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QAV
POOL VILLA



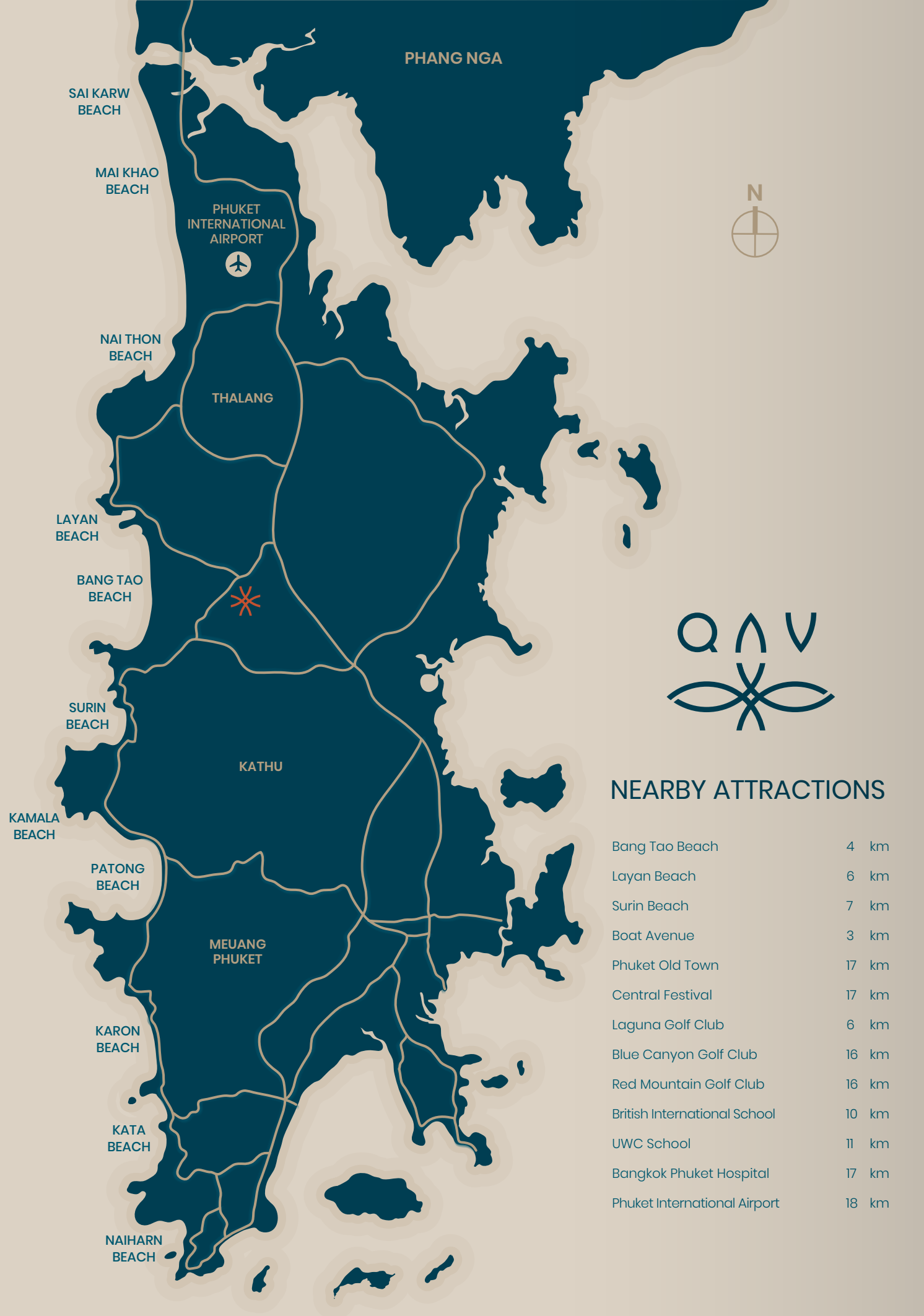
A HOME TO LIVE YOUR BEST LIFE



QAV

"Discover our exquisite oasis in Chergtalay's heartlands, elevated above the beautiful sweeping mountains and jungles where a world-class tennis and well-being destination awaits. Embrace an active lifestyle surrounded by nature and indulge in our luxurious pool villas. Unwind after training or beach days, with some of the most beautiful beaches in Thailand only 10 minutes away. While you're away, trust our exemplary property management service to care for your property, and even participate in our optional rental program so your property earns while you're away. Join us and experience the perfect blend of luxury, well-being, and relaxation."

Mr. Gareth Jones
Managing Director



PHUKET & SOI PASAK 8

While our spacious Balinese-style pool villas and active and healthy lifestyle community are half of QAV's strong selling point, the location is the other half. Ideally situated in the center of the tropical island of Phuket and near the west coast's world-famous beaches, QAV is literally in the middle of it all.

QAV lies on an idyllic road that winds through picturesque rubber tree plantations and intersects with Srisoonthorn Road just beside the Blue Tree waterpark. Our community is just out of the way enough to enjoy the peace and quiet, but only a few minutes drive from beaches, shopping, and nightlife.

The warm, azure waters of Bang Tao Beach lie just 4km away, quaint Surin Beach to south only 7km, and quiet Layan National Park and beach 6km to the north. A quick 3km jaunt gets you to the central business district of Cherno Talay where there are dozens of restaurants with cuisine from around the world, international supermarkets, night markets, live music venues, wine bars and beer gardens, beach clubs, kids' activities, an 18-hole golf course and more. For those who travel often, Phuket International Airport is a mere 18km away.





MEMBERSHIP BENEFITS



BLACK CARD

For property owners only

Benefits:

- Free 30 Years All-Inclusive Membership for Family, includes:
 - Full Tennis Academy Membership Benefits & Discounts
 - Full Gym Membership Benefits & Discounts
- 30% Discount on Spa Services
- 30% Discount on Onsen Services
- 30% Discount on Cafés & Restaurants

Other Benefits:

- Priority / Early Booking Opportunity for Special Events
- Free Valet Parking When Using Services
- Friends & Family Rate when Booking QAV Resort



PLATINUM CARD

For property tenants only

Benefits:

- Free 30 Years All-Inclusive Membership for Tenants/Guests, includes:
 - Full Tennis Academy Membership Benefits & Discounts
 - Full Gym Membership Benefits & Discounts
- 10% Discount on Spa Services
- 10% Discount on Onsen Services
- 10% Discount on Cafés & Restaurants

Other Benefits:

- Priority / Early Booking Opportunity for Special Events
- Free Valet Parking When Using Services
- Friends & Family Rate when Booking QAV Resort

Terms & Conditions

*Please see membership information packs for the Gym & Tennis Academy full inclusions, benefits & discounts.

*Owner memberships are issued annually for each Family member residing at QAV POOL VILLA.

*Tenants' memberships are issued annually for each Tenants/Guests residing at QAV POOL VILLA.

*All memberships are subject to specific terms and conditions as provided by the Gym & Tennis Academy.

*Membership discount & benefits are subject to change at the discretion of the Gym or Tennis Academy with advance notice.

*Friends & Family Rate at Resort means significantly discounted hotel rooms for your guests or extended family.





QAV

POOL VILLA

We have lofty goals for the forward thinking community we have conceived. The concept is not a rigid regime with a narrow focus, instead the intention is to create living spaces, a community, and a lifestyle that encourages and supports each participant to strive to be the best version of themselves. Following is the general framework that inspires the philosophy of the community and will help promote its positive growth. Now all we need is you.

Physical Well-Being

WELL-LIVING DESIGN

Design influences our lives powerfully, both in obvious and unconscious ways. This is where the intention of our architectural decisions becomes apparent. QAV residences implement bioclimatic design elements which function with the natural elements to increase the comfort, efficiency, and ambiance of the home. There are clear benefits as well as subtle ones such as positive impacts on physical and psychological well-being and increased cognitive function.

Emotional Well-Being

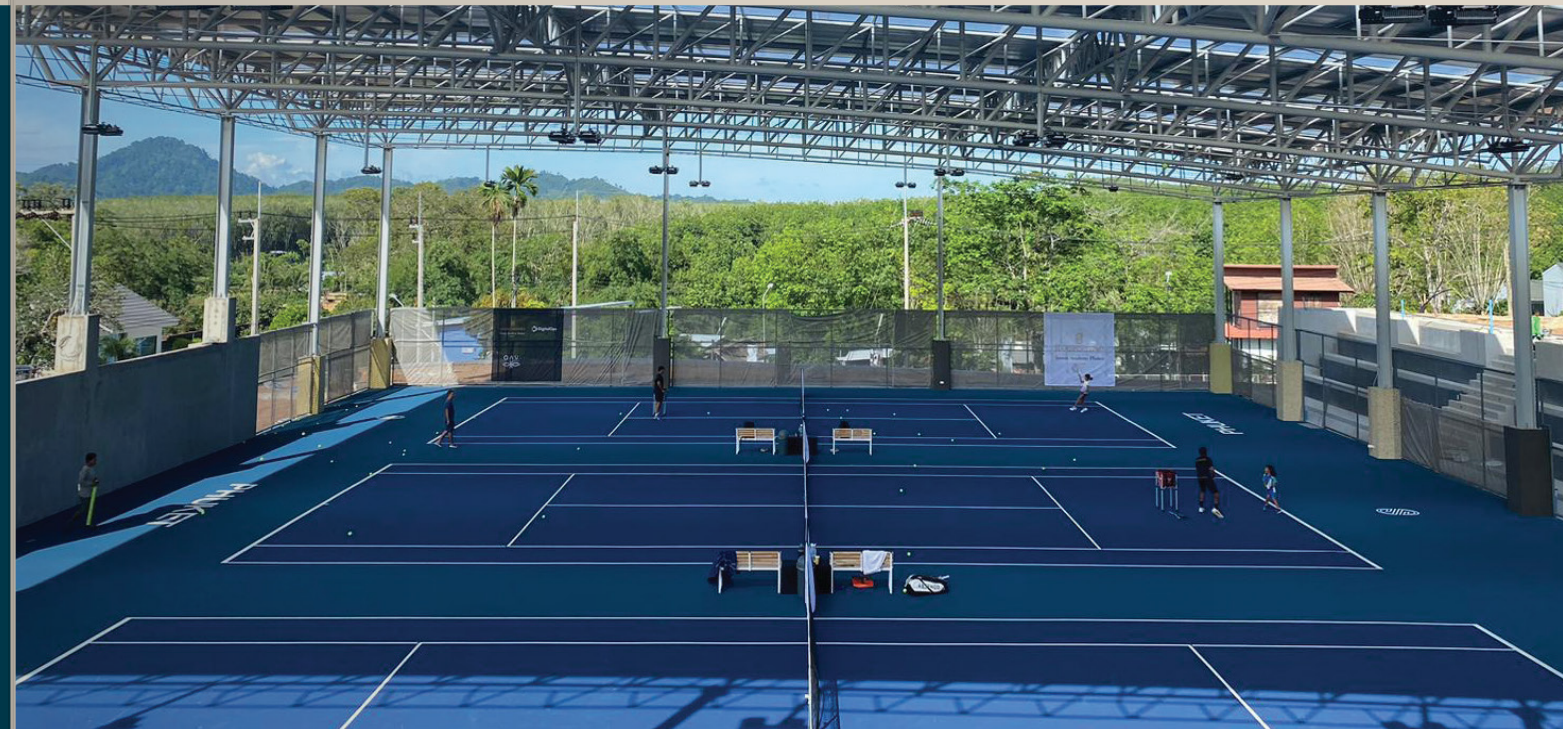
RETURN ON WELLBEING

One's scope of investments should extend beyond the numbers on your bank statement. Investing in a healthy and rewarding lifestyle as a whole can return dividends. It's becoming more well understood that those who maintain a healthy diet, stay active, spend time outdoors, and have a solid social network live longer and happier lives. That sounds like a worthy investment.

Social Well-Being

HEALTHY LIFESTYLE COMMUNITY

Establishing and maintaining a positive and beneficial lifestyle is not always an easy task. However, building a better lifestyle by taking the initiative to form good habits and surround yourself with people who have similar and complementary tastes, values, and attitude can aid immensely. You can buy a house anywhere, but joining and integrating into a close-knit community is a key ingredient to formulating a truly rewarding and contented life. QAV is that community.



TENNIS ACADEMY
by SIAMSPORTSPRO
GYM
TAEKWONDO
YOGA
SPA & ONSEN
SPORTS SCIENCE RECOVERY CENTER

AND MUCH MORE



QAV Pool Villas Management Program

Our optional Rental Pool Management Program allows property owners to make their properties available to our guests. Participating in this program means your property will be fully managed by us and included in our booking inventory, catering to guests looking for short to medium-term stays focused on wellness and active lifestyles. The profit-sharing in the rental pool program follows a 60%/40% division prior to fees, with the majority share going to the property owner. Profits are calculated from the total booking revenue across all properties in the pool, with each owner's share adjusted pro-rata according to their property's usage. To be eligible for the program, properties must be furnished with one of our approved furniture packages to ensure they meet our high-quality rental standards.

Owners participating in our management program can use their property without any time restrictions. However, to ensure availability for guest bookings, we require sufficient notice of the owner's planned stay periods. Please note that, while we strive to maximize returns, we do not guarantee a minimum yield or return for properties in the management program.

Property owners wishing to rent out their villas must do so exclusively through our management program. This policy ensures a balanced and fair environment for all owners and residents.

Summary:

- The Rental Pool Management Program is an optional scheme allowing owners to rent their properties to guests for short to medium stays.
- The profit split is 60% to the owner and 40% to the management, calculated before fees, and based on a blended average from all properties in the rental pool.
- To qualify, properties must be furnished with an approved furniture package to meet high-quality standards.
- Owners can use their property without any time restrictions but need to provide sufficient notice for their stay periods.
- The management program does not guarantee a minimum return on investment.
- Owners must rent their villas exclusively through the management program to maintain a fair environment.
- Terms and conditions apply

QAV Pool Villa - Rental Pool

Years	1	2	3	4	5
Occupancy	45%	51%	53%	57%	60%
Average Rate Per Night	12,067	12,414.00	12,979.00	13,347.00	13,758.00
Total Room Nights	163	186	193	207	219
Gross Rental Income	1,967,000.00	2,308,950.00	2,504,880.00	2,762,853.98	3,012,998.44
Owner Share 60%	1,180,200.00	1,385,370.00	1,502,928.00	1,657,712.39	1,807,799.06

*QAV POOL VILLA reserves the right to make changes to the land area and master plan layout of the villas without prior notice, if required by the authorities or for other reasons.

MASTER PLAN





Discover an enchanting sanctuary of tranquillity within a dynamic and vibrant campus dedicated to fostering a healthy lifestyle. Immerse yourself in a harmonious residence where serenity reigns supreme, offering a respite from the bustling world outside.

QAV POOL VILLA

Introducing our exclusive Hillside Pool Villas at a generous 170 sq.m. While they may be slightly smaller compared to other QAV Residences, these hidden gems are truly our best-kept secret. Prepare to be captivated by the breath-taking elevated views of the surrounding landscape, creating a picturesque setting that feels like your very own oasis in enchanting Phuket.

Immerse yourself in the secluded atmosphere of these villas, where tranquility and privacy take centre stage. Here, you can revel in the ultimate escape from the daily hustle and bustle, embracing a serene lifestyle like no other.

But that's not all. Just a stone's throw away, you'll find our state-of-the-art tennis facilities and the renowned QAV Wellbeing campus, providing unparalleled opportunities for an active and vibrant lifestyle. Imagine the convenience of pursuing your passion for tennis and holistic wellness, all within reach, while still enjoying the peaceful respite these villas offer.

Indulge in the perfect balance of an active and tranquil existence. Experience the true essence of Phuket living with our Hillside Pool Villas, where every day presents an opportunity to thrive in both body and soul. Don't miss your chance to claim your slice of paradise in this coveted destination.



QAV POOL VILLA

2 Bedrooms 2 Bathrooms
 Swimming Pool : 1.75 X 6.15 m. with Pooldeck

AREA	
INDOOR	112 SQ.M.
OUTDOOR	48 SQ.M.
SWIMMING POOL	10 SQ.M.
TOTAL	170 SQ.M.



LOWER FLOOR PLAN

- | | |
|---------------------------------|--------------|
| 1. MAIN ENTRANCE | 6. POOL DECK |
| 2. BEDROOM 1 | 7. LIVING |
| 3. WIC 1 | 8. DINING |
| 4. BATHROOM 1 | 9. PUMP ROOM |
| 5. SWIMMING POOL 1.75 X 6.15 M. | |



UPPER FLOOR PLAN

- | | |
|---------------|----------------|
| 9. STAIR | 12. BATHROOM 2 |
| 10. BEDROOM 2 | 13. TERRACE |
| 11. WIC 2 | |

WHY US ?

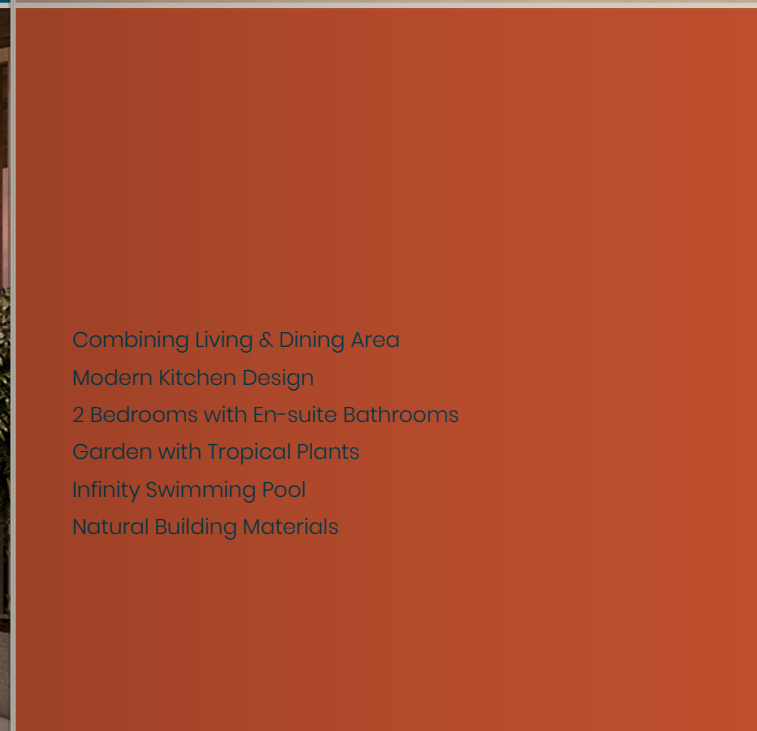
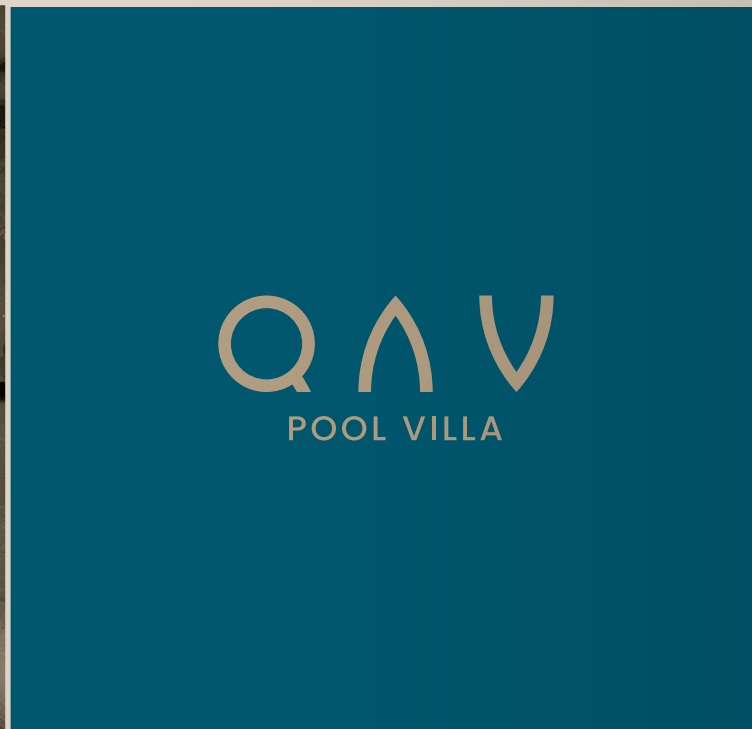
Step into the epitome of luxurious living with our exceptional villas designed to exceed your expectations. Immerse yourself in a spacious haven where the kitchen and living areas seamlessly blend together, creating a harmonious and inviting atmosphere.

Our thoughtfully crafted 2-bedroom layout caters to a diverse range of tenants, ensuring that everyone finds their perfect sanctuary within our community. The addition of sliding doors on both sides of the villa not only enhances the flow of natural light but also creates an illusion of expansiveness, making the space feel even larger and more open.

As you step outside, prepare to be mesmerized by the awe-inspiring sight of a saltwater infinity pool. Savour the sensation of tranquillity as you indulge in a refreshing swim while gazing upon the breath-taking natural scenery that stretches as far as the eye can see. It's the perfect setting to unwind and create lasting memories with loved ones.

Discover a lifestyle of unparalleled elegance and serenity in our villas, where every detail has been carefully considered to ensure your utmost comfort and enjoyment. Don't miss your opportunity to experience the pinnacle of refined living in a setting that truly embraces the beauty of nature.





- Combining Living & Dining Area
- Modern Kitchen Design
- 2 Bedrooms with En-suite Bathrooms
- Garden with Tropical Plants
- Infinity Swimming Pool
- Natural Building Materials



QAV

At QAV, we embrace the philosophy of *Tri Hita Karana* which literally means "the three causes of prosperity". This concept of prosperity transcends the typical meaning of simply acquiring material wealth, instead encompassing a harmonious balance resulting in a rewarding and fulfilling life. The quality of our lives, *our well-being*, is defined by our relationship to our environment, the people around us, and ourselves.

We go beyond just building houses, instead, QAV is fostering a community that cultivates the tenets of *Tri Hita Karana*. Korona. Carefully conceptualized Balinese-style dwellings incorporate biophilic design which blurs the line between the curated and natural world, furthering connectedness to our natural surroundings. Meanwhile, bioclimatic architectural elements function in concert with the local climate to provide ventilation, optimize natural light, protect from the elements, and encourage thermal comfort.

Entwined with the residential neighbourhood, the QAV community project completes the Tri Hita Korona approach to well-being. Here you'll discover ample public space for exercise and physical activities, social space for gatherings and workshops, areas for commerce and shopping, and more. Envision a community of like-minded individuals challenging each other through physical activity, engaging in meaningful social growth, and sharing in the benefits of a healthy and inspired lifestyle.

Choosing to begin a new prosperous life at QAV goes beyond making a sound investment in a home but is a commitment to a sustainable path forward for your mind, body, soul, and well-being.

MEET OUR TEAM



Mr. Gareth Jones

With a rich career spanning two decades in the Asia Pacific region, Gareth Jones brings his expertise in business transformation and IT to his role as Managing Director at QAV Life. His tenure includes five years as a senior executive at Thanyapura Sports & Health Resort Phuket, where he successfully led the expansion into the China market.

Gareth has successfully steered projects for international powerhouses such as Samsung, Microsoft, American Express, McDonald's, Caltex, and Chevron, translating business data into valuable intelligence for effective decision-making. His unique skillset, combining business strategy, management, technology, and financial acumen, makes him an exceptional leader in the industry.



Mr. Edgar Toral Hernandez

Edgar is a distinguished healthcare and hospitality executive, boasting an impressive track record of over two decades. He has excelled in esteemed C-level positions across Asia, commanding leadership roles in renowned industry frontrunners such as Hilton International, Bumrungrad International, Sodexo Healthcare, Ramsay Sime Darby Healthcare, Thanyapura Health and Sports Resort, and the prestigious Royal Bangkok Sports Club.

With an extensive background in these esteemed organizations, Edgar brings a wealth of expertise and strategic insights to drive exceptional results in the ever-evolving healthcare and hospitality sectors.

GENERAL SPECIFICATIONS

STRUCTURAL

- Reinforced concrete for footing posts.
- Brick walls for durability and sound insulation.

ROOF

- Aesthetic shingle roof with a wood-like appearance
- Rust-protection steel structure
- High-quality roof insulation

CEILING

- Suspended gypsum board with high ceiling and painted finish
- Living room with a wood-finished ceiling in the eaves
- Generous ceiling height of 2.60-3.50 m.

DOORS & WINDOWS

- Exterior doors and windows 2.80 m high with aluminium frames and a powder coat finish, featuring clear glass.
- Standard windows: aluminium frames, powder coat finish, and clear glass.
- Interior Design

SWIMMING POOL

- Overflow system for safety and efficiency
- Approximate depth of 1,30m
- Salt Chlorinator system with pool pump and sand filter

OUTSIDE TERRACES

- Ceramic floor tiles
- Covered terrace ceiling with natural colour finish.

GARDEN

- Tropical plants and lush lawn

SURROUNDING WALL

- Block wall for privacy and security, with sliding gate and main entrance.

LIVING ROOM

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

MASTER BEDROOM & GUEST BEDROOM

- Ceramic floor tiles
- Plastered masonry walls for durability.
- Gypsum board ceiling with paint finish

BATHROOMS

- Ceramic floor and wall tiles
- Moisture resistant gypsum board ceiling with paint finish
- Stone/marble countertops for durability
- Cotto/Kohler or equivalent sinks, toilets, and fixtures
- Mirrors cut to size.
- Included bathroom accessories (One toilet roll holder and one towel rack per bathroom)

KITCHEN

- Modern kitchen including hob and hood (Oven microwave, Fridge, and dishwasher not included)

AIR CONDITIONING

- Inverter air conditioning units in living room and bedroom with remote control.

ELECTRICAL

- All wiring earthed and concealed in conduit.
- Fuse panel with earth leakage protection
- All rooms: LED downlight system with dimmer switch in the living room and master bedroom.
- Ceiling fans in the living room, family room and master bedroom.
- Waterproof exterior sockets in non-roofed areas.

ELECTRICAL INSTALLATION

- Individual electric meters for each Villa.

WATER SUPPLY

- Water meter for every villa
- Wastewater: Septic tanks
- Water storage for each villa underground
- Water pump

PEST CONTROL SYSTEM

- Pipes for chemicals built into the foundation.

*QAV POOL VILLA reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are no longer available.

QAV POOL VILLA

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  QAV Residence