



BALINI
PHUKET

Private Pool Villas

The background of the entire page is a dark, monochromatic image. It features a close-up of water ripples on the left side, which transition into the long, feathery fronds of palm trees on the right side. The lighting creates a shimmering effect on the water's surface.

Exclusive Early Access

We invite you to explore Balini, our newest project located in the heart of Phuket's most sought-after area. This brochure offers an exclusive preview of layouts and introductory pricing, providing early access to a unique investment opportunity. Please note, as this is a private sale, layouts and renderings may be subject to adjustments at the developer's discretion.



A touch of Bali
in the paradise of Phuket





Phuket

Balini ↔ Airport
Only 10 minutes drive

International Flights (As of 2024)

Hong Kong
Singapore
Kuala Lumpur, Penang
Shenzhen, Chengdu, Shanghai
Siem Reap
Taipei
Yangon
Seoul
Ho Chi Minh City
Istanbul

Muscat
Tel Aviv
Mumbai, Delhi, Bengaluru
Ulaanbaatar
Doha
Tokyo
Dubai, Abu Dhabi
Sydney, Melbourne
New York, San Francisco
Rome

Amsterdam
Helsinki
Madrid, Barcelona
Porto, Lisbon
Frankfurt
Paris, Nice
London
Zürich
Copenhagen

Domestic Flights (As of 2024)

Bangkok
Chiangmai
Chiangrai
Koh Samui
Krabi
Utapao
Udon Thani
Hat Yai
Ubon Ratchathani
Khon Kaen





*Minutes from
Phuket International Airport
& Various Beaches*



Beaches

Nai Thon Beach - 9.1 km away
Naiyang Beach - 9.3 km away
Banana Beach - 11.6 km away
Layan Beach - 11.7 km away
Bang Tao Beach - 12 km away



Golf Courses

Blue Canyon Country Club - 10.6 km away
Laguna Golf Phuket - 12.8 km away



Lifestyle Complexes

Lotus - 5.9 km away
Homepro - 6.2 km away
Boat Avenue - 10 km away
Villa Market - 10 km away
Porto de Phuket - 10.1 km away
Blue Tree - 12 km away



Location

270 M Ruam Jai Organic Farmer's Market
 1.9 Km Bird For You Restaurant & Cafe
 4.4 Km Thalang Hospital
 4.5 Km Makro Shopping Complex
 5.5 Km Thanyapura Sports & Health Resort
 5.9 Km UWC International School

6.7 Km Khao Phra Thaeo National Park
 9 Km Nai Yang Beach & Sirinat National Park
 9 Km Boat Avenue / Villa Market & Porto De Phuket
 9.1 Km Nai Thon Beach
 9.4 Km Laguna Phuket
 10.1 Km Phuket International Airport



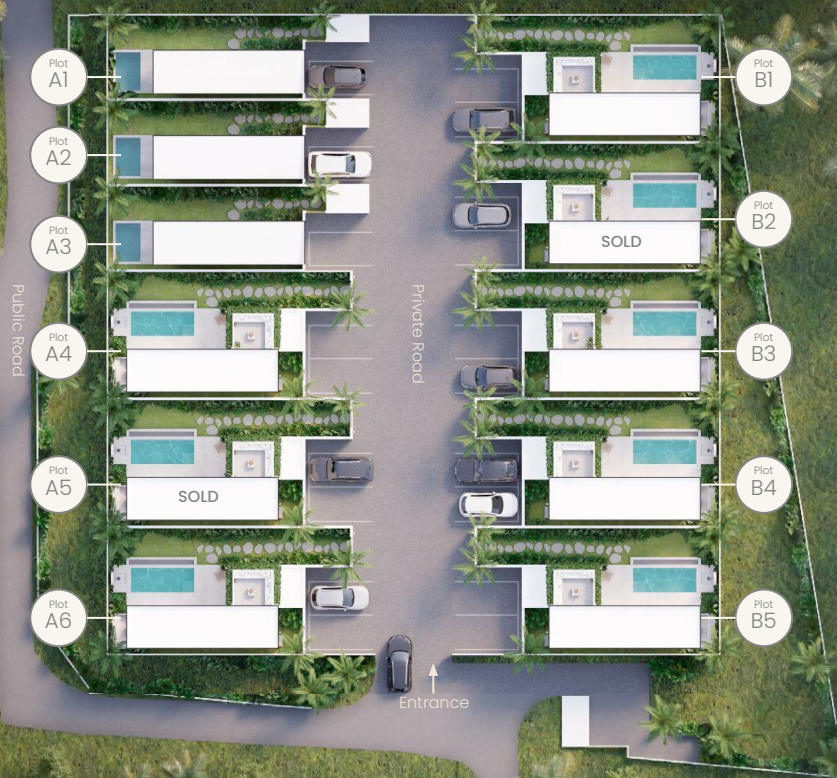
Private Pool Villas

Balini is an exclusive collection of 11 villas located in the prime area of Thalang, Phuket. Inspired by Bali's designs and architecture, these villas offer a touch of luxurious Bali living in Phuket.



Master Plan

- ← Nai Yang Beach
- ← Nai Thon Beach
- ← Banana Beach
- ↑ Phuket International Airport
- ↓ Bangtao Beach
- ↓ Blue Tree
- ↓ Phuket Town



The master plan presented here is preliminary and may be adjusted to accommodate architectural and construction requirements.

Villa Gili

2, 3, 4 Bedrooms - 2 Storey

Renderings are preliminary and may change without notice. Loose furniture and equipment are not included. For more information about the project and villa specifications, please contact your representative.



Gili 2 Bedroom

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Gili Max 3 Bedroom

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Gili Max 3 Bedroom

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Gili 4 Bedroom

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Gili 4 Bedroom

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Villa Nova

3 Bedrooms ~ 2 Storey
Limited Edition

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Nova 3 Bedroom

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Fully-Fitted

The villas are delivered fully-fitted with bathrooms, kitchen, sliding windows, doors, floors & plastered white ceiling, lighting, electrical, water system; and an air conditioner in the bedrooms & living area.



Unfurnished

The villas will come unfurnished, but as a service, we will assist you with the sourcing, selection, acquisition, and installation of everything required to get your villa ready for occupancy.





Finishes

Villas will be outfitted with finishes and fixtures that offer a fine blend of style and functionality.

Ivory Sand



Cloudstone Grey



Obsidian Ash



Select

Your Finishing Style

Ivory Sand: A soft and serene white finish.

Cloudstone Grey: A neutral and modern grey tone.

Obsidian Ash: A bold and striking dark grey.



FLOOR 1



FLOOR 2

Villa Gili

2 Bedroom - 2 Storey

Main Living Area	28.03 Sqm	F1
Bedroom 1	11.79 Sqm	F1
Bathroom 1	6.93 Sqm	F1
Bedroom 2	15.30 Sqm	F2
Bathroom 2	2.94 Sqm	F2
Guest Toilet	1.69 Sqm	F2

2nd Floor Access	8.74 Sqm	F2
Pool	7.97 Sqm	F1
Outdoor Shower	1.44 Sqm	F1
Terrace	11.55 Sqm	F1
System Room	7.48 Sqm	F1
Parking	24.57 Sqm	F1

Total Build Area	128.43 Sqm
Land Area	140.00 Sqm



FLOOR 1



FLOOR 2

Villa Gili

3 Bedroom - 2 Storey

Main Living Area	28.03 Sqm	F1
Bedroom 1	13.00 Sqm	F1
Bathroom 1	6.93 Sqm	F1
Bedroom 2	11.79 Sqm	F2
Bathroom 2	2.94 Sqm	F2
Bedroom 3	15.30 Sqm	F2

Guest Toilet	1.69 Sqm	F2
2nd Floor Access	8.74 Sqm	F2
Pool	14.28 Sqm	F1
Sunken Lounge	7.42 Sqm	F1
Outdoor Shower	2.90 Sqm	F1
Terrace	14.47 Sqm	F1

Entry	5.67 Sqm	F1
Balcony	12.60 Sqm	F1
System Room	7.03 Sqm	F1
Parking	37.68 Sqm	F1
Total Build Area	190.48 Sqm	
Land Area	210.00 Sqm	



FLOOR 1



FLOOR 2

Villa Gili Max

3 Bedroom - 2 Storey

Main Living Area	40.73 Sqm	F1
Bedroom 1	13.00 Sqm	F1
Bathroom 1	6.83 Sqm	F1
Guest Toilet 1	2.21 Sqm	F1
Bedroom 2	18.84 Sqm	F2
Bathroom 2	5.25 Sqm	F2

Bedroom 3	21.51 Sqm	F2
Guest Toilet	2.41 Sqm	F2
2nd Floor Access	8.74 Sqm	F2
Pool	20.76 Sqm	F1
Terrace	40.67 Sqm	F1

Balcony	12.60 Sqm	F1
System Room	7.09 Sqm	F1
Parking	43.18 Sqm	F1
Total Build Area	243.83 Sqm	
Land Area	210.00 Sqm	



FLOOR 1



FLOOR 2

Villa Gili

4 Bedroom - 2 Storey

Main Living Area	35.13 Sqm	F1
Bedroom 1	13.00 Sqm	F1
Bathroom 1	6.77 Sqm	F1
Bedroom 2	15.47 Sqm	F2
Bathroom 2	5.38 Sqm	F2
Bedroom 3	12.61 Sqm	F2

Bedroom 4	16.70 Sqm	F2
2nd Floor Access	13.50 Sqm	F2
Pool	15.36 Sqm	F1
Sunken Lounge	7.42 Sqm	F1
Outdoor Shower	1.78 Sqm	F1
Terrace	21.44 Sqm	F1

Entry	5.67 Sqm	F1
Balcony	3.15 Sqm	F1
System Room	6.82 Sqm	F1
Parking	37.68 Sqm	F1
Total Build Area	217.89 Sqm	F1
Land Area	210.00 Sqm	



FLOOR 1



FLOOR 2

Villa Nova

3 Bedroom - 2 Storey

Main Living Area	32.10 Sqm	F1
Bedroom 1	14.46 Sqm	F1
Bathroom 1	4.50 Sqm	F1
Bedroom 2	13.49 Sqm	F2
Bathroom 2	6.96 Sqm	F2
Bedroom 3	12.34 Sqm	F2

Bathroom 3	5.28 Sqm	F2
2nd Floor Access	9.29 Sqm	F2
Pool	19.85 Sqm	F1
Sunken Lounge	9.54 Sqm	F1
Outdoor Shower	5.04 Sqm	F1
Terrace	9.82 Sqm	F1

Entry	6.75 Sqm	F1
System Room	8.10 Sqm	F1
Parking	47.41 Sqm	F1
Total Build Area	204.94 Sqm	
Land Area	210.00 Sqm	



Payment Schedule

<div>1</div> <div>AMOUNT</div> <div>THB 200,000</div> <div>BOOKING: PAID FOLLOWING DECISION</div> <div>Booking of property as a means to secure the price and initiate the purchase process.</div>	<div>2</div> <div>AMOUNT</div> <div>25%</div> <div>CONTRACTS SIGNING: PAID FOLLOWING BOOKING</div> <div>Signing of Contracts (20 days following booking).</div>	<div>3</div> <div>AMOUNT</div> <div>30%</div> <div>LAND TRANSFER: PAID FOLLOWING INITIATION</div> <div>Process of transferring Land Title and ownership rights to the buyer.</div>	<div>4</div> <div>AMOUNT</div> <div>10%</div> <div>START OF CONSTRUCTION: PAID FOLLOWING INITIATION</div> <div>Architectural design and development of layouts, plans and scale drawings.</div>	<div>5</div> <div>AMOUNT</div> <div>7.50%</div> <div>FOUNDATION COMPLETED: PAID FOLLOWING COMPLETION</div> <div>Excavation of land, installation of formwork, and construction of footings.</div>
<div>6</div> <div>AMOUNT</div> <div>7.50%</div> <div>GROUND FLOOR COMPLETED: PAID FOLLOWING COMPLETION</div> <div>Construction of first level columns & completion of villa's understructure.</div>	<div>7</div> <div>AMOUNT</div> <div>7.50%</div> <div>ROOF STRUCTURE COMPLETED: PAID FOLLOWING COMPLETION</div> <div>Steel roof trusses, laying of the waterproof membrane over the roof structural slab.</div>	<div>8</div> <div>AMOUNT</div> <div>7.50%</div> <div>MID-STAGE FINISHES: PAID FOLLOWING COMPLETION</div> <div>Plumbing and electricity frameworks, networks and systems.</div>	<div>9</div> <div>AMOUNT</div> <div>5%</div> <div>COMPLETION: PAID FOLLOWING COMPLETION</div> <div>Final touches necessary for an exceptional overall impression of the villa.</div>	

STAYLAR

You invest, we do the rest

Enjoy the benefits of SKHA's rental management through Staylar, where we offer a full suite of services designed to maximize the value of your villa and deliver an exceptional experience for every guest.

Here below are the services Staylar offers you as an owner:

- Property Management
- Housekeeping
- Marketing & Booking
- Financial Management
- Legal Services
- Owner's Relations & Support
- Concierge & Emergency Responses





Investment Highlights

The Skhai Difference



An Outstanding Location

Balini is located in the prime area of Thalang. Only 9 km from Nai Yang Beach and 10.1 km from Phuket International Airport, this prime area has many restaurants, golf courses, conveniences, hospitals as well as the famous Catch Beach Club.



Investment Safety

You are assured absolute safety when investing in Balini. All land and construction payments made can be processed through a lawyer who acts as your escrow.



Land Transfer

Once the contract is signed, the first step initiated in the process entails land transfer. You are assured that the land will be transferred to you quite early on in the acquisition stages of the property.



Guaranteed Build Time

Completion is guaranteed within 12 to 16 months from the start of construction, subject to specific conditions such as the inclusion of furniture.



Investment Highlights

The Skhai Difference



Full Service Property Management

After investing in Balini, you are guaranteed expert full-service Property Management Services. From Villa Maintenance, Housekeeping, Security, Guest Management, to Villa Marketing, every single detail is taken care of smoothly in your absence.



High Rental Income

Benefiting from close proximity to the beach and various lifestyle attractions, Balini villas are sure to appeal to vacationers - promising you a high occupancy rate and in turn, a high annual rental income.



Easy - Sell Option

A highly lucrative easy-sell solution is offered to you when you are ready to sell your villa. The commission rate charged is only half of the average commission rate of local agencies, enabling you to benefit from higher gains as you get to keep more of your earned profits.



High Capital Gains

Balini benefits from a desirable location, exquisite exterior and interior designs and an impeccable quality assurance - ensuring you an asset of high capitalizable value.



Project Overview

Project Name: Balini Villas
Project Type: Private Pool Villas
Project Location: Thalang, Phuket
No. of Villas: 11 Villas

Villa	Gili	2 Bedroom	2 Storey
Types:	Gili	3 Bedroom	2 Storey
	Gili Max	3 Bedroom	2 Storey
	Gili	4 Bedroom	2 Storey
	Nova	3 Bedroom	2 Storey

Ownership: Freehold & Leasehold
Developer: Balini Co.,Ltd.