





We present to your attention an exclusive villa with an area of 338.77 sq.m. in the picturesque project "Larimar Villa", located in the heart of Chalong, Phuket. This luxury villa offers not just housing, but a lifestyle that combines elegance, comfort and closeness to nature.

**Space and Light:** When you open the doors of this villa, you enter a world of space and light. Large floor-to-ceiling windows bring natural light into every room, creating a warm and inviting atmosphere.

**Modern Design:** The interior of the villa is designed in a modern style with accents made from natural materials. Clean lines, elegant finishes and thoughtful details create a feeling of luxury and comfort.

**Privacy and Seclusion:** The location of the villa in the Larimar Villa project ensures maximum privacy. Here you will find a secluded paradise where you can relax and enjoy peace, far from the bustle of the city.

**Scenic Views:** Enjoy stunning views of the surrounding mountains and lakes right from your deck. Every day here begins with a breathtaking sunrise and ends with a peaceful sunset.

**Unique Amenities:** The villa is equipped with everything you need for a comfortable life: from a spacious living and dining area to a fully equipped kitchen and a private pool.

**Exclusive Location:** Larimar Villa is located within close proximity to Phuket's best beaches, international schools and cultural attractions, providing the perfect balance between tranquil outdoor living and city amenities.

This villa is the ideal choice for those seeking luxury, privacy and harmony with nature. She is waiting for someone who can appreciate her exclusivity and sophistication. Become the owner of this masterpiece of architecture and start a new life in a world of beauty and comfort!

#### Terms and Additional Payments:

1. **Sinking Fund:** A one-time payment of 500 THB per square meter sold. This fund is dedicated to ensuring the long-term maintenance and updating of communal areas and infrastructure of the complex.
2. **Transfer Fees:** Costs for transferring ownership documents are shared equally between the buyer and the seller.
3. **Installation of Electricity and Water Supply:** A one-time fee of 20,000 THB for setting up electricity and water supply systems.
4. **Monthly Common Fees:** A monthly charge of 40 THB per square meter, payable one year in advance. These funds are used for the maintenance and upkeep of common areas within the complex.
5. **Option for Solar Panel Installation:** An additional option to install solar panels for an extra 800,000 THB, enabling reduced monthly electricity costs and enhancing the eco-friendliness of your home.

### **The Larimar Villa project from Athena Company is your chance to become the owner of luxury real estate in one of the most picturesque areas of Phuket.**

This exclusive residential complex, brought to life by Mind Construction 2016 Co. Ltd., offers a combination of contemporary design, upscale amenities and a stunning location.

**Location and Environment:** Larimar Villa is located in Chalong, just a few minutes drive from the famous beaches of Karon, Kata and Rawai. The complex is located close to cultural attractions and shopping centers, providing the perfect balance between privacy and accessibility to city amenities.

**Exclusive Design:** Larimar Villas feature an elegant and modern design inspired by the beauty of Larimar stone. Each villa features spacious bedrooms, bathrooms and scenic views of the surrounding mountains and lakes.

**Amenities and Services:** Residents of the complex can enjoy a wide range of amenities, including recreation areas, sports fields and green spaces to improve physical and mental health.

**Environmental friendliness and sustainability:** Larimar Villa actively uses environmental technologies such as solar panels, which helps preserve the environment and reduce energy costs.

**High Quality Construction:** Mind Construction 2016 Co. is responsible for the construction. Ltd., a company with an excellent reputation in the construction of luxury villas and resort complexes. This guarantees not only high quality construction, but also satisfaction of the most demanding customer requirements.

**Investment Potential:** Buying property in Larimar Villa is not only an opportunity to become the owner of a luxury home in Phuket, but also a wise investment decision in a region with high potential for property value growth.

"Larimar Villa" is not just a house. This is your opportunity to start a new life in a world of beauty, comfort and harmony with nature.