

Q: Where is the project located?

A: Banyan The Resort / Banyan Residences is located 5 minutes away from the beach, shopping malls and international medical service Hospital.

Q: Can I enjoy sea view from my villa?

A: As the project is built on a hill side and located 1.5 km from the sea, our center and rear plots have sea view.

Q: Can I design my own villa?

A: Yes, if one of the existing 5 models is not the preferred design, customers are able to design their own layout, which can be converted by a professional team into a "Banyan style" villa.

Q: What other privileges are available for villa owners?

A: Our villa owners have access to all personal services offered by the resort such as concierge, taxi booking, shuttle bus to town and the beach, and discounts on food and beverages at all our restaurants.

Q: Is there a golf membership included?

A: Villa owners have the privilege to apply for an exclusive golf membership at our Banyan Golf Club. The application fee depends on the membership.

- 10 year membership THB 700,000.-
- 20 year membership THB 1,000,000.-
- 30 years membership THB 1,300,000.-

The yearly fee is THB 25,000.- for the single membership and THB 40,000.- for a family membership, which covers up to 2 adults and 2 children under the age of 21. Members' guests (up to 3 people for each round) can also play at a guest rate when accompanied by a member. Members will be given priority when booking a tee-time.

Q: What does the price of a plot include?

A: The price of a plot includes a 3-phase underground electrical connection, Fiber optic connection and water supply.

Q: How about land ownership at Banyan for foreigners?

A: To realize the dream of owning a house in Thailand is to lease the land from the landlord (Banyan in this case). A lease of 30 years (longest period currently permitted by Thai law) will be signed between Banyan and the buyer. An agreement to lease the land for a total of 90 years will also be signed, which enables the owners to renew their leases for two additional 30-year periods. The price of the land covers the entire period of 90 years.

Q: What additional fees are involved when registering the lease with the local land office?

A: A villa owner needs to pay 1.1% of the land price "rent" as registration fee when the lease is registered at the provincial land office.

Q: Does Banyan provide property management for home owners?

A: Banyan provides a comprehensive concierge/ facilities management service for home owners at a monthly fee starting from THB 9,000.- The service comprises hospitality services, villa management, housekeeping, gardening, pool cleaning and maintenance, pest control, etc.

Q: Does Banyan provide a rental management service?

A: Banyan does not offer such a service at the moment, however can assist in liaising between professional real estate agents who are specialized in offering rental programs for each type of villa.

Q: How long will it take to construct a villa?

A: Depending on the villa model, it should take 10 to 12 months from start to finish. The buyer will be advised about the actual construction time by a detailed time schedule upon signing the contracts.

Q: How often is it required to visit Banyan during the construction period and is Banyan able to support in supervising the construction?

A: Banyan could provide a professional project management service, whereas supervising the construction is part of it in order to minimize any possible defects and maximize the quality of the construction. By having this service, owners will be updated on a daily basis by receiving a daily report and is visiting the Banyan on a regular basis not required.

Q: How much does a Project management service cost?

A: The price of a Project manager is 5% of the total construction cost.

Q: What is the warranty period for a villa?

A: 1-year warranty on the Mechanical and Electrical work and a 3-year warranty on the structural integrity of the villa, both commencing from the handover date of the villa.

Q: What about home insurance?

A: There are many international insurance companies who provide property insurances. Banyan can support in recommending a preferred insurance company.