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## 1. Some Features of Ao Yon Beach Villas

### 1. Directly on the Beach

- a) direct beach access ( no roads no cross)
- b) Beautiful sandy and swimmable beach all year round
- c) Safe yacht anchorage in the bay and marina 5 minutes away

### 2. Outstanding Sea View Over the Bay

- a) uninterrupted elevated 180 sea views over the beach, islands and yachts
- b) design means privacy for every villa with views from all bedrooms and living areas

### 3. Outstanding Design and Comfort

- a) parking for all villas
- b) tram to all villas and the beach
- c) private resort pool on the beach and private infinity pools per villa
- d) villas range from 4 to 5 beds, with natural materials including teak and stone
- e) outstanding modern villa designs with luxurious and stylish features

### 4. High Quality Neighbourhood

- a) iconic 5/6 star world class hotels, restaurants and Spas
- b) low density population area, non-touristy, yet close to everything
- c) local and artisan international restaurants and bars on and around the beach

### 5. Outstanding Investment Returns

- a) optional full service for high-yield luxury villa rental with Elite Havens (EH)
- b) EH projections based on 15 years experience as the top independent rental management and operations company in Phuket.

### 6. Easy Ownership Scheme

- a) peace of mind, no-hassle leasehold ownership for all buyers
- b) minimal government transfer and registration fees

### 7. Buyer Safety

- a) Ao Yon International pays top dollar to use only the best, most experienced and most reputable team of contractors and independent consultants off-setting that this is the first project in Phuket to deliver all villas at the same time in 2026.



## 2. About the Villas

The total project land size is approximately 2,780 ( In Thai land measurements - 1 Rai, 2 Ngan, and 95 and 2/10 SqWah).

The project has all necessary building permissions for the 7 villas plus infrastructure plus the project facilities. The slope, the set-back from the high water mark and the villa plots have all been measured and approved by the relevant authorities. Building on a slope has great advantages for villa privacy and for clear views and our design maximises useful flat space in front of the main living room of each villa with a large deck and infinity pool. A side benefit is minimal green garden space to take care of.

The figure shows each villa plot, plus the resort pool at the beach level, and the tram that leads from the beach to the top, our land at the top for parking and then the public road.



Parking is at road level (37m above sea level). Each villa has a parking space. The villas descend in three terraces to the beach level. Villas type C are at the highest level followed by type B villas and type A villas closest to the beach. All villas are considered beach front and all have uninterrupted sea views.



The private funicular tram assists moving between the entrance, villas and the beach and stairs are provided as well.

The private resort pool is raised to a height of 3 metres above the sand.

The type A villas are raised 10 metres from the beach level.

SUMMARY	Villas C	Villas B	Villas A
Distance from the beach (m)	27m	15m	8m
Elevation of pool deck above sea level (m)	31m	21m	10m
Accommodation Size (sqm)	453.18 sqm	316 sqm	274.8 sqm
Infinity pool water area	7x2.4	7x2.4	7x2.4
Bedrooms	5	4	4
Bathrooms	5	4	4
Floors	3	2	2
Building Height (m))	11.7m	6m	6m
Special Equipment	Elevator		

All villas are to be constructed at the same time and finished at the same time, with an expected construction period of 18 months. Please note that a limited number of villa modifications are possible in the next few months prior to construction.

### What is included

The price includes the finished villa and land and pool and landscaping (see ownership below).

Inside: Fitted furniture, cabinets, wardrobes, bathrooms and western style equipped kitchens are included. Air conditioning, lighting and electrical and fire detection systems are included. High quality materials are used including teak hardwood, ceramic stone and tiles and other attractive and durable materials.

Outside: salt water infinity edge swimming pool, terraces and balconies and parking space.

Fuller details of material and systems are available in the document Specification.

### What is not included?

Loose furniture, soft furniture, decoration, ornamental and art works, kitchen items, linens. These are for the buyer to choose and provide or to instruct an interior designer.

To assist buyers, we have partnered with international specialist Quattro who have a Phuket office and a have put together suggested furniture packages.



### 3. Ownership

The ownership is a registered individual lease of the land and villa for a 30 year period, commencing 9th Jan 2025 (intervening time is construction time)

What happens after? There may be a possibility for an option to extend for another period. If not the property is returned to the landlord.

Are leases good for foreign buyers? Yes, they are the simplest secure way for foreigners to own property. They are registered at the land office and straightforward to assign to a new buyer, with the benefit of significantly lower buying and selling transfer and registration taxes and fees compared to title ownership.

Other than the price, closing costs are relatively small being just 1.1% to register the lease, shared 50:50 with the developer. This compares favourably with a typical closing cost of 3-6%. Own lawyers costs are paid by each side.

### 4. Investment Potential

Owners may enter the lucrative exclusive villa rental market to generate significant passive income. Nearby exclusive villa rental companies and 5 star hotels are available to promote, find clients and manage your villas for short term and residential rental periods, accessing the global high-end villa vacation market.

What kind of returns can I expect?

1. Elite Havens have partnered with the project to provide optional rental marketing and management services to those villa owners who want it and have provided the gross and net income projections service. Elite Havens are independent and provide staffing and operational solutions to maximise net rental returns to owners of participating luxury villa owners. PLEASE ASK FOR/SEE PROJECTIONS.

2. Go it alone (as of Q1 2024)

**1 bedroom sea view villas with beach access in the two neighbouring villa developments** are advertised directly and on booking sites ranging from THB24,000 to THB45,000 per night. These are just room rates: To be added is +++ for service (10%), tax (7%) and food and beverage and tips. At a minimum this adds 17%, so THB45,000 becomes THB52,000 with food and beverage additional.

**Four bedroom villas rent** from THB90,000 per night for just room rate, with room rates substantially higher in peak periods of Christmas, New Year, Chinese New Year and holiday periods in the Emirates and India.

An estimate of GROSS rental income for a 4 or 5 bedroom villa for a total of 90 or 180 days per year:

- 90 days (3 months) @ THB90,000 per night, yields THB 8,100,000 P.A.



- 180 days (6 months) @ THB90,000 per night, yields THB16,200,000 P.A.

If aggressively rented, the Villa can pay for itself in under 7 years and less aggressively it can pay in under 10 years, leaving another 25 to 20 years more of income generation. And don't forget rates increase year on year by an average of 7%!

## 5. Facilities and Estate Management

Communal facilities are kept to a minimum, focusing on essentials and individual villa privacy and choice. For certain things, eg: Gym, nearby resorts within 2-5 minutes walk welcome members, laundry and house keeping services.

### Communal Facilities

- A private resort-style beach pool complex is provided just for the owners together with a funicular tram to ride easily between the beach, the villas and the entrance with parking at the top.
- A funicular passenger tram serving all villa levels between the beach and the secure project entrance at the road level
- External stairs serving all levels, landscaping and lighting
- Private beach resort pool and deck solely for the owners and residents
- Off-road parking at the top of the site
- Secure Locked gate

### Estate management

For the first 1 or 2 years year the developer will be responsible for organising, at the owners expense, the management, maintenance and operation of the estate with the intention to handover under the complete control of the owners committee. CAM fees will be set ( estimated at 65 THB per sqm per month) and be payable 2 year in advance and then up to the owners committee.

## 6. Near By

Ao Yon and nearby PanWa offer a wide range of hospitality, resort, wellness, eating, drinking, sea-based activities and other facilities. These range from iconic international brands charging USD3-40,000 per night and USD500 dinners for two to food stalls and beach massage vendors changing next to nothing, and many are within walking distance.

Savour the awesome sea views at some of our favorites venues next to Ao Yon Beach Villas

### V Villas

(<https://www.vvillasphuket.com/>)

19 private villas, award winning international restaurant and Spa, outstanding views and breeze

### Bandara Villas



(<https://www.bandaragroup.com/bandara-villas-phuket/>)

42 Private pool villas with restaurant, bar and access to housekeeping and other services

**Sri Panwa**

(<https://www.sripanwa.com/>)

Award winning hotel, restaurants and managed private villas

## 7. About the Developer

### Meet the Developer

The project is exceptionally well structured to eliminate buyers risk, to minimise development risk and holds all buyers money aside until the project is ready to commence construction of all villas at the same time. Current works are ground and infrastructure works.

The project land is prepared ready for construction, the local authority building permits are granted and the contractor is appointed along with an independent project manager. With the legal ownership package for international buyers also completed, the project is ready for owners to engage in learning more to secure one or more of the 7 villas.

### The Developer: AO YON INTERNATIONAL Co. Ltd (AYI)

AYI is a Thai company founded by the principles to execute the Ao Yon Beach Villas project.

Comprising a team of seasoned international and Thai individuals with extensive luxury development experience gained in Phuket, Thailand and surrounding countries, the team have a strong project finance and legal background and have selected leading independent architectural, construction and engineering, project management, legal, estate and rental management and advisory firms and consultants to deliver the project. Key developer members are:

#### TEAM

**Developer:** Ao Yon International Co., Ltd

**Senior Partner** Mr. Thomas Enslow, Swedish, 42 years living in Asia with extensive experience in finance and development in Thailand and other South East Asian countries.

**Senior Partner** Mr. Paiboon Sutuntivorakoon, with over 35 years in international law practice with extensive experience in cross border investment, finance and Thai property market.

**Architect** Mr. Suwattanapong Ountanon.

**Final Design & Architecture:** AE. Phuket Co., Ltd

**Engineering: (MEP)** AE. Phuket Co., Ltd



**Contractor:** AE. Phuket Co., Ltd  
**Independent Quality Inspector:** Constructive Management Co., Ltd, Phuket

**Estate Manager:** Elite Havens  
**Rental Manager:** Elite Havens  
**Villas Manager:** Elite Havens  
**Lawyer:** PBS Law Ltd, Bangkok  
**Accounting:** Andaman Capital Co., Ltd. Phuket

**Project Banker:** Kasikorn Bank, Phuket  
**Sales and Marketing:** Asia360 Co., Ltd, Phuket

### **The Contractor AE Co. Ltd**

[https://www-aephuket-com.translate.google/? x tr sl=th& x tr tl=en& x tr hl=en& x tr\\_pto=sc](https://www-aephuket-com.translate.google/? x tr sl=th& x tr tl=en& x tr hl=en& x tr_pto=sc)

Based in Phuket, AE are an established construction and architectural firm with a reputation for excellence in design and a successful track record for delivering luxury villa, resort, hotel and apartment projects as well as private commissions.

AE have been involved from the very early stages of design development, working from original architectural concepts through design refinement, drawings, material selection and all technical and engineering specifications for the villas and the project infrastructure. Deploying their in-house team of civil engineers, architects, and engineers for electrical, plumbing, and air conditioning systems.

As contractor this early involvement and in-depth knowledge of the project ensures a smoother build process benefiting both villa buyers and the project overall.

### **The Project Manager: Constructive Management Co. Ltd**

<https://www.constructivemanagement.net/>

The developer has appointed reputable Phuket firm Constructive Management to manage the overall project, working for the developer and the buyers as an independent check on quality, timeliness and compliance with the project specifications.

The project manager has an important role for owners as it is only when the manager has inspected and confirmed in writing that a stage has been properly completed that they will be invoiced for the work done. Constructive Management have undertaken many luxury private villa projects in Phuket including at Cape Yamu as well as upscale hotel and resort projects.