



# The Mangosteen Pool Villas

29 GFAB designed Pool Villas - Phuket's best lifestyle investment.

# The Location

Phuket, the Pearl of The Andaman Sea, is one of the most wanted holiday destinations in Asia. On top of the many existing world-class hotels, major top class hotel chains are building new properties in Phuket, such as

The Grand Hyatt, The Shangri-La, The Four Seasons, Conrad and Hilton or The Raffles Group. Mangosteen neighbors are The Evason Resort & Spa, The Meridien Yacht Club and the Puravarna, all 5 star properties.

The location is unique: Between Krabi and Phuket, Phangna Bay has to offer dozens of Island and caves and a unique wildlife and marine life. Ideal for sailing, canoeing, diving and all other water sports, Phuket provides the kind of lifestyle so hard to find elsewhere. White sandy beaches and blue water, combined with international facilities and highest living quality. Phuket recently also qualified as the newest Asian Yachting Metropolis with several brand new Marinas currently under construction.

It would take several pages to mention all the options you will have when you come to Phuket. Here are just the ones in direct neighborhood of the Mangosteen Pool Villas:

Cape Promthep Sunset Viewpoint, Kata Viewpoint

Nai Harn Beach and National Park, Kata and Kata Noi Beach

Rawai Beach, Chalong Bay with boat Pier

New Chalong Marina in 2008, Seafood restaurants at Chalong

Seashell Museum, Big Sitting Buddha

International Hospitals (15 minutes)

British International College (20 minutes)

Several top-class Golf courts (15 – 30 minutes)



# The Mangosteen Pool Villa Concept

The Mangosteen Resort & Spa is a 5-star Boutique Resort with 42 luxury Jacuzzi Villas, located on a tranquil hillside in the South of Phuket Island. Opened in March 2003, the owner Hajo von Keller has marketed the resort very successfully in all major World markets. With beach locations increasingly becoming crowded, the location and “Boutique Concept” of The Mangosteen has proven a big hit and it is now ready for expansion.

Select one of 25 luxury designer Pool Villas on a 14 Rai site adjacent to the resort and benefit from Resort lifestyle and security. No matter if you chose to use it as a permanent residence or as a holiday home, you will enjoy all the benefits of being part of a resort managed property.

- 24 hours security (Guards, CCTV)
- access to the resort facilities and membership benefits
- 50% discount at The Mangosteen Spa
- free use of common swimming pool
- priority and discounted use of the resort’s yacht (planned)
- maid service, gardeners available on call at reasonable rates
- access to rental program through the resort marketing system with up to 7% return guarantee.
- high value appreciation of your property due to international brand building, advertising of your property in “glossy” magazines, Internet, in-flight etc.
- safe environment due to the “village style” layout of the project
- 25% discount at F & B outlets
- free use of fitness center
- discounted room rates for relatives and friends at the resort
- limousine service available on request
- room service in your villa, fresh from the Restaurant at 25% discounted rate

Our designer Gary Fell (GFAB Architects) has created a unique design\ concept which is especially made for the tropical climate. His design has been recognized all over Asia, with prestigious projects such as the FCC in Siam Reap, The Angsana Resort in Bali, The Sheraton Four Points Angkor and many other prestigious villas. ([www.gfabarchitects.com](http://www.gfabarchitects.com))

Set in walled enclosures of lush tropical gardens the 25 villas are located on gently sloping land. Each features 2 or 3 bedrooms, air conditioned media room, an open poolside living area and an upstairs living room which faces the view of the mountains that make up Phuket’s interior. A reductive palette of commonplace materials is combined to produce a simple, elegant composition.

The resort offers secure and easy ownership through long term lease according to the Thai law for your peace of mind. Be part of this exciting development now and benefit from special conditions as one of the early buyers.

[www.mangosteen-suites.com](http://www.mangosteen-suites.com)

[www.mangosteen-phuket.com](http://www.mangosteen-phuket.com)





# The Mangosteen Project Team

The Mangosteen Projects have been developed by top designers and an experienced construction team to highest Western quality and design standards.

Architectural Design

**Gary Fell - GFAB Architects**

Denpasar, Bali 80224, Indonesia

[gfab@gfabarchitects.com](mailto:gfab@gfabarchitects.com) - <http://www.gfabarchitects.com>

Project Management and Quantity Survey  
**Albar Construction Management Co., Ltd.**  
Mr. Alan Collinge

Structural Engineering  
**JdeR – Building Services Engineers**  
Julianus Pedrico, Bali  
[www.jder-mep.com](http://www.jder-mep.com)

Main Contractor  
**Environmental Solutions & Protection Corporation, Ltd.**  
Mr. Brad Kenny  
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Electrical Engineering  
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Water and Wastewater Systems Engineering  
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Project development and management  
**The Mangosteen Resort & Spa**  
[www.mangosteen-suites.com](http://www.mangosteen-suites.com) – [www.mangosteen-phuket.com](http://www.mangosteen-phuket.com)



Villa 8 (show villa) on 8th of July 2007

**Special offer for Villa 8**  
3 bedroom Pool Villa with full equipment  
additional glass folding doors and air conditioner downstairs

Listed price  
25.095.000 Baht + option 1.500.000 Baht  
= 26.595.000 Baht

Discounted price  
**21.276.000 Baht only**

first payment: 50%  
second payment: 50%  
(after neighboring villas are completed)



MANGOSTEEN  
2 BEDROOMS VILLA  
GROUND FLOOR PLAN



MANGOSTEEN VILLA  
3 BEDROOMS VILLA  
UPPER FLOOR PLAN



MANGOSTEEN  
3 BEDROOMS VILLA  
GROUND FLOOR PLAN



MANGOSTEEN VILLA  
3 BEDROOMS VILLA  
UPPER FLOOR PLAN



## Quick Facts:

- 2 or 3 bedrooms, large pool
- covered living space 230 or 267 sq.m.
- design by GFAB, Gary Fell
- highest building quality
- environmental friendly
- fully managed and serviced
- high security with 24 hour guards
- up to 7% rental return guarantee
- convenient payment plan
- perfect for tropical outdoor living
- Mangosteen managed  
furniture and equipment  
package available
- Price: starting at 19,4 M Baht

The Mangosteen Boutique Resort & Spa - Phuket's best kept secret!  
99/4 Moo 7, Rawai, Phuket 83100, call: 076-289399 or 081-5365846  
e-mail to sales@mangosteen-phuket.com - www.mangosteen-suites.com

# The Mangosteen Pool Villas

## Mangosteen Pool Villas

rev 3

Number	Air conditioned living space	Covered living space	Total living space	Build up area	Land plot sq. m.	Pool Size sq. m.	Bed-rooms	Land price	Pool Villa sales price	Furniture & Equipm. package *	Total Sales Price THB **	Total Sales Price US\$ ***	status
<b>Phase 1</b>													
9	135	95	<b>230</b>	46	500	36	2	1,900,000	18,170,000	1,450,000	21,520,000	614,857	sold
10	172	95	<b>267</b>	46	590	45	3	2,242,000	21,093,000	1,950,000	25,285,000	722,429	sold
11	135	95	<b>230</b>	46	500	36	2	1,900,000	18,170,000	1,450,000	21,520,000	614,857	sold
12	135	95	<b>230</b>	46	500	36	2	1,900,000	18,170,000	1,450,000	21,520,000	614,857	sold
13	172	95	<b>267</b>	46	630	45	3	2,394,000	21,093,000	1,950,000	25,437,000	726,771	sold
14	135	95	<b>230</b>	46	530	36	2	2,014,000	18,170,000	1,450,000	21,634,000	618,114	
15	135	95	<b>230</b>	46	520	36	2	1,976,000	18,170,000	1,450,000	21,596,000	617,029	sold
17	172	95	<b>267</b>	46	620	45	3	2,356,000	21,093,000	1,950,000	25,399,000	725,686	sold
<b>Phase 2</b>													
16	172	95	<b>267</b>	46	660	45	3	2,508,000	21,093,000	1,950,000	25,551,000	730,029	
18	135	95	<b>230</b>	46	620	36	2	2,356,000	18,170,000	1,450,000	21,976,000	627,886	
19	135	95	<b>230</b>	46	500	36	2	1,900,000	18,170,000	1,450,000	21,520,000	614,857	
20	172	95	<b>267</b>	46	620	45	3	2,356,000	21,093,000	1,950,000	25,399,000	725,686	sold
21	135	95	<b>230</b>	46	520	36	2	1,976,000	18,170,000	1,450,000	21,596,000	617,029	
23	135	95	<b>230</b>	46	450	36	2	1,710,000	18,170,000	1,450,000	21,330,000	609,429	
24	135	95	<b>230</b>	46	470	36	2	1,786,000	18,170,000	1,450,000	21,406,000	611,600	
<b>Phase 3</b>													
1	135	95	<b>230</b>	46	510	36	2	1,938,000	18,170,000	1,450,000	21,558,000	615,943	
2	135	95	<b>230</b>	46	470	36	2	1,786,000	18,170,000	1,450,000	21,406,000	611,600	
3	172	95	<b>267</b>	46	540	45	3	2,052,000	21,093,000	1,950,000	25,095,000	717,000	
4	172	95	<b>267</b>	46	500	45	3	1,900,000	21,093,000	1,950,000	24,943,000	712,657	
5	135	95	<b>230</b>	46	480	36	2	1,824,000	18,170,000	1,450,000	21,444,000	612,686	
6	172	95	<b>267</b>	46	600	45	3	2,280,000	21,093,000	1,950,000	25,323,000	723,514	
7	172	95	<b>267</b>	46	570	45	3	2,166,000	21,093,000	1,950,000	25,209,000	720,257	
8	172	95	<b>267</b>	46	540	45	3	2,052,000	21,093,000	1,950,000	25,095,000	717,000	show villa
<b>Phase 4</b>													
22	172	95	<b>267</b>	46	670	45	3	2,546,000	21,093,000	1,950,000	25,589,000	731,114	
25	135	95	<b>230</b>	46	420	36	2	1,596,000	18,170,000	1,450,000	21,216,000	606,171	
26	indiv.				1,150		indiv.	4,370,000					
27	indiv.				1,150		indiv.	4,370,000					
28	indiv.				1,150		indiv.	4,370,000					
29	indiv.				1,150		indiv.	4,370,000					

\* optional furniture and equipments - prices will vary depending on the selected furniture package

\*\* sales prices includes 7% VAT

\*\*\* based on exchange rate 1 US\$ = THB 35 - Price to be converted on payment day

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# The Mangosteen Resort & Spa







# The Mangosteen Pool Villas

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