



ROYAL PHUKET MARINA

THE ROYAL VILLAS

One step from your private yacht berth



An elite collection of only 5 waterfront estates with direct access to their own 23 metre private Yacht Berths, The Royal Villas are the most prestigious homes at Royal Phuket Marina. Inspired by the natural colours of surrounding seascapes, the Villas recreate tropical modernity with new freshness and forward-looking appeal. These are grand residences, full of space and light, opening up to sweeping panoramas of the marina. Outwardly, the distinct lines of classic Thai architecture position the structures seamlessly within their natural surroundings. Inside, owners and their guests can savour a range of rare and desired spaces.

Residents are also able to conveniently indulge in the boardwalk community which features pleasing food & beverage outlets designed to display premier marina views. Through function, design, positioning and status, these exclusive residences create a tropical marina lifestyle of consummate ease, freedom and luxury and are among the world's most unique investment opportunities.

PRIVATE YACHT BERTH

Step out of your Royal Villa directly onto your docked yacht. Explore some of the world's most pristine tropical islands and secluded bays, merely minutes away from the luxuries of your marina residence.

The Royal Villas are the only residences in Phuket to offer the compelling perk of private yacht berths to sailing enthusiasts. Positioned at the foot of each waterfront estate, the berths accommodate vessels of up to 23 metres and benefit from Royal Phuket Marina's extensive professional concierge and maintenance services.



ROYAL VILLA

Floor Plan

Outdoor 310 sqm

Private 20+ metre Pool and in-pool Jacuzzi
Pool Cabana and Bar
Garden Dining Sala

Ground Floor 378 sqm

Master Bedroom Suite 1 (Floating Bedroom)
Family Kitchen and Bar
En-suite maids quarters
Covered Double Car Port

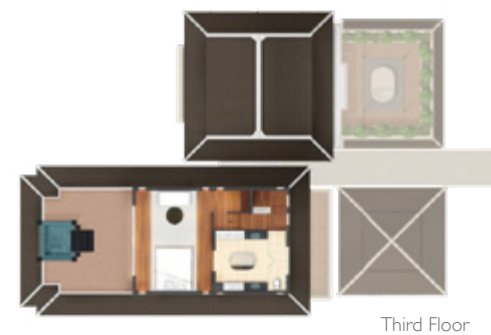
Second Floor 245 sqm

Master Bedroom Suite 2 (Thai Cabana Bedroom)
Master Bedroom Suite 3 (Marina View Bedroom)
Guest en-suite bedroom

Third Floor 125 sqm

Master Bedroom Suite 4 (Japanese Tatami Bedroom)
Total Internal Area 748 sqm
Total Built Up Area 1058 sqm

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Total Built Up Area 1058 sqm



Third Floor



Second Floor



Ground Floor

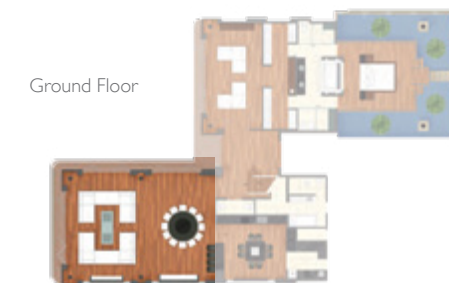


LIVING ROOM

Ground Floor

A wide open space designed to gather and entertain family and friends, within a light and airy ambiance.

Encompassing the living, dining and kitchen areas, this is a grand space which projects a warm and inviting feel.



Ground Floor

DINING AREA AND BAR

Ground Floor

This fully-equipped kitchen provides the ultimate in convenience. Shelving and major appliances are stylishly concealed behind sleek cabinet doors. Ample cabinet space keeps the kitchen clutter-free.

A breakfast table that seats 8 people doubles as a barbecue/Teppanyaki grill for informal cooking and dining with family and friends.

A fully-equipped wet bar is also provided, with built-in sink and fridge for entertaining with ease.



Ground Floor



MASTER BEDROOM SUITE 1 (Floating Bedroom) Private Living Area, Ground Floor

As the gateway to the first of four Master Bedroom Suites, the private living area sports a colour theme of warmth and togetherness. It leads directly into the expansive private swimming pool stretching towards the marina, and the in-pool jacuzzi.

Balancing clean lines with a casually refined aesthetic, the room's coziness compliments its spaciousness. As with the rest of the villa, spatial flow is maintained with a wall of folding glass panels linking indoors to out. Drapes blend in unobtrusively, providing total privacy when desired.

MASTER BEDROOM SUITE 1 (Floating Bedroom) Master Bathroom, Ground Floor

The master bath is a luxe and tranquil space, fitted with a chromatherapy Jacuzzi, double shower and toilet stalls. Each shower stall is fitted with a ceiling rain shower.

The glass partitions between the Jacuzzi and bedroom allow natural light to flow from the glass-enclosed 'floating' pool bedroom, as you relax after a day cruising the Andaman Sea.



MASTER BEDROOM SUITE 1 (Floating Bedroom) Private Living Area, Ground Floor

The glass-enclosed master bedroom extends into an outdoor cove, directly over a landscaped pond. Green shrubs line the natural stone and glass wall encircling the rear of the bedroom.

Electronically operated curtains and shears shade the interior and ceiling downlights provide soft illumination. The master suite's free flow of space, from the front family room and through the bathroom, culminates in this simple and uncluttered bedroom of total seclusion.



MASTER BEDROOM SUITE 2 (THAI CABANA BEDROOM) Master Bedroom, Second Floor

The luxurious cabana rooftop leads out from the second Master Bedroom Suite, providing a totally secluded oasis for relaxation.

The four-poster cabana houses two daybeds and is surrounded by a textured border of small stones. Sheer drapes, fitted overhead provide added comfort and privacy. Tall reed grass lining the rooftop periphery acts as a natural border; while flowering plants along one edge add tropical lushness.



MASTER BEDROOM SUITE 3 (MARINA VIEW BEDROOM)

Second Floor

Facing towards the marina with a large balcony and ceiling-to-floor windows, the spacious third Master Bedroom Suite is complete with an ensuite bathroom.

MASTER BEDROOM SUITE 4 (JAPANESE TATAMI BEDROOM)

Spa Therapy Bathroom, Third Floor

As part of the Spa Bedroom Suite, the Spa Bathroom features an island Jacuzzi with chromatherapy lights and ocean views.



MASTER BEDROOM SUITE 4 (JAPANESE TATAMI BEDROOM)

Roof Jacuzzi, Third Floor

A study in relaxed living, stripping away the conventional formality of the bedroom.

Uncluttered simplicity is achieved with an informal spread of well-edited elements. Overhead, an elongated cotton panel softens the ceiling's rectangular contours and adds design interest. Floor-to-ceiling glass doors lead onto a terrace, showcasing a private Jacuzzi and sweeping views over the marina.



GUEST ENSUITE BEDROOM

Second Floor

Away from the fun and excitement of the rest of the villa, the guests get to experience the ultimate in personal privacy, luxury and relaxation in their own room.

Guest bedroom is beautifully furnished and complete with an ensuite bathroom.



OUTDOOR POOL AND JACUZZI

With open views of the entire marina, the private swimming pool stretches the entire length of the property from the first Master Bedroom Suite to the marina's edge.

The pool occupies an expansive outdoor terrace between the villa structure and the private berth at sea-level below. It is flanked at one end by a built-in Jacuzzi and at the other by a traditional Thai-style sala (open pavilion) with sunken seating for outdoor dining.



CABANA POOL AND BAR

A unique addition to the pool area, the floating cabana and bar keeps refreshments close at hand.

The cabana sits on an infinity-edged water feature, carries two daybeds and is dressed with sheer drapes for a touch of shade and privacy. The bar is built on flagstone steps in the middle of a water feature and comes complete with glass countertops, in-floor lighting, sink and fridge. Perfect for outdoor entertaining and pool parties, within easy reach of the pool.



SPECIFICATIONS

Bathroom, Third Floor

STRUCTURES

Foundation
Reinforced Concrete on Precast Piles

General Structures
Reinforced Concrete

Floor
Reinforced Precast & Insitu Concrete

Roof
Structural Steel Frame & Timber Battens

EXTERIOR

Walls
Plaster and Acrylic Paint with Rough Textures

Roof
Local Clay Tiles in Gray Colour

Windows & Doors
Aluminium Windows and Doors with Clear Glazing

INTERIORS

Walls & Partitions
Gypsum Board / Brick with Plaster & Emulsion Finish with Hardwood Skirting, Cornice & Trims

Floors
Engineered Wood Floor and Natural Stone

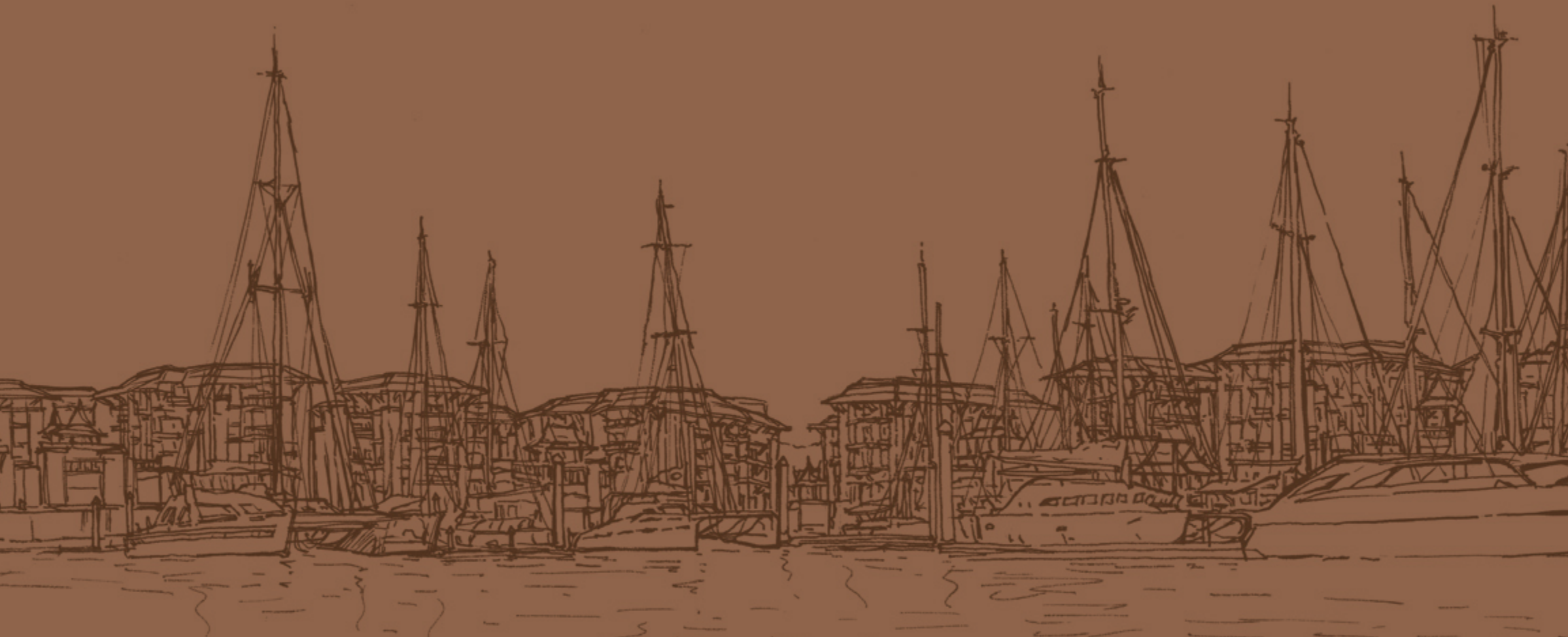
Ceilings
Gypsum Board with Emulsion Paint Finish

Doors
Hollow core Wood

Railings
Varnished Timber Balustrades or Clear Glass Railings

Swimming Pool
4 x 4 Handmade Local Glazed Tiles with a Pool Deck Finish of Sandwash

NOTICE: Whilst every care has been taken in preparing the sales information and artist's impressions, the developer does not guarantee their accuracy nor intends for them to form any part of any offer or contract. The developer reserves the right at any time to make changes to the project at its own discretion without prior notice to the purchasers.



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