

SHOW UNIT
NOW OPEN
50% Sold Phase 1



*resort & apartments
at Layan Phuket*





Time for reflection

Lake waters reflect rippling images
of hillside coconut palms.
On your veranda, you reflect on the
Quality of Life at Ocean Breeze.
Phuket's Best Buy, from just 3.5
Million Baht...



Time for reflection

LAYAN: dreamy, refreshing, charming, exclusive. In fact, the new and highly desirable place to live in Phuket. Yet, so-cool Layan lies alongside the Hot Spot of Bangtao, the island's west coast luxury resort playground, with famed, long, white beaches and tropical style.

At Ocean Breeze Resort & Suites - secluded yet convenient - you can have the best of both worlds, enjoying the life you have dreamed of at a price you can afford.

The Andaman Sea is just two minutes' drive through the trees. Nearby are the Laguna 5-star resort complex and the Banyan Tree... a wealth of first class golf, shopping and international restaurants. The beautiful Sirinath National Park, boasting three superb beaches, is close at hand. Reaching your residence at Ocean Breeze couldn't be easier — the airport is just 15 minutes away.



- ▲ SIRINATH NATIONAL PARK
- ▼ BANGTAO BAY
Just 2 minutes from your doorstep
- 90 HOLES
5 Golf Courses within easy reach



Resort facilities

50 Resort Apartments, with one or two bedrooms, and Suites cluster around the central, spring-fed lake and a large swimming pool with a waterfall cascade.

A full range of 24-hour Resort services, operated by CB Richard Ellis, enhances your comfort:

- Clubhouse with guest reception area.
- 40-seat restaurant and stylish bar.
- Quality spa and separate fitness centre.
- Children's pool and playground.
- Well-stocked convenience store.

Most units face west... which is where we came in, at sunset. The units, designed in tropical plantation style, evoke images of bygone, more tranquil times. The island ambience recalls the developers' successful project at East Coast Ocean Villas...where they watch the sun rise.

Each of the Resort Apartments and Suites, set in eight rai of landscaped gardens, boasts a spacious veranda, the outdoor focus of a design that flows to favour an easygoing, tropical lifestyle.







Two bedroom floorplan

Go with the flow: Easy living from indoor to outdoor, with a spacious living area and veranda covering 117m². All measurements below in m².



Master Bedroom	20	Kitchen	7.3
Master Bathroom	7	Storeroom	2.7
Bedroom 2	16	Entry	5.4
Bathroom 2	5	Hallways	3.6
Living Room	20	Veranda	30

Total Living Area 117m²





One bedroom floorplan

Stunning views: The veranda, complete with daybed and dining, overlooks the lake and pool. Total living area of 76m². All measurements below in m².

Bedroom	16	Entry	3.3
Bathroom	7.5	Hallways	1.1
Living Room	16	Veranda	24
Kitchen	6.5		
Storeroom	1.6		

Total Living Area 76m²





Suites floorplan

Island style: Suites offer all you need, with kitchen, bathroom, bedroom, living area and a private veranda, in total covering 57m². All measurements below in m².

Bedroom	12	Entry	3.7
Bathroom	5	Veranda	18
Living Room	12		
Kitchen	4.8		
Storeroom	1.5		

Total Living Area **57m²**





Important Information

Ownership Structure

Under Thai law, foreign nationals may own buildings or property developed on land leased by them, but not the land itself. Buyers sign 30-year leases, with two options to renew the lease for an additional 30 years each, with Ocean Breeze Estate Limited, a Thai company, for the apartment and the right to use the common areas in the project. The buyers also subscribe to shares in Ocean Breeze Owners Corporation, an offshore company which owns the controlling interest in Ocean Breeze Estate Limited. At the completion of the project, all shares of Ocean Breeze Owners Corporation will be owned by the lessees in the project, giving effective control for renewals and collectively controlling the freehold of the project.

Legal Procedure

To secure the selected Apartment or Suite, buyers sign a Reservation Agreement which defines the relationship you will have with the developer. You will be provided with all relevant documents for review. If you decide to proceed, you will receive the following documents:

1. A 30-year lease of the apartment with options to renew for a further two terms of 30 years each. This leasing document also gives you the right to use all common areas and includes an undertaking to maintain the apartment and provide your share of maintenance costs for the common areas.
2. An agreement to subscribe to shares in the offshore company. The shares will be transferred when the project is complete, effectively giving control to the lessees in the project over the land ownership and any renewals of the lease, and further control over the maintenance of the common areas.

Payment Instalments

A deposit of 50,000 Thai baht is required at the signing of the Reservation Agreement. The deposit is non-refundable should you decide not to proceed with the purchase. It is used to cover processing of legal documentation and is not part of the purchase price of the apartment. To assist Buyers, the purchase price is split into four convenient payments which are linked to the progress of construction:

The first payment (25% of purchase price) is due upon signing of the Agreement

The second payment (25% of purchase price) on completion of the building structure

The third payment (25% of purchase price) is due at unit lock-up stage; when all doors and windows are installed

The final payment (25% of purchase price) upon handover of the apartment to the Buyer.



Rental Pool and Investment

CB Richard Ellis have been appointed for property management; details of the rental program are in the brochure insert. As owner of a Resort Apartment or Suite, you will enjoy a quality of living in one of the world's most desirable areas. Another benefit is that Phuket properties, especially those in the Laguna / Bangtao / Layan corner of the west coast, are highly sought after, so your new home has recognised potential for capital appreciation. You can also maximise returns on your investment annually by participating in the Ocean Breeze private letting pool. Renting your residence short-term allows you to use it whenever you wish and enjoy income at other times. Long-term rentals are another option if you do not intend to be in residence for a considerable period.

Common Areas

Ocean Breeze offers an international standard of management designed to enhance your stay at all times and protect your investment, as well as taking care of all rental arrangements.

Common area services include:

- 24-hour security**
- Gardening and landscaping**
- Refuse collection and general cleaning.**

For Your Comfort

Ocean Breeze residents can dine at the Resort restaurant or simply order room service. For self-catering, the Suites come equipped with two-burner hot-pads, a microwave and a refrigerator. Resort Apartments also feature a fully-fitted kitchen, including range and stove.

Furniture Packages

Furniture packages are available for all units. These are complete and include all items needed to move into your resort apartment. Prices are as follows:

Suite	299,000 Thai Baht
One Bedroom	329,000 Thai Baht
Two Bedroom	389,000 Thai Baht

Every effort has been made to ensure the accuracy of the information enclosed; however, Ocean Breeze Estate Limited accepts no responsibility for any errors or omissions. Ocean Breeze Estate Limited recommends that professional legal and financial advice is obtained before purchasing a property.



Sirinath National Park

BANGTAO BEACH

LAGUNA

Amanpuri

The Chedi

SURIN BEACH

LAEM SING BEACH

KAMALA BEACH

PATONG BEACH



Banyan Tree

Allamanda Laguna

Sheraton Grande Laguna

Dusit Laguna

Laguna Beach Resort

Ocean Breeze Sales Office

CHERNGTALAY

KATHU

4031

4030

PHANG NGA PROVINCE

SARASIN BRIDGE

THE YACHT HAVEN

MAI KAO BEACH

BLUE CANYON GOLF CLUB

402

AIRPORT

4026

NAI YANG BEACH

4027

MISSION HILLS GOLF CLUB

AO PO

KOH NAKHA YAI

KOH NAKHA NOI

Scale Bar : Approx 5 KM

KOH RANG NOI

KOH RANG YAI

KOH MAPHRAO

KOH SIRAE

AO MAKHAM

CAPE PANWA

KOH LON

RAWAI BEACH

KOH BON

KOH KAEW

PROMTHEP CAPE

KOH HEI

PHUKET

KATHU

PATONG BEACH

PHUKET TOWN

4021

CHALONG CIRCLE

4028

4024

AO CHALONG

KARON BEACH

KATA BEACH

KATA NOI BEACH

NAI HARN BEACH



NORTH

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Drift away...