

Impact Samui
Property Specialists



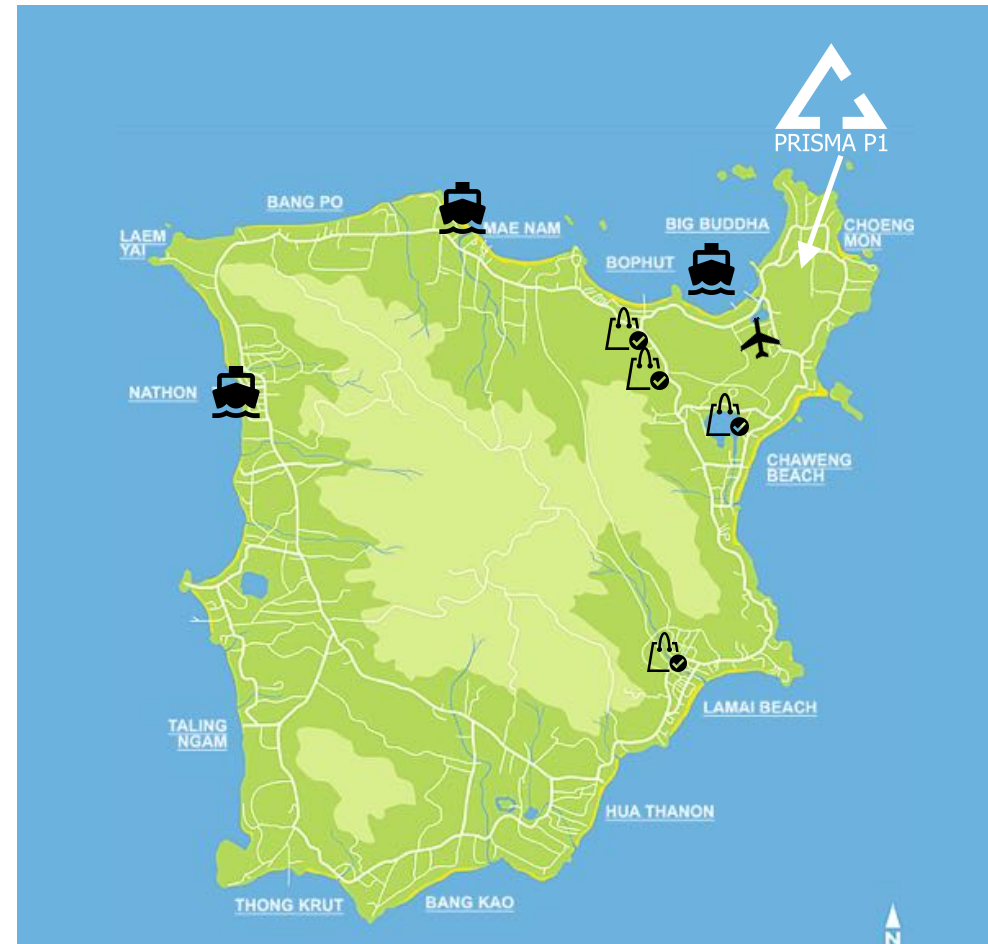
PRISMA P1

Category: Property for Sale
Reference:
Location: Koh Samui, Plai Laem
Property Type: Villa / 2 apartments
Location Type: Hillside - Sea View - Altitude 80 m
Year of Build: 2019

No. of Floors: 2
No. of Bedrooms: 3 to 4
No. of Bathrooms: 3 to 4
Apt 1 Ground floor: 164 sq.m (interior)
Apt 2 First floor: 120 sq.m (interior)
Terrace First floor: 32 sq.m
Terrace GF: 50 sq.m
Built-up Area: 407 sq.m
Internal Area: 284 sq.m
Swimming Pool: 30 - sq.m
Garden: Private
Plot Size: 780 sq.m
Ownership Type: Freehold

Price: 25,900,000 THB
676,000 EUR
790,000 USD

Developer: Impact Samui
Design Concept: Eichenberger & Zosim
Architectural Engineering: P09 Architects





Functional Design

Welcome to Prisma P1 Samui, a contemporary design property development for the next generation.

Prisma P1 is a new concept specifically designed for expatriates or young retirees. Modern expectations of independent living and customer experience of the touristic rental market is translated in a trendy design and layout concept. Improvements in accessibility and functionality enhance the overall convenience and suitability.

2 separate apartments with individual entrance and access offer full privacy without interference.

Prisma P1 is directly accessible by car with exclusive parking areas for 3 cars. A generous land plot of 780 sq.m and a protecting topography ensures privacy.

Developer:	Impact Samui
Design Concept:	Eichenberger & Zosim
Architectural Engineering:	P09 Architects



PRISMA P1

The elevated position of the 32 sq.m terrace offers perfect sea view. Minimal running costs due to access to the public power grid, rainwater storage tanks and high quality construction. Full villa rental management provided.

The luxurious and exclusive residences in the neighbourhood "Residence 8" and "The Ridge Samui" developments were realised by the same developer.

2 individually designed floors of living space and panoramic views offer new expectations. Both floors features the living, open-plan kitchen and dining areas, together with one master bedroom.

The second master bedroom, together with the third bedrooms, are located on the lower ground level. An expansive pool terrace, garden and outdoor living/barbecue area, the ideal outdoor space for entertaining guests.



PRISMA P1 - Plai Laem & Choeng Mon

Investment in Paradise

The North coast and the area of Choeng Mon of Koh Samui is high in demand in the Gulf of Thailand.

Rental yields of high standing developments in Koh Samui are 2 times higher than in Bangkok.

Located in a quiet residential area near the Big Buddha, Banrak Pier and 10 minutes from the International Airport - Prisma P1 Samui can be reached in 15 minutes from the biggest shopping malls, in 12 minutes's drive to the famous Fishermen's Village and less than 10 minutes' drive to 3 different beaches.



PRISMA P1 - Location & Functional Design

Its prime location and year-round rental market guarantees high rental income. The convenient aspect provides easy access to a number of pristine white sand beaches, major supermarkets, an organic fresh market, international hospitals, plus the excellent restaurants and quirky shops that line the streets of Fisherman's Village in Bophut.

The Prisma type is a medium sized layout concept, with larger bedrooms and walk-in wardrobe and new bathroom concept, larger storage space, Feng Shui conform layouts - overall meeting increasing requirements of sophisticated tourists and are the most effective for individualists and optimised for short term rentals.

Our team pays full attention to functional architecture to reduce maintenance costs. Furthermore, the less visible elements such as plumbing, electricity and drainage are of the very highest specifications.

We are happy to design customised floor plan solutions according to your individual needs.



Payment Plan:

Reservation: 3%

Land & Design: 15%

Villa Commencement: 20%

Foundation & Roof: 40%

Windows & Finishes: 22%



We offer the option of providing comprehensive furnishing packages to meet clients' needs, from basic requirements right up to their villa being fully furnished and "ready to let".

We can also help with planning the interiors and offer a range of options, including developing colour schemes, fitting wardrobe units and providing audio-visual systems.

For further reference on finishes please visit the completed projects and show villas at the Ridge, Oasis in Lamai and Lavalier

<http://www.theridgesamui.com>

<http://oasissamui.com>

<http://lavalieresamui.com>



Specifications

Substructure

Foundation	Reinforced concrete wet bored piles
Ground Slabs	Reinforced concrete
Retaining walls	Reinforced concrete

Superstructure

Building wall	Light weight bricks & concrete block wall
Columns	Reinforced concrete column
Floor	Reinforced concrete slab cast in place
Roof structure	RC slab with water proof membrane, planter and plant-climbing structure with subsoil drainage system

Floor Finishes

Internal floors	Solid stone and homogeneous ceramic tile
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Wall Finishes

Internal walls	Gyproc, acrylic paint, porcelain tile, hardwood timber and marble stone
External walls	Timber and plaster paint
External facade	Timber, engineered timber, texture concrete and timber finishes

Exterior Finishes

Timber Decking	Hardwood timber on hard wood studs
Unit Entrance	Charcoal grey granite, framed finish
Parking Surface	Concrete

Doors & Windows

Entry doors	Solid timber frame, timber veneer - Glass door, extruded aluminum
Interior doors	Solid timber frame, timber veneer
Windows	Powder-coated extruded aluminum frame operable and fixed windows
Shower doors	Frameless glass
Hardware	Stainless steel

Air Conditioners & Ventilation

Air conditioners	Concealed FCU with low-level of noise
Control	Wireless remote controller
Refrigerant:	R22/R410A, latest technology and environmentally friendly

Sanitary Ware

Taps and fixtures	Hansgrohe or equivalent
Tubs and basins	Homogeneous ceramic or equivalent

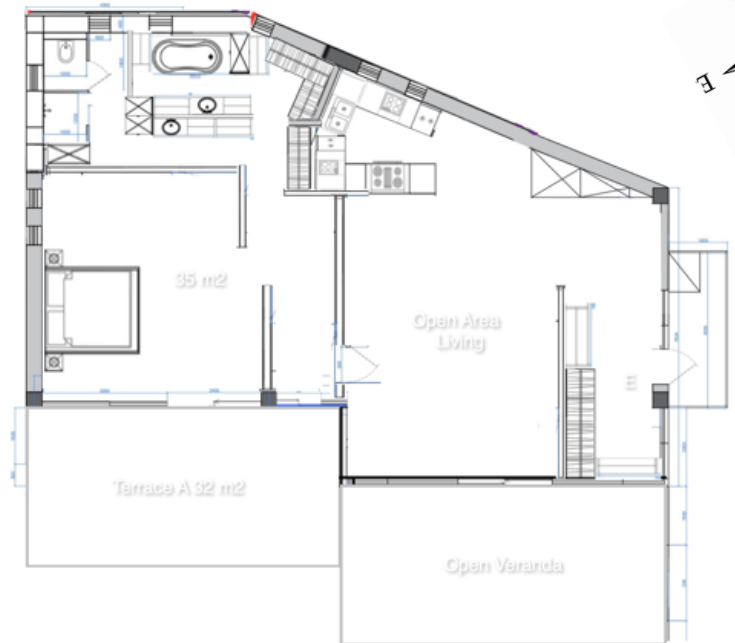
Electrical Installation

Main cable	Underground 3-phase low voltage supply
Internal cable	In UPVC conduit cast-in or surface mount

Specifications Special Features

- Aluminium powder-coated windows and exterior doors
- Safety glass to all windows
- Full height windows in the front to enhance feeling of space
- Integrated vertical heat absorption windows in the back area
- High ceiling living room - internal veranda
- Ceiling fans to all bedrooms and living areas
- Air conditioning in all bedrooms and living rooms
- Bespoke kitchens; countertops, sink, fitted hob, oven and fridge/freezer
- Quality lighting for perfect evening ambience
- Fibre optic wiring for Wi-Fi
- Government electric supply

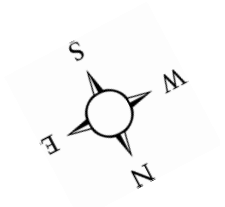
Prisma P1	Layout Details		m2	sq feet
Version 1				
Ground Floor GF	Apt 1		164	1'765
	Master Bedroom 1		26	280
	Walk-In Wardrobe		12	129
	Bathroom 1		15	161
	Front Pool Bedroom 2		25	269
	Bathroom 2		6	65
	Kitchen		23	248
	Entrance		12	129
	Living room		45	484
First Floor	Apt 2 / 1 Bedroom unit		120.4	1'296
	Master Bedroom 3		36	388
	Walk-In Wardrobe		6.1	66
	Bathroom 3		15.3	165
	Kitchen		14	151
	Entrance		16.7	180
	Living room		32.3	348
	Total interior area		284.4	3'061
	Terrace 1st floor		32	344
Terrace GF		50	538	
Pool	10 x 3 m	30	323	
Locker room		10	108	
Total build up area		406.4	4'374	
EC space		345.4	3'718	
Land lot		780	8'396	



Ground Floor

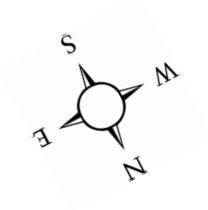
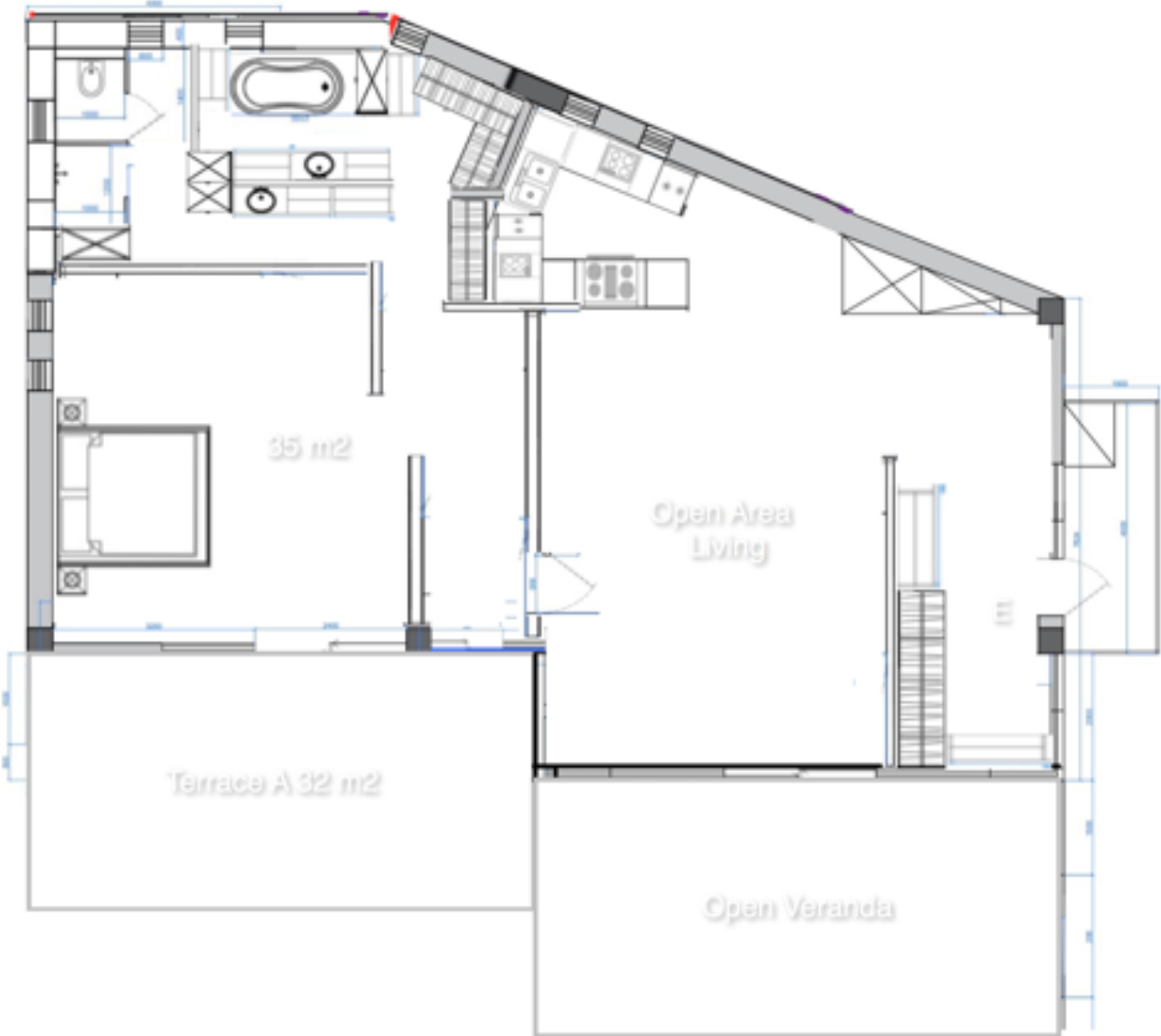
Version 1

Master Bedroom V1

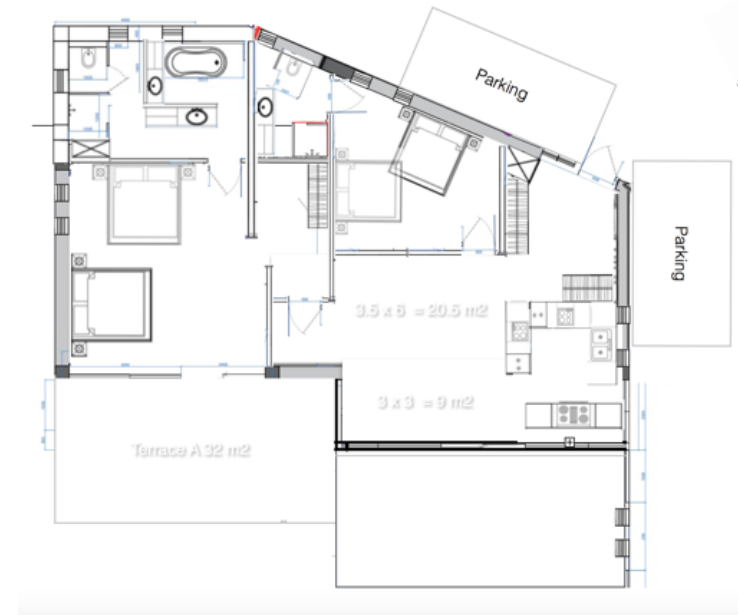


First Floor

Version 1
1 Bedroom Layout

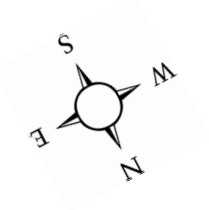


Layout Details		m2	sq feet
Version 2			
Ground Floor GF	Apt 1	164	1'765
	Master Bedroom 1	26	280
	Walk-In Wardrobe	12	129
	Bathroom 1	15	161
	Front Pool Bedroom 2	25	269
	Bathroom 2	6	65
	Kitchen	23	248
	Entrance	12	129
	Living room	45	484
First Floor	Apt 2 / 2 Bedroom unit	120	1'292
	Master Bedroom 3	25	269
	Walk-In Wardrobe	6	65
	Bathroom 3	13	140
	Bedroom 4	15	161
	Bathroom 4	6	65
	Kitchen	14	151
	Entrance	12	129
	Living room	29	312
Total interior area		284	3'057
	Terrace 1st floor	32	344
	Terrace GF	50	538
	Pool 10 x 3 m	30	323
	Locker room	10	108
Total build up area		406	4'370
	EC space	345	3'714
	Land lot	780	8'396



Ground Floor

Version 2
Master Bedroom V2



FIRST FLOOR

Version 2
2 Bedroom Layout



Site Overview

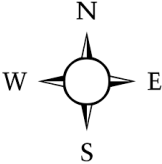
Big Buddha

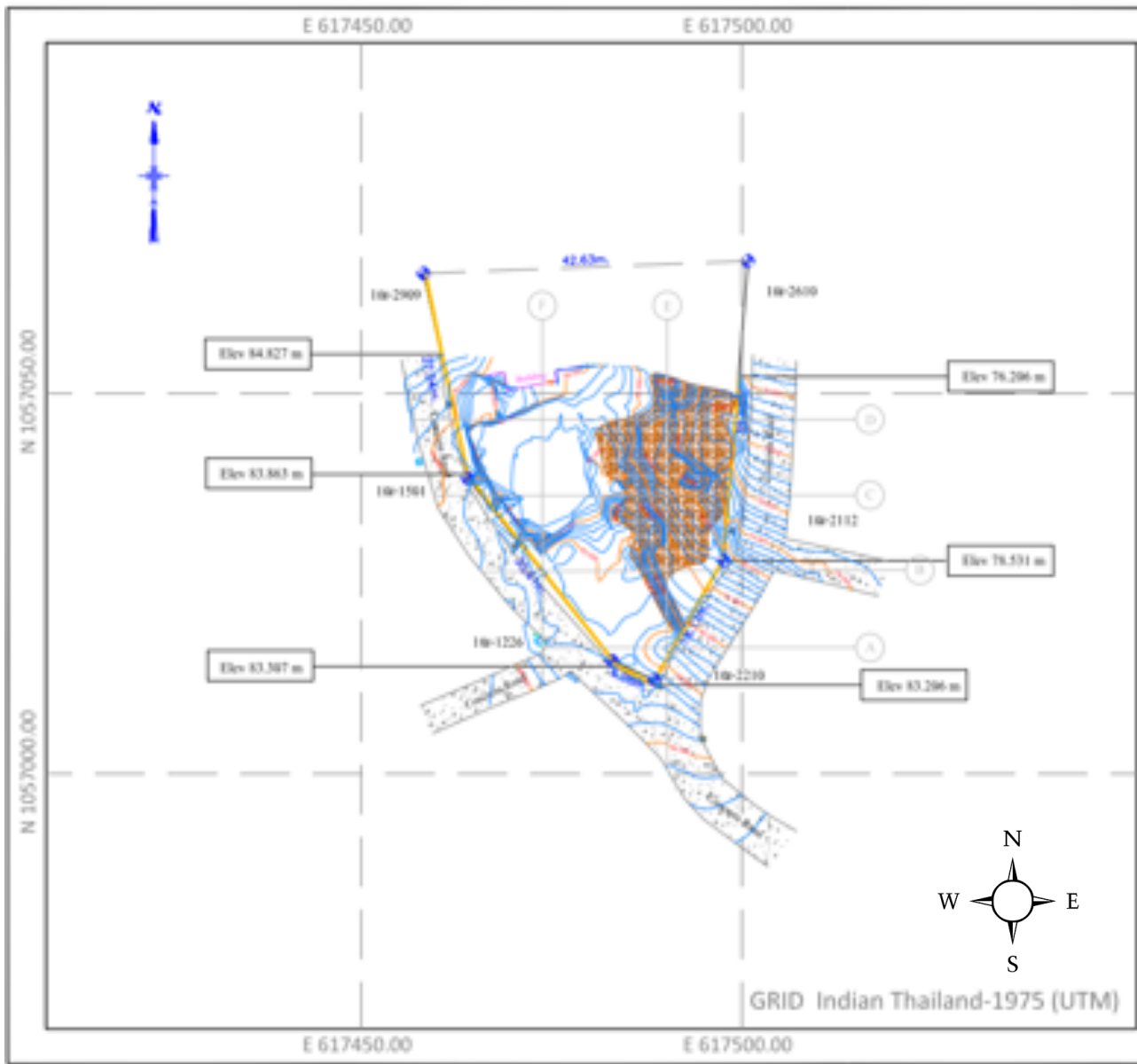
Sea View

Residence 8

Residence 8
Parking Area

Prisma P1





Topographic Map

Survey By:

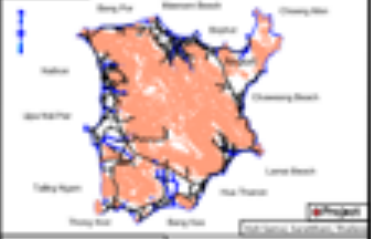


Perfect Point Service Co., Ltd.
 66/50 Moo 1 Mueang, Sakon Nakhon, Surabhan 48000
 Tel. 094 8442525 Fax. 071 312381
 E-mail: tak_pornthong@hotmail.com

Symbol Plan

- Benchmark
- Spot height
- Contour (Interval 0.2 m.)
- Boundary (Height)
- Bank (Height 0.5-0.7 m.)
- Building
- Land Parcel
- Road
- Field
- Contour (Interval 0.2 m.)
- Boundary (Height)
- Bank (Height 0.5-0.7 m.)
- Building
- Land Parcel
- Road

Keymap



Project Name and Address

Choeng Mon

AREA

2 - 0 - 50 Rai or 3,400 sq.m.

Date: 31 March 2018

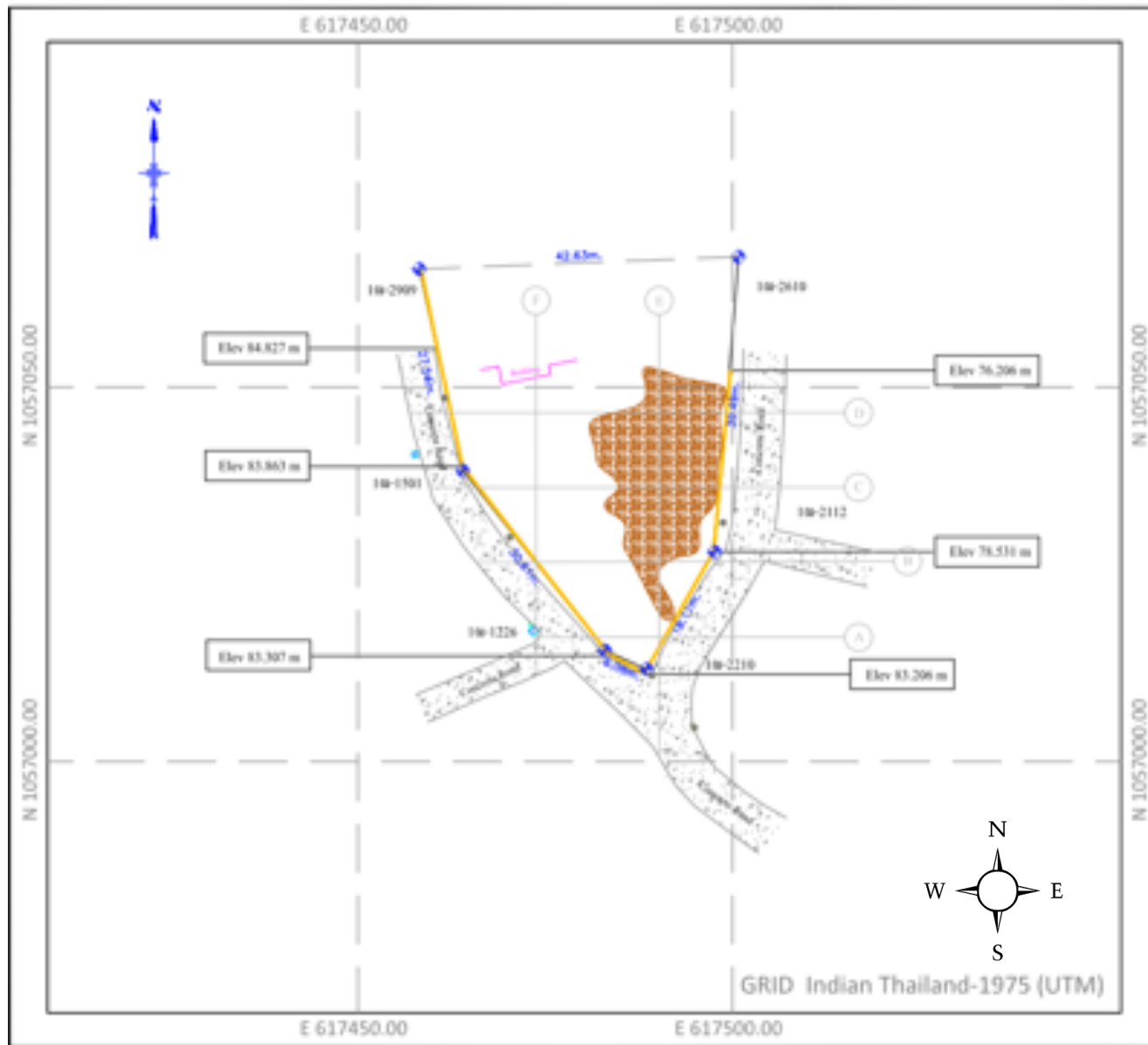
Project Number: 28801

Ordering Number

Survey By: Mr.Suttipong ponthong

1

A3 = Scale: 1:500



Topographic Map

Survey By:



Perfect Point Survey Co., Ltd.
44/50 Moo.3 Mooemoo, Kabin Buri, Samut, Saraburi, 84200
Tel: 086-8802529 Fax: 077-552380
E-mail: pp_ponthong@hotmail.com

Symbol Plan

	Benchmark		Road
	Spot Height		Contour (Interval 0.2 m.)
	Control		Boundary (through)
	Tree		Wall (Height 0.5-1.0 m.)
	Mound		Building
	Water		Sand Pencil
	Soil		Fence
	Culvert		

Keymap



Project Name and Address

Choeng Mon

AREA
2 - 0 - 50 Rai or 3,400 sq.m.

Date: 31 March 2018

Project Number: 28801	Drawing Number:
Drawing By: Mr.Suttipong ponthong	2

A3 = Scale: 1:500

Nearest Google Map Link "The Ridge Development"

<https://www.google.ch/maps/place/The+Ridge/@9.564166,99.9973804,12z/data=!4m2!1m12!4m11!1m3!2m2!1d100.0667316!2d9.5709369!1m6!1m2!1s0x3054f0103a603025:0x90c48427df29eac2!2sthe+ridge+samui!2m2!1d100.067421!2d9.564173!3m6!1s0x3054f0103a603025:0x90c48427df29eac2!5m1!1s2018-07-08!8m2!3d9.564173!4d100.067421>

