

RESIDENTIAL VILLA 12

An Oceanfront Residence at Trisara



TRISARA



TRISARA

The garden in the third heaven

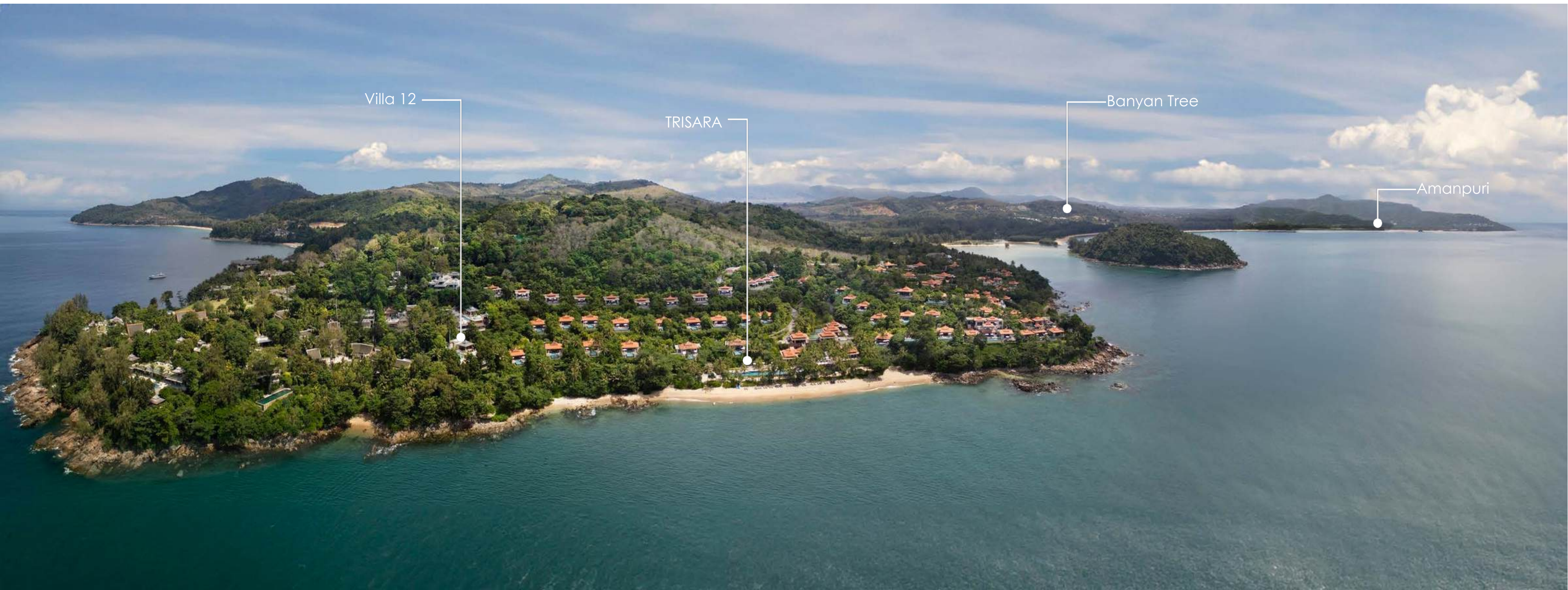
The Garden In The Third Heaven

Trisara redefines luxury on Phuket's north-western coast. A secluded beach, reserved exclusively for in-residence guests, extends along the resort's boundary, perfect for sunbathing, water sports, and long walks.

Inspired by Thailand's rich heritage, Trisara embodies timeless tradition and a deep connection to nature. Our intimate community of private villas and residences offers panoramic sea views, fostering sincere, generous experiences that celebrate spiritual and physical wellbeing while encouraging moments of reflection and connection.

DESTINATION

Trisara, in Sanskrit "The Garden in the Third Heaven" is Phuket Island's most special resort experience. Wrapped in a tropical forest and exotic gardens, the 39 spacious ocean facing pool villas and 2 - 8 bedroom private residences all embrace our own quiet bay on Phuket's sophisticated and natural north-western coastline, just 15 minutes from Phuket Airport. All pool villas, suites and private residences are designed with simple, rich interiors and enjoy a wonderful sense of privacy. Attention to detail defines the experience throughout the property, including unique natural grey marble infinity pools in all villas and suites which overflow toward the Andaman Sea and it's spectacular year-round sunsets.







ELEVATED ABOVE THE SHORELINE

Villa No.12 is positioned directly above the northern end of Trisara's private beach, a location that affords both elevation and intimacy.

The unique setting combines commanding sea views and absolute privacy with the convenience of a short stroll to the shore, main dining outlets, and resort facilities. It exists as a world apart, yet remains seamlessly connected.



TRISARA

RESIDENTIAL VILLA 12

MASTERPLAN





A PRIVATE THRESHOLD

The journey into the residence is one of quiet revelation. A discreet entrance opens not to an interior, but to the horizon itself.

One steps directly onto an expansive 800-square-meter deck, an architectural platform suspended above the ocean. It is here that the dialogue between sea, sky, and shelter begins, with uninterrupted views across the water.

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"LIVING ORIENTED TO THE OCEAN" IN CANELA DECK

The primary living spaces are arranged across the main deck, each designed as a standalone pavilion embracing the view.

This level is composed of three distinct yet connected structures:

- The master bedroom villa for private retreat
- An enclosed dining pavilion for intimate gatherings.
- An open-air living and dining sala that invites in the sea breeze.



GENEROUS AND CALM SPACES

One level below the main deck, a private floor offers two guest bedrooms and a versatile living area. Each of the two bedrooms is a generous 90-square-meter suite, providing a personal sanctuary.

These are complemented by a spacious living sala—a flexible space that can be fully air-conditioned for cool comfort or opened completely to the sea breezes.

TRISARA





SPACE WITHOUT DISTANCE

The residence spans 3,283 square meters of land, embracing the sea from all areas, yet feels intimately connected to its surroundings.

While entirely private, the villa is woven into the fabric of Trisara. A direct pathway descends discreetly through the gardens, providing effortless access to the beachfront and the resort's main facilities.

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THE EASE OF RESIDENCE

Daily life is defined by an effortless, intuitive service that anticipates needs without intrusion.

The villa is cared for by a dedicated team of one private cook and one housekeeping staff member. From the modern kitchen, they prepare home-style Thai and Western dishes, ensuring time spent here is seamless and restorative.

TRISARA

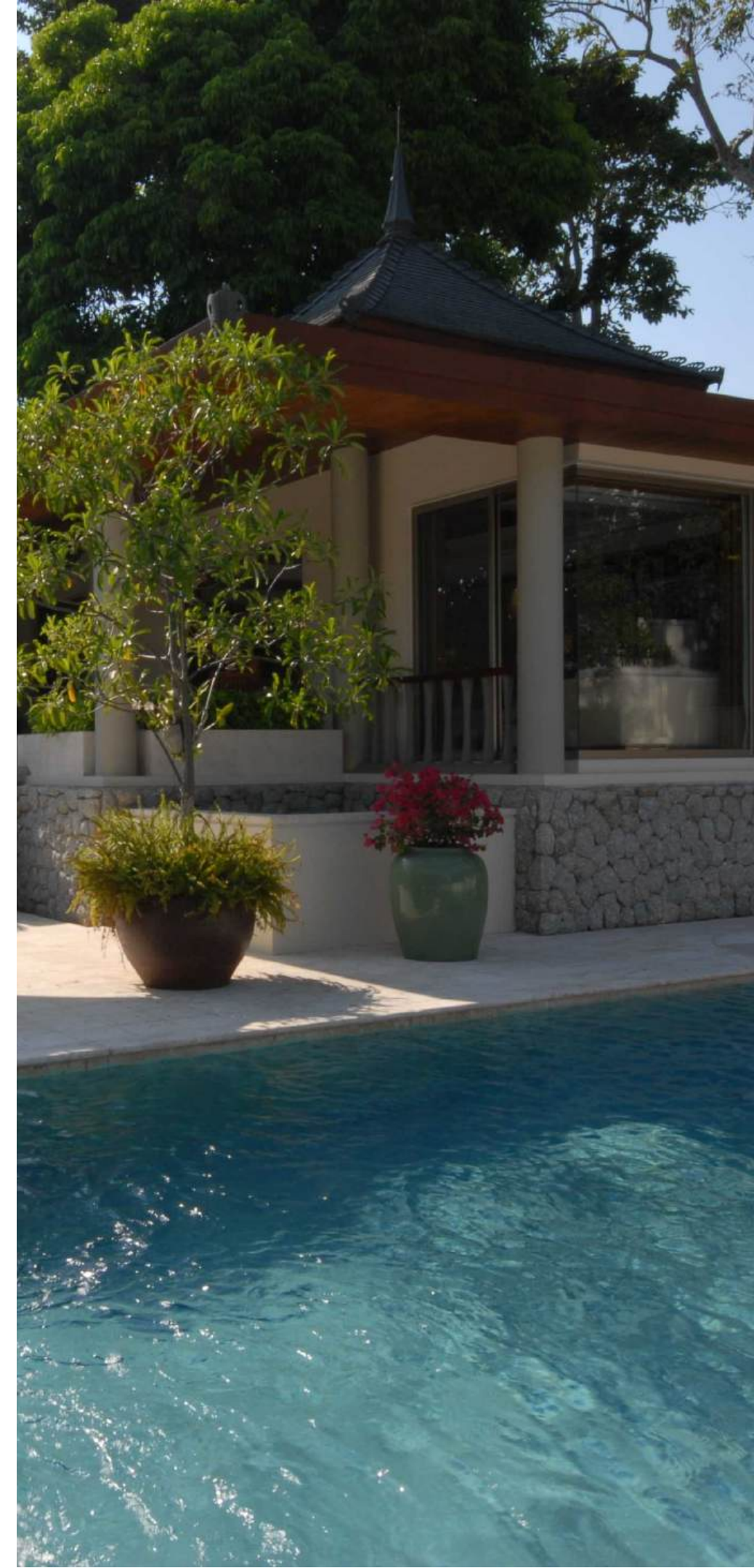


THE CHARACTER OF THE HOME

This residence is for owners who value a deeper, more personal connection to their environment.

It is for those seeking discretion, legacy, and a sense of place. For those who value elevation over exposure, and privacy over prominence. It is not a statement, but a sanctuary-a home designed for a life that feels quietly complete.

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RESIDENTIAL VILLA 12

FLOORPLAN



LOWER FLOOR
1. Bedroom B
2. Bedroom C
3. Living Room

Villa No.12
Three-Bedroom Oceanfront Residence (RV12)



UPPER FLOOR
1. Bedroom A
2. Entrance
3. Living Sala
4. Dining Room
5. Kitchen
6. Pool Deck
7. Swimming Pool

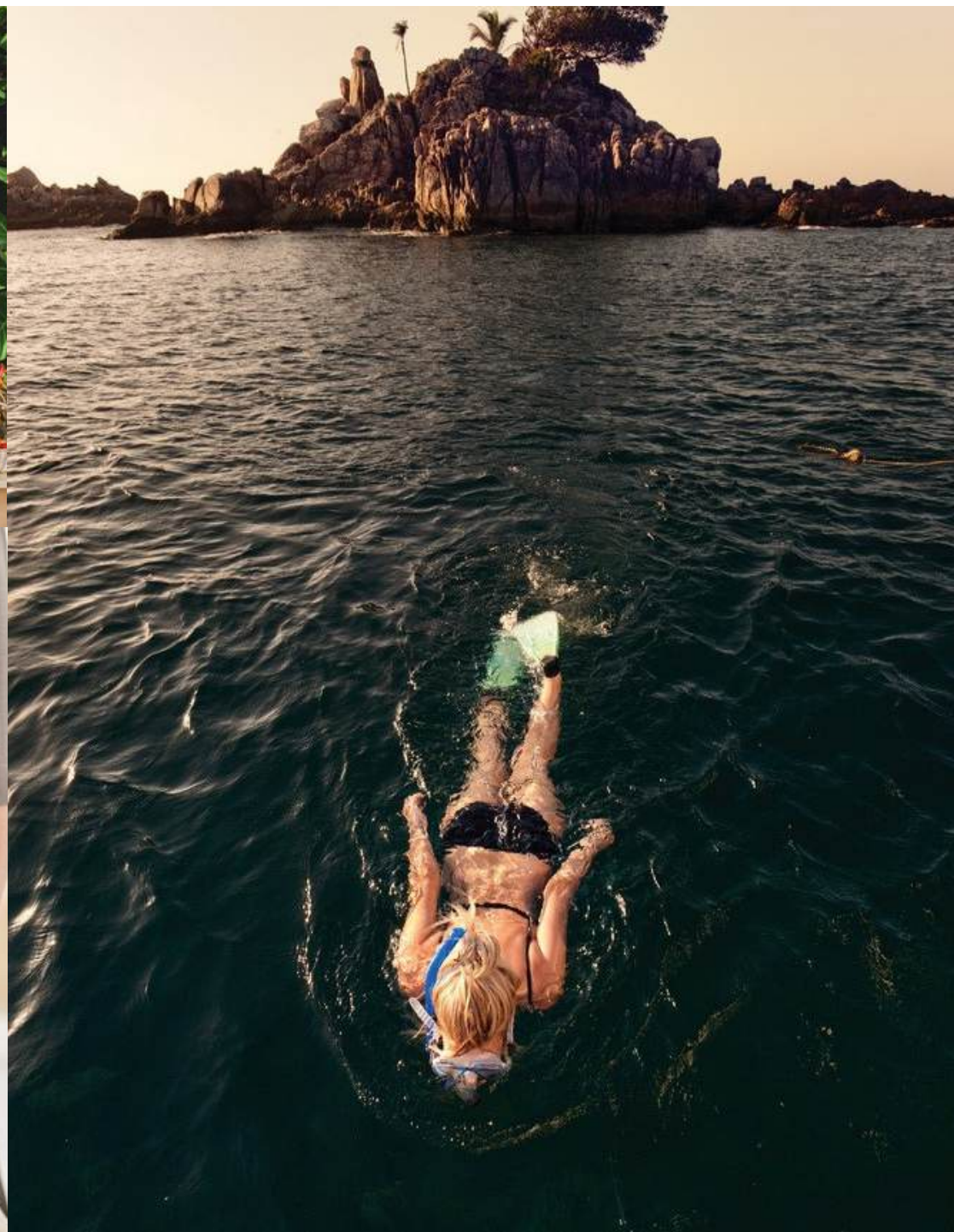
Villa No.12
Three-Bedroom Oceanfront Residence (RV12)





TRISARA LIFESTYLE

From lazy days around your private infinity pool to a 30 minute private helicopter flight over the World Heritage listed Phang Nga Bay, Trisara has a world of options to help you shape your experience on Phuket. Our senior resort hosts happily recommend personalised activities to make your time in and around the resort memorable.



VILLA OWNERSHIP

Trisara offers villas for sale on the basis that ownership forms part of the broader resort experience. Owners enjoy the privilege of residing in their own private villa within one of Phuket's most exclusive luxury resorts, while also benefiting from the potential to generate rental income when the villa is not in personal use.

Villa owners become members of the Trisara family and are entitled to access the full range of resort facilities and services available to hotel guests. These include the tennis courts, fitness centre, spa, beach and pool services, library, 24-hour private dining (in-villa service), as well as comprehensive security, engineering, and estate management support available around the clock.

The interiors and outdoor decks of each villa are finished to the same standards, materials, and furnishing specifications as those used throughout the resort. Owners may, however, personalise or redesign most interior elements, or introduce future modifications such as the addition of a room, subject to established design and architectural guidelines.

Owners and their immediate family members are entitled to preferred privileges at the resort, including a 50% discount on massage-based spa treatments and a 20% discount on food and beverage offerings (excluding alcoholic beverages). In addition to private in-villa dining prepared by a dedicated villa cook and maid, Trisara's dining venues are conveniently located within the resort.

OWNERSHIP

All villas are sold on a fully completed, turnkey basis. Construction, mechanical, and electrical specifications reflect the highest standards and are consistent with those applied to Trisara's hotel pool villas.

Upon reaching agreement on commercial terms, the buyer signs a reservation form to secure the villa. A deposit of 10% is typically required, during which time the villa is withdrawn from the market while the buyer completes due diligence.

Ownership is structured as follows:

- The buyer typically establishes an offshore company, which enters into a long-term lease agreement with TD Co., Ltd., the land-owning entity.
- The buyer enters into a Sale and Purchase Agreement for the completed villa.
- The buyer enters into a Management Agreement with Trisara Estate Management, the appointed villa management company responsible for operational oversight.

Trisara Estate Management provides comprehensive, first-class management services, offering owners a seamless and care-free ownership experience. Services include administration, staffing, maintenance, landscaping, pool servicing, and the coordination of any additional requirements requested by the owner during their stays.

RENTAL

Villa owners may elect to place their villa into Trisara's rental inventory during periods when the villa is not occupied by the owner. This is formalised through a Villa Rental Agreement between the owner and Trisara.

Trisara's global reservations and marketing platforms manage guest bookings, with rental income shared between Trisara and the owner in accordance with a pre-agreed revenue-sharing structure, which also serves as the management fee.

EXPENSES SYSTEM

Monthly expenses are divided into two categories:

1. **Villa Direct expenses.** These include the cost of the staff, electricity and water consumed in the villa itself and any other costs the villa incurs for items such as cleaning supplies, laundry etc.
2. **Villa Center Costs.** These cover the maintenance of common estate areas, as well as the salaries and operating costs of the estate management, engineering, landscaping, and related support teams. These costs are allocated among villa owners according to a transparent and equitable formula based on factors such as land plot size and pool area.

As an illustration, for a three-bedroom villa that is not occupied, combined fixed and variable expenses typically amount to approximately THB 250,000 per month, or approximately USD 80,000 per annum. These costs will increase proportionally with villa occupancy due to higher utility usage and operational requirements.



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