



**The Quarter**  
*"The Most Exclusive Sea-View Condominium"*

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**Project Overview**

Just a few minutes drive from the idyllic sands of Surin Beach, The Quarter is the ideal choice for a luxurious home by the beach and a tropical lifestyle.

Innovative architectural concepts dictate a relationship between nature, function and quality, without compromising on elegance or style. Homes are designed to capture cool ocean breezes, natural light and panoramic views. High ceilings, natural colors and materials, fused with a white interior, provide clean, spacious living. A seam less blend of east and west create a modern tropical style.

**Location**

Surin Beach is located on Phuket Island's famed west coast. Famed for its stunning beach approximately 1 kilometre long, and upscale entertainment and dining options, Surin Beach is a west coast gem that has a character all of its own. The casuarina-lined shores have always given Surin Beach a feeling of calm, of being one with nature. Previously, beachfront grass huts were replaced with concrete alternatives, only to see moves in recent times back to the charm of buildings using natural materials, adding to the beauty of Surin's beachfront and surrounds.

Over the last 20 years or so Surin has seen an influx of international visitors and residents. The village is home to Ban Thao Mosque and Anamai Kasem Buddhist temple and as Surin continues to evolve, the area embraces a cosmopolitan mix of nationalities and religions. The 'Surin Hill Focus' conducted by Property Report Thailand revealed that the value of



**Development Introduction**

Surin Hill's condominium development, The Quarter highlights tropical modern living, and ideal concept for lifestyle nearby Surin beach - Phuket's most famous beach on Phuket's west coast is the heart of the five-star region. The 20 units of The Quarter are intelligently designed to maximize privacy, location and aesthetics.

The condominium offers studio and duplexes which allow owners to enjoy vertical panoramic views, enhanced by a white interior concept which provides a clean and spacious living environment. The architecture and design is responding to a modern living style of sophistication with a sense of style. High ceilings and functional use of space are important. Rooms are designed with multiple glass windows which open to the dramatic views. Spacious common and private terraces and balconies, allow owners to enjoy an outdoor lifestyle and the natural light during day and night.

The innovative architectural concept dictates a relationship between nature, function and quality, without compromising on elegance of style. High ceilings, spacious and private areas and terraces/balconies, combined with the use of natural colors and materials make the living experience one of comfort.



## Project Description

- |  |                                       |
|--|---------------------------------------|
| ❑ Project area 1-2-27.3 rai                  | ❑ Environment                         |
| ❑ Project begins March 2008                  | ❑ Ownership Free Hold and Lease Hold. |
| ❑ Expected completion October 2009           | ❑ Room type Studios type (6 units)    |
| ❑ Overall development 20 Seaview units       | ❑ 80 sq.m.                            |
| ❑ 3 Buildings                                | ❑ Duplex type (6 units)               |
| ❑ 4 floors                                   | ❑ 128 sq.m.                           |
| ❑ Modern tropical and contemporary design    | ❑ The Pool Type (8 units)             |
| ❑ Privacy/ seaview, and living in among lush | ❑ 244 or 290 sq.m.                    |

## Why the Quarter?

### Best Location

The Quarter condominium is located in the island's prime resort area 'Surin Hill', which offers the best views of the Andaman Sea and Surin Beach, and is only a 2 minute to the beach. Surin area and Surin Beach are surrounded by upscale resorts such as Amanpuri, The Chedi, Twin Palms, The Chava Resort and Marriott Courtyard, as well as luxury property developments including Baan Thai Surin Hill, Ayara, and Surin Heights.

There are restaurants, bars, lounges and spas, in the area, as well as Bang Tao Beach and the Laguna Resort complex and golf club being just 5-10 minutes away.

### Best Living environment and excellent neighbors

The Quarter is among the luxury property worth of 4 billion baht\* The Quarter is located on Surin hill. Surin hill is a unique and popular location and is home to over 4 billion baht of real estate. The Quarter counts some of the best luxury villa developments on Phuket as its neighbors.

### Best Value Development

Tropical design for a tropical lifestyle. The Quarter is an exclusive residential development consisting of 20 units, professionally designed in a Contemporary Thai style for a tropical lifestyle. Designed by the experienced Surin Hill architectural team, they also supervise the construction of the development to ensure that the project meets Surin Hill Development's high development standards for which they are renowned.

### Best time of Investment opportunity

Phuket's West Coast remains the most popular area for high-end residents and tourists. Property/ land pricing and popularity is high. At present, there are limited plots available for luxury property development in the Surin area, which over time will drive prices even higher. Surin Hill Development has a successful track record in terms of property sales, resale's as well as creating unique tropical living residences of high quality and value. The Quarter has been designed to suite today's tropical living lifestyle, with a contemporary/modern design and furnishings.

The current global economic situation has impacted on Phuket's real estate market with a number of new launches delayed and some projects under construction slowing. While take-up rates have slowed, the Phuket market's fundamentals remain strong and the level of interest in real estate remains strong with international buyers and investors.



**Property Specification**

**Studio Type**

<b>Architectural Concept:</b>	Modern tropical style.
<b>Interior:</b>	Asian contemporary design 1 Bedroom plus pantry Standard built-in items are included. Construction materials and fittings
<b>Foundation:</b>	Piling System
<b>Roofing Structure:</b>	Slab roof made of concrete beams.
<b>External Walls:</b>	Brick walls; interior plastered, exterior rendered and painted white.
<b>Internal Walls:</b>	Brick, plastered.
<b>Internal Floors:</b>	Premium 60 x 60 cm tiles in all bedrooms, kitchen, dining and living areas Black slate 30 cm x 30 cm tiles in bathrooms
<b>Ceiling:</b>	Water-resistant 9 mm Gypsum board on a galvanized metal pension system, plastered and painted white.
<b>External Terraces and Decks:</b>	Hardwood flooring
<b>Doors and windows:</b>	Sliding aluminum frames with clear glass.
<b>Kitchen Built-in Furniture:</b>	Kitchen and pantry cabinets, and wardrobes constructed of solid wood frame and teak laths with natural black granite counters in the kitchen.
<b>Appliances: Imported Teka appliances:</b>	<ul style="list-style-type: none"> <li>• Hood: three-speed electric pull-out (60 cm) – (CNL 2002)</li> <li>• Stove: Two-ring electric, max 2,800 W – (VM 30 2P)</li> <li>• Sink: Single bowl with chrome tap</li> <li>• Refrigerator: 143-litre capacity (model TKI 145 ID)</li> </ul>
<b>Bathroom Fixtures &amp; Fittings:</b>	2-bowl washbasin/ American Standard sanitary ware products.
<b>Air Conditioners:</b>	LG Art cool wall-mounted split system.
<b>Electricity Supply:</b>	From local utility company (220V)
<b>Lighting:</b>	Reflected light and Halogen down lights, Dimmers in all bedrooms.
<b>Telecommunications:</b>	Direct telephone line and cable TV line.
<b>Plumbing &amp; Sanitary System</b>	
<b>Water supply:</b>	From local mains, supplemented by a 100,000-cubic-metre back-up reservoir for The Quarter Community as a whole.
<b>Swimming Pool System:</b>	Overflow swimming pool with filter and automated salt chlorination.
<b>Jacuzzi:</b>	Jacuzzi with 2 seats.
<b>Waste Water Disposal:</b>	Waste water from the bathrooms, pantry, kitchen and laundry is drained through a grease trap into a septic tank for standard treatment.
<b>Hot Water System:</b>	Main bathrooms and kitchen have separate water heating systems.
<b>Landscaping:</b>	The Quarter Community has a full range of tropical landscaping including garden lighting.
<b>Security:</b>	Physical barrier at main entrance. CCTV system, Keycard entrance from car park to elevator, car park to reception area and reception area to communal swimming pool.

*Note: These specifications are indicative only and are subject to change and final design*



## Duplex Type

<b>Architectural Concept:</b>	Modern tropical style.
<b>Interior:</b>	Asian contemporary design. 2 Bedrooms 2 Floors plus pantry. Standard built-in items are included. Construction materials and fittings:
<b>Foundation:</b>	Piling System.
<b>Roofing Structure:</b>	Slab roof made of concrete beams.
<b>External Walls:</b>	Brick walls; interior plastered, exterior rendered and painted white.
<b>Internal Walls:</b>	Brick, plastered.
<b>Internal Floors:</b>	Premium 60 x 60 cm tiles in all bedrooms, kitchen, dining and living area Black slate 30 cm x 30 cm in bathrooms.
<b>Ceiling:</b>	Water-resistant 9 mm Gypsum board on a galvanized metal Suspension system, plastered and painted white.
<b>External Terraces and Decks :</b>	Hardwood flooring.
<b>Doors and windows:</b>	Sliding aluminum frames with clear glass.
<b>Kitchen</b>	
<b>Built-in Furniture:</b>	Kitchen and pantry cabinets, and wardrobes constructed of solid wood frame and teak laths with natural black granite counters in the kitchen.
<b>Appliances:</b>	Imported Teka appliances <ul style="list-style-type: none"> <li>• Hood: Three-speed electric pull-out (60 cm) – (CNL 2002)</li> <li>• Stove: Two-ring electric, max 2,800 W – (VM 30 2P)</li> <li>• Sink: Single bowl with chrome tap.</li> <li>• Refrigerator: 143-litre capacity (TKI 145 ID)</li> </ul>
<b>Bathrooms Fixtures &amp; Fittings:</b>	2-bowl washbasins in both bathrooms. American Standard sanitary ware products.
<b>Air Conditioners:</b>	LG Art cool wall-mounted split system.
<b>Electricity Supply:</b>	From local utility company (220V)
<b>Lighting:</b>	Reflected light and Halogen down lights. Dimmers in all bedrooms.
<b>Telecommunications:</b>	Direct telephone line and cable TV line.
<b>Plumbing &amp; Sanitary System:</b>	
<b>Water supply:</b>	From local mains, supplemented by a 100,000-cubic-metre back-up reservoir for The Quarter Community as a whole.
<b>Swimming Pool System:</b>	Overflow swimming pool with filter and automated salt chlorination.
<b>Jacuzzi:</b>	Jacuzzi with 2 seats.
<b>Waste Water Disposal:</b>	Waste water from the bathrooms, pantry, kitchen and laundry is drained through a grease trap into a septic tank of standard treatment.
<b>Hot Water System:</b>	Main bathrooms and kitchen have separate water heating systems.
<b>Landscaping:</b>	The Quarter Community has a full range of tropical landscaping including garden lighting.
<b>Security:</b>	Physical barrier at main entrance. CCTV system. Keycard entrance from car park to elevator, car park to reception area and reception area to communal swimming pool.

*Note: These specifications are indicative only and are subject to change and final design*



## Pool Type

<b>Architectural Concept:</b>	Modern tropical style.
<b>Interior:</b>	Asian contemporary design. 3 Bedrooms with Private pool and a kitchen. Standard built-in items are included.
<b>Construction materials and fittings:</b>	
<b>Foundation:</b>	Piling system.
<b>Roofing Structure:</b>	Slab roof made of concrete beams.
<b>External Walls:</b>	Brick walls; interior plastered exterior rendered and painted white.
<b>Internal Walls:</b>	Brick, plastered
<b>Internal Floors:</b>	Premium 60 x 60 cm tiles in all bedrooms, kitchen, dining and living areas Black slate 30 cm x 30 cm tiles in bathrooms.
<b>Ceiling:</b>	Water-resistant 9 mm Gypsum board on a galvanized metal Suspension system plastered and painted white.
<b>External Terraces and Decks:</b>	Hardwood flooring.
<b>Doors and windows:</b>	Sliding aluminum frames with clear glass.
<b>Kitchen</b>	
<b>Built-in Furniture:</b>	Kitchen and pantry cabinets and wardrobes constructed of solid wood frame and teak laths with natural black granite counters in the kitchen.
<b>Water supply :</b>	From local mains, supplemented by a 100,000 cubic metre back-up reservoir for The Quarter Community as a whole.
<b>Plumbing &amp; Sanitary System:</b>	
<b>Swimming Pool System:</b>	Over flow swimming pool with filter and automated salt chlorination.
<b>Appliances:</b>	
<b>Jacuzzi:</b>	Jacuzzi with 2 seats.
<b>Imported Teka appliances:</b>	<ul style="list-style-type: none"><li>• Hood: standard electric pull-out 60 cm – CNL 2002.</li><li>• Stove: Two-ring electric, max 2,800W – VM 30 2P.</li><li>• Sink: Two bowls with chrome tap.</li><li>• Refrigerator: free standing NF 350.</li></ul>
<b>Bathroom Fixtures &amp; Fittings:</b>	
<b>2-bowl washbasin in master suite;</b>	1-bowl washbasins in other bathrooms. American Standard sanitary ware products.
<b>Air Conditioners:</b>	LG Art cool wall-mounted split system.
<b>Electrical System:</b>	From local utility company (220V)
<b>Lighting:</b>	Reflected light and Halogen down lights. Dimmers in all bedrooms.
<b>Telecommunications:</b>	Direct telephone line and cable TV line.
<b>Waste Water &amp; Septic Tank:</b>	
<b>Hot Water System:</b>	Waste water from the bathrooms, pantry, kitchen and laundry is drained to a grease trap and septic tank for standard treatment Main bathrooms and kitchen have separate water heating systems.
<b>Landscaping:</b>	The Quarter Community has a full range of tropical landscaping including garden lighting.
<b>Security:</b>	Physical barrier at main entrance. CCTV system. Keycard entrance from car park to elevator, car park to reception area and reception area to communal swimming pool.

*Note: These specifications are indicative only and are subject to change and final design*

## Furniture Package

**❑ Studio Type – 1 Bedroom****Furniture List****1. Living Room**

I – Shape Sofa  
Coffer Table  
Console  
Tray for Console  
Glass Jar  
Cushion

**2. Dining Room**

Dinning table set with 2 seats  
Painting

**3. Master Bedroom**

King Size Bed  
Bed Cushion and Bed cover set  
Curtain

**4. Master Bathroom**

Bath set

**❑ Duplex Type – Two bedrooms Two Floor****Furniture List****1. Living Room**

I – Shape Sofa  
Coffee Table  
Console  
Tray For Console  
Glass Jar  
Cushion

**2. Dining Room**

Dining Table Set With 4 Seats  
Painting

**3. Master Bedroom**

King Size Bed  
Bed Cushion and Bed cover set  
Day Bed  
Day Bed Cushion  
Curtain

**4. Master Bathroom**

Bath set

**5. Bedroom 2**

King Size Bed  
Bed cushion and Bed cover set  
Curtain

**6. Bathroom 3**

Bath set

**7. Guest Bathroom**

Bath set

**❑ Pool Type – Three bedrooms with Private Pool**

**Furniture list:**

- 1. Living room**
  - L – Shape Sofa
  - Coffee Table
  - Console
  - Floor Lamp
  - Tray for Console
  - Glass Jar
  - Cushion
- 2. Dinning Room**
  - Dining Table Set With 6 Seats
  - Prop (Thai Style)
- 3. Master Bedroom**
  - King Size Bed
  - Bed Cushion And Bed Cover Set
  - Night Lamp
  - Bed End Stool
  - Day Bed
  - Day Bed Cushion
  - Curtain
- 4. Master Bathroom**
  - Bath Set
- 5. Bedroom 2**
  - King Size Bed with Night table
  - Bed Cushion and Bed Cover set.
  - Night Lam
  - Painting
  - Curtain
- 6. Bathroom 3**
  - Baht Set
- 7. Bedroom 2**
  - King size bed with Night table
  - Bed cushion and Bed cover set
  - Night Lamp
  - Painting
  - Curtain
- 8. Bathroom 4**
  - Bath set
- 9. Guest Bathroom**
  - Bath set
- 10. Pool Area**
  - Day Bed Cushion with Coffee table

**Common Property and Facilities****Common Property:**



- The structure of and the construction for the stability of and for the prevention of damage to the condominium.
  - Piling and foundation
  - Structure, floor and beam
- Entrance, drive way and car parking areas.
- Guard house
- Walk ways inside building
- Stairways
- Keycard system from entry and individual room unit
- Elevators (from car park to lobby, lobby to swimming pool, and lobby to rooms)
- MDB room, water storage tank and pump room
- Life control room
- Lobby or management Office
- Security control room
- Trash room
- Janitor room
- Common area bathroom
- Swimming pool, pump rooms and swimming pool decking
- Water System
- Waste Water System
- Electrical System
- Fire Protection System
- CCTV Systems
- Thunder protection system
- Garden area
- Air Conditioning Units for common areas i.e. Juristic Person management office, control room etc.
- Common Swimming pool on 2nd floor of development

**Facilities:**

- Residence of Surin Hill Development Company able to access to Surin Hill Club House;
  - Tennis court
  - Business meeting room
  - Wi-fi (complementary at Clubhouse)
  - Fitness center
  - Pool table
  - Bathroom/ and showersoom
  - Indoor and open air sofas for personal leisure or for business meeting
  - Maid services\*
  - Personal spa\*
  - Broadband internet\*
  - Cable TV or Satellite TV\*

\* Available for use at additional charges

**Asking Price****29,000,000 THB**



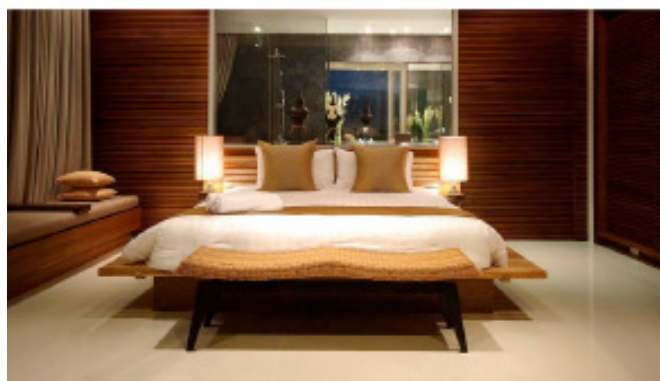
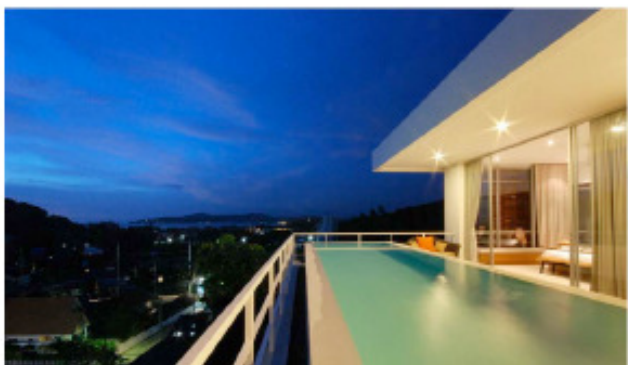
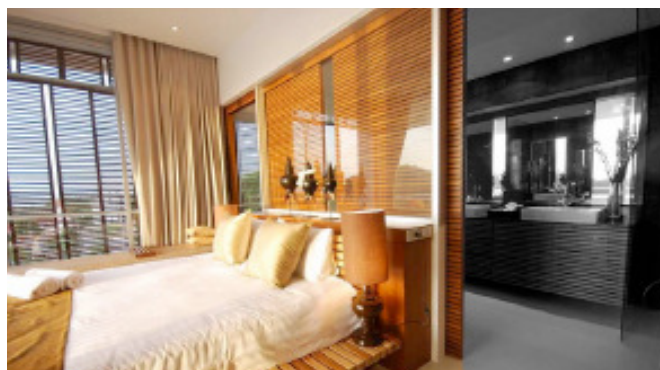
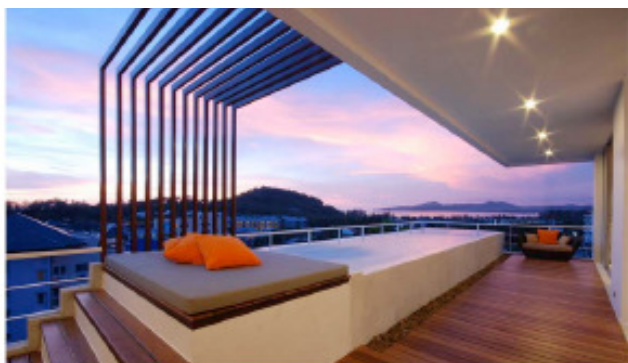
**Payment Term**

<b>THE QUARTER</b>						
<b>QUOTATION &amp; PAYMENT SCHEDULE</b>						
QUOTATION DATE	Aug 26, 2009					
LAND	2,406	SQM.	PRICE	290,000,000	BAHT	
BUILDING AREA	5,270	SQM.				
SELLING CONDO AREA	3,246	SQM.				
NO.	DATE	DESCRIPTION OF PAYMENT	AMOUNT		US\$	
			PERCENT	BAHT		
1	26 AUG.09	RESERVATION DEPOSIT	10%	29,000,000	852,941.1765	
2	26 SEP.09	SIGNING OF THE CONTRACT	50%	145,000,000	4,264,705.88	
3	15 DEC.09	UPON COMPLETION OF ELECTRICAL AND PLUMBING FIXTURES, BUILT-IN FURNITURE, APPLIANCES AND LANDSCAPE	20%	58,000,000	1,705,882.35	
4	15 MAR.10	CONDOMINIUM TRANSFER	20%	58,000,000	1,705,882.35	
		TOTAL		290,000,000	8,529,411.76	
REMARK :	1.ALL PRICE ARE LISTED IN THAI BAHT FOR ALL TRANSACTION AND RESALE					
	2. LISTED IN US\$ RATE ARE FOR GENERAL REFERENCE ONLY (1 US\$ =34 BAHT)					

**Photos Gallery**

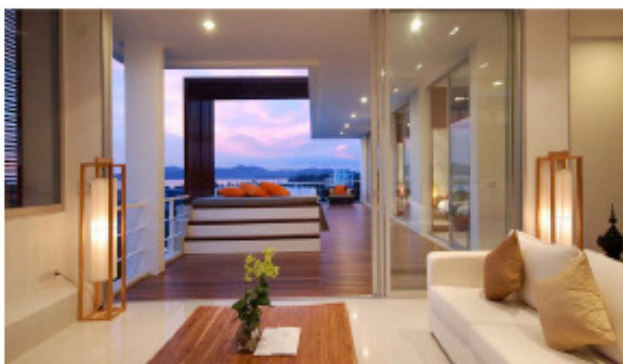


**The Quarter's Show unit  
(Three bedrooms with swimming pool)**



The outdoor pool with sea view and area for daybed

Contemporary Thai decoration for the bedrooms



Living area is well connected with the outdoor