



SUNHILLS

PROXIMA PHUKET VILLAS

SUN HILLS

Sun Hills Co., LTD

— an international developer with projects in Russia and Thailand.

A company with construction experience of

> 16 YEARS

Implemented as a developer by more than

> 102 410 M²

OUR FACILITIES, AS A DEVELOPER:

Krasnodar, Russia

- ZELENNAYA DOLINA RC
- RC AT PROKOFYEVA ST., 7
- KRASNODARSKY RC
- RC AT AGROKHIMICHESKAYA ST., 138
- RC AT AGROKHIMICHESKAYA ST., 128

(RC = RESIDENTIAL COMPLEX)

Olginka, Krasnodar Krai, Russia

- NEW BUILDING FOR SECONDARY SCHOOL NO. 19 NAMED AFTER HERO OF THE SOVIET UNION M.G. BONDARENKO
- KINDERGARTEN

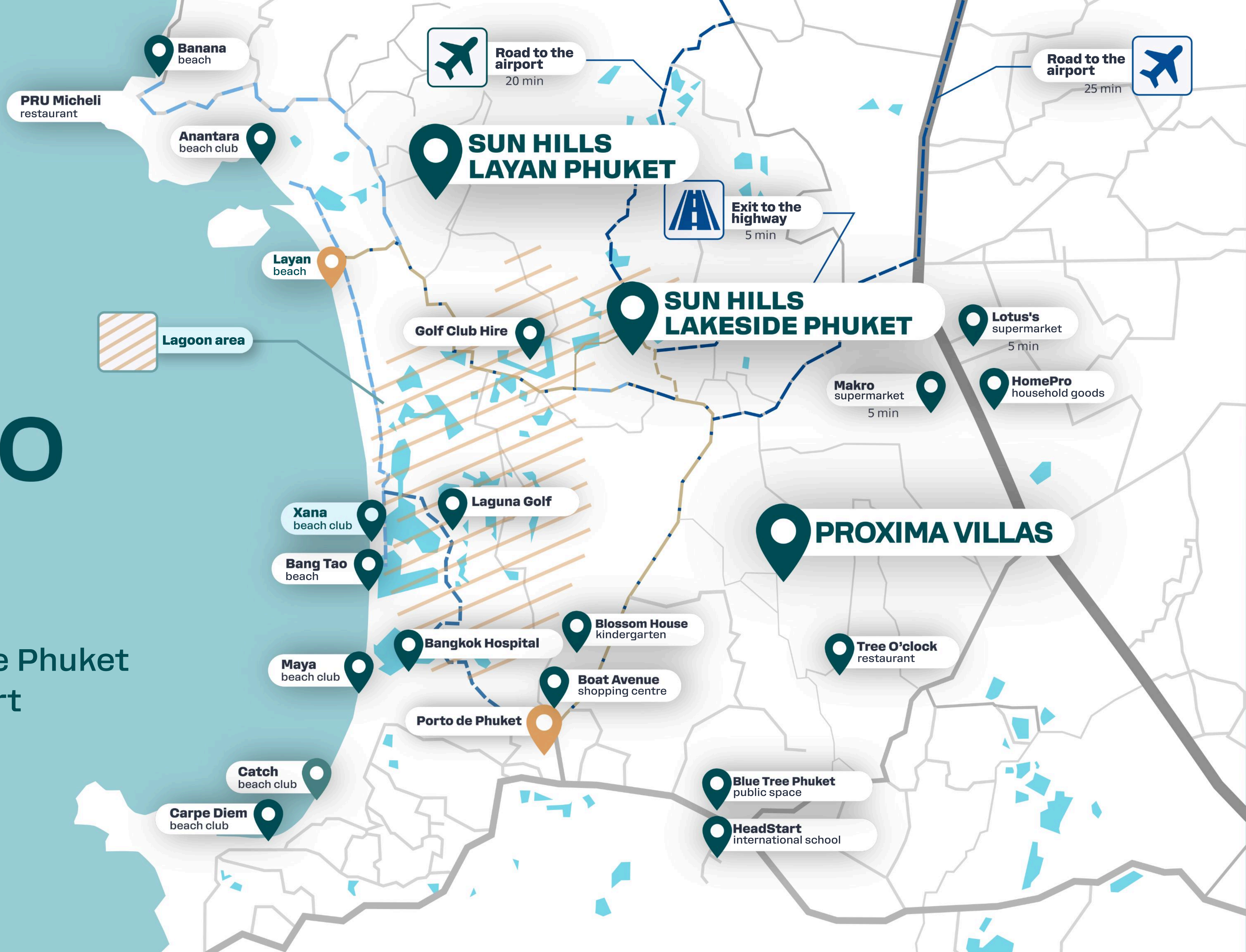




LOCATION

Area BANG TAO

- Golf courses
- Supermarkets
- International schools
- 10 minutes to Porto de Phuket
- Proximity to the airport
- Beach clubs



PROXIMA VILLAS IN THE MOST SOUGHT-AFTER AREA OF THE ISLAND

Beaches, infrastructure, and lifestyle venues are just minutes away

Sun Hills projects are located between Layan and Bang Tao beaches — surrounded by nature, premium services, and key lifestyle destinations on Phuket.

- International schools and hospitals
- Private jet terminal
- 18-hole golf courses
- All infrastructure within a 10-minute drive
- Elite beach clubs





WHY PHUKET?

LOCATION

SUN HILLS



1

LUCRATIVE INVESTMENTS

Projected rental yield ranges from 5% to 15% per annum. Average annual inflation is 1.5%.

2

STABLE ECONOMY

A robust economy driven by tourism, real estate, and services. Consistent growth in tourist arrivals — in 2024, out of 35.6 million international visitors, approximately 13 million chose Phuket.



STUNNING BEACHES AND UNSPOILED NATURE

A great variety of beaches with pristine white sand and crystal-clear water, plus easy access to other spectacular islands.

3

LOCATION

SUN HILLS

4

DIVERSE LEISURE ACTIVITIES

Opportunities for water sports, sailing, diving, and exploring the island's natural wonders. Phuket is also renowned for its vibrant nightlife and entertainment venues.





5

DEVELOPED INFRASTRUCTURE

The island boasts a diverse transportation network, including private vehicles, taxis, and shuttle buses. It is home to large shopping malls, supermarkets, local markets, and both private and public medical facilities. For children, there are schools and kindergartens.

6

CLIMATE

Phuket has a tropical monsoon climate, characterized by two distinct seasons: dry and wet. The average annual temperature in Phuket is around +28 °C (+82 °F).



WHO IS CHOOSES SUN HILLS PROXIMA VILLAS?

● ABOUT THE INVESTMENT

For those looking to combine leisure with investment

Generate rental income with a yield of up to 15% per annum

To receive passive income from renting

Resale with capitalization up to 40%

● ABOUT LIVING & LEISURE

For those seeking their own piece of tropical paradise

The perfect setting for a premium family retreat



MASTER PLAN



SUN HILLS LAYOUT

KITCHEN & DINING AREA 18.18 M²

BEDROOM 1 17.99 M²

BEDROOM 2 12.78 M²

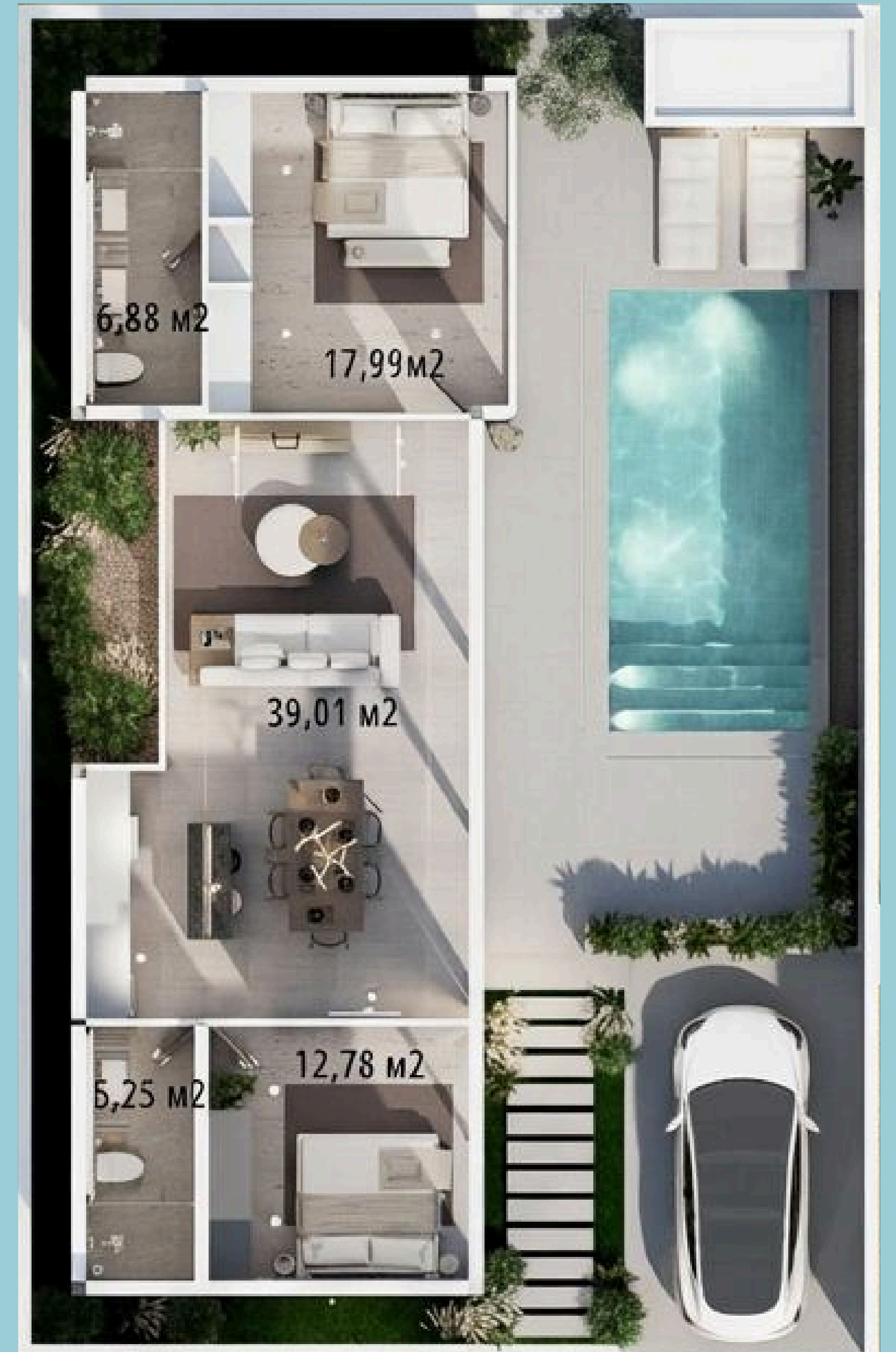
BATHROOM 1 6.88 M²

BATHROOM 2 5.25 M²

POOL 16.20 M²

POOL TERRACE 30.51 M²

PARKING 14.79 M²









PURCHASE TERMS

PRICES START FROM \$410 000

**INTEREST-FREE
INSTALLMENT**
available until project completion



PURCHASE TERMS

PAYMENT PLAN:

1 **Deposit**
(booking)

2 **35 %**
initial payment

3 **30 %**
upon completion of
foundation works

4 **20 %**
upon completion of
structural works

5 **10 %**
upon completion of
interior finishing

6 **5 %**
upon transfer of title
deed



BUILDING THE FUTURE

we want to live in

