



Exclusive seaview villas
at Naithon beach

Vista del Mar
— PHUKET —

Location

- 15 minutes to the Airport
- 20 minutes to Laguna / Boat Avenue, upscale dining and shopping area
- 20 minutes to golf courses, world-class yacht marinas, and major dining, entertainment, and shopping areas



Naithon Beach

Vista del Mar is located at Naithon beach—one of the best yet secluded beaches on Phuket’s most desirable North-West coast.

Naithon is a beautiful one kilometer stretch of soft white sand surrounded by some of the island’s most impressive virgin jungle mountains.

Still an idyllic tropical paradise, next to all necessary infrastructure but away from overcrowded and overconstructed touristic areas.





Vista del Mar
PHUKET

Overview

[LINK TO VIDEO](#)

Vista del Mar villas are carefully nestled on the slope of the green hill, to guarantee superb sea and sunset views from each villa.





Naithon Beach
600 m



Sales Office

Grand Mansion

47 meters above the sea

Vista del Mar
PHUKET



600

meters to Naithon
beach



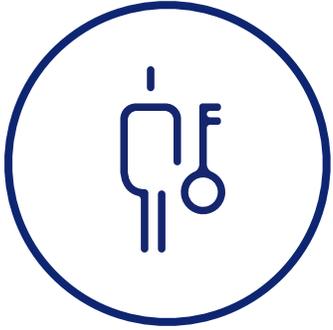
17 000

sq. meters project's area
with landscape design



45...70

meters above the sea,
panoramic ocean view
from each villa



On-site office and management team:
daily maintenance of common areas
and the full range of in-villa services



24/7 manned security and CCTV

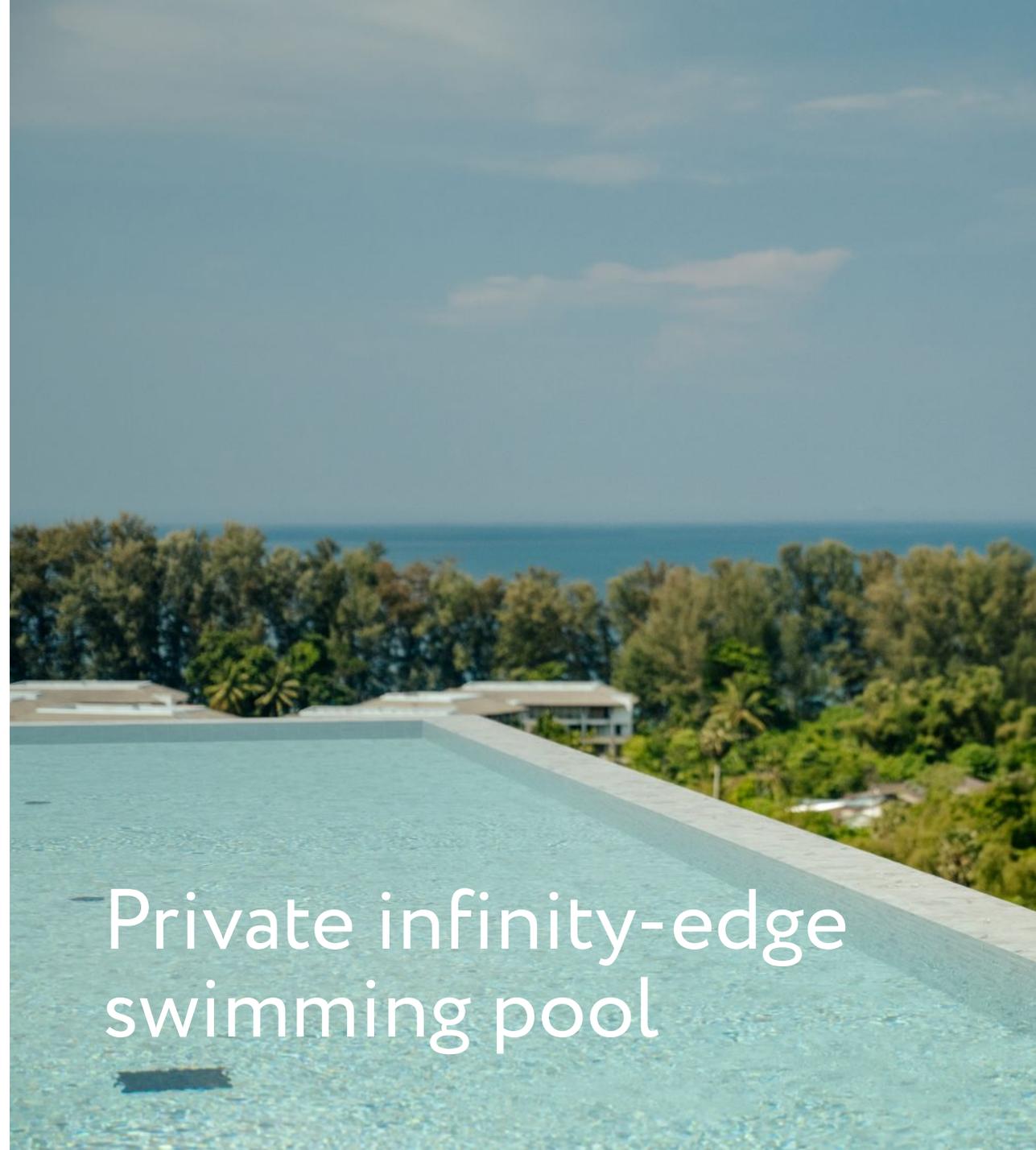


Rental programs are available for all owners:
our team has been successfully managing over
20 properties on the island



Villas

- 350–700 m² total area
- 3–5 bedrooms over two levels
- Extended sundecks with BBQ area
- Fully equipped hi-end kitchen
- Built-in furniture and landscape design
- Walk-in wardrobes and extensive top-notch bathrooms in each bedroom
- Zoned air conditioning, panoramic windows
- Covered parking
- Freestanding furniture and décor package by request
- Solar panels and batteries by request



Private infinity-edge
swimming pool





Villas

3–5 bedrooms
over two levels







Villas

Open-space living and dining areas





Villas

Freestanding furniture
and décor package
by request





Villas

Solar panels, batteries
by request





Fantastic sunsets— all villas are west-oriented





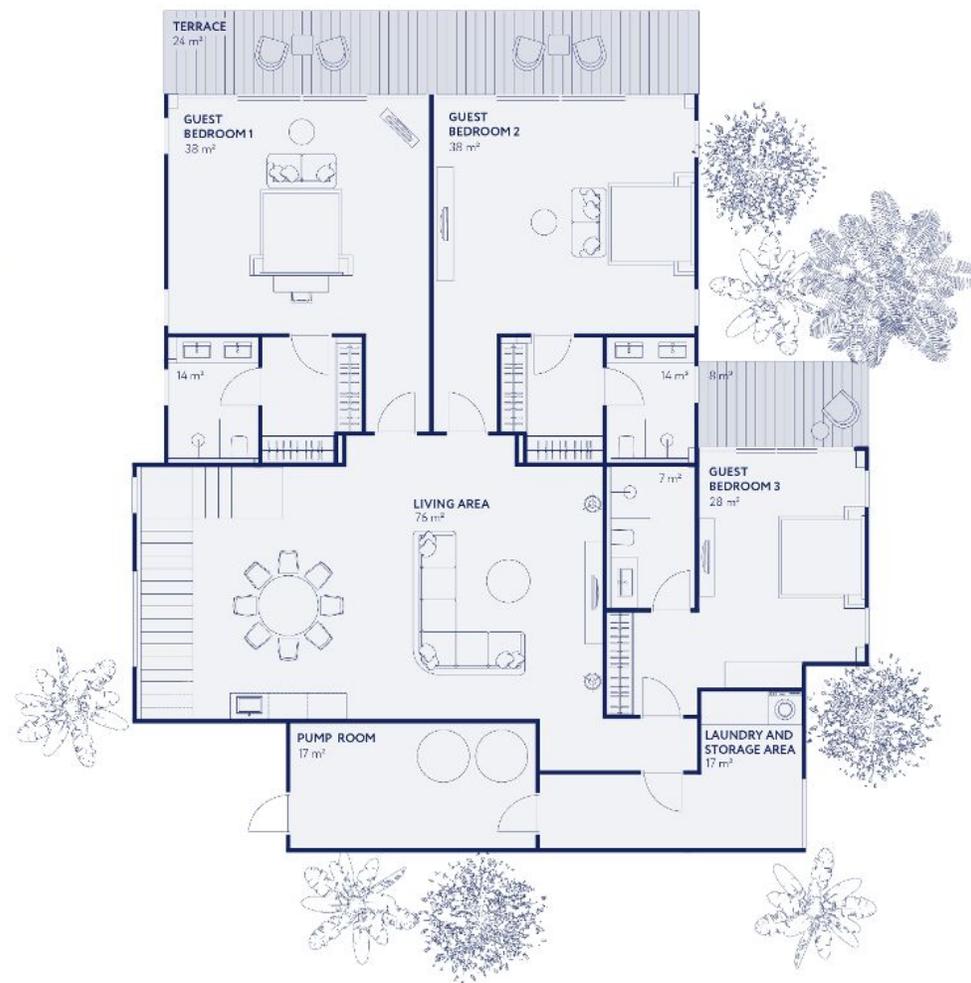
Villa «LX»

4 bedrooms

630 m²
Total area

390 m²
Internal

240 m²
External



Villa «LF»
5 bedrooms

630 m²
Total area

390 m²
Internal

240 m²
External



Villa «VX»
3 bedrooms

350 m²
Total area

200 m²
Internal

150 m²
External



Investment overview

Return on investment in Vista del Mar villas – 12–15% per year:
7–8% Capital appreciation and 5–7% Rental return.

Resale value

The land sale prices in Phuket increased by 10% last year alone, resulting in higher villa sale prices. Our villas sold before the pandemic gained already a 25% increase in market value. Due to our unique location - most wanted north-west coast of Phuket, sea view, and close to the beach, one can expect a 20–25% growth of selling price in the next three years.

Rental revenue

Our villas (already built) deliver 8–10% rental revenue yearly. This gives about 5% net return on investment for the owners, after all related expenses and owners' costs. We anticipate an increase in rental rates and revenue upon completion of the project resulting in a 7% net ROI.

Sources: 1. <https://www.colliers.com/en-th/research/radar-phuket-residential-market-february-2024> 2. <https://www.bangkokpost.com/property/2859136/phuket-villa-launches-smash-records>

Terms & Conditions

Legal

Villas at Vista del Mar are sold freehold based on a Sale and Purchase agreement. The land plot is transferred on a Leasehold agreement (30+30+30 years). The land title can be transferred to the eligible buyer (Thai company or a person) upon completion of the development.

All project's leasehold land ownership guarantees the proper upkeep of the whole property for all buyers.

Payment schedule

1. Reservation deposit	2%
2. Sales and purchase agreement (signed within 30 days)	28%
3. Completion of the foundation	20%
4. Completion of the walls and roof	20%
5. Completion of the construction works	20%
6. Completion of finishing works and transfer of ownership	10%

Terms & Conditions

Furniture package

All villas are delivered completed with fully-equipped kitchen and bathrooms, lighting and air-conditioning, and landscape design, with electric and water meters and wi-fi installed.

Individually selected furniture and décor package is optional (about three million baht).

Additional charges

- All registration-related taxes are to be paid by the buyer
- CAM fee is 50 THB per sq. m of villa size
- Sinking fund is 300 THB per sq. m of villa size





Sergey Nesterenko

Over 30 years of experience in real estate and international law and consulting: cross-border investments, tax planning, company setting up, property sales, rent and development, relocation of individuals and legal entities.

Sergey has an extensive background in organizing businesses in over 50 countries. Founder and board member in real estate, hospitality, consulting, and educational businesses.

Speaker and author for business and law media.

First arrived in Thailand in 1995, this country became a second home for his big family and later - his favorite place for doing business. Vista del Mar — Sergey's third development project in Phuket, in addition to real estate projects in Montenegro, Bulgaria, and Finland.



Sergey Nesterenko Jr.

Over a decade of experience in residential and resort real estate, as well as the restaurant and hotel industries. Sergey gained valuable international exposure by the age of 30 with an impressive background, working and living in different countries — Switzerland, the United States, Russia, Singapore, and Thailand.

Growing up visiting Phuket as a tourist, Sergey continued his passion for the island by obtaining a hospitality degree

in Switzerland and later working in one of Southeast Asia's finest hotels.

After spending two years in Moscow's luxury real estate industry, Sergey joined the family business in 2022 to bring his extensive knowledge and experience to Vista del Mar. He is dedicated to improving the project's product line and providing exceptional client services while catering to the needs of the discerning international public.



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