



# *Lomrangsa Duplex*

TYPE THREE - CONDOMINIUM



ANDAMAN BAY VIEW  
RESIDENCES  
CHALONG - PHUKET



## 3 Bedroom Condominium

 3 | 
  3.5 | 
  1 | 
  1 | 
  1

**TYPE :** 3 - LOMRANGSA DUPLEX

**FLOOR:** 1 & 2 [Two Levels]

**VIEW:** LAKE / CITY VIEW

**TOTAL AREA:** 213 SQM

**OWNERSHIP:** FREEHOLD / LEASEHOLD

**From 24 Million THB**

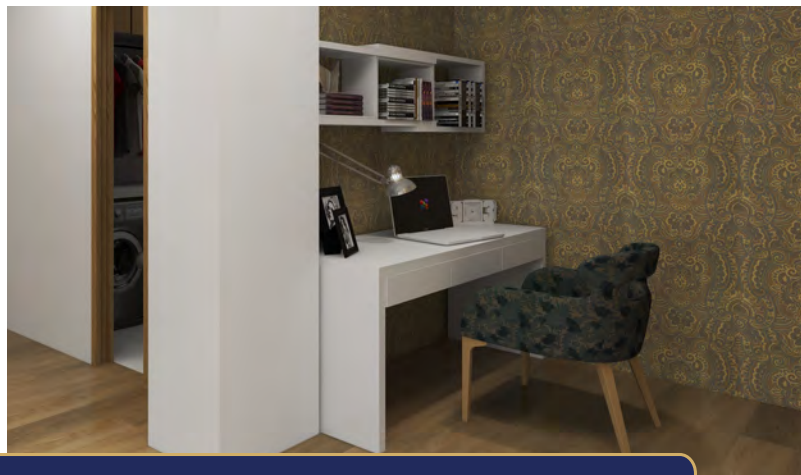
*Sophisticated and  
stunning two level  
duplex with dual  
story grandeur!*



**ANDAMAN BAY VIEW**  
RESIDENCES

*a lifestyle of choice!*

**CHALONG**  
PHUKET THAILAND



**AS PART OF OUR EFFORTS TO REDUCE OUR CARBON FOOTPRINT AND YOURS, ANDAMAN BAY VIEW RESIDENCES WILL PLANT 400 TREES WITH THE PURCHASE OF EACH CONDOMINIUM.**

## Two level Indulgence - the home of your dreams!

A beautiful duplex complete with a grand entryway which leads you through a lavish hallway, guiding you to the staircase lit by a large window to the outdoors by day and subtle stair lights at night and which descends elegantly to the level below.

As you descend the beautiful wooden staircase, flanked by discreet storage and tasteful bookshelves, here boasts two en-suite bedrooms and a dedicated laundry room to provide both comfort and convenience. It has a captivating recreation area, complete with a sizable screen TV, a cozy lounge, and a separate office space for utmost productivity.

But at the heart of this residence lies an expansive dining and living room upstairs which seamlessly connects to a gourmet kitchen featuring a breakfast bar. Step onto the outdoor terrace, complete with barbecue facilities and a charming bar table and chairs - just perfect for entertaining guests. A cleverly concealed storage cupboard ensures ample storage on this level. And the master bedroom is accompanied by a lavish ensuite that promises a sanctuary of serenity.



**ANDAMAN BAY VIEW  
RESIDENCES**

*a lifestyle of choice!*

**CHALONG  
PHUKET THAILAND**

# The Floor Plan



Exquisite 2 levels!  
A fusion of  
privacy, luxury,  
entertainment +  
functionality



# The finer details....

Experience breathtaking vistas of the tranquil lake and city from this residence.

This condominium provides more than just a stunning view. Revel in the convenience of a separate laundry room, complete with a guest toilet, a designated work-from-home area, and plentiful concealed storage.

Fitted with floor-to-ceiling sliding doors to create airy sunlit interiors, this condominium has it all - complete with ceiling fans, open plan living and entertaining that provides you with optimal emersion of the surrounding landscapes and views.

The fully furnished interior boasts modern and sophisticated design accents and includes all of your basic needs from teaspoons to towels - so all you have to do is simply move in and enjoy your new carefree lifestyle!

Smart home appliances make living here a dream with all the latest technologies right at your fingertips and ducted air conditioning throughout. It has a comfortable kitchen area with tasteful appliances and unpretentious natural material finishes, stylish bathrooms with internal laundry, and a stunning bedroom with floor to ceiling wardrobes and windows.

This condominium is a canvas awaiting your personal touch where you can choose from a curated selection of interior furnishings to make this space uniquely yours.

**But the luxury doesn't end there. At Andaman Bay View Residences, you will have the privilege of experiencing world-class facilities and amenities that rival even the most exceptional hotels including taking a dip in the rooftop pool while soaking in bay views, or perhaps you prefer to enjoy a cocktail at the Moon Sky bar at sunset or maybe your focus is to stay active at the 24-hour resident only access fitness area.**



**JIM THOMPSON CUSTOMISED HIGH PERFORMANCE FABRICS, ARE PERFECTLY SUITED FOR THE ECO-FRIENDLY INTERIORS AT ANDAMAN BAY VIEW RESIDENCES**

Hand-woven textiles and decadent wall-coverings that adorn Andaman Bay View Residences are produced by world reknown Jim Thompson who has been recognised globally as a treasured name in Thai silk production, and who's clients include some of the world's foremost interior designers and architects.



# Key Features

## Elevate your life with exceptional amenities and design

Each unit is equipped with a comprehensive furniture package, comprising a fully-furnished kitchen, refrigerator, dining table, dining chairs, sofa, living room TV, as well as a bed with mattress and built-in wardrobe in each bedroom. Additionally, kitchen equipment and various arts and decorations are also included.

### SOME OF THE FEATURES THAT SETS US APART:

**Natural Light & Flooring:** Floor-to-ceiling terrace doors flood the space with natural light, while beautiful, sustainable, and low-maintenance flooring extends throughout.

**Smart Technology:** Enjoy convenient keyless entry with smart-access latch technology, enhanced security intercom, and control over climate and lighting systems.

**Kitchen Convenience:** The kitchen features elegant minimalist fixtures, Teka kitchen appliances, undercabinet task lighting, and an on-tap filtered water system. It's fully equipped with a full-size refrigerator, microwave, coffee machine, and other essential amenities for a true 'home-style' living experience.

**Dedicated Work Space:** Thoughtfully included work desk space, providing a conducive environment for productivity within the comfort of your own home.

**Everyday Essentials:** Thoughtfully provided 'everyday essentials' from towels to teaspoons.

**Entertainment & Connectivity:** Stay entertained with a Smart TV featuring versatile wall mounting options and pre-installed international sockets throughout. High-speed Internet for your work.

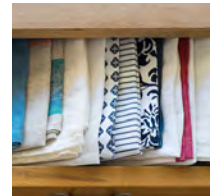
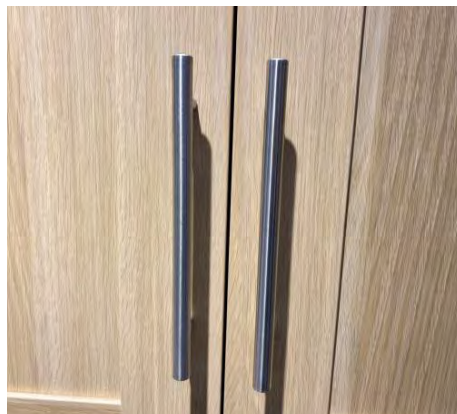
**Storage:** Ample storage space is offered with cleverly hidden storage and floor-to-ceiling wardrobes.

**Bathroom Features:** The bathroom includes eco-friendly countertops, a frameless shower screen, a floor-to-ceiling mirrored wall, and a natural stone feature wall.

**Comfortable Living:** Maintain comfortable temperatures throughout with ducted air conditioning.

**Eco-conscious Living:** Embrace eco-conscious living with a green water irrigation system, and green waste recycling as well as readily available filtered water on all outlets.

**Additional Features:** LED lighting, keycard entry, Kohler sanitaryware, and high-quality aluminum windows (Sunparadise & Tostem) provide modern convenience and style. Glass mosaic-tiled shower rooms and a modern contemporary design enhance the aesthetics. Schneider electric switches, IPTV readiness, Hafele ironmongery & fittings, Daikin air conditioners, ceilings with ceiling fans.



# Your Benefits

## Experience Resort-Style Living!

Discover a world where every day feels like a holiday. At Andaman Bay View Residences.

### WE'VE CURATED A COLLECTION OF AMENITIES THAT REDEFINE LUXURY LIVING:

**42-Meter Rooftop Infinity Pool:** Swim and relax in pure bliss with our breathtaking rooftop pebble glass finish infinity rooftop pool. Stretching an impressive 42 meters, it offers unrivaled views of the Andaman Sea, creating a serene oasis in the heart of Phuket.

**Tropical Rooftop Garden:** Escape to our rooftop tropical garden, a lush retreat where you can unwind amidst vibrant greenery. Whether you're seeking solitude or socializing, this space offers the perfect backdrop for relaxation and rejuvenation.

**Moon Sky Bar and Cafe:** Elevate your evenings at our exclusive Moon Sky Bar and Cafe. Sip on handcrafted cocktails while taking in the mesmerizing panoramic views. It's an experience that turns every sunset into a celebration.

**Fitness Area with Panoramic Views:** Energize your day in our state-of-the-art fitness area. With sweeping panoramic views, your workouts become an immersive experience, inspiring you to reach new heights of well-being.



Indulge in a lifestyle that transcends the ordinary. Join us at Andaman Bay View Residences, where every amenity is designed to make your days extraordinary.



# Sustainability at it's Core!

Andaman Bay View Residences is one of the first developments in Thailand to implement EDGE Green certification status....

Discover a home that goes beyond luxury, where every detail is designed with the environment in mind. We're proud to be one of the pioneering developments in Phuket to achieve the prestigious EDGE Green development certification.

## SOME OF THE FEATURES THAT SETS US APART:

**Roof-Top Water Harvesting:** Harnessing rainwater to nurture our green spaces and reduce our environmental footprint.

**Dual Flush Toilet Systems:** Effortlessly blending comfort and conservation in every residence.

**Personal Filtered Water:** Each condominium enjoys its own supply of pure, filtered water.

**Ceiling Fans:** Combining style and sustainability for a comfortable living experience

**Low Voltage Halogen Lighting:** Illuminating your space with energy-efficient, eco-conscious lighting solutions.

**Solar Power:** Harnessing the power of the sun to energize our community and protect the environment.

**Green Electric Car Charging Stations:** Embracing the future of transportation with eco-friendly charging solutions.



‘  
Be part of something extraordinary. Join us at Andaman Bay View Residences, where every choice is a step towards a brighter, greener future for Phuket and the planet!



ANDAMAN BAY VIEW  
RESIDENCES

*a lifestyle of choice!*

CHALONG  
PHUKET THAILAND



# Fees and Ownership

## Some crucial aspects of your property ownership and associated fees for purchasing a property at Andaman Bay View residences

We elucidate the fees involved in maintaining and safeguarding your investment, covering everything from annual maintenance charges to the establishment of a Sinking Fund.

Our goal is to provide you with comprehensive knowledge, ensuring a seamless and rewarding property ownership experience.

### FEES:

**Annual Maintenance Charges:** Maintain the beauty and functionality of your property with an annual fee of THB 70 per square meter, payable one year in advance. This covers upkeep expenses to ensure your investment remains in pristine condition.

**Sinking Fund:** Contribute to the Sinking Fund at THB 600 per square meter, a one-time payment. This fund acts as a financial safety net, replenished as necessary for unforeseen extraordinary maintenance, safeguarding your property's value and integrity.

**Transfer of Ownership Expenses:** When transferring ownership, all legal expenses and stamp duties are shared equally between the buyer and seller, reflecting a fair and transparent process for both parties involved. This ensures a smooth transition of ownership rights.

## Rental Option

There is also an option available for a revenue-sharing program, which is not guaranteed and will be managed by the developer. This provides the owner with flexibility regarding usage rights.

It's important to note that any usage of the unit means it won't be eligible for revenue sharing on those days.

### HERE'S HOW THE PROGRAM WORKS:

Revenue from each type of unit (e.g., a 50 SQM Studio) is combined into a pool. Costs associated with selling the room to the general public are then subtracted.

The remaining net revenue is divided between the owner and developer, with the maximum share for the developer set at 40% and the owner receives 60%.





[www.andamanbayviewphuket.com](http://www.andamanbayviewphuket.com)

## CONTACT DETAILS:

TELEPHONE: +66 98 321 6254

EMAIL: [sales@waterfallheightsphuket.com](mailto:sales@waterfallheightsphuket.com)

**propertystore**<sup>®</sup>  
THAILAND

PROPERTYSTORE THAILAND CO.LTD  
ID 0835561014571

### \*DISCLAIMER:\*

The information provided in this marketing material, including the website, is for general informational purposes only. While we endeavor to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained in this material for any purpose. Any reliance you place on such information is therefore strictly at your own risk.

Floor plans, amenities, and specifications are subject to change without notice. The developer reserves the right to make modifications or substitutions, which will be of similar quality and value, in our sole discretion. Dimensions and square footage are approximate and may vary depending on the final construction phase.

Every effort is made to keep the website up and running smoothly. However, we take no responsibility for, and will not be liable for, the website being temporarily unavailable due to technical issues beyond our control.

Please note that the visuals and descriptions provided herein are artist's impressions and serve only as an approximate representation of the property and its features. They are not intended to be an exact representation and actual finishes and details may vary.

This marketing material does not constitute any part of a contract. Interested parties should obtain independent professional advice relevant to their specific circumstances before making any decisions.