



WWW.**CYANSIAM**.COM
REAL ESTATE



PEACE OF MIND...
...5 STAR SERVICE

OWNER SERVICE PACKAGES

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MANAGEMENT PACKAGE

When purchasing the Management package this automatically includes the Maintenance Package as CyanSiam believes that to provide a top class service we need to maintain your property to the highest standard.



What's included?

- ✓ Weekly visit to check the property inside & out. We endeavour to vary the day so as to check on staff.
- ✓ Housekeeping checks and liaising with any staff employed.
- ✓ Check on garden & pool maintenance suppliers
- ✓ Utilities check including Pest Control and Air Con maintenance and liaising with such.
- ✓ Management of Bills, Salaries and Bill payments
- ✓ Maintenance and repair reports
- ✓ Quotations for maintenance and repairs
- ✓ Supervision of works
- ✓ Income (if applicable) and Expenditure quarterly report
- ✓ Emergency support

CyanSiam can provide staff and if you wish your property to go into the Holiday rental section we prefer to allocate a Housekeeper/Maid to each villa with a good command of english and cooking skills so that your guests have a more personal and relaxing experience. All our staff are provided with corporate uniforms.

Cost

Every property is individual in its requirements so to give you an idea basic costs start at 10,000 BHT a month for a one bedroom apartment.



MAINTENANCE PACKAGE



Designed to take the stress out of property ownership, CyanSiam will maintain your property to the highest standard. Any major or minor problems will be dealt with first by keeping you informed, getting competitive quotations and by overseeing any work undertaken on site.

Cost

For a basic package, which includes a fortnightly interior and exterior check and subsequent report, the monthly cost is 5,000 THB for a one bedroom apartment.

CyanSiam are happy to tailor this package to your requirements and to provide quotations for individual tasks that require on site supervision, checks or payment.



INTERIOR DESIGN & FURNISHING PACKAGES



CyanSiam can provide you with a wide selection of interior solutions whether you have bought as an investment or wish to live in Phuket on a more permanent basis.

CyanSiam will furnish your property to your budget and on time.

We have the experience to advise on type of furnishings for intended use, where to source everything required and also to listen to our clients wishes.

We offer simple furniture packages through to a complete bespoke service from design consultation at second fit through to complete furnishing. We are also happy to work with refurbishment and renovation projects.

Our furnishing packages include everything you need from bedroom fitments to cutlery, delivered and installed free of charge.

Cost

Please contact us for a tailored quotation to suit your exact requirements.



RENTAL SET UP PACKAGE



Increase your Occupancy figures and frequency...

This package is designed to help you to set up your property for either holiday or long term rentals so you will achieve better occupancy figures. CyanSiam will advise on budget, purchase the items and deliver to your property. All of the services can be quoted for separately.

This package includes:

- Full inventory Report
- Maintenance Report
- Purchase Recommendations Report - *CyanSiam can either advise on where to purchase or purchase items on your behalf to further enhance your properties' appeal.*
- Linen & Towel Packs - *for holiday rentals we can provide full sets of linens and towels per bedroom (our Laundering Service is available at a nominal extra fee).*
- Kitchen Pack - *to include Glasses, Cutlery, Crockery, Saucepans and Utensils.*
- Furniture Package - *you may have individual items of furniture that need replacing.*

Cost

CyanSiam are happy to tailor this package to your exact requirements as each property differs in number of rooms, unique facilities and size. Please contact us for a quotation.



ESTATE MANAGEMENT



Surprised how much your management fees have increased, wondering where the fees are going?

CyanSiam are happy to provide a detailed tender for managing your estate, including common areas.

We also offer our Rental and Lettings services to any and all owners.

Owners wishing to sell can do so through the CyanSiam Property website.



5 STAR TURNKEY SERVICE



If you do not have the time to source your new home, either to buy or rent CyanSiam will find it for you.

Want to find the right property investment and rent it quickly and efficiently?

Or if you simply wish to walk into a fully furnished, fully staffed home take advantage of the Turnkey service....everything you require will be waiting for you.

This complete package includes everything needed to relocate to Phuket:

- Arrangements for your initial property viewing visit(s) to Phuket, including accomodation bookings/advice and transportation upon arrival & departure
- Accompanied viewings
- Visa advice
- Lawyers on hand to discuss Legal matters and procedures
- Supervision of shipment arrivals
- Personal transportation upon relocation arrival
- Contracts & Legal documentation for purchase or rental of property
- Purchase or rental of vehicles
- Arranging Insurance & Assurance if required
- Schooling information & placement if required
- Furnishing & Interior Design Packages
- Management & Maintenance Packages
- Staff sourcing

Cost

CyanSiam are happy to tailor this package to your exact requirements, please contact us for a quotation.