

ADVANTAGES

Q | WHY INVEST IN SOLE MIO RESIDENCES?

Sole Mio Residences offers a truly unique investment opportunity, combining luxury living with strong financial potential.

- **Unrivaled Seafront Living:** Exclusive, spacious apartments with stunning sunset views over Bang Tao Beach, just a 200-meter stroll away.
- **A Unique Architectural Gem:** A one-of-a-kind design inspired by a sleek cruise liner, making it a standout property in the market.
- **World-Class Amenities and Services:** Enjoy the ultimate in convenience and luxury with 5-star services and facilities, including a rooftop infinity pool and garden, a private gym, a spa, a wellness clinic, and a healthy cuisine restaurant.
- **Exclusive Investor Perks:** As an investor, you receive a valuable 20% discount on services at the Sole Mio Hotel, our restaurant and bar, and the Wellness Clinic.
- **High-Yield Investment Potential:** Benefit from strong rental demand and impressive returns, thanks to our prime location and premium offerings that attract high-value tenants and guests.

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DEVELOPMENT

Q WHO IS THE DEVELOPER?

Sole Mio Residences is brought to you by Phuket Asialand and Railand Property Group - trusted developers with over 20 years of experience and 7 completed projects in Phuket.

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Q WHAT TYPES OF PROPERTIES ARE AVAILABLE?

Two beachfront condominium buildings with just 48 exclusive apartments and limited commercial units on the ground floor.

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Q IS THE LAND OWNED BY THE DEVELOPER?

Yes. The land for Sole Mio Residences is fully owned by the developer, with Chanote Title Deeds - the highest form of land ownership in Thailand.

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CONSTRUCTION

Q | WHEN WILL THE PROJECT BE READY?

Construction is set for completion by Q4 2027, with an estimated timeline of 18-24 months from the start date.

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Q | IS A WARRANTY PERIOD OFFERED?

Yes, your investment is protected by a five-year structural warranty from the completion of construction, along with a one-year warranty on all materials and furnishings.

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Q | WHAT IS INCLUDED IN THE APARTMENT?

Our apartments are delivered fully furnished and move-in ready. The price is all-inclusive, covering high-quality finishes, built-in fixtures, and a complete selection of premium, loose furniture. We provide a detailed inventory list upon request to ensure full transparency.

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Q | CAN I CUSTOMIZE MY APARTMENT?

Yes, upgrades and customizations are possible with the developer's approval.

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OWNERSHIP

Q | WHAT OWNERSHIP OPTIONS ARE AVAILABLE?

Both freehold (for Thais and eligible foreign quotas) and leasehold (renewable up to 90 years) are available.

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Q | WHAT ARE THE FEES FOR REGISTERING A LEASE OR FREEHOLD?

For **leasehold** registration, you'll pay a one-time registration fee and stamp duty, which are currently 1.1% of the lease price, to the Land Department.

For **freehold** registration, you'll pay a one-time registration fee, currently 6.7% of the total unit price, split equally between you and the seller.

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Q | IS LEASEHOLD TRANSFERABLE AND SECURE?

Absolutely. Leasehold is a trusted and widely used ownership structure for international buyers in Thailand. Once registered with the Land Department, it guarantees legally recognized rights and offers the flexibility to transfer or extend in line with the lease agreement.

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Q | WHEN WILL REGISTRATION AND TRANSFER TAKE PLACE?

Approximately 90 days after full payment, completion of construction, and handover. Buyers will be informed of all documents and fees required.

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Q | SHOULD I APPOINT A LAWYER?

Our agreements have been carefully reviewed by leading international law firms and are further supported by our experienced in-house legal team, ensuring clarity and security for every buyer. For tailored legal or financial guidance, we recommend engaging a trusted personal advisor.

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CONDOMINIUM MANAGEMENT

Q | WHAT ABOUT AFTER-SALES SERVICES?

Sole Mio Residences will be fully managed under the Sole Mio brand - with 24/7 security, cleaning, garbage collection, maintenance, and luxury hotel-style services.

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Q | WHAT ARE THE ESTIMATED COMMON AREA FEES?

- Common Area Fee - THB 90/sqm/month (adjustable)
- Sinking Fund - THB 150/sqm (one-time)
- Utilities - water & electricity by meter

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PAYMENT TERMS

Q | WHAT IS THE PAYMENT SCHEDULE?

1. **Reservation Deposit** - THB 200,000 upon Reservation Agreement
2. **35%** upon Sales & Purchase Agreement
3. **30%** upon building structure completion
4. **30%** upon construction completion
5. **5%** upon transfer & registration

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Q | IN WHAT CURRENCY SHOULD PAYMENTS BE MADE?

All payments must be made in **Thai Baht** (THB). For overseas transfers, proof from a Thai bank is required for registration. Income generated in Thailand may also be used with supporting documentation. Obtaining **freehold** ownership requires transferring funds from abroad to the Thai bank.

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RENTAL PROGRAM

Q | IS THERE A RENTAL PROGRAM?

Yes. Professional property management ensures effortless rentals, attractive income, and peace of mind for owners. A management fee of 30% applies, ensuring your property is effectively promoted and maintained to maximize rental returns.

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