



SUDARA

RESIDENCES • PHUKET

Project Overview

Images for Advertising Purposes Only

A New Chapter of Beachside Living Starts at Sudara

Discover a lifestyle redefined at Sudara, where sophistication and Thai chic design converge amidst nearby enchanting Bangtao Beach, one of Phuket's longest beaches spanning six kilometres.

Here, each day unfolds like a story, with chapters filled with comfort and a touch of the extraordinary.



It isn't just an address; it's a journey into a world where elegance is a standard, and living is an art.

Discover your new home where modern Thai architecture intertwines with nature's tranquility, crafting a sanctuary for the soul.

Embrace lush living at Sudara, where every moment embodies delight and sophistication.

Why Sudara?



Experiences Developers

Highly regarded Thailand and Hong Kong developers, 20+ years strong track record in Phuket



Prime Location

500m to Bangtao Beach and vibrant club scene, high-end retail and activities



Beautiful Low-Density Designs

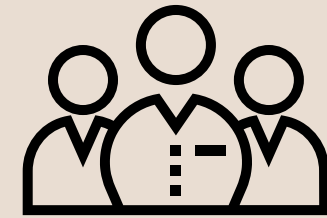
Elevated resort-style living bespoke aesthetics, beautiful functional designs for low-density project



Quality Throughout

From the finishings to premium amenities and services.

*Best Condo Development Phuket
PropertyGuru Award 2024*



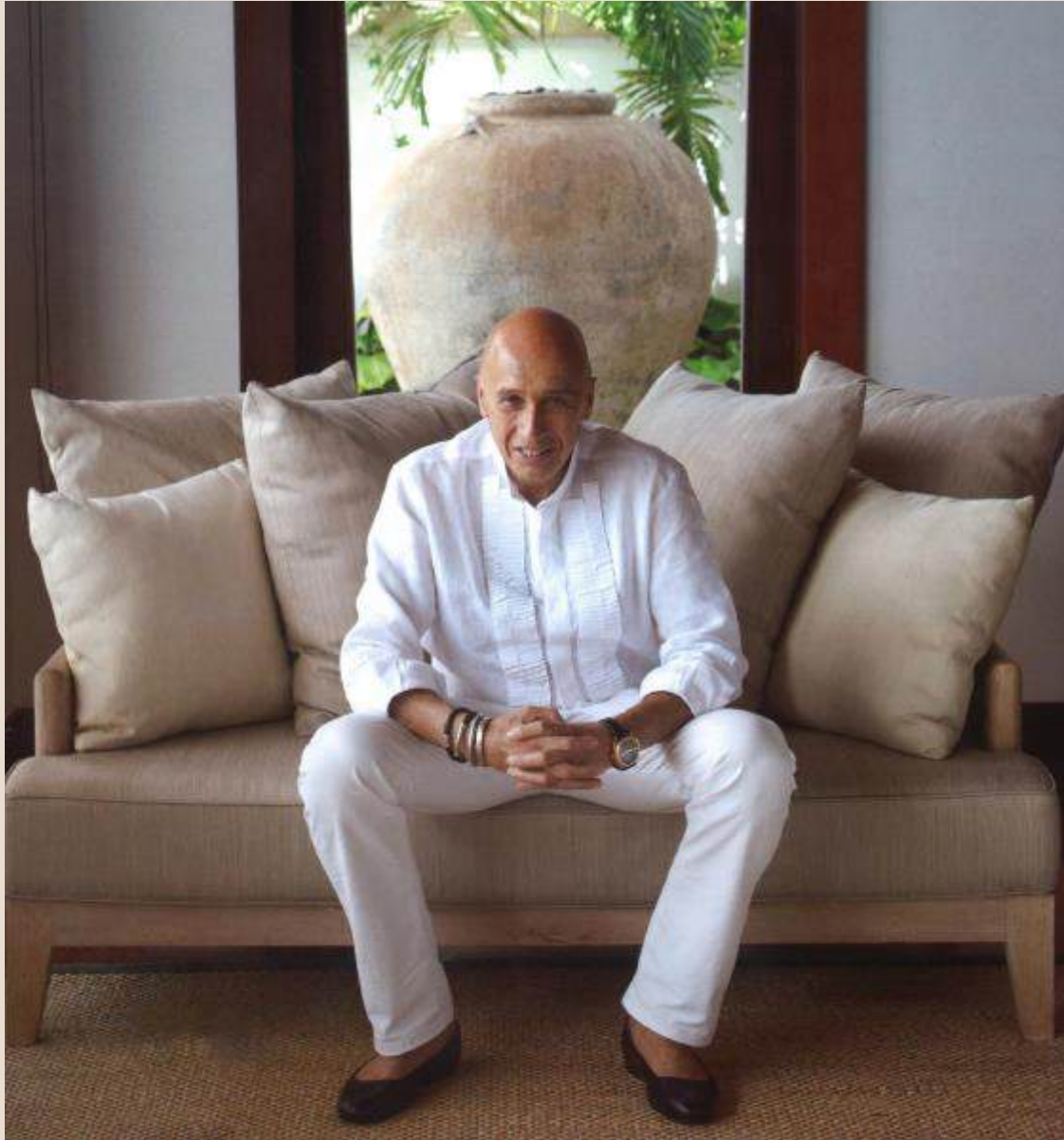
Andara Management

Property management excellence by award-winning Andara Resort & Villas



Investment growth potential of Phuket's real estate market projected 7-8%*

About Us



Visionary Leadership & Celebrated Design at Sudara

Sudara is the latest testament to the visionary craftsmanship of Dr. Allan Zeman and his Lan Kwai Fong Group, celebrated for creating some of Phuket's most prestigious properties such as Andara Resort & Villas and Aquella Phang Nga.

Dr. Zeman, a recipient of the Lifetime Achievement Award 2023 by DHL-SCMP Hong Kong Business, and the 2023 Property Guru Icon Award, infuses Sudara with his ethos that a residence must be special.

Complementing his vision is the acclaimed Paradise Group Phuket, whose design excellence earned Property Guru's Best Housing Development in Thailand 2022, ensuring that Sudara is a harmonious blend of stylish architecture and practical luxury.

"It's got to be special", Dr Allan Zeman



About the Developers

We craft captivating living spaces that enrich your daily life and nurture communities.

20+ years development experience in Phuket.

Sudara is brought to you by

*Princess
Villa Ltd.* **group LKF** 蘭桂坊

Property Management by

ANDARA
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Designed by

**PARADISE
DESIGNS**



Andara Resort & Villas

Architecture & Design by Paradise Group





The Best Luxury Condo Awards

Sudara is honoured to receive two PropertyGuru Thailand Property Awards. This recognition comes after an independent panel of industry experts carefully evaluated the project's design, quality, service delivery, innovation, originality, and commitment to sustainability.





Managed by Andara
Award-winning ultra-luxury resort in Phuket

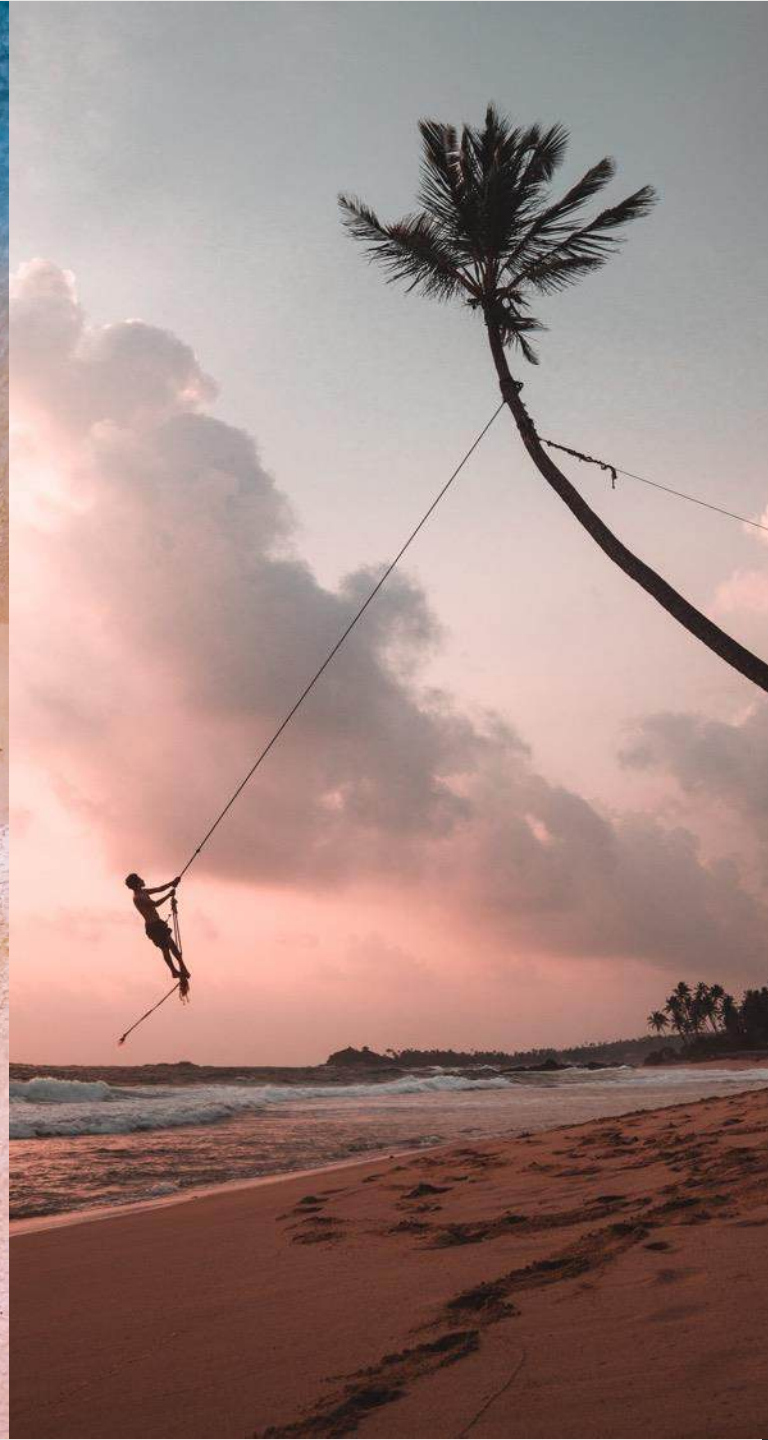
ANDARA
resort • villas

Management Services by Andara include:

- Common Area Management
- Property Management
- Long-term Rental Programs
- Concierge Services



Today's Phuket



Today's Phuket

New Chapter for the Island

- More people are choosing to LIVE in Phuket
- Not just a holiday destination

Today's Phuket Infrastructure

- HKT Airport expansion
- New Andaman Airport
- Multiple highway projects
- Prestigious international schools
- World-renowned hospitals

Today's Phuket Attractions

- World class culinary experiences
- Celebrated Thai cuisine
- Vibrant beach club scene
- Versatile shopping
- Golf, wellness and outdoor activities



Today's Phuket Soaring Bangtao

- Safe place for families
- Amazing island lifestyle
- Investment for the future



Today's Phuket Soaring Bangtao

Over the last 2 years:

- Land prices tripled
- Condominiums appreciating 25% - 40%
- Rental demand continues to grow
- Rental prices approaching record highs
- Desire for more and more inventory

Life at Sudara



Prime Location

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Nestled in the Heart of Bangtao

✈️	Phuket International Airport	30 mins
1.	Nomad Beach Club	3 mins
2.	Maya Beach Club	3 mins
3.	Catch Beach Club	4 mins
4.	Bangkok Hospital (Clinic Bang Tao)	5 mins
5.	Boat Avenue, Porto de Phuket (Retail, Dining)	6 mins
6.	Laguna Golf Club	7 mins
7.	Blue Tree Phuket (Retail)	10 mins
8.	HeadStart International School (Cherngtalay Campus)	14 mins
A	Andara Resort & Villas	20 mins
9.	British International School	25 mins
10.	Bangkok Hospital	35 mins
11.	Phuket Town	40 mins



ANDAMAN
SEA

PHANG NGA
BAY

Bangtao Beach

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Surin Beach

Kamala Beach

ANDAMAN
SEA





Sudara Masterplan

① Main Gate

② Swimming Pools

50m Pool, Poolside Cabanas, Rock Pool, Kid's Pool

③ The Pavillion:

Gym, Yoga Terrace, Kids' Club, Outdoor Multi-Function Area,
Tiered Poolside Lounges, Rooftop Pool View Lounge, Cafe

Ⓐ Ⓑ Ⓒ Condominium Blocks

Ⓟ Ⓠ Ⓡ Ⓢ Ramps Down to Basement Parking,
EV Charging Stations

Ⓣ Concierge Services Managed by Andara
Resort & Villas

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The Pavilion
Heart of the Sudara Community



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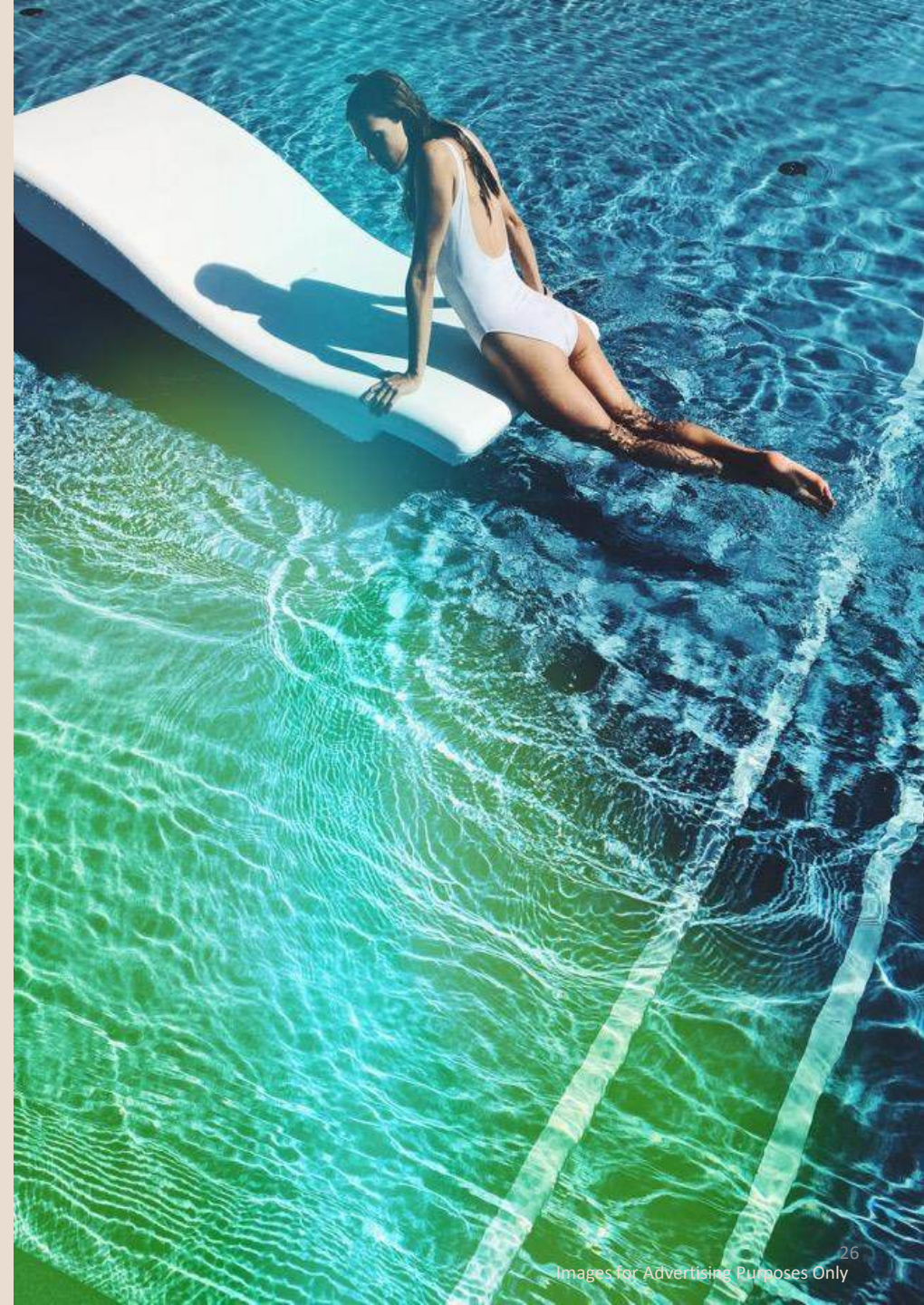


Clubhouse Rooftop Lounge

The Pavilion

Managed by Andara Team

- 50m main pool, rock pool, kids pool
- State-of-the-art fitness centre
- Yoga terrace
- Rooftop Pool View Lounge
- Tiered Poolside Lounges
- Multi-Function Area for co-working, gatherings
- Kids' Club
- Cafe





Gym



Cafe

ANDARA

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Sudara Owner's Benefits at Andara

Special savings at Andara for:

- **Luxury suite and villa stays**
- **SILK Restaurant & Bar**
- **Andara Spa treatments**

Sudara Owner's Benefits at LKF Concepts

- **HK\$8,000 LKFC Dining Voucher**
- **Elite Loyalty Program DIAMOND status**

Hong Kong based owners exclusive



Sustainable Living

- Committed to sustainability with solar-powered solutions
- Reclaimed water system with zero discharge
- Landscape featuring indigenous flora to promote wellness
- Energy-efficient appliances
- EV charging stations





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BUILDING A









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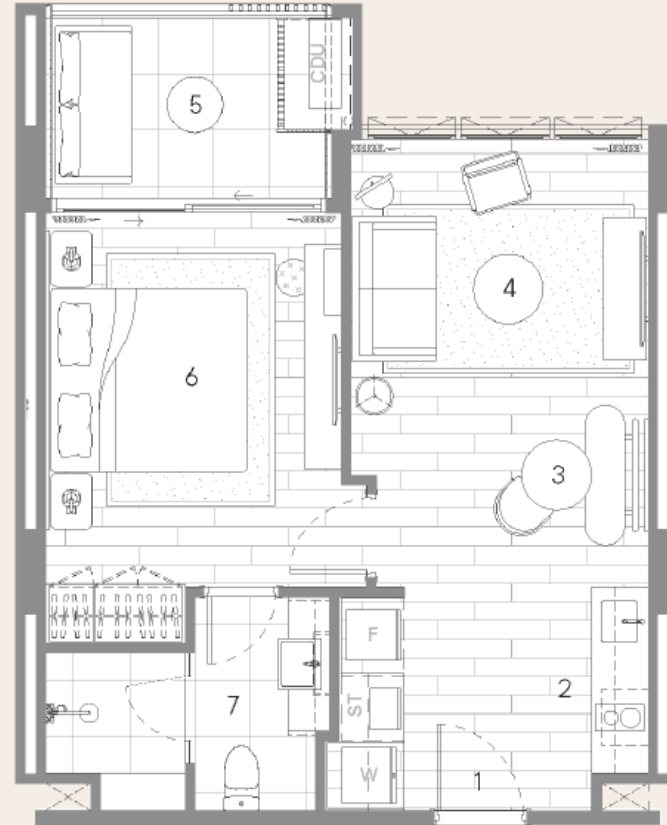
1 Bedroom Standard

Saleable Area	
Enclosed Area	46 sqm
Covered Area	6 sqm
Total Area	52 sqm

Legend

1 Entry	6 Master Bedroom
2 Kitchen	7 Ensuite
3 Dining	F Fridge
4 Living	W Washing Machine
5 Balcony	ST Storage

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2 Bedroom Standard

Saleable Area

Enclosed Area	71 sqm
Covered Area	9 sqm
Total Area	80 sqm

Legend

1 Entry	7 Ensuite
2 Kitchen	8 Bedroom 2
3 Dining	9 Bathroom
4 Living	F Fridge
5 Balcony	W Washing Machine
6 Master Bedroom	ST Storage

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2 Bedroom Garden

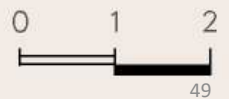
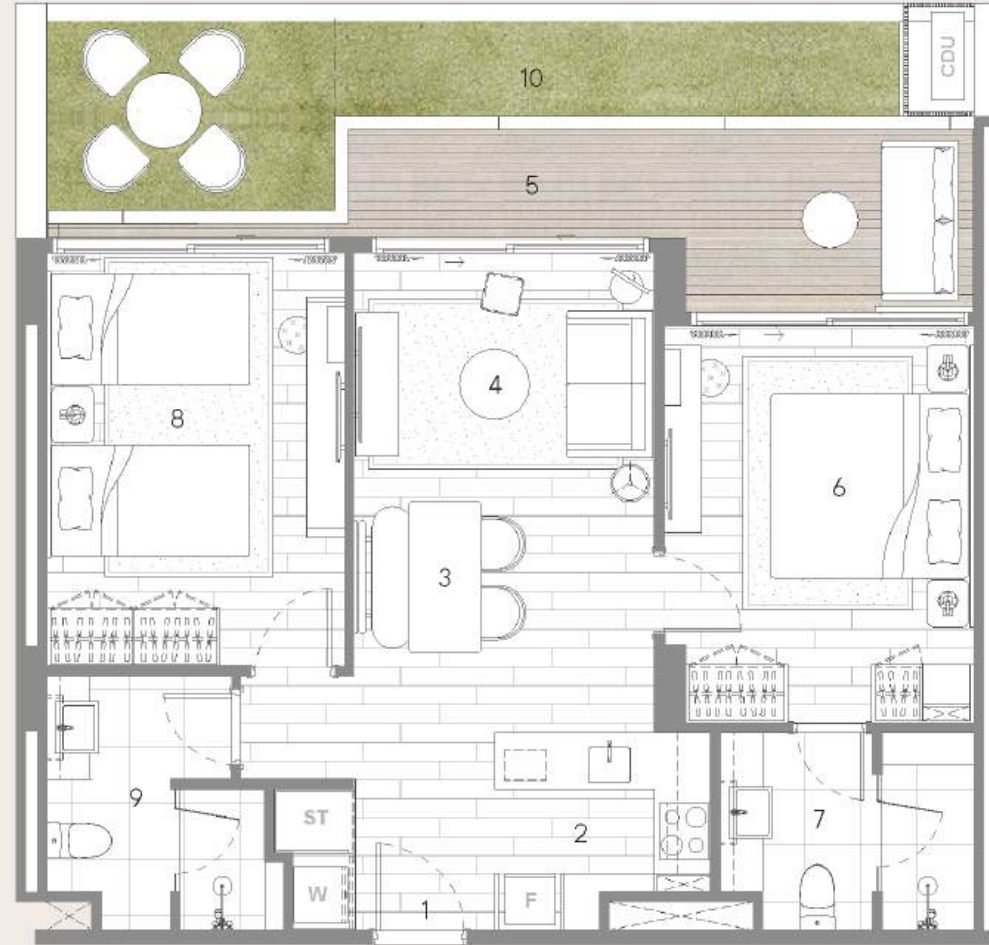
Saleable Area

Enclosed Area	71 sqm
Covered Area	11 sqm
Non-Covered Area	1 sqm
Garden Area	15 sqm
Total Area	98 sqm

Legend

1 Entry	8 Bedroom 2
2 Kitchen	9 Bathroom
3 Dining	10 Garden
4 Living	F Fridge
5 Terrace	W Washing Machine
6 Master Bedroom	ST Storage
7 Ensuite	

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2 Bedroom Pool

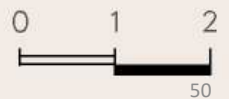
Saleable Area

Enclosed Area	71 sqm
Covered Area	11 sqm
Non-Covered Area	14 sqm
Garden Area	21 sqm
Total Area	117 sqm

Legend

1 Entry	8 Bedroom 2
2 Kitchen	9 Bathroom
3 Dining	10 Garden
4 Living	11 Plunge Pool
5 Terrace	F Fridge
6 Master Bedroom	W Washing Machine
7 Ensuite	ST Storage

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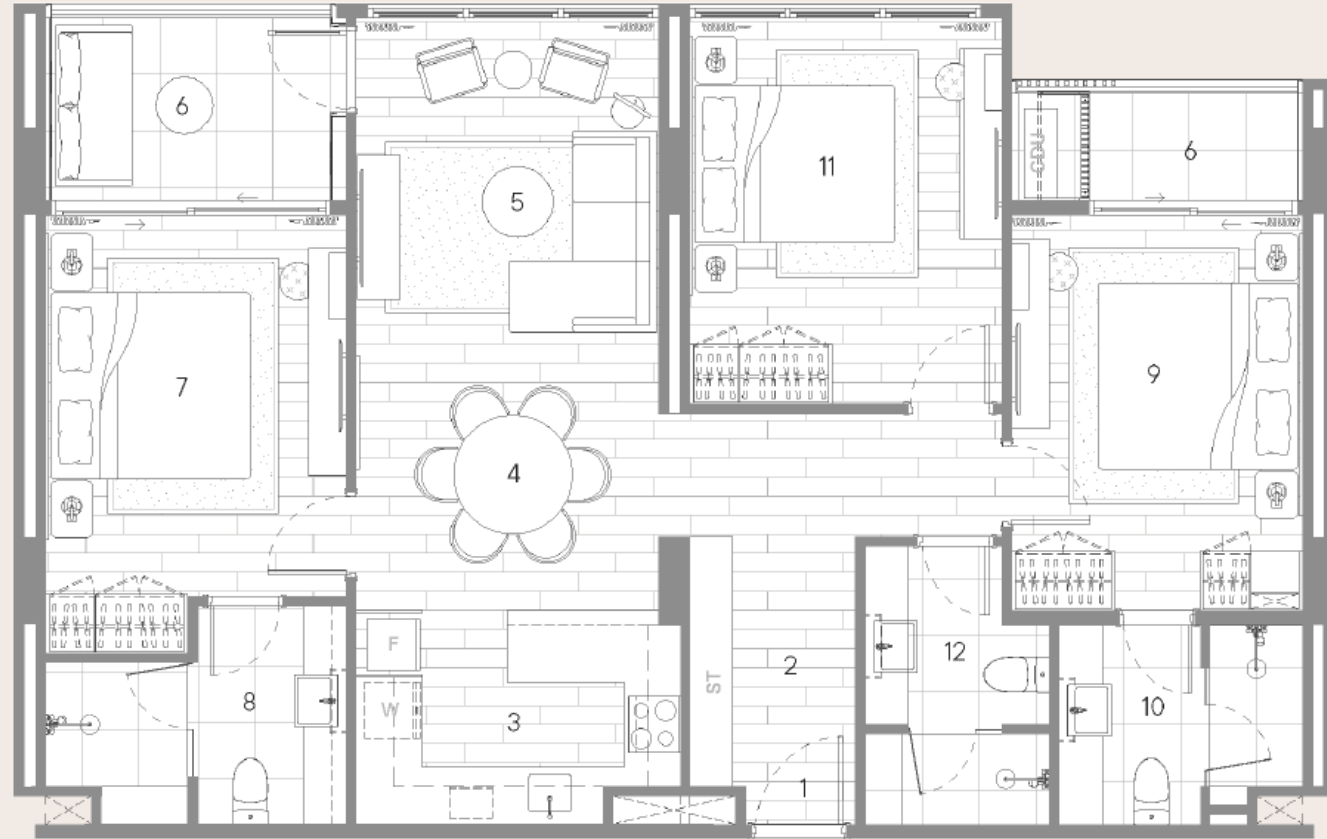


3 Bedroom Standard

Saleable Area	
Enclosed Area	101 sqm
Covered Area	9 sqm
Total Area	110 sqm

Legend

1 Entry	9 Bedroom 2
2 Foyer	10 Ensuite 2
3 Kitchen	11 Bedroom 3
4 Dining	12 Bathroom
5 Living	F Fridge
6 Balcony	W Washing Machine
7 Master Bedroom	ST Storage
8 Master Ensuite	



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The owner of this project is Princess Villa Ltd. Company registered no. 0835547000313. Head Office: 5/50 The Plaza Surin, Moo 3, Cherngtalay Sub-district, Thalang District, Phuket Province 83110. Registered capital 80,687,700 Baht with paid-up capital 80,687,700 Baht. The authorized director is named Mrs. Natkanya Saengpho. The project name is Sudara Condominium, land title deed no. 752, 37174, 37154, 37225, 53012, and partial of land title deed no. 802, 37151, 37152, 37155, 52967, and 37168 which will be subject to further subdivision and combination into one parcel of land. The project land, approximately area 9 Rai 3 Ngan 50 Sq.Wah, which is currently based on the area stated in the land title deed and may be changed due to the land subdivision, located at Cherngtalay Sub-district, Thalang District, Phuket Province, as a Condominium of 6 stories, 3 buildings, total of 220 unit(s), for residential only. The land and building have not been mortgaged. The Environmental Impact Assessment ("EIA") approval was granted to the Seller by the competent authorities under the approval letter no. TorSor 1009.5/10353 on 19 June 2024. The Seller has already been granted the building permit ("BP") from the competent local authorities in accordance with the Building Control Law according to Building Permit No. 207/2567 (2024) on 28 August 2024. Construction will be started around December 2024 and expected to complete around March 2027 which will be later registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subjected to the Condominium Laws. The advertising images are simulation images for Advertising Purposes Only. The Project Owner reserves the right to change the information as appropriate without prior notice.

Any descriptions and images herein are for illustration purposes only and may be subject to further changes or revisions due to legal compliance, technical requirements in respect of engineer and/or architecture, and management decisions without notice. Nonetheless, the Developer may, at its sole discretion not be obliged to, notify, or update the change and revision of any descriptions and photos. You are, therefore, advised not to rely on such descriptions and images. Should you have any inquiries or questions, or if any issue needs further clarification, please contact us as soon as possible or consult your own sales personnel or relevant professionals. No representation or warranty, express or implied, is made herein and no reliance should be placed on the accuracy, fairness, or completeness of any messages or information presented herein. This material does not constitute an offer or invitation to purchase or lease the unit(s), and nothing contained herein shall form the basis of any contract or commitment whatsoever. The purchaser or lessee of the unit(s) shall be subject to the execution of definitive agreements with the Developer. If there is any discrepancy or conflict between the English version of this document and a version in a language other than English, the English version shall prevail.

Disclaimers for images used: The images contained herein are not taken from the development (unless noted) and may have been enhanced by computer programs. Some of the pictures and graphics are merely artist's impressions which have been created or enhanced by computer graphics and do not necessarily represent or resemble the development or the premises within the development. All information shall be subject to the definitive agreements in respect of the purchase and/or lease of the unit(s).

Disclaimers for site layout plan, interior floor plans, and designs of units and, facilities in the condominium project: The Developer reserves the right to cancel or make any changes or modifications to the condominium project and its layout plan; the building design, specifications, features, floor plans, layout, materials; the timing for the development of the condominium project; the availability or intended use of all facilities or services within the condominium project; or any aspect of the development without prior notice. The facilities and services intended to be available within the condominium project may not be fully operated upon the date of occupation.

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