



What's Hot Around Phuket

The Best of 2006

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Last year was a very exciting year in the Phuket Property market, many new projects have emerged, each unique in style and location, which adds to a very competitive market.

If you are thinking about buying in Phuket there is something and somewhere for everyone, whether it is a serviced beachfront apartment or a secluded villa overlooking the bay. The prices to suit everyone as well from around 2.5 Million Baht upwards, which suits today's second or third home market.

A Phuket property investor has never had it so good, but sales are vibrant with many projects selling 60% prior to construction and some have sold out completely within months. The "Crowne Plaza Residences" (now Movenpick) sold all 36 units in 4 months. Buying "off plan" is not everyone's ideal way of buying but unfortunately you will miss out on exceptional deals and the best locations if you do not. When buying "off plan" you have to put a lot of faith into the developer, you have to see if they have completed any other projects before, carefully check your sales and purchase agreement and look at the quality of the show house, if you are unsure consult legal advice and know your legal rights.

If you are looking to invest be sure to shop around, I have my favourites based upon location, style, facilities and of course price I hope these following projects will give you an insight into the Phuket property market.

Number one on my list is "Raimond Land's, Kata Heights". The second new development brought to you by Raimond Land.

After the complete success of Kata Gardens, Raimond Land has now released (Dec 05) The Heights Phuket, which is situated above Kata Beach.

Conceived by renowned architect and founder of HB Design, Hans Brouwer, The Heights Phuket is an inspired contemporary expression designed to complement the site's unique natural environment. With the high level of quality that HB Design brings to each project, Hans's vision of regionalism combined with the influences of modern techniques, is a state-of-the-art masterpiece that you'll be proud to call home.

Simple and functional, the interiors are a true fusion of East & West. Large open terraces, expansive living areas, and the seamless spillover of indoor into outdoor spaces, reflect the modern-Asian design of the site. Using quality materials and natural finishes, experience harmonious living in its true form.

Residents at The Heights Phuket can enjoy a wide range of recreational choices at the local clubhouse, including a fitness center, a free-form infinity pool, lap pool, kid's pool, sun deck and jacuzzi. Whether looking for a casual swim or an invigorating workout, one can do so with the sparkling waters of the Andaman Sea as your backdrop.

Nestled atop the hillside above Kata Beach, just a short drive from the white sandy beaches and charming sea-side village of Kata, The Heights Phuket showcases stunning views of the Andaman Sea. With easy access to world-class amenities and recreational choices

at your discretion, experience the luxury of complete island living, all from the comfort of one of Phuket's most exclusive residences.

The designer has put together three luxury styled apartments to suit everyone's needs, eight units of 195 sqm from 15 million Baht, thirty one units of 219 sqm from 19 million Baht and twelve luxury units of 414 sqm from 38 million Baht.

Raimond Land put together a fantastic payment plan, which the buyer only has to pay 35% until June 08 with the remainder 65% on completion. This allows the buyer time to plan their finances and the investor an unique opportunity to make money. There are still some units available but not many, so please be quick as you may miss out on this wonderful opportunity.

My second choice is Patong's Harbour View, an independent development by Scott Reiper. This project was started around the same time as Raimond Land's Heights and has equal success in sales.

The project is located on the Karon side of Patong, about 2 miles from the centre, which will overlook the governments new harbour (expected completion 09), for me this is a wonderful location, just on the edge of town, 5 mins to Patong, 6 mins into Karon.

The project consists of 3 buildings built in a horseshoe facing Patong and the new harbour, central swimming pool and full facilities. All 3 buildings incorporates only 29 apartments of one, two and three bedrooms, ranging from 98 sqm to 210 sqm and 5.9 to 9.8 million baht. An excellent price per sqm without losing quality.

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