



SUNRISE LAKE

PHUKET



EARLY ACCESS

We invite you to explore Sunrise Lake, our newest project located in the heart of Phuket's most sought-after area. This brochure offers an exclusive preview of layouts and introductory pricing, providing early access to a unique investment opportunity. Please note, as this is a private sale, layouts and renderings may be subject to adjustments at the developer's discretion.

An aerial photograph of a tropical coastline in Phuket, Thailand. The image shows a vibrant turquoise sea meeting white sand beaches. Lush green hills and dense tropical forest surround the coastal areas. In the foreground, the tops of trees and branches frame the view. The sky is a clear, bright blue with a few scattered white clouds. The overall scene is a picturesque representation of a tropical paradise.

PHUKET

A WORLD-CLASS TROPICAL PARADISE



PHUKET

INTERNATIONAL FLIGHTS

(As of 2025)

Hong Kong
Singapore
Kuala Lumpur, Penang
Shenzhen, Chengdu, Shanghai
Siem Reap
Taipei
Yangon
Seoul
Ho Chi Minh City
Istanbul

Muscat
Tel Aviv
Mumbai, Delhi, Bengaluru
Ulaanbaatar
Doha
Tokyo
Dubai, Abu Dhabi
Sydney, Melbourne
New York, San Francisco
Rome

Amsterdam
Helsinki
Madrid, Barcelona
Porto, Lisbon
Frankfurt
Paris, Nice
London
Zürich
Copenhagen

DOMESTIC FLIGHTS

(As of 2025)

Bangkok
Chiangmai
Chiangrai
Koh Samui
Krabi
Utapao
Udon Thani
Hat Yai
Ubon Ratchathani
Khon Kaen

<  Kamala Beach

 Bangtao Beach

 Laguna Golf Phuket

 Porto De Phuket & Boat Avenue

 Blue Tree Phuket

 Ban Bang Niew Lake

SUNRISE LAKE
RESORT





Kamala Beach 8 KM >

A new upcoming 8 km road will provide direct access to Kamala Beach from this area.

SUNRISE LAKE
HILLS



LAKESIDE CALM

BREATHE, BELONG AND UNWIND IN LAKESIDE SERENITY

MASTER PLAN



-  BAN BANG NIEW LAKE
200 m - Drive
-  BANGTAO BEACH
7 km - Drive
-  KAMALA BEACH
8 km - Drive

Preliminary master plan that may be modified to meet architectural and construction requirements.





SUNRISE LAKE

PRIVATE POOL VILLAS, PHUKET

Sunrise Lake offers contemporary luxury villas surrounded by the sun-soaked landscapes of the captivating Phuket island. Fringed by lush foliage, Sunrise Lake is a collection of 31 exclusive private pool villas ranging from 2 to 3 bedrooms.



GYM

STAY ACTIVE WITH STATE-OF-THE-ART
FITNESS EQUIPMENT.

SAUNA

UNWIND AND REJUVENATE IN A TRANQUIL
SETTING.



Illustrative rendering. Actual finishes, dimensions, and features may vary. Developer reserves the right to modify without prior notice.



VILLA LAYOUTS

VILLA PALAS

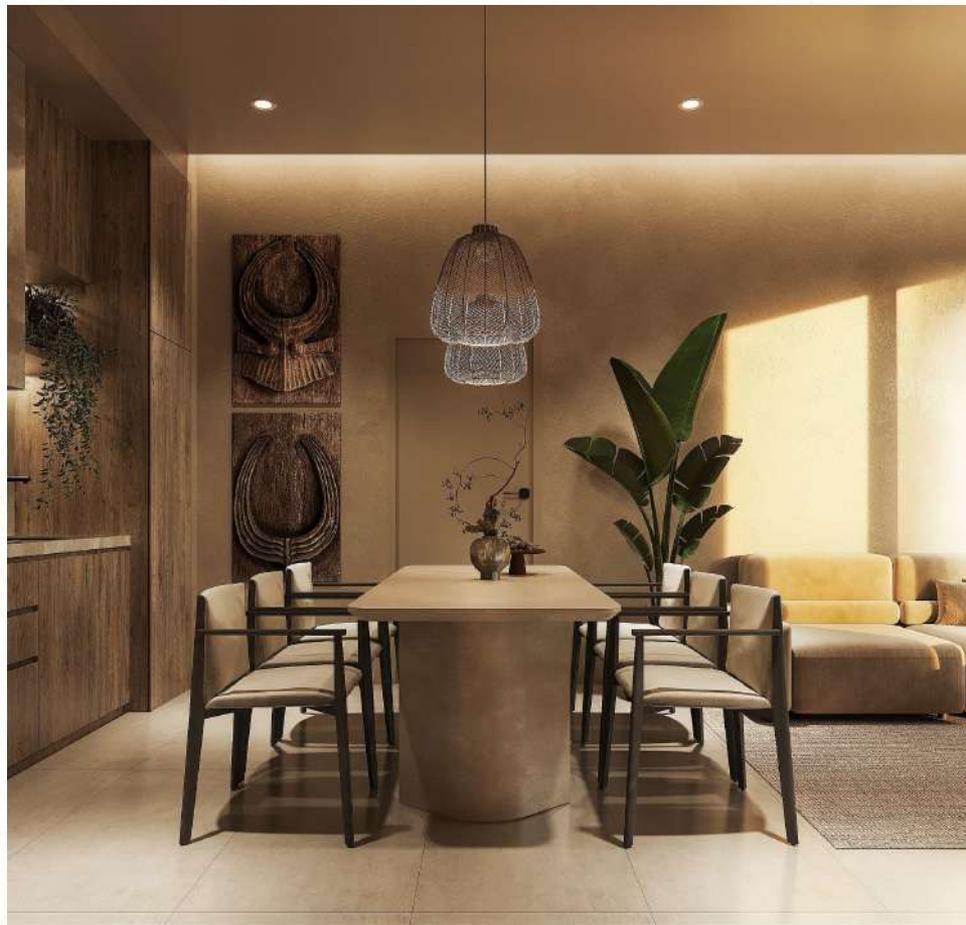
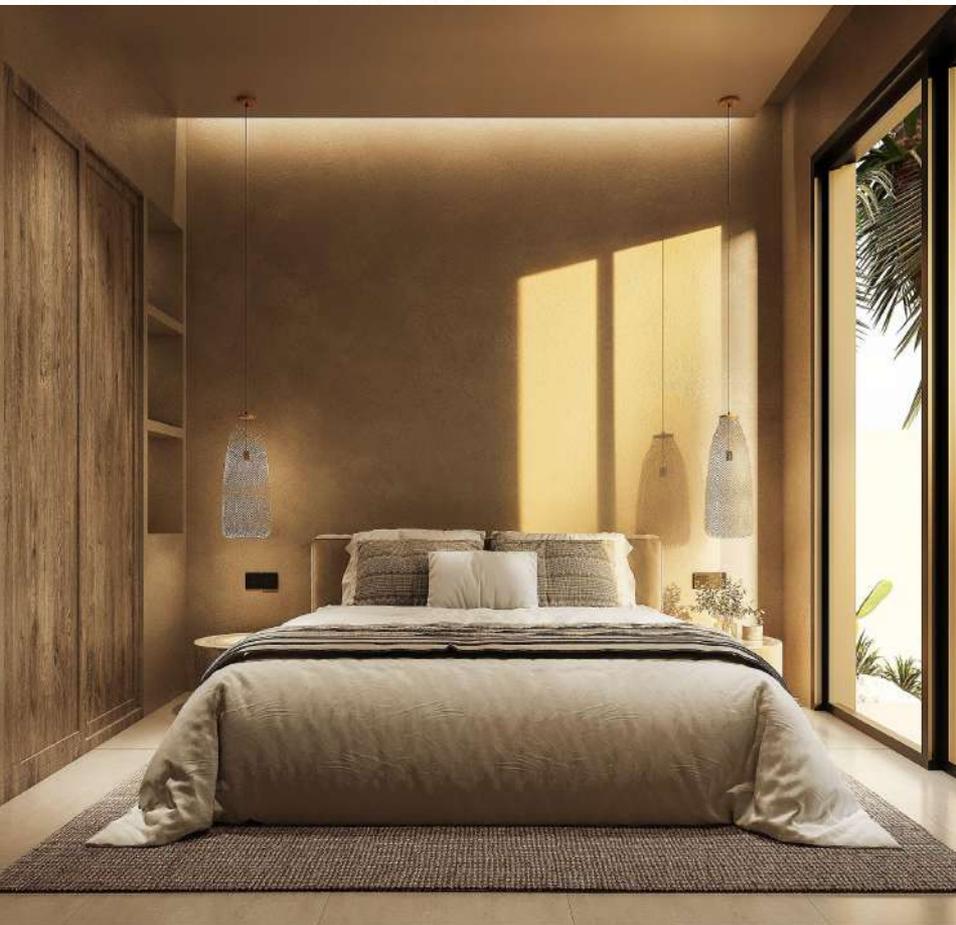
2 BEDROOM | 1 STOREY



Renderings are for illustration purposes only. Actual layouts may vary. Please refer to the floor plan for exact dimensions and specifications. Landscaping, built-ins, wooden ceilings, and furniture are available as upgrades. Contact our sales team for details on floor plans and finishes.



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VILLA PALAS
3 BEDROOM | 1 STOREY





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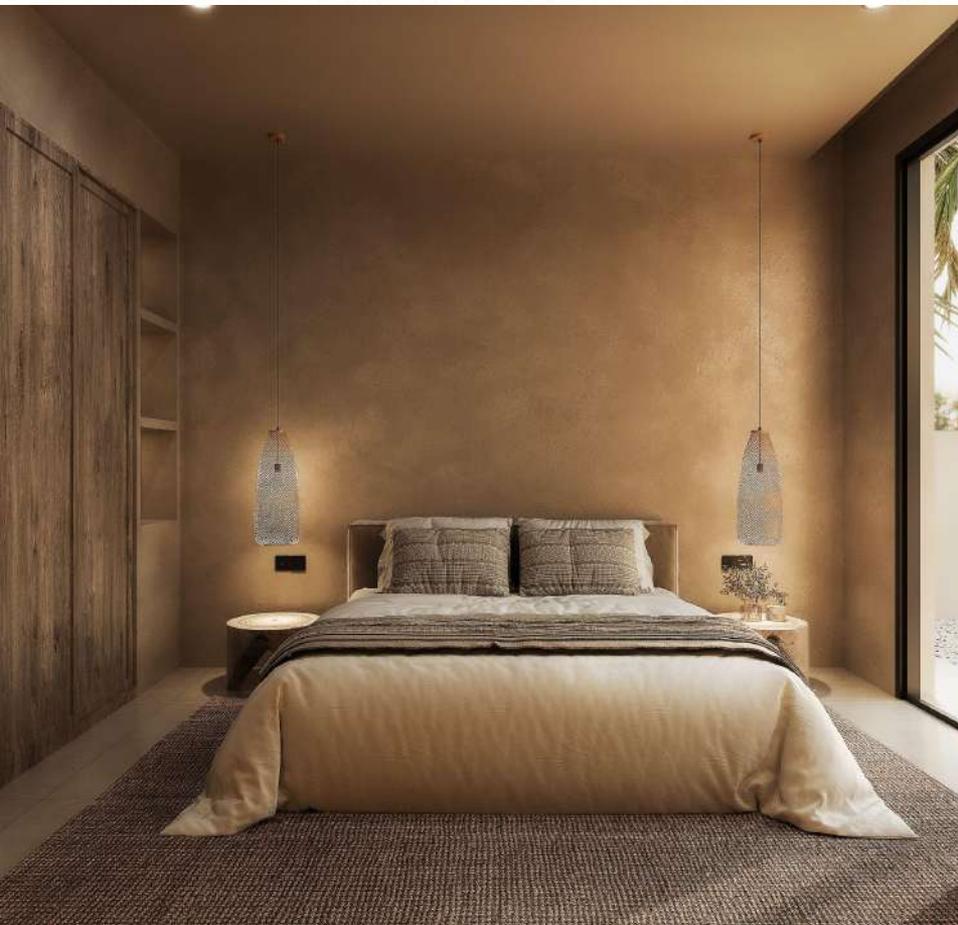
VILLA PALAS (MAX)

3 BEDROOM | 1 STOREY





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VILLA PALAS (NEO)

3 BEDROOM | 1 STOREY

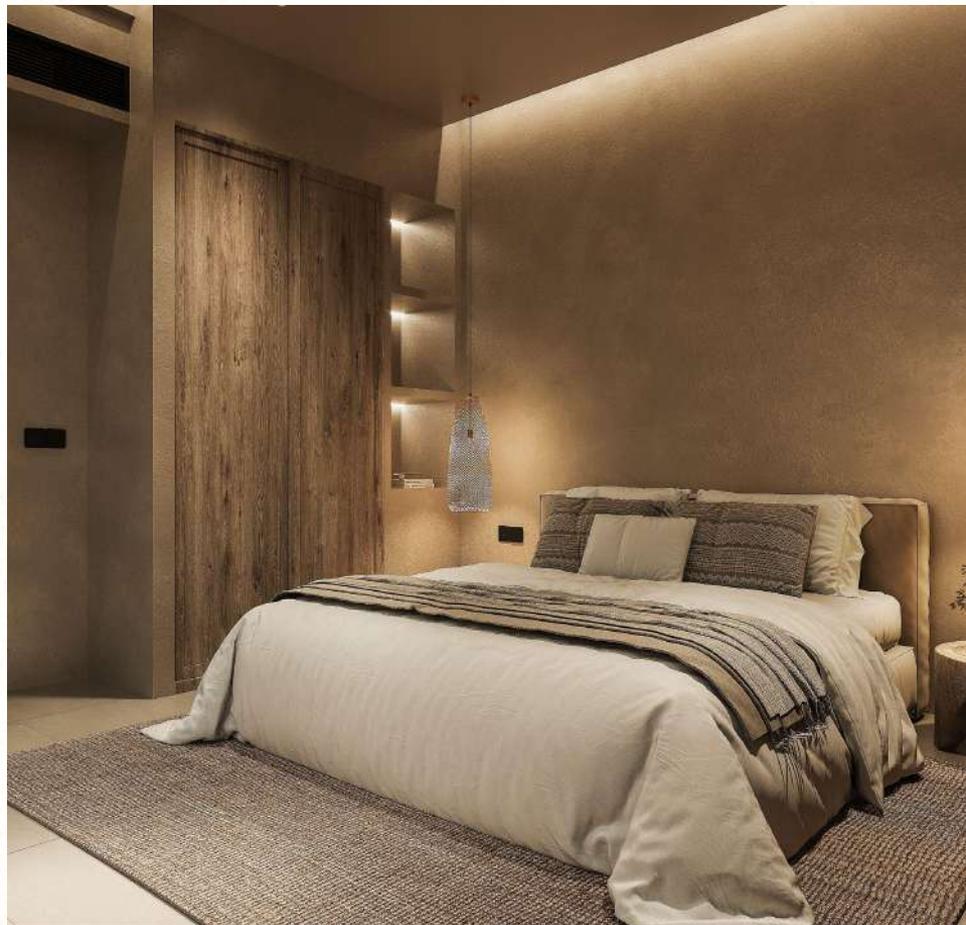




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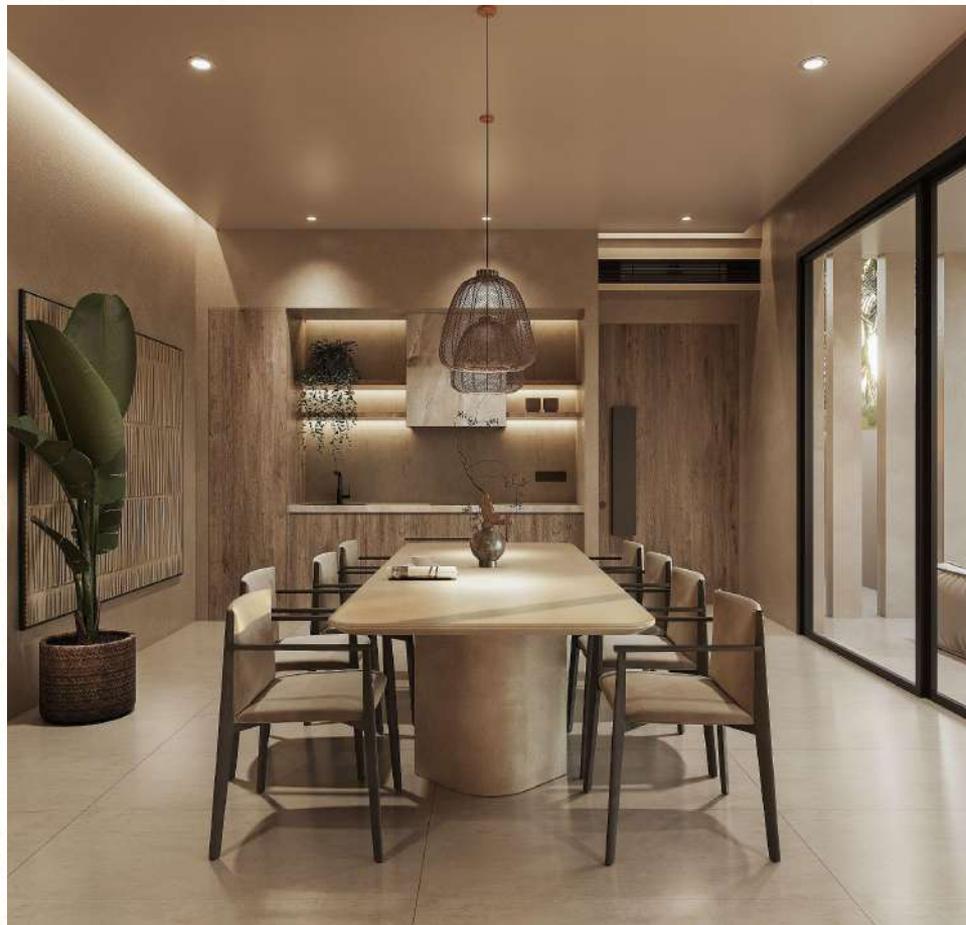
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VILLA BILANCIA

3 BEDROOM | 2 STOREY



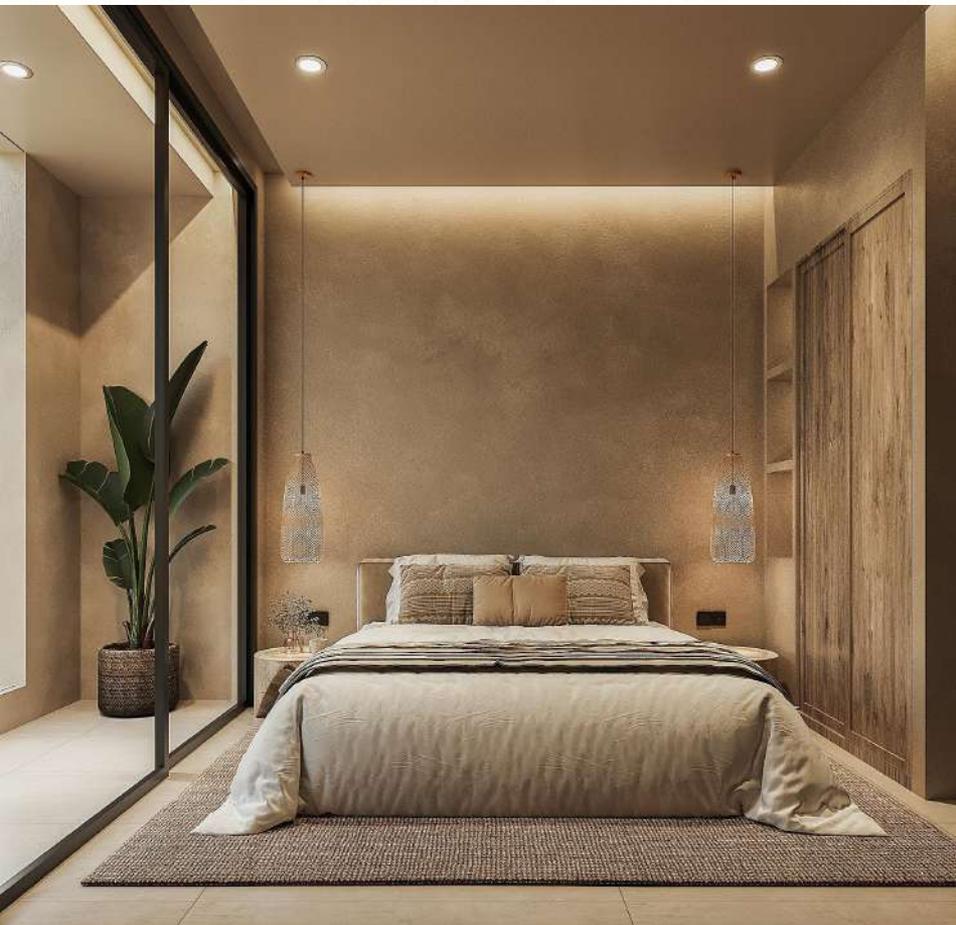


VILLA QUATTRO

4 BEDROOM | 2 STOREY

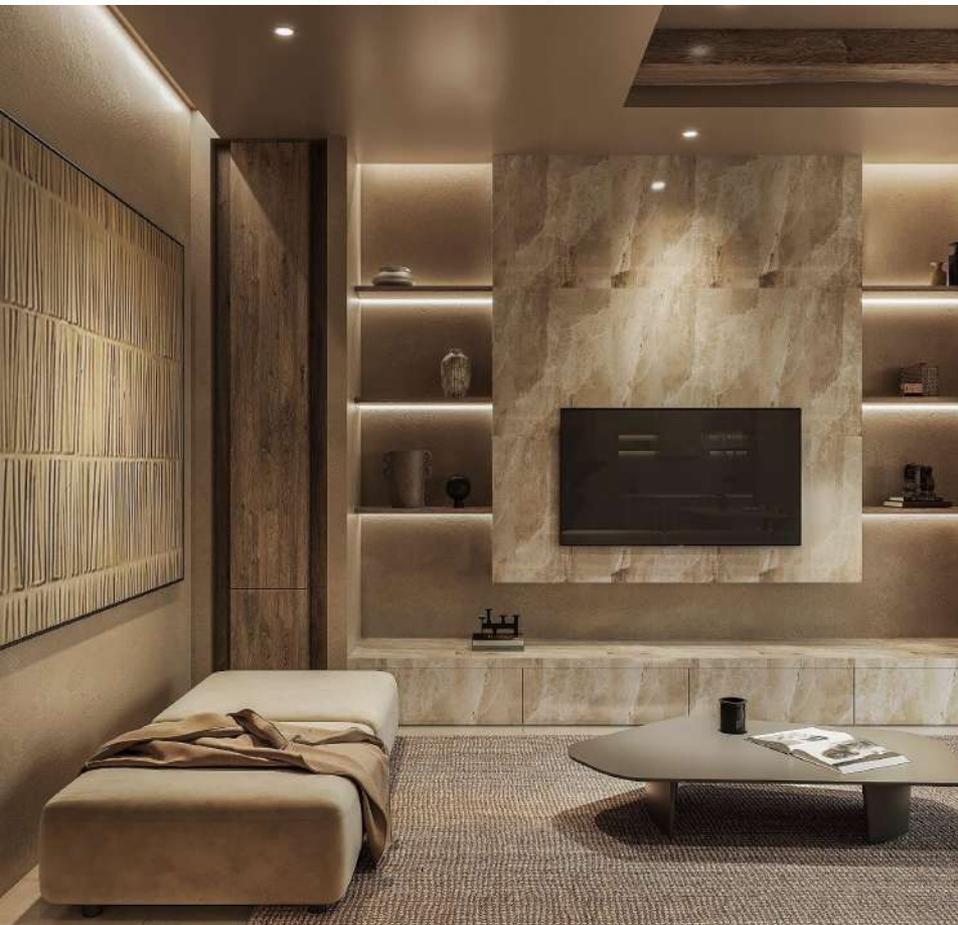


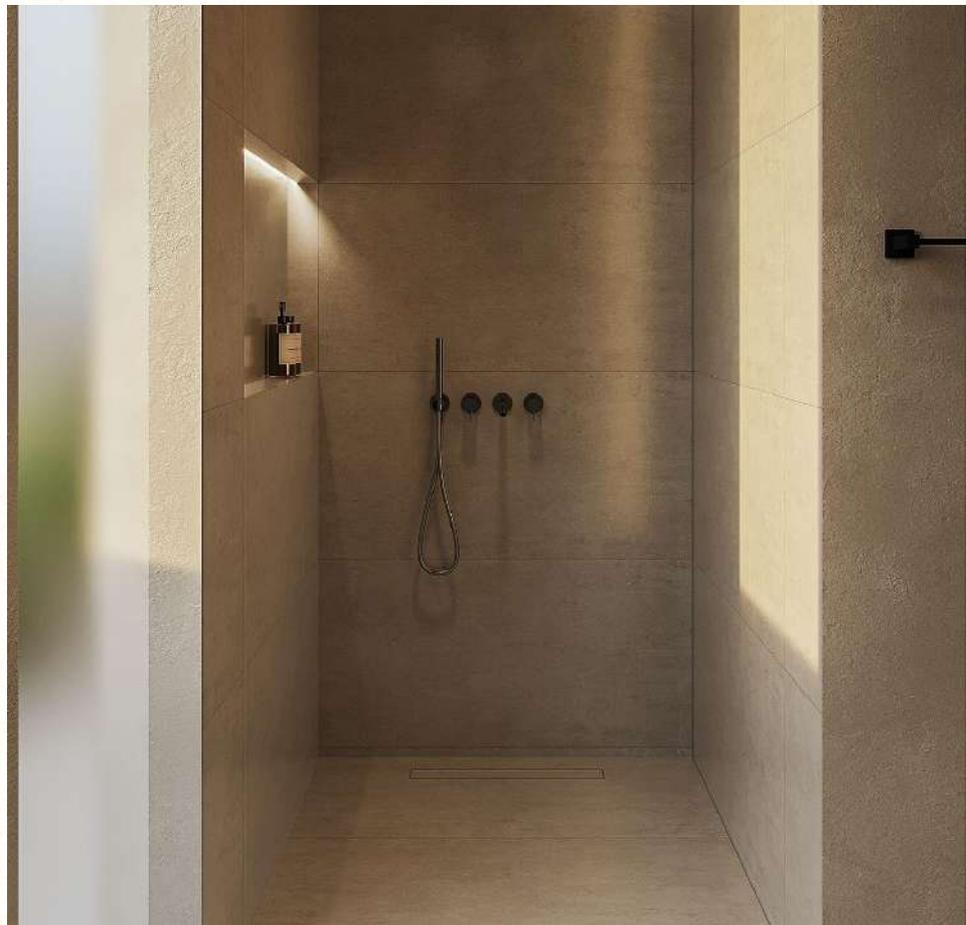
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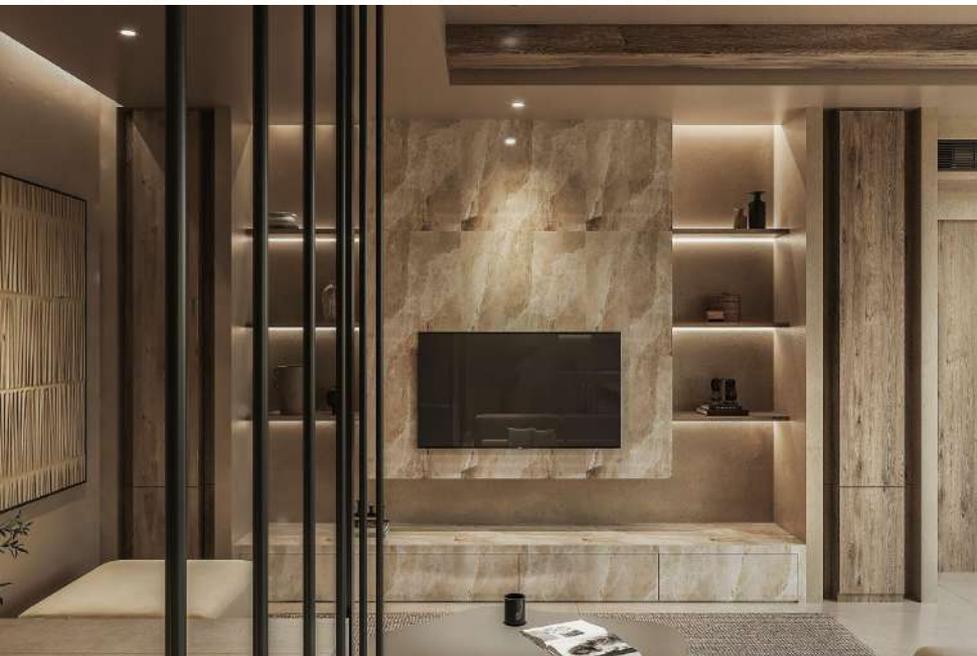


FULLY-FITTED

The villas are delivered fully-fitted with bathrooms, kitchen, sliding windows, doors, floors & plastered white ceiling, lighting, electrical, water system; an air conditioner, and a fan in each bedroom as well as a fan in each shared room.

UNFURNISHED

The villas will come unfurnished, but as a service, we will assist you with the sourcing, selection, acquisition, and installation of everything required to get your villa ready for occupancy.



FINISHES

Villas will be outfitted with finishes and fixtures that offer a fine blend of style and functionality.





VILLA PALAS

2 BEDROOM - 1 STOREY
 FROM THB 13,990,000 (USD 414,000)

| | | | | | |
|-------------|-----------|----------------|-----------|-------------------------|-------------------|
| LIVING AREA | 22.88 SQM | TERRACE | 26.55 SQM | PARKING | 23.22 SQM |
| BEDROOM 1 | 13.00 SQM | OUTDOOR SHOWER | 4.87 SQM | | |
| BATHROOM 1 | 5.85 SQM | ENTRY | 6.57 SQM | TOTAL BUILD AREA | 151.51 SQM |
| BEDROOM 2 | 13.00 SQM | POOL | 17.92 SQM | PLOT SIZE | 185 SQM |
| BATHROOM 2 | 5.85 SQM | TECHROOM | 11.80 SQM | | |

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS

3 BEDROOM - 1 STOREY

FROM THB 14,990,000 (USD 443,000)

| | | | | | |
|-----------------|-----------|----------------|-----------|-------------------------|-------------------|
| LIVING AREA | 24.60 SQM | HALLWAY | 3.39 SQM | PARKING | 25.40 SQM |
| MASTER BEDROOM | 13.76 SQM | TERRACE | 19.00 SQM | TOTAL BUILD AREA | 161.40 SQM |
| MASTER BATHROOM | 5.44 SQM | ENTRY | 5.66 SQM | PLOT SIZE | 185 SQM |
| BEDROOM 2 | 12.48 SQM | OUTDOOR SHOWER | 3.66 SQM | | |
| BEDROOM 3 | 13.43 SQM | POOL | 17.92 SQM | | |
| BATHROOM | 5.98 SQM | TECHROOM | 10.68 SQM | | |

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS (Max)

3 BEDROOM - 1 STOREY

FROM THB 15,990,000 (USD 472,000)

| | | | | | |
|-----------------|-----------|----------------|-----------|-------------------------|-------------------|
| LIVING AREA | 32.55 SQM | LAUNDRY | 8.76 SQM | TECHROOM | 10.00 SQM |
| MASTER BEDROOM | 16.74 SQM | CORRIDOR | 4.80 SQM | PARKING | 24.30 SQM |
| MASTER BATHROOM | 7.38 SQM | TERRACE | 28.75 SQM | | |
| BEDROOM 2 | 16.74 SQM | OUTDOOR SHOWER | 3.75 SQM | TOTAL BUILD AREA | 206.32 SQM |
| BEDROOM 3 | 16.65 SQM | ENTRY | 8.39 SQM | PLOT SIZE | 200 SQM |
| BATHROOM | 6.51 SQM | POOL | 21.00 SQM | | |

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS (Neo)

3 BEDROOM - 1 STOREY

FROM THB 16,990,000 (USD 501,000)

| | | | | | |
|-----------------|-----------|----------------|-----------|-------------------------|-------------------|
| LIVING AREA | 30.15 SQM | CORRIDOR | 4.73 SQM | TECHROOM | 8.37 SQM |
| MASTER BEDROOM | 16.74 SQM | TERRACE | 47.69 SQM | PARKING | 24.32 SQM |
| MASTER BATHROOM | 7.38 SQM | ENTRY | 5.76 SQM | | |
| BEDROOM 2 | 12.96 SQM | OUTDOOR SHOWER | 3.37 SQM | TOTAL BUILD AREA | 223.30 SQM |
| BEDROOM 3 | 16.83 SQM | POOL | 37.44 SQM | PLOT SIZE | 200 SQM |
| BATHROOM | 6.25 SQM | GARBAGE BOX | 1.30 SQM | | |

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.

GROUND FLOOR



SECOND FLOOR



VILLA BILANCIA

3 BEDROOM - 2 STOREY

FROM THB 19,990,000 (USD 589,000)

| | |
|-----------------|-----------|
| LIVING AREA | 49.55 SQM |
| MASTER BEDROOM | 14.91 SQM |
| MASTER BATHROOM | 5.16 SQM |
| BEDROOM 2 | 13.57 SQM |
| BEDROOM 3 | 13.79 SQM |
| BATHROOM | 5.16 SQM |

| | |
|----------------|-----------|
| STAIR | 8.39 SQM |
| BALCONY | 21.74 SQM |
| GUEST TOILET | 4.84 SQM |
| LAUNDRY | 1.72 SQM |
| TERRACE | 28.21 SQM |
| OUTDOOR SHOWER | 3.48SQM |

| | |
|-------------|-----------|
| ENTRY | 7.49 SQM |
| POOL | 28.05 SQM |
| GARBAGE BOX | 1.30 SQM |
| TECHROOM | 7.26 SQM |
| PARKING | 22.36 SQM |

| | |
|-------------------------|-------------------|
| TOTAL BUILD AREA | 241.81 SOM |
| PLOT SIZE | 220 SQM |

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.

GROUND FLOOR



SECOND FLOOR



VILLA QUATTRO

4 BEDROOM - 2 STOREY

FROM THB 23,990,000 (USD 709,000)

| | |
|-------------|-----------|
| LIVING AREA | 69.24 SQM |
| BEDROOM 1 | 12.84 SQM |
| BEDROOM 2 | 11.46 SQM |
| BEDROOM 3 | 11.46 SQM |
| BEDROOM 4 | 12.84 SQM |
| BATHROOM 1 | 5.94 SQM |

| | |
|------------------|-----------|
| BATHROOM 2 | 5.58 SQM |
| CORRIDOR | 7.95 SQM |
| STAIR | 16.40 SQM |
| BALCONY | 14.15 SQM |
| BATHROOM FLOOR 1 | 9.59 SQM |
| LAUNDRY | 2.89 SQM |

| | |
|---------------|-----------|
| TERRACE | 29.98 SQM |
| SUNKEN LOUNGE | 26.56 SQM |
| ENTRY | 6.81 SQM |
| POOL | 36.30 SQM |
| GARBAGE BOX | 0.96 SQM |
| TECHROOM | 8.16 SQM |

| | |
|-------------------------|-------------------|
| PARKING | 24.38 SQM |
| TOTAL BUILD AREA | 306.49 SQM |
| PLOT SIZE | 220 SQM |

Note: This villa is also available in a 3-bed variation.



PRICING

| Layout | Price From (THB) | Price From (USD) |
|-----------------------------|------------------|------------------|
| Villa Palas - 2 Bedroom | from 13,990,000 | from 414,000 |
| Villa Palas - 3 Bedroom | from 14,990,000 | from 443,000 |
| Villa Palas Max - 3 Bedroom | from 15,990,000 | from 472,000 |
| Villa Palas Neo - 3 Bedroom | from 16,990,000 | from 501,000 |
| Villa Bilancia - 3 Bedroom | from 19,990,000 | from 589,000 |
| Villa Quattro - 4 Bedroom | from 23,990,000 | from 709,000 |

Note: Please note that "Price From" is based on the standard plot size. Full price list will be available upon request. Additionally, prices are in Thai Baht, with USD conversions shown as reference and may vary based on exchange rates.

PAYMENT SCHEDULE

1 AMOUNT
THB 200,000

BOOKING:
PAID FOLLOWING DECISION

Booking of property as a means to secure the price and initiate the purchase process.

6 AMOUNT
7.50%

GROUND FLOOR COMPLETED:
PAID FOLLOWING COMPLETION

Construction of first level columns & completion of villa's understructure.

2 AMOUNT
25%

CONTRACTS SIGNING:
PAID FOLLOWING BOOKING

Signing of Contracts (30 days following booking).

7 AMOUNT
7.50%

ROOF STRUCTURE COMPLETED:
PAID FOLLOWING COMPLETION

Steel roof trusses, laying of the waterproof membrane over the roof structural slab.

3 AMOUNT
30%

LAND TRANSFER:
PAID FOLLOWING INITIATION

Process of transferring Land Title and ownership rights to the buyer.

8 AMOUNT
7.50%

MID-STAGE FINISHES:
PAID FOLLOWING COMPLETION

Plumbing and electricity frameworks, networks and systems.

4 AMOUNT
10%

START OF CONSTRUCTION:
PAID FOLLOWING INITIATION

Architectural design and development of layouts, plans and scale drawings.

9 AMOUNT
5%

PRACTICAL COMPLETION:
PAID FOLLOWING COMPLETION

Final touches necessary for an exceptional overall impression of the villa.

5 AMOUNT
7.50%

FOUNDATION COMPLETED:
PAID FOLLOWING COMPLETION

Excavation of land, installation of formwork, and construction of footings.





CONSTRUCTION

GUARANTEED BUILD TIMELINES & SPECIFICATIONS

The construction of your villa is guaranteed to be completed within these timelines, depending on the following specifications -

| | |
|----------------------------------|--------------------------------------|
| Villa Palas 2 & 3 | 12 months from start of construction |
| Villa Palas Max & Neo | 13 months from start of construction |
| Villa Bilancia | 14 months from start of construction |
| Villa Quattro | 14 months from start of construction |
| With Furniture | 1 month additional |



INVESTMENT HIGHLIGHTS

THE SKHAI DIFFERENCE

AN OUTSTANDING LOCATION

Sunrise Lake is located in the prime area of Cherng Talay, Bang Tao. Only 6.9 km from Bangtao Beach, this prime area has many restaurants, golf courses, conveniences, hospitals as well as the famous Catch Beach Club.

INVESTMENT SAFETY

You are assured absolute safety when investing in Sunrise Lake. All land and construction payments made can be processed through a lawyer who acts as your escrow.

LAND TRANSFER

Once the contract is signed, the first step initiated in the process entails land transfer. You are assured that the land will be transferred to you quite early on in the acquisition stages of the property.

GUARANTEED BUILD TIME

Completion is guaranteed within 12 to 14 months from the start of construction, subject to specific conditions such as the inclusion of furniture or customizations like adding a sala, which may extend the timeline. *Kindly contact our sales team for more details.*



INVESTMENT HIGHLIGHTS

THE SKHAI DIFFERENCE

FULL SERVICE PROPERTY MANAGEMENT

After investing in Sunrise Lake, you are guaranteed expert full-service Property Management Services. From Villa Maintenance, Housekeeping, Security, Guest Management, to Villa Marketing, every single detail is taken care of smoothly in your absence.

HIGH RENTAL INCOME

Benefiting from close proximity to the beach and various lifestyle attractions, Sunrise Lake villas are sure to appeal to vacationers - promising you a high occupancy rate and in turn, a high annual rental income.

EASY - SELL OPTION

A highly lucrative easy-sell solution is offered to you when you are ready to sell your villa. The commission rate charged is only half of the average commission rate of local agencies, enabling you to benefit from higher gains as you get to keep more of your earned profits.

HIGH CAPITAL GAINS

Sunrise Lake benefits from a desirable location, exquisite exterior and interior designs and an impeccable quality assurance - ensuring you an asset of high capitalizable value.



STAYLAR

YOU INVEST, WE DO THE REST

Enjoy the benefits of SKHAI's rental management through Staylar, where we offer a full suite of services designed to maximize the value of your villa and deliver an exceptional experience for every guest.

Here below are the services Staylar offers you as an owner:

- Property Management
- Housekeeping
- Marketing & Booking
- Financial Management
- Legal Services
- Owner's Relations & Support
- Concierge & Emergency Responses



RENTAL POTENTIAL

RENTAL REVENUES &
CAPITAL APPRECIATION COULD
EXCEED 100% OF THE PROPERTY PRICE
IN ONLY 8 YEARS

Boasting a prime location, Sunrise Lake has the potential to generate high capital gains and attractive rental income. Our dedicated sales team can offer you a document containing valuable insight on the approximate revenue you can expect from your investment at Sunrise Lake based on our comprehensive market research and data collected from our past clients.



PROJECT OVERVIEW

Project Name: Sunrise Lake
Project Type: Private Pool Villas
Project Location: Cherng Talay, Phuket
No. of Villas: 31

| | | | |
|--------------|-----------|-----------|----------|
| Villa | Palas | 2 Bedroom | 1 Storey |
| Villa | Palas | 3 Bedroom | 1 Storey |
| Villa | Palas Max | 3 Bedroom | 1 Storey |
| Villa | Palas Neo | 3 Bedroom | 1 Storey |
| Villa | Bilancia | 3 Bedroom | 2 Storey |
| Villa | Quattro | 4 Bedroom | 1 Storey |

Ownership: Freehold & Leasehold
Developer: Sunrise Co.,Ltd.



SUNRISE LAKE
PHUKET

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Developed By

SKHAI