

คานOPY ฮิลล์ วิลล่า  
**CANOPY HILLS**  
VILLAS • PHUKET

MORE VIEW  
MORE COMFORT  
MORE FAMILY



**WINNER**

**BEST LUXURY LIFESTYLE VILLA SOUTHEAST ASIA 2024**



# Phuket Island

## A CHOICE DESTINATION

**Access:** 1,5 hrs from Singapore, Phuket Int'l airport connects 72 cities in 30 countries

**Developed Infrastructure:** international standard roadways, 18 int'l schools, 2nd international airport under development

**High Quality of Life:** In 2024, Phuket ranked 7th in the global list of the world's best islands

**Strong Tourism:** more than 13 mln tourists yearly (in 2023 and 2024)

**Healthcare:** 8 international hospitals. Global leading wellness industry

**Low Cost of Living:** 43,3% lower than NYC and 59% lower than Singapore

### Growing Real Estate:

- Over the past 10 years, the average annual capital appreciation of residential real estate in Phuket has been 7,2%
- In 2023, approximately 10,000 real estate units were sold in Phuket, totaling USD 2.5 billion
- Rental yields on real estate in Phuket reached a record high of 10% per annum in 2024 (CBRE)

**Land Prices in Phuket:** growing 40% from 2023 to 2025

**Security:** low crime risks, strong police presence

Phuket consistently ranks as the least at-risk province across multiple future timelines, under both RCP4.5 and RCP8.5 climate scenarios\*

\*<https://www.unicef.org/thailand/media/10361/file/Climate%20Change%20Impact%20Assessment%20-%20Full%20report.pdf>



# Why Canopy Hills?



Actual view

Canopy Hills Villas offer magnificent views of hills, lakes and the British International School. Sunset views are available from anywhere in your villa for your enjoyment.

## **Concept:**

- Family residences for long-term living therefore villas designed spacious, safe, sustainable and usable each sq meter

## **Location:**

- 5 int'l schools around — high demand for long-term rental
- Magnificent views of hills, lakes and the British International School. Sunset views are available from anywhere in your villa for your enjoyment.

## **Quality of life:**

- A high standard of construction quality, engineering systems, appliances and finishing materials
- The most advanced engineering systems and the use of green technologies significantly reduce the cost of living and villa maintenance

## **Liquidity:**

- There are no competing premium projects in the Canopy Hills area, while demand for family living away from tourist zones continues to grow — with new international schools steadily opening
- Competitive pricing for view villas — 80.000 THB per m<sup>2</sup>

## **2 types of villas:**

- 650 m<sup>2</sup> | 4+1 bedrooms
- 745 m<sup>2</sup> | 5+1 bedrooms

Plot sizes ranging from 670 m<sup>2</sup> to 1,200 m<sup>2</sup>.

# The team

Hugs Management developer-company was created in 2023 by experienced players in the Phuket real estate market with the aim of implementing the Canopy Hills as residential project.



**Director**  
**DAOJAI (DAO) TANOMMUANG**

Has 19 years of experience as a real estate agent specializing in the Phuket luxury property market. Dao's extensive real estate expertise and established network, combined with her unique position as a Thai national fluent in English, ensure customer satisfaction and safe investments.



**Technical Engineering and Development Advisor**  
**ROLAND BLESZYNSKI**

PhD Civil Engineering specializing in Structures and Materials, Building Science and Real Estate Development. Roland has been living in Phuket for more than 25 years, and he is a strong believer in this island. People around the world know him as the unofficial ambassador of Phuket. Roland has 25 years of successful experience in development across Thailand, Cambodia and Portugal. Part of his notable real estate projects in Phuket are **MontAzure Kamala, Sava Villas, Cape Yamu Residence, Twinpalms Residence, Cafe Del Mar** and many other premium private residences.



**Project Management Head**  
**DAN MIDDLETON**

Experience in managing the construction in Phuket since 1999. Dan coordinates the work of architects, interior designers, engineers, contractors, manages contracts and provides supervision at every stage of the project. Dan has managed the construction of such famous projects in Phuket as: **Cape Yamu Residence, Cafe Del Mar, Hyatt Place Patong, Iniala Natai, 3 Pagodas** and the construction of many other premium private residences.



**Concept and Interior design**  
**GRAHAM LAMB**

Graham has lived in Phuket for 19 years. 25 years of unique experience in the creative field as architect and interior designer with a vast variety of clients worldwide. Implemented property projects in such places as **US, London, Phuket, Bangkok, Tokyo, Ho Chi Min, Shanghai, Beijing, Sydney, Amsterdam, New Delhi and Bali.**



**Architect**  
**ALEXANDER SOSNIN**

An architect and interior designer with more than 9 years of experience. Among other projects designed **residential and public buildings with energy efficient building materials.**

# Canopy Hills — Project Status 07/2025



All infrastructure works completed (retaining walls, drainage, roads)



4 villas sold at the “bare land stage”



All construction permits have been obtained



300 m<sup>2</sup> show unit /office — completed



Canopy Hills has been recognized with the prestigious Southeast Asia Property Award as the winner in the category of BEST LUXURY LIFESTYLE VILLAS.



PLAY VIDEO

# Showroom



# Construction progress

01.09.2025



# Location

## INTERNATIONAL SCHOOLS

British School — 3 minutes

Finnway — 7 minutes

KIS — 15 minutes

HeadStart — 25 minutes

## BEACHES:

Bangtao — 20 minutes

Layan — 25 minutes

## YACHTING:

Boat Lagoon — 7 minutes

Royal Phuket Marina — 7 minutes

Loch Palm Golf Club – 7 minutes

Supermarkets, hospitals

and shopping centers

— 10-15 minutes



Atmospheric hill views of the lake, the valley and sunsets. Picturesque surroundings



Places for walking, recreation, sports



Spacious land plots – ranging from 670 m<sup>2</sup> to 1200 m<sup>2</sup>



Architecture for those who love space, view and comfort



High-ceiling 7 meters in the spacious living room



Bedrooms 20-27 m<sup>2</sup>, bathrooms 10-16 m<sup>2</sup>



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canopy hills  
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Two kitchens (Western/Thai) and barbecue area of 60 m<sup>2</sup> on the covered terrace



Unforgettable views from each villa



Spacious parking for 2 big cars 53 m<sup>2</sup> – 68 m<sup>2</sup>



# Art

A renowned artist creates wall installations exclusively for Canopy Hills, adding unique, one-of-a-kind art pieces to your villas. Surfaces and walls installations for Canopy Hills are exclusively created by the renowned artist, adding unique one-of-a-kind feel to your villas.



**ART Director Canopy Hills**  
**APIWAT CHITAPAN YA**

An ultimate character of the contemporary art in Thailand. 2021 Designer of the year (Thailand), Design Star 2018 (Singapore) awards, participant of Design Week exhibitions around the world. The studio headquarters are in Bangkok.



# Investment liquidity

-  Current price is 75,000–80,000 THB (\$2,200-2,400) per m<sup>2</sup> — 30% below the median cost of scenic view villas projects.
-  An annual value appreciation of at least 15% during the construction period.
-  A popular location among expats, with 5 international schools, supermarkets, hospitals, and more nearby, ensuring strong demand for long-term rentals.
-  There are no competing villa projects in this area, and none are expected in the next 3–4 years due to strict government land regulations in the “green zone” and the complex, lengthy approval process. The Canopy Hills project has already obtained all necessary permits and began construction in July 2024.
-  Each villa comes with its own land ownership title deed (Chanot), simplifying and speeding up the resale process.
-  An in-house management company for villa and common area maintenance, control of engineering systems, 24-hour security, and, if necessary, tenant selection.

Villa N°		Bedrooms	Baths	Internal Area, m <sup>2</sup>	Built up Area, m <sup>2</sup>	Land Size, m <sup>2</sup>	Pool Size, m	Availability
XL 1	View of the hills, valley and sunsets. <span>+ Sea view</span>	5+1+1	8	460	840	1 195	15 × 3,5	AVAILABLE
XL 2	View of the hills, valley and sunsets.	5+1	7	420	742	804	15 × 3,5	AVAILABLE
XL 3	View of the hills, valley and sunsets.	5+1	7	420	742	816	15 × 3,5	AVAILABLE
XL 4	View of the hills, valley and sunsets.	5+1	7	420	742	716	15 × 3,5	SOLD
XL 5	View of the hills, valley and sunsets.	5+1	7	420	742	722	15 × 3,5	SOLD
L 6	View of the hills, valley and sunsets.	4+1	5	325	650	672	12 × 3,5	AVAILABLE
L 7	View of the hills, valley and sunsets.	4+1	5	325	650	745	12 × 3,5	AVAILABLE
L 8	View of the hills, valley and sunsets.	4+1	5	325	650	860	12 × 3,5	AVAILABLE
L 9	View of the hills, valley and sunsets.	4+1	5	325	650	760	12 × 3,5	SOLD

## PAYMENT PLAN

<b>Reservation fee</b>	2%	Non-refundable
<b>1st payment</b>	28%	Sign contract day (30 days after the reservation)
<b>2nd payment</b>	20%	10 days after fundament is completed
<b>3rd payment</b>	20%	10 days after main structure is completed
<b>4th payment</b>	20%	10 days after interior decoration completed
<b>Final payment</b>	10%	Day of land registration and villa transfer

## ADDITIONAL FEES

Common area fee* 20 THB per m <sup>2</sup> month (advanced yearly payment)			
Sinking fund one time payment	200 000	200.000 (\$5,5 k)	
Ownership: Freehold	6,30%	50/50	between the developer and the buyer
Ownership: Leasehold	1,10%	50/50	between the developer and the buyer

### \*Common area fee included:

**Common area:** road cleaning and repair, electricity and lighting systems, dreage system, garbage collection services

**Green area:** regular pest control in all public areas, common area green plants care.

**CCTV and 24-hour security:** at the main entrance and patrolling within the project, fitness access.



## CONTACTS

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