

The
EXCLUSIVE
S K Y

PHUKET

美丽海岛

心观天下 私藏山海

普吉岛上·卡马拉富人区·山海大平层

Exclusive living and ultimate privacy in one of Phuket's most prestigious residential areas.

A luxury condominium
with mountain and sea view in Kamala area Phuket



The image is for illustrative purposes,
and is for reference only.

PROJECT INFORMATION

项目简介

项目名称 PROJECT NAME	The Exclusive Sky
开发商 DEVELOPER	卡马拉瀑布有限公司(Kamala Falls Co.,Ltd.)
项目启动 PROJECT LAUNCHED	July 2023
总面积 TOTAL LAND AREA	4614.8 Sq.m
总套数 NUMBER OF UNITS	12 exclusive units (套)
类型 TYPE	顶屋豪华公寓 Luxury condominium
价格范围 PRICE RANGE	43.75 – 56 MB (百万铢)
房屋收益 PROPERTY RETURNS	方式一: 包租 5 年, 每年 5% 方式二: 委托租赁 Option One: Lease for 5 years, with an annual return of 5% Option Two: Lease on consignment
家具配套 FURNITURE MATCHING	含家电家具包 Includes a package of appliances and furniture
配套 FACILITIES	提供所有您所期待的顶级豪华度假村的配套设施, 包括豪华接待大堂、游泳池、健身房、24小时安保和监控、停车场等 Provide you with the matching facilities you expect from a luxury resort, including a luxury reception , swimming pool, 24-hour security and monitoring, parking lot and etc.

WELCOME TO THE EXCLUSIVE SKY

欢迎

普吉岛, 卡马拉富人区

珍藏在售豪华山景大平层, 以大尺度、大空间、大格局
立于绝版瞰山望海之地, 无与伦比的城市风景与璀璨近在咫尺
仅12席稀有资产, 谨献少数私藏

Kamala - Phuket

The only luxury condominium with mountain and sea views for sales
offering you a large spaces and comprehensive layout,
located in an unparalleled location overlooking the mountains
and the sea unrivaled city views and dazzling beauty are only 12 exclusive units, dedicated
to a select few for private collection.

PHUKET

美丽的沙滩

EXCLUSIVE

意向图

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SOME LOCATIONS ARE DESTINED TO BE IRREPLACEABLE

KAMALA – PHUKET

卡马拉富人区



【The Exclusive Sky】定鼎寸土寸金的黄金西海岸
百万英镑大道上，全球著名卡马拉富人区，
马云、成龙等富豪们均有豪宅资产，休闲、购物、医疗、教育等高端配套尽收囊中
成就全球闻名的高端居住区，亦是品质人居的显赫标签

"The Exclusive Sky" establishes its highly valuable position
on the golden West Coast,
strategically located on the Avenue of Millions in the affluent Kamala Rich Area.
Magnates like Jack Ma and Jackie Chan
have luxurious property assets here.
Leisure, shopping, medical care, education and other high-end amenities
are all within reach.
This establishes it as a globally recognized high-end residential area,
and also an illustrious label for quality living.

THE EXCLUSIVE SKY



效果图
effect drawing

The EXCLUSIVE SKY

THE VIEW FROM ABOVE, ONLY THOSE WHO FORESEE CAN KEEP IT FOREVER

- THE 80M SKYLINE.

高处风景，唯先见者得以终藏 ——约80m天际线

普吉山体辽阔的80米天际线上，凌空远眺，群山波伏
山景线、天际线合二为一，眼界自宽，视野之外无束无碍，拥享“一览众山小”的广阔胸襟

On the expansive 80-meter skyline of Phuket Mountain,

Looking far into the distance, the mountains undulate

The mountain line and the skyline merge into one.

The view is wide, and beyond the horizon, there are no obstacles

Enjoy the broad-mindedness of "from this vantage point,

all else pales in comparison"



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LIVING HALFWAY UP THE MOUNTAIN MEETING THE WORLD'S MAGNIFICENCE

- THE PRECIOUS RARITY MOUNTAIN&SEA
VIEW PROPERTY FOR SALE

半山而居, 会晤世界的壮丽
——珍藏在售海景房 (山+海)

心有巅峰, 缓缓而上, 从观望山景到驾驭山景, 【The Exclusive Sky】依山而建
诠释低密品质生活的基底, 峯层人士渴望的宁静与丰盛, 这一方独立天地, 于此私享

With the peak in heart, slowly ascend.

From observing the mountain view to mastering it,

"The Exclusive Sky" is built by the mountain,
interpreting the foundation of low-density quality life.

The tranquility and richness desired by the top-tier people.

In this independent world, privately enjoyed here.

An aerial photograph of a tropical coastline. The water is a vibrant turquoise, transitioning to a deeper blue further out. A small white boat is visible on the left side. A large, white, swirling wake is prominent in the center of the water. The coastline is lush with green vegetation and sandy beaches. The text 'THE EXCLUSIVE SKY' is overlaid in white, serif font on the right side of the image.

THE EXCLUSIVE SKY

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LIFE BEGINS, IT'S A FRONTLINE SEA VIEW

- JUST 300 METERS FROM THE BEACH

人生起笔，就是一线海景 ——离海滩约300米

山海风光，唯此境共赏，【The Exclusive Sky】傍海而居
成就普吉岛上唯一畅享山海双景的豁然之境，
咫尺苏林海滩、班涛海滩，离海滩直线距离仅约300米
户户观山望海，胜景天成，成就山海新封面



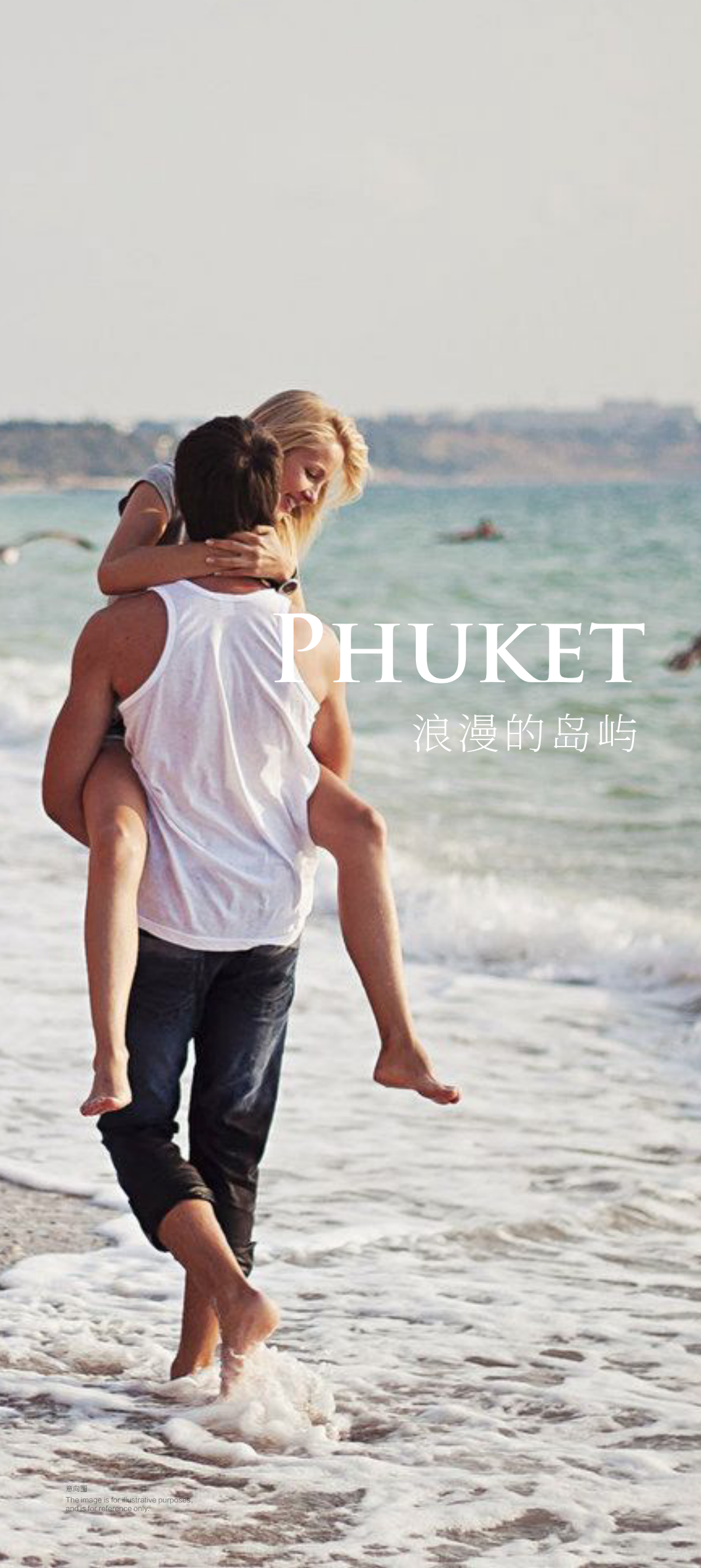
Mountain and sea scenery, exclusive for enjoyment only in this area.

"The Exclusive Sky" lives by the sea, creating the only place on Phuket Island where you can enjoy both mountain and sea views.

A stone's throw from Surin Beach and Bang Tao Beach.

The straight-line distance from the beach is only 300 meters.

Every household can view the mountains and sea, with a naturally beautiful scenery, creating a new cover for the mountain and sea.



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浪漫的岛屿

意向图

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CLIMB THE SOCIAL LADDER, CLAIMING A SPOT HERE IS AS PRESTIGIOUS AS REACHING THE APEX

- BOASTING THE THAI ROYAL FAMILY AS NEIGHBORS.

豪华住宅区，圈层有别，占位即入塔尖 ——与泰国王室为邻

豪宅地域血统源远流长，卡马拉从未改变自己高尚的品格
区域内多隶属于皇家领地，【The Exclusive Sky】于此显赫圣地之上，与泰国王室为邻
奢享同一片皇家海滩，让别人眼中的稀世风华，尽在你的掌握

The Exclusive Sky – Nestled on the exclusive setting of Kamala hill overlooking
Phuket's western coastline surrounded by the picturesque Andaman Sea,
tropical forest, mountains, and the blue horizon.

This luxury condominium project epitomized the ultimate luxurious lifestyle and
seclusion with a stunning panoramic sea view from each and every unit.



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FROM LOCATION TO STATURE, EVERYONE COMING AND GOING IS A PROUD SON OF HEAVEN

- LUXURY FACILITIES

从地段到身段，往来皆天骄——豪华配套



当代层峰，胸怀包容世界，眼界豁达寰宇，

【The Exclusive Sky】毗邻五星、超五星酒店等豪华配置
一个纯粹的生活居所，一种纯粹的圈层社交，澎湃主人的胸怀与气度

Pinnacle of contemporary society, encompassing the world,
with a broad global vision

"The Exclusive Sky" is adjacent to five-star,
beyond five-star hotels and other luxury configurations.

A pure living place, a pure circle of social interaction,
reflecting the master's magnanimity and demeanor.



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美丽的安达曼海

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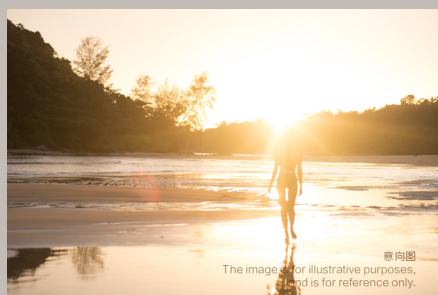
FROM FIELD OF VIEW TO VISION, EVERY SIDE IS STUNNING

- ULTIMATE PRODUCT STRENGTH

从视野到视界, 每一面皆惊艳——极致产品力

豪宅的可贵, 是将寸土寸金的土地, 用人类建筑的美学史诗, 作为永恒标注

【The Exclusive Sky】以极简勾勒豁达的人生境界,
将建筑与山海风景无缝融合, 消融了自然与建筑的界限
在城市天际的极光映射下, 熠熠生辉



The value of a luxury home lies in the maximization of every inch of precious land, etching an eternal mark through the poetic epic of human architectural aesthetics.

"The Exclusive Sky" outlines a broad life horizon with minimalism.

It seamlessly blends the architecture with the mountain and sea scenery, and dissolves the boundary between nature and architecture.

Under the aurora reflection of the city skyline, it shines brightly.

THE EXCLUSIVE SKY







FLOOR PLAN
4 BEDROOM LUXURY
CONDOMINIUM IN VILLA STYLE

FLOOR 1/F



COVERED AREA
295 m²

-  4 Bedroom
-  5 Bathroom
-  Swimming Pool
3x11.5m
-  Car park

D1-U3, D1-U4, D2-U3, D2-U4, D3-U3, D3-U4

FLOOR 1/F



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效果图
effect drawing

FLOOR PLAN
4 BEDROOM LUXURY
CONDOMINIUM IN VILLA STYLE

FLOOR 2/F



COVERED AREA
295 m²

-  4 Bedroom
-  5 Bathroom
-  Swimming Pool
3x11.5m
-  Car park

D1-U1, D1-U2, D2-U1, D2-U2, D3-U1, D3-U2

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效果图
effect drawing

FLOOR 2/F



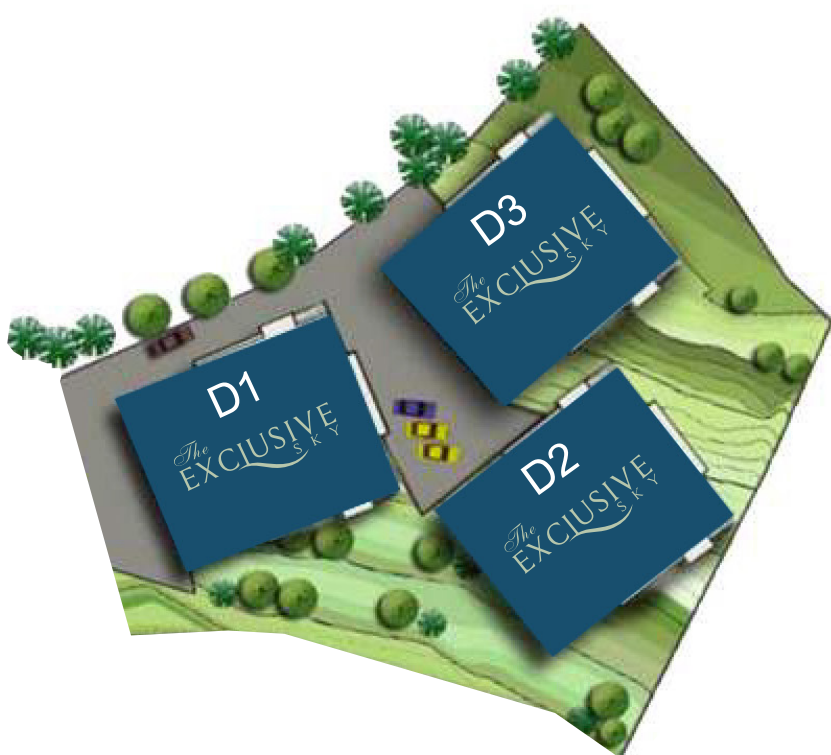
STEP INTO THE TRANQUILITY



THE EXCLUSIVE SKY

PROJECT MASTER PLAN

项目总体规划



Building: D1, D2 and D3 / Two stories building,
4 units each building, total 12 exclusive units

D1、D2、D3三栋 / 一层二户, 每栋4套, 共12套大平层别墅

THE EXCLUSIVE SKY



ON PHUKET ISLAND

THE EXCLUSIVE SKY

美丽的普吉岛

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PAYMENT TERMS

付款条件

付款流程 Payment Term :

第一笔: 定金	250,000 THB
1st Payment : Reservation Deposit (Non-Refundable)	
第二笔: 合同签订后20天内支付	35%
2nd Payment : 20 days upon signing contract	
第三笔: 开始基础(2个月左右)支付	30%
3rd Payment : Start foundations (Estimation 2 Months)	
第四笔: 结构完成(6个月左右)支付	20%
4th Payment : Structure completion (Estimation 6 Months)	
第五笔: 内部完工(4个月左右)支付	10%
5th Payment : Interior completion (Estimation 4 Months)	
第六笔: 施工完成 (2个月左右) 支付	5%
6th Payment : Construction completion (Estimation 2 Months)	

额外付款 Additional Payment :

公共区域费用-60泰铢/平方米/月 (预付1年)

Common Area Fee – 60 Baht/Sq.m./month (advance 1 year)

物业维修基金-1000泰铢/平方米 (一次性付款)

Realty maintenance fund – 1000 Baht/Sq.m.(One time payment)

转让费 Transfer fee:

永久产权6.3%/租赁产权1.1% (转让费应由卖方和买方平均支付) 电力和水表安装20000泰铢

Freehold 6.3 % / Leasehold 1.1 % (Transfer fee shall be equally paid by seller and purchaser)

Electric and Water Meter Installation 20000 Baht.

PHUKET MAP

普吉岛地图



DEVELOPER PROFILE

豪宅专家 再造豪宅

Kamala Falls Co., Ltd.
managed Mr. Sommit Sanrak who has over 20 years of
construction experiences
in Phuket and southern of Thailand
with his strong capabilities and forward-thinking ideas.
it continually seeks exquisite living quality and creates the spacious
condominium with mountain
and sea views "The Exclusive Sky".
Through a full dimensional upgrade of the product,
it sets the standard for the pinnacle of luxury condominium.

Kamala Garden View Villa Layalina Hotel

卡马拉瀑布有限公司(Kamala Falls Co.Ltd.)
由 Sommit Sanrak先生管理
在普吉岛, 尤其卡马拉有着20余年的丰富建造经验
过硬的实力和超前的理念
不断寻求居住的精湛品质
打造山海大平层【The Exclusive Sky】
以产品全维度的升级, 定标豪宅高峰

卡马拉花园景别墅(Kamala Garden View Villa) 雷阿丽娜酒店(Layalina Hotel)

全球独家发售 珍稀12席

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ON PHUKET ISLAND