



ELITE HAVENS

EXTRAORDINARY EXPERIENCES
FOR LIFE.



AO YON BEACH VILLAS

Welcome to Elite Havens

For more than 25 years, Elite Havens has offered discerning travellers a respite from routine life.

Today, we offer more than 250 private luxury villas and chalets across Asia's most awe-inspiring locations, including Bali, Nusa Lembongan, Lombok, Phuket, Koh Samui, Niseko, India and Maldives.

From beautiful spaces and cultural adventure to exquisite service and fine dining, every carefully considered moment creates the space for guests to reconnect with what's really important; the extraordinary experience of life.



The Elite Havens difference



ELITE HAVENS



Culinary Delight

Delicious food is central to a memorable holiday. Each meal at an elite haven is prepared from scratch and cooked to order by a private chef, using fresh, locally sourced ingredients.



Personal Concierge

No two holidays are the same at an elite haven. Guests will enjoy VIP treatment as the Elite Concierge takes the stress out of their holiday and adds in a splash of unique experiences they will always remember.



Local Immersion

Our guests will see the beauty of a destination through the eyes of a local, with our on-ground staff and the Elite Concierge having inside-out knowledge of each destination and its hidden charm.

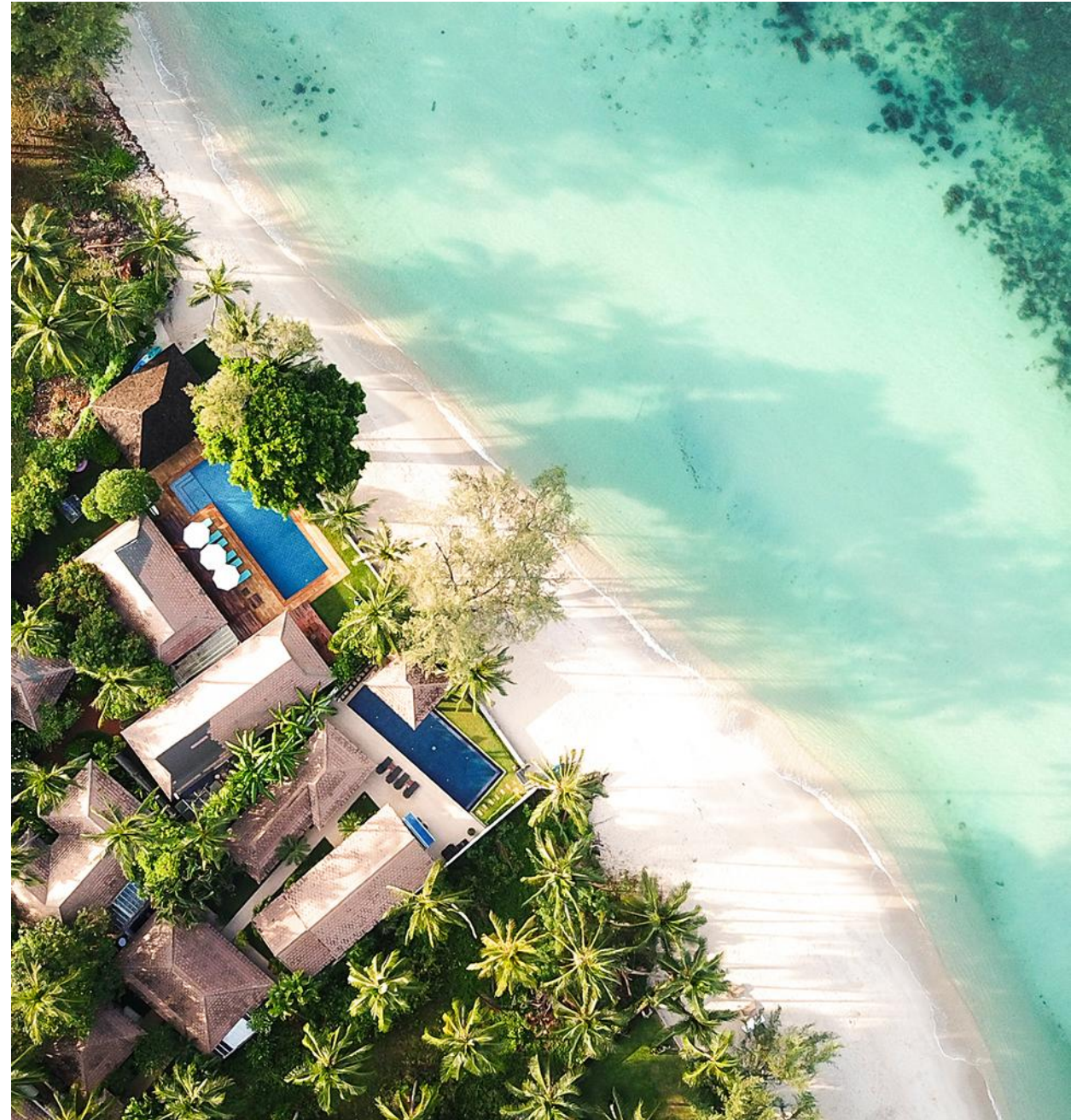


Exclusive Access

Villa owners put their complete trust in us, and we are their sole representatives. All other agents go via us. Guests book directly with Elite Havens for full transparency, personalised service, and complete reliability.

The Elite Havens difference

- Seclusion and service levels that only a private villa can offer
- Extraordinary dining, with meals prepared to order by private chefs
- A personal holiday concierge to plan and organise guest activities
- Best price guaranteed by dealing with the owners directly
- Groceries and beverages to order and charged at cost price plus 20%++
- A local's perspective to discover the hidden charm of our destinations



The Elite Havens difference, for owners



- Global reach - Marketing expertise to deliver widest possible reach
- Known and trusted regional brand
- Dynamic tech-driven partner – Real-time owners' portal
- Portfolio of the best villas in Asia
- Highest yields in Asia
- Exclusive representation – All channels including online travel agents
- Quality assurance - Properties managed by us are maintained to the highest of standards with rigorous quality inspections
- Dusit Hospitality owned – 70 years of hospitality experience





The Elite Havens difference, for travel agents

- Fair payment process
- Secure portal with instant availability
- Option to hold villas for 72 hours
- Highly knowledgeable reservation staff
- Comprehensive property information
- Protected commissions
- Carefully curated portfolio

The guest journey

Here 24/7

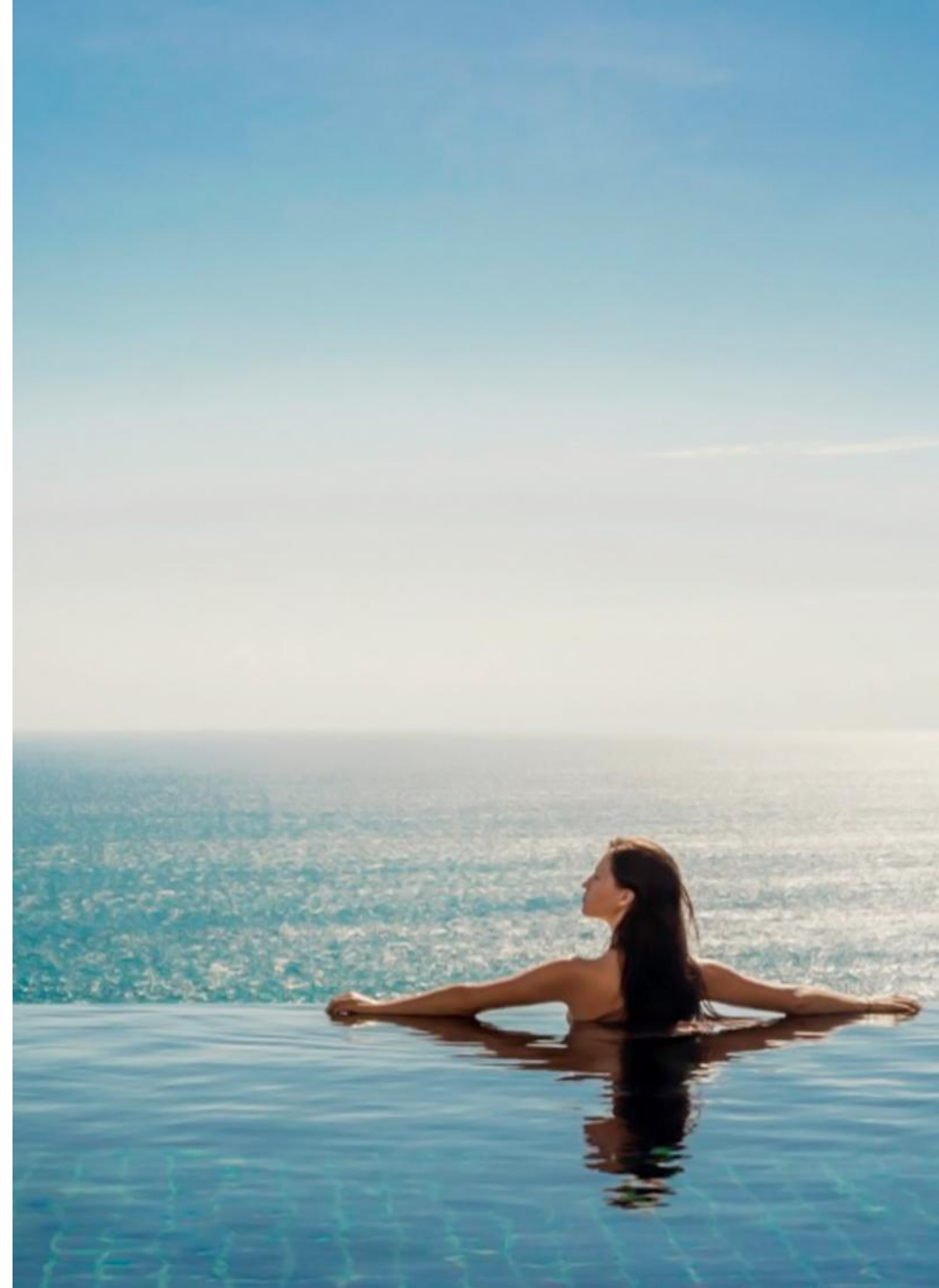
Our dedicated team of reservation specialists is always available to assist our guests and partners, be it in finding the perfect property to suit their needs, or to answer any queries that they may have.

Elite Concierge

Our team of lifestyle curators, the Elite Concierge, hold the A-list to everything exceptional. They can suggest the best places to visit, things to do, and make all necessary arrangements for our guests.

Our staff

Each elite haven is typically staffed with a manager, butlers, housekeepers, gardeners and security personnel depending on the destination, and this can even include a private chef. They work as a seamless team to create an extraordinarily luxurious villa vacation.



Our destinations



ELITE HAVENS



INDONESIA



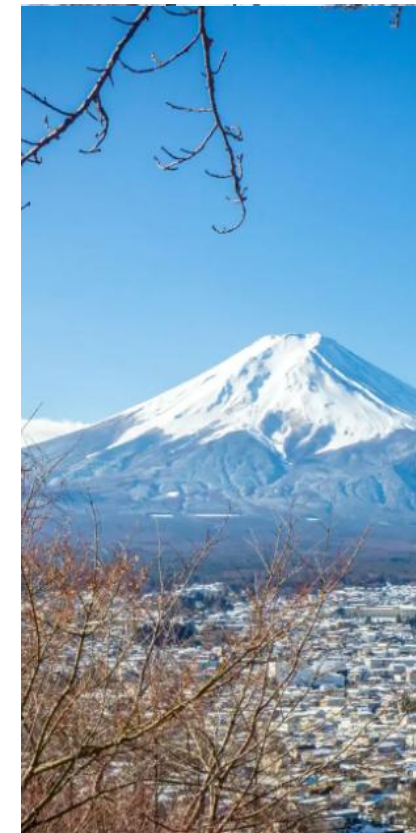
THAILAND



INDIA



MALDIVES



JAPAN



ELITE HAVENS



Phuket & Natai

Since the discovery of Phuket and its magnificent white-sand beaches by travellers in the hippie-trail halcyon days, the Thai island has emerged as a preferred holiday haven.

With a large range of properties of all sizes, guests can invite friends and family to enjoy all this, with exquisite hospitality from a team of personal staff in the stylish comfort of their own haven.



Koh Samui

Once an island of fisherfolk, Koh Samui still retains the laid-back atmosphere of a simple society, a relaxed and relaxing aura that makes for the perfect holiday.

Our luxurious Koh Samui villas allow guests to laze away the days on perfect beaches with crystal clear sea under deep blue cloudless skies, or the kick-up their heels in the night life of Chaweng.



ELITE HAVENS



Bali

On the island of the gods, the phrase 'holiday in paradise' truly comes to life.

Whether seeking a beachside escape in Canggu, a cliff top retreat in Jimbaran, or a scenic hideaway in the hills of Ubud, Elite Havens' villa specialists will have the perfect selection of Bali luxury villas to choose from, packaged together with the incredible service and attention to detail only a villa holiday can deliver.



Lombok

While not as famous as neighbouring Bali, Lombok is a paradise of unsurpassed natural beauty; from the coral-fringed Gili islands, home to sea turtles and exotic fish, to vast white sand beaches, spectacular surf and soaring volcanic peaks.

Guests looking for a peaceful holiday retreat will embrace the sense of getting away from it all, while relaxing in one of our luxury Lombok villas with private pool.



Nusa Lembongan

An idyllic hamlet accessible by boat from Bali, Nusa Lembongan will make every guests' island vacation dreams come true.

Home to a small, exclusive community of private residences and rental villas, quiet and serene Nusa Lembongan is the alternative beach holiday discerning travellers will come back to.

Our villa specialists will help create the ideal Nusa Lembongan vacation.



ELITE HAVENS



Maldives

The island atolls of the Maldives set the scene for a too-good-to-be-true tropical holiday, with breathtaking aquamarine lagoons encircled by soft white sand beaches and coral reefs brimming with iridescent ocean life.

Elite Havens' villas in the Maldives are luxury beachfront residences, fully staffed to extend abundant invitations for adventure, leisure and indulgence.



India

A breathtaking juxtaposition of the awe-inspiring landscapes, wildlife, bustling cities and an extensive coastline, India is a travel destination with a burst of colour, character and sensory stimulation.

There's something here for every kind of traveller. Living in the comfort of one of our stylish villas, guests can experience some of the best corners of this country like deserted beaches, lush hillsides and even cool urban neighbourhoods.



Niseko

Stunning landscapes and incredible mountain ranges – Japan is a magical place to behold at any time of the year. The Land of the Rising Sun's rich history and ceremonial traditions, along with its dreamy vistas and worldly finesse, make it a great destination for combining snow and rugged nature with sophisticated urban exploration.

From the comfort of their luxury Niseko chalet, our guests will be able to enjoy first-hand the exquisite hospitality, culture and cuisine the country is so well-known for.



ELITE HAVENS

Market leadership in Phuket

Established local presence

- Largest presence in Phuket with 44 exclusive luxury properties
- Over 500 bookings, including 26 events, hosting 6,000+ people in 2024
- Experienced on-ground team with extensive local knowledge
- Strong relationships with local service providers and event specialists

Deep market understanding

- Sales and marketing teams regularly immersed in the Phuket experience
- Expert guest services team with comprehensive knowledge of local activities and amenities
- Specialized understanding of each villa's unique features and appeal within the Phuket and Ao Yon context

Long-term brand building

- Multi-channel marketing approach including paid advertising, PR, and social media
- Established relationships with luxury travel agents and event planners targeting the Phuket market



Marketing Ao Yon Beach Villas



ELITE HAVENS

Local Brand With Global Reach

- Complete brand and marketing management
- The best of brand, marketing and media expertise, with global and local resources
- Estate branding, amplified by EH owned, earned and paid channels

Integration into all Elite Havens marketing

- Global advertising (paid media)
- PR targeting influential travel publications
- Email and newsletter content marketing targeting 80K+ subscribers
- Social media collaborations with targeted influencers
- Lifestyle and local area photography shared through social channels
- Management and optimisation of all OTA listings
- Promotion via global agent network
- Promotion via global Dusit network (direct, B2B)

Destination Marketing

- Ongoing investment in awareness building of Ao Yon Beach as desirable destinations in Phuket
- Photo and video content highlighting the uniqueness of the region
- Local stories and bespoke content highlighting the culture, beach, food, people, villas, supporting SEO strategy



15 million

SOCIAL MEDIA REACH



100,000

TRAVEL AGENT REACH



>80,000

ACTIVE DATABASE



AO YON BEACH VILLAS

THE UNIQUE OFFERING OF AO YON BEACH VILLAS IN PHUKET

Exceptional location, modern design, bespoke dining, effortless luxury and authentic experiences



EXCEPTIONAL LOCATION

Directly located on a stunning sandy beach - A place to rejuvenate.

MODERN DESIGN

A sprawling estate with refreshing modern designs appealing to the luxury market.

BESPOKE DINING

Savor personalized gourmet dining experiences crafted by your dedicated in-villa culinary master.

EFFORTLESS LUXURY

Every request is met with flawless precision. The dedicated team crafts seamless, personalized experiences.

AUTHENTIC EXPERIENCES

Discover authentic Thai island and ocean life in luxurious serenity.

INTRODUCING AO YON BEACH VILLAS TO THE EH AUDIENCE

Leveraging KOL & Media

- Collaboration with KOLs & travel media to create compelling narratives and extend reach.
- Press trips & media famils to generate authentic coverage in top-tier publications.

Engaging Travel Trade & Agents

- Exclusive familiarization trips for travel agents across different source markets to experience the destination firsthand.
- Trade marketing & PR campaigns positioning Ao Yon Beach Villas as a must-stay estate.
- Showcasing at travel trade shows & industry events to introduce the island to key partners.

Educating & Empowering Our Team

- On-site familiarization for villa specialists to enhance their ability to sell Ao Yon Beach Villas confidently.
- Internal training sessions for reservations, sales, and marketing teams to communicate the estate's USPs effectively.

Strategic Booking-Driving Initiatives

- Exclusive early-booking offers & packages to incentivise first-mover guests.
- SEO-driven destination landing pages & blog content to capture organic search demand.
- Localized advertising & paid media campaigns targeting affluent travelers interested in secluded luxury.

DIRECT GUESTS

Advertising

- Display and search advertising targeting high-converting audiences including Australia, Singapore, US, Europe, Hong Kong, Middle East, India, domestic (Bangkok)
 - Branded advertising
 - Destination advertising: Emphasis on Phuket's authentic atmosphere and luxury exclusivity
 - Seasonal advertising: All major festivals and travel periods – e.g. Chinese New Year, Songkran, school
 - Tactical advertising: Price-based offers/discounts
 - Inclusion in all relevant Elite Havens campaigns

Content Creation

- Video content series showcasing USP pillars
- SEO-friendly content: Magazine articles featuring Ao Yon travel guides, “Top Reasons to Visit”

Website

- Dedicated estate websites

Social Media

- Inclusion of Ao Yon Beach Villas across all Elite Havens social media platforms – location-specific, or themed content (pristine seaviews, family, corporate & wellness retreats etc)
- KOL program targeting core source markets

PR

- PR strategy to launch the new site and deliver dedicated media opportunities
- Targeting luxury publications (Conde Nast Traveller, Robb Report)

TRAVEL PARTNERS

New exclusive partnerships

- Capitalize on EH's global partnerships spanning over 7000 agents
- Australia: a mature villa market – Elite Havens exclusive villa partner
- UK/Europe/Americas/Asia: luxury agents, EH exclusive villa partner
- UK: B2C platform with access to 250k consumers, EH to be first villa partner
- USA/Canada/Middle East

Partner familiarisation

- Virtual famil tours/webinars targeting selected travel partners
- Testimonials: Video content featuring EO partners
- Ao Yon Villas showcase: Proposal for experiential showcase of Ao Yon Beach Villas and neighbourhood

Industry events

- Showcase at selected travel, event and retreat industry trade shows and conferences





AO YON BEACH VILLAS

RENTAL PROJECTION
INVESTMENT USE ONLY.
AVAILABLE FOR RENTAL
365 DAYS PER YEAR

Are you looking for an Investment property?
Return of investment in 5 years

5 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1650-4000	1700-4200	1750-4400	1800-4400	1850-4500	1850-4500	1900-4550	1900-4550	1990-4750	2050-5000
Occupancy	46%	52%	57%	55%	56%	57%	58%	59%	60%	62%
Cummulative Gross Rev. THB	12,339,976	27,032,383	44,124,336	61,558,129	79,514,936	97,830,879	116,513,140	135,382,225	154,440,000	173,688,353
Cummulative net revenue THB	9,378,382	20,544,611	33,534,496	46,784,178	60,431,351	74,351,468	88,549,987	102,890,491	117,374,400	132,003,148
4 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1550-3900	1600-4000	1650-4200	1700-4200	1750-4250	1750-4250	1800-4300	1800-4300	1850-4400	1900-4500
Occupancy	43%	48%	52%	51%	52%	53%	54%	55%	56%	57%
Cummulative Gross Rev. THB	10,870,052	23,886,052	38,937,065	54,289,098	70,101,692	86,230,538	102,681,961	119,297,898	136,079,994	153,029,912
Cummulative net revenue THB	8,261,239	18,153,400	29,592,170	41,259,715	53,277,286	65,535,209	78,038,290	90,666,403	103,420,796	116,302,733

Notes

Yield based on Gross revenue (before services), return in 5 years

Yield based on Net to owner revenue, return in 6,5 years

Notes Projections



ELITE HAVENS

- Subject to final design and number of villas joining the rental pool
- With multiple villas joining staffing fees can be shared
- It usually takes 3 years to come to maturity
- Yield may vary depending on owner stays. Projections are based on 365 days availability.
- Rates include services:
 - Full guest services team (Villa Manager shared, Private Chef, Butler / Housekeeping) – cost to owners
 - Daily breakfast, Wifi, utilities, internet TV, luxury amenities, arrival airport transfers
- Discounts (% can be negotiated per villa):
 - Early Bird discount – 120 days in advance, 5-15% off depending on the season
 - Last Minute discount – 21 days prior to arrival, 5-15% off depending on the season
 - Long Stay discount – over 7 nights, 5-10% off depending on the season, not applicable over peak season
 - Repeat discount – 5% off



Owner's portal



ELITE HAVENS

Revenue Allocation | Occupancy | Cash Transfer

Villa - OCCUPANCY FOR YEAR 2018

Export to XLSX

CATEGORY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEARLY TOTAL
Paid	30.00	26.00	15.00	26.00	31.00	19.00	15.00	19.00	8.00	7.00	0.00	0.00	190.00
Owner	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
Compst	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reply	1.00	0.00	13.00	4.00	0.00	11.00	16.00	12.00	22.00	24.00	30.00	31.00	164.00
Total Days	31.00	28.00	31.00	30.00	31.00	30.00	31.00	31.00	30.00	31.00	30.00	31.00	365.00
%	96.77	100.00	58.06	86.67	100.00	63.33	48.39	61.29	26.67	22.58	0.00	0.00	85.07

Revenue Allocation | Occupancy | Cash Transfer

Cash Transfer

Booking ID	Customer Name	Source	Check-in Date	Transferred USD
20180	Travel Agent /	3rd Party	30-Apr-2018	8,656.88
20180	Travel Agent /	3rd Party	07-Jun-2018	1,977.37
20180	Sh...	MVL	15-Jun-2018	1,504.29
20180	Travel Agent /	3rd Party	19-Jun-2018	2,910.61
Total Cash for the Month (transferred on 10th of following month)				15,049.13
Total Cash Year-to-Date				32,398.18

Accounting | Calendar | by Checkin Date | Reviews

Bookings:

Selections

Villa: [Villa] | Period: [2019]

3 month starting from (checkin date) Month: [January] Year: [2019] Go

Ewan E, Thailand
 Period of Stays: 20 March 2019 to 27 March 2019
 Reviewed: 27 April 2019 Status: Approved
 Website Comment: An amazing villa and special service from you all. You are a great team and made us feel very relaxed. We had a great time. We will definitely visit again. Best wishes and thank you all.

Jon S, South Africa
 Period of Stays: 14 February 2019 to 21 February 2019
 Reviewed: 27 April 2019 Status: Approved
 Website Comment: What a fabulous stay. Awesome villa and surroundings. Staff are so accommodating, made the stay so special. Had a few meals in the villa and ended up being some of the best we had. Seriously recommended. Position is ideal and close to the action.

Zhongmin Z, Singapore
 Period of Stays: 06 February 2019 to 13 February 2019
 Reviewed: 27 April 2019 Status: Approved
 Website Comment: Villa Adasa is a pleasant surprise for our trip to Bali. The overall set up of the villa is perfect for a family group. The pool is awesome and the villa staff have been very attentive and proactive to our needs. Thank you for the great experience.

Jennifer C, Australia
 Period of Stays: 18 January 2019 to 25 January 2019
 Reviewed: 27 April 2019 Status: Approved
 Website Comment:

MARKETING VILLAS LTD

Check Bookings

Bookings:

Selections

Villa: [Villa Chen Grajag] | Period: [Jun 2016]

Last View | Multi-Villa View | 12 Month View | Reviews

Single Villa | Multi Villa (8 villas at a time) | Export to Excel

Villa	Customer Name	Check-In	Check-Out	Nb	RM	Status	Night	Payment	Booking ID
Villa Chen Grajag	Audrey Jade Lim	03-Jun-16	06-Jun-2016	3	N	4 Paid in Full	8,955.08	3,473.54	201602050955AL
Villa Chen Grajag	Vivocan Lan	06-Jun-16	13-Jun-2016	5	N	4 Paid in Full	11,997.25	6,105.50	20160424101541VL
Villa Chen Grajag	Travel Agent / Putina Peterson	16-Jun-16	22-Jun-2016	6	N	4 Paid in Full	8,366.70	6,613.20	20160304211503PP
Villa Chen Grajag	Reservations Reservations	23-Jun-16	24-Jun-2016	1	N	6 Complimentary	0.00	0.00	2016021220009R
Villa Chen Grajag	Travel Agent / Camille Faure	03-Jul-16	09-Jul-2016	6	N	4 Paid in Full	8,400.00	6,300.00	20160112165154CF
Villa Chen Grajag	Travel Agent / John Moolinar	10-Jul-16	16-Jul-2016	6	N	5 Paid in Full	9,450.00	7,087.50	20160122001233M
Villa Chen Grajag	Travel Agent / Nicola Rey	17-Jul-16	24-Jul-2016	7	N	6 Paid in Full	17,400.00	10,540.00	20151021125318M
Villa Chen Grajag	Travel Agent / Harrold Al Sward	25-Jul-16	30-Jul-2016	5	N	6 Paid in Full	8,751.00	6,802.26	20160312223278A
Villa Chen Grajag	Travel Agent / Grace Lan	31-Jul-16	07-Aug-2016	7	N	6 Paid in Full	16,638.83	9,661.13	20160115148126K
Villa Chen Grajag	Dani Kalla	08-Aug-16	20-Aug-2016	12	N	4 Paid in Full	15,114.12	13,187.94	20160425164359R
Villa Chen Grajag	Travel Agent / Gabbar Alfonso	21-Aug-16	24-Aug-2016	3	N	6 Paid in Full	10,250.00	4,358.40	20160303110112AA
Villa Chen Grajag	James Kelly	25-Aug-16	31-Aug-2016	6	N	6 Owner Booking	0.00	0.00	20160721516446R
Villa Chen Grajag	Peter Yung	01-Sep-16	04-Sep-2016	3	N	6 Paid in Full	5,250.00	4,581.45	20160414165420PY
Villa Chen Grajag	Ma Desakom Khamkar	11-Sep-16	12-Sep-2016	1	N	6 Complimentary	0.00	0.00	20160910002414R
Villa Chen Grajag	Travel Agent / Suph Park	13-Sep-16	17-Sep-2016	4	N	6 Paid in Full	7,000.00	6,094.15	20160111121495P
Villa Chen Grajag	James Kelly	18-Sep-16	16-Oct-2016	28	N	6 Renovation	0.00	0.00	20160618194354R
Villa Chen Grajag	James Kelly	17-Oct-16	19-Oct-2016	2	N	6 Owner Booking	0.00	0.00	201603022145056R
Villa Chen Grajag	Karen Macalpine	20-Oct-16	24-Oct-2016	4	N	6 Paid in Full	11,650.76	5,803.21	20160311103743M
Villa Chen Grajag	Sylvia Park	27-Oct-16	04-Nov-2016	8	N	6 Owner Booking	0.00	0.00	20160712191021SP
Villa Chen Grajag	James Kelly	07-Nov-16	20-Nov-2016	13	N	6 Renovation	0.00	0.00	20161003194601R
Villa Chen Grajag	Travel Agent / Wanna Kitphat	25-Nov-16	28-Nov-2016	3	N	6 Paid in Full	7,410.00	5,556.40	20160502239429W
Villa Chen Grajag	James Kelly	04-Dec-16	06-Jan-2017	28	N	6 Owner Booking	0.00	0.00	20160101919147R
Villa Chen Grajag	Chris Sheppard	16-Jan-17	28-Jan-2017	10	N	6 Awaiting Customer Bal	22,000.00	8,641.72	20160420110931CS
Villa Chen Grajag	Travel Agent / Jacky Sui Leung Tung	29-Jan-17	03-Feb-2017	5	N	6 Awaiting Customer Bal	12,350.00	0.01	20160621514255L
Villa Chen Grajag	Travel Agent / Edyoff Anne	11-Feb-17	23-Feb-2017	12	N	6 Deposit Received	20,249.67	12,221.75	201600031154307TT
Villa Chen Grajag	Arthur Neeson	07-Apr-17	11-Apr-2017	4	N	6 Awaiting Customer Bal	9,880.00	4,310.44	20160114153458AN
Villa Chen Grajag	Catherine Rowley	13-Apr-17	18-Apr-2017	5	N	6 Deposit Received	12,350.00	5,360.72	201600031162351CR

Records per page: [50] | Records: 1 - 27 of 27 - Pages: [1] of [1]

Bookings:

Selections

Villa: [] | Period: [Nov 2020]

12-Month View | Multi-Villa View | View next 4 months

«View previous 4 months | View next 4 months»

Note(s): Click on the dollar icon (\$) to see the monthly revenue/cash flow report. Mouse-over on a date to see booking details, if any. Click on a booked date (B) to see the payment allocations.

November 2020	December 2020	January 2021	February 2021
Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Su Mo Tu We Th Fr Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
«View previous 4 months View next 4 months»	«View previous 4 months View next 4 months»	«View previous 4 months View next 4 months»	«View previous 4 months View next 4 months»

Accounting | Calendar | by Checkin Date | Reviews

Selections

Villa: [Villa] | Period: [Mar 2019]

Revenue Allocation | Statistics | Cash Transfer | Profit & Loss | Bank Summary | Summary | Cash Position

Villa Adasa - BOOKING REVENUE FOR THE PERIOD COVERED 01-Mar-2019 TO 29-Feb-2020
 STATEMENT OF INCOME (USD)

Export to XLSX | Simple List | Deferred Bookings

MONTH	BOOKING ID	CUSTOMER NAME	SOURCE	STATUS	EV...	DATE			NY...	TO OWNER				
						BOOKED	CHECK IN	CHECK OUT		RENTAL ETC.	SG	TAX	TOTAL	
MONTH: March 2019	2019022110349AD		MVL (20.00%)	Paid in Full	N	21-Feb-2019	11-Mar-2019	13-Mar-2019	2	1,123.20	56.16	117.94	1,297.30	
	2019022713472ZE		MVL (20.00%)	Paid in Full	N	27-Feb-2019	20-Mar-2019	27-Mar-2019	7	4,968.00	218.40	458.64	5,045.04	
MONTH: April 2019										19.00	11,334.80	866.74	1,190.15	13,091.69
MONTH: May 2019										7.00	3,612.00	180.60	379.26	4,171.86



AO YON BEACH VILLAS

Estate Management

Estate Management fees:	
Total budget per year	3,069,937.00 THB
Common Area fee per villa	438,562.43 THB
per villa / per month	36,546.87 THB

Subject to change



ELITE HAVENS REFERENCE



ELITE HAVENS



To Whom It May Concern,

I write as the developer (and villa owner) of the Malaiwana Estate which is an upmarket estate on Phuket's northwest coast consisting of 15 villas and 12 residences.

Elite Havens have been involved in our common area management, villa/residence management, provision of guest services and villa/residence marketing efforts since December 2016.

For the management they have proven to be responsive and work hard to keep the estate and properties maintained as a top luxury complex in Phuket. We have found their staff to be pragmatic, open and honest in our dealings with them.

With respect to the marketing, they have undertaken everything to launch select Malaiwana Residences and Villas for rentals. Results have shown favourable revenues and good feedback from guests and owners participating in the rental pool.

Based on our impressions and performance, I would recommend their services.

Best regards,

Malaiwana, Phuket



ELITE HAVENS



Villa management services

When an owner entrusts their property to Elite Havens, they can be assured that they are partnering with an experienced, highly responsive team of property management professionals.

We've been refining our systems and processes for more than 25 years, and are committed to delivering outstanding service to maximise returns and deliver an outstanding experience to our guests.



AO YON BEACH VILLAS

Full Individual Villa Management (rental villas)

Full Management fees:

5 bedrooms	30,000 THB per month
4 bedrooms	25,000 THB per month

Services include support from Elite Havens teams:

- Human Resources – hiring & training
- Accounting – daily bookkeeping, cashflow statements
- Engineering – regular checks and standard services
- Operations – regular inspections and monthly reporting
- Guest Services – concierge support





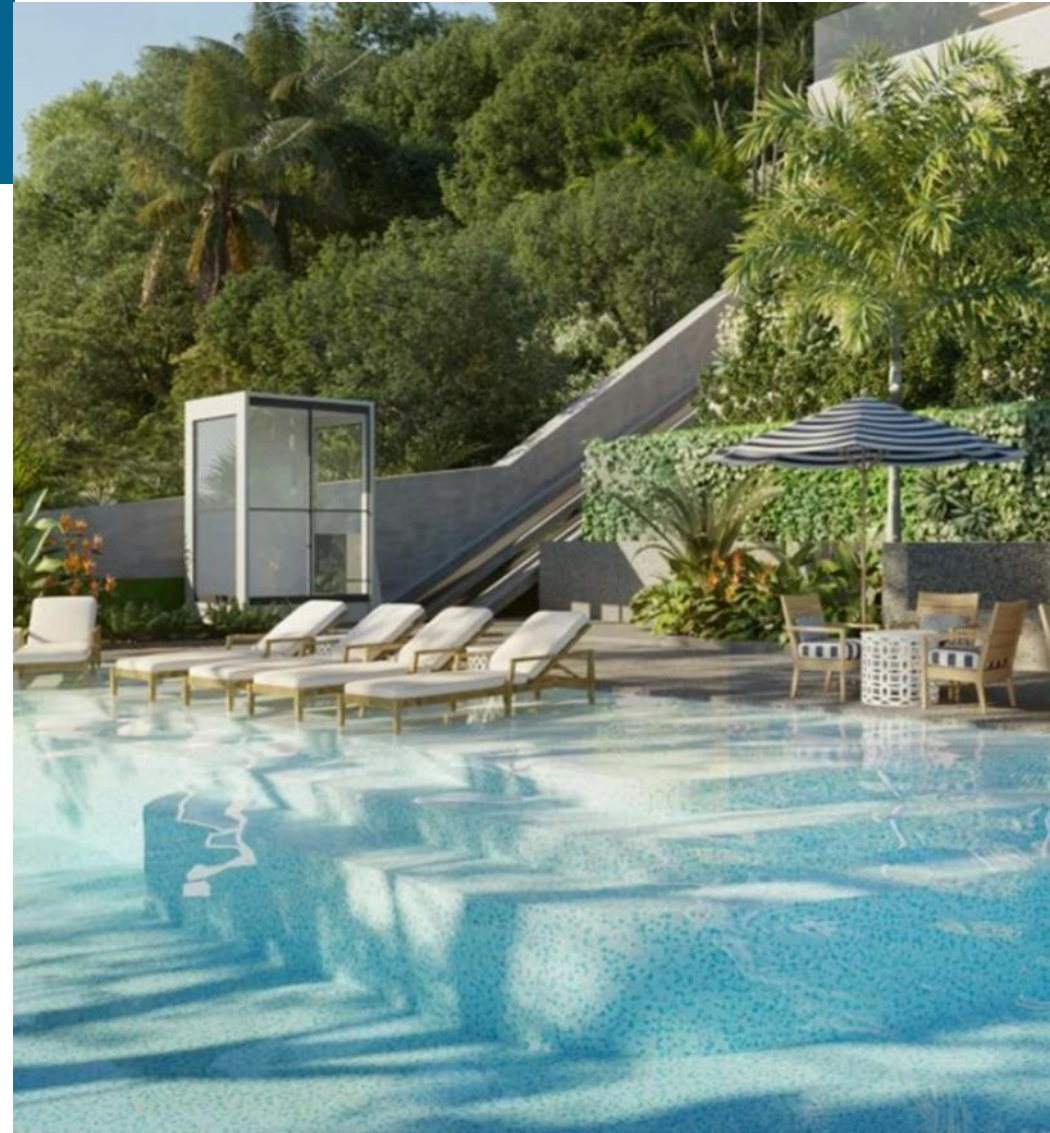
AO YON BEACH VILLAS

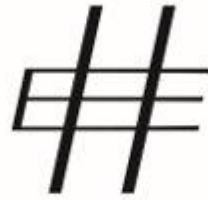
Customized Individual Villa Management (residential villas)

Customized Management at 15,000 THB per month per model:

- Accounting – daily bookkeeping, cashflow statements
- Engineering – regular checks and standard services

These models can be customized to your needs.





ELITE HAVENS

LIFE.
MADE OF MOMENTS
LIKE THIS

WWW.ELITEHAVENS.COM

