

Otium Phuket.

retirement.redefined



Otium
Phuket

Otium.

At Otium we believe retirement is a time for excitement and fulfilment. That's why our villages are proudly pioneering new standards in retirement living.

Each village offers you an independent lifestyle in a luxury environment. You live in your own property within an inspiring and vibrant community. Facilities include a Naturopathic Health and Wellness Centre, spa, restaurant, medical emergency suite and flexible care options, should you need them.



Proud pioneers
of luxury retirement

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Otium is a Latin word meaning leisure time in which a person can enjoy eating, playing, resting, contemplation and academic endeavours.





Phuket.

Since it was founded in 1545 by a Portuguese explorer, Phuket has attracted traders and visitors from all over the world, drawn to some of Thailand's most beautiful beaches and religious monuments. The island is home to many cosmopolitan resorts and restaurants. In the capital, Phuket Town, you will find traditional shops and bustling markets, as well as luxury retail outlets.

Its excellent medical facilities and a state-of-the-art international airport, with direct flights around the world, mean that you can enjoy the best of both worlds; an inspirational location with an abundance of amenities.



A luxury retirement lifestyle on Thailand's largest island



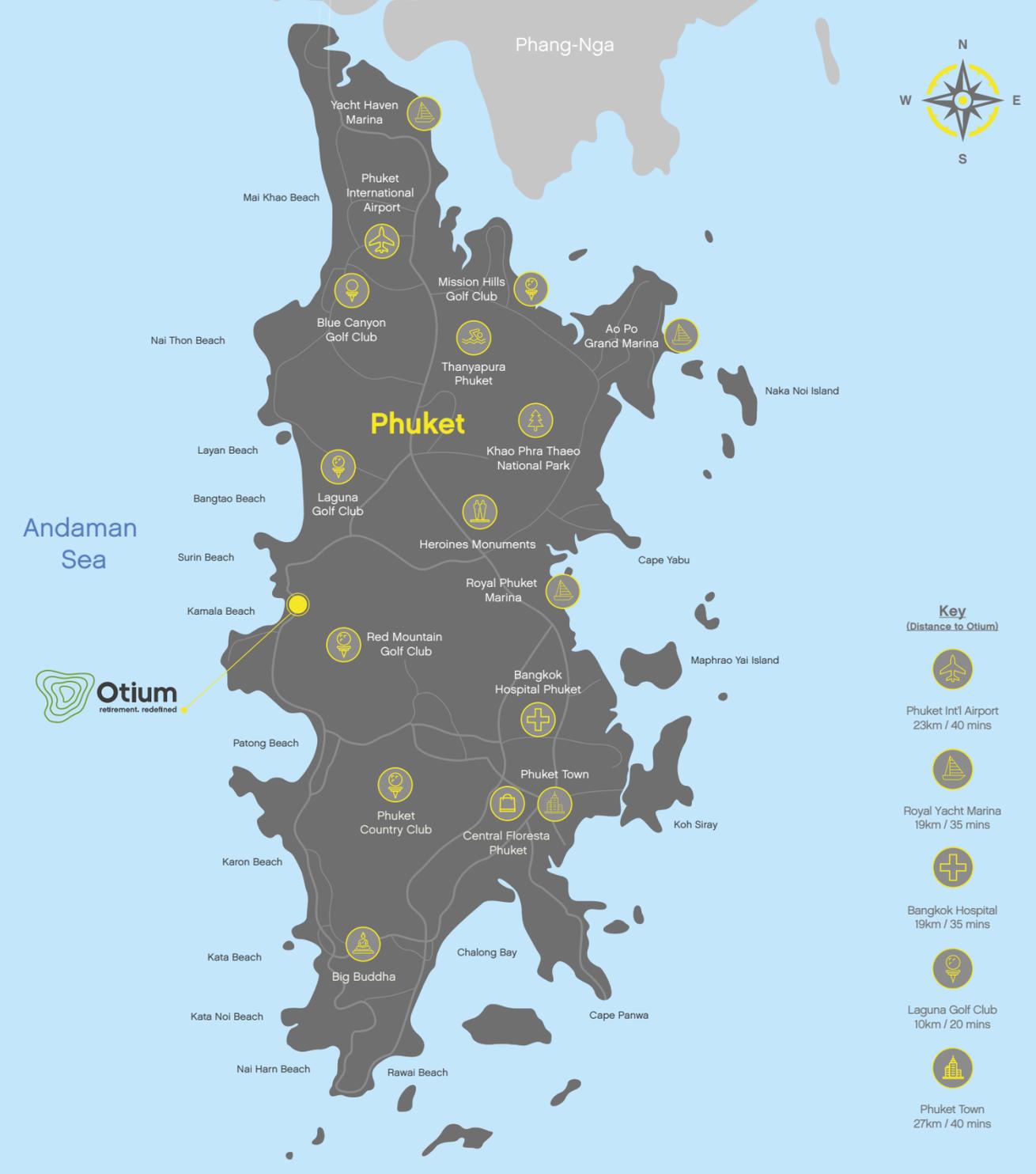


Kamala Beach.

Situated on the west coast of the island with tranquil views over the Andaman Sea, Kamala Beach is well known for its beautiful sandy beach. The crescent bay and small town are set against the leafy backdrop of a tropical rainforest. Kamala Beach is 40 minutes from Phuket International Airport, Phuket Town and a world-class hospital.

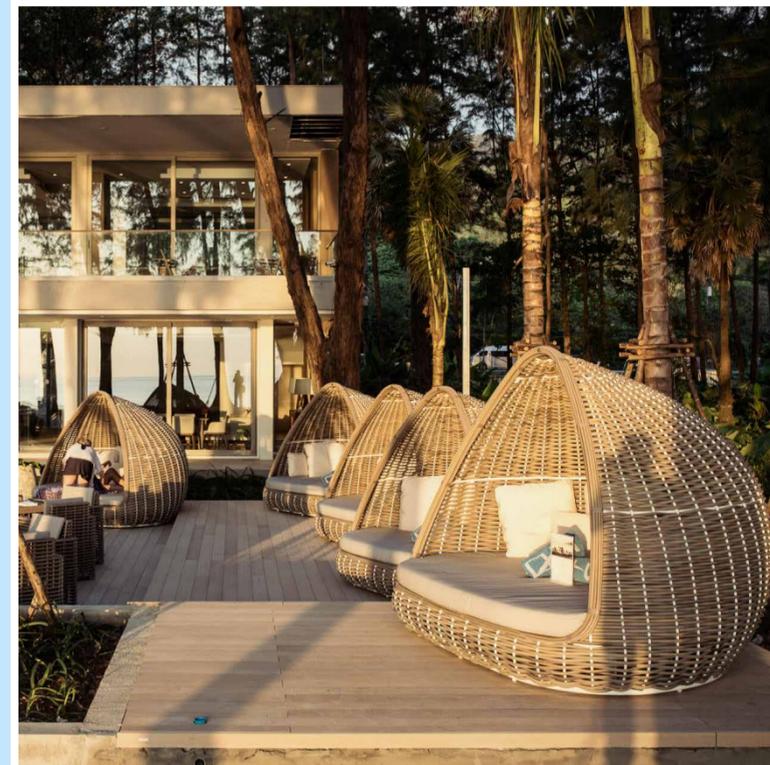


A sublime location on the sought-after sunset coast.



MontAzure.

Set on a tropical hillside which is a protected nature reserve, Otium Phuket is part of the larger MontAzure development overlooking Kamala Beach. This includes private luxury estates and oceanside apartments, along with an Intercontinental Hotel, Twinpalms five star hotel, HQ Bar & Restaurant and a Café del Mar Beach Club.



Otium Phuket.

With a concept designed by world-renowned architects, Michaelis Boyd of London, our luxury community consists of 149 properties with a modern Thai theme, created to blend beautifully with its natural surroundings. Within the village community there are one, two, three and four bedroom villas, and one, two and three bedroom apartments.

Central to the village is the Otium Club. The physical and social heart of Otium Phuket, it offers a choice of a restaurant, café, bars and well-being facilities.

Composed of a collection of subtle independent buildings, the design reflects Thai architecture in a contemporary way, found in the traditional pitched roof design, rich detailing and craftsmanship. The villas and apartments are centred around the Otium Club and carved into the sloping hills above.



“ This has been an exciting and challenging project, creating places to live which relate to both the beautiful site in Phuket and offer a unique, luxurious and holistic living experience. ”

- Michaelis Boyd Associates

Rich textures and natural materials are used to create a sense of place and belonging, bringing together the past with relevant modern designs and lifestyles.

Otium Club.

At the heart of the village is the Otium Club. Just a few minutes' walk from your own doorstep, the Club has been designed to create a tranquil, stress-free environment - whether you're meeting for a coffee at the café and deli, using our onsite NICHE Naturopathic Centre, or absorbing the landscape at outdoor yoga. You will have automatic membership and are free to enjoy the Club facilities at other Otium villages.

Otium Phuket Club provides:

- 24-hour reception
- Bar and restaurant
- Café and deli
- Naturopathic Health and Wellness Centre
- Library and games rooms
- Spa with sauna and steam rooms
- Gym, fitness, pilates and yoga spaces
- 25-metre lap pool and 2nd leisure pool
- Private cinema
- Outdoor amphitheatre
- Art studio and events space
- Landscaped gardens and walking trails
- Private parking
- Otium buggy service within the village
- Free daily shuttle bus to local shops
- Private access to MontAzure with all its facilities





Otium Care.

In the village, you will have access to our NICHE Naturopathic Centre, offering comprehensive naturopathic medicine and wellness services. NICHE believes everyone is unique and therefore focusses on identifying the underlying causes of conditions, offering each individual personalised treatment using effective research-based natural therapies.

Whenever you need them, the Otium Care staff will also be happy to visit you in your own home, to help with anything from general housekeeping and shopping, to support with getting dressed.

We have an emergency first-response medical suite in the village for regular care, medical treatments and help with prescriptions. Phuket's excellent hospitals are close at hand, and there is also a medical clinic a five-minute car journey away.



Otium Villas.

Luxury living space

The beautifully designed villas have been created to echo local Thai architecture, while maintaining contemporary internal spaces. With pitched roofs, huge windows and skylights, finished to the highest quality, these villas ensure a truly luxurious lifestyle.

The interiors utilise warm tones and tactile materials that reflect their surroundings. Large windows and striking planting connect the internal spaces to the tropical backdrop.

The master bedrooms are private sanctuaries with walk-in wardrobes and spacious en suite bathrooms containing separate showers and the option of sunken baths. The guest bedrooms all benefit from en suite bathrooms and ample wardrobes. All of the villas have been designed to meet future needs, flexibly and sensitively.

The villas have a myriad of outdoor living areas with swimming pools and options for relaxing, dining and entertaining.

There are a variety of one, two, three and four bedroom villas available in the village centre or nestled on the surrounding hillside.



Hillside Villas.

Each hillside villa is formed of a cluster of pavilions joined with covered links to create unique living spaces.

The open plan living, kitchen and dining spaces form the largest area, which are then connected to separate, private bedroom pavilions on both sides. This serves to enhance the sense of privacy and luxury.

The Hillside Villas feel truly rooted in the tropical location. Enjoying larger plots within the dense natural vegetation, they offer seclusion while still being part of the Otium community. The villas provide a variety of spectacular mountain and sea views.



Village Centre Villas.

The villas are situated in the heart of the village with all the facilities just a short walk away. The kitchen, living room and dining spaces are dual aspect for the best views allowing a plentiful intake of natural light. Kitchen and dining spaces are subtly delineated, while keeping the sense of open-plan living.

'Bringing the outside, in' is central to the design with large floor-to-ceiling windows, courtyards and luscious planting.

Otium Apartments.

Immaculate retirement living

Based on a contemporary translation of local architecture and design, the interiors take their inspiration from modern urban living and reinterpret this seamlessly into a tropical setting. With smooth surfaces, bold colours and mix of natural and man-made materials, each apartment is carefully designed to create a feeling of quality and offer a truly beautiful place to live.

Internal layouts vary between each low-rise apartment building to provide different living options. Spacious balconies give plenty of room for relaxation and alfresco dining, while enjoying mountain or sea views.

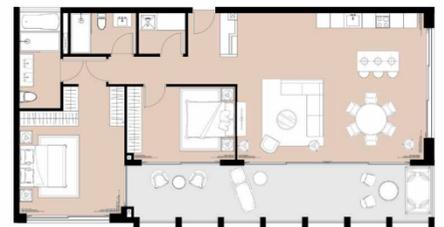
Along with three penthouses, there are a variety of one, two and three bedroom apartments available in a choice of three distinct building types. All of the apartments have been designed to meet future needs, flexibly and sensitively.



All apartments have spacious balconies and large, open-plan living areas with the kitchen forming the heart of the space.

The master bedrooms include double wardrobes and a generous en suite bathroom with free-standing bathtub and walk-in shower.

Additional bedrooms also benefit from a private bathroom with walk-in showers.



Living at Otium.

Otium offer a variety of options for living in our villages, allowing you to choose the way that best suits your circumstances.

Whichever option you decide upon, you can enjoy membership of the Otium Club and all its facilities, including allocated parking whenever you are living in the village.

Rental.

Flexible rental arrangements are available to meet your requirements.

Short-term rental is possible from a minimum of one month, or you can opt for a longer-term option of 6 – 12 months which offers a more permanent way of living in the villages. As with purchase, whoever is living in the property must be 50+.

Ownership.

You purchase a property on a 30-year lease which is renewable at the end of this term. Whilst the purchaser can be any age, whoever is going to live in the property must be 50+.

The property you buy can be placed in a rental pool for an initial three-year period, allowing you to benefit from a flexible lifestyle, living in the village at the times that suit you.

The lease requires two types of fee payment:

- firstly, an ongoing monthly management fee.
- secondly, a single fee which is paid when either the ownership or the occupation of the property changes, or if the lease is renewed.

These fees ensure all costs of running the village are met and give you complete certainty over your finances, as we will never ask you for additional payment.

We would be pleased to discuss the living options and costs with you in detail.



Otium. Working in partnership for you.

Otium represents a partnership which is committed to pioneering new standards for retirement living. Whether you buy or rent your home at Otium Phuket, you can rest assured that it has been built to the highest standard as part of a joint enterprise between Thailand's most reputable developers: Nye Estate Co. Ltd, LPN Development PCL, Chewathai PLC and Ch.Karnchang PCL. The village was created by world-renowned architects Michaelis Boyd of London and Thai architects, A49.



 **EIA approved**
Environment Impact Assessment



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