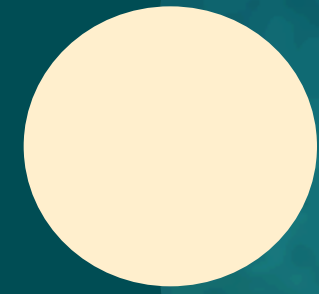


LAYAN PHUKET

SUN HILLS

**CONCEPT**



# SUN HILLS LAYAN PHUKET

A paradise that harmoniously blends nature, style, and functionality, creating ideal conditions for life and leisure.



# ADVANTAGES OF THE SUN HILLS LAYAN PHUKET COMPLEX:

**1** Proximity  
to the sea

**2** Investment  
value

**3** Panoramic views  
and green areas

**4** Perfect  
for families

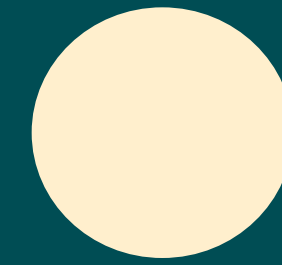
**5** Developed  
infrastructure

**6** Managed by an  
international service  
provider

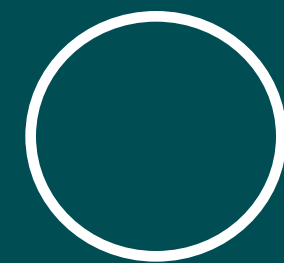


# SUN HILLS DEVELOPER'S GOAL

Our goal is to create an architectural and cultural heritage as a sustainable and well-balanced living space.



All our decisions are aimed at uncovering the natural beauty and capacity of the selected resort locations.



We actively participate in the socio-cultural life of the regions, working in detail on architecture, landscaping and infrastructure in order to live up to the trust of our customers and improve facilities even after they are commissioned.

# SUN HILLS VALUES

## 1. CREATIVITY

We believe in the importance of heritage, that is why in our projects we offer the market something more than the usual housing.



## 2. TOTAL QUALITY

Every element, from materials to internal infrastructure, is thought through and brought to perfection.



## 3. COMMUNITY

We are creating a community for those who think alike and appreciate the beauty and quality of Sun Hills properties.



## 4. COMFORTABILITY AND SAFETY

We support clients who have placed their trust in us both before and after construction is complet. We invest our energy and resources in improving properties for a safe stay.

## 5. FINANCIAL STABILITY

Equity-based construction makes Sun Hills a trustworthy partner and a guarantor of stability for investors.

## 6. SOCIAL RESPONSIBILITY

We create jobs, an investment appeal and the tourist influx.



# TARGET AUDIENCE OF SUN HILLS LAYAN PHUKET

## ● INVESTMENT

For those who want to combine leisure and investments

Lease out with up to 15% profitability per annum

To receive passive income from leasing out

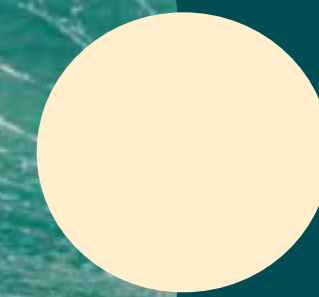
Resale capitalization up to 40%

## ● LIFE AND LEISURE

For those who want their own piece of a tropical paradise

For those who want to find the best place for their family.





**LOCATION**

# LUXURIOUS BEACH **LAYAN**

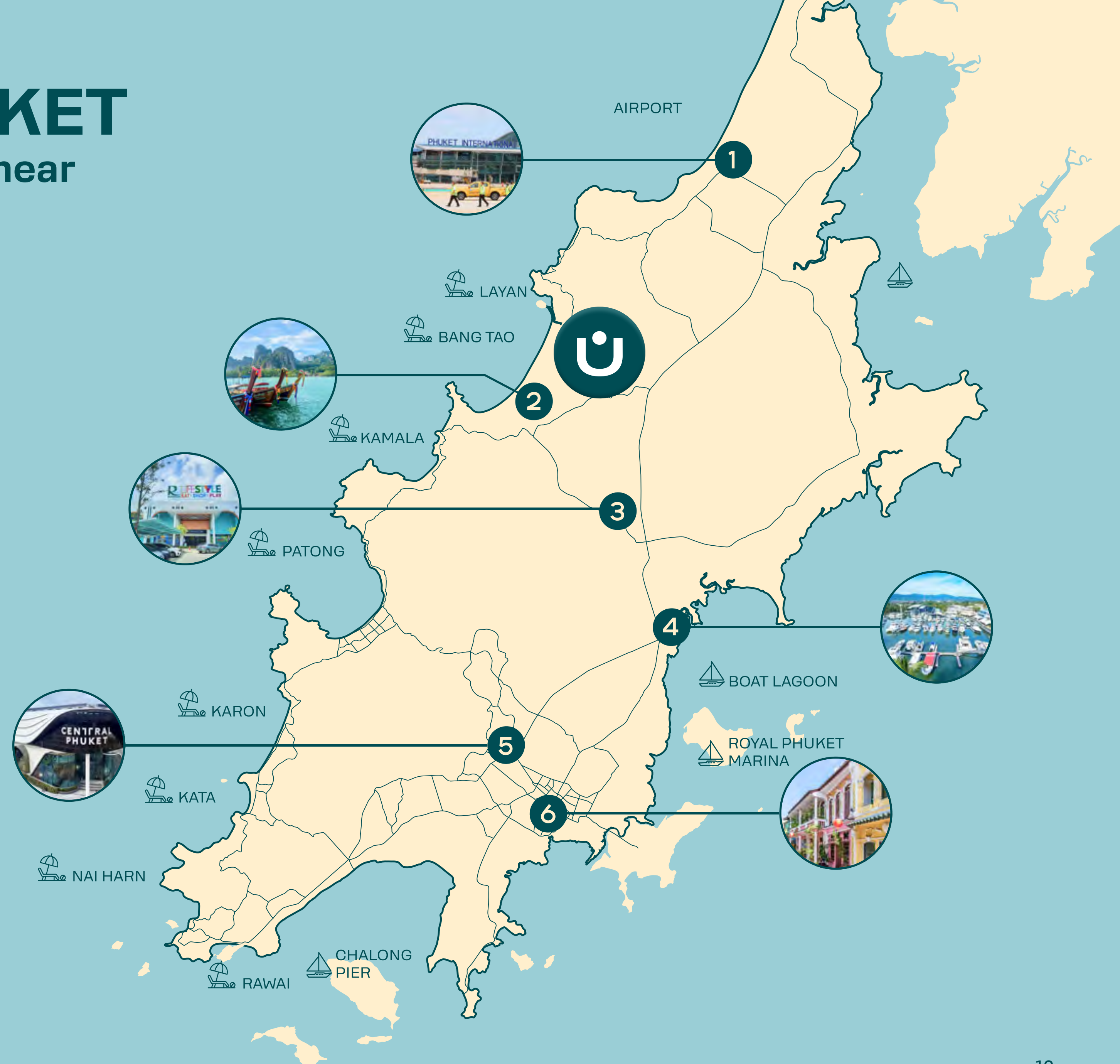
Only **3** minutes away

# SUN HILLS LAYAN PHUKET

All the picturesque places of Phuket are near

Sun Hills Layan Phuket is located on the island's west coast, minutes away from the protected Layan Beach. The area is surrounded by a national park that stretches along the sandy coastline for 7 km.

- International schools and hospitals
- Luxury beach clubs
- 18-hole golf courses
- Luxury resorts
- Health Centers
- Private jet terminal



# District **BANG TAO**

- Equestrian Club
- Bakery Zurich Bread
- Petting zoo
- Restaurant 360 Bar with a sea view
- Indoor Padel court



**Sun Hills Layan Phuket**



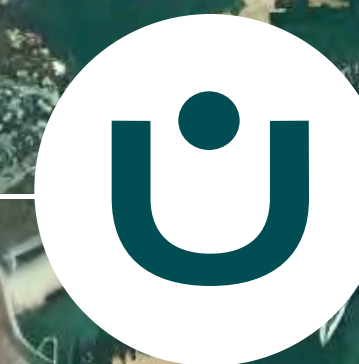
Gardens of Eden



Laguna Golf Phuket



Dusit Thai Laguna Phuket 5\*



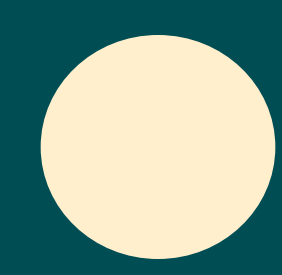
Porto de Phuket

Grand Hayat 5\*

Layan Beach

# WHY PHUKET?





# 1

## PROFITABLE INVESTMENT

Approximate rental income is projected to be between 5 and 15% per annum. Average inflation rate is 1.5% per year.

# 2

## STABLE ECONOMY

Strong economy with focus on tourism, real estate and services. Annual increase of the tourist flow. About 13.5 million tourists out of 35.5 million foreigners visited Phuket in 2024.



## WONDERFUL BEACHES AND UNTOUCHED NATURE

A wide variety of beaches with pristine white sand, clearwater and easy access to other stunning islands.

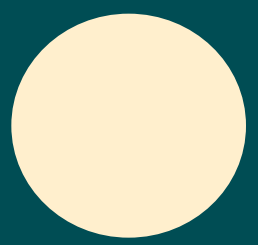
# 3

# 4



## DIVERSE LEISURE ACTIVITIES

Perfect for water sports, sailing, diving, and exploring natural wonders of the island. Phuket is also famous for its nightlife and entertainment venues.



# 5

## DEVELOPED INFRASTRUCTURES

The island offers different types of transportations, including private cars, cabs and shuttle buses. There are large shoppingcenters, supermarkets, markets, medical facilities both private and public. For children there are schools and kindergartens.

# 6

## CLIMATE

Phuket's climate is subequatorial, which means thatthere is a clear division into two seasons: dry and wet. The average temperature in Phuket is around +28 °C.



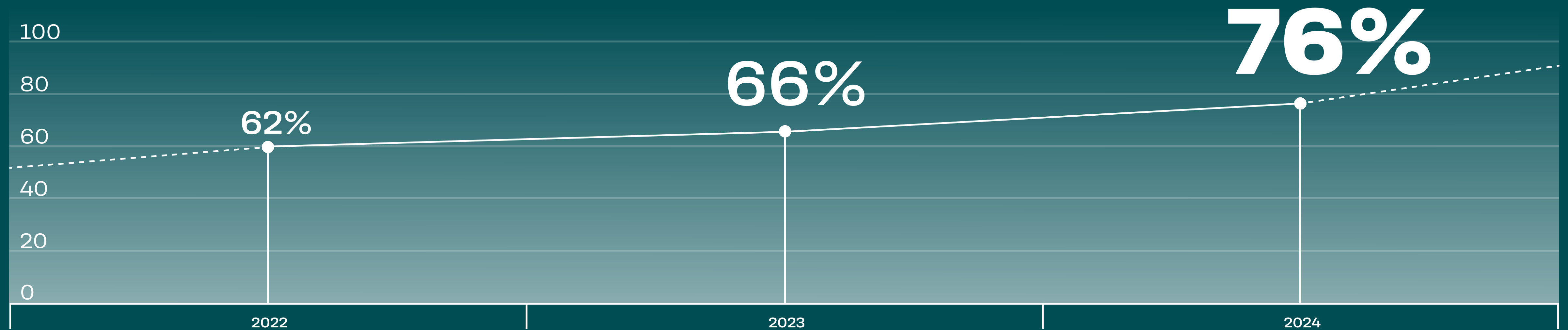
# SUN HILLS LAYAN PHUKET

Perfect place to relax, live  
and invest into.

# AVERAGE OCCUPANCY OF HOTELS IN THAILAND HAS REACHED A RECORD OF 76%.

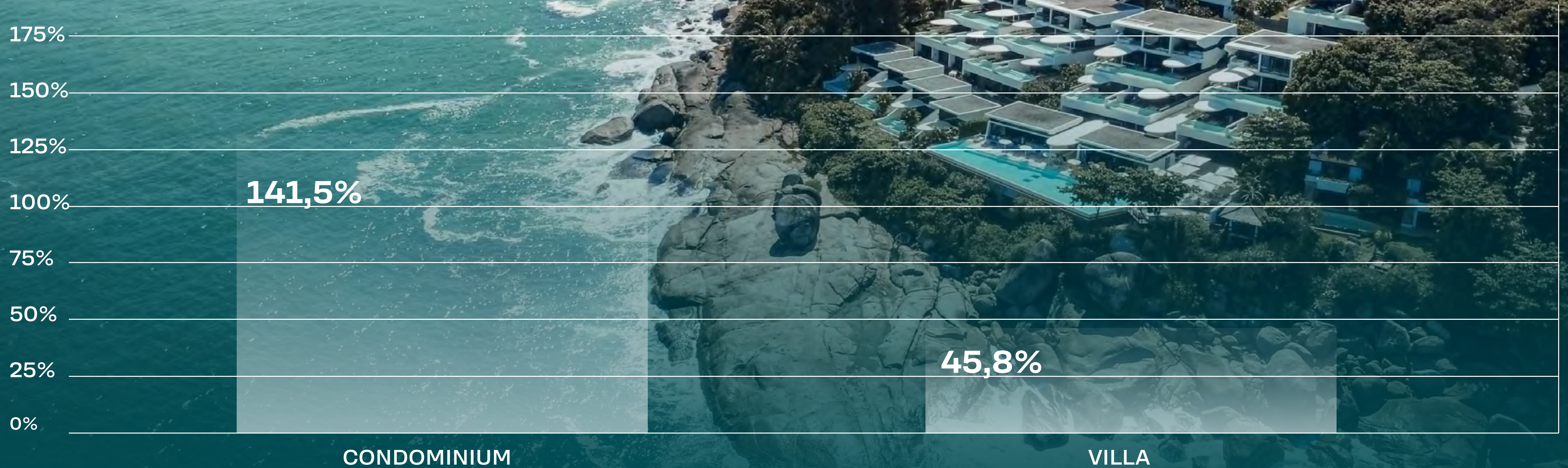
It is expected that this year the number of foreign tourists will reach 40 million, which is 14% more than in 2024. All these people will need somewhere to stay.

About 13 million out of the 35.5 million foreign visitors who arrived in the country in 2024 traveled to the island.



# PHUKET REAL ESTATE MARKET ANALYTICS

The number of condominiums sold in Phuket in the first half of 2024 increased by more than 140% year-on-year. More than 3,000 residential units (most of which were still undergoing construction at that time), have been sold for an average of 8,000,000 Thai baht.



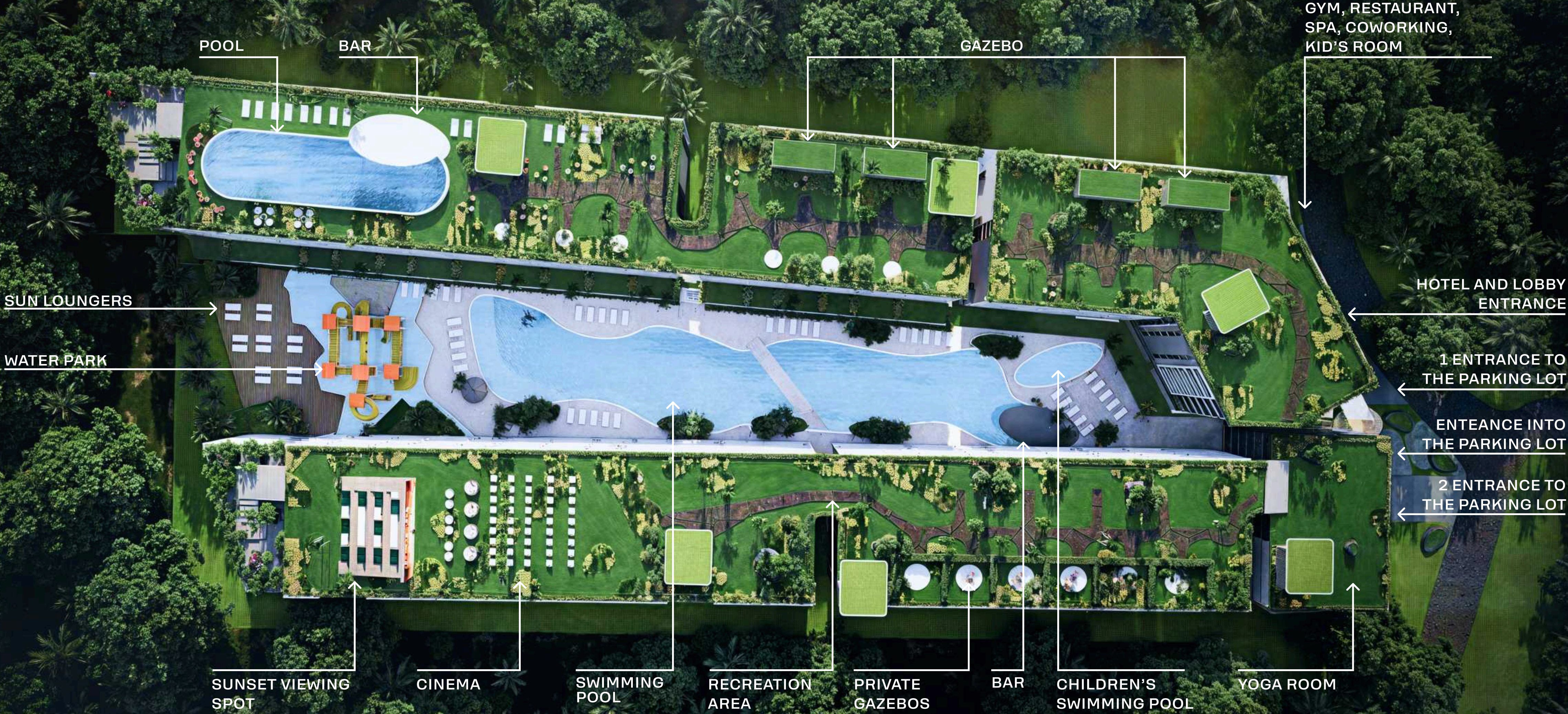
# PHUKET PROPERTY PROSPECTS

- A 58.5 km monorail is planned to be built from Phuket International Airport to Chalong Road; construction will begin in 2028 and is scheduled to be finished in 2031.
- Andaman International Airport in Phang Nga.
- New Main Roads Around Phuket.
- Russian will be taught in Phuket college due to the growing Russian population on the island.
- A new entertainment arena is going to be built
- Bumrungrad International Hospital, one of the largest hospitals in Thailand, will build a new campus in Phuket
- A legal casino is possible in the near future
- More direct flights to Phuket
- Future crypto center. Phuket will launch a pilot project for tourists to pay in cryptocurrencies

**INFRASTRUCTURE**



# GENERAL COMPLEX PLAN



# COMPLEX INFRASTRUCTURE

## Developed infrastructure.

The complex has everything necessary for a comfortable life: shops, restaurants, gyms and children's playgrounds, as well as areas for relaxation and entertainment.

You won't have to leave the premises to find what you need.



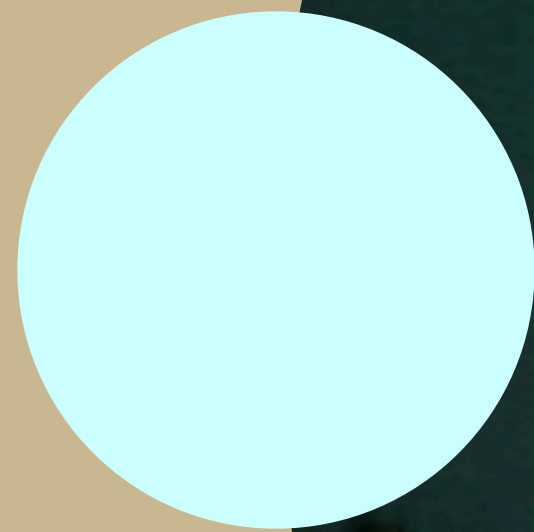
YOGA ROOM

RESTAURANT

LOBBY

COWORKING

CHILDREN CENTER



# AQUA ZONES

●  
A water park for adults and children over 90 cm in height

●  
A large swimming pool with a walking bridge and a bar under a canopy

●  
3 rooftop infinity swimming pools

●  
Children's swimming pool



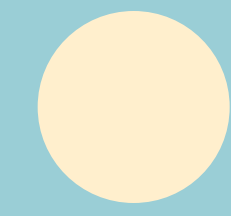
3 ROOFTOP  
INFINITY  
SWIMMING  
POOLS

ROOFTOP

SUNSET  
VIEWING SPOT

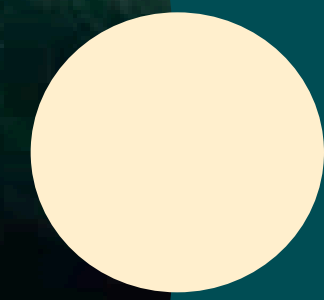
GYM





UNDERGROUND  
PARKING

CONVENIENCE  
STORE



**INTERIOR**



# RESTAURANT



# GYM





# COWORKING



# CHILDREN CENTER



# DANCING ROOM



# LOBBY



Information



**ARCHITECTURE**



# CONSTRUCTION TECHNIQUES

Modern construction techniques allow us to significantly lower energy consumption.

## ENERGY EFFICIENCY

The use of a high performance system HVAC.

The Use of energy efficient and transparent filling materials with a thermal coating that reflects up to 70% of solar radiation reduces the load on the air conditioning system.

Cooling wall systems. The technology involves using materials and coatings on all exposed building structures with a high Solar Reflectance Index (SRI).

## ECO-FRIENDLINESS

Environmentally friendly materials are used in construction to minimize the impact on the environment, while advanced wastewater recycling contributes to sustainable development and conservation of natural resources.

## SOUNDPROOFING

To minimize noise caused by the flow resistance Climate control equipment is placed in the ceiling void to minimize noise caused by the flow resistance. In addition anti-vibration metal hanger, flexible air circuit and soundproofing of the suspended ceiling will significantly reduce noise from equipment operation. The enlarged sections of the air duct and grillage also lower the noise level.

## SURVEILLANCE SYSTEM

Modern surveillance cameras installed in public areas, corridors, elevators, and parking lots provide round-the-clock monitoring and recording of events. This measure helps prevent crimes and allows a quick response to incidents.

## PROTECTION AGAINST INSECTS AND RODENTS

An integrated anti-termite protection system built into the foundation and a rodent control system installed in the basement will prevent the intrusion of unwanted guests and protect the complex and its guests.

## ACCESS CONTROL

Access control systems include electronic locks on unit doors that can be opened using key cards, Face ID, fingerprints and mobile apps.

Owners can independently grant electronically access rights to both the asset management company and guests eliminating the need for individual presence.

## LONGEVITY AND RESISTANCE TO CLIMATE

Our construction technologies insure the usage of materials and structures resistant to the effects of moisture, UV, and other corrosive environmental factors.

The use of water-repellent concrete and waterproof materials in the foundation prevent capillary water rise, eliminate development of mold during rainy seasons, and preserve buildings for many decades, which is important for the tropical climate of Phuket.

## PIONEERING CONSTRUCTION MATERIALS

The development of structures with improved strength and longevity characteristics is possible due to the usage of modern construction materials such as composite panels and lightweight concretes.

These materials also help reduce the weight of buildings, which is important for seismic effects.

## ADAPTABLE LAYOUT

Modern construction technologies help create multifunctional spaces so that layouts could change based on the owners' needs. Even today during the construction phase future owners can unite or add rooms in buildings and various floors of the complex.

This ensures comfort and meets every family's needs.

## FIRE SAFETY

Complex fire safety systems that include a fire alarm system, fire warning and evacuation management system and a water sprinkler system.

These systems ensure quick detection and localization of fires, as well as efficient evacuation of guests and staff.

# CONSTRUCTION STAGES



**1** DECEMBER  
2024

EIA expert review

**2** APRIL  
2025

PHC acquisition

**3** AUGUST  
2025

Completion of grey  
construction work

**4** MARCH  
2026

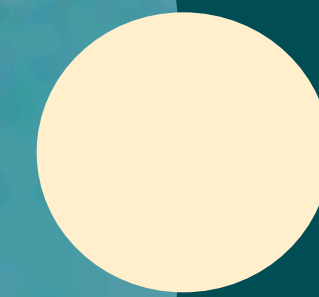
Completion of  
external work.

**5** AUGUST  
2027

Completion  
of internal work.

**6** DECEMBER  
2027

Hotel  
commission



**DEVELOPER**

# SUN HILLS

BUILDING THE FUTURE

## Sun Hills Co., LTD

— an international developer, which sells facilities in Russia and Thailand.

Experience in construction

**> 6 years**

Built more than

**102 410 M<sup>2</sup>**



# PROPERTIES IN RUSSIA

## SUN HILLS NEBUG RESIDENTIAL COMPLEX

ELITE RESIDENTIAL COMPLEX  
IN THE CENTER OF NEBUG

11 floors, 388 apartments, 3 buildings  
Total area: 22 410 (m2)  
10-minute walk to the sea (800 meters)  
Exclusive landscape design  
Outdoor pool

Complex is commissioned



## RESIDENTIAL COMPLEX SUN HILLS OLGINKA

ELITE RESIDENTIAL COMPLEX ON  
THE COAST OF THE BLACK SEA

1 km from the Black Sea  
8 buildings and 2500 apartments  
Total area: 80 000 (m2)  
Swimming pool and water park

Development of 3  
buildings is complete



# PHUKET PROPERTIES

## PROXIMA VILLAS

Proxima Villas is located in the Bang Tao district, an attractive corner of the island. It consists of 14 luxurious villas where contemporary meets tropical greenery.

Villas are designed with an emphasis on energy efficiency, which ensures reduced energy consumption. This is an ideal place for those who value comfort, style and high tech.



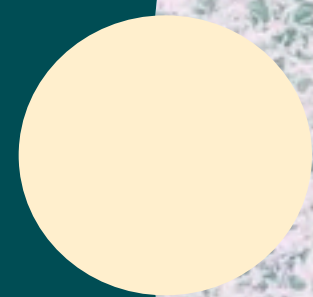
## VEGA CONDOMINIUM

Vega Condominium — a project that differs from similar ones on the market by its comprehensive and thoughtful approach to planning the lives of its future owners.

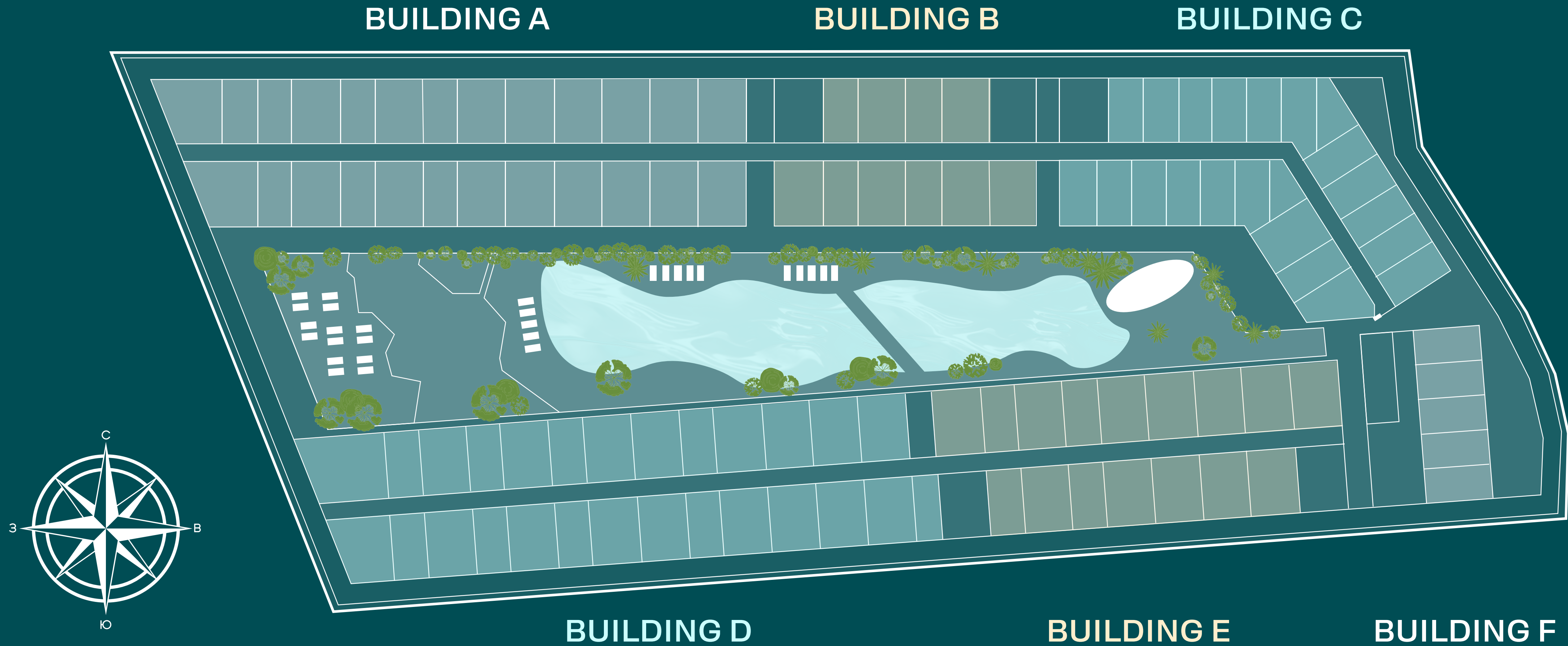
The complex offers apartments from studios to 3-bedroom apartments with a modern design and ergonomic layouts.



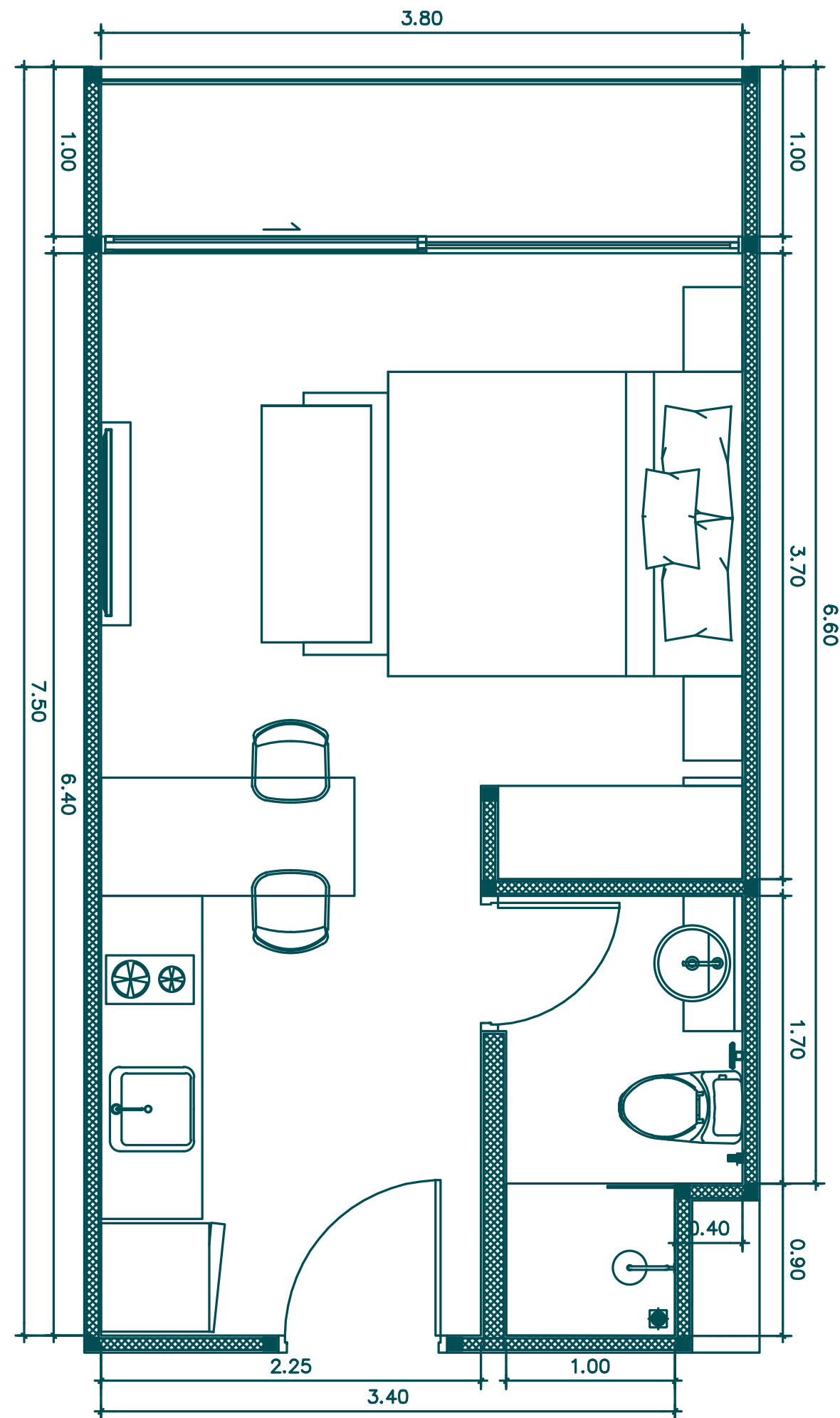
# FLOOR PLAN AND LAYOUT



# STANDARD FLOOR LAYOUT



# TYPE A 30.40 SQ.M



LAYOUT



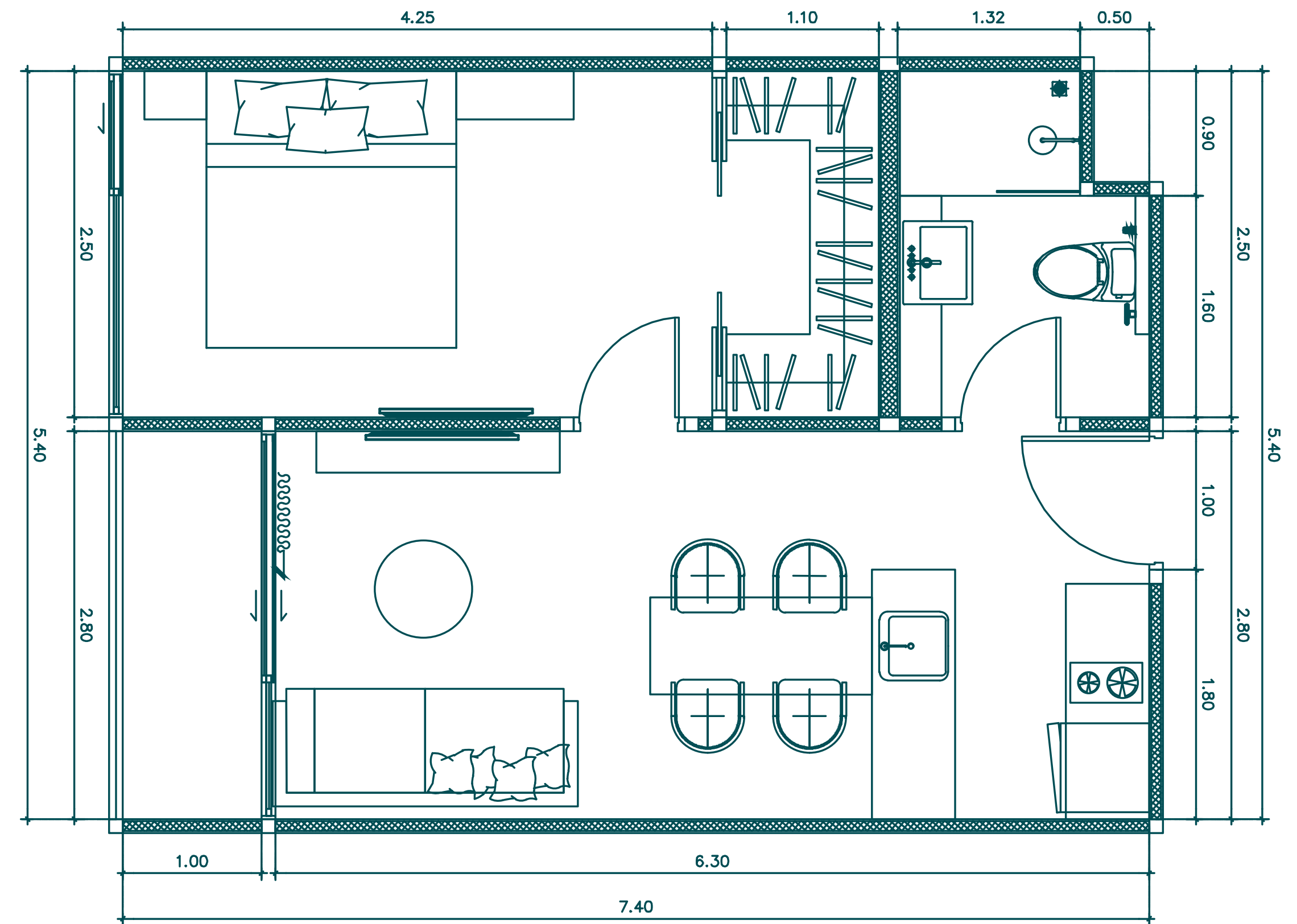
SUN HILLS



LAYOUT



SUN HILLS



**TYPE B**  
**42.56 SQ.M**

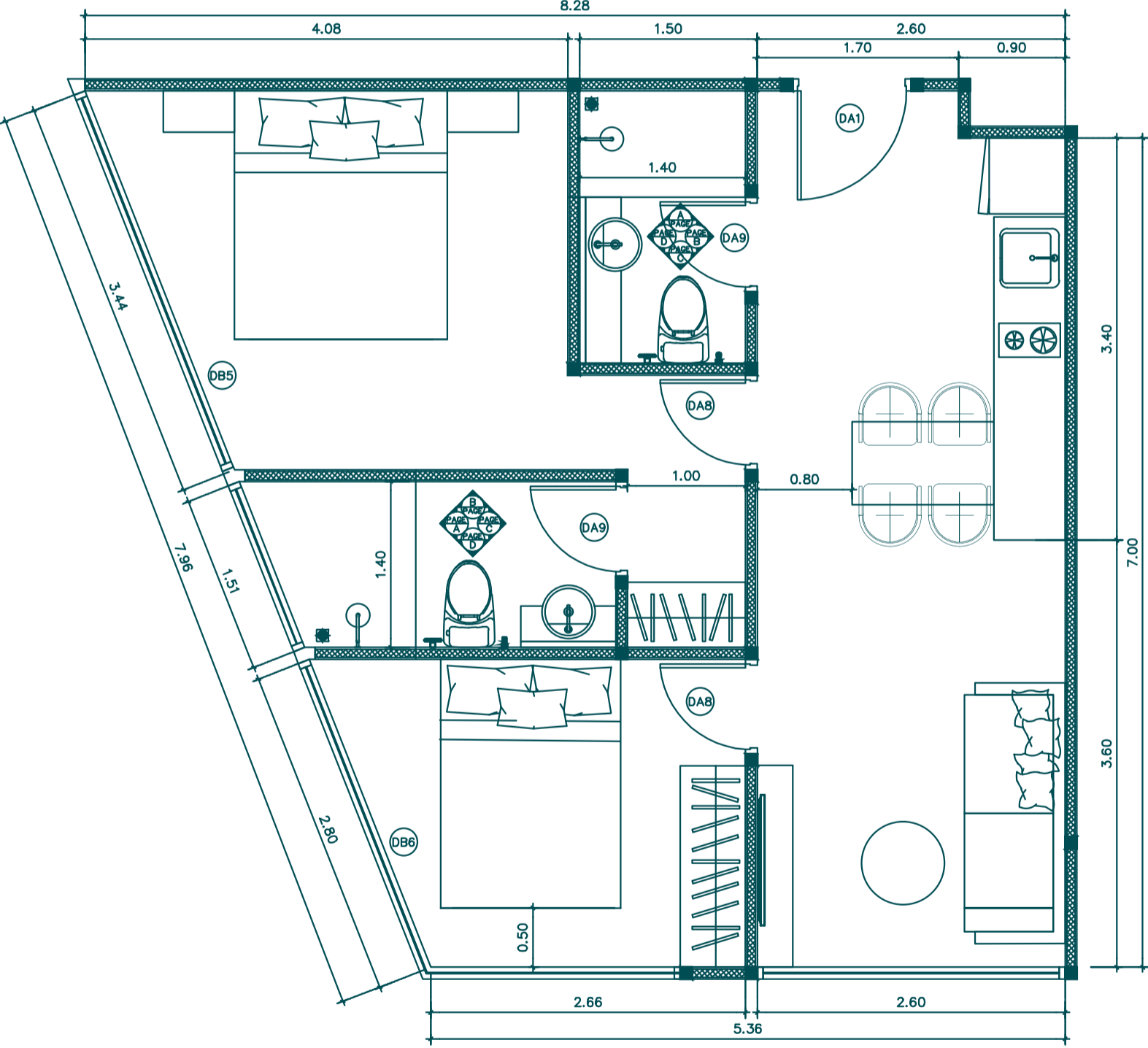


LAYOUT



SUN HILLS

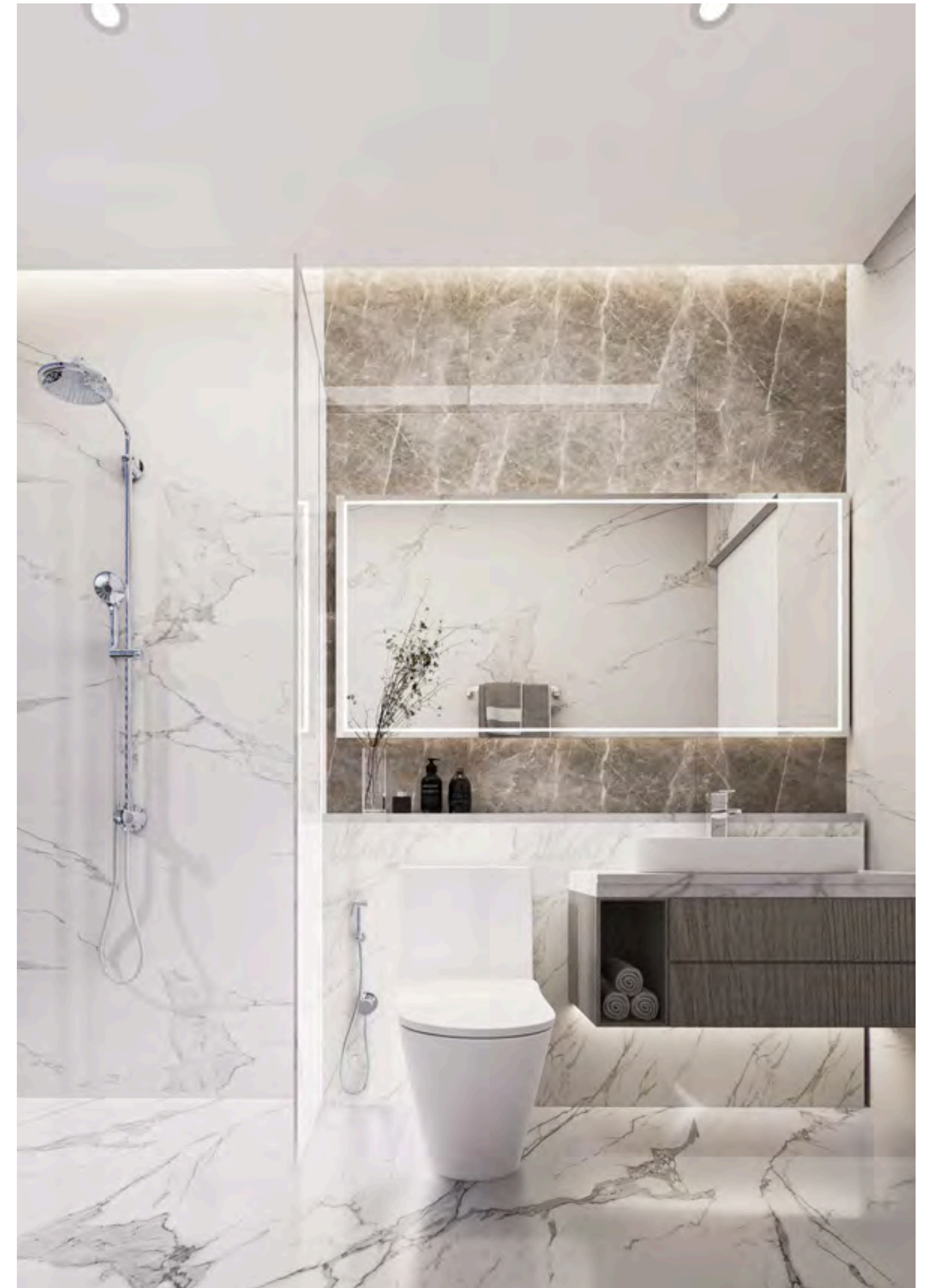
# TYPE C 53.37 SQ.M.

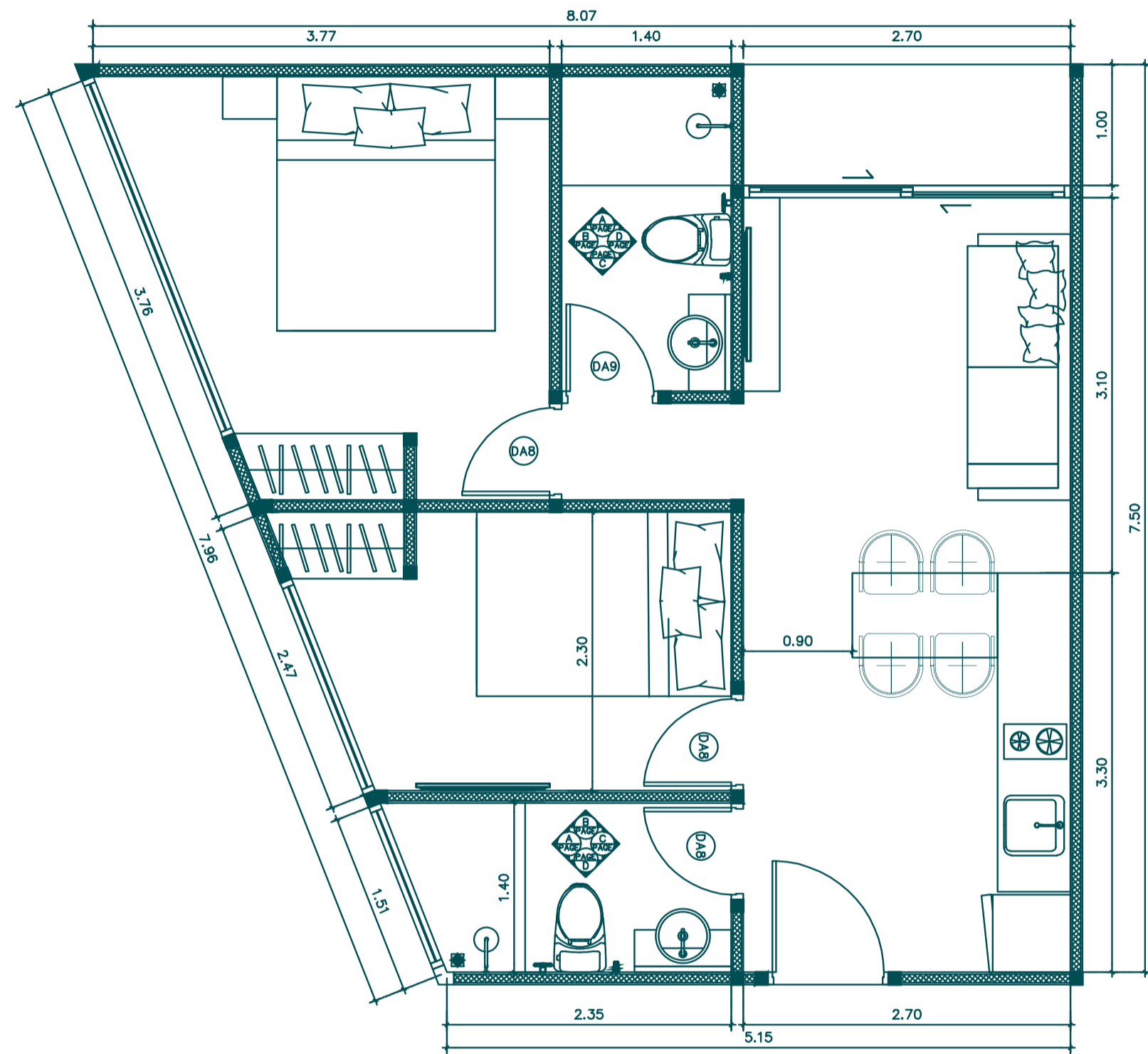


LAYOUT

SUN HILLS







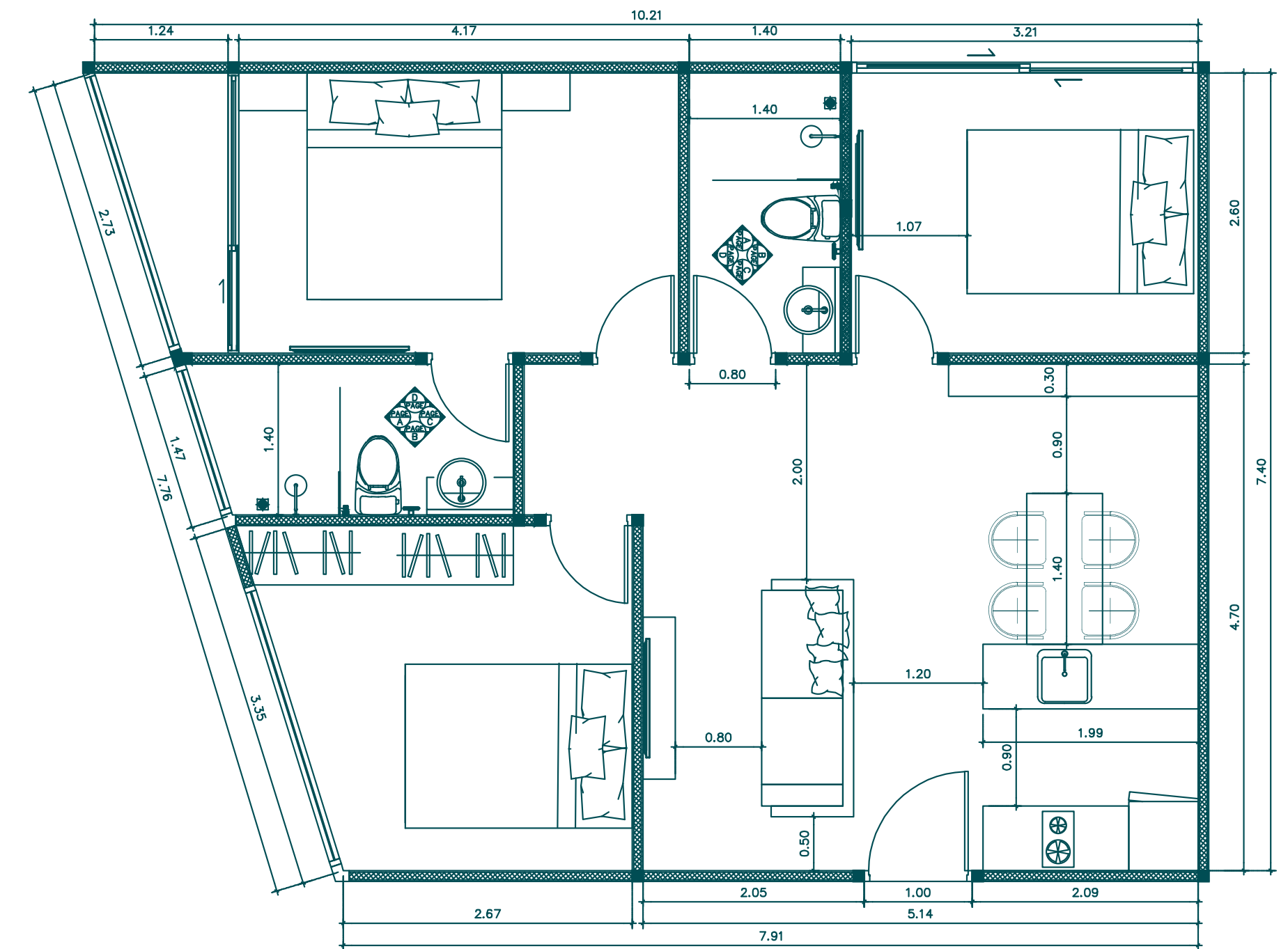
**TYPE D**  
**51.80 SQ.M.**

LAYOUT



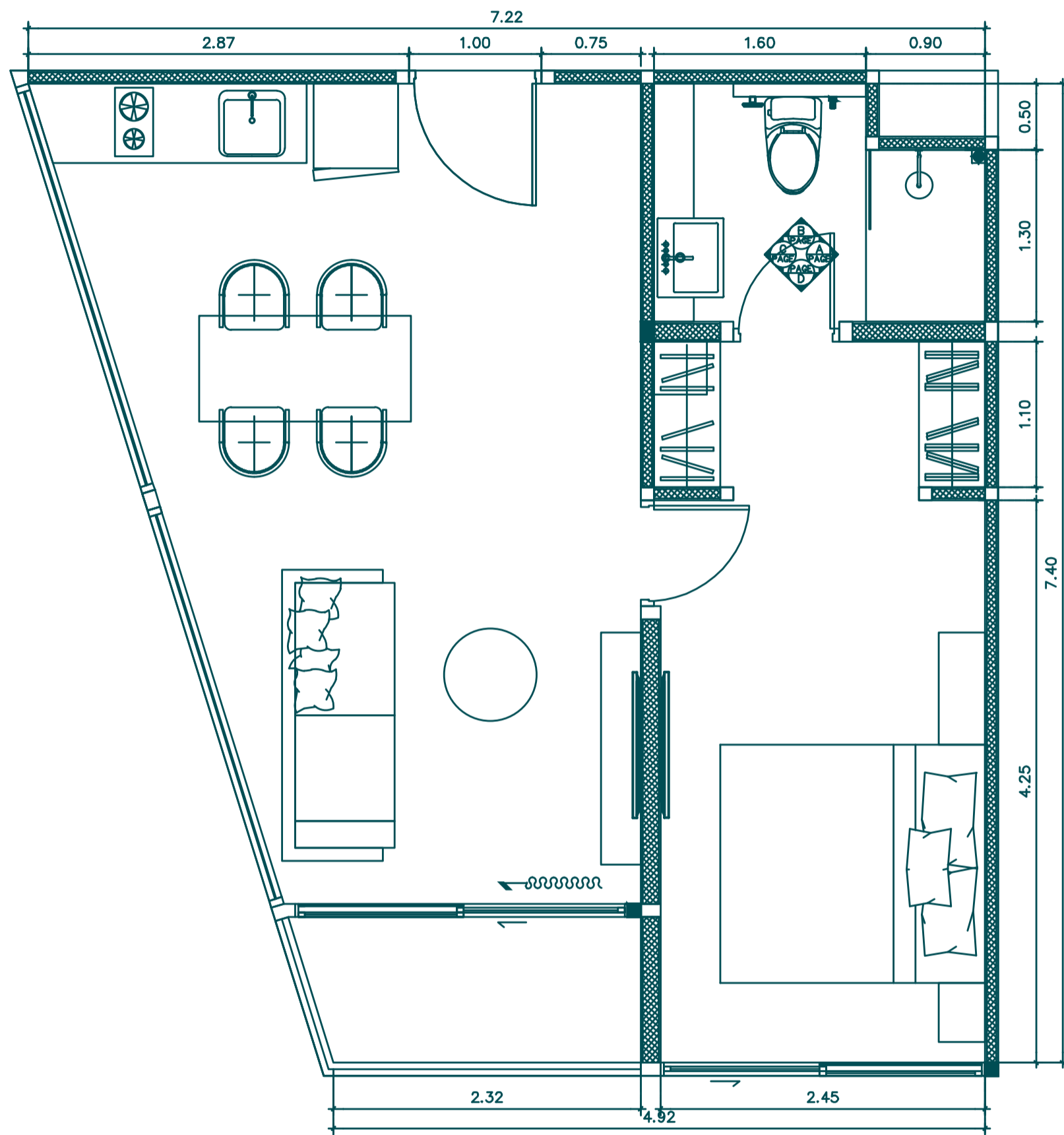
SUN HILLS





**TYPE E**  
**70.40 SQ.M.**



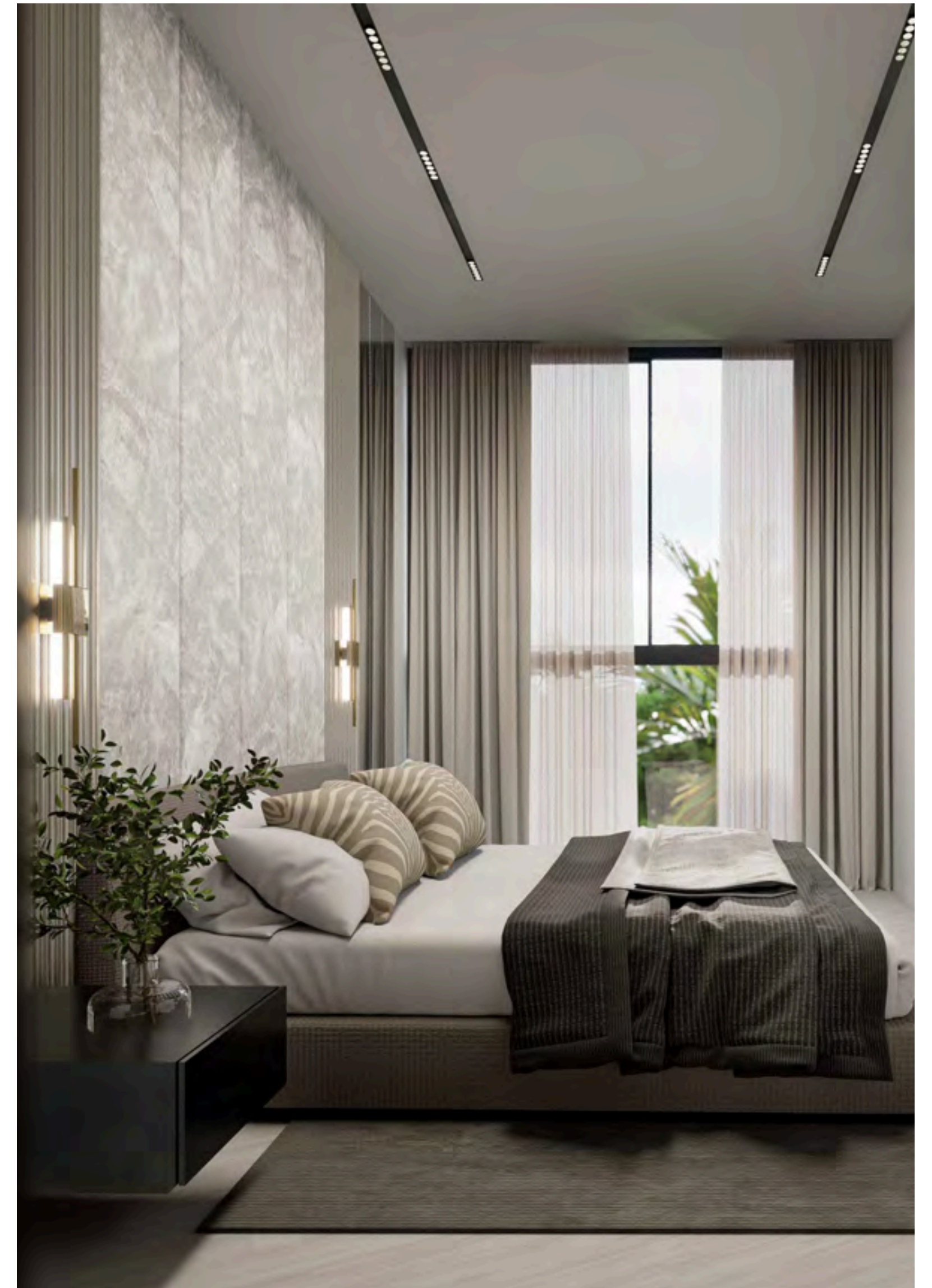


**TYPE F**  
**47.70 SQ.M.**

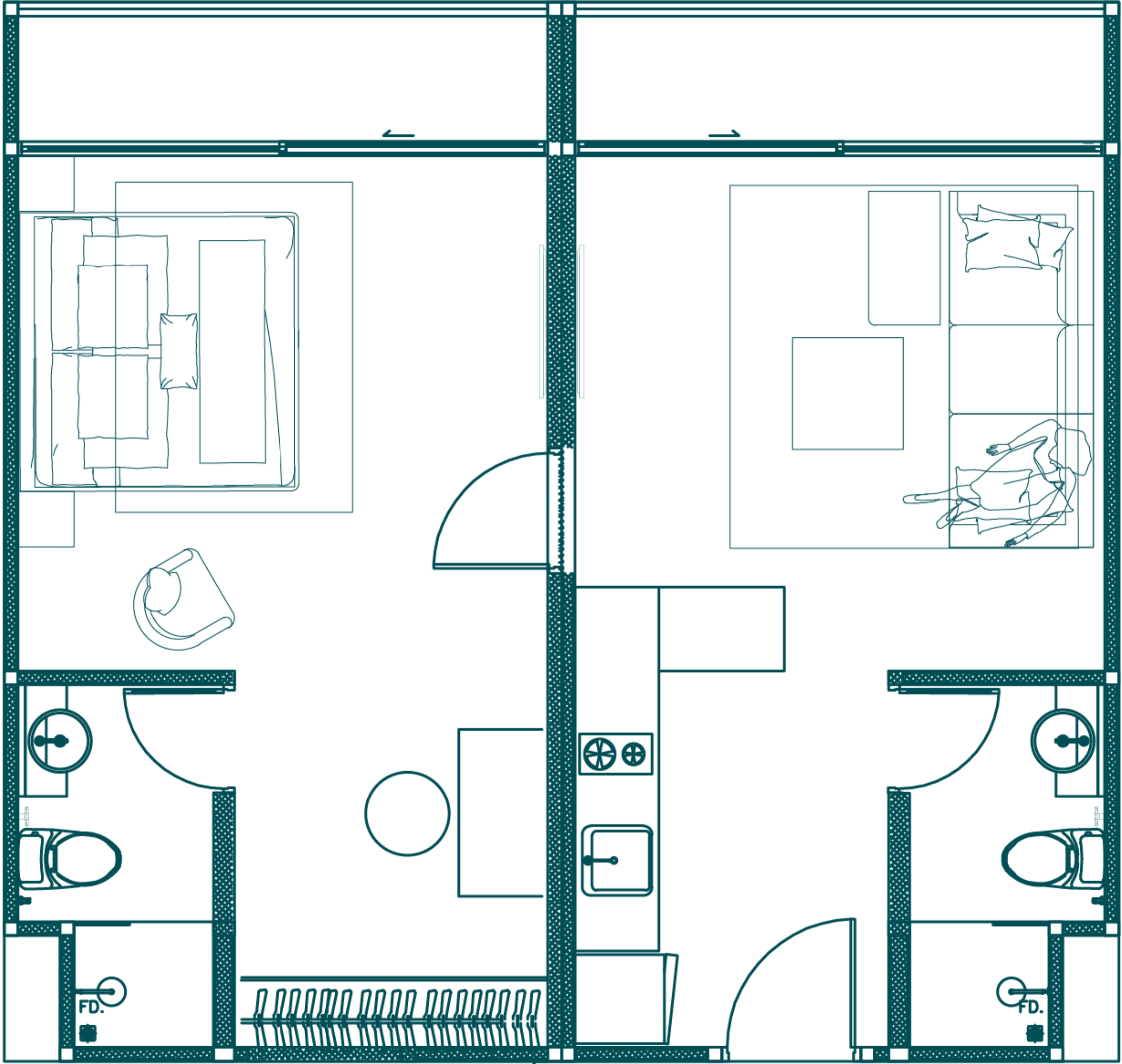
LAYOUT



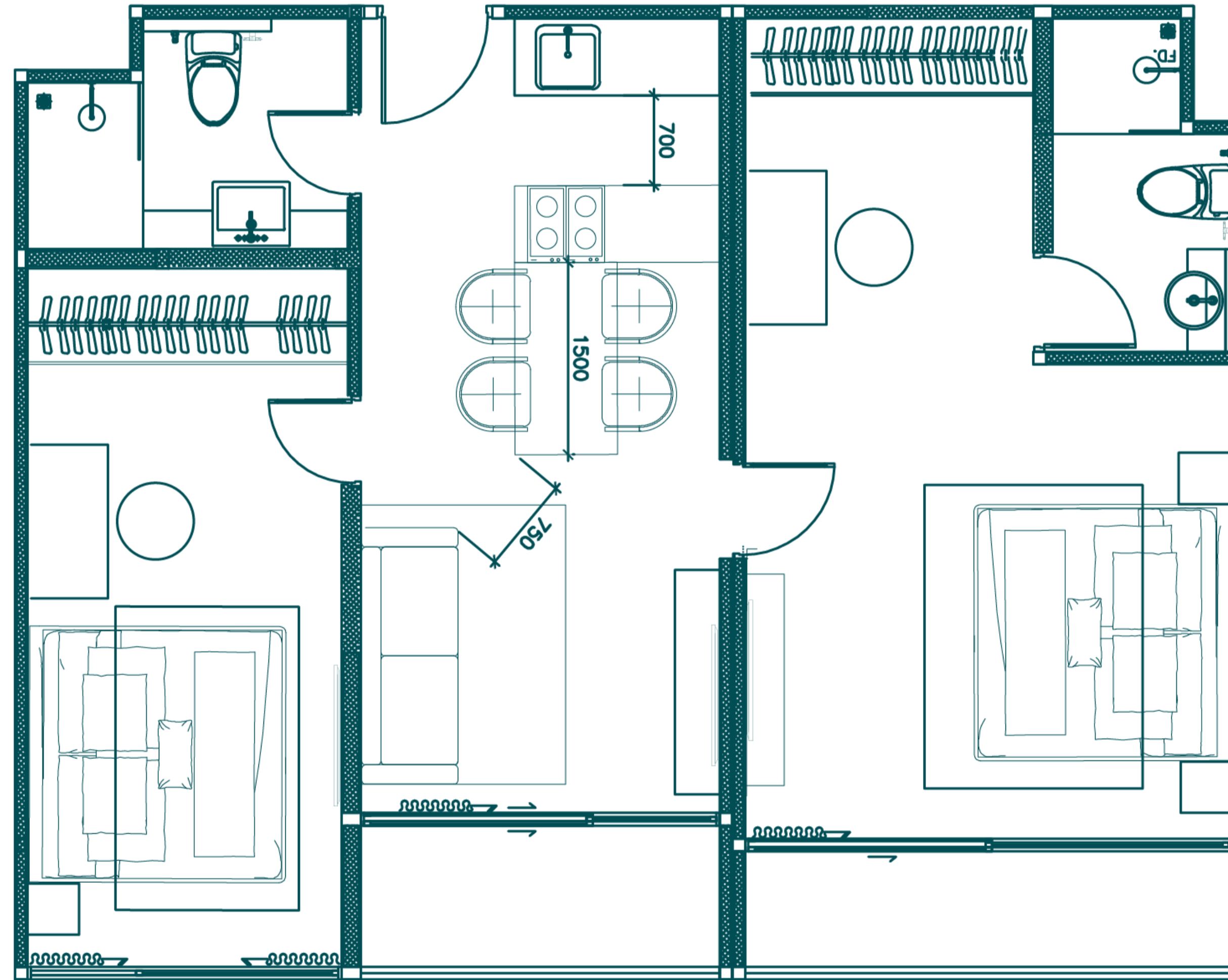
SUN HILLS



**TYPE A+A**  
**60.8 SQ.M.**

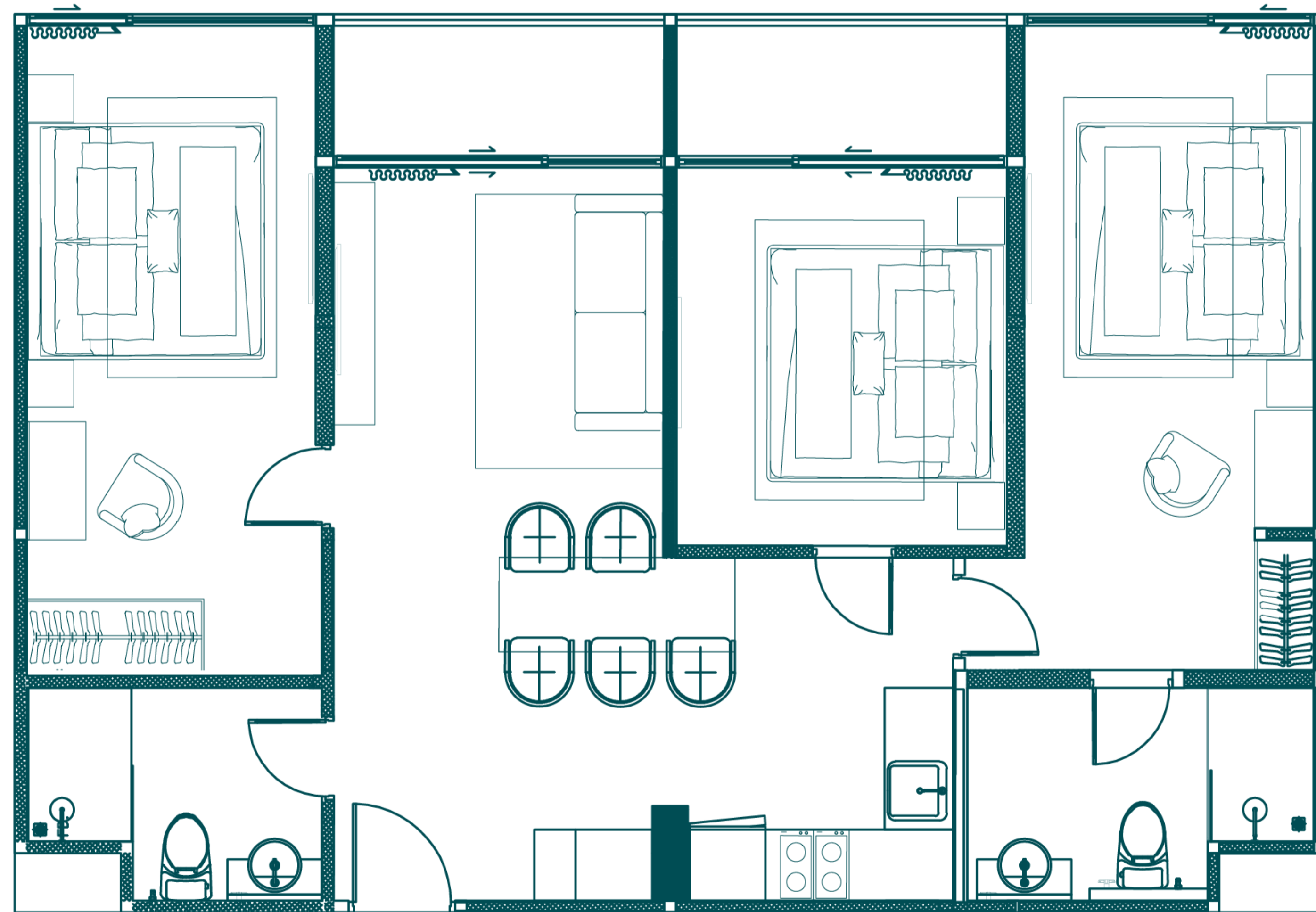


# TYPE A+B 72.9 SQ.M.



# TYPE B+B

85 SQ.M.



# PURCHASE CONDITIONS

The price includes initial repairs

## INSTALLMENT PLAN

Without price increasing  
payments every six months

Initial payment 35%

- First payment is **15%**
- Second payment is **20%**
- Third payment is **20%**
- Fourth payment is **10%**

until 01.12.2027

## FULL PAYMENT

DISCOUNT

**10%**

## TYPES OF ACQUISITION AND OWNERSHIP

### LEASEHOLD

Long Term Lease for 30 years (two extensions for 30 years)

### FREEHOLD

Ownership

## ADDITIONAL PAYMENT FOR SIGNING AN AGREEMENT DURING THE CONSTRUCTION

0

10.000 Thai baht per 1 sq m.

## TAX FOR THE REGISTRATION OF OWNERSHIP RIGHT

(After the construction is finished)

**1.1% of the value**

(fifty-fifty with the developer)

**6.3% of the value**

(fifty-fifty with developer)

## ANNUAL PROPERTY TAX

**0.3% of value**

**0.02% of value**

# LEGALIZATION STAGES

- Reservation Agreement
- A contract with the choice of ownership rights at the construction stage (Leasehold/Freehold).
- Receiving a certificate of the chosen form of ownership after commissioning.

In Thailand there is a quota for foreigners to get Freehold.

Properties on the plot are divided into two categories: 49% of the area is sold with ownership rights (Freehold), and 51% — with leasehold rights (Leasehold).

Apartments can be purchased by individuals and legal entities.

## **When registering entitlement for Leasehold:**

The Chanot (document of ownership) is issued to the Developer. So that the tenant receives a registered contract.

## **When registering entitlement for Freehold**

The Chanot (document of ownership) is issued to the Buyer.

# PAYMENT METHODS

## **1 CURRENCY EXCHANGE SERVICE**

Russian service that converts money to transfer into foreign accounts

## **2 A TRANSFER FROM A FOREIGN BANK ACCOUNT**

Foreign currency is automatically converted into Thai baht at receipt to the Developer's account.

## **3 CRYPTOCURRENCY**

Cryptocurrency is independently transferred from the buyers to the developer's crypto wallet. A surcharge of 1.3% of the apartment price is charged when paying by Freehold.

## **4 IN CASH IN THAILAND**

Payments are made in Thai baht/USD. The export of funds is carried out in accordance with the custom restrictions on the export of currency from Russia.