



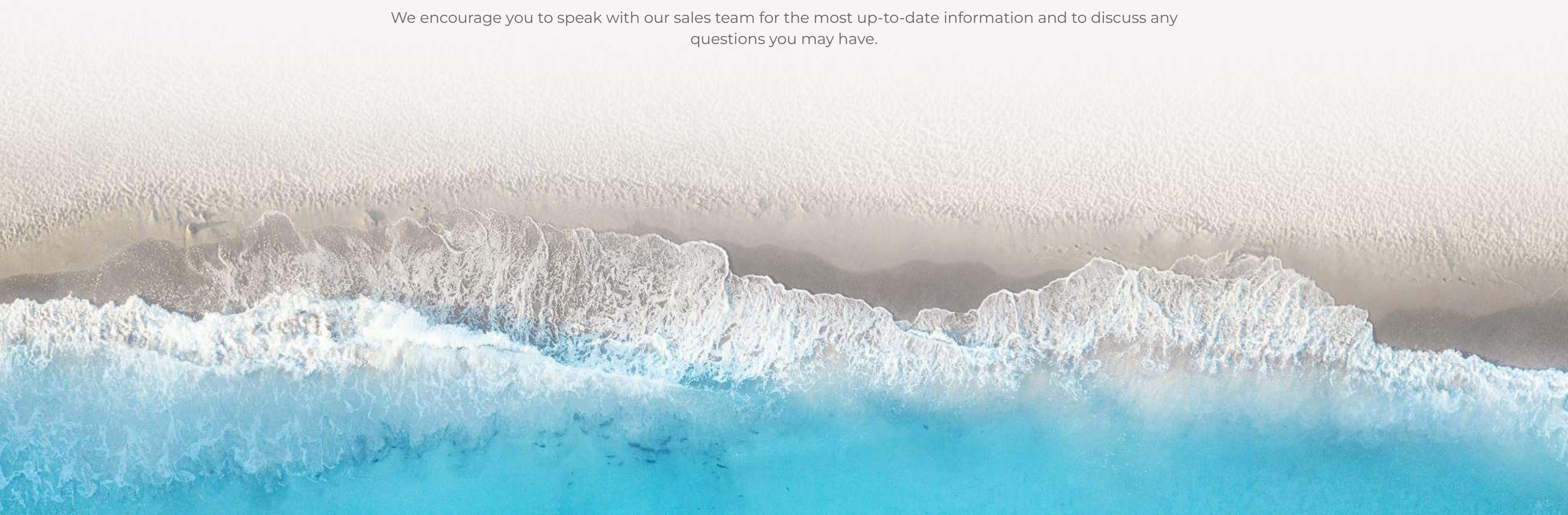
SUNRISE  
VALLEY

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



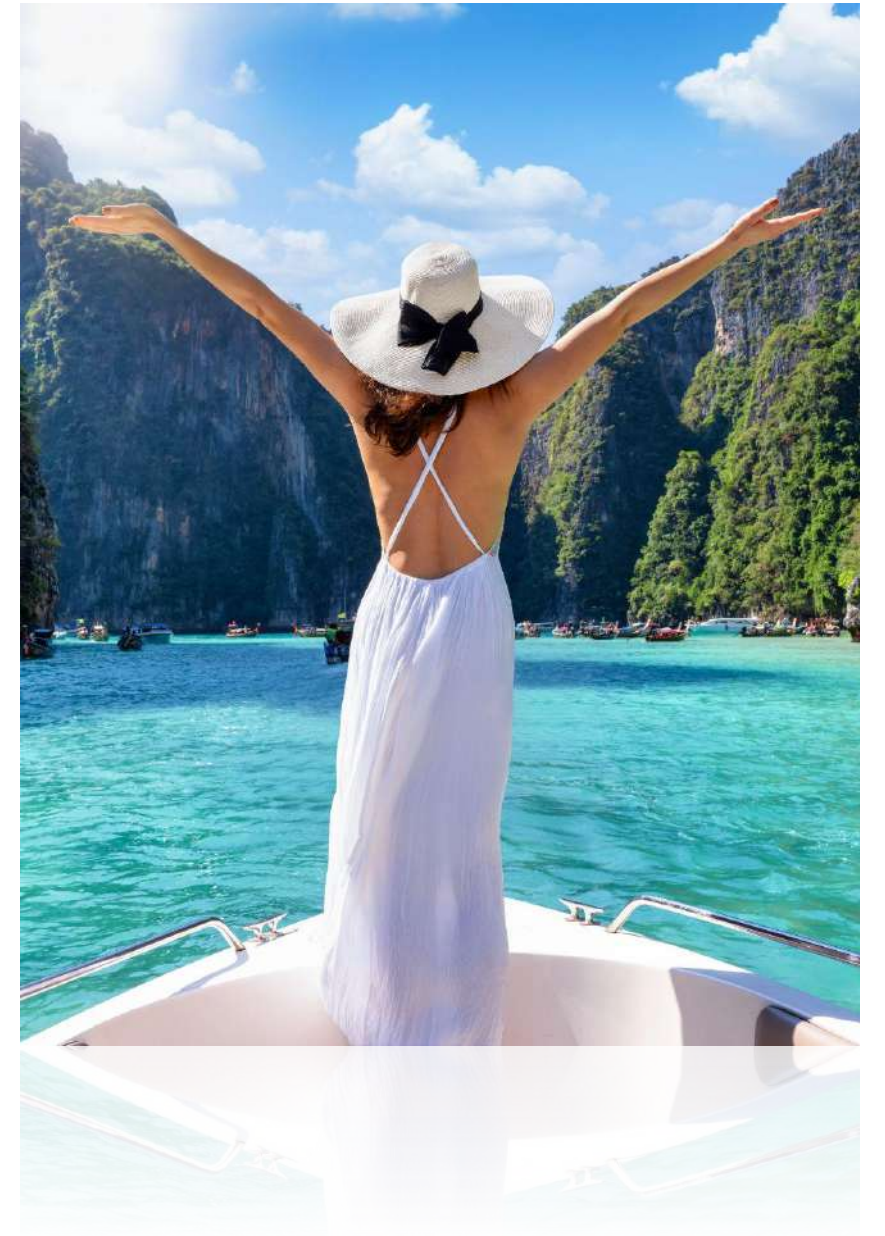
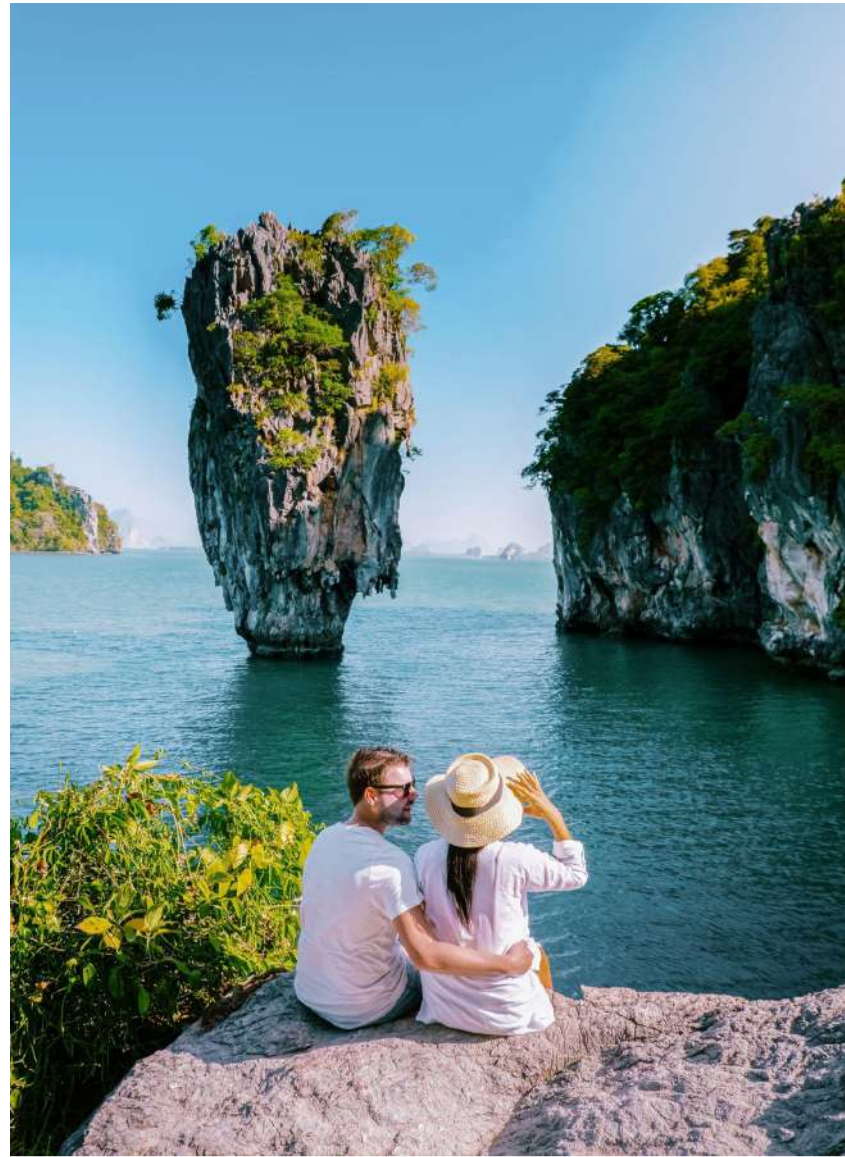
Sunrise Valley offers contemporary luxury villas surrounded by the sun-soaked landscapes of the captivating Phuket island. Fringed by lush foliage, Sunrise Valley (Phase 3 - C) is a collection of 7 exclusive private pool villas ranging from 2 to 4 bedrooms.



SKHAI  
SUNRISE VALLEY

SUNRISE VALLEY  
LOBBY  
F1 Reception  
Meeting Room  
F2 Meeting Room





**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.

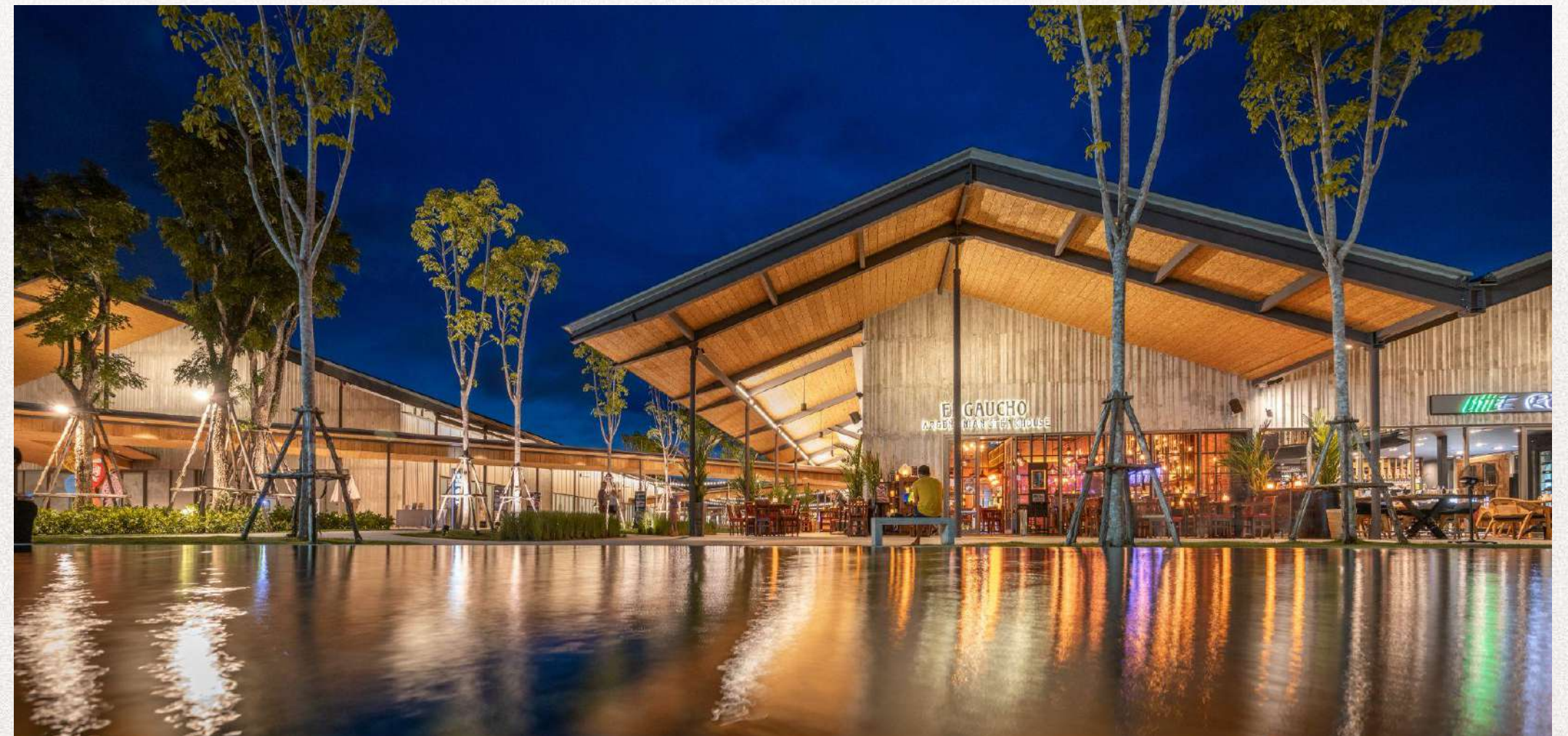
**Tesco Lotus** and **Villa Market** are two of the best supermarkets on the island offering a range of household essentials, within 2-4 km distance from Sunrise Valley.

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 SOPRA 2

2 BEDROOM | 2 STOREY

LIMITED EDITION



LIMITED EDITION - SOPRA

Renderings are for illustrative purposes only. The villa is delivered fully fitted but unfurnished. Furniture, landscaping, kitchen island, and equipment are not included and are available as optional upgrades. Materials, finishes, and fixtures shown are for reference only. The developer reserves the right to modify design, layout, specifications, and pricing without prior notice. Please refer to the official floor plan for precise measurements.



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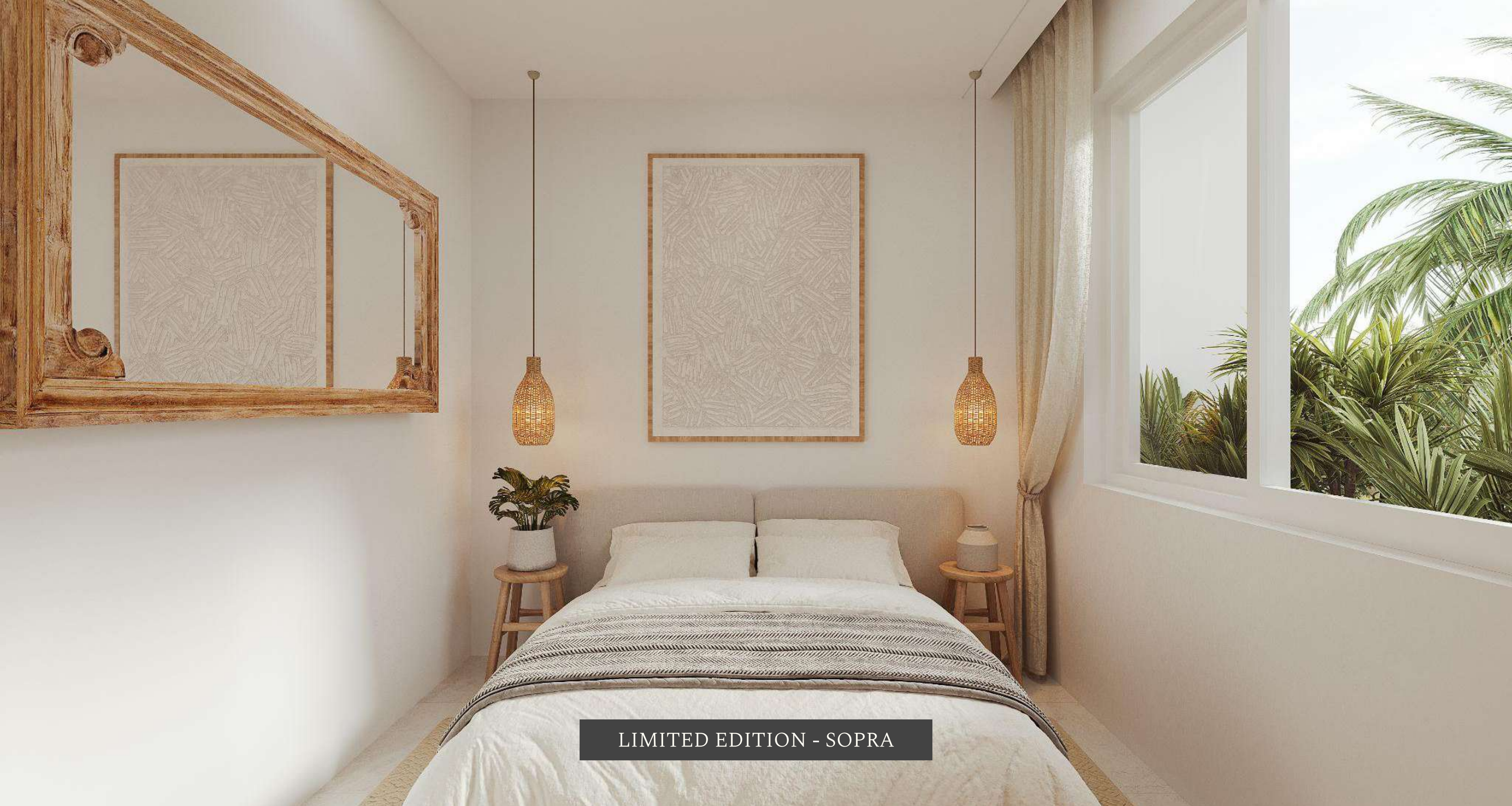


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VILLA SOPRA 3

3 BEDROOM | 2 STOREY

LIMITED EDITION





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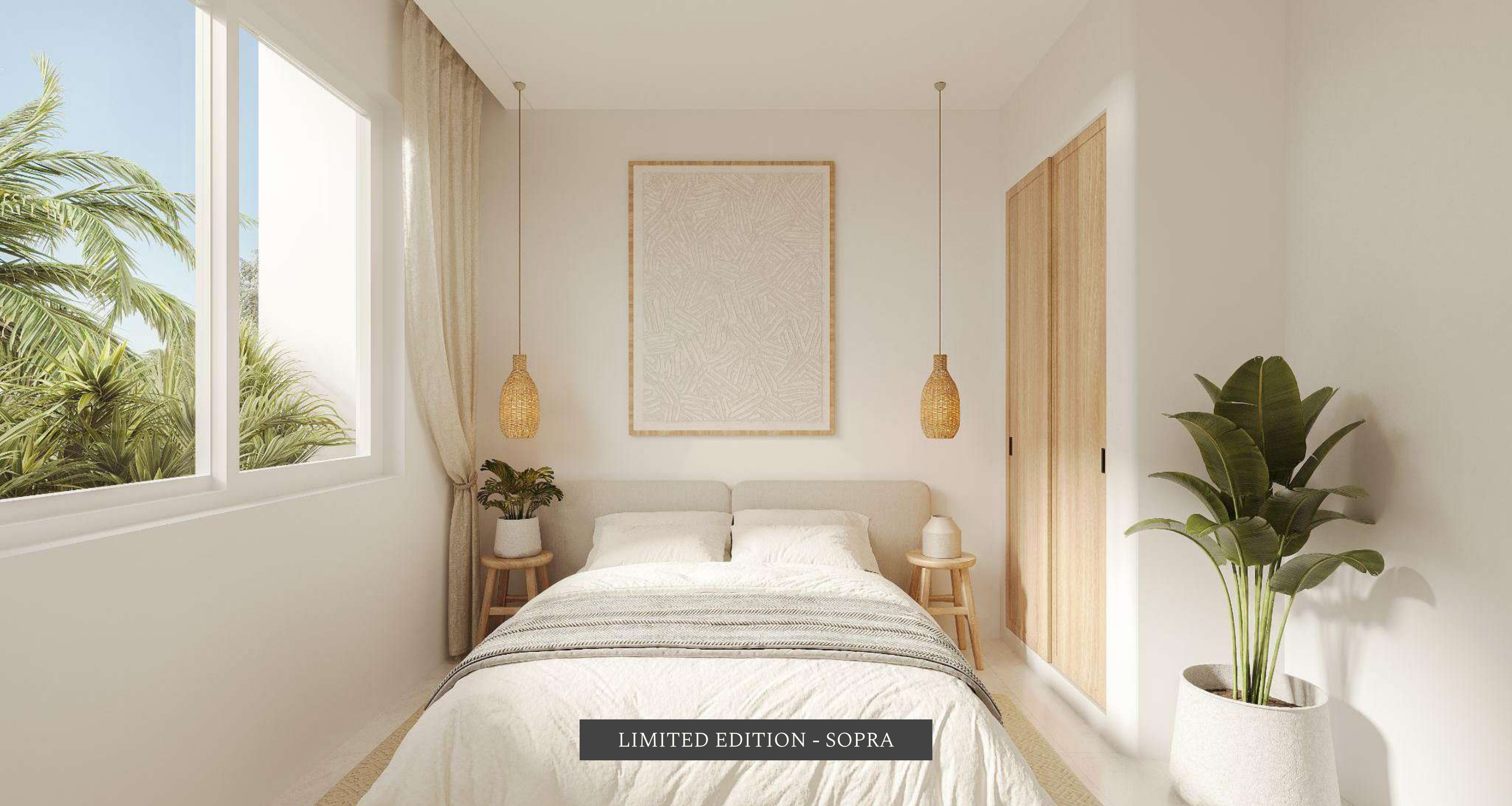
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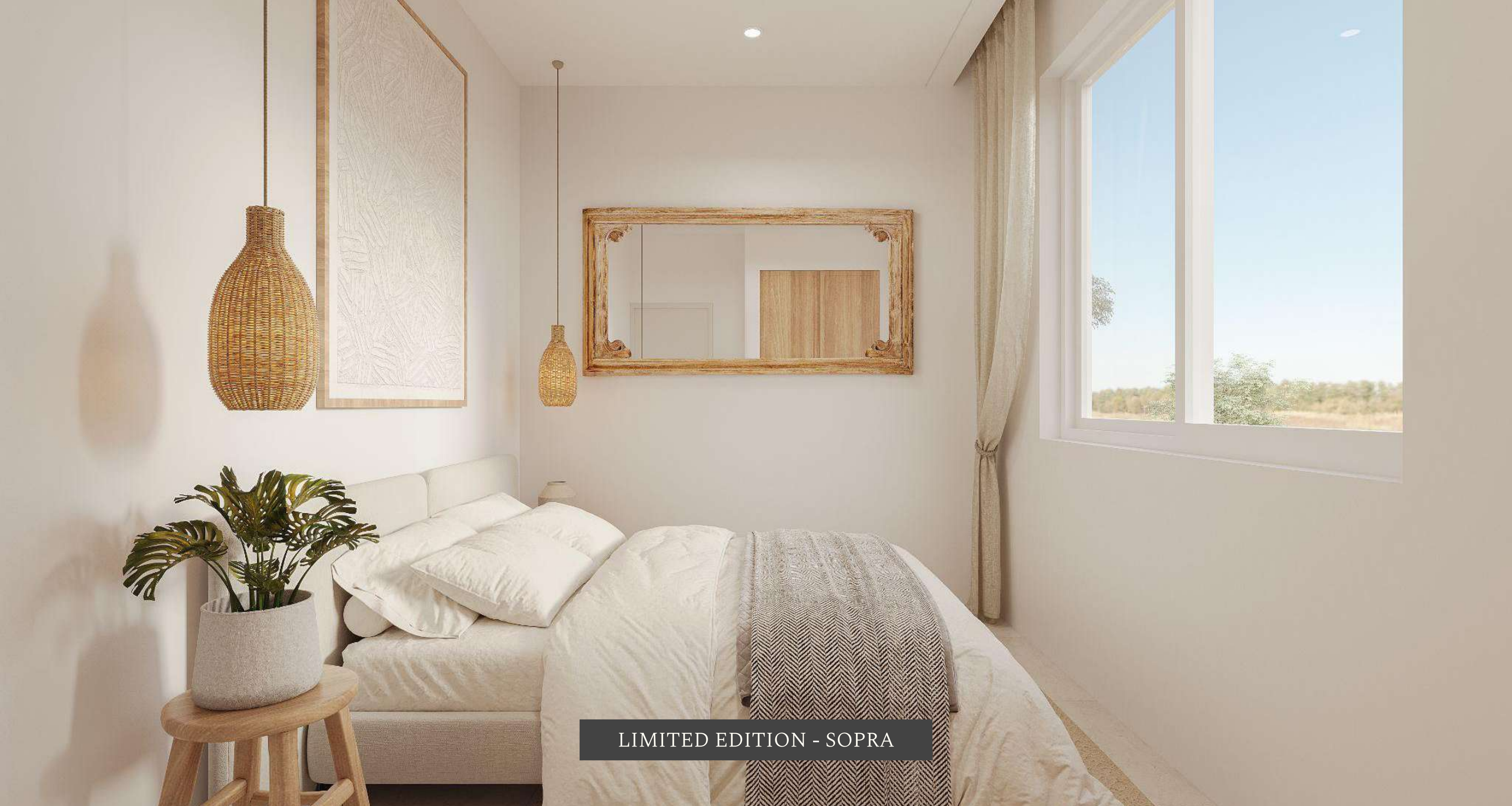
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# VILLA PALAS

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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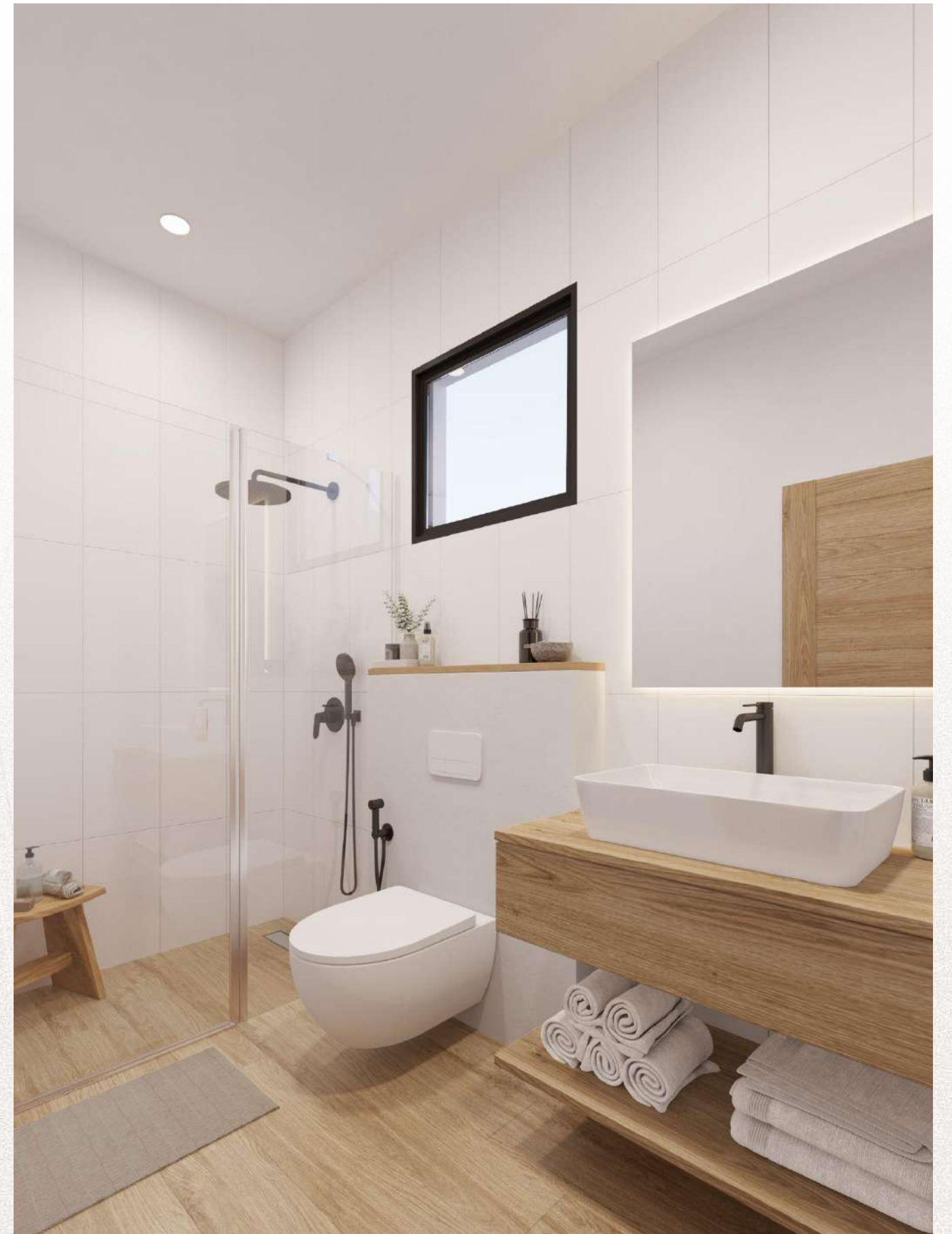


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Furniture is available as an optional upgrade. Renderings are for illustration purposes only.





# VILLA BILANCIA

3 BEDROOM | 2 STOREY



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



# VILLA PALAZZO

3 BEDROOM | 2 STOREY



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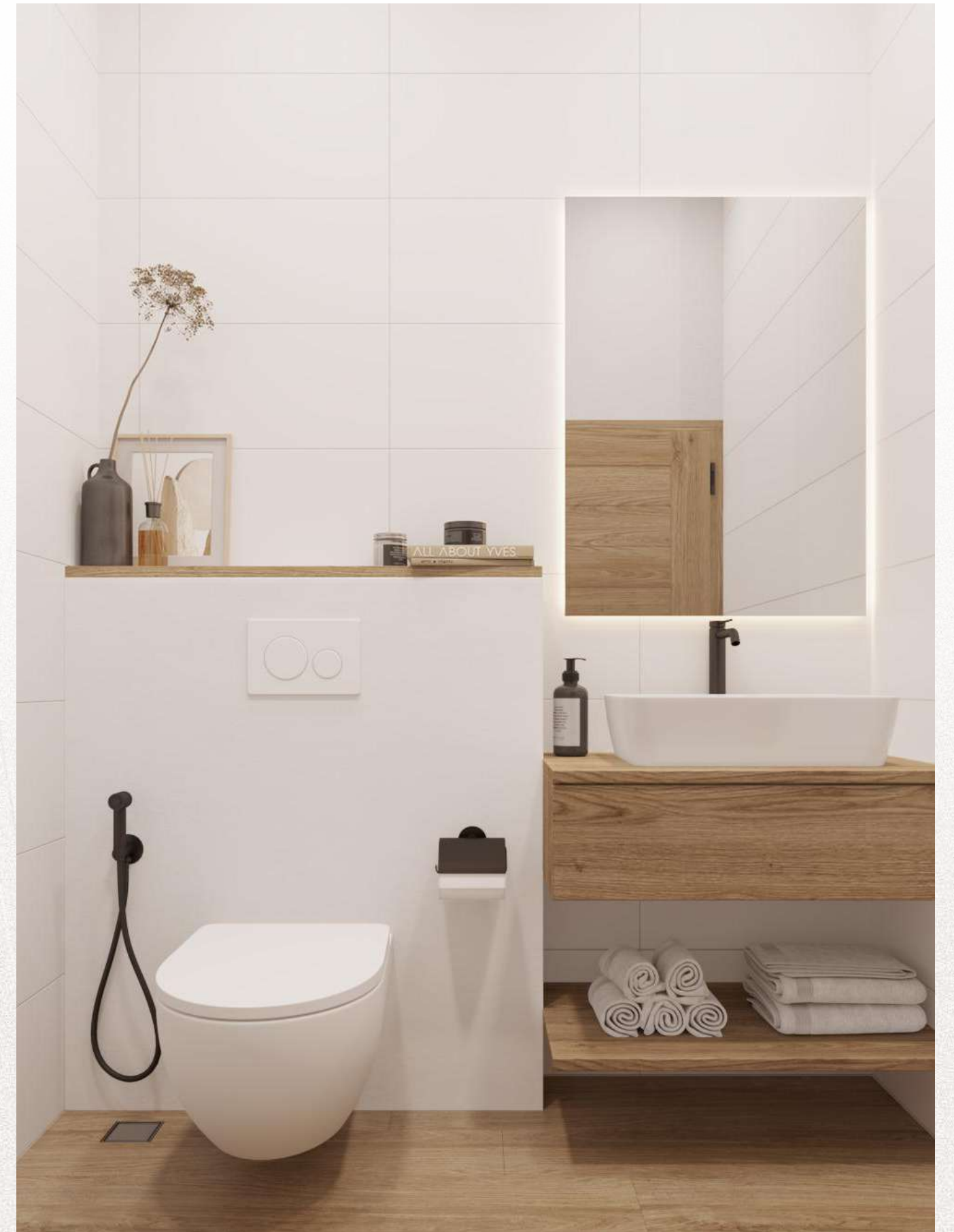
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# VILLA DOPPIO

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.

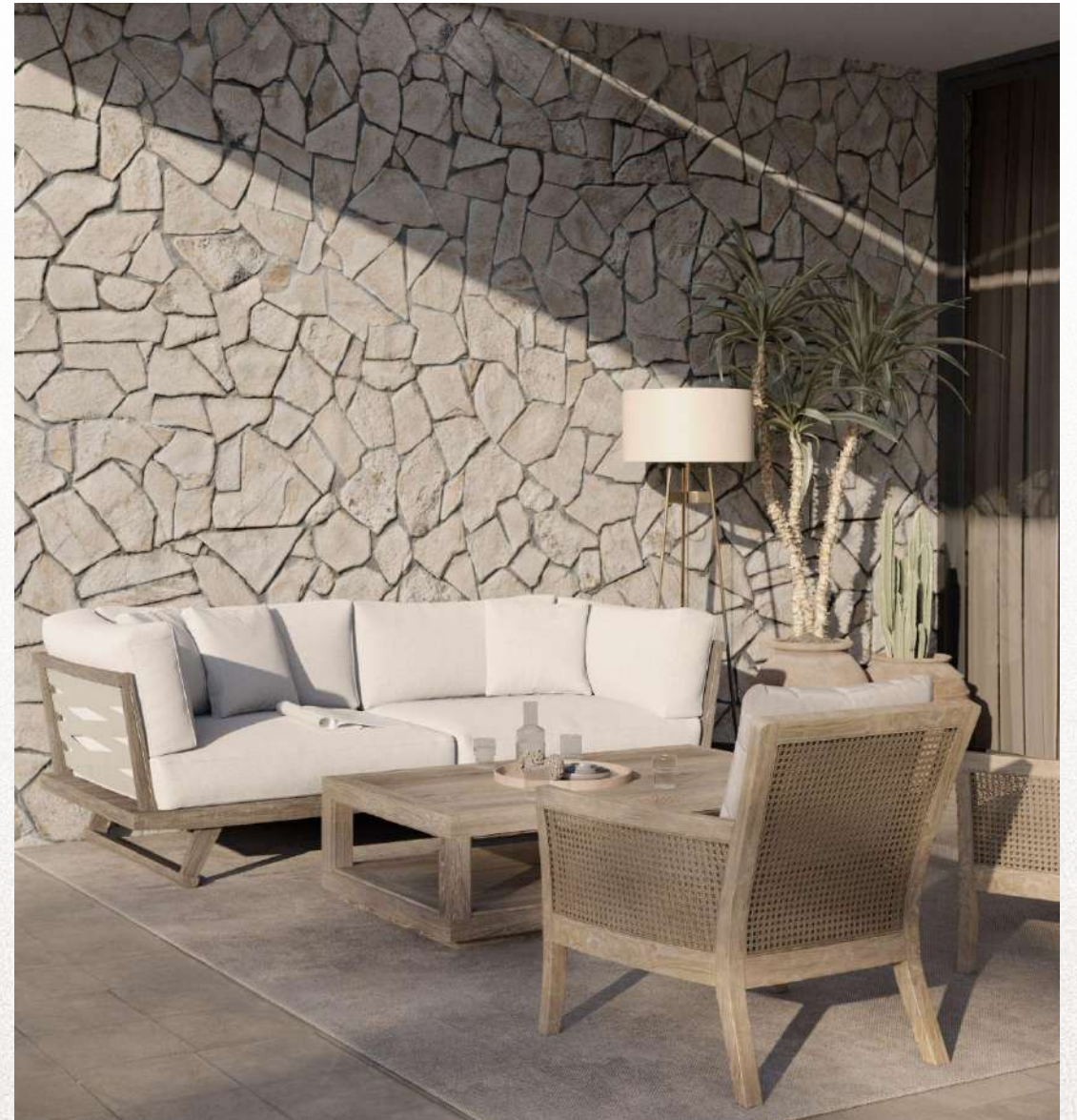
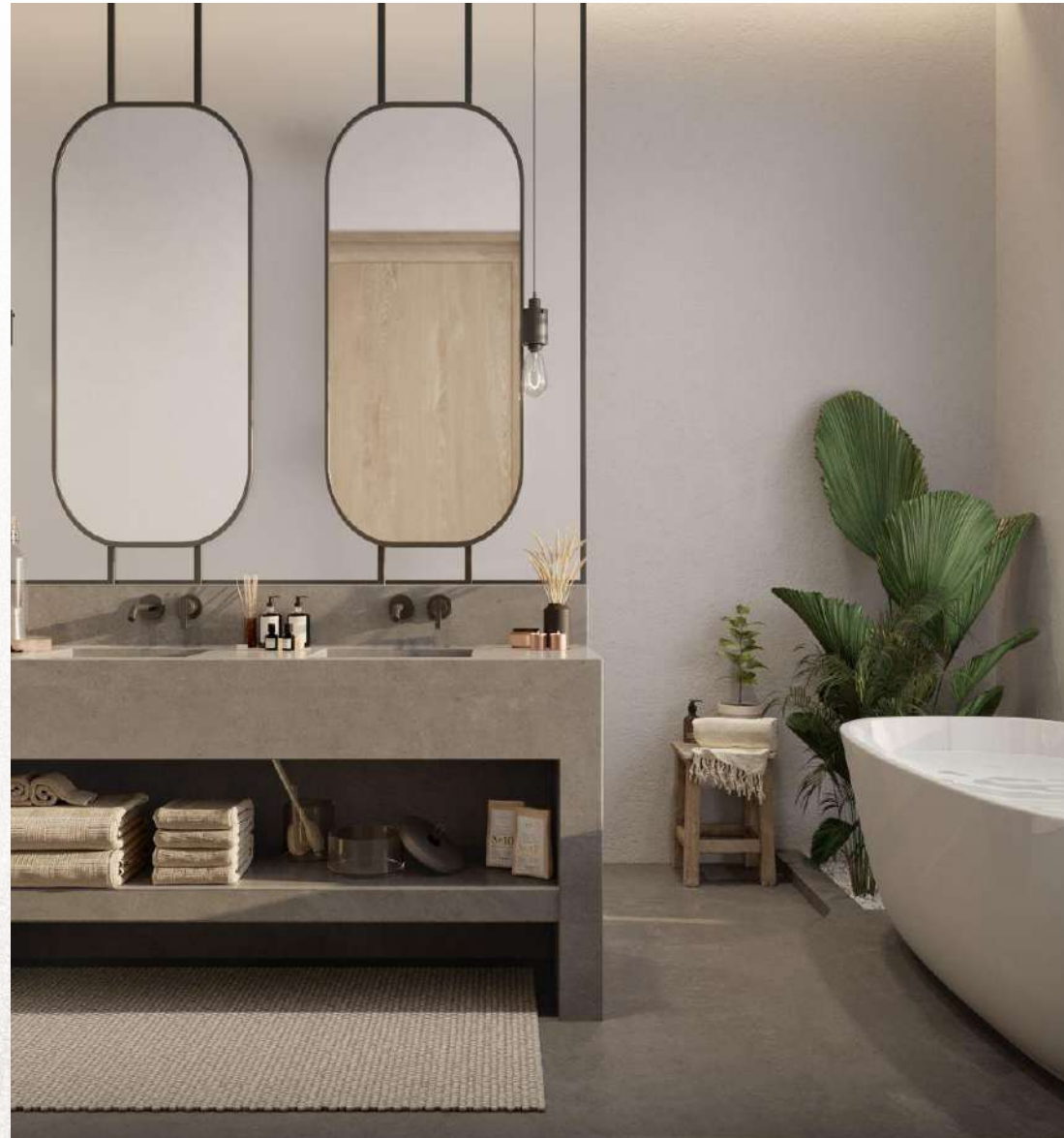


## UNFURNISHED

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.*

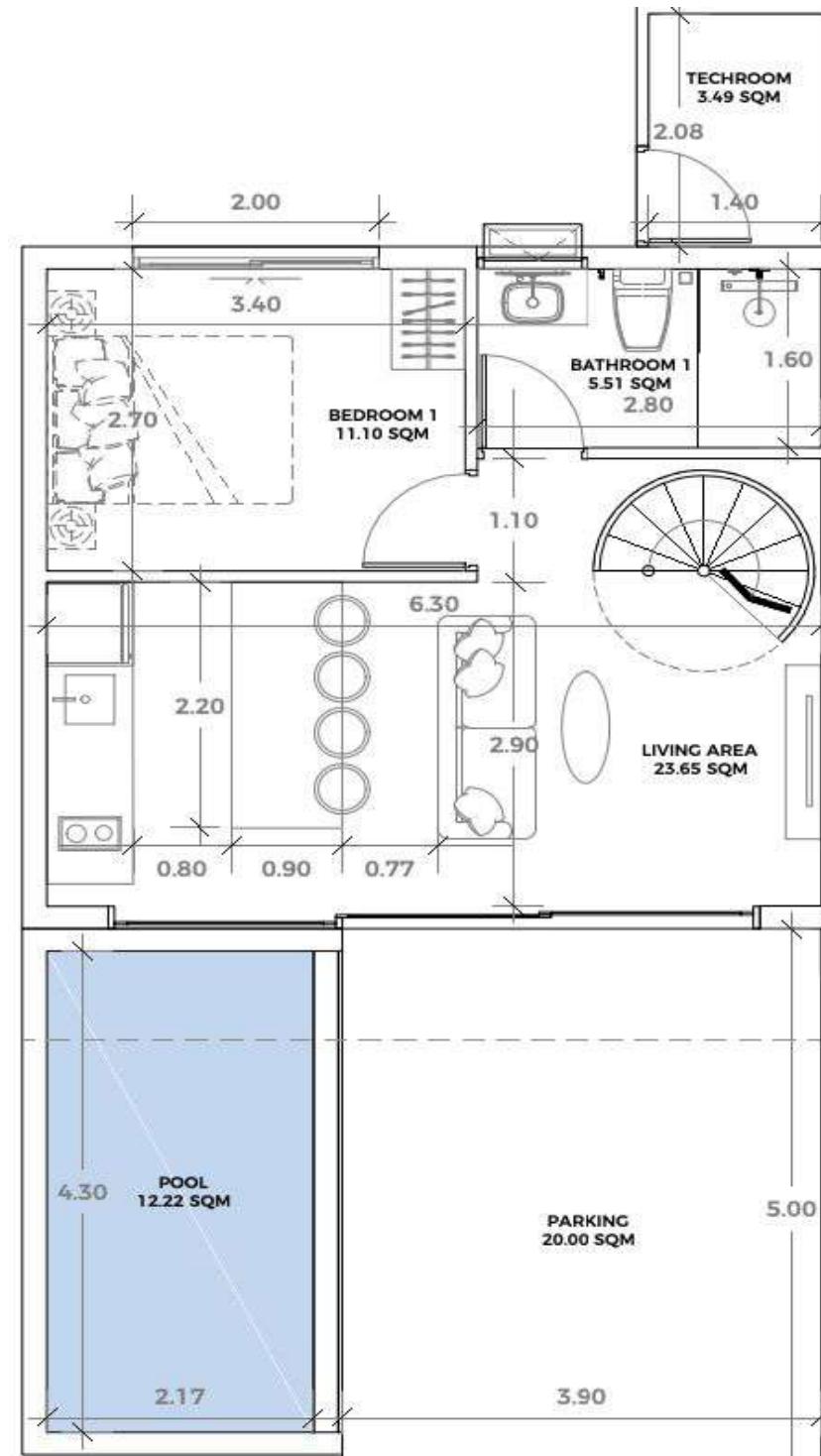


## FINISHES

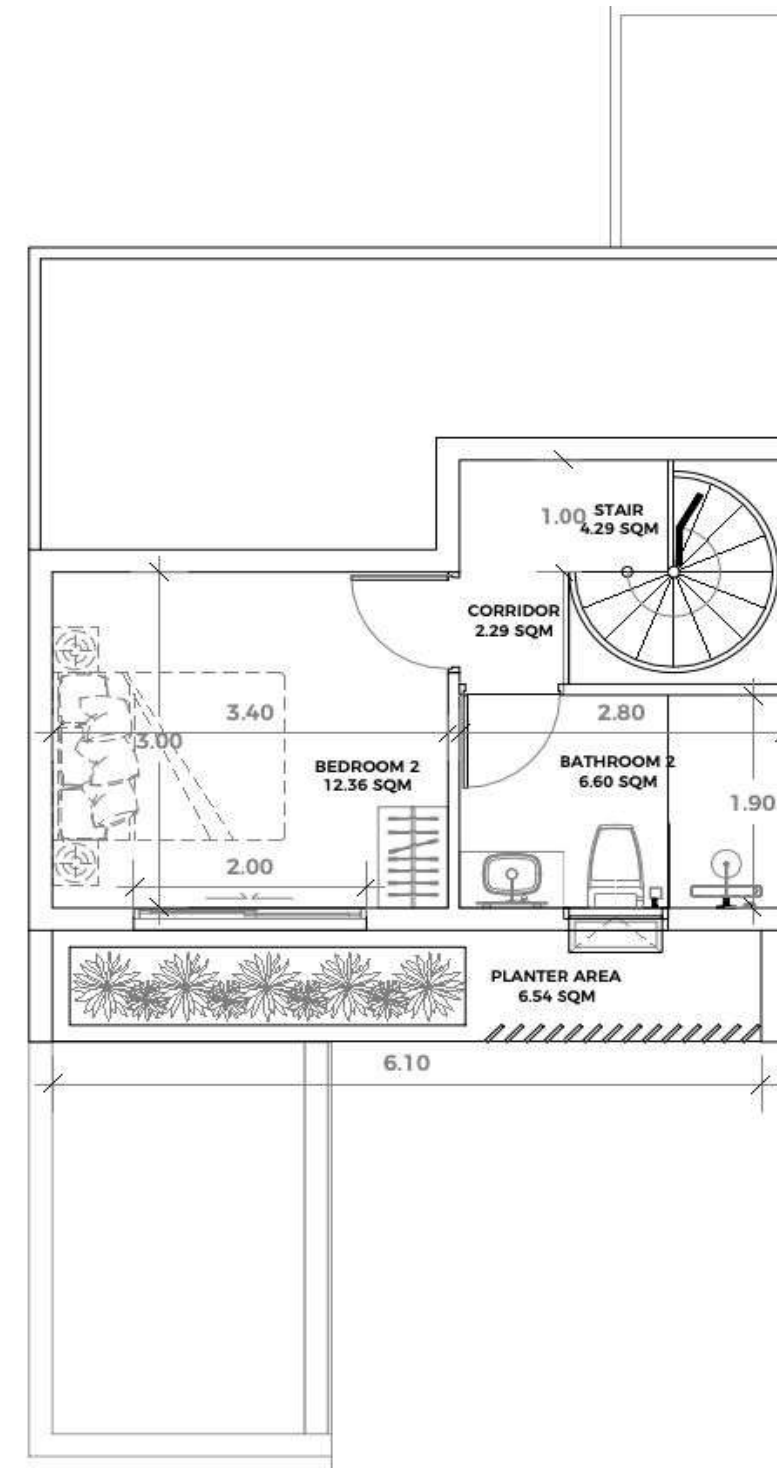
Villas will be outfitted with finishes and fixtures that offer a fine blend of style and functionality.

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

LIMITED EDITION



GROUND FLOOR



SECOND FLOOR

## VILLA SOPRA 2

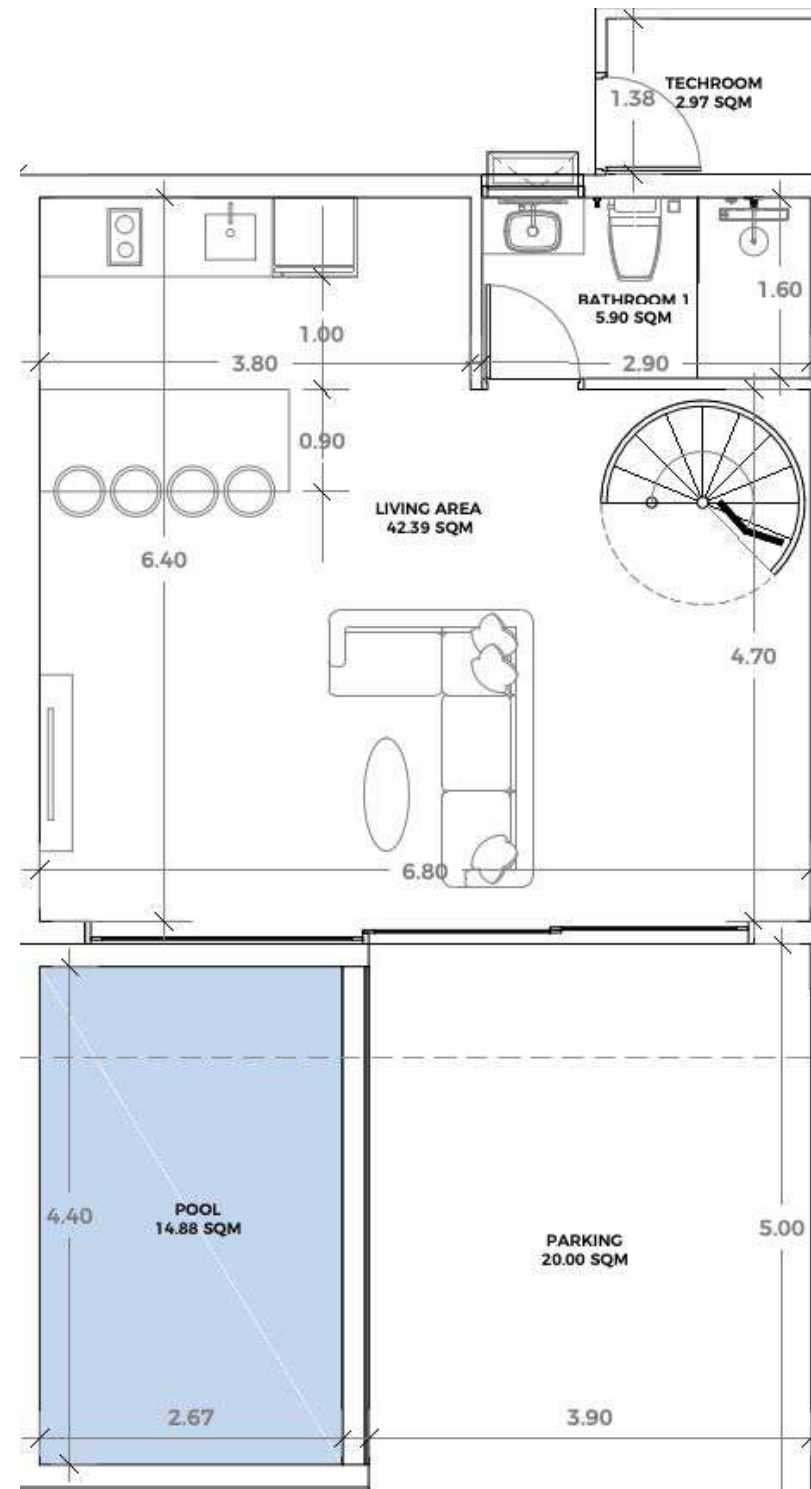
2 BEDROOM - 2 STOREY  
FROM 11,990,000

LIVING AREA	23.65 SQM
BEDROOM 1	11.10 SQM
BATHROOM 1	5.51 SQM
POOL	12.22 SQM
PARKING	20.00 SQM
TECHROOM	3.49 SQM

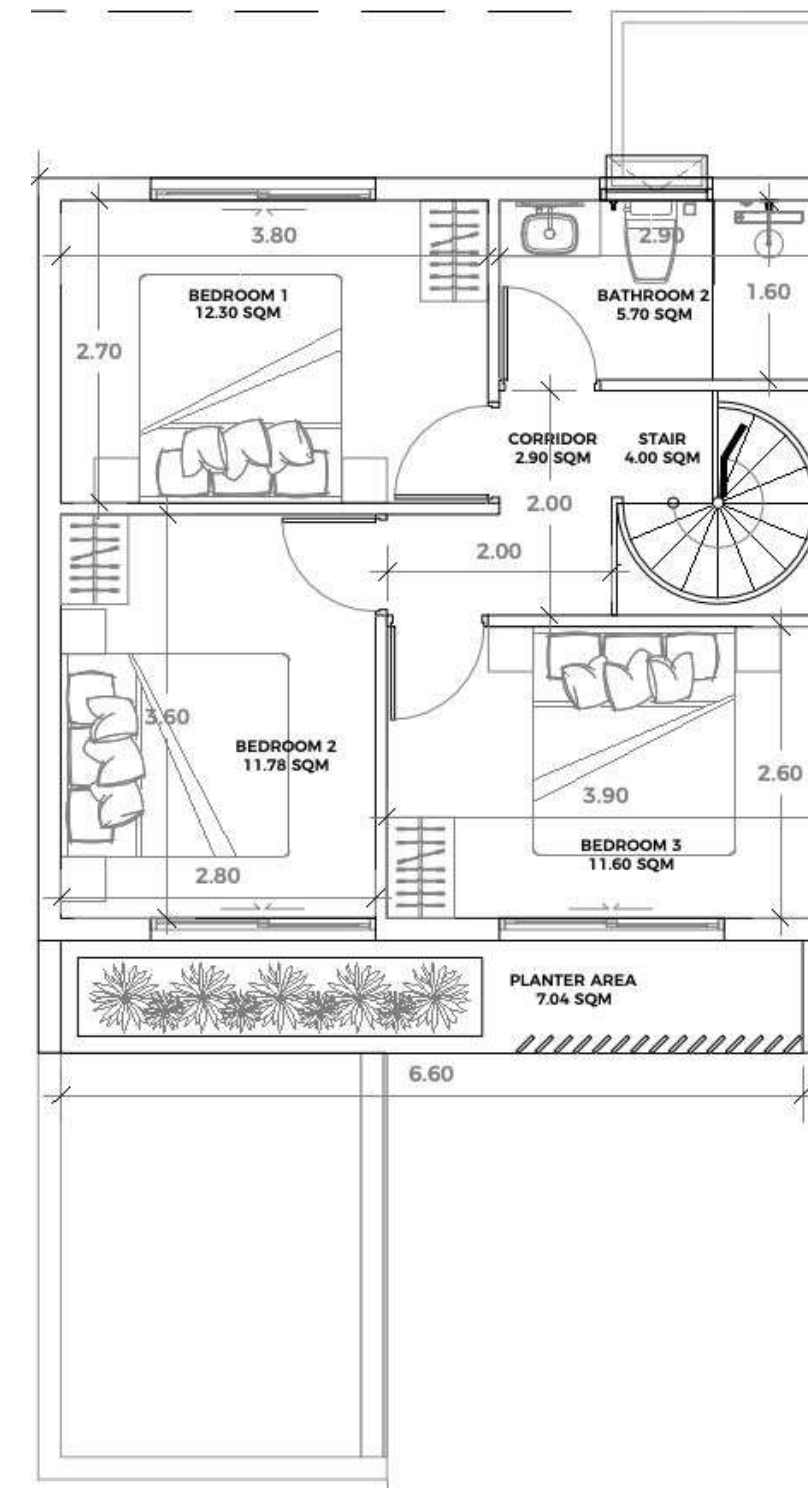
BEDROOM 2	12.36 SQM
BATHROOM 2	6.60 SQM
CORRIDOR	2.29 SQM
STAIR	4.29 SQM
PLANTER AREA	6.54 SQM

TOTAL BUILD AREA 108.05 SQM

LIMITED EDITION



GROUND FLOOR



SECOND FLOOR

## VILLA SOPRA 3

3 BEDROOM - 2 STOREY  
FROM 12,990,000

LIVING AREA	42.39 SQM
BATHROOM 1	5.90 SQM
POOL	14.88 SQM
PARKING	20.00 SQM
TECHROOM	2.97 SQM

BEDROOM 1	12.30 SQM
BEDROOM 2	11.78 SQM
BEDROOM 3	11.60 SQM
BATHROOM 2	5.70 SQM
CORRIDOR	2.90 SQM
STAIR	4.00 SQM
PLANTER AREA	7.04 SQM

TOTAL BUILD AREA

141.46 SQM



## 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

<b>TOTAL LAND AREA</b>	<b>118.83 SQM FROM 185 SQM</b>
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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

<b>TOTAL</b>	<b>144.39 SQM</b>
<b>LAND AREA</b>	<b>FROM 185 SQM</b>

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 484,500)**

KITCHEN / LIVING AREA	31.46 SQM
MASTER BEDROOM	17.02 SQM
MASTER BATHROOM	7.77 SQM
BEDROOM 2	13.46 SQM
BATHROOM 2	6.22 SQM
BEDROOM 3	17.02 SQM

CORRIDOR	4.74 SQM
LAUNDRY	2.20 SQM
ENTRY	4.80 SQM
TERRACE	28.75 SQM
POOL	21.00 SQM
PARKING	15.00 SQM

SYSTEM ROOM	5.40 SQM
<b>TOTAL</b>	<b>174.84 SQM</b>
<b>LAND AREA</b>	<b>FROM 185 SQM</b>



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
<b>TOTAL</b>	<b>226.53 SQM</b>
<b>LAND AREA</b>	<b>FROM 205 SQM</b>



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
<b>TOTAL</b>	<b>269.38 SQM</b>
<b>LAND AREA</b>	<b>FROM 205 SQM</b>



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
<b>TOTAL</b>	<b>351.84 SQM</b>
<b>LAND AREA</b>	<b>FROM 280 SQM</b>

## 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

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

CONSTRUCTION

## GUARANTEED BUILD TIMELINES & SPECIFICATIONS

Villa Sopra 2 & 3	12 months from start of construction
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

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



## 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.



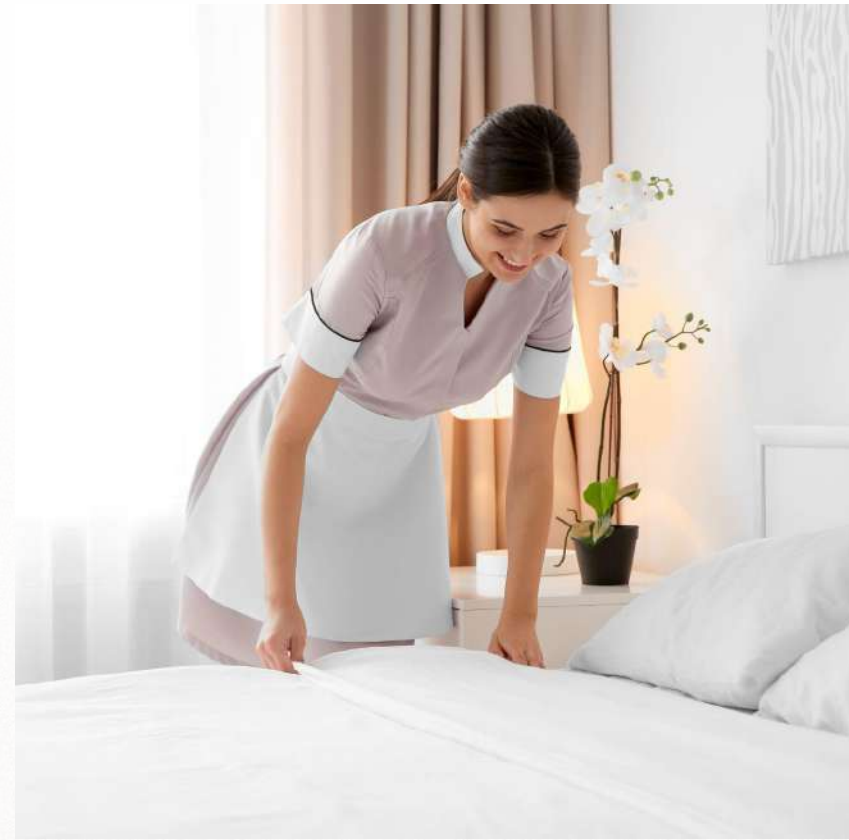
### EASY - SELL OPTION

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:** 9 in Phase 3/C

<b>Villa Types:</b>	Sopra	2 Bedroom	2 Storey
	Sopra	3 Bedroom	2 Storey
	Palas	2 Bedroom	1 Storey
	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.

