

Sunny Holding

13 years
of construction
experience

LOCATION



ASIA PACIFIC
PROPERTY
AWARDS

in association with

GROHE

2024-2025

SUNNY MOON

The Art of
Sophisticated
Investment.

@SUNNY.DEVELOPMENT.GROUP
THESUNNYMOON.COM

Sunny Holding

13 years
of construction
experience

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THE SUNNY MOON.COM/EN

Sunny Moon - Everything in the complex has been thought out to the last detail, taking into account the needs of modern people to provide them with maximum comfort. The ideal location is filled with love, energy and beauty.

Rooms with sea views and only 750 meters to the popular Nai Harn Beach



> 1 000 000 m²

Over 1 million m2 - already built up

85%

Occupancy rate of
our properties

12%

Average annual return
on investment

13 YEARS

In real estate
construction

x7

Projects successfully
built in Bali

Sunny Holding

\$ 300K +

Paying investors
every month

SUNNY HOLDING

We have perfected the model of real estate investment in Sunny Holding, so that you can receive a stable passive income year after year, without spending your personal time and effort.

Our team of professionals provides efficient maintenance of the properties and all administrative issues.

Sunny Holding

13 years
of construction
experience

x7

Successfully building
real estate in 7 countries
around the world:



Ukraine, Thailand, Georgia, Moldova,
Romania, Indonesia, Costa Rica



**IGOR
GROSU**

CO-FOUNDER,
CEO SUNNY
HOLDING

**VICTORIA
HALITSKA**

CO-FOUNDER,
CEO SUNNY
HOLDING

OUR TEAM

At the heart of our work is a commitment to excellence, where each project is the embodiment of our 13 years of experience and the soul we put into the work.



**ALEXANDER
SAKSIN**

GENERAL
MANAGER



**JULIA
VOVK**

PROJECT
MANAGER



**OSINKIN
MIKHAIL**

CONSTRUCTION
EXPERT



**ANTON
MOKROV**

CONSULTANT OR REAL
ESTATE ADVISER



**RASULOVA
ALINA**

CUSTOMER
SUPPORT MANAGER



**STANISLAV
ASOSKOV**

REAL ESTATE
EXPERT



**LEILA
VINOGRADOVA**

REAL ESTATE
EXPERT

**ANATOLIE
CERNEI**

DIRECTOR
SDG

**ALEXEI
PREPELITA**

MANAGING
DIRECTOR

**EVGENIYA
LEE**

HEAD OF SALES
OFFICE



**ANDREI
LISAK**

REAL ESTATE
EXPERT



**STANISLAV
RUDAKOV**

REAL ESTATE
EXPERT



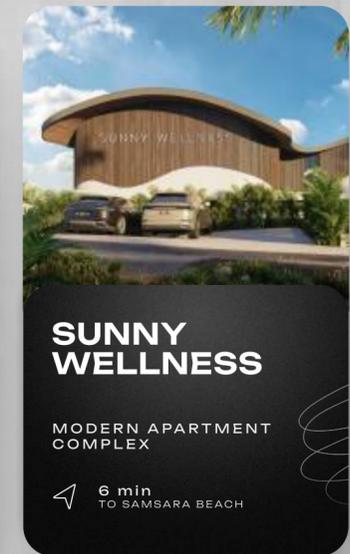
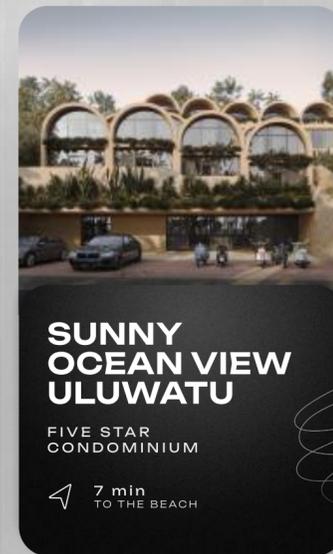
**DMITRIY
ORESCO**

B2B REAL ESTATE
EXPERT

OUR PROJECTS IN BALI

Many years of experience in construction helps us to complete projects on time and guarantee the quality of construction.

We take care of all property management issues.



Sunny Holding

Sunny Holding

13 years
of construction
experience

SUNNY
MOON

OUR GRAND
PROJECT IN
PHUKET

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The Sunny Moon project has received a high international award in its industry

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Infrastructure of the complex



Restaurant
Gym and SPA
Rooftop
Ayurvedic center
Bar
Rooftop pool

Meeting rooms
Children's room
PlayStation zone
Cinema
Rooftop sauna

750 m. to Nai Harn Beach

Own management company



It's all turnkey

Lake with walking zone - 3 min



Restaurants, spas, massage parlors, markets - 7 min



School, kindergarten, children's park - 10 min

03
BUILDING | 69
UNITS

02
BUILDING | 119
UNITS

01
BUILDING | 109
UNITS

THIRD EDITION **Q3 2027** DUE DATE

04.2024 START OF CONSTRUCTION **May 2026** DUE DATE

SUNNY MOON

x297 APARTMENTS

The design of the complex combines refinement of details and completely natural materials (wood, stone, textiles). The actual furniture production guarantees quality.

175
STUDIOS

71
ONE BEDROOM

38
TWO BEDROOMS

12
THREE BEDROOMS

1
PENTHOUSE

SUNNY MOON

If a man can find the perfect place to live in this world, it's at Sunny Moon.



● Restaurants

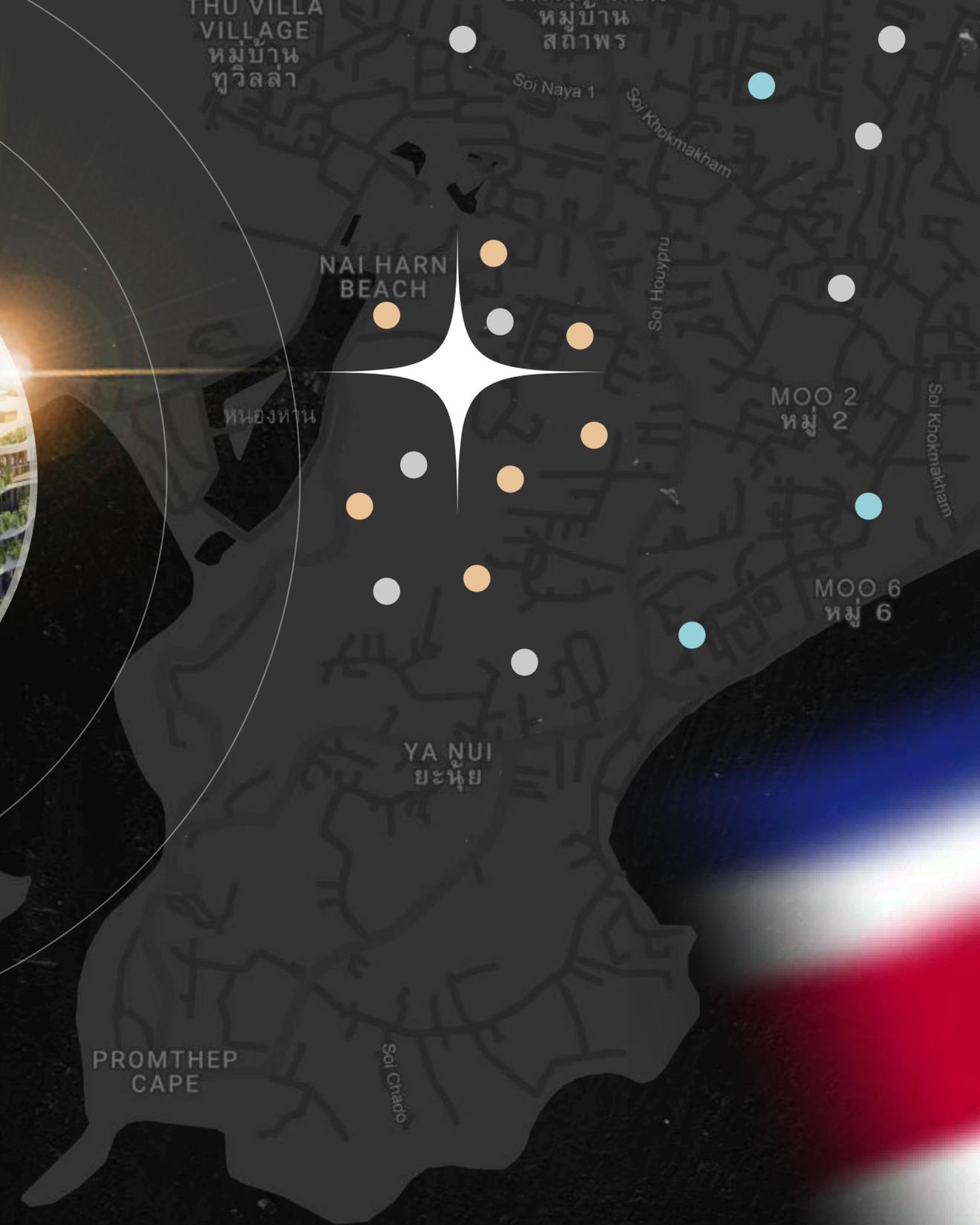
Avo Kitchen and Wine
Chez Nous - La Boulangerie
Chekhov
Veranda
Georgian House
Rock Salt
Cosmo Restaraunt
Creme Cafe

● Schools and kindergartens

Jumanji" (Rawai)
Kinderville School and Kindergarten.
Montessori International Kindergarten "Tree"
Growing Minds Phuket Kindergarten & Learning Center
ABC International Nursery and Pre-School
Kindergarten LITTI KIDS
Kindergarten Fairy Tale

● Clinics:

LYFE Medical Wellness
Andaman clinic rawai
[Bodifly Clinic Rawai](#)



7°46'37.0"N 98°18'52.4"E

Attractions and

Tourist places

[Yanui Beach](#)

[Miss Promtep observation deck](#)

[Windmill viewpoint](#)

[Black rock observation deck](#)

[A lake for jogging and walking](#)

[Big Buddha](#)

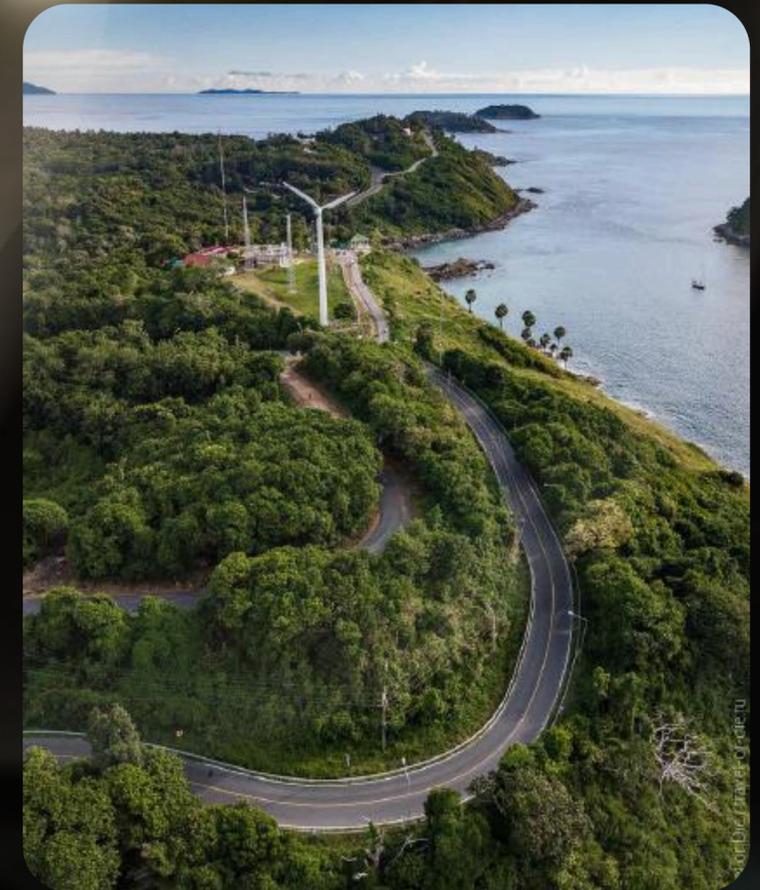


Nai Harn

750 meters

The most popular beach in Phuket.

According to travelers on Tripadvisor, it is ranked among the **top 5 best beaches in Asia.**



Nai Harn

It is a picturesque bay about 600 meters long. On both sides the beach is surrounded by cliffs and hills with very beautiful tropical forest.



SUNNY MOON

security 24/7



[THESUNNYMOON.COM/EN](https://thesunnymoon.com/en)

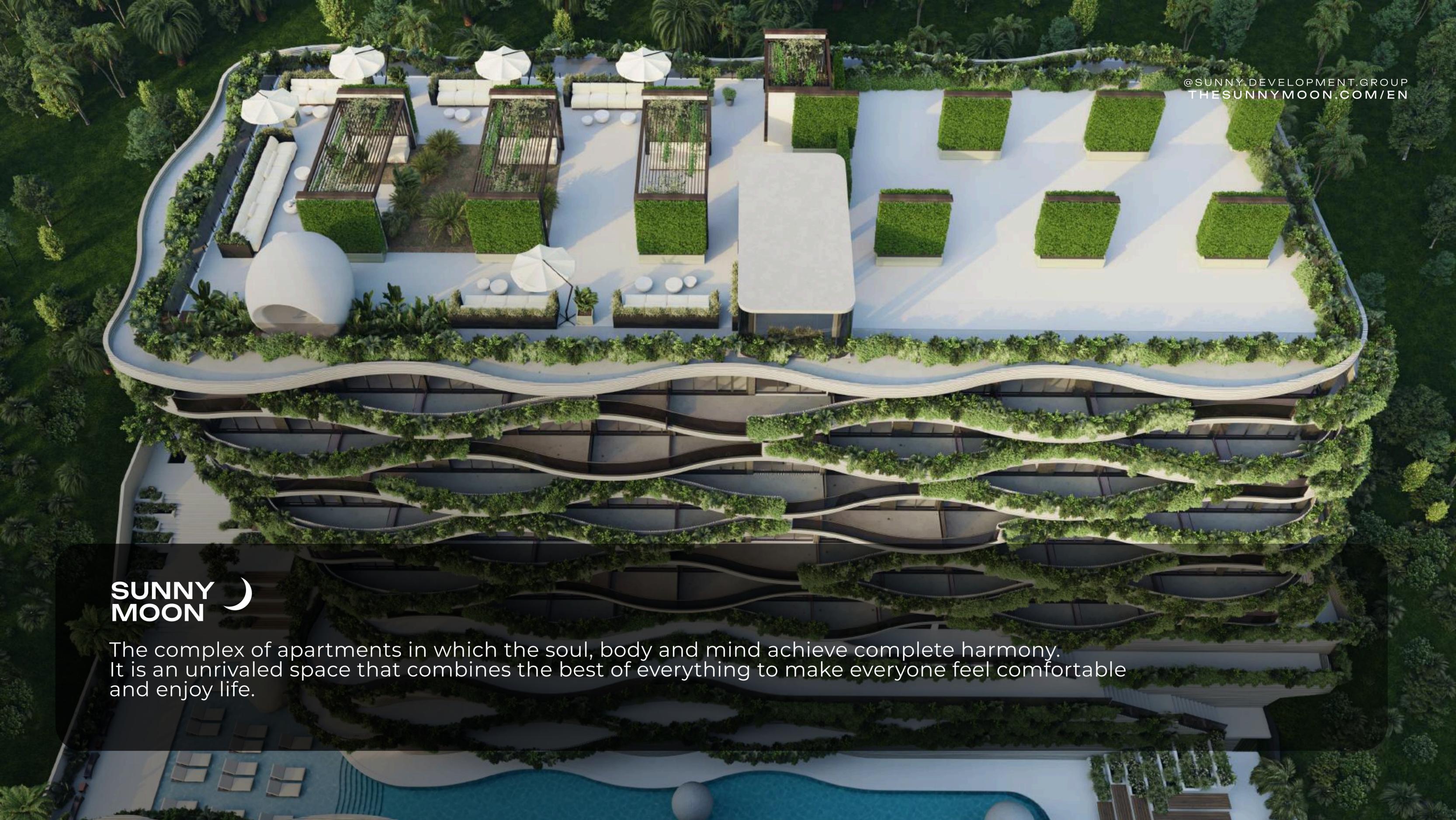
+66 62 62 888 99

This is the place where you will draw peace, relaxation and balance. The infrastructure of the complex is perfect for everyone.

Beautiful walkways for strolling, restaurant, bar, ayurvedic center, gymnasium, movie theater, rooftop, meeting rooms, children's rooms, playstation zone.

**SUNNY
MOON** 

The complex of apartments in which the soul, body and mind achieve complete harmony. It is an unrivaled space that combines the best of everything to make everyone feel comfortable and enjoy life.



Amenities of the SunnyMoon complex

SUNNY MOON

Here, nature and modernity, development and tranquility, activity and relaxation harmoniously come together.



Restaurant & Bar

A restaurant featuring contemporary cuisine that combines elements of different culinary traditions.



Rooftop art-style

The perfect spot to enjoy beautiful sunsets, socialize and dream.



SPA complex

A space of beauty, health and relaxation. A place to replenish the balance of strength and energy.



Gym

A spacious workout space where everyone can find the right equipment for them.



Play Zone

Game zone for adults. Tennis, billiards, Playstation and other interactive games that allow you to connect with the energy of childhood and be filled with a state of happiness and joy.



Children's room

Children's room, equipped for children of different age groups.

Complex Amenities

SunnyMoon

SUNNY 
MOON



Cinema

A movie theater with comfortable chairs and movies of different genres for every taste. Powerful projectors, with high-quality sound image.



VR Space

We know that adults love to play too, so we've designed a space where you can rekindle childhood joy and feel inspired.



Coworking

Space for effective work and study



Sauna, hammam

Created with natural materials to relax, revitalize, relieve stress and improve well-being.



Salt rooms

Salt ions in the air aim to improve breathing, reduce stress, maintain healthy skin and boost the immune system.



Music Studio

A fully equipped music room with instruments and a professional recording studio, plus a dedicated space for recording podcasts.



Ayurvedic Center

A sanctuary for renewal, rejuvenation, and restoration, built on the principles of balance and harmony between humanity and nature.



Library

A place where you can enjoy silence and reading your favorite books



Sea water pools

With the use of stylish coatings, minimalist decor and beautiful lighting.

POOL WITH SEA WATER



With stylish finishes, minimalist decor
and a beautiful view.



**THIRD
EDITION**

SAUNA WITH PANORAMIC VIEW

Unique panoramic sauna on the rooftop of building 3. Relaxation and wellness with stunning views of nature!

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MOON



**THIRD
EDITION**

Panoramic views that will leave you breathless
Immerse yourself in the atmosphere of tranquility and
harmony from a bird's eye view.



The perfect place to de-stress in
the evening

THIRD EDITION



Art lobby

A spacious art lobby, decorated with carefully selected art objects and temporary exhibitions, creates an atmosphere of sophistication, making your asset more attractive to discerning buyers and tenants.



Healthy water

The innovative water filtration system will provide you with crystal clear ionized drinking water, which is a unique advantage for the premium segment who care about their health.



Pool with sea water

A private rooftop pool with sea water, accessible only to residents, featuring stylish surfaces, minimalist decor and beautiful lighting.



Solar panels

Installing solar panels reduces energy costs and promotes sustainability, attracting environmentally conscious tenants and increasing the value of your asset – this is a trend among European audiences



Electric car charging stations

Electric car charging station area providing convenience and eco-friendliness for electric vehicle owners. With care for the comfort and future of the planet.



SUNNY MOON

RECORDING STUDIO



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PODCAST STUDIO

professional conditions for recording audio content of any level of complexity. Modern equipment, high-quality acoustics and a comfortable environment will help you create a podcast, music recording or any other project at the highest level.

RECORDING STUDIO EQUIPMENT:

APPLE MAC STUDIO
MICROPHONE AKG
SOLID STATE LOGIC

PIONEER CDJ-3000 NEXUS
PIONEER DJM-A

Restaurant & Bar

The restaurant, which presents modern cuisine combining elements of various culinary traditions. This is a new level of restaurant art, which provides not only a delicious and varied menu, but also creates a bright and memorable atmosphere with excellent service.

2 bars, one on the Rooftop and the other on the pool

Art-style Rooftop

It is a planet through which you can be inspired by beauty and experience art in every square meter.
The perfect spot to enjoy beautiful sunsets, socialize and dream.



Ayurvedic Center

The place of renewal, rebooting and restoration. Its concept is based on the principles of integrity and harmony between man and nature. The best of modern medicine is gathered here to create unique wellness programs for everyone.

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Coworking

Space to work and study effectively.

Open-air cinema

Powerful projectors, quality sound and super high quality image will not leave indifferent even the most fastidious movie buffs.



The logo for Sunny Moon, featuring the words "SUNNY" and "MOON" stacked vertically in a white, sans-serif font, with a white crescent moon symbol to the right of the word "MOON".

SUNNY
MOON

Children's room

The children's room is equipped for children of different age categories. Interactive games, professional animators, specially developed programs, master classes and the latest news from the world of toys.

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MOON

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SPA

A space of beauty, health and relaxation.
A place to replenish the balance of strength and energy.

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MOON

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SUNNYDGTHAI.COM

Gym

A spacious workout space where everyone can find the right equipment for them.

Play Zone

Game zone for adults

Tennis, billiards, Playstation and other interactive games that allow you to connect with the energy of childhood and be filled with a state of happiness and joy.

VR Space

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STUDIO
 APARTMENTS

from 33 m²

139 922\$

ROI 10,95%
 annual average

PAYBACK CALCULATION

Profitability	10,95%
Daily rental rate	95 \$
Occupancy	70%
Gross monthly rental income	1 995 \$
Gross annual rental income	23 940 \$
MC expenses 26%	6 224 \$
Income less MC expenses	17 716 \$
Management of MC 10%	2 394 \$
NET ANNUAL INCOME	15 322,00 \$
NET MONTHLY INCOME	1 277,00 \$



The actual area may have minor differences of no more than 3% from the post-construction area indicated in the project documentation.

STUDIO



X1 BEDROOM
APARTMENTS

224 007\$

from 57,5 m²

ROI 9,72%
annual average

PAYBACK CALCULATION

Profitability	9,36%
Daily rental rate	130\$
Occupancy	70%
Gross monthly rental income	2 730 \$
Gross annual rental income	32 760 \$
MC expenses 26%	8 518 \$
Income less MC expenses	24 242 \$
Management of MC 10%	3 276 \$
NET ANNUAL INCOME	20 966,00 \$
NET MONTHLY INCOME	1 747,00 \$



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X1 BEDROOM



X2 BEDROOM
APARTMENTS

375 801\$

from 110 m²

ROI 9,87%
annual average

PAYBACK CALCULATION

Profitability	9,87%
Daily rental rate	230 \$
Occupancy	70%
Gross monthly rental income	4 830 \$
Gross annual rental income	57 960 \$
MC expenses 26%	15 070 \$
Income less MC expenses	42 890 \$
Management of MC 10%	5 796 \$
NET ANNUAL INCOME	37 094,00 \$
NET MONTHLY INCOME	3 091,00 \$



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X2 BEDROOM

X3 BEDROOM



X3 BEDROOM
 APARTMENTS

from 165 m²

696 086\$

ROI 9,73%
 annual average

PAYBACK CALCULATION

Profitability	9,73%
Daily rental rate	420 \$
Occupancy	70%
Gross monthly rental income	8 820 \$
Gross annual rental income	105 840 \$
MC expenses 26%	27 518 \$
Income less MC expenses	78 322 \$
Management of MC 10%	10 584 \$
NET ANNUAL INCOME	67 738,00 \$
NET MONTHLY INCOME	5 645,00 \$



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**SUNNY
MOON**

**THIRD
EDITION**



Sunny Holding

13 years
of construction
experience

THIRD EDITION

SUNNY MOON



STUDIO APARTMENTS

Price in \$ at presale stage.
Furniture package included

from 40,2 m²

PRESALE **\$ 191 498**

THIRD
EDITION

SUNNY
MOON



ROI 9,69%

Profitability

PAYBACK CALCULATION

Profitability **9,69%**

Daily rent 115 \$

Occupancy 70%

Gross monthly rental income 2 415 \$

Gross annual rental income 28 980 \$

Operating expenses 26% 7 535 \$

Net income 21 445 \$

Property Management 10% 2 898 \$

NET ANNUAL INCOME 18 547,00 \$

NET MONTHLY INCOME **1 546,00 \$**

After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

x1 BEDROOM APARTMENTS

from 54,13 m²

Price in \$ at presale stage.
Furniture package included

PRESALE **\$ 258 026**

THIRD
EDITION

SUNNY
MOON



ROI 8,94%

Profitability

PAYBACK CALCULATION

Profitability **8,94%**

Daily rent 143 \$

Occupancy 70%

Gross monthly rental income 3 003 \$

Gross annual rental income 36 036 \$

Operating expenses 26% 9 369 \$

Net income 26 667 \$

Property Management 10% 3 604 \$

NET ANNUAL INCOME 23 063,00 \$

NET MONTHLY INCOME **1 922,00 \$**

After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

x2 BEDROOM APARTMENTS

from 99,28 m²

Price in \$ at presale stage.
Furniture package included

PRESALE

\$ 418 353

THIRD
EDITION

SUNNY
MOON



ROI 9,06%

Profitability

PAYBACK CALCULATION

Profitability **9,06%**

Daily rent 235 \$

Occupancy 70%

Gross monthly rental income 4 935 \$

Gross annual rental income 59 220 \$

Operating expenses 26% 15 397 \$

Net income 43 823 \$

Property Management 10% 5 922 \$

NET ANNUAL INCOME 37 901,00 \$

NET MONTHLY INCOME **3 158,00 \$**

After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

x3 BEDROOM APARTMENTS

from 145,87 m²

THIRD EDITION

SUNNY MOON

Price in \$ at presale stage.
Furniture package included

PRESALE

\$ 570 165



ROI 10,32%

Profitability

PAYBACK CALCULATION

Profitability	10,32%
Daily rent	365 \$
Occupancy	70%
Gross monthly rental income	7 665 \$
Gross annual rental income	91 980 \$
Operating expenses 26%	23 915 \$
Net income	68 065 \$
Property Management 10%	9 198 \$
NET ANNUAL INCOME	58 867,00 \$
NET MONTHLY INCOME	4 906,00 \$

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ASIA PACIFIC
PROPERTY
AWARDS

in association with

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2024-2025

THIRD
EDITION

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+66 62 62 888 99

