

rise  
villas

LOCATION



VILLAS IN PHUKET  
5 STAR SERVICE  
ANNUAL ROI IS 11,4%

Price from

9,9 mln  
THB

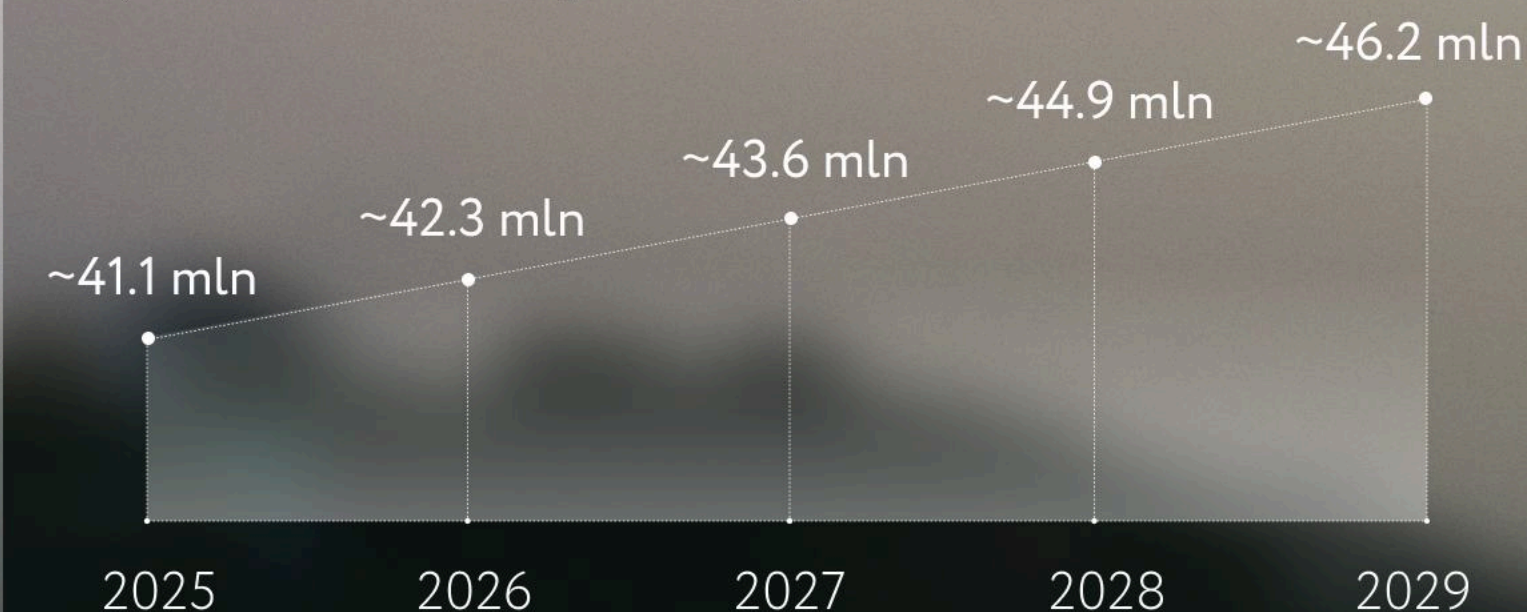
Location

# Phuket



## Thailand Tourism Forecast 2025–2030

Projected growth ~3% annually  
(Source: Intellify Global)



Up to  
**15%**  
Villas Yield



**+21%** in 2024  
Long terms Residents  
(1-6 months stay)

**+23%** in 2024  
Arrivals to Phuket



**6<sup>th</sup>** Thailand ranked **6th best country globally** for expats to live and work in 2024

Location

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# Bang Tao

Bang Tao beach 10 minutes

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Blue Tree 5 minutes

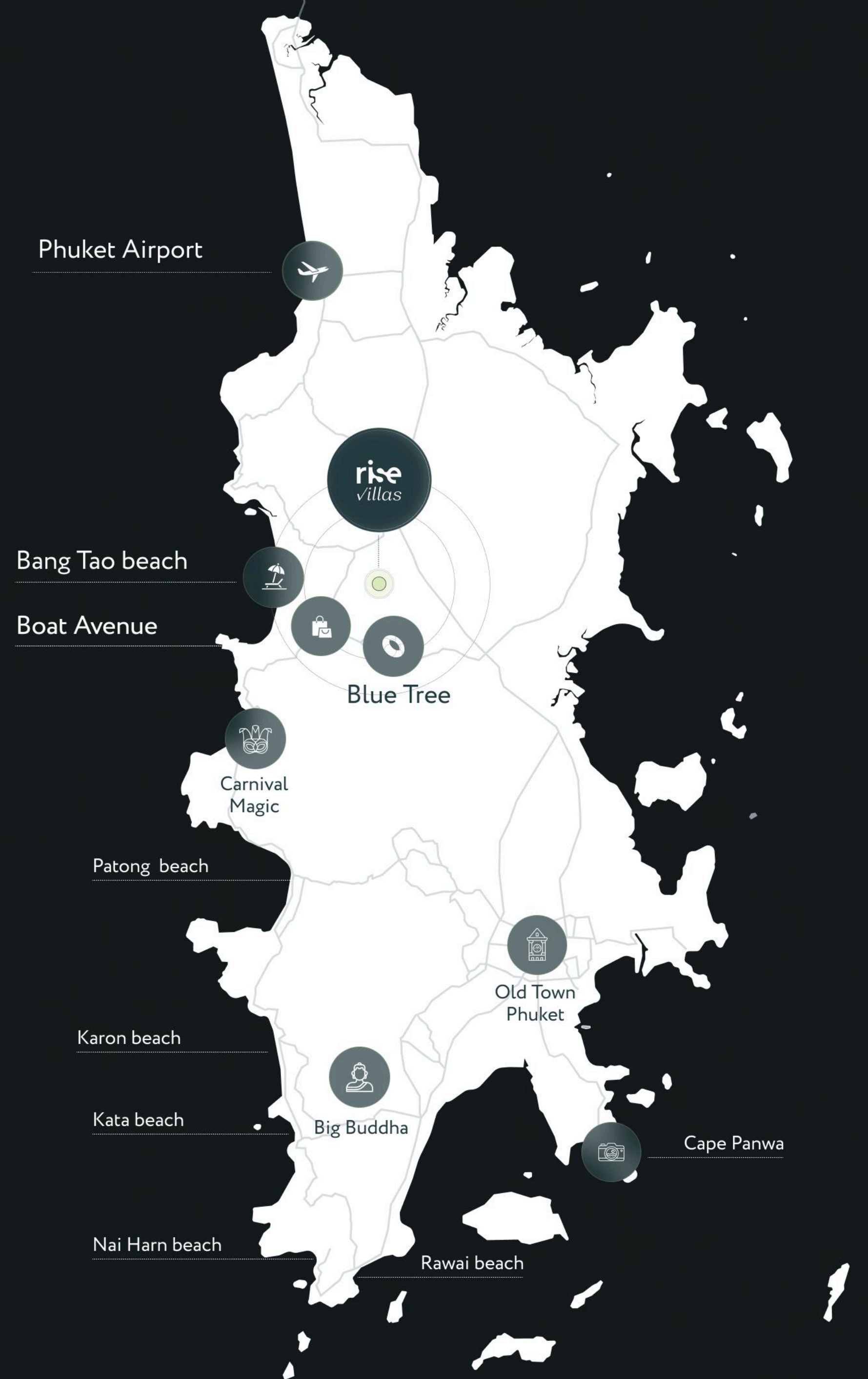
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Boat Avenue 10 minutes

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Phuket Airport 25 minutes

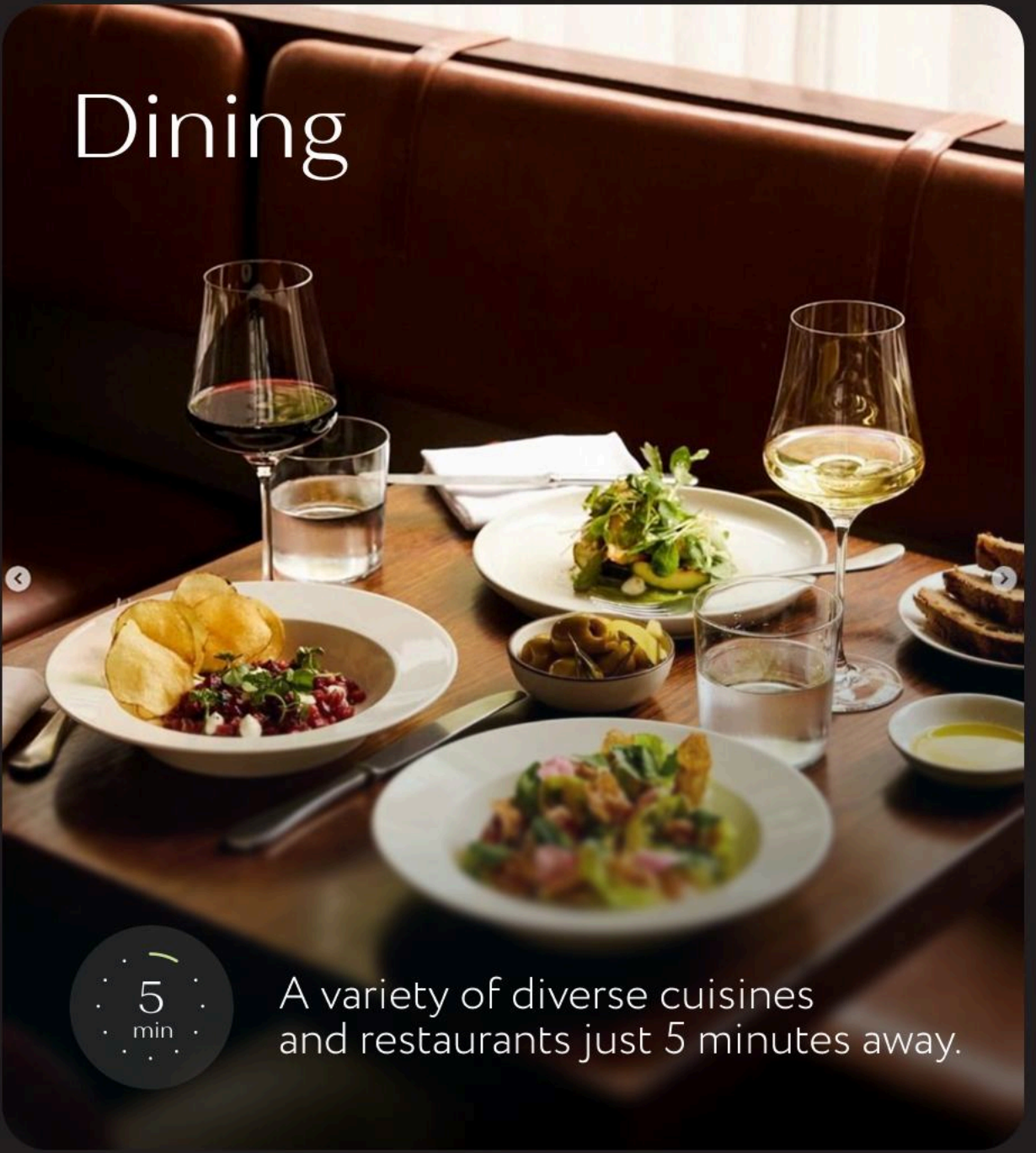
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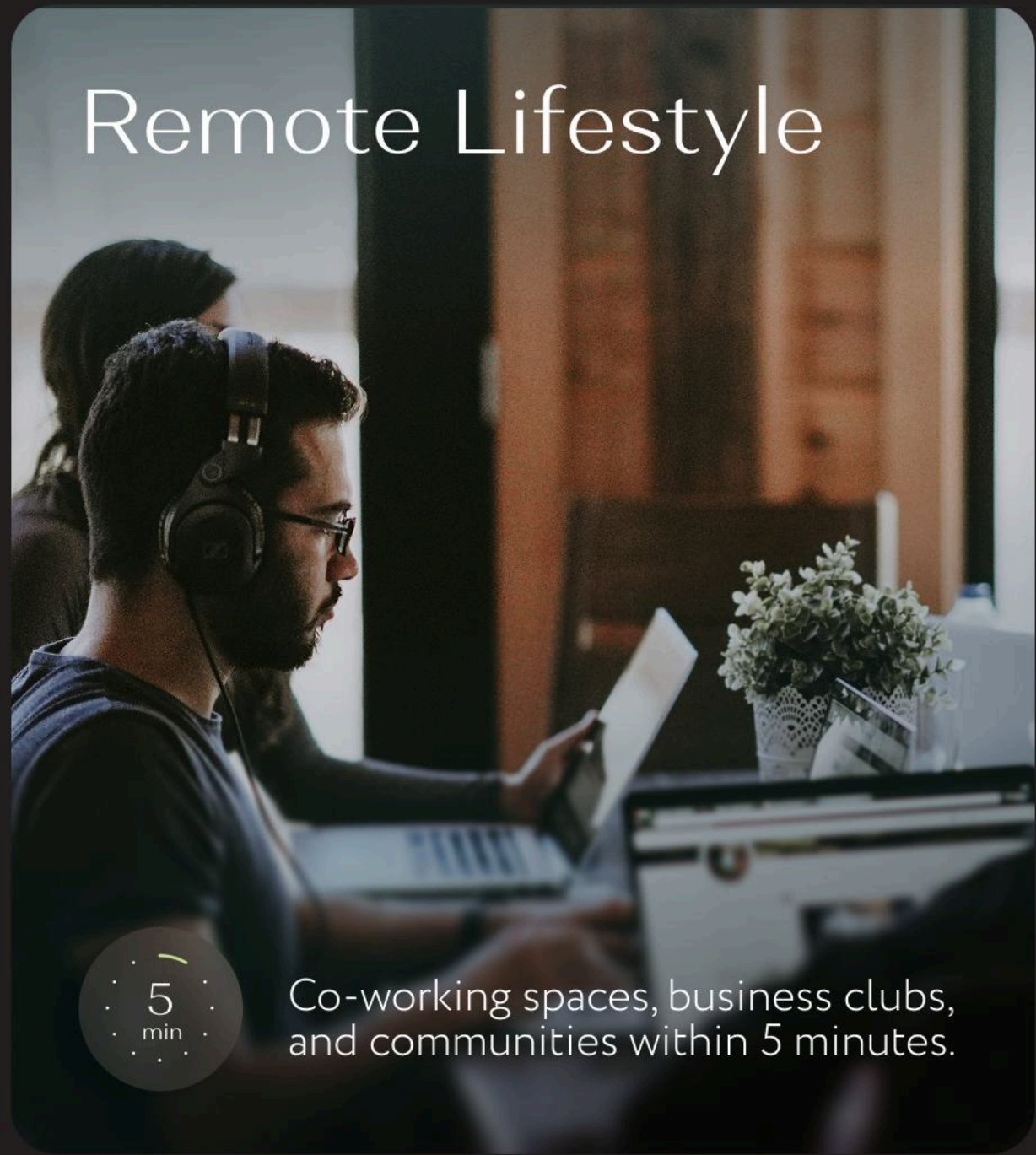
# Bang Tao beach

10 minutes  
to the world's most  
beautiful sunsets



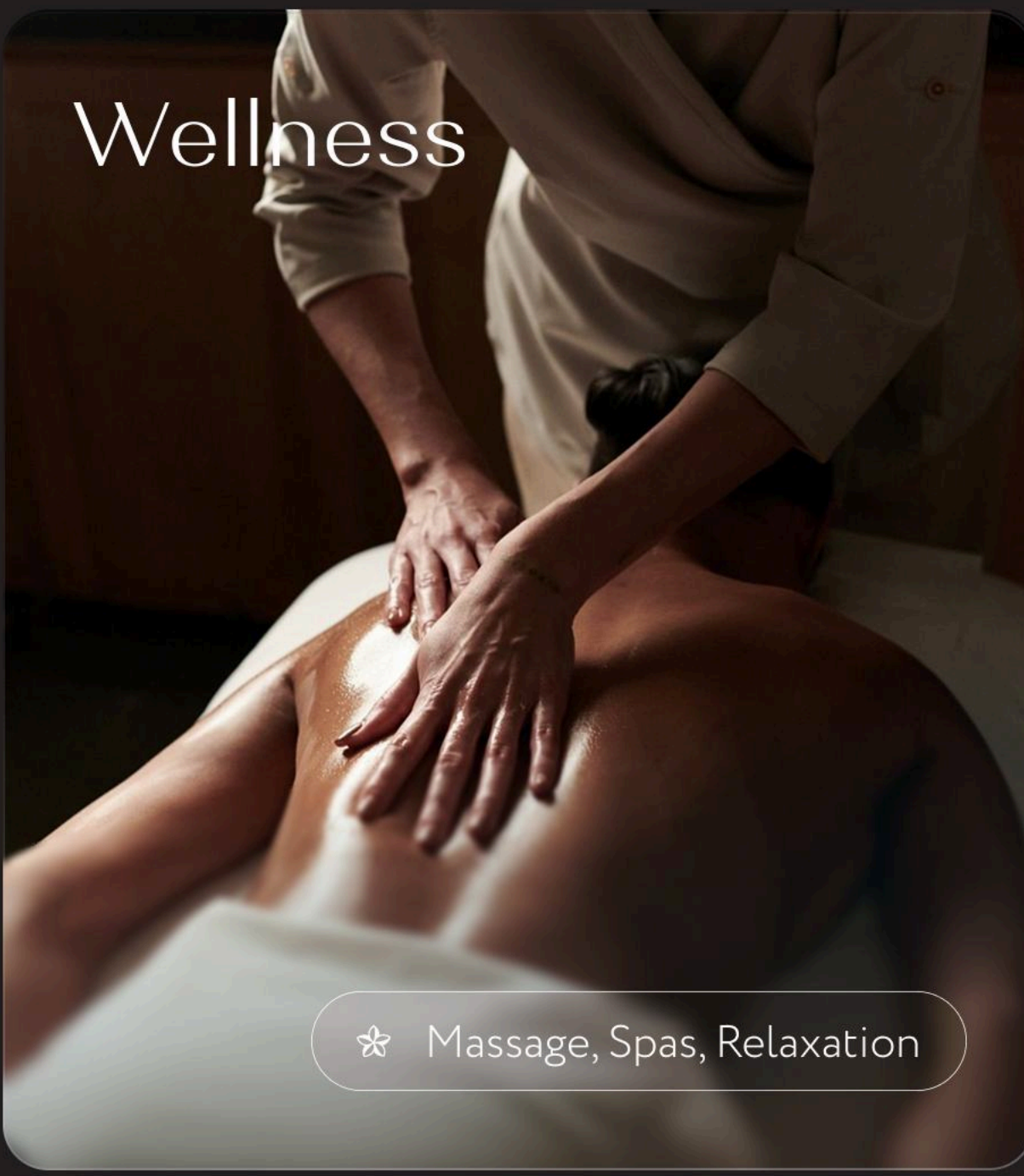
# Dining

5 min  
A variety of diverse cuisines  
and restaurants just 5 minutes away.



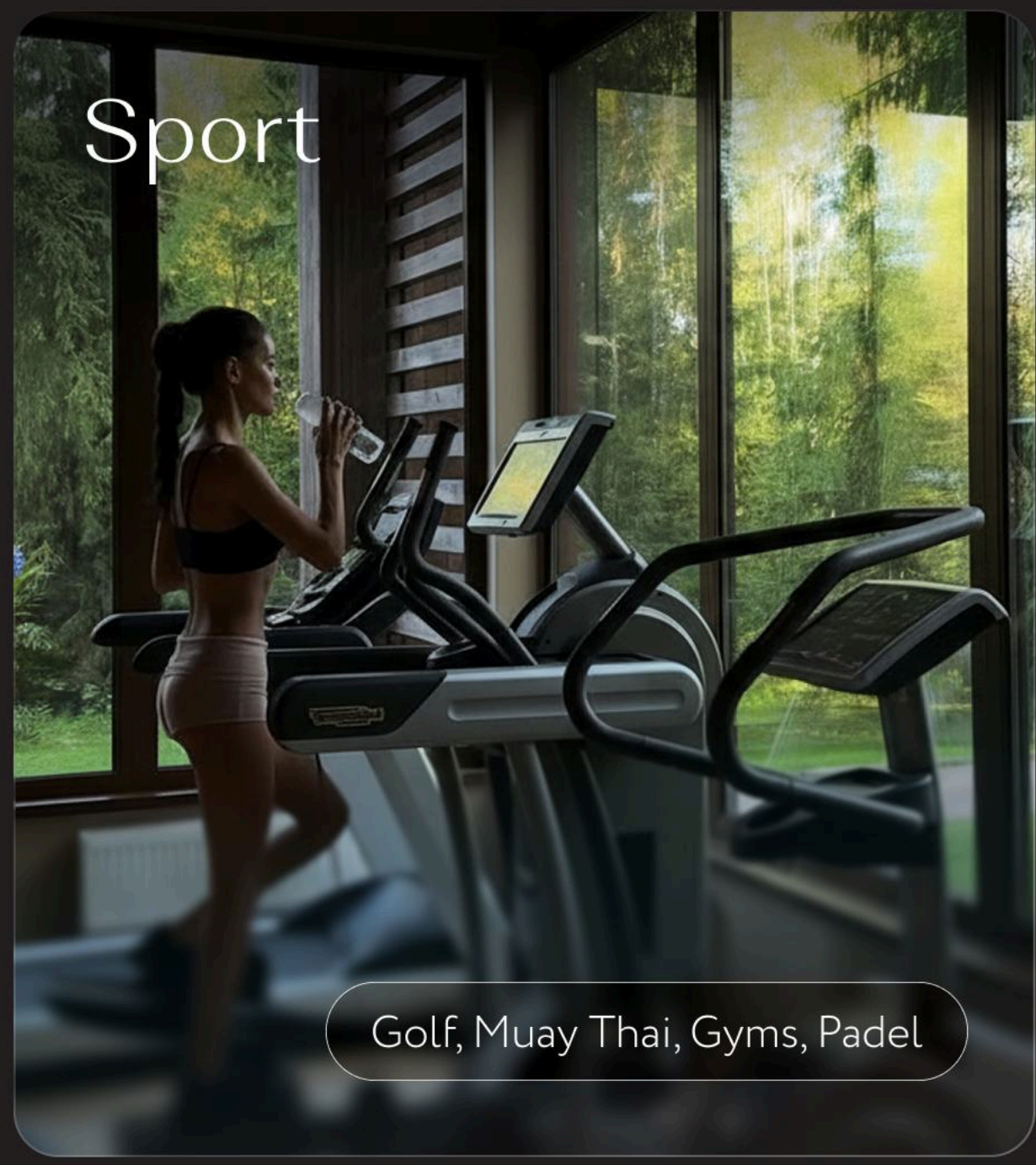
# Remote Lifestyle

5 min  
Co-working spaces, business clubs,  
and communities within 5 minutes.



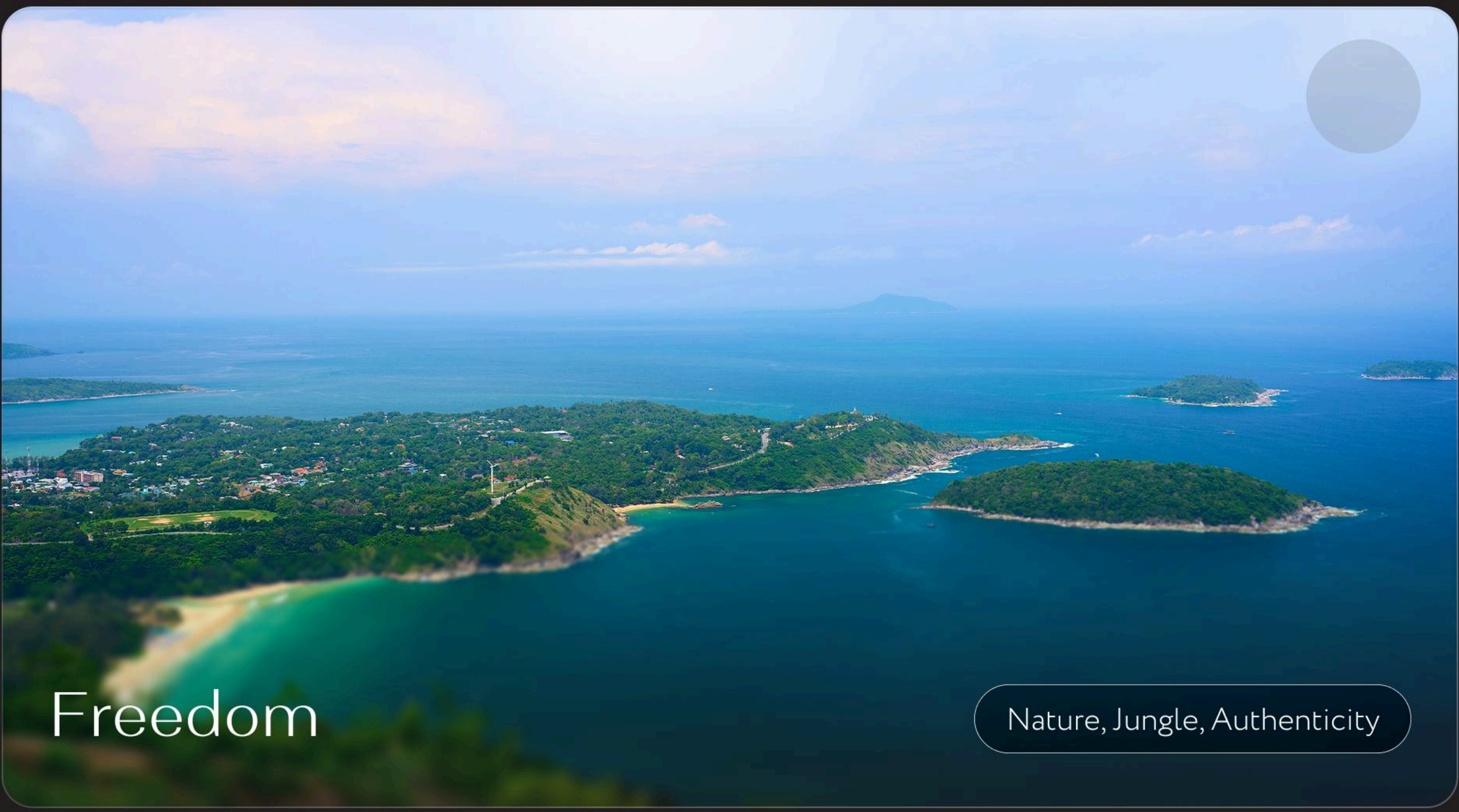
# Wellness

☆ Massage, Spas, Relaxation



# Sport

Golf, Muay Thai, Gyms, Padel



# Freedom

Nature, Jungle, Authenticity

Blue Tree

5 min

Boat Avenue

10 min

Bang Tao beach

10 min

Phuket Airport

25 min

rise villas





rise  
*villas*

Rise Villas — a project where  
aesthetics turn square  
meters into investor profit

Developer

rise  
Development

Contracting  
and due diligence



Sales and Marketing



Project and Construction  
management



Conceptual, Architectural  
and Interior Design



Farukh Parpiev  
CEO IBG Property

11 years in Phuket  
Property Market



Professional  
Affiliations

Chanin Aiyarak  
Licensed Civil Engineer

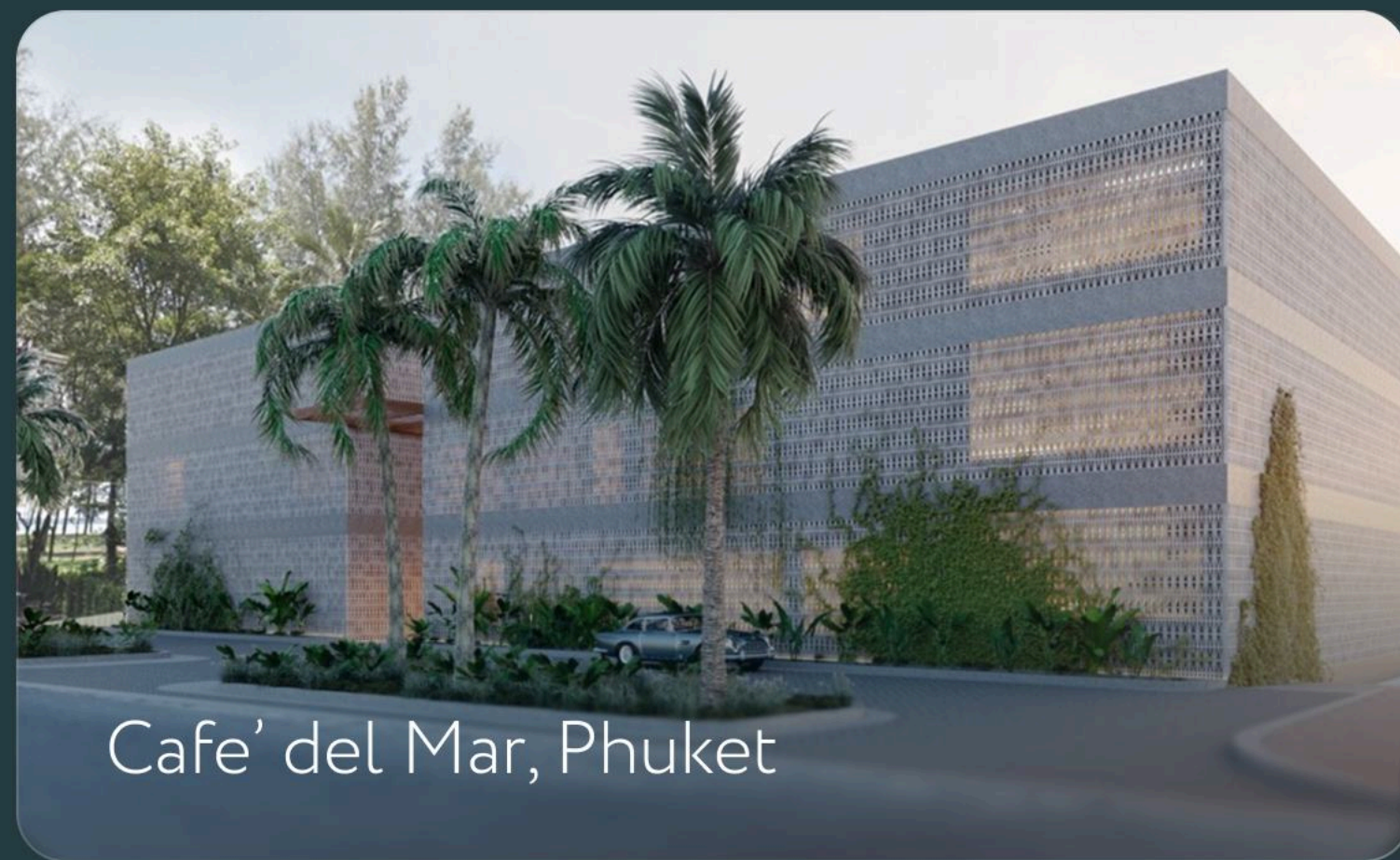
30 years experience  
in Construction in Phuket



Anastasia Shalun  
Founder of Sai Architects

300,000+  
sqm projected

# Projects Completed by Our Partners



Cafe' del Mar, Phuket



Lake Avenue, Phuket



Avani+ Luang Prabang, Laos

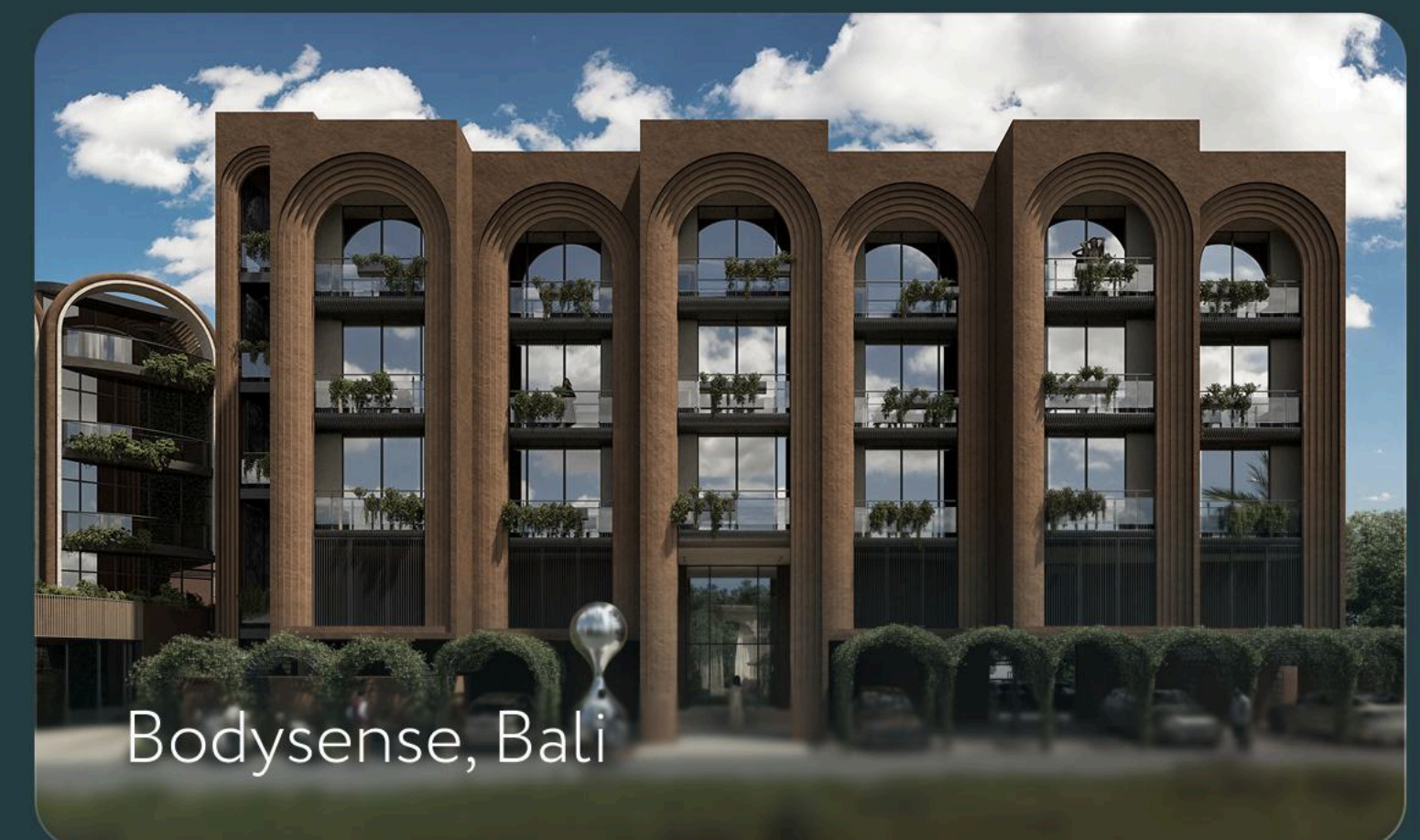
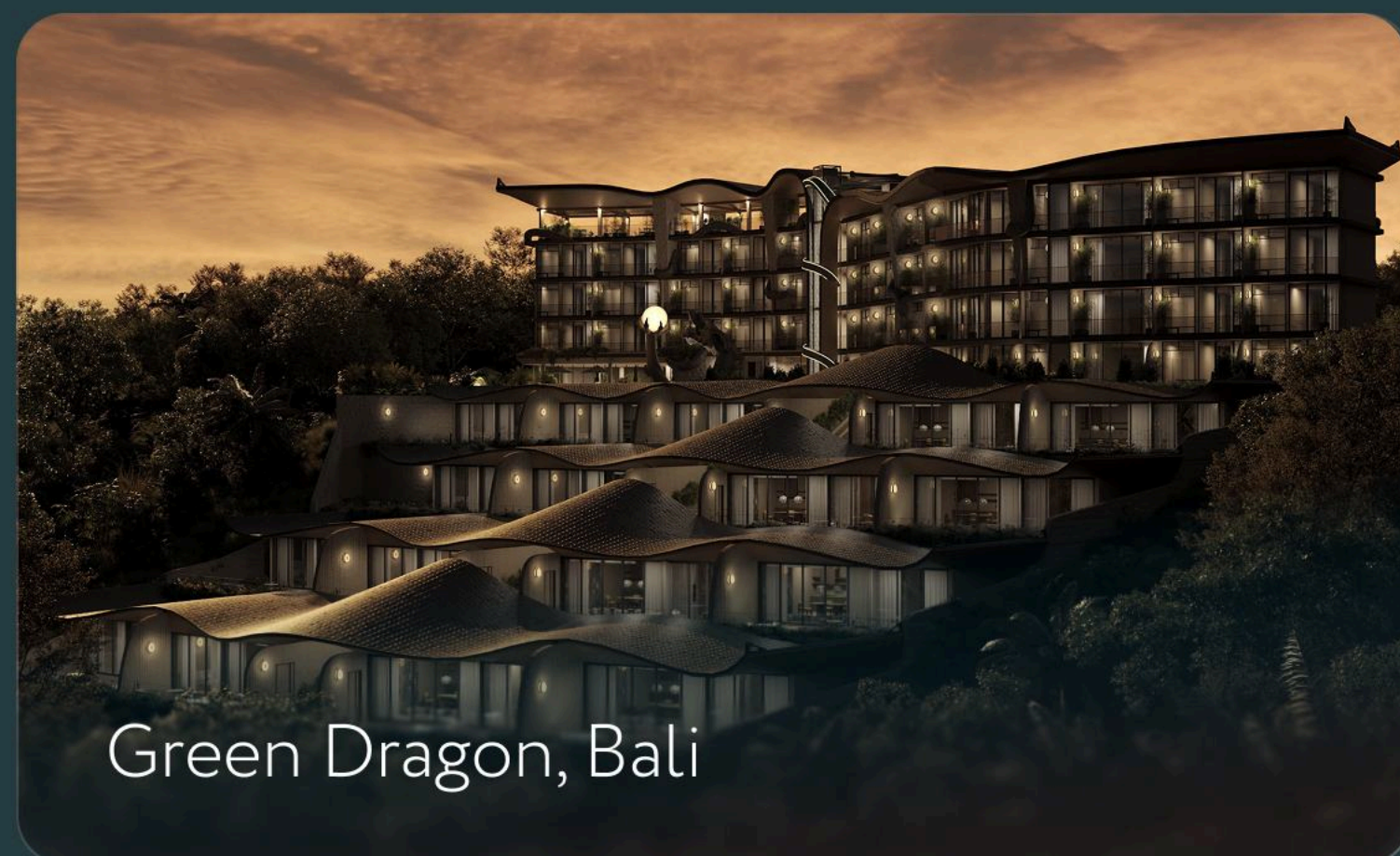
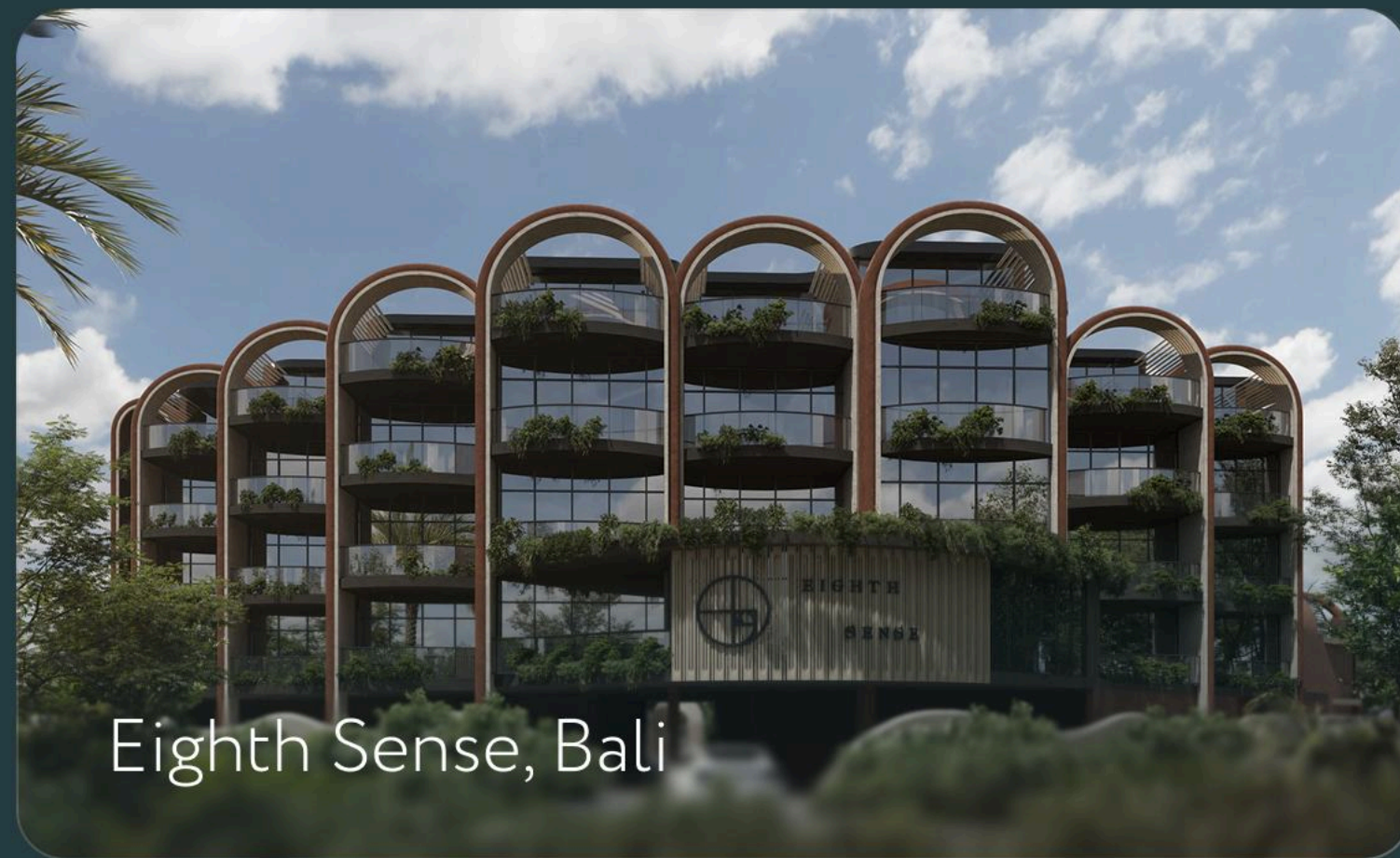


Diamond Condominium, Phuket



Ka Villa, Phuket

# Projects Completed by Our Partners



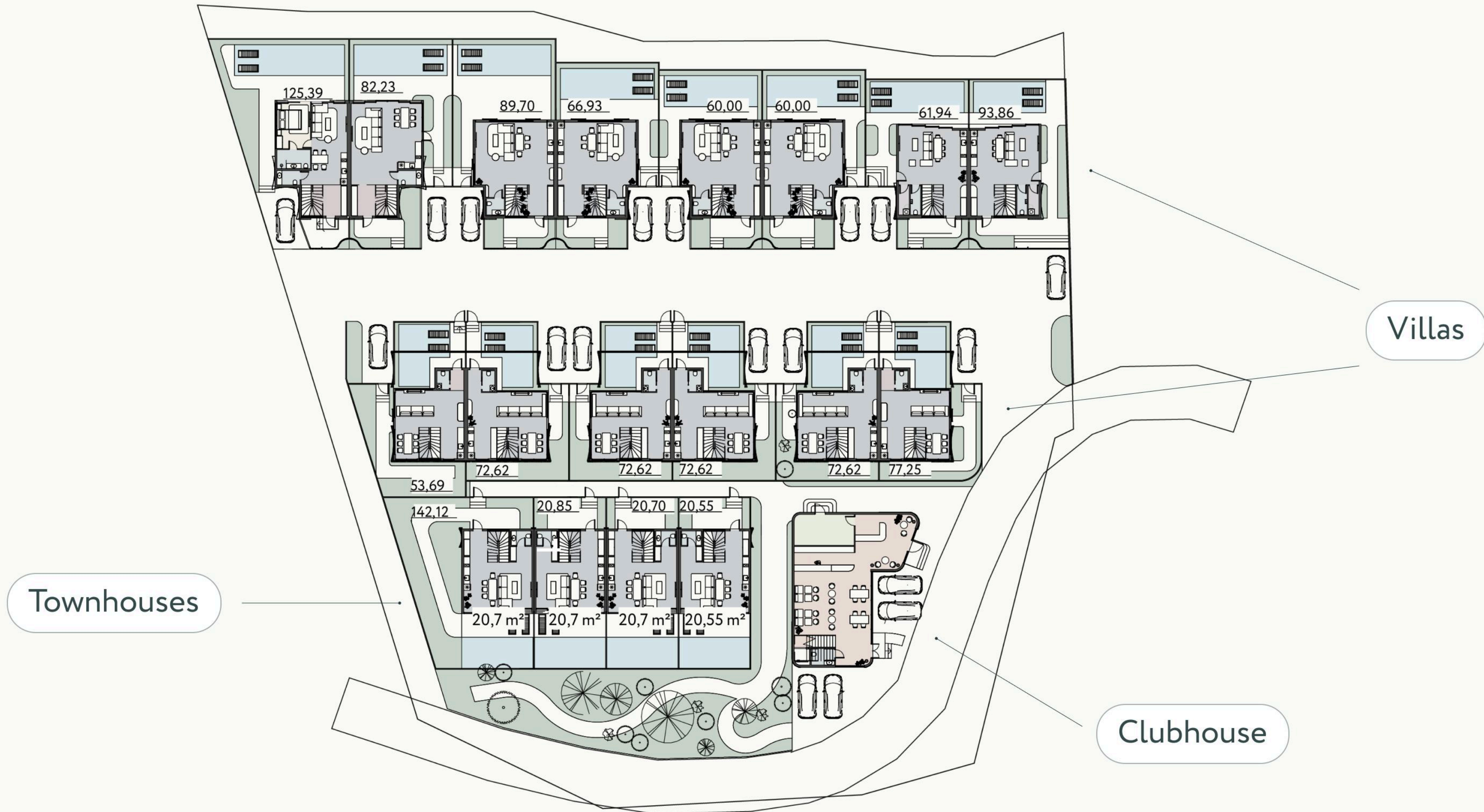




# Master plan

1st floor plan

rise *villas*



Townhouses

Villas

Clubhouse

# Master plan

2nd floor plan

rise *villas*



Townhouses

Villas

Clubhouse

rise  
villas

Exteriors that  
capture attention



Exterior

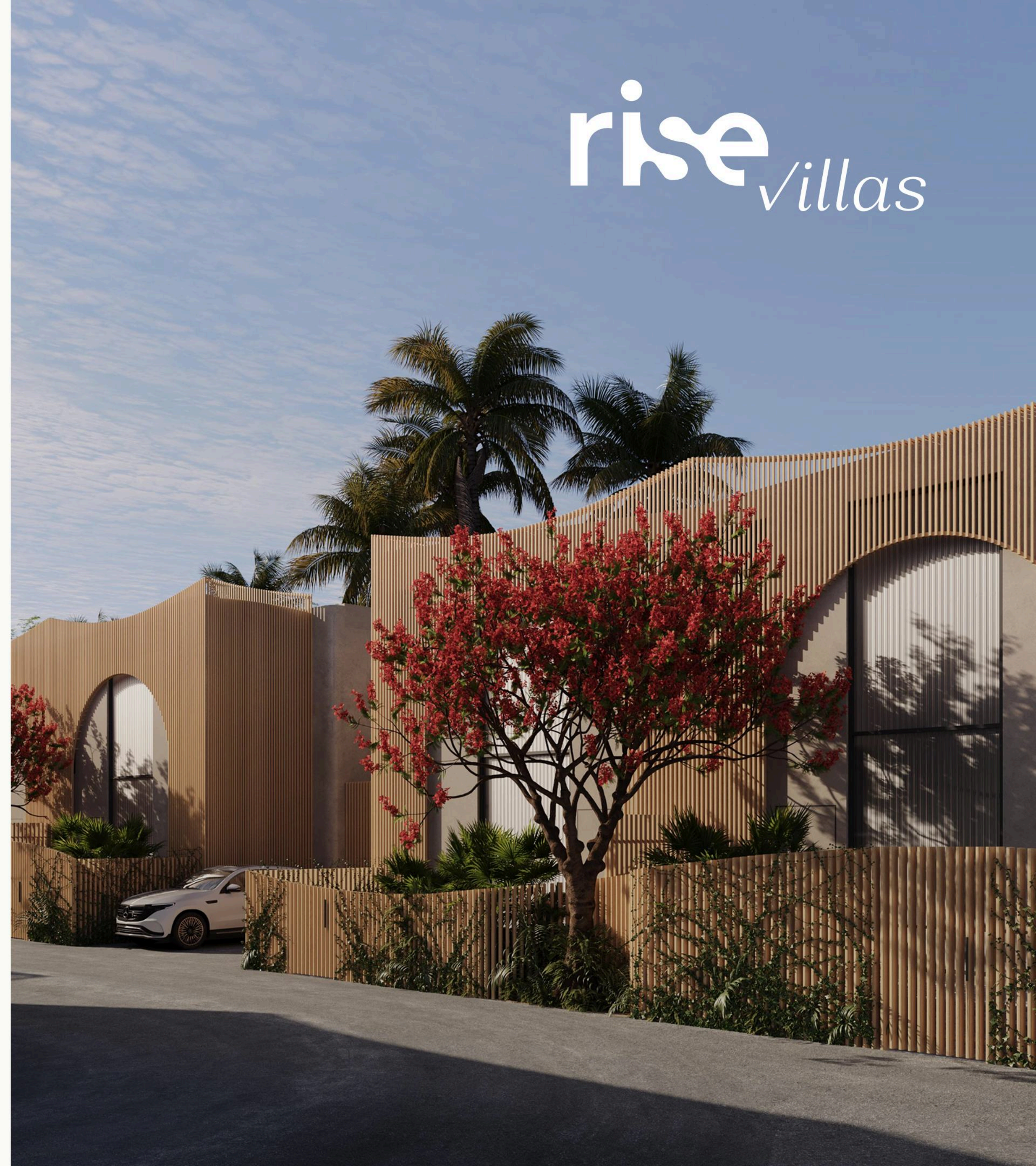
rise *villas*



Exterior

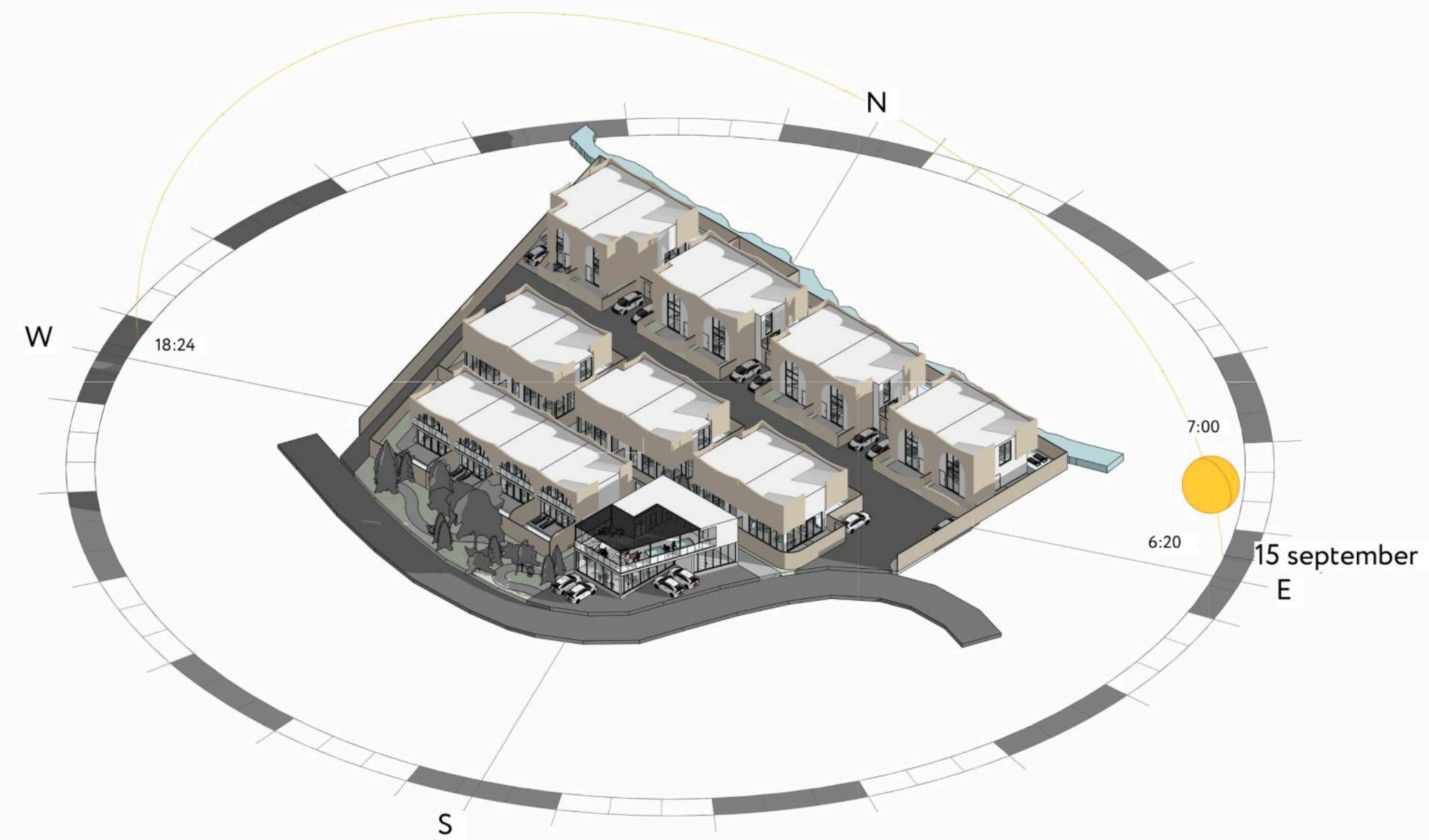


rise *villas*

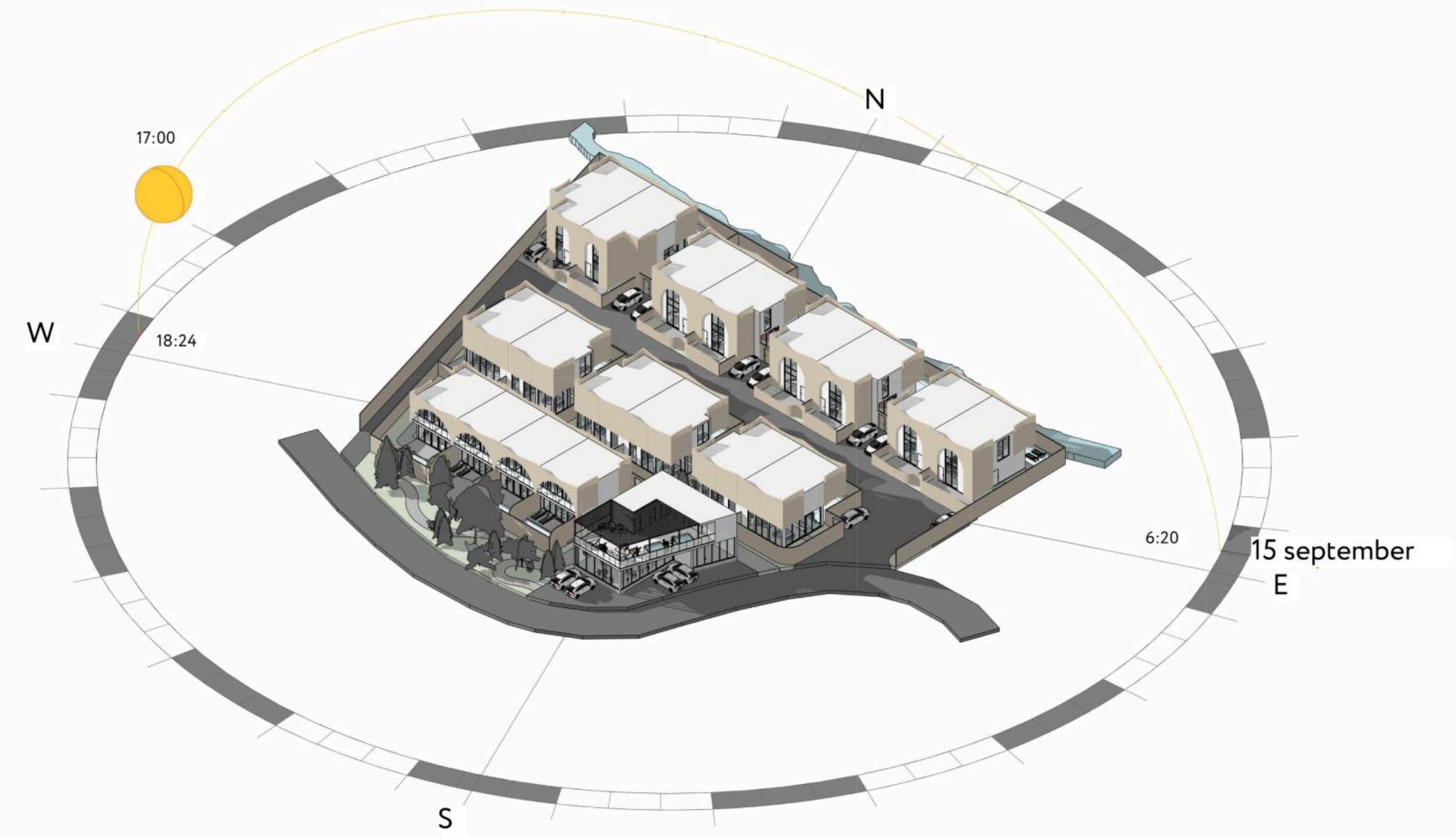


# Insolation diagram

🕒 7:00

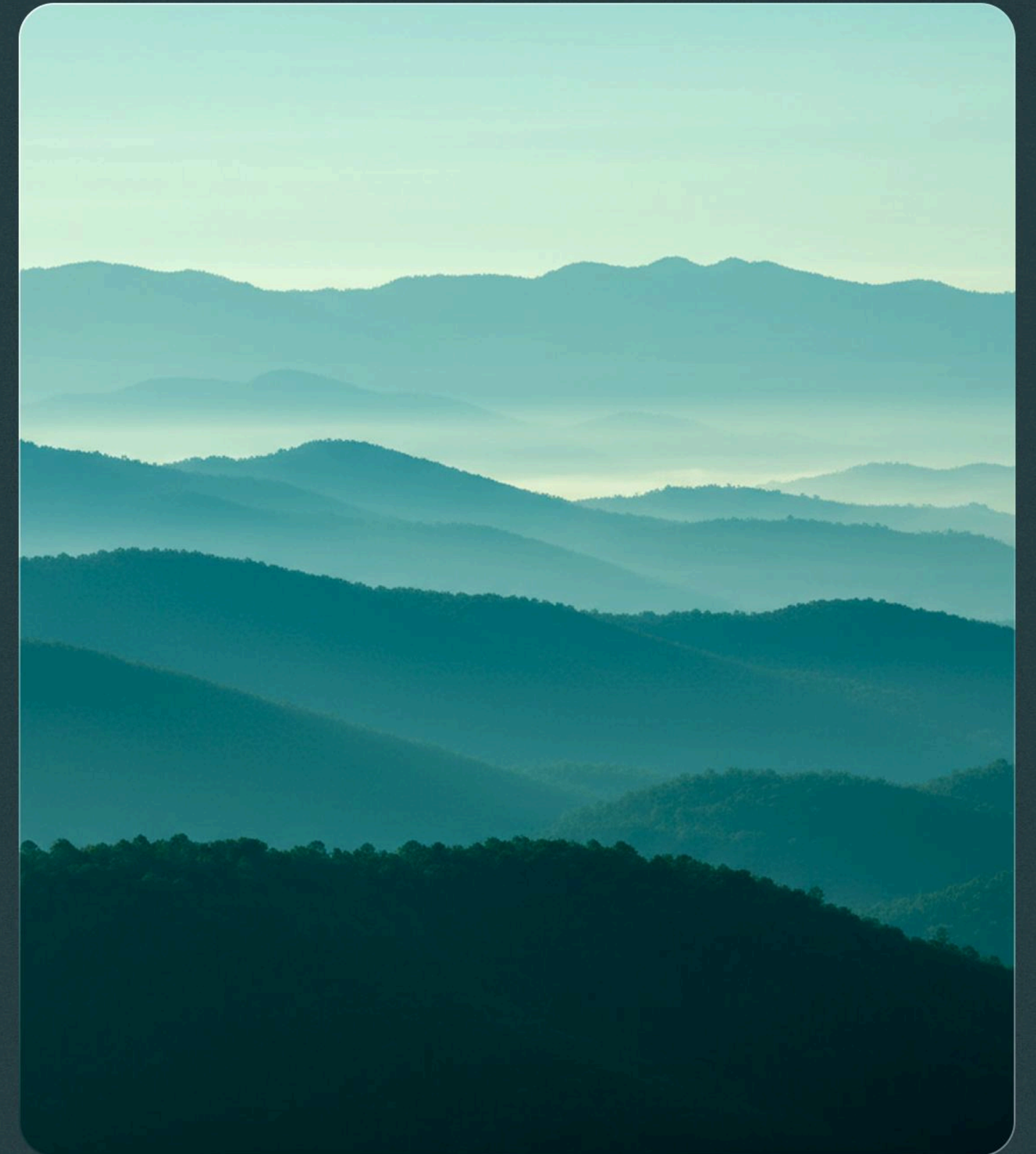


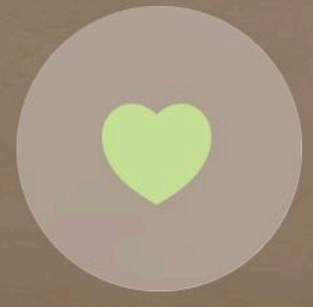
🕒 17:00



# Inspiration

rise *villas*





# Most instagrammable interiors in Phuket

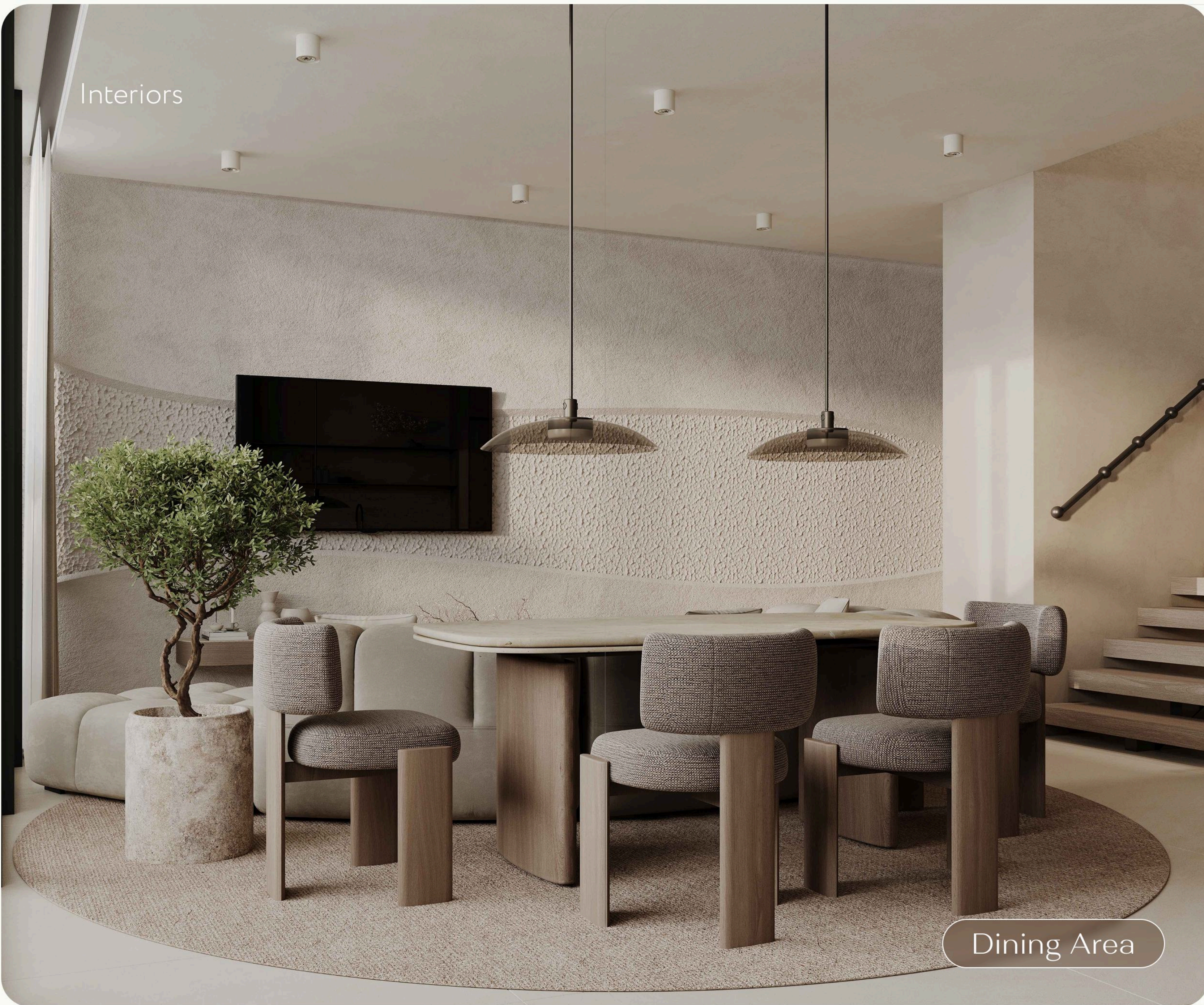


Living Room

rise  
villas

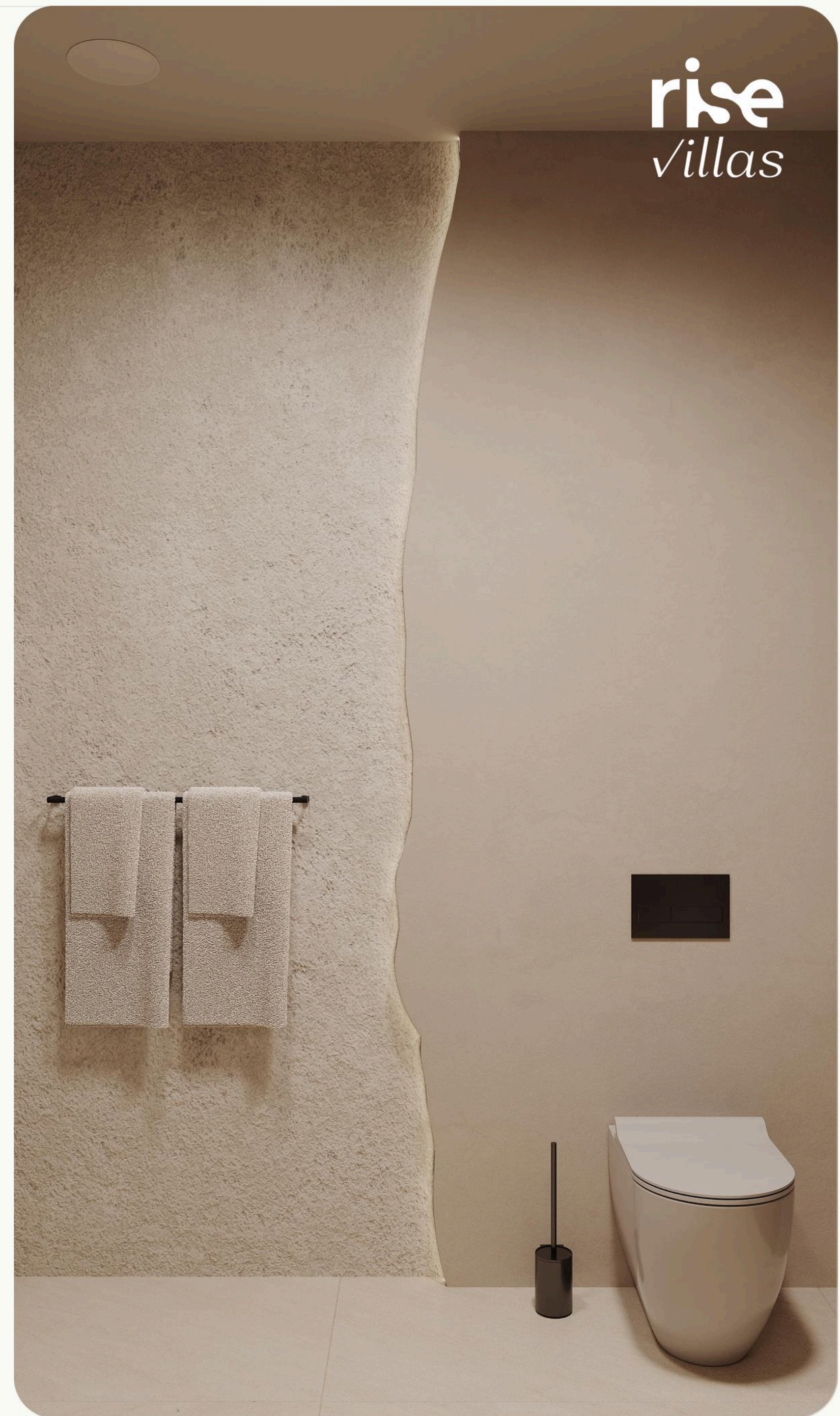


Interiors



Dining Area

rise  
villas



Interiors



Dining Area

rise  
villas



Interiors



Bedroom

rise  
villas



Bathroom

Interiors

rise  
villas



Bedroom



Bathroom

rise  
villas

rise  
villas

Clubhouse

Interiors



Lobby

rise  
villas



Coffee shop

Interiors



Coworking

rise  
villas



Ice and magnesium baths

Interiors

rise  
villas



Relax zone



Sauna



# Townhouse

Built up area from

162 m<sup>2</sup>

Swimming pool

3x7 m

Beds

2

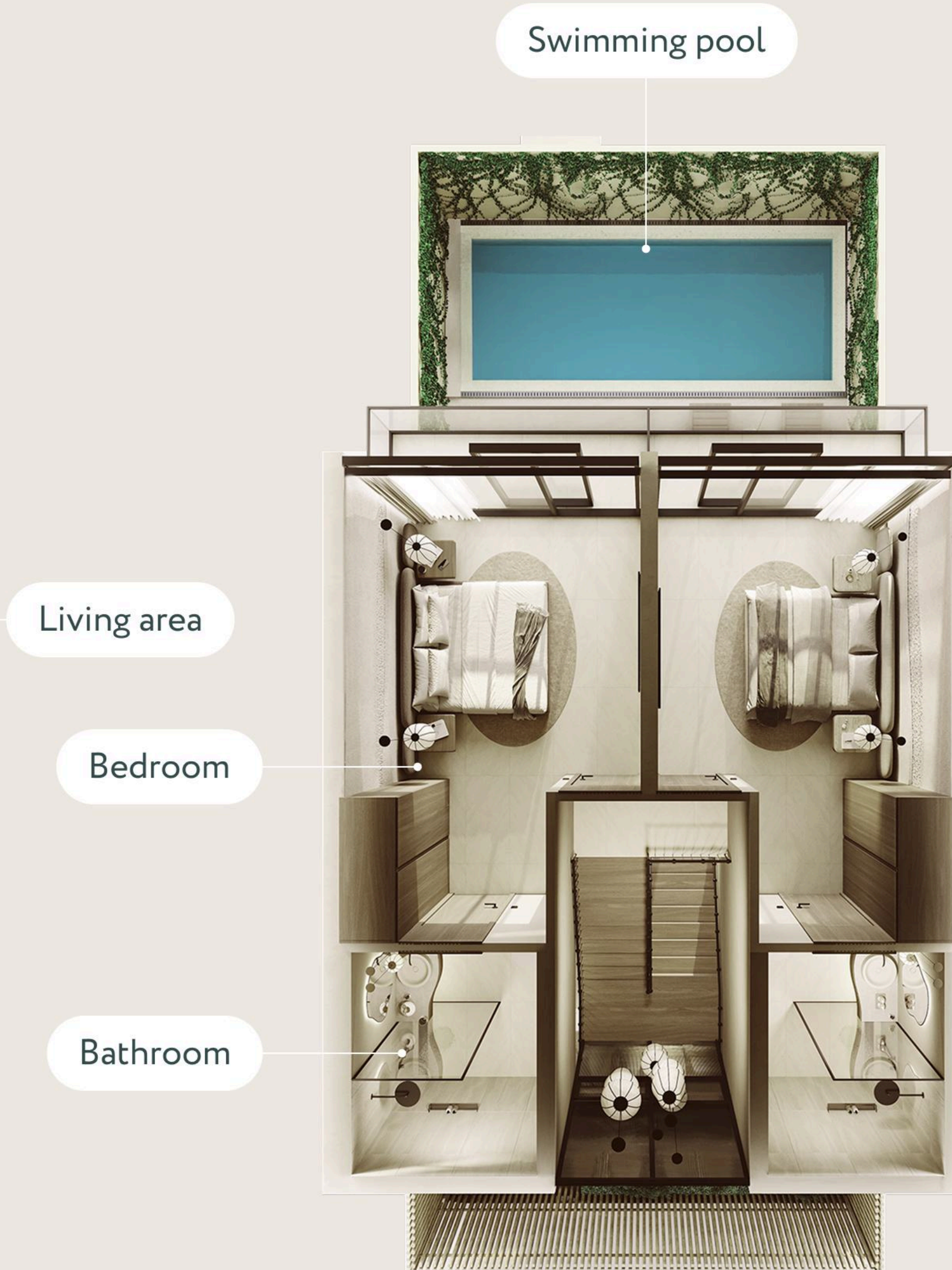
Bath

3

Price from

12,375,000 THB

\$386,000





## Villa Type 2

Built up area from

193 m<sup>2</sup>

Swimming pool

Beds

Bath

3,8x6 m

2

3

Price from

15,625,000 THB

\$487,000





## Villa Type 3

Built up area from

221 m<sup>2</sup>

Swimming pool

3x9 m

Beds

2

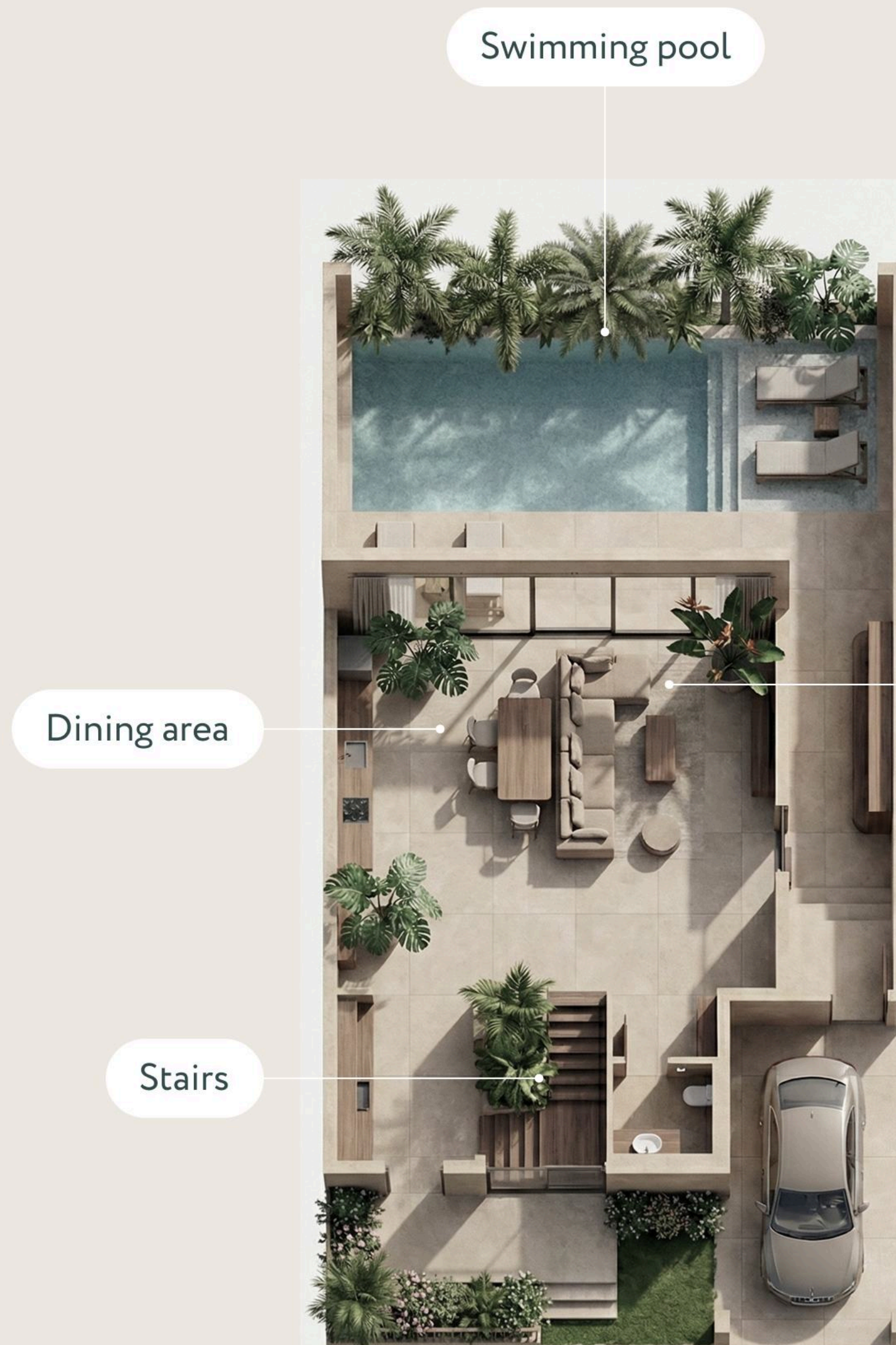
Bath

3

Price from

16,125,000 THB

\$503,000



## Price list



Unit No	Type	Land Plot Area, m <sup>2</sup>	Internal Area, m <sup>2</sup>	External Area, m <sup>2</sup>	Total Built-up Area, m <sup>2</sup>	Bedroom	Bathroom	Price, THB	Price, USD	Status
1	Villa Type 1	166,39	127	71	198	2	3	15,875,000	504,000	Available
2	Villa Type 1	170,61	127	81	208	2	3	15,875,000	504,000	Reserved
3	Villa Type 4	154,01	113	79	192	2	3	14,125,000	448,400	Reserved
4	Villa Type 3	180,34	129	92	221	2	3	16,125,000	511,900	Available
5	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	Available
6	Villa Type 3	179,01	129	93	222	2	3	16,125,000	511,900	Available
7	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	Available
8	Villa Type 3	193,41	129	99	228	2	3	16,375,000	519,900	Available
9	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	Available
10	Villa Type 3	211,02	129	119	248	2	3	16,750,000	531,800	Available
11	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,100	Available
12	Villa Type 5	210,86	141	99	240	2	3	17,625,000	559,600	Available
13	Villa Type 4	176,02	113	80	193	2	3	14,625,000	464,300	Available
14	Villa Type 5	228,54	141	114	255	3	4	18,125,000	575,500	Reserved
15	Townhouse	116,90	104	58	162	2	3	12,375,000	392,900	Reserved
16	Townhouse	116,90	104	58	162	2	3	13,125,000	416,700	Reserved
17	Townhouse	117,74	104	58	162	2	3	13,125,000	416,700	Available
18	Townhouse	200,22	104	79	183	2	3	14,000,000	444,500	Available

### Payment Terms

Reservation deposit 200,000 THB

Contract signing 35%  
(Within 30 days after reservation, minus deposit)

Foundation completion 15%  
(September 2026)

Structure completion 20%  
(December 2026)

Interior Installation 20%  
(April 2027)

Transfer ownership 10%  
(September-November 2027)

### Additional costs

Leasehold transfer fee 1,1%

Freehold transfer fee 6,3%

Sinking fund (one time payment) 160,000 THB

Common area fees (yearly) 72,000 THB

Installation and registration of meters (one time payment) 20,000 THB

\*Furniture package cost 750,000 THB for Townhouse and 950,000 THB for Villa



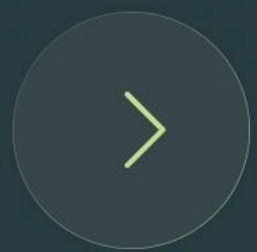
# Special offer

Presale  
discount



20%

Start from



9,9 mln  
THB



# Pre-sale offer

Unit No	Type	Land Plot Area, m <sup>2</sup>	Internal Area, m <sup>2</sup>	External Area, m <sup>2</sup>	Total Built-up Area, m <sup>2</sup>	Bedroom	Bathroom	Price, THB	Price, USD	Pre-sale Price, THB	Pre-sale Price, USD	Status
1	Villa Type 1	166,39	127	71	198	2	3	15,875,000	504,000	12,700,000	403,200	Available
2	Villa Type 1	170,61	127	81	208	2	3	15,875,000	504,000	12,700,000	403,200	Reserved
3	Villa Type 4	154,01	113	79	192	2	3	14,125,000	448,400	11,300,000	358,700	Reserved
4	Villa Type 3	180,34	129	92	221	2	3	16,125,000	511,900	12,900,000	409,500	Available
5	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	12,500,000	396,600	Available
6	Villa Type 3	179,01	129	93	222	2	3	16,125,000	511,900	12,900,000	409,500	Available
7	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	12,500,000	396,800	Available
8	Villa Type 3	193,41	129	99	228	2	3	16,375,000	519,900	13,100,000	415,900	Available
9	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,000	12,500,000	396,800	Available
10	Villa Type 3	211,02	129	119	248	2	3	16,750,000	531,800	13,400,000	425,400	Available
11	Villa Type 2	155,00	125	68	193	2	3	15,625,000	496,100	12,500,000	396,800	Available
12	Villa Type 5	210,86	141	99	240	2	3	17,625,000	559,600	14,100,000	447,600	Available
13	Villa Type 4	176,02	113	80	193	2	3	14,625,000	464,300	11,700,000	371,400	Available
14	Villa Type 5	228,54	141	114	255	3	4	18,125,000	575,500	14,500,000	460,300	Reserved
15	Townhouse	116,90	104	58	162	2	3	12,375,000	392,900	9,900,000	314,300	Reserved
16	Townhouse	116,90	104	58	162	2	3	13,125,000	416,700	10,500,000	333,300	Reserved
17	Townhouse	117,74	104	58	162	2	3	13,125,000	416,700	10,500,000	333,300	Available
18	Townhouse	200,22	104	79	183	2	3	14,000,000	444,500	11,200,000	355,600	Available

\*Furniture package cost 750,000 THB for Townhouse and 950,000 THB for Villa

# 5-star service management

rise *villas*



24/7 Reception



24/7 Security



90% Occupancy



Maintenance and cleaning



Transparence (Investor App)



Monthly payback

Annual ROI

11,4%-14%

# Full service management

80% Owner nett profit

10%  
OPEX  
(Operational Expenses)

10%  
Management  
Company commission



Flexible terms of personal stay



Monthly income payments



Monthly detailed reports



Real time updates

# Rental ROI / THB

	Townhouse	Villa Type 2	Villa Type 3
Presale Price, THB	9,900,000	12,500,000	12,900,000
Furniture package	750,000	950,000	950,000
Total investment	10,650,000	13,450,000	13,850,000
Peak season monthly	260,000	290,000	300,000
High season monthly	140,000	160,000	175,000
Low season monthly	95,000	110,000	115,000
Yearly Revenue	1,510,000	1,720,000	1,815,000
OPEX	10%	10%	10%
Management	10%	10%	10%
Investor profit	1,223,000	1,393,000	1,470,000
Rental ROI*	11,4%	10,36%	10,6%

\*Before tax and amortization

\*Calculated based on market prices

# Rental ROI /USD

	Townhouse	Villa Type 2	Villa Type 3
Presale Price, USD	310,140	391,591	404,122
Furniture package	23,496	29,761	29,761
Total investment	333,636	421,352	433,883
Peak season monthly	8,145	9,085	9,398
High season monthly	4,386	5,012	5,482
Low season monthly	2,976	3,446	3,603
Yearly Revenue	47,304	53,883	56,859
OPEX	10%	10%	10%
Management	10%	10%	10%
Investor profit	38,313	43,639	46,051
Rental ROI*	11,4%	10,36%	10,6%

\*Before tax and amortization

\*Calculated based on market prices

rise  
*villas*

Get more details  
about the project



*whatsApp*