



FIRST LOOK



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.

ASTURIAS

PRIVATE POOL VILLAS, PHUKET

Asturias 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
ASTURIAS

ASTURIAS



LOBBY





PHUKET

A WORLD-CLASS TROPICAL PARADISE

An island where cosmopolitan living co-exists brilliantly with untouched natural beauty, Phuket has long since been an awe-inspiring holiday destination for vacationers worldwide.

Phuket is the largest island in Thailand famed for its crystal-clear waters, beautiful landscapes, and its close proximity to neighboring tropical islands - consequently establishing it as one of the most heavily visited islands in South East Asia.

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

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

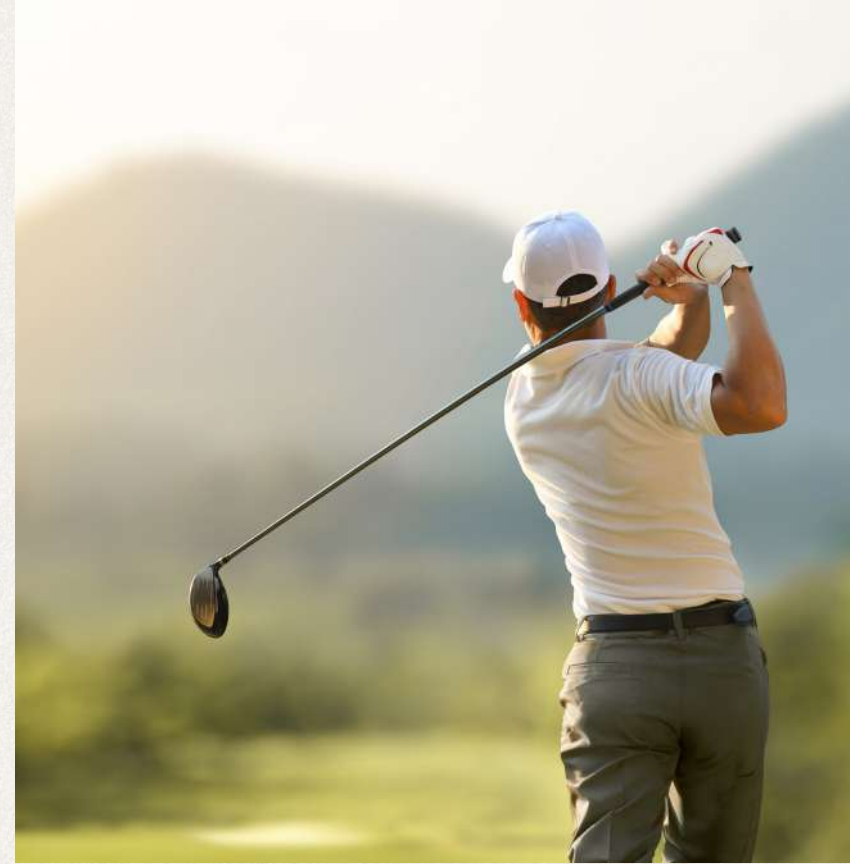
DOMESTIC FLIGHTS (AS OF 2024)

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



COLOURS OF PARADISE

The island of Phuket possesses a variety of not less than 43 glorious beaches and is surrounded by close to 32 enchanting tropical islands.



CULTURE OF CELEBRATION

An island where cultural heritage, rich flavors and local festivities contribute to delightful local charm.





LOCATION

- 160 M Grocery Store
- 350 M Ban Bang Niew Lake
- 450 M Semicolon Cafe & Bistro
- 950 M Pharmacy
- 3 KM Blue Tree (Lifestyle Avenue, Waterpark)
- 4.3 KM Robinson Lifestyle Mall
- 4.8 KM Cherng Talay Fresh Market
- 4.9 KM Porto De Phuket & Boat Avenue
- 5.2 KM Tesco Lotus
- 5.7 KM Bangtao Night Market
- 6.9 KM Bangtao Beach
- 7.9 KM Laguna Golf Phuket
- 8 KM Kamala Beach / Cafe Del Mar
- 8 KM Phuket FantaSea



Bangtao Beach

Laguna Golf Phuket

Porto De Phuket & Boat Avenue

Blue Tree Phuket

Ban Bang Niew Lake



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:

Muenrerck 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

SiamSportsPro Tennis Academy:
1.3 km away

Blue Tree Water Park & Lifestyle Avenue:
3.6 km away

Laguna Golf Club:
5.9 km away





MASTER PLAN



MARBELLA











MARBELLA







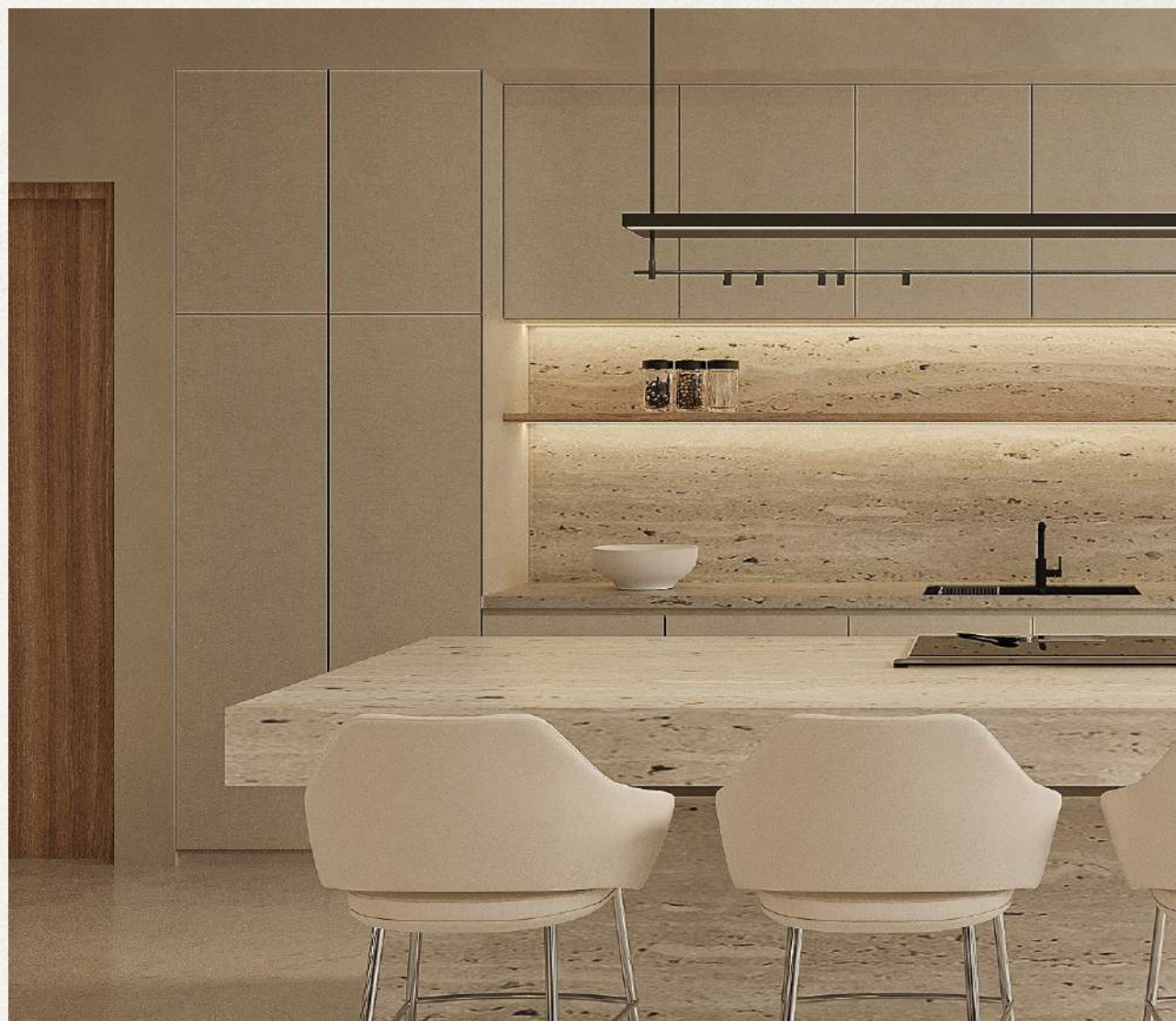
MAJORCA





IBIZA

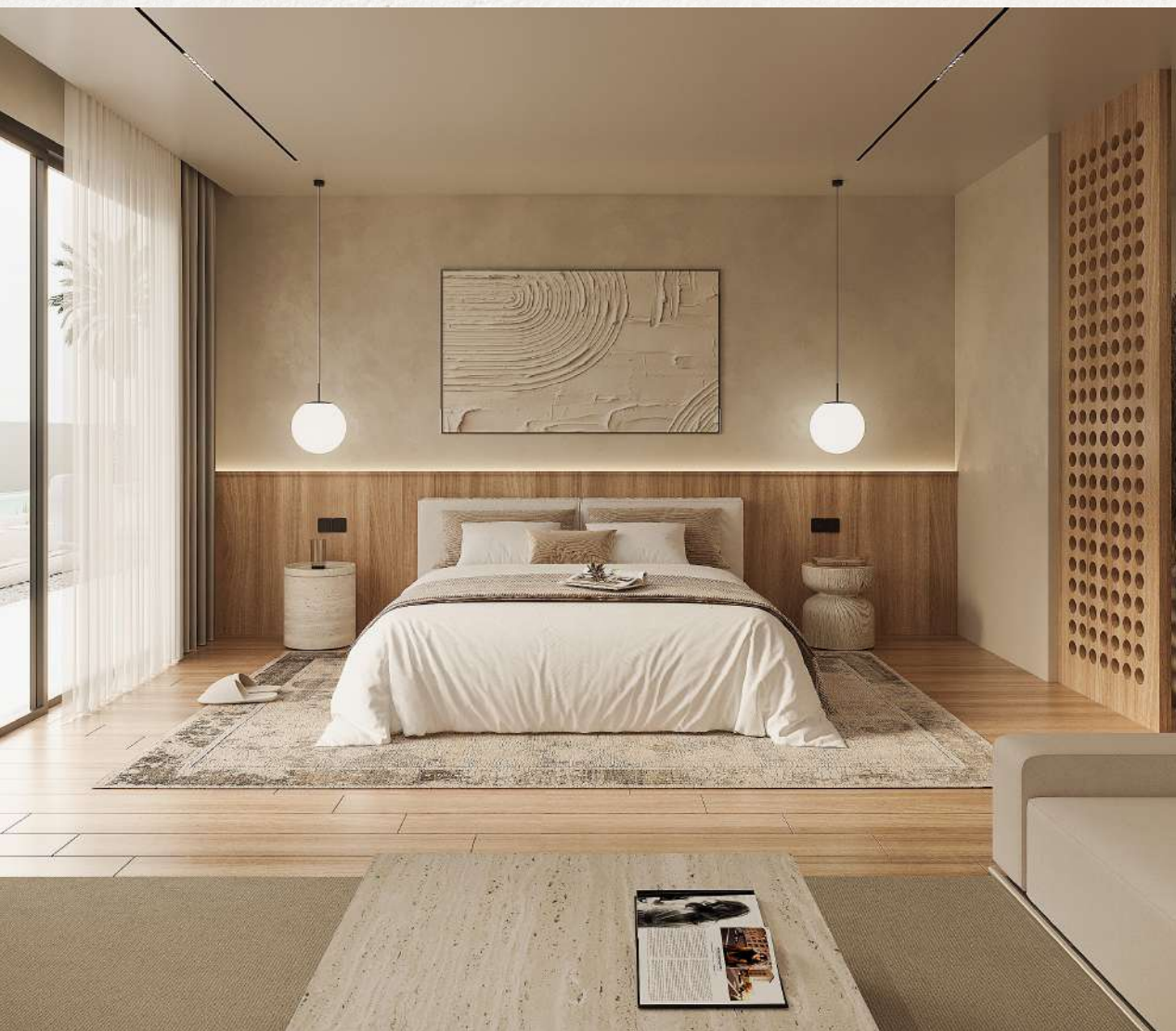






BARCELONA











FULLY-FITTED

The villas are delivered fully-fitted with bathrooms, kitchen, sliding windows, doors, floors & plastered white ceiling, lighting, electrical, water system; and an air conditioner in the bedrooms & living area.



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 423,500)

KITCHEN / LIVING AREA	20.00 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	118.83 SQM
LAND AREA	FROM 185.00 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

3 BEDROOM - 1 STOREY

FROM THB 14,990,000 (USD 454,500)

KITCHEN / LIVING AREA	23.63 SQM	CORRIDOR	3.53 SQM	TOTAL	144.39 SQM
BEDROOM 1	13.40 SQM	TERRACE	26.01 SQM	LAND AREA	FROM 185 SQM
BATHROOM 1	5.92 SQM	ENTRY	8.81 SQM		
BEDROOM 2	13.04 SQM	POOL	11.88 SQM		
BATHROOM 2	6.22 SQM	SYSTEM ROOM	5.08 SQM		
BEDROOM 3	13.04 SQM	PARKING	13.83 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 484,500)

KITCHEN / LIVING AREA	31.46 SQM	CORRIDOR	4.74 SQM	SYSTEM ROOM	5.40 SQM
MASTER BEDROOM	17.02 SQM	LAUNDRY	2.20 SQM		
MASTER BATHROOM	7.77 SQM	ENTRY	4.80 SQM	TOTAL	174.84 SQM
BEDROOM 2	13.46 SQM	TERRACE	28.75 SQM	LAND AREA	FROM 185 SQM
BATHROOM 2	6.22 SQM	POOL	21.00 SQM		
BEDROOM 3	17.02 SQM	PARKING	15.00 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.

GROUND FLOOR



SECOND FLOOR



VILLA PALAS

4 BEDROOM - 2 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
TOTAL	174.84 SQM
LAND AREA	FROM 185 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 4 & more bed villa designs that are suitable for this project. Villas can be upgraded to have an upper storey. Kindly contact our team for some designs and concepts.



POPULAR UPGRADES

Owners are offered the following choice of upgrades:

- Additional Bedrooms
- Privacy Walls
- Landscaping
- Covered Sala
- 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.



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



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.

2 AMOUNT
25%

**CONTRACTS SIGNING:
PAID FOLLOWING BOOKING**

Signing of Contracts
(30 days following booking).

3 AMOUNT
30%

**LAND TRANSFER:
PAID FOLLOWING INITIATION**

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

4 AMOUNT
10%

**START OF CONSTRUCTION:
PAID FOLLOWING INITIATION**

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

5 AMOUNT
7.50%

**FOUNDATION COMPLETED:
PAID FOLLOWING COMPLETION**

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

6 AMOUNT
7.50%

**GROUND FLOOR COMPLETED:
PAID FOLLOWING COMPLETION**

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

7 AMOUNT
7.50%

**ROOF STRUCTURE COMPLETED:
PAID FOLLOWING COMPLETION**

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

8 AMOUNT
7.50%

**MID-STAGE FINISHES:
PAID FOLLOWING COMPLETION**

Plumbing and electricity frameworks, networks and systems.

9 AMOUNT
5%

**PRACTICAL COMPLETION:
PAID FOLLOWING COMPLETION**

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



Investment Highlights

THE SKHAI DIFFERENCE

AN OUTSTANDING LOCATION

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INVESTMENT SAFETY

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LAND TRANSFER

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GUARANTEED BUILD TIME

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Investment Highlights

THE SKHAI DIFFERENCE

FULL SERVICE PROPERTY MANAGEMENT

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HIGH RENTAL INCOME

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EASY - SELL OPTION

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HIGH CAPITAL GAINS

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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 FORECAST

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

Boasting a prime location Sunrise Palms 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 Palms 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: ASTURIAS
PROJECT TYPE: PRIVATE POOL VILLAS
LOCATION: THALANG, PHUKET
NO. OF VILLAS: 15 VILLAS

VILLA TYPES:

MARBELLA	3 BEDROOM, 2 STOREY
MAJORCA	3 BEDROOM, 2 STOREY
IBIZA	3 BEDROOM, 2 STOREY
BARCELONA	3 BEDROOM, 2 STOREY



DEVELOPED BY

SKHAI

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