



Ocean's Edge - Private & Exclusive

Nothing comparable this side of heaven....

Ocean's Edge is a totally unique luxury beachfront condominium, offering an exclusive, peaceful and secure lifestyle;

- * 160 metres of direct beach frontage
- * huge wrap around balconies containing private infinity swimming pools
- * uninterrupted sea views from every apartment
- * the most luxurious interiors, hi-tech features and systems
- * environmentally friendly throughout

Ocean's Edge will surpass the dreams of the most discerning of buyer seeking that rare commodity, the perfect home. For although it is a condominium in name, the quality of the luxurious finishing and special features will make it seem just that, a home.

Ocean's Edge will be limited to a maximum of 28 select home owners. Units are nestled in four separate buildings of four storeys, giving every apartment huge, wrap around balconies, offering breathtaking sea views.

There are two choices of apartments; 170 square metres, with two apartments per floor or 340 square metres, taking up the whole floor area.

From the moment you are greeted by the security personnel at the magnificent entrance and drive to your designated underground parking space; the entry into your building by controlled, individual entry system; the ride up in the private elevator to open directly into your unit; you will feel cocooned in a warm, safe environment.

From the private terrace balcony, claim for your own, a breathtaking view.... ocean, beach and turquoise sky.... nothing else, creating an ever changing tableau that will mesmerise with its breathtaking beauty.

Ocean's Edge affords an idyllic lifestyle... enchanting... carefree... there is simply nothing better under Thailand's brilliant sun

Ocean's Edge offers a choice of 170 square metre and 340 square metre

apartments. Select your combination on any floor of each of the four buildings.

* Every unit, except the second floor, has a private infinity pool. The 170 square metre apartment pool is 5.5 meters long, 3.5 meters wide and 1.2 metres deep, the 340 square metre unit pool is 11 meters long, 3.5 meters wide and 1.2 meters deep.

A secluded and exclusive location on the beach, nestled between the Sukavadee Gardens and the Cholchan Hotel, yet;

- * Only 1 1/4 hours to Bangkok
- * Only 55 Minutes from the Bangkok international airport
- * Only 6.7 Kilometres or 7 minutes from the heart of Pattaya
- * Only 30 Kilometres from South Eastern Industrial zone
- * Only 5 minutes from Bangkok-Pattaya International Hospital
- * Only 10 Minutes from Superstores and Malls
- * Only 30 minutes from 30 of the best golf courses in Thailand
- * Only 15 Kilometres from the yacht marina
- * Low density with only 28 apartments
- * Only 25% built area
- * Only 4 stories reaching 14 metres in height
- * 160 metre long, direct access, beach frontage
- * Situated in an Exclusive and Secure area
- * Huge, lush, tropical garden of more than 4000 square meters
 - * Direct access to 2 kilometre walking track that travels around the bay, without crossing any roads
- * 100% ocean views from every apartment
- * Every apartment is an open corner unit
- * Underground car parking allows the surface area to be dedicated gardens
- * A garden swimming pool 110 meters long,
- * Small craft boat ramp
- * 6 square metre storage room in the basement for every unit
- * A back-up generator operates all systems and appliances, including air-conditioning, during any power outages.
- * All facilities are user friendly to physically challenged persons.
- * There are 2 elevators per building, individually programmed for personal security, which open directly inside the apartment
- * All appliances are included
- * The finest quality 22 millimetre wood used in all cabinets and fixtures
 - * Emergency and medical alert capability

Standard Features which other projects only dream of:

* Double glazed UPVC windows and balcony doors from Germany, giving wonderful views onto the wrap around terrace, with safety tempered glass

balustrades and uninterrupted sea views.

- * Italian Design and manufactured wardrobes and cabinets.
- * Italian custom fitted, built in kitchens, crafted by the world famous Pedini Company, with unique doors and facings special user friendly design features, including the highest quality hood extractor, invector boomerang 4 ring electrical hob, microwave and oven, 17 cubic feet refrigerator/freezer, washer/dryer, espresso coffee maker, toaster, built in dishwasher, ergo designed sink, professional tap and even a built in wine fridge.
- * Smart Living Systems with a host of time and life saving programs integrated with smart living technology, helping to conserve power, remote access are available.
- * Integrated television system offers upgraded signal and individual choice of channels and satellite feeds.
- * High speed Internet access and Y-FI throughout.
- * 40" LCD high definition television set
- * Sensor smoke and heat alarms.
- * Automatic cut off system electric wiring in walls and ceiling
- * 3 Phase 4 wire electricity supply
- * Earth leakage protection units
- * Italian designed and imported floor and wall tiles
- * Australian Imported real oak wood flooring in the bedrooms
- * Italian designed and crafted fitted, built-in bathrooms, spacious glass shower enclosure with bathtub and Jacuzzi
- * Heat recovery powered hot water to save on energy bills, German thermo plastic water pipes throughout
- * Imported Japanese cassette 360 degree vent ceiling air-conditioners

Every consideration has been given to the environment in the design process;

- * Our own Smart Living System coupled with smart energy saving programs, incorporating the latest designs, provides huge reduction in electricity consumption.
- * All waste water will be treated and used to irrigate the gardens.
- * A water purification system will provide pure drinking water directly to all units, giving soft, clean, drinkable water.
- * All air-conditioners are fitted with unique controllers to deliver cool air only where and when required.
- * The specialised solar powered system provides hot water
- * Specially designed, laminated, window glass, 21 millimetres thick and double glazed, reflects heat and the sun's ultra violet rays by 80%, lowering air-conditioning work load and thus reduces energy consumption.
- * Patent double sealed floor drains will protect against unwanted smells and bugs.
- * Ecologically friendly separated garbage bins will be provided for daily collection

Ocean's Edge offers Low Density and High Security, importance given to ensure the occupants feel at home in an exclusive quiet area and yet be protected by unobtrusive security on all four boundaries. No person will be allowed to enter the Ocean's Edge grounds unless a resident gives authority to do so.

- * Entrance to Ocean's Edge will be via an electronically protected gate, this will operate regardless of power outage
- * All persons must be screened and identified by occupant
- * No access to unit buildings unless authorized by occupant
- * Elevators are programmed to allow entry only to those with clearance.
- * Occupant ability to view visitors by CCTV and block entry
 - * Security guards and guard dogs will be on patrol 24 hours a day
- * The perimeters of the property will be secured
- * Unit access will be controlled with the latest technology available for your comfort and security

Interiors-

Kitchen

Designer Double Sink
 Professional Water Tap
 Fitted Combination Washer Dryer
 Fitted Dishwasher
 Fitted Combination Refrigerator Freezer
 Fitted Combination Microwave Convector Oven
 Fitted Wine Fridge
 Espresso Coffee Maker
 Breakfast Toaster
 Electric 4 Ring Hob
 Granite Counter Top
 Full Built In Cabinets
 Designer Hood Extractor
 Wallpaper Throughout
 All Ceiling Effects & Lighting Fixtures
 Imported floor tiles

Living Area

40" "LCD TV"
 Imported Floor Tiles
 Wallpaper
 Curtains and Sheer Curtains
 Motorized Curtain Rail
 Daikin Cassette Air Condition
 Ceiling and Wall Mirrors
 All Ceiling Effect & Lighting Fixtures
 UPVC Outside Doors and Windows
 Full Built In Cabinets

Master Bedroom

Tasmanian Oak Wood Floor
 UPVC Outside Doors and Windows
 Ceiling and Wall Mirrors

All Ceiling Effect & Lighting Fixtures
Curtains and Sheer Curtains
Double Wardrobes
Daikin Cassette Air Conditioner
Motorized Curtain Rail

Master Bathroom

Designer Bath Tub
Imported Italian His and Hers Basins and Faucets
All Accessories
Built in Cabinets
All Ceiling Effect & Lighting Fixtures
Toilet
Imported overhead and jet shower and fittings
Concealed Ducted Air Conditioner
Glass shower enclosure

2nd Bedroom

Tasmanian Oak Wood Floor
Designer Sliding Door
Built In Wardrobe
All Ceiling Effect & Lighting Fixtures
Curtains and Sheer Curtains
Wall Air Conditioner

2nd Bathroom

Shower and glass enclosure
Designer Basin and Faucets
All Accessories
Built In Cabinets
Toilet

Guest Bathroom

Designer Basin, Faucets and Accessories
Vanity Cabinet and Mirror
Toilet

Balcony

Swimming Pool, and System
Mosaic Swimming Pool Tiles
Wall Tiles
Amiga UPVC Ceiling Soffits

Foyer

Fitted Coat and Shoe Cabinet

Lighting

"All fitted lights & fixtures, door locks etc, are included, except where stated herein"

BUYERS MAY MAKE SOME ALTERNATIVE SELECTIONS, SUCH AS IN MATERIAL AND COLOUR, ASK FOR DETAILS
ALL UTENSILS, GLASSWARE, LINENS, ARTWORK, DECORATION ITEMS, ETC, ARE NOT INCLUDED
A PRICE TO PURCHASE ANY EXTRA ITEMS, NOT INCLUDED AS STANDARD, IS AVAILABLE UPON REQUEST

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