

## 1. The Exit Strategy & Market Insight

A financial model unparalleled in the Phuket ultra-luxury market. We offer an institutional approach to your capital and a fully protected investment contract:

- **Guaranteed & Target Yield (Years 1–8):** A strictly fixed 7% per annum for the first 3 years, followed by a targeted 7%+ within the Individual Rental Management system. Your income is generated exclusively from your personal assets.
- **Flexible 100% Buy-Back Option:** We provide a strategic decision window—after 7 or 8 years, the developer is obligated to buy back the villa at 100% of the initial purchase price. You retain the net rental profits and secure a risk-free return of your invested capital (executed day-to-day), avoiding broker commissions and 4.3% resale taxes.
- **The Perfect Win-Win (Market Insight):** Why would the developer agree to this? The project for a direct vehicle bridge connecting the island to Phuket is in the final stages of approval. This will trigger a massive spike in land value. You secure guaranteed millions in risk-free profit, while the developer reclaims an appreciated asset and a market premium for future institutional financing.

## 2. Legal Armor & Ownership Structure

An absolutely transparent ownership structure, fully adaptable to your requirements by Big4-level auditors:

- **Leasehold + Freehold:** The most secure structure for foreign investors (the land is held under a long-term lease, while the building is in your absolute personal ownership).
- **Full Freehold:** Executed when purchasing through your Thai company. Ideal for establishing a secure corporate structure and generational wealth transfer.

## 3. Geographic Armor & Absolute Privacy

- **Natural Isolation:** Despite the island's impending development, your privacy remains absolutely protected. Villa Escape is situated on the extreme northeastern cape, physically severed from the rest of the island by a natural mountain range.
- **Gated Perimeter:** Accessed via a single controlled private road, with an entirely private beachfront. You are in total seclusion, inaccessible to random tourists.
- **Architecture & Space:** Designed by the creator of the Aman concept (David John Barclay). Strictly 8 collectible residences with meticulously calculated spacing and landscape screening between the homes.

#### 4. Ultra-Logistics & Personal Fleet

- **Helipad:** We are currently finalizing the location for a private helipad within our gated territory, allowing you to arrive at your villa by air directly from the airport terminal.
- **Private Speedboat:** Included in the villa price and assigned exclusively to you. You are completely independent of hotel boat schedules—a 10-minute water transit, available 24/7, connects you to Phuket.
- **VIP Transfer & Personal Buggy:** Seamless "tarmac-to-door" escort service and your own dedicated transport for moving within the residential grounds.

#### 5. Residency Status & Tax Optimization

- **Borderless Access:** Purchasing the villa grants you and your family an elite 10-year Thailand visa. Zero bureaucratic friction—you simply fly home.
- **Yield Protection:** This visa paves the way to tax residency status, legally allowing you to apply tax deductions and reduce the rental income tax rate from 15% to -5%, exponentially increasing your net "in-hand" profit.

#### 6. Premium Lifestyle, Golf & Wellness

Villa ownership automatically opens doors to exclusive private clubs:

- **Golf Club:** Exclusive membership at one of Phuket's most prestigious golf clubs—the perfect environment for networking and high-status recreation.
- **Privileged Access to Sunyata Spa:** Your special resident status at our award-winning SPA complex grants access to a state-of-the-art fitness center, priority booking, and exclusive club rates for personalized wellness programs.

#### 7. Gastronomic Syndicate (In-Villa Dining) & Butler Service

You never need to visit a public restaurant. Your villa comes with an **individual dedicated butler** who, with a single call, orchestrates the arrival of one of three specialized executive chefs directly to your private kitchen:

- **European Cuisine Chef:** Fine dining, premium steaks, classic pasta.
- **Seafood Expert:** Raw bar, fresh morning catch, perfect grill.
- **Pan-Asian Chef & Pastry Master:** Authentic Asian cuisine, fresh morning pastries, and customized desserts for your private events.