



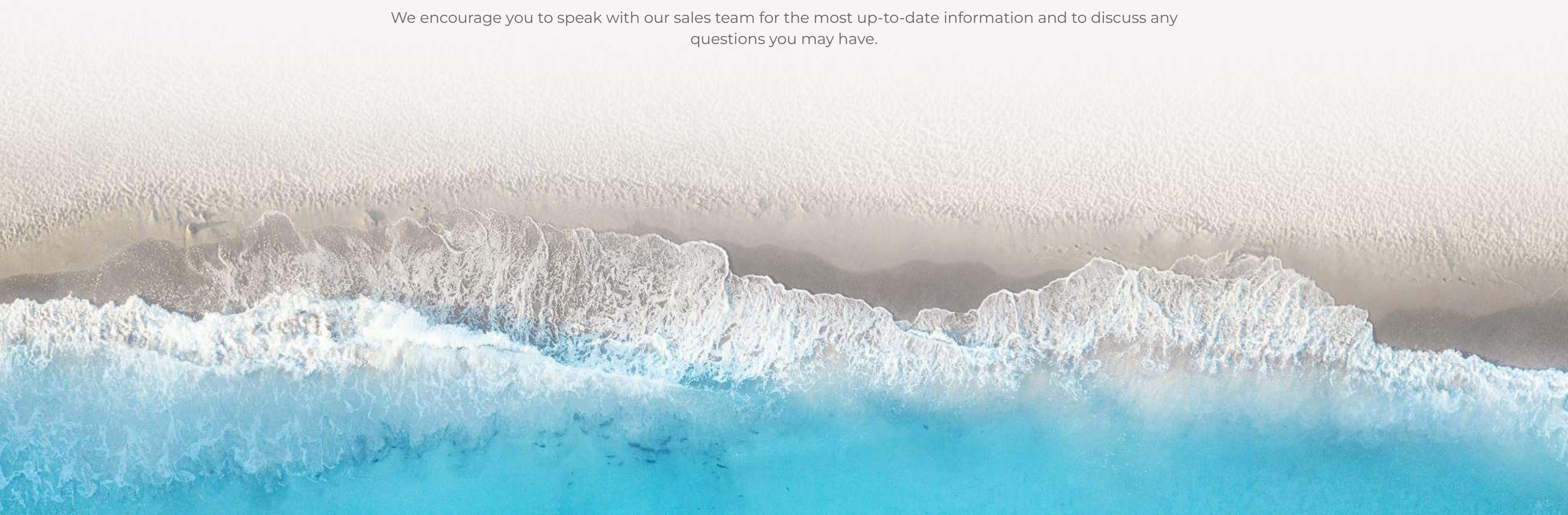
SUNRISE
VALLEY

PRIVATE POOL VILLAS, PHUKET

PRELIMINARY BROCHURE

This is a preliminary brochure with details such as prices, floor plans, the master plan, and renderings subject to change. As this project is currently in its presale stage, this presents a prime opportunity to benefit from presale prices and other advantages before the official launch.

We encourage you to speak with our sales team for the most up-to-date information and to discuss any questions you may have.



PHASE 3 - C

SUNRISE VALLEY

PRIVATE POOL VILLAS, PHUKET



Sunrise Valley offers contemporary luxury villas surrounded by the sun-soaked landscapes of the captivating Phuket island. Fringed by lush foliage, Sunrise Valley (Phase 3 - C) is a collection of 7 exclusive private pool villas ranging from 2 to 4 bedrooms.



SUNRISE VALLEY

LOBBY

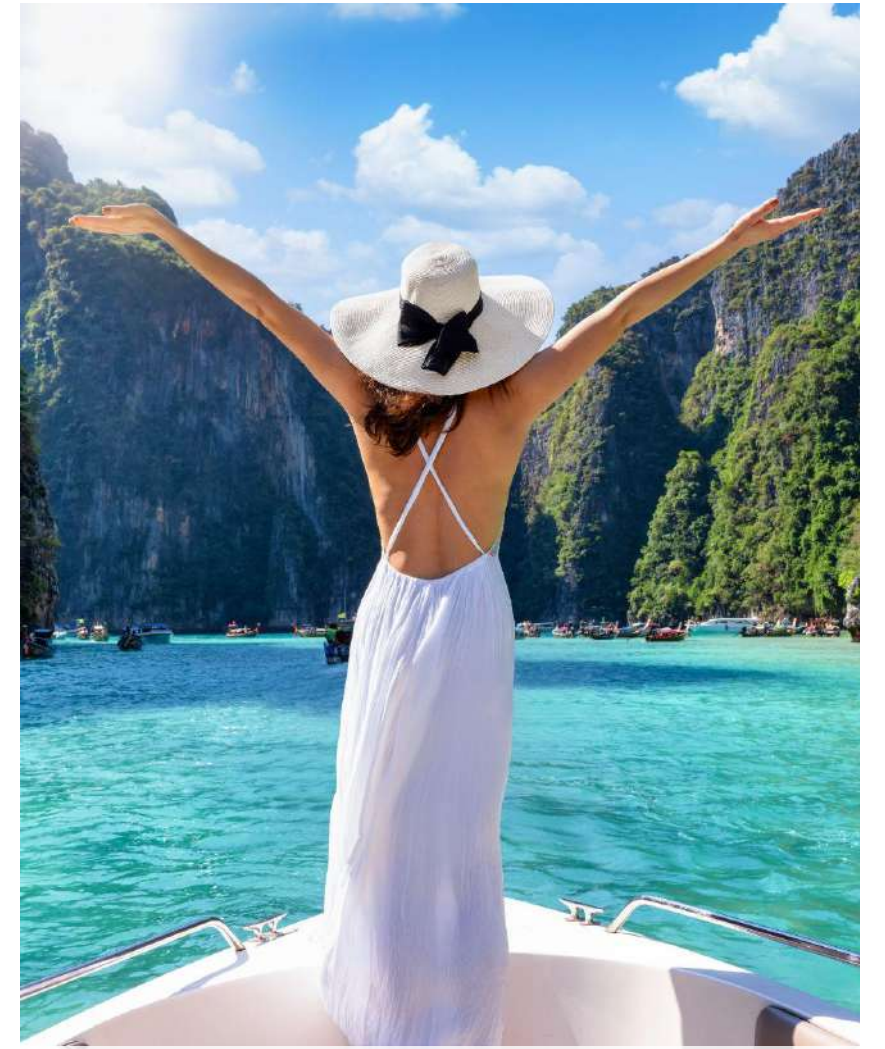
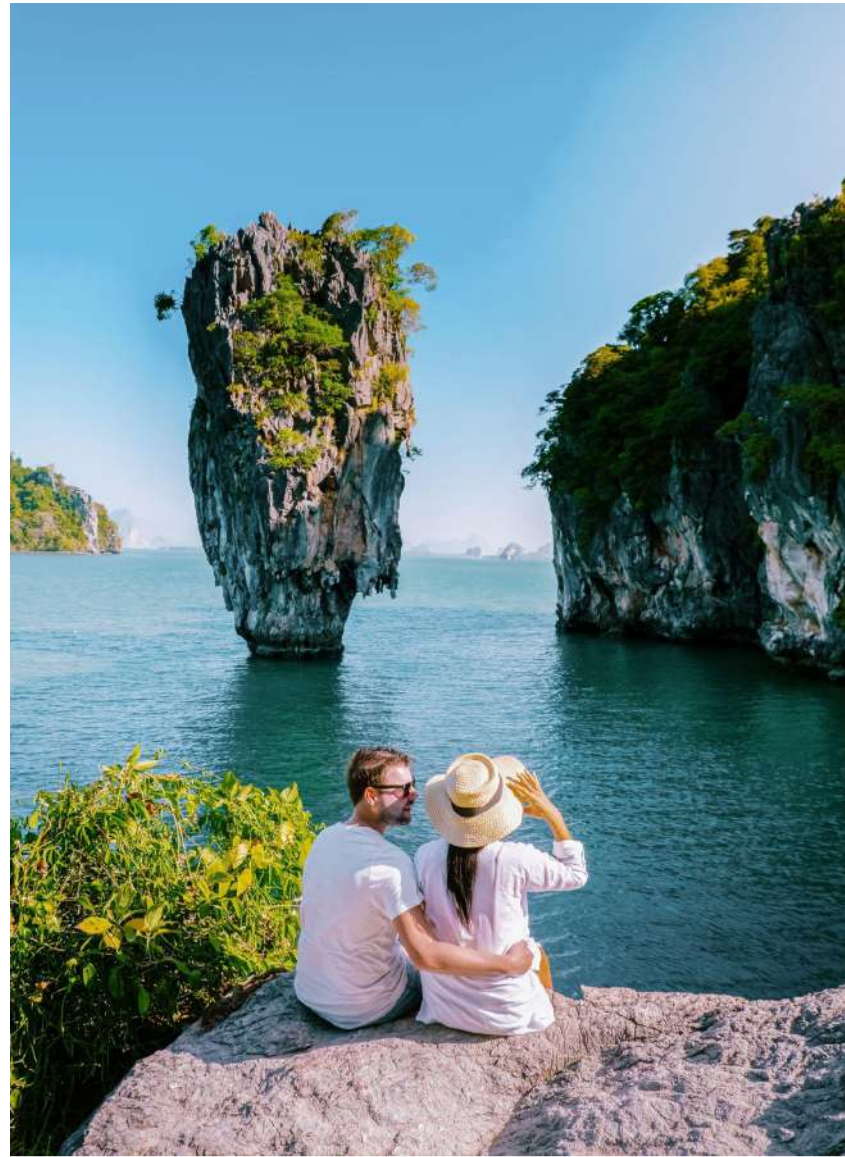
F1 Reception

Meeting Room

F2 Meeting Room

SKHAI
SUNRISE VALLEY





PHUKET

INTERNATIONAL FLIGHTS

(As of 2024)

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

DOMESTIC FLIGHTS

(As of 2024)

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

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

LOCATION

- 700 M Mini Mart
- 1.3 KM Live More Lifestyle Clinic
- 1.3 KM Courtside Cafe
- 1.3 KM SiamSportsPro Tennis Academy
- 2.4 KM Tesco Lotus Express
- 2.9 KM Porto de Phuket & Boat Avenue (Restaurants, Shopping)

- 3.3 KM Blue Tree (Lifestyle Avenue, WaterValley)
- 4.6 KM Bangtao Night Market
- 4.8 KM Bangtao Beach
- 5.8 KM Banyan Tree Luxury Resort
- 5.9 KM Laguna Golf Club
- 5.9 KM Catch Beach Club



EDUCATION

Phuket has many international schools with world-class standards and curriculum. Tuition in Phuket schools ranges between THB 240,000 to THB 815,000 per year, that is approximately USD \$7,000 to USD \$24,000 per year.

HeadStart International School:
4.8 km away

UWC Thailand International School:
9.8 km away

British International School:
14.8 km away

QSI International School of Phuket:
20.8 km away

Berda Claude International School:
28.8 km away



SHOPPING

Phuket has numerous upscale shopping malls providing a vast range of products and services.

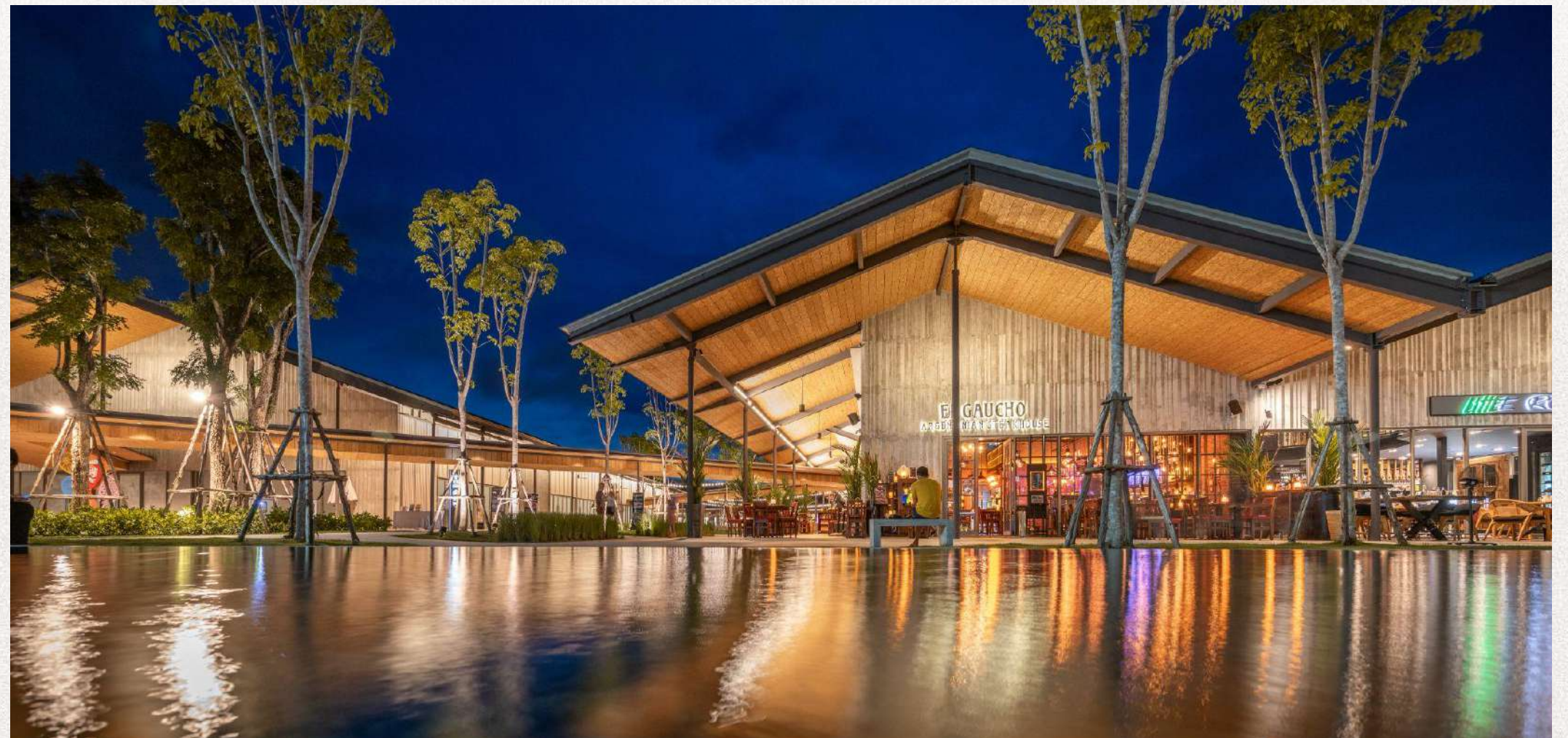
Tesco Lotus and **Villa Market** are two of the best supermarkets on the island offering a range of household essentials, within 2-4 km distance from Sunrise Valley.

Located less than 3 km from Sunrise Valley are two huge open-air malls - **Boat Avenue** & **Porto De Phuket**, both with a supermarket and a wide range of restaurants, boutiques and personal care shops.

The popular **Central Festival and Central Floresta Malls** in Phuket offer a comprehensive lifestyle shopping experience with over 200 shops showcasing a variety of world-class brands, bars, restaurants, and other recreational options.

Local Markets for Fresh Produce:

There is no shortage of local produce stands in the area, you will be able to find quite a few before you reach the main road, however the closest convenience store is merely 700 m away and closest local market **Cherng Talay Market** is only 4 km away.



MEDICAL & HEALTH

Phuket offers world-class standards of medical and dental services, catering to the ever-growing popularity of Thailand's medical tourism.

HOSPITALS:

Thalang Hospital
5.8 km away

Bangkok Hospital Siriroj
22.6 km away

Bangkok Hospital Phuket
21.2 km away

MEDICAL CLINICS:

Live More Lifestyle Clinic
1.3 km away

Bangkok International Clinic
3.4 km away

DENTAL CLINICS:

International Dental Clinic
2.9 km away

Dental Hub Clinic
4.2 km away

PHARMACIES:

Muenrerik Pharmacy
1.6 km away



RECREATION & LIFESTYLE

Bangtao area offers an abundance of recreational options, making it an ideal location for an active and fulfilling lifestyle. From tennis courts to the nearby beach, and with convenient access to shopping malls and restaurants, you'll have everything you need within close proximity to the project.

Bangtao Beach:
4.9 km away

Blue Tree Water Park & Lifestyle Avenue:
3.6 km away

SiamSportsPro Tennis Academy:
1.3 km away

Laguna Golf Club:
5.9 km away



MASTER PLAN

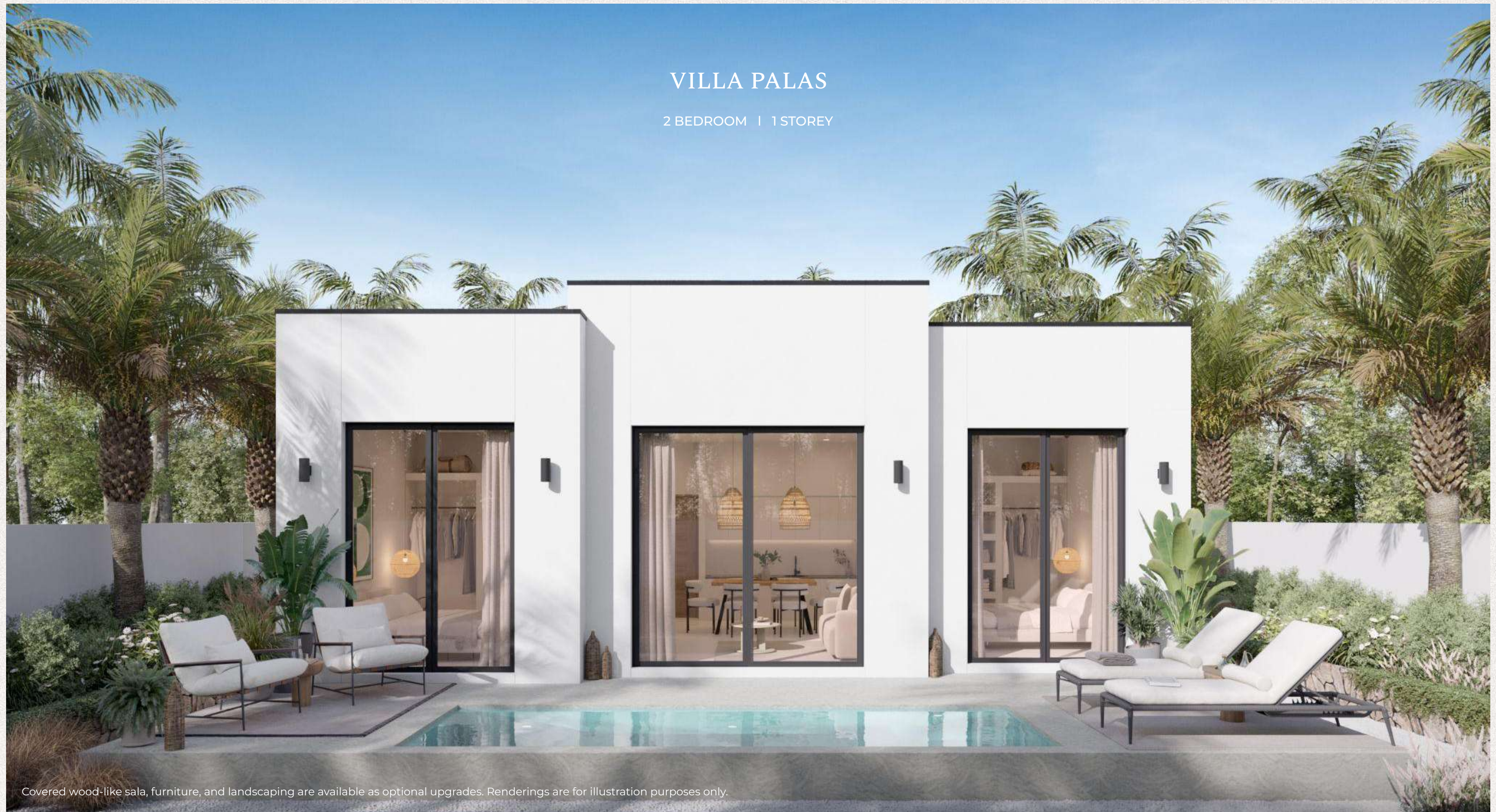


BANGTAO BEACH
3.3 km - Bird Distance
4.9 km - Drive

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

VILLA PALAS

2 BEDROOM | 1 STOREY



Covered wood-like sala, furniture, and landscaping are available as optional upgrades. Renderings are for illustration purposes only.

VILLA PALAS

3 BEDROOM | 1 STOREY



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VILLA PALAS

3 BEDROOM MAX | 1 STOREY



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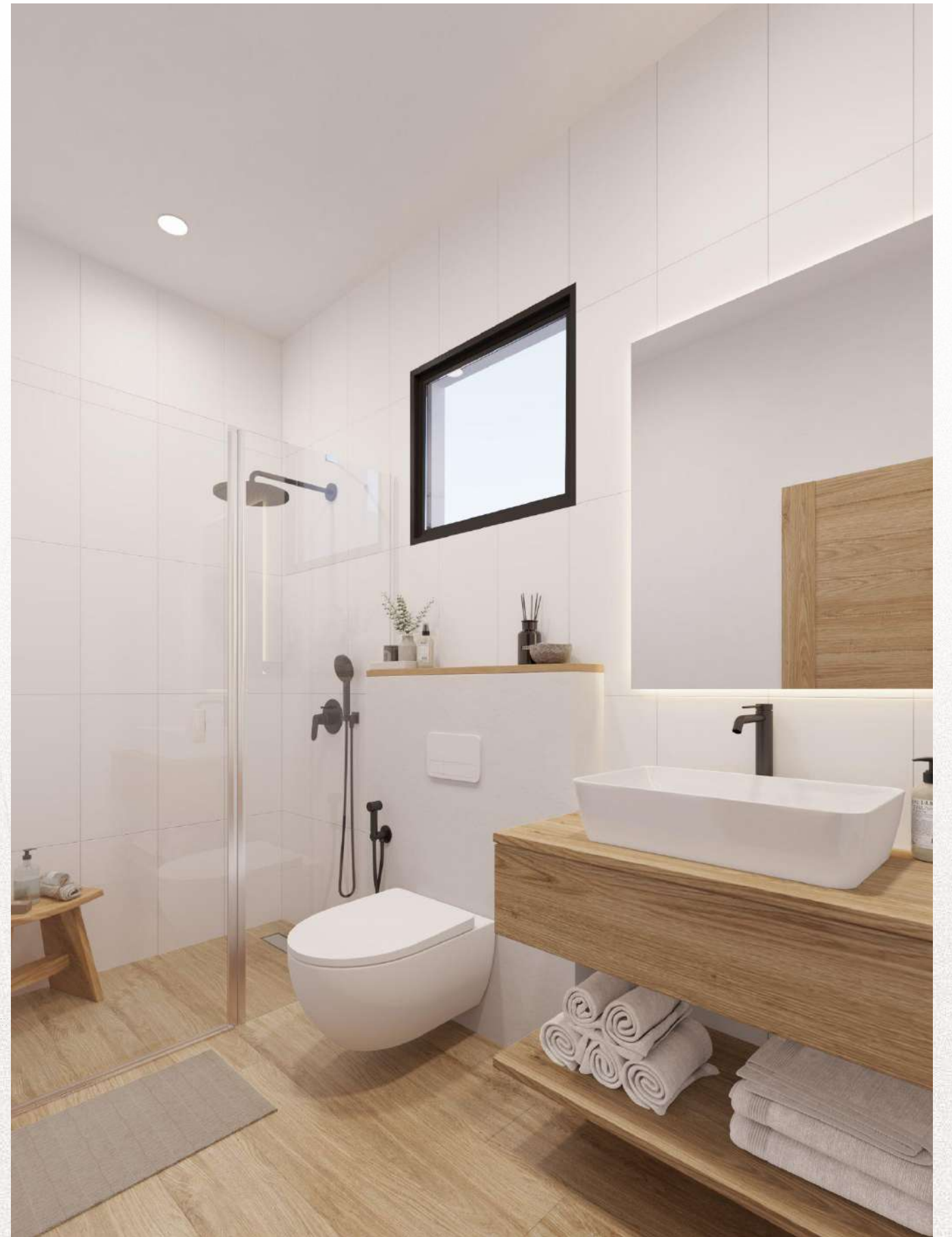


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Furniture is available as an optional upgrade. Renderings are for illustration purposes only.





VILLA BILANCIA

3 BEDROOM | 2 STOREY



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VILLA PALAZZO

3 BEDROOM | 2 STOREY



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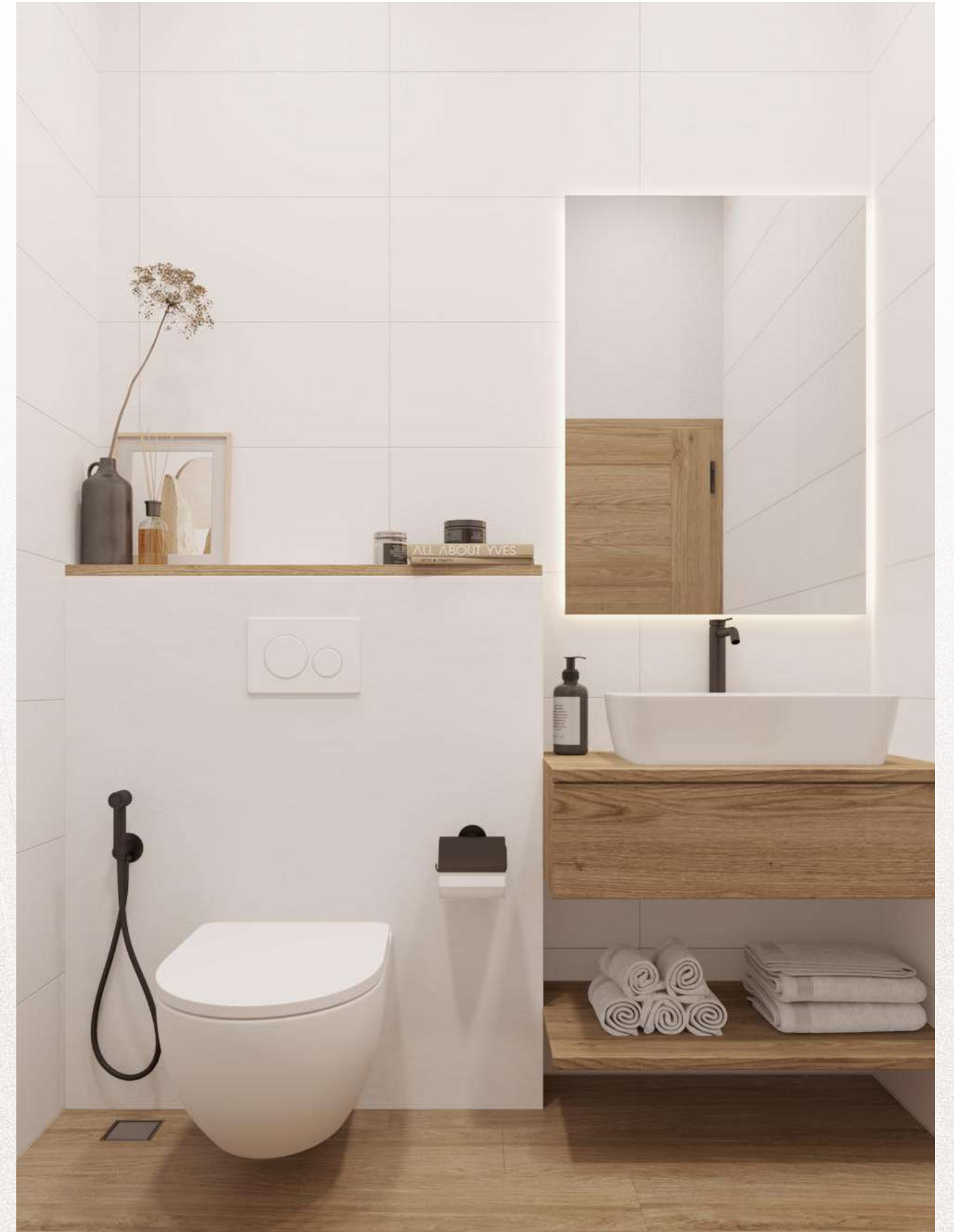
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VILLA DOPPIO

3 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.

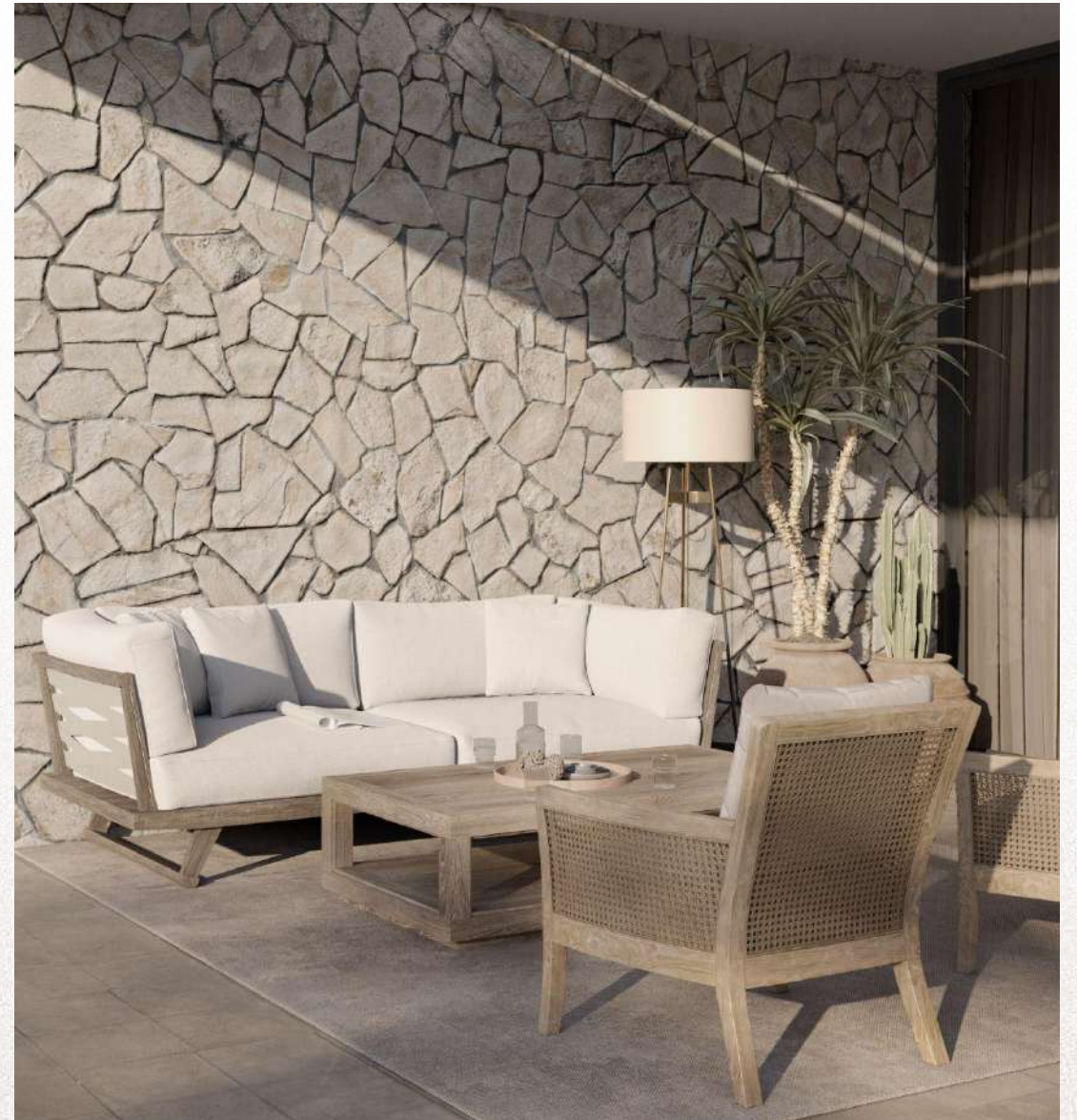
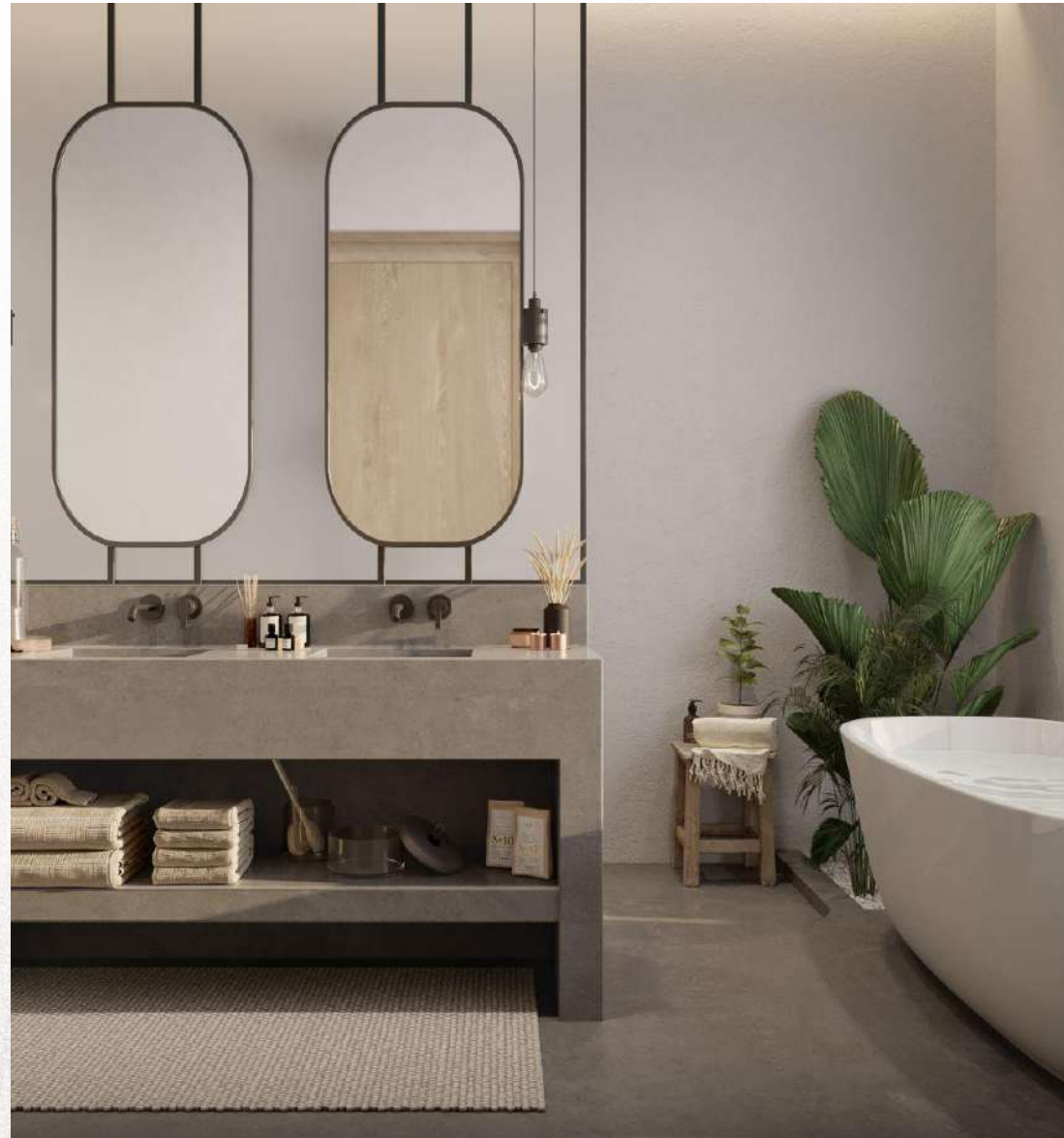


UNFURNISHED

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.



If you would like to learn more about the specifications of these properties, kindly contact one of our property consultants.



FINISHES

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

During the construction phase our design team will collaborate with you to customize your villa as per your needs and budget.



VILLA PALAS

2 BEDROOM - 1 STOREY
 FROM THB 13,990,000 (USD 423,500)

KITCHEN / LIVING AREA	20 SQM
BEDROOM 1	13.32 SQM
BATHROOM 1	5.85 SQM
BEDROOM 2	12.35 SQM
BATHROOM 2	5.85 SQM

TERRACE	24.07 SQM
ENTRY	4.05 SQM
POOL	11.76 SQM
SYSTEM ROOM	6.58 SQM
PARKING	15.00 SQM

TOTAL LAND AREA	118.83 SQM FROM 185 SQM
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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 454,500)

KITCHEN / LIVING AREA	23.63 SQM
BEDROOM 1	13.40 SQM
BATHROOM 1	5.92 SQM
BEDROOM 2	13.04 SQM
BATHROOM 2	6.22 SQM
BEDROOM 3	13.04 SQM

CORRIDOR	3.53 SQM
TERRACE	26.01 SQM
ENTRY	8.81 SQM
POOL	11.88 SQM
SYSTEM ROOM	5.08 SQM
PARKING	13.83 SQM

TOTAL	144.39 SQM
LAND AREA	FROM 185 SQM



VILLA PALAS *(Max)*

3 BEDROOM - 1 STOREY
FROM THB 15,990,000 (USD 484,500)

KITCHEN / LIVING AREA
 MASTER BEDROOM
 MASTER BATHROOM
 BEDROOM 2
 BATHROOM 2
 BEDROOM 3

31.46 SQM
 17.02 SQM
 7.77 SQM
 13.46 SQM
 6.22 SQM
 17.02 SQM

CORRIDOR
 LAUNDRY
 ENTRY
 TERRACE
 POOL
 PARKING

4.74 SQM
 2.20 SQM
 4.80 SQM
 28.75 SQM
 21.00 SQM
 15.00 SQM

SYSTEM ROOM

**TOTAL
 LAND AREA**

5.40 SQM

**174.84 SQM
 FROM 185 SQM**



GROUND FLOOR



SECOND FLOOR

VILLA BILANCIA

3 BEDROOM - 2 STOREY
FROM THB 18,990,000 (USD 575,500)

KITCHEN / LIVING AREA	49.40 SQM
MASTER BEDROOM	14.02 SQM
MASTER BATHROOM	5.16 SQM
BEDROOM 2	13.12 SQM
BATHROOM 2	5.16 SQM
BEDROOM 3	14.02 SQM

WC 1	3.69 SQM
ENTRY	5.25 SQM
LAUNDRY	1.98 SQM
STAIRS	9.09 SQM
CORRIDOR	5.94 SQM
TERRACE	28.21 SQM

BALCONY	22.68 SQM
POOL	28.67 SQM
PARKING	15.00 SQM
SYSTEM ROOM	5.13 SQM
TOTAL	226.53 SQM
LAND AREA	FROM 205 SQM



GROUND FLOOR



SECOND FLOOR

VILLA PALAZZO

3 BEDROOM - 2 STOREY
FROM THB 22,490,000 (USD 679,500)

KITCHEN / LIVING AREA	62.89 SQM
BEDROOM 1	22.56 SQM
BATHROOM 1	6.60 SQM
BEDROOM 2	16.21 SQM
BATHROOM 2	6.33 SQM
BEDROOM 3	16.66 SQM

BATHROOM 3	6.51 SQM
WC	4.41 SQM
LAUNDRY	3.79 SQM
STAIRS (FIRST FLOOR)	2.50 SQM
STAIRS (SECOND FLOOR)	11.82 SQM
TERRACE	35.95 SQM

BALCONY	10.81 SQM
POOL	42.18 SQM
SYSTEM ROOM	5.16 SQM
PARKING	15.00 SQM
TOTAL	269.38 SQM
LAND AREA	FROM 205 SQM



GROUND FLOOR



SECOND FLOOR

VILLA DOPPIO

3 BEDROOM - 2 STOREY

FROM THB 27,990,000 (USD 848,500)

KITCHEN / LIVING AREA	53.42 SQM
MASTER BEDROOM	16.00 SQM
MASTER BATHROOM	9.66 SQM
MASTER WARDROBE	7.02 SQM
BEDROOM 2	18.80 SQM
BATHROOM 2	6.25 SQM

BEDROOM 3	26.98 SQM
BATHROOM 3	8.00 SQM
WC	3.91 SQM
STAIRS / CORRIDOR	18.82 SQM
TERRACES	103.16 SQM
ENTRY	7.31 SQM

STORAGE/LAUNDRY	3.75 SQM
POOL	48.72 SQM
PARKING	15.00 SQM
SYSTEM ROOM	5.04 SQM
TOTAL	351.84 SQM
LAND AREA	FROM 280 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.

CUSTOM VILLA 4 & MORE BEDS

We also have several four and more bedroom villa designs that are suitable for this project. Villas can be upgraded to have a second storey, which will extend the construction timeline accordingly.



POPULAR UPGRADES

Owners are offered the following choice of upgrades:

- Additional Bedrooms
- Landscaping
- Covered Sala
- Wood-like Ceiling
- Outdoor Shower
- Upper Floor

Kindly note that customizations and upgrades will tailor your villa to your preferences, which may naturally extend the construction timeline. Contact our sales team if you are interested in getting more information on this.





PAYMENT SCHEDULE

<p>1 AMOUNT THB 200,000</p> <p>BOOKING: PAID FOLLOWING DECISION</p> <hr/> <p>Booking of property as a means to secure the price and initiate the purchase process.</p>	<p>2 AMOUNT 25%</p> <p>CONTRACTS SIGNING: PAID FOLLOWING BOOKING</p> <hr/> <p>Signing of Contracts (30 days following booking).</p>	<p>3 AMOUNT 30%</p> <p>LAND TRANSFER: PAID FOLLOWING INITIATION</p> <hr/> <p>Process of transferring Land Title and ownership rights to the buyer.</p>	<p>4 AMOUNT 10%</p> <p>START OF CONSTRUCTION: PAID FOLLOWING INITIATION</p> <hr/> <p>Architectural design and development of layouts, plans and scale drawings.</p>	<p>5 AMOUNT 7.50%</p> <p>FOUNDATION COMPLETED: PAID FOLLOWING COMPLETION</p> <hr/> <p>Excavation of land, installation of formwork, and construction of footings.</p>
<p>6 AMOUNT 7.50%</p> <p>GROUND FLOOR COMPLETED: PAID FOLLOWING COMPLETION</p> <hr/> <p>Construction of first level columns & completion of villa's understructure.</p>	<p>7 AMOUNT 7.50%</p> <p>ROOF STRUCTURE COMPLETED: PAID FOLLOWING COMPLETION</p> <hr/> <p>Steel roof trusses, laying of the waterproof membrane over the roof structural slab.</p>	<p>8 AMOUNT 7.50%</p> <p>MID-STAGE FINISHES: PAID FOLLOWING COMPLETION</p> <hr/> <p>Plumbing and electricity frameworks, networks and systems.</p>	<p>9 AMOUNT 5%</p> <p>COMPLETION: PAID FOLLOWING COMPLETION</p> <hr/> <p>Final touches necessary for an exceptional overall impression of the villa.</p>	

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 13 months from start of construction
- Two-Storey Villas 14 months from start of construction
- With Furniture 1 month additional
- With Customizations Additional time based on requirements



INVESTMENT HIGHLIGHTS

THE SKHAI DIFFERENCE



AN OUTSTANDING LOCATION

Sunrise Valley is located in the prime area of Cherng Talay, Bang Tao. Only 4.9 km from Bangtao Beach and 6.6 km from Layan 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 Valley. 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 Valley, 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 Valley villas are sure to appeal to vacationers - promising you a high occupancy rate and in turn, a high annual rental income.



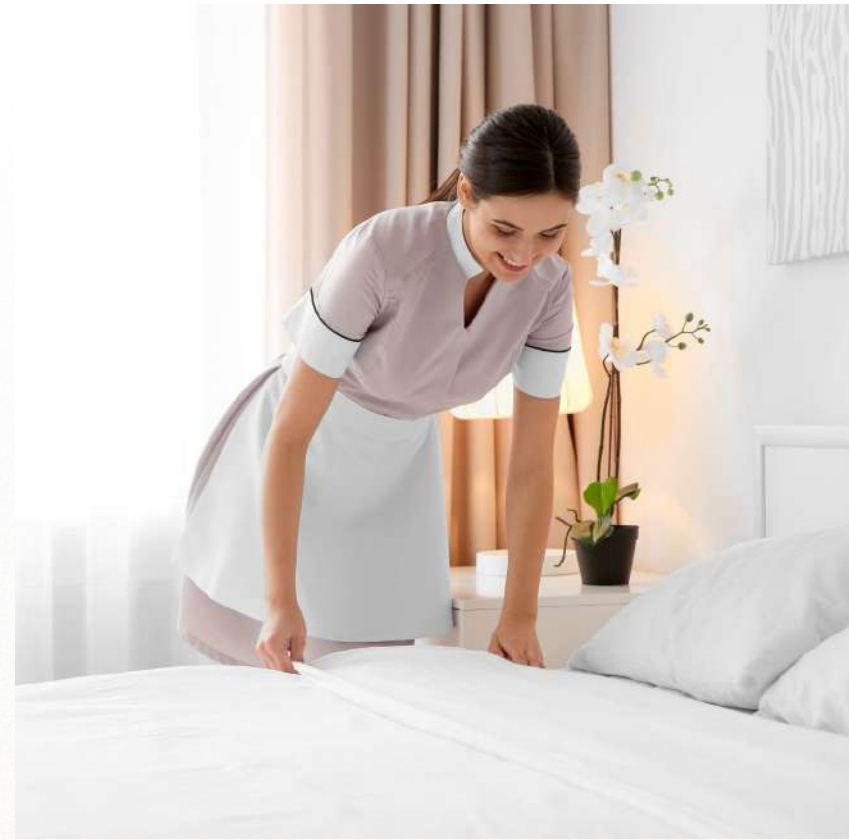
EASY - SELL OPTION

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



RENTAL FORECAST

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

Boasting a prime location, Sunrise Valley 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 Valley based on our comprehensive market research and data collected from our past clients.

Contact our sales team if you are interested in getting more information on this.



PROJECT OVERVIEW

Project Name: Sunrise Valley - Phase 3/C
Project Type: Private Pool Villas
Project Location: Cherng Talay, Phuket
No. of Villas: 7 in Phase 3/C

Villa	Palas	2 Bedroom	1 Storey
Types:	Palas	3 Bedroom	1 Storey
	Palas	3 Bedroom Max	1 Storey
	Bilancia	3 Bedroom	2 Storey
	Palazzo	3 Bedroom	2 Storey
	Doppio	3 Bedroom	2 Storey

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





SUNRISE VALLEY
PRIVATE POOL VILLAS

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Contact: +66 65-242-3000
www.skhai.com

Developed By

SKHAI

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