



## **Hello subscribers and friends**

We hope everyone is enjoying the holiday season. After a full year at work, we believe everyone deserves a good rest and to spend time with family and friends, and most importantly to freshen up and be ready for the next exciting years ahead. This is our first newsletter to the subscribers and friends which we hope to keep everyone up to date with news and what's going on at the island of Phuket, Thailand.

We would like to thank everyone who's been supporting us in the past few months and helping us achieve our goals.

A Merry Christmas and a very Happy New Year from all of us at **Home2Thailand**.

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## **NEWSLETTER # 1**

### **Home2Thailand welcomes two very exciting new projects.**

December 2005

Phuket Real Estate market is back on track following a strong demand from investors and buyers. Two new and very exciting projects has recently been launched on the island. Both project's developers are of very successful proven track record. The Crowne Plaza Residences is located on the beachfront of the pristine Karon beach and The Heights is up on the hill in Kata overlooking the spectacular Andaman Sea. All apartments units from both projects have sea view.

Karon and Kata beach are situated on the south-west of the island and they are both famous for its pristine white sand and amazing turquoise blue water.

The **Crowne Plaza Residences** was launched in November 2005 and is due to complete in March 2006. The residences comprise of 30 two bedrooms two bathroom units in five individual, 3-storey buildings. The unit is of approximately 125 sqm each. The project benefits from being in the same ground as the Crowne Plaza Hotel & Resorts. The property will be managed by the Intercontinental Hotels Group with an estimate potential rental yield of 6.3%. Owners will enjoy the full access to the hotel's facilities and services which includes concierge and tour desk, 3 swimming pools inc. kid's pool, fitness centre, tennis courts, The Zone kid's club, business centre, housekeeping and laundry services. Prices ranges from 12-14 millions Thai Baht (THB) (approx. 2,425,000 SEK). Apartments are sold under leasehold basis. Buyers sign 30-year leases, with two options to renew the lease for additional 30 years each, effectively making it 90 years.

**The Heights** was launched the second week of December 2005. The project is due to commence in the 1st quarter of 2006 and the construction period is estimated at 2 years. The project comprise of 12 three bedroom four bathroom units and 31 two bedroom two bathroom units. The three bedroom unit gives ample 414 sqm living area while the two bedroom unit gives very spacious 195-219 sqm each. The development will be built on the hill in Kata with a short drive to the beach and every unit will have spectacular sea view from the height of around 40-80 meter above the sea level. Price starts from 15 to 37.5 millions THB and the payment terms are very attractive and the best on the island for buyers who are looking to invest in property in paradise. Buyers pay 35% of the unit price during the construction period of 2 years and the rest(65%) at handover of the unit. The project developer is Raimond land, a public company and a very successful property developer in Bangkok, Pattaya and Phuket. Raimond land is also a proud owner of the successful Kata Gardens in Kata, Phuket. The project is registered under the Thai condominium law and therefore the freehold ownership quota for foreigners is at 49% of the units in the project. This means that only 49% of units in the project can be sold freehold to foreigners.

Should you be interested in the above projects, please do not hesitate to contact us and we would be happy to personally accompany you for site visits and answer any questions you may have.

### **19th Phuket King's Cup Regatta**

3 – 10 December 2005

This year King's Cup Regatta attracted 85 yachts from around the world. The Phuket King's Cup Regatta is Asia's biggest and most popular regatta. More than a regatta, the week long event consists of great parties, great sailing and lots of fun. This is one of Thailand's premier international sporting events. The regatta attracts participants and media from all over the world. To make sure you don't miss the greatest event, next year's regatta will be on the 2 – 9 Dec 2006.

The Phuket King's Cup Regatta was inaugurated in 1987 to celebrate the 60th birthday of His Majesty the King. It has been held in early December every year since then. The King's Cup Regatta is held under the Royal Patronage of His Majesty the King, and organized by the Phuket King's Cup Regatta Organizers Committee and the auspices of the Royal Varuna Yacht Club, in conjunction with the Yacht Racing Association of Thailand, the Royal Thai Navy and the Province of Phuket.

Read more on [www.kingscup.com](http://www.kingscup.com)

Best wishes from the team at **HOME2THAILAND**.

Sukanda, Robert and Andre

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