





"Closest Beach Condominium"

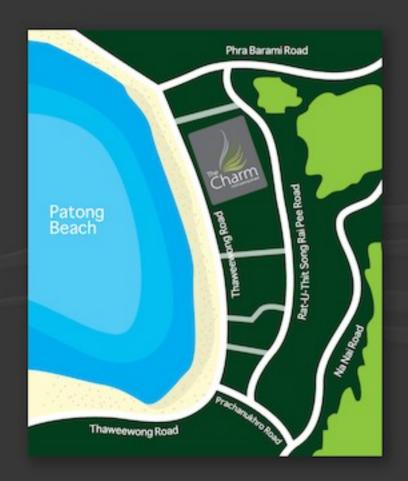


Phenomenon location for your vacation and investment

on last land plot Patong Beach Front (Phuket, Thailand)







Minute to World-Class holiday destination

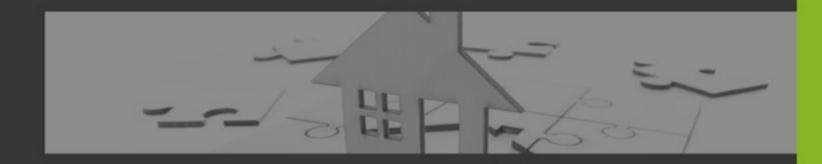
The location of the Charm Residence is the strongest selling point of the entire project.

The proximity of the resort to Patong Beach, Phuket's best-known beach, is what makes this resort special. Patong Beach has virtually no other developments that are within 20 meters to the beach and are available for outright ownership, making this a unique opportunity for investors.

The location will not only strengthen the ability to rent the units once completed, but will also strengthen the potential for capital growth as there are few locations that are as close to the beach as this project. Since the project is located at the northern end of Patong Beach it is only minutes away from the entertainment /shopping/restaurant district, which make up the heart of Patong, but is still at the quiet end of the beach with less noise and less traffic.

The development is easily accessed off of the main "beach road" (Taveewong Road). The location is ideal for families, retirees and couples alike.





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Investment Program

time to raise your money in safe place

Rental Pool system*, cover for 3 years, unit owner get 40% of gross profit (return rate is up to 8% of purchasing price per year).

All types of ownership, Leasehold and Freehold are welcome to join the program.

The unit owner has privileges to accommodate for 60 days maximum per year, free of charge*. And for those who like to stay over 60 days free stay, management team is delighted to offer very special discount rate.

Moreover, common area fee is free for 2nd and 3rd year while the unit joins the program.

*For detailed, terms and conditions - please contact our sales consultant team.



General information



Developer: Proliving Co.,Ltd.

Design Inspiration: Modern Luxury

Location: Patong Beach Front, Phuket, THA

Project Area: 3 Rai - 1 Ngan - 15.8 Sq.Wa

No. of Building: 4 (A,B,C & D)

No. of Units: 246

Ownership: Leasehold, Freehold

Buyer' Programs: Residential & Investment

Estimated Completion: February 2013

Type of Unit: One Bedroom (A)

One Bedroom Pool Access (AP)

One Bedroom Duplex (AD)

Studio (S)

Studio Pool Access (SP)

Studio Duplex (SD)

Average unit size: 38.60 - 130.85 Sqm.

Average unit price: 5.5 - 13.5 MTHB

Time to beach front: 1.0 minute (walk)*

Hilighted Facilities:

- Infinity Edge Pool

- Lagoon Style Swiming Pool

- Panorama Sun Deck







Exterior

Fit to your extraordinary life

The architecture design of the project consists of four interconnecting buildings, which have an increasing number of floor levels in order to maximize the sea views from the apartments. The highest building is home to the rooftop infinity pool complete with a sun deck, lounge, and restaurant and island drink bar.

The resort landscapes include a lagoon-style water feature surrounding the ground floor units of the buildings coupled with tropical vegetation to provide shade and add to the aesthetics of the resort.

The building was designed under the influence of tropical architecture, which considers sunlight, temperature and rainfall in the design of the building and its interiors. Wide windows and high ceilings were designed to improve ventilation and control temperature.



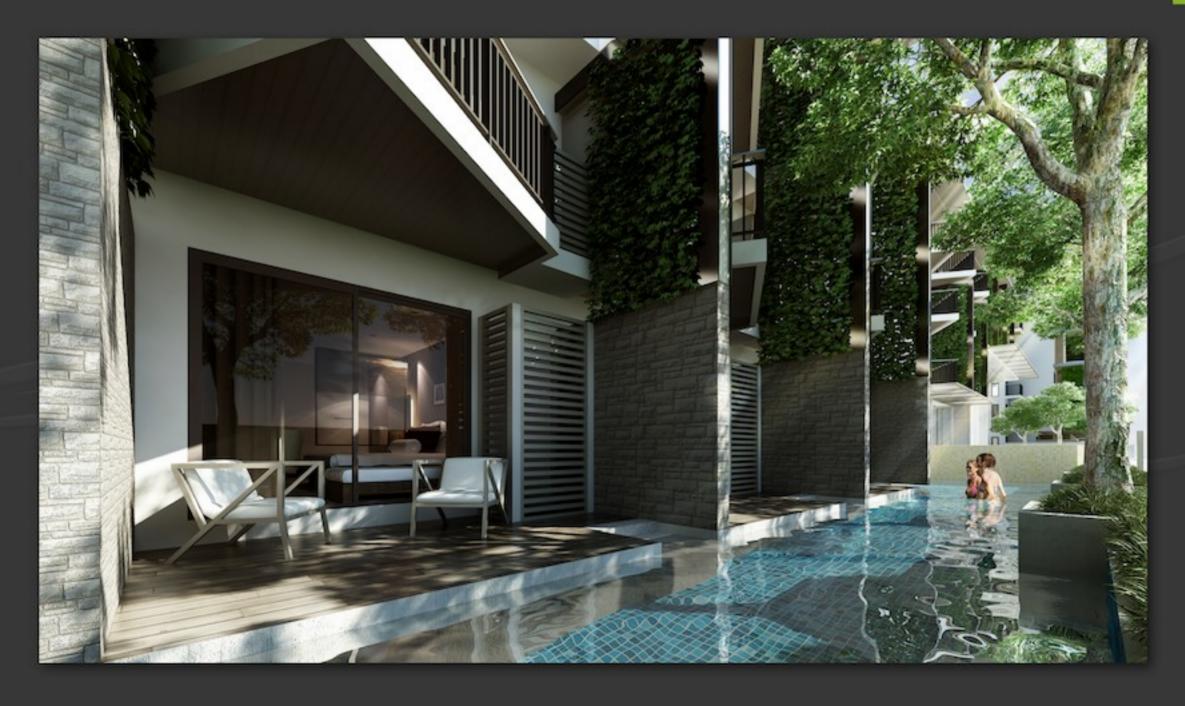






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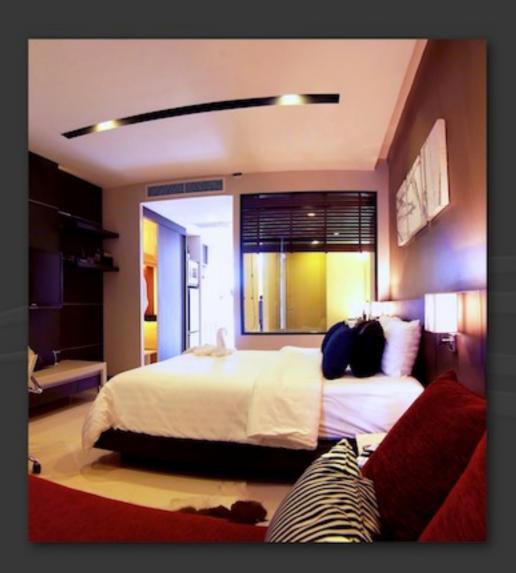












Interior

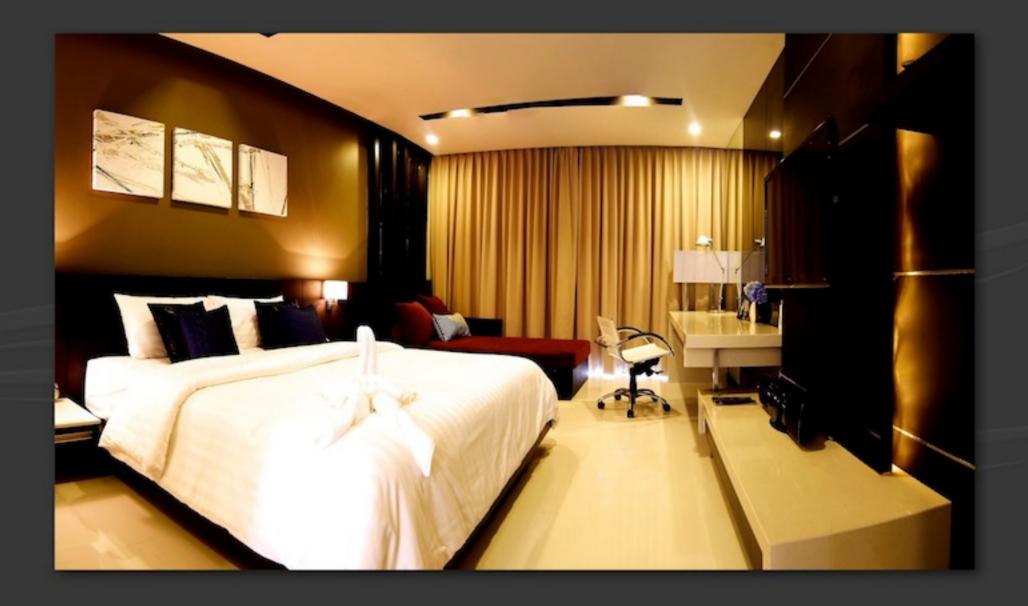
unit that make your world fulfilled

The quality of The Charm Residences is seen by its attention to detail in the design components of the resort, including the tropical architecture and the contemporary interior décor.

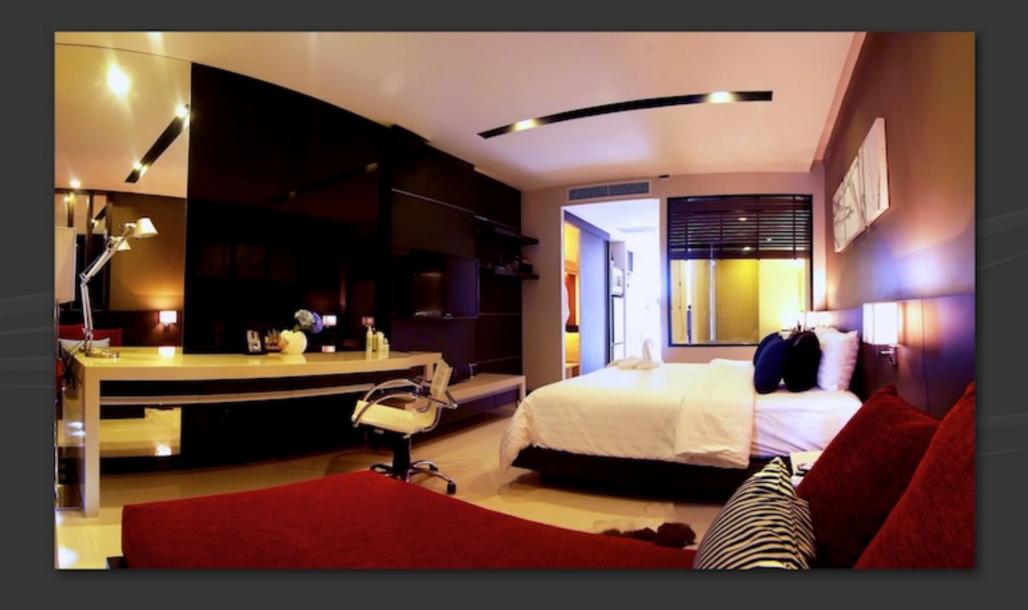
The individual units have large beds and wardrobes, kitchen and dining facilities, spacious bathrooms with tubs and showers, a lounge area with a couch and entertainment center plus a writing desk.

The interior décor has Asian influences mixed with contemporary design elements, which are both functional and aesthetically pleasing. The furnishings have been carefully selected to ensure ease of maintenance and longevity.















The Charm Residence Master Plan

1st Floor



Minute, walk to Patong Beach Front

7th Floor





Unit layout

Building A - B - C



Type: A (One Bedroom)

Size: 53.45 sqm.



Type: AP (One Bedroom Pool Access)

Size: 54.35 sqm.



Type: S (Studio)

Size: 38.6 - 39.2 sqm.



Type: SP (Studio Pool Access)

Size: 41.5 sqm.



Unit layout

Building A - B - C



am> ←wwi



Type: AD (One Bedroom Duplex)

Size: 53.54 + 61.80 sqm.

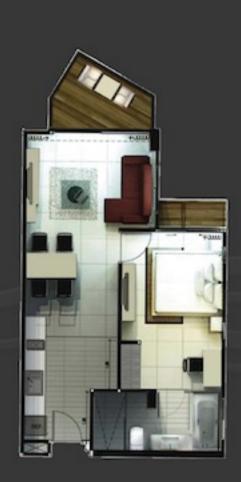
Type: SD (Studio Duplex)

Size: 38.60 + 45.60 sqm.



Unit layout

Building D



Type: A (One Bedroom)

Size: 57.65 sqm.



Type: AP (One Bedroom Pool Access)

Size: 59.80 sqm.



Type: S (Studio)

Size: 43.35 sqm.



Type: SP (Studio Pool Access)

Size: 44.3 - 46.7 sqm.



Unit layout

Building D





Type: AD (One Bedroom Duplex)

Size: 57.65 + 73.20 sqm.



Type: SD (Studio Duplex)

Size: 43.35 + 48.40 sqm.



Fact Sheet

FLOOR

BED ROOM: CERAMIC TILE 60x60 cm.

LIVING & DINING : CERAMIC TILE 60x60 cm

BATHROOM: CERAMIC TILE 30x60 cm (NON-SLIP TYPE)

KITCHEN

- BUILT-IN COUNTER TOPS SOLID SURFACE FINISH
- APPLIANCES: HOB / SINK / HOOD / MICROWAVE
- REFRIGERATOR
- COFFEE and TEA MAKER

BATHROOM

- KOHLER: SANITARY FIXTURES
- KOHLER: FAUCET
- CRISTINA: BATH TUB* size 180x80x46 cm.
- WASH BASIN and TOP SOLID SURFACE FINISH MADE FOR PROJECT size 130x55x20 cm.
- FRAMELESS GLASS SHOWER ENCLOSURE
- RAINSHOWER IN SEPERATE BATH STALL

CEILING

- GYPSUM BOARD WITH PAINT FINISH
- MOISTURE RESISTANT GYPSUM (FOR BATHROOM)

WALLS & DOORS

- LIVING & DINING: PLASTER TILE WITH PAINT FININSH and DECORATIVE WALL PANEL
- BED ROOM: PLASTER WITH PAINT FININSH AND DECORATIVE HEADBOARD
- BATHROOM: CERAMIC TILE 30x60 cm, and GLASS MOSAIC, STONE MOSAIC
- MAIN ENTRY DOOR: TIMBER SOLID SPRAY COATED (FLAT BLACK) WITH HAFELES or equivalent hardware, CONTACTLESS KEY CARD MORTISES LOCK

ROOM UTILITIES

- FULLY FURNISHED
 HIGH STANDARD BUILT-IN FURNITURE
- AIR-CONDITION
- BED MATRESS and LINEN
- 40" LCD TELEVISION
- HOME THEATER SET
- SATELLITE CHANNELS
- COFFEE and TEA MAKER

- SUPERB BATHTUB*
- BALCONY or PATIO
- DESK
- TABLE LAMP
- WIRELESS HIGHSPEED INTERNET ACCESS
- REFRIGERATOR
- IN-ROOM ELECTRONIC SAFE
- MICROWAVE
- 24 HOURS ROOM SERVICE



PROJECT NAME:

THE CHARM RESIDENCE

CONCEPT DESIGN:

MODERN LUXURY

DEVELOPER:

PROLIVING CO.,LTD.

LAND AREA:

3 RAI 1 NGAN 15.8 SQW.

NO. OF UNITS:

4 BUILDING, TOTAL 246 UNITS

- BUILDING-A: 4 STOREY (36 UNITS) (9 units per storey)
- BUILDING-B: 4 STOREY (36 UNITS) (9 units per storey)
- BUILDING-C: 4 STOREY (24 UNITS)
 (6 units on 2nd floor / 9 units on 3rd, 4th floor)
- BUILDING-D: 6 STOREY (150 UNITS) (25 units per storey)

FACILITIES:

- LUXURY MODERN CONTEMPORARY MAIN LOBBY WITH RECEPTION COUNTER
- LAGOON STYLE SWIMMING POOL* BUILDING A / B / D
- SPA, MASSAGE, RECEPTION AND LOBBY HALL
- UNDERGROUND CARPARK
- INFINITY EDGE POOL AT ROOF TOP (BUILDING D)
- SUN BATHE, RESTAURANT (s) and ISLAND DRINK BAR,
- PASSENGER ELEVATOR (s)
- 24 HOURS SYSTEM WITH CLOSED CIRCUIT TELEVISION SYSYTEM (CCTV)

PROJECT FEATURES:

- MODERN CONTEMPORARY STYLE DESIGN; EXTERIOR and INTERIOR
- 1 MINUTE WALK TO PATONG BEACH
- OFFER WITH RETURN DIVIDEND 10% FROM YOUR INVESTMENT PER YEAR
- UPTO 10% CAPITAL GAIN PER YEAR
- WORLD CLASS SPECIFICATION
- DESIGN ROOM LAYOUT AS SUPERB ACCOMMODATION FOR TRAVELLERS
- MANAGE AS LUXURY HOTEL WHEN COMPLTED, TARGET TO 95% OCCUPACY RATE PER YEAR

PROJECT DETAILS:

ROOM TYPE : A (ONE BEDROOM)

SIZE 53.5 - 58 SQM.

BUILDING-A = 8 UNITS

BUILDING-B = 8 UNITS

BUILDING-C = 7 UNITS

BUILDING-C = 8 UNITS

BUILDING-C = 8 UNITS

BUILDING-C = 8 UNITS

BUILDING-C = 8 UNITS

BUILDING-D = 97 UNITS

ROOM TYPE: AD (ONE BEDROOM-DUPLEX)

SIZE 115.5 - 131.5 SQM.
BUILDING-A = 4 UNITS
BUILDING-B = 4 UNITS
BUILDING-C = 4 UNITS
BUILDING-D = 3 UNITS

ROOM TYPE: AP (ONE BEDROOM-POOL ACCESS)

SIZE 54.5 - 60 SQM.
BUILDING-A = 4 UNITS
BUILDING-B = 4 UNITS
BUILDING-D = 4 UNITS

ROOM TYPE: SD (STUDIO-DUPLEX)

SIZE 84 - 92 SQM.
BUILDING-A = 5 UNITS
BUILDING-B = 5 UNITS
BUILDING-C = 5 UNITS
BUILDING-D = 7 UNITS

ROOM TYPE: SP (STUDIO-POOL ACCESS)

SIZE 42 - 45 SQM.
BUILDING-A = 5 UNITS
BUILDING-B = 5 UNITS
BUILDING-D = 21 UNITS







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