



THE PROJECT

The Babylon Sky Garden is a new sea view condominium in Rawai with a unique project which features a modern contemporary design accompanied by traditional Thai hospitality.

The project stretches across over 1875 SQM of land holding a seven-story building with only 41 stylish units with rooms' sizes ranging from 51 SQM to 112 SQM with options of one- and two-bedroom apartments. This is to ensure ample privacy for all our residents.

The project is fully licensed and ready to move in.

The condominium fully walled overlooks a stunning 4 x 34 MT swimming pool which runs all along the front side of the building and is set under beautiful palm trees.

Each apartment then boosts a "living terrace" with sea and pool view which given its size will make you feel instantly relaxed and in holiday mood.

Finally, the 8th floor features the Sky Garden with a 5 x 13.6 MT infinity swimming pool overlooking the stunning sea view of the Andaman Sea and a lush tropical garden.

THE LOCATION

The Babylon Sky Garden is located in a premium location adjacent to Rawai beach while offering a stunning view of the Rawai Gulf with Koh Bon Island and Coral Island on the background.

Our residents will enjoy a magnificent sea view given the strategic location of the project just 400 MT from the shore and more in general facing the South-East Coast of Phuket.

The Babylon Sky Garden is for those who seek the tranquility but still want to be close to the colorful scene of Rawai with its well renowned Sea Gypsy Fresh Seafood Market, local seafood restaurants and bars located underneath the famous beach's casuarina trees.

THE DEVELOPER

As a developer Billfishing Phuket Co Ltd shares the ownership and experience of the Babylon Pool Villas, an award-winning local boutique resort which has been a success story since 2009 in Phuket for its well renowned customer service and satisfaction.

Thus, the Babylon Sky Garden Customers can rely on us because we have a solid and successful experience both in building and managing locally leisure and holiday-oriented developments. We have always taken care of our guests' needs to ensure that they always feel comfortable or better at home even if away from home.

BABYLON SKY GARDEN FACT SHEET

Location: Rawai sub-district, Muang district, Phuket province, Thailand

Land area: about 1,875 SQM, full title deed (Chanote)

Property type: 7 stories 1 building

Residential units: 41 units on 7 floors

Unit type, Unit details, Unit area (SQM)

Apartment 1 bedroom 1 bathroom from 51 up to 58 SQM

Apartment 2 bedrooms 2 bathrooms from 107 up to 112 SQM

2 bedroom apartments are available off-plan only since you get them by joining 2 one bedroom apartments.

Project started: 1st of February 2017

Project completed: 30th of September 2018

Project status: Project completed/IEE & building & condominium license approved/Ready to move in

Ownership: Freehold/Leasehold available

Developed by: Billfishing Phuket Co Ltd

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COMMON FACILITIES

Reception - Lobby

2 Lifts to access the floors

Ground floor saltwater maxi swimming pool with Jacuzzi, kids pool and sundeck: 4 x 34 MT

Magnificent top floor saltwater infinity swimming pool with Jacuzzi/kids pool/sundeck & sea view: 5 x 13.6 MT

Roof garden with 360° sea & mountain view

Parking: uncovered/covered outdoor car parking spaces and motorcycle parking spaces

Tropical Gardens: ground floor and top floor sky garden with sea view

High speed Wi-Fi available throughout the property and in each apartment

Intercom system

Backup power generator

Security System: gated community, security guard, barrier gate, CCTV and keycard access in all entry points

Fire protection system: - fire protection with chemical fire extinguisher and regular water hose;

- fire alarm system and fire extinguisher on every floor and every room;
- smoke and heat detectors on every floor and every room;
- one side of the building has fire escape.

The building designed as an earthquake-resistant structure.

Laundry area with coin operated washing and dryer machines

Deep water well and public water system

Communal water filtration system

Separate garbage house with separated waste collection

NEARBY ATTRACTIONS

5 min to Rawai beach, Seashell Museum, Sea Gypsy Fresh Seafood Market

7 min to Ya Nui beach, Nai Harn beach, Ao Sane beach and Promthep cape

10 min to Elephant Trekking and to Kata Viewpoint, Shooting Range and Chalong pier

15 min Nui beach, Kata Noi and Kata Yai beach, Karon beach, Chalong Temple

30 min to Big Buddha, Phuket Town, Patong, Coral & Koh Bon Island (by longtail boat)

Local shops (7/11, Tesco Express, Super Cheap) & markets, pharmacies and banks are within walking distance

Gyms, Muay Thai training centers, Yoga centers, Diving Schools, Kite/Surfing school

Local seafood and international restaurants, bars and disco

International schools and nurseries

Tesco Lotus Supermarket, Makro, Villa Market and Home Pro

30 min from Central Festival shopping center & International Hospitals

40 min to award winning marinas & International Golf courses

50 min from Phuket International Airport

Why to invest now in our project?

Thailand is one of Asia's safest and most sought-after investment destinations due to its growing economy, lifestyle, welcoming culture and mild weather conditions all year round.

Like much of Thailand, Phuket is seeing a growing investors' interest. Much of it is for leisure and holiday-oriented developments which hope to capitalize on the island's long-standing status as an international vacation "hotspot". Both foreign and domestic investors see Phuket as a safe destination for capital with a favorable upside, due, in part, to the island's decades-long popularity, its geographical location and to the first-class services and facilities.

Babylon Sky Garden is set in a prime location 400 MT from the sea, within walking distance of Rawai beach, half an hour from key amenities and facilities in Phuket, boasts an amazing panoramic sea view and award-winning management company.

Opportunity to enjoy usage of your holiday home while earning an annual rental income through our Rental Program.

Opportunity to enjoy capital appreciation due to the following facts:

- ✓ Rawai area is an upcoming area still undeveloped compared to the West coast of Phuket;
- ✓ the land on Phuket island is limited & in particular good sea view land, thus its value will appreciate in the time.

Compared to the local market our project offers an extra-long swimming pool on the ground floor and a second infinity swimming pool on the top floor with breathtaking sea view.

Compared to the local market our units boast an above average size mainly due to an extra-large “living balcony” which will allow you to comfortably sit while having a dinner or just a drink while relaxing and admiring the sea and/or pool view.

Extra costs

Upgrade Foreign freehold ownership *

+ 350,000 THB upgrade to foreign freehold quota (49% of the total units' floor area)

Common area maintenance fee**

90 THB/SQM/Month (paid 1 year in advance upon transfer of ownership)

Sinking fund***

600 THB/SQM (paid upon transfer of the ownership)

Electricity and water meters' installation fees

20,000 THB

Registration fees for transferring ownership

1% transfer fee of the value of the property for freehold

1.1% transfer fee of the value of the property for leasehold

Legal fees payable to the buyer's legal representative to conduct due diligence (if required by the buyer)

*Units owned exclusively in foreigner's name or foreign company's name.

**Fee paid yearly by the co-owners for the upkeep of the common area and the maintenance of the development. At BSG this fee includes the Wi-Fi internet service as well and the insurance of the condominium.

*** The sinking fund is a one-time payment made by the co-owners and it is used to cover the cost of major repairs and upgrades of the condominium building and its common areas which are not included in the CAM.

Payment terms

150,000 THB – Reservation Fee (not refundable).

95% - Signing of the purchase/lease agreement minus Reservation Fee (within 20 days after reservation).

5% - Transferring of ownership at the Land Office.

More flexible payment terms up to 1 year are available on request. Buyers however will not be able to start using the property until completion of the transfer of the ownership at the Land Office.

Rental Income Guarantee Program (RIGP)

The room owner/lessee shall receive a 7% annual rental income guaranteed for the first 3 years which will be calculated on the purchase price of the unit only.

The rental income shall be payable all at once at the beginning as a discount from the unit selling price.

The room owner/lessee can stay or allow relatives and/or friends to stay totaling 30 days during the Low Season (1st May – 31st October). Bookings shall be made 90 days in advance.

The offer is limited to the units on the 1st, 2nd and 3rd floor only.

Our Management Team during this period will be responsible for the public utilities' costs (i.e. Electricity, Water etc...) and will provide regular cleaning service, room inspection visits, maintenance or repairing so to maintain the room always in good condition.

It allows the buyer to make a safe and remunerative investment while waiting for their property to appreciate.

Rental Program (RP)

After the end of the RIGP or for those not joining the RIGP it is also available a “Rental Program” (RP). In this case the room owner/lessee shall receive a rental income which will be calculated as a 65/35 Net Rental Income split where the owner will receive 65% of the rental income during the period in which the property was rented out after deducting all commissions and expenses.

During the Rental Program (RP) the owner/lessee will still be responsible for the payment of the yearly maintenance fee as well as for the unit’s electricity bill and water bill on a monthly basis.

The room owner/lessee can stay or allow relatives and/or friends to stay an unlimited number of days.

Our Management Team during the rental period will provide regular cleaning service, room inspection visits, maintenance or repairing so to maintain the room always in good condition.

The return will not be guaranteed but we will fully manage the unit when you request thus allowing you more flexibility.

Furniture package

300,000 THB

Furniture package list:

Living room & dining area

2 seat sofa*, 1 dining table with 4 chairs, 1 coffee table, 1 floor lamp, 1 ceiling lamp, 1 carpet, 1 wall cabinet with shelves, 1 TV cabinet set with wall decoration, 1 Smart TV LED 42”, curtains, 1 emergency light.

Kitchen

1 refrigerator, 1 microwave, 1 toaster, 1 kettle, full crockery set for 4 people.

Bedroom

1 bed 6', 1 mattress 6', 2 night tables, 2 night lamps, 1 wall decoration for the bed, 1 wall wardrobe with mirror, 1 Smart TV LED 42", 2 shelves, 1 bed sheet, 1 bed topper, 4 pillows with pillow cases, 2 throw pillows, curtains, safety box.

Terrace

1 outdoor table with four chairs.

Optional items: sofa bed, sun lounges, insulated glasses, sliding mosquito nets for the main windows and pocket spring mattress.

*The Furniture Package with a 2 seat sofa bed is compulsory when joining the Rental Program.

The rental programs shall start only on transfer of ownership date at the Land Office.

The furniture delivery will take minimum 45-90 days since the date the order was signed and paid.

Shipping and installation fees are included in the price.

Furniture Package maintenance will be always available locally on request.

Also, when joining the RP, purchaser agrees to pay additional cost for First Set Up and Linen Set Up to seller upon registration of a unit in the amount of 20,000 THB. The Set Up package will include all the essentials for your apartment to get ready to be rented out.

Fully licensed and ready to move in project.

The project was completed at the end of September 2018 and registered as a Condominium under the Thai Condo Law on the 9th of August 2019.

The warranty period is as follows:

10 years from the registration date of the condominium in case of the structure and equipment which are part of the immovable parts of the project.

10 years from registration date of the condominium for all the windows.

1 year from transfer of the property of the unit at the local Land Office for the electrical and sanitary system.

1 year from transfer of the property of the unit at the local Land Office for the architectural works.