners are in-house, amenities in their own units are minimum, however, an optional housekeeping service can be purchased for a small fee. Housekeeping services include change of bedlinen, towels, cleaning of the unit, etc.

Tranquility Bay Residence intends to raise the standard in supreme resort lifestyle living by providing a tasteful & well designed environment, both in the homes and its surroundings, and with superlative services which begins at the very first step of your arrival.

CONDOMINIUM SPECIFICATIONS

Provided by developer within unit price is a condominium unit that comes fully furnished according to Specifications below.

1. Structure

Reinforced concrete foundations and framing

2. Roof System

Steel trusses and rafters with clay tiles, fully insulated

3. External Wall

Concrete blocks plastered and decorated with high performance acrylic paint

4. Internal Walls

Brick or block walls plastered with cement and sand, finished with white gypsum with paint finish

5. Doors and Windows

Golden oak UPVC doors and windows

6. Internal Ceilings

9mm thick gypsum board, moisture resistant in bathrooms and toilets, fixed to a galvanized steel frame, and painted

7. Floors

Laminated strips flooring for bedroom, dining, and living area. Terracotta tiles for balcony/terrace area

8. Electrical Systems

Underground electricity line system with emergency power standby generator

9. Air Conditioning System

Each unit will be provided with split type air conditioning units for bedroom and living/dining areas

10. Landscape

Extensive landscaping with garden lighting

11. Clubhouse

Reception Area with restaurant, exercise room, infinity edge swimming pool and other water sport activities

12. Bedroom

Fully furnished with built-in closet and an LCD TV

13. Living/Dining Area

Sofa, coffee table, LCD TV and DVD. Dining table and chairs

14. Bathroom

Fully equipped with granite sink top and concealed electric instant water heater. Glazed tiles flooring

15. Pantry

Fully equipped pantry with quality kitchen cabinets constructed from M.D.F. board veneer and laminate finish with composite stone bench top. Internationally recognized brand for electrical appliances such as refrigerator, electric hobs, and microwave

16. Stairways

Wooden railings with anti-slip tiles flooring

17. Sanitary Systems

The water supply to the site will be derived from a deep well and water will be stored in central domestic water storage tank from where it will be treated and stored prior to pumping to each residence

Package wastewater treatment systems will be provided to each building to treat all wastewater prior to discharge to the site storm water drainage system. All wastewater discharged from the site will meet Authority Standards

Note:

1. The contents of this information is given in good faith and is understood by the developer and its agents to be true and accurate. However, this information should not be considered as a statement of fact and neither the developer nor its agents can be held responsible for any inaccuracies.

This information and the related specifications and plans are subject to change from time to time, either by the developer and its agents or the relevant authorities. As such, they should not be considered to form part of an offer or contract.

2. To the best knowledge of the Developer, no hazardous or toxic materials used in the construction or internal finishings of condominiums or villas.

CONSULTANTS

PROJECT CONSULTANT MANAGEMENT

Integral Engineering Consultants Co., Ltd.

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