



THE WYNN

LUXURY VILLA PHUKET

ABOUT THE WYNN PHUKET

The Wynn Phuket, Our villas epitomise the concept of modern tropical design. Combining aesthetic appeal with functionality, the core ethos is to seamlessly blend the natural beauty of Phuket's tropical climate with contemporary living.

We believe our villa designs stand as a testament to the harmonic integration of nature and architecture. Through thoughtful consideration of air flow, the use of natural materials, and open spaces that embrace the outdoors, we are redefining the concept of Phuket living, creating spaces that are not only aesthetically stunning but also attuned to the needs of the environment and its inhabitants.



PROPERTY SUMMARY

Project name	: The Wynn Phuket
Project Owner	: Capital City Real estate Co.,Ltd.
Location	: Pasak-Cherngtalay
Land area	: 482-734 sq.m.
Built up area	: 478-732 sq.m.
Title	: Freehold/Leasehold
Room Types	: 3-5 bedrooms plus optional room



















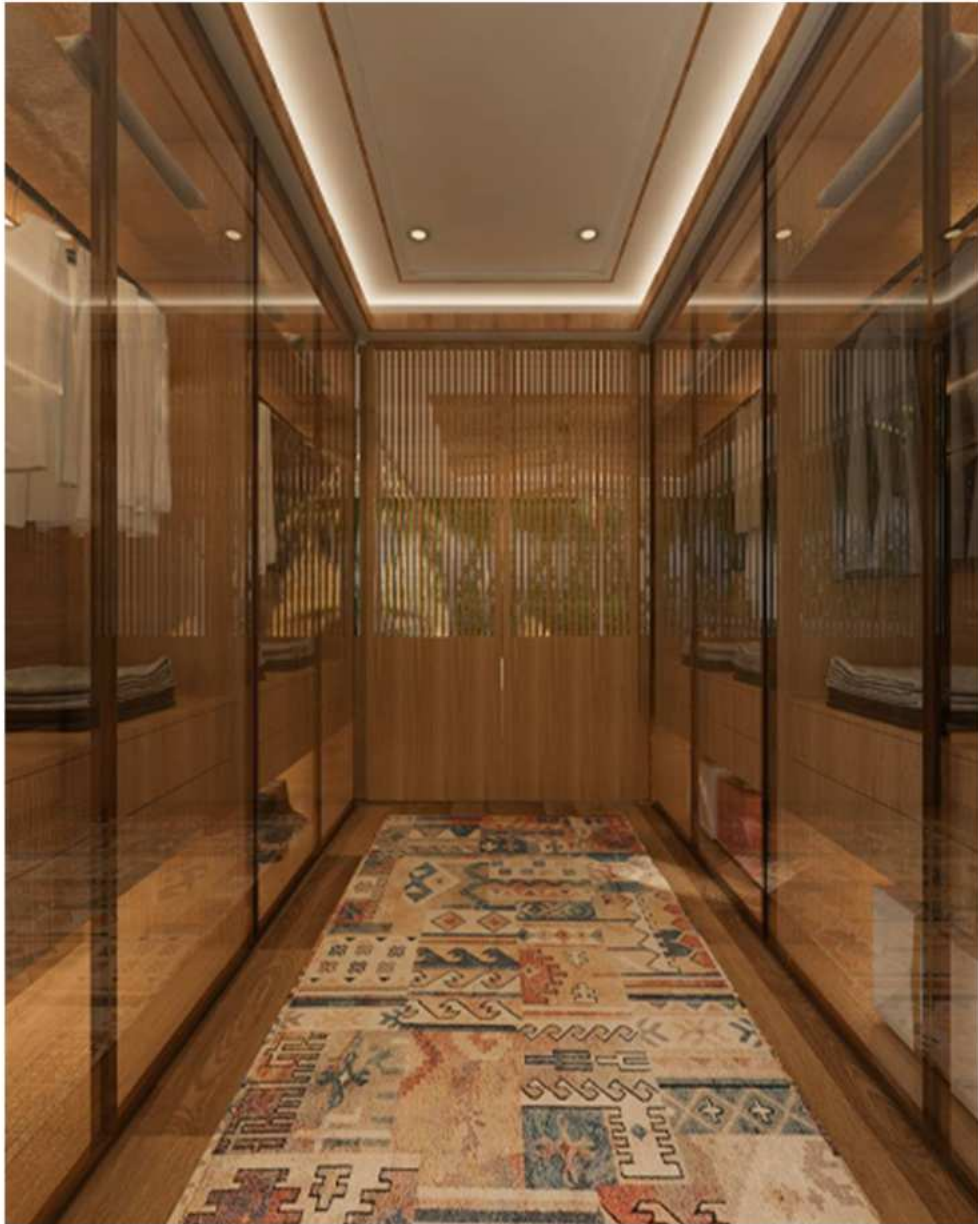












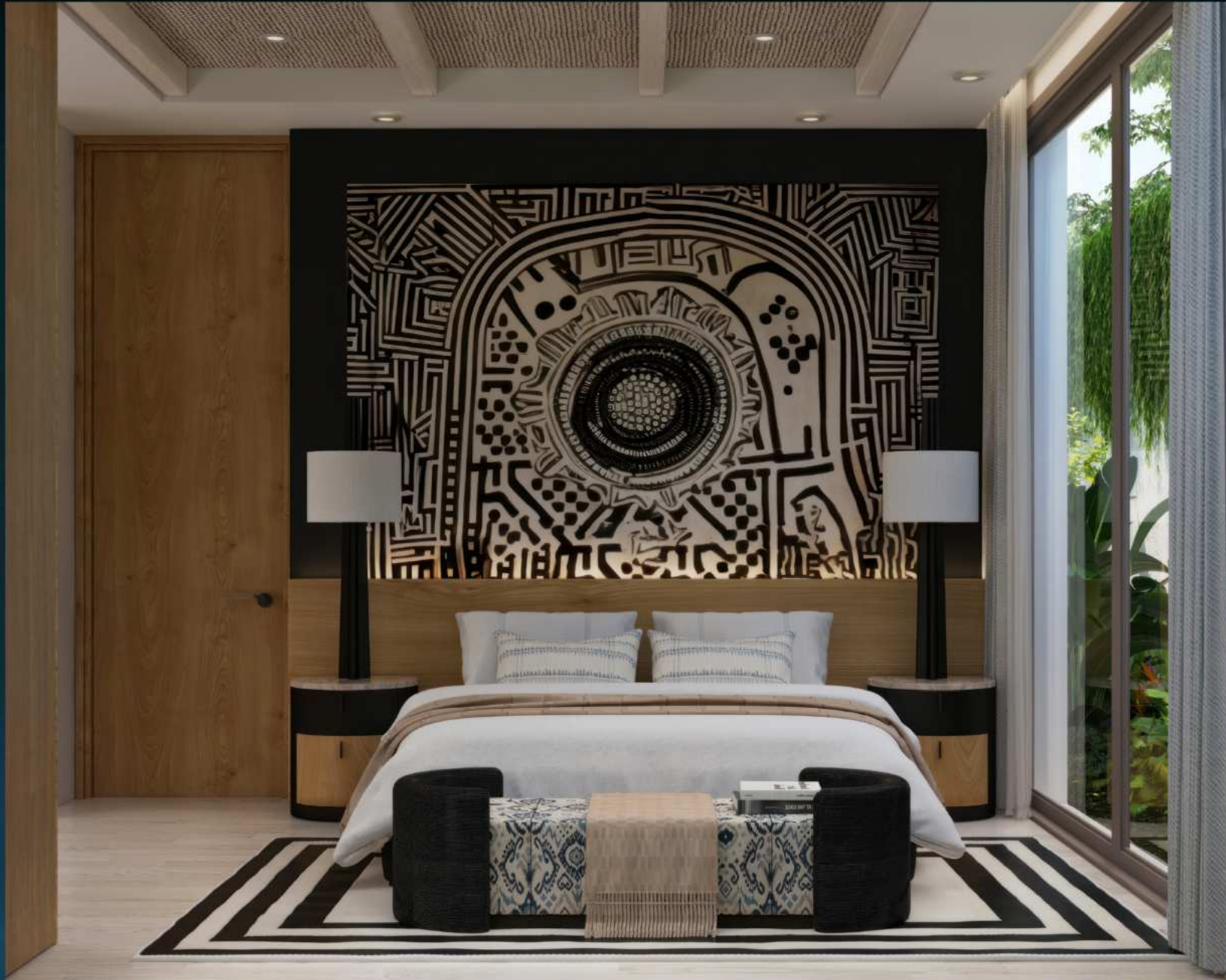


























AREA INFORMATION PLOT W1

OUTDOOR AREA

SWIMMING POOL	4.0x10.0	M.	40.00	SQ.M.
POOL TERRACE	2.5x12.4	M.	36.85	SQ.M.
STAIRCASE, CORRIDOR	1.2x4.0(x2)	M.	11.35	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x3.9	M.	5.13	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	1.9x3.5	M.	6.73	SQ.M.
GARDEN AREA			186.57	SQ.M.
TOTAL AREA			346.63	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.4x11.7	M.	75.03	SQ.M.
MASTER BEDROOM	5.3x5.6	M.	29.70	SQ.M.
MASTER BAHTROOM	5.3x3.2	M.	15.50	SQ.M.
WALK-IN CLOSET	5.3x2.0	M.	10.65	SQ.M.
BEDROOM 2	3.6x8.0	M.	21.50	SQ.M.
BATHROOM 2	2.0x3.7	M.	7.50	SQ.M.
BEDROOM 3	3.6x8.0	M.	21.50	SQ.M.
BATHROOM 3	2.0x3.7	M.	7.50	SQ.M.
STUDY ROOM	2.7x3.1	M.	8.50	SQ.M.
GUEST POWDER ROOM	2.2x2.4	M.	5.30	SQ.M.
THAI KITCHEN AREA	1.7x1.9	M.	3.30	SQ.M.
LAUNDRY AREA	1.6x1.7	M.	2.70	SQ.M.
STORAGE ROOM	1.3x2.4	M.	3.23	SQ.M.
TOTAL AREA			212.00	SQ.M.
GRAND TOTAL BUILDING AREA			558.63	SQ.M.

The developer will be able to change without notice. All numbers and areas are shown roughly. Plus, contents and images are for advertising purposes only.

FLOOR PLAN
SCALE 1:100



AREA INFORMATION PLOT W2

OUTDOOR AREA

SWIMMING POOL	4.0x10.0	M.	40.00	SQ.M.
POOL TERRACE	2.5x12.0	M.	38.24	SQ.M.
STAIRCASE, CORRIDOR	1.0x4.0(x2)	M.	7.98	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x3.9	M.	5.78	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	1.9x3.2	M.	6.15	SQ.M.
GARDEN AREA			129.12	SQ.M.
TOTAL AREA			287.27	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	5.9x11.7	M.	69.00	SQ.M.
MASTER BEDROOM	5.0x5.3	M.	26.50	SQ.M.
MASTER BAHTROOM	3.2x5.2	M.	15.30	SQ.M.
WALK-IN CLOSET	2.0x5.2	M.	10.30	SQ.M.
BEDROOM 2	3.2x7.7	M.	18.40	SQ.M.
BATHROOM 2	1.8x3.7	M.	6.40	SQ.M.
BEDROOM 3	3.2x7.7	M.	18.40	SQ.M.
BATHROOM 3	1.8x3.7	M.	6.40	SQ.M.
STUDY ROOM	2.5x3.1	M.	7.60	SQ.M.
GUEST POWDER ROOM	1.8x2.4	M.	4.32	SQ.M.
THAI KITCHEN AREA	1.6x1.7	M.	2.70	SQ.M.
LAUNDRY AREA	1.6x1.7	M.	2.80	SQ.M.
STORAGE ROOM	1.4x2.4	M.	3.50	SQ.M.

TOTAL AREA **191.62** **SQ.M.**

GRAND TOTAL BUILDING AREA **478.89** **SQ.M.**

FLOOR PLAN
SCALE 1:100

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AREA INFORMATION PLOT W3

OUTDOOR AREA

SWIMMING POOL	4.0x10.0 M.	40.00 SQ.M.
POOL TERRACE	3.0x12.9 M.	38.70 SQ.M.
STAIRCASE, CORRIDOR	1.5x4.0(x2) M.	11.60 SQ.M.
PARKING AREA	6.0x6.0 M.	36.00 SQ.M.
WALK-WAY	1.3x4.6 M.	5.80 SQ.M.
SALA	4.8x6.0 M.	28.80 SQ.M.
WASHING AREA	1.9x5.2 M.	9.90 SQ.M.
GARDEN AREA		261.90 SQ.M.
TOTAL AREA		432.70 SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.8x12.9 M.	87.70 SQ.M.
MASTER BEDROOM	5.6x5.3 M.	29.70 SQ.M.
MASTER BAHTROOM	5.3x3.2 M.	15.40 SQ.M.
WALK-IN CLOSET	5.3x2.1 M.	11.00 SQ.M.
BEDROOM 2	4.1x6.7 M.	20.60 SQ.M.
BATHROOM 2	2.6x2.6 M.	6.90 SQ.M.
BEDROOM 3	4.2x6.7 M.	21.00 SQ.M.
BATHROOM 3	2.6x2.6 M.	6.90 SQ.M.
BEDROOM 4	4.1x6.7 M.	20.60 SQ.M.
BAHTROOM 4	2.6x2.6 M.	6.90 SQ.M.
STUDY ROOM	3.0x4.1 M.	12.30 SQ.M.
GUEST POWDER ROOM	2.4x2.4 M.	5.75 SQ.M.
THAI KITCHEN AREA	1.7x2.7 M.	4.60 SQ.M.
LAUNDRY AREA	1.7x2.5 M.	4.25 SQ.M.
STORAGE ROOM	2.4x2.8 M.	6.70 SQ.M.
TOTAL AREA		260.30 SQ.M.
GRAND TOTAL BUILDING AREA		693.00 SQ.M.

FLOOR PLAN SCALE 1:125

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AREA INFORMATION PLOT W4

OUTDOOR AREA

SWIMMING POOL	4.0x11.0	M.	44.00	SQ.M.
POOL TERRACE	3.0x14.0	M.	42.00	SQ.M.
STAIRCASE, CORRIDOR	1.5x4.0(x2)	M.	12.00	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x4.5	M.	6.43	SQ.M.
SALA	4.8x6.0	M.	28.80	SQ.M.
WASHING AREA	1.9x5.2	M.	9.87	SQ.M.
GARDEN AREA			255.62	SQ.M.

TOTAL AREA **434.72** SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.8x12.9	M.	93.86	SQ.M.
MASTER BEDROOM	5.6x5.3	M.	29.70	SQ.M.
MASTER BAHTROOM	5.3x3.2	M.	15.40	SQ.M.
WALK-IN CLOSET	2.0x5.3	M.	10.80	SQ.M.
BEDROOM 2	4.3x7.1	M.	23.20	SQ.M.
BATHROOM 2	2.5x2.6	M.	6.60	SQ.M.
BEDROOM 3	4.2x6.7	M.	21.00	SQ.M.
BATHROOM 3	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 4	4.1x6.6	M.	20.20	SQ.M.
BAHTROOM 4	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 5	4.1x6.7	M.	20.50	SQ.M.
BAHTROOM 5	2.6x2.6	M.	6.90	SQ.M.
STUDY ROOM	3.0x5.0	M.	15.00	SQ.M.
GUEST POWDER ROOM	2.4x2.4	M.	5.75	SQ.M.
THAI KITCHEN AREA	1.7x2.7	M.	4.50	SQ.M.
LAUNDRY AREA	1.7x2.5	M.	4.25	SQ.M.
STORAGE ROOM	2.4x2.8	M.	6.70	SQ.M.

TOTAL AREA **298.16** SQ.M.

GRAND TOTAL
BUILDING AREA **732.88** SQ.M.

FLOOR PLAN SCALE 1:125

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AREA INFORMATION PLOT W5

OUTDOOR AREA

SWIMMING POOL	4.0x10.0	M.	40.00	SQ.M.
POOL TERRACE	2.5x12.4	M.	31.88	SQ.M.
STAIRCASE, CORRIDOR	1.2x4.0(x2)	M.	12.57	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x4.5	M.	6.36	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	1.9x4.5	M.	8.55	SQ.M.
GARDEN AREA			157.24	SQ.M.
TOTAL AREA			316.60	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	7.1x9.0	M.	65.60	SQ.M.
MASTER BEDROOM	5.1x5.8	M.	29.60	SQ.M.
MASTER BAHTROOM	3.7x4.8	M.	16.40	SQ.M.
WALK-IN CLOSET	2.0x4.8	M.	9.64	SQ.M.
BEDROOM 2	4.1x6.6	M.	20.60	SQ.M.
BATHROOM 2	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 3	4.1x6.6	M.	20.10	SQ.M.
BATHROOM 3	2.6x2.6	M.	6.90	SQ.M.
STUDY ROOM	2.6x4.7	M.	10.80	SQ.M.
GUEST POWDER ROOM	2.4x2.5	M.	6.00	SQ.M.
THAI KITCHEN AREA	1.7x2.5	M.	4.25	SQ.M.
LAUNDRY AREA	1.7x2.1	M.	3.50	SQ.M.
STORAGE ROOM	2.1x2.4	M.	5.00	SQ.M.
TOTAL AREA			205.29	SQ.M.
GRAND TOTAL BUILDING AREA			521.89	SQ.M.

FLOOR PLAN
SCALE 1:100

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AREA INFORMATION PLOT W6

OUTDOOR AREA

SWIMMING POOL	4.0x9.0 M.	36.00 SQ.M.
POOL TERRACE	2.9x9.0 M.	36.63 SQ.M.
STAIRCASE, CORRIDOR	1.2x4.4 M.	5.22 SQ.M.
PARKING AREA	6.0x6.0 M.	36.00 SQ.M.
WALK-WAY	1.4x5.8 M.	8.11 SQ.M.
SALA	3.8x5.3 M.	19.95 SQ.M.
WASHING AREA	2.0x5.1 M.	8.81 SQ.M.
GARDEN AREA		158.36 SQ.M.
TOTAL AREA		309.08 SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.6x11.1 M.	73.26 SQ.M.
MASTER BEDROOM	5.3x5.6 M.	29.70 SQ.M.
MASTER BAHTROOM	3.2x5.3 M.	15.75 SQ.M.
WALK-IN CLOSET	2.1x5.3 M.	11.22 SQ.M.
BEDROOM 2	4.1x6.7 M.	20.80 SQ.M.
BATHROOM 2	2.6x2.6 M.	6.90 SQ.M.
BEDROOM 3	4.1x6.7 M.	20.57 SQ.M.
BATHROOM 3	2.6x2.6 M.	6.90 SQ.M.
STUDY ROOM	3.2x3.3 M.	10.56 SQ.M.
GUEST POWDER ROOM	1.9x2.5 M.	4.75 SQ.M.
THAI KITCHEN AREA	1.7x2.5 M.	4.24 SQ.M.
LAUNDRY AREA	1.7x1.9 M.	3.15 SQ.M.
STORAGE ROOM	1.8x2.8 M.	5.04 SQ.M.
TOTAL AREA		212.84 SQ.M.
GRAND TOTAL BUILDING AREA		521.92 SQ.M.

FLOOR PLAN
SCALE 1:100



AREA INFORMATION PLOT W7

OUTDOOR AREA

SWIMMING POOL	4.0x10.0	M.	40.00	SQ.M.
POOL TERRACE	2.8x13.0	M.	36.40	SQ.M.
STAIRCASE, CORRIDOR	4.0x1.5(x2)	M.	12.00	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x5.4	M.	7.55	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	1.9x5.2	M.	9.87	SQ.M.
GARDEN AREA			231.41	SQ.M.
TOTAL AREA			397.23	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.8x11.7	M.	79.56	SQ.M.
MASTER BEDROOM	5.3x5.6	M.	29.70	SQ.M.
MASTER BATHROOM	3.2x5.3	M.	15.40	SQ.M.
WALK-IN CLOSET	2x5.3	M.	11.19	SQ.M.
BEDROOM 2	4.1x6.7	M.	20.59	SQ.M.
BATHROOM 2	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 3	4.1x6.7	M.	20.59	SQ.M.
BATHROOM 3	2.6x2.6	M.	6.90	SQ.M.
STUDY ROOM	3.1x3.1	M.	9.76	SQ.M.
GUEST POWDER ROOM	2.4x2.4	M.	5.75	SQ.M.
THAI KITCHEN AREA	1.7x2.7	M.	4.24	SQ.M.
LAUNDRY AREA	1.7x2.5	M.	4.59	SQ.M.
STORAGE ROOM	2.4x2.8	M.	6.71	SQ.M.
TOTAL AREA			221.88	SQ.M.
GRAND TOTAL BUILDING AREA			619.11	SQ.M.

FLOOR PLAN SCALE 1:100

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AREA INFORMATION PLOT W8

OUTDOOR AREA

SWIMMING POOL	4.0x8.5	M.	34.00	SQ.M.
POOL TERRACE	2.5x11.0	M.	32.85	SQ.M.
STAIRCASE, CORRIDOR	1.0x4.0(x2)	M.	8.48	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.4x4.1	M.	6.14	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	1.9x3.4	M.	6.55	SQ.M.
GARDEN AREA			144.02	SQ.M.
TOTAL AREA			292.04	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	7.1x9.0	M.	65.45	SQ.M.
MASTER BEDROOM	5.1x5.3	M.	27.03	SQ.M.
MASTER BATHROOM	4.8x3.2	M.	14.03	SQ.M.
WALK-IN CLOSET	2.0x4.8	M.	9.60	SQ.M.
BEDROOM 2	4.1x6.4	M.	19.25	SQ.M.
BATHROOM 2	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 3	4.1x6.4	M.	19.15	SQ.M.
BATHROOM 3	2.6x2.6	M.	6.90	SQ.M.
STUDY ROOM	2.6x4.3	M.	9.65	SQ.M.
GUEST POWDER ROOM	2.2x2.4	M.	5.27	SQ.M.
THAI KITCHEN AREA	1.7x2.0	M.	3.31	SQ.M.
LAUNDRY AREA	1.6x1.7	M.	2.71	SQ.M.
STORAGE ROOM	1.3x2.4	M.	3.22	SQ.M.
TOTAL AREA			192.47	SQ.M.
GRAND TOTAL BUILDING AREA			484.51	SQ.M.

FLOOR PLAN SCALE 1:100

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AREA INFORMATION PLOT W9

OUTDOOR AREA

SWIMMING POOL	4.0x10.0	M.	40.00	SQ.M.
POOL TERRACE	2.6x12.8	M.	33.28	SQ.M.
STAIRCASE, CORRIDOR	1.2x4.0(x2)	M.	11.90	SQ.M.
PARKING AREA	6.0x6.0	M.	36.00	SQ.M.
WALK-WAY	1.7x6.0	M.	9.90	SQ.M.
SALA	4.0x6.0	M.	24.00	SQ.M.
WASHING AREA	2.9x3.8	M.	10.87	SQ.M.
GARDEN AREA			146.28	SQ.M.
TOTAL AREA			312.23	SQ.M.

INDOOR AREA

LIVING, DINING, KITCHEN AREA	6.8x11.7	M.	79.50	SQ.M.
MASTER BEDROOM	5.3x5.6	M.	29.70	SQ.M.
MASTER BAHTROOM	3.2x5.4	M.	15.60	SQ.M.
WALK-IN CLOSET	2.0x5.3	M.	10.65	SQ.M.
BEDROOM 2	4.6x6.9	M.	24.85	SQ.M.
BATHROOM 2	2.6x2.6	M.	6.90	SQ.M.
BEDROOM 3	4.6x6.9	M.	24.85	SQ.M.
BATHROOM 3	2.6x2.6	M.	6.90	SQ.M.
STUDY ROOM	3.1x3.3	M.	10.00	SQ.M.
GUEST POWDER ROOM	2.2x2.4	M.	5.30	SQ.M.
THAI KITCHEN AREA	1.7x2.0	M.	3.32	SQ.M.
LAUNDRY AREA	1.7x1.8	M.	3.05	SQ.M.
STORAGE ROOM	1.6x2.4	M.	3.72	SQ.M.
TOTAL AREA			224.34	SQ.M.
GRAND TOTAL BUILDING AREA			536.57	SQ.M.

FLOOR PLAN
SCALE 1:100

CONDITION / PAYMENT TERMS

1. Reservation fee	2%
2. Sales&Purchase Agreement	28%
3. Finished Foundation Post	20%
4. Finished wall and roof	20%
5. Finished windows and doors	20%
6. Finished Finishing ,transfer of ownership	10%

LEASEHOLD TITLE

Applies to foreigners on 30 x 3 years lease for the land and freehold ownership of the villas.

ADDITIONAL COSTS



Maintenance and common area fee

Plot : w3,w4,w7. 15,000 THB/Month

Plot : w1, w2,w5,w6,w8,w9. 12,000 THB/Month



Electricity and water

20,000 THB, One time payment.

FREEHOLD TITLE

Applies to Thai buyers or foreign nations buying through Thai limited companies to own both the land and the villas.

FACILITY SERVICE

- Service staff 24 hours.
- Closed-circuit camera
- Get rid of 3 garbage items/week.
- Eliminate pests
- Take care of the common garden.



Sinking fund

150,000 THB, One time payment.



Transfer fee&tax

share 50/50 between developer and buyer.



LOCATION



SHOPPING

Porto De Phuket mall	5 min
Boat Avenue shopping street and Villa Market premium supermarket	5 min
Central Festival and Central	
Floresta shopping malls	30 min
Phuket old town	30 min
Robinson Lifestyle	15 min



BEACHES AND BEACH CLUBS

Bang Tao Beach	7 min
Layan Beach	10 min
surin Beach	17 min
banana Beach	10 min
catch Beach Club	15 min
Xana Beach Club	12 min



INTERNATIONAL SCHOOL

UWC School	20 min
British International School Phuket	25 min
Headstart	10 min



LIFE STYLE

Phuket International Airport	20 min
Bangkok Phuket Hospital	25 min



ACTIVITIES

Laguna Golf Phuket	7 min
Elephant Wildlife Sanctuary Phuket	10 min
Blue Tree	7 min

DEVELOPER OF EXPERIENCE

OVER 25 YEARS OF EXPERIENCE IN DEVELOPING



- Condominium
- Commercial Building
- Housing Estate
- Villa Estate

PROJECT ACCOMPLISHED

CONDOMINIUM



- Sombat condoview Pattaya
- Sombat condotel Pattaya 2
- The Ocean Pearl Pattaya Condo
- The Mona Vale Condo

PROJECT ACCOMPLISHED

VILLA ESTATE



- The icon sriracha chonburi
- THE CAPPITAL CITY 1 Rangsit
- THE URBAN Rangsit
- BUNGBORAPET LAND

- The CAPITAL CITY Rangsit
- THE CAPITAL CITY 2 Rangsit
- PANTIRA Rangsit
- HAPPY HOME Nakornsawan

PROJECT ACCOMPLISHED

COMMERCIAL BUILDING



- THE WYNN BANGKAE
- The Capital City (Pattanakarn 65)
- Saran City (Songprapa)
- Baan Picamsuk (Nakornsawan)
- Rim Ping (Nakornsawan)

- The Capital City (Petchkasem)
- Saran City (Panya-Intra KM.9)
- Saran City (Rangsit Klong 4)
- Baan Ratchaphruek (Ayuttaya)

PROJECT ACCOMPLISHED

HOUSING ESTATE



- RATCHAPHRUEK PROJECT 1 (Rangsit klong 3)
- RATCHAPHRUEK PROJECT 3 (Rangsit Klong 9)
- RATCHAPHRUEK PROJECT 5 (Rangsit Klong 10)
- RATCHAPHRUEK PROJECT 7 (Rangsit Klong13)
- RATCHAPHRUEK PROJECT 9 (Singburi)
- RATCHAPHRUEK PROJECT 11 (Pathumthani)

- RATCHAPHRUEK PROJECT 2 (Rangsit Klong 6)
- RATCHAPHRUEK PROJECT 4 (Nakornsawan)
- RATCHAPHRUEK PROJECT 6 (Rangsit Klong 13)
- RATCHAPHRUEK PROJECT 8 (Rangsit Klong14)
- RATCHAPHRUEK PROJECT 10 (Ayuttaya)
- RATCHAPHRUEK PROJECT 12 (Ayuttaya)



THE WYNN

LUXURY VILLA PHUKET

CAPITAL CITY REAL ESTATE CO.,LTD.



(092) 241-9916



unitedreal1@gmail.com

Thewynnphuket@gmail.com



The Wynn Luxury Pool villa



[Thewynn_phuket](https://www.instagram.com/Thewynn_phuket)