



MONETARIA



A woman with long brown hair and sunglasses is smiling and hugging a young girl with long blonde hair and sunglasses. The girl is wearing a colorful striped bikini top. In the background, a person is holding a smartphone, possibly taking a photo. The scene is outdoors, likely at a beach or resort.

“ Embrace *a Life* of Extravagance ”

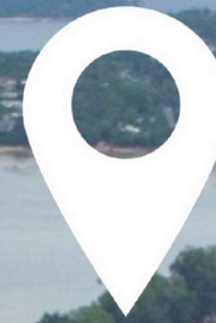
Welcome to our exclusive collection of modern luxury villas nestled in the idyllic location of Rawai, Phuket. Offering the perfect blend of elegance and functionality, these meticulously designed 3 and 4-bedroom villas redefine luxury living in Phuket, southern of Thailand where named one of the world's most tranquil destinations.

Situated just a mere 850 meters from the pristine beach, our villas provide residents with the ultimate beachside retreat. Immerse yourself in the tranquil ambiance as you indulge in breathtaking nature and enjoy the fresh seafood from the Andaman Sea.

Each villa boasts a modern luxury architectural style, featuring sleek lines, functional, and open-concept living spaces. The interiors are thoughtfully crafted to offer a seamless flow between indoor and outdoor areas, allowing for an abundance of natural light and a sense of spaciousness. Every detail has been carefully considered to create a harmonious balance between aesthetics and practicality.

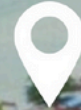
Monetaria Villas

Prime Location



Rawai Beach
5 Mins

Rawai Seafood Market



DEVELOPER PROFILE



MR. SOMCHART SAKULJITJINDA CEO

Mr. Somchart Sakuljitjinda, a visionary real estate developer. He is a distinguished alumnus of Chulalongkorn University, where he completed the Real Estate Entrepreneurship Program. With over 25 years of experience in the advertising media business, Mr. Somchart has honed his skill in business development.

Mr. Somchart is an active member of several prestigious business organizations, including:

- Phuket Business Entrepreneurs for the Development of Industry.
- BNI (Business Network International)

In addition to his real estate ventures, he owns a renowned pearl jewelry business in Phuket.

The current real estate project is situated on a piece of land that has been in Mr. Somchart 's family for over 60 years. Recognizing the immense potential of this prime location in Rawai, he is dedicated to transforming it into a high-quality real estate development contributing to the area's growth and prosperity.



MR. SUKHUM ANONGLEKHA CEO

Mr. Sukhum Anonglekha, accomplished Real Estate Developer; he holds a Master of Management degree with a specialization in Entrepreneurship Management from Mahidol University. His extensive career in business management and marketing spans over two decades, showcasing his expertise and leadership in various industries.

Career Highlights:

- Marketing Executive at Internet KSC
- Marketing Director at CS Packing & Printing Co., Ltd.
- Deputy Managing Director at Ampanyuth Laboratories Co., Ltd.
- Deputy Managing Director at Ampanyuth International Co., Ltd.
- CEO at Na Nicha Co., Ltd.

Under his leadership, Na Nicha Co., Ltd. focuses on developing rental properties in prime locations across Bangkok. The company's portfolio includes office spaces, home offices, and retail shops, catering to a diverse range of business needs.

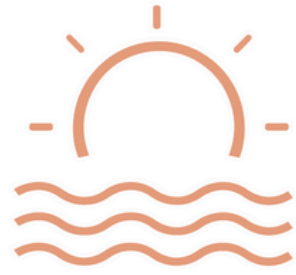
Mr. Sukhum's strategic vision and entrepreneurial spirit drive the continuous growth and success of his real estate ventures, contributing significantly to dynamic property market.



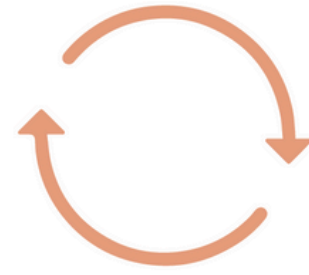
PROJECT INFORMATION

Project Name:	Monetaria Villas	Ownership:	Freehold/Leasehold
Developer:	ABC Developer Co., Ltd.	Bedroom:	3 - 4 Bedrooms
Brand:	Monetaria Villas	Starting Price:	17.9 Million Baht
Location:	Rawai, Phuket	Clubhouse:	Yes
Property Type:	Modern Private Pool Villas	Furniture:	2 - 3 Million Baht
Number of Villa:	35 Villas	Common Area Fee:	THB 9,000 - 12,000 (monthly)
Project Size:	13 Rai 2 Ngan 16 Sq. wah	Sinking Fund:	100,000 THB
Land Size:	320 - 603 Sq. m.	Construction Period:	8 - 12 Months
Villa Size:	274.10 - 374.90 Sq. m.	Show unit complete:	December 2024

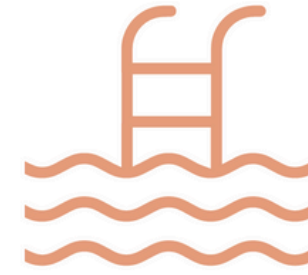
KEY FEATURES



ONLY 850 METERS
TO RAWAI BEACH



FULLY FUNCTIONAL



PRIVATE
SWIMMING POOL



UNDERGROUND
ELECTRICITY



CLUBHOUSE



HIGH-QUALITY
BUILDING MATERIALS



SAFETY



SUSTAINABILITY



FACILITIES



CLUBHOUSE



FITNESS



COFFEE SHOP



CO-WORKING SPACE



PICKLEBALL COURT



UNDERGROUND ELECTRICITY



SMART SECURITY



PROPERTY MANAGEMENT



UNDERGROUND FIBER OPTIC



SMART HOME



LOCATION



Rawai Beach
850 Meters



Tops Rawayana Supermarket
1.2 Kilometer



Naiharn Beach
3.0 Kilometer



Rawai Seafood Market
1.0 Kilometer



International School of Phuket
5.0 Kilometer



Chalong Pier
5.6 Kilometer



Villa Market
5.7 Kilometer



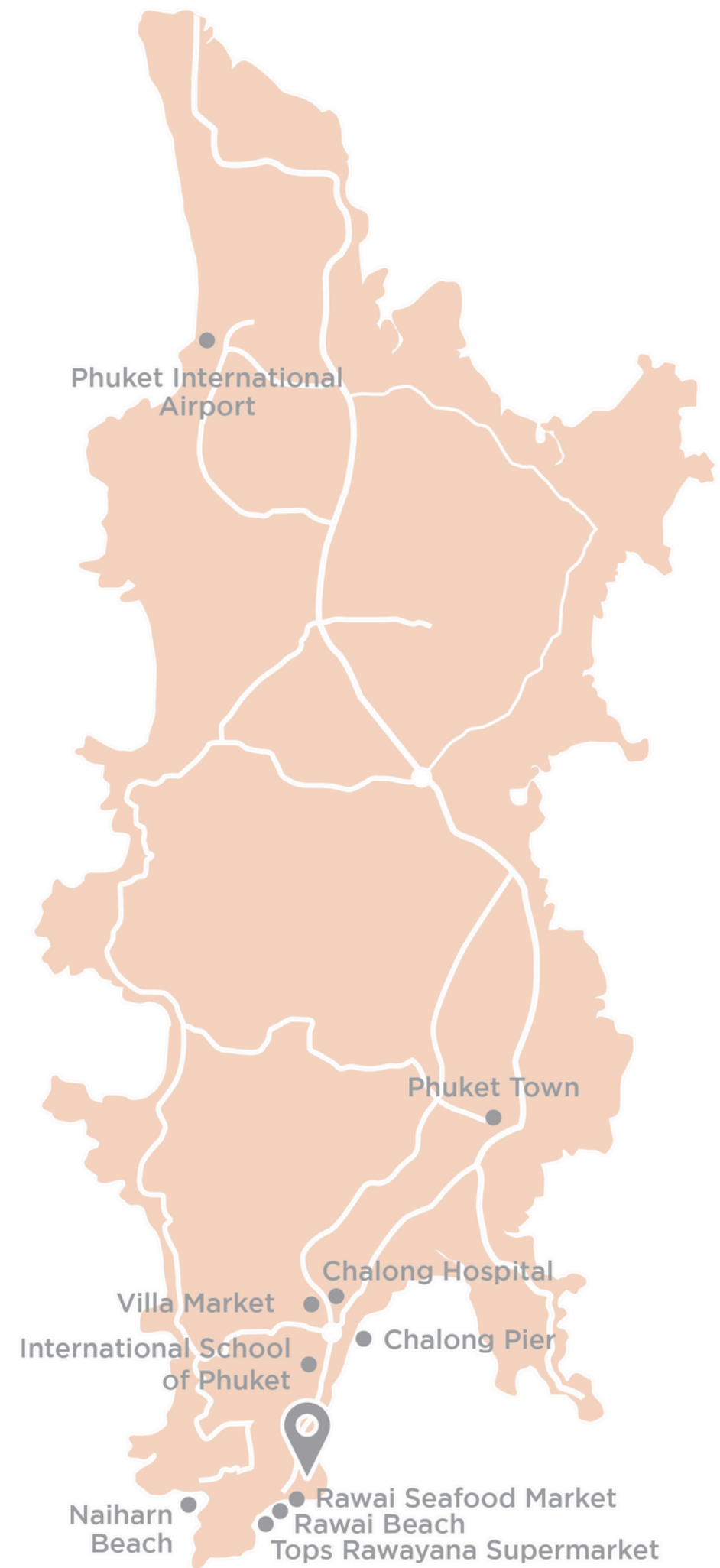
Chalong Hospital
5.9 Kilometer



Phuket Town
17.4 Kilometer



Phuket International Airport
46.3 Kilometer





MASTER PLAN



TYPE A



FLOOR PLAN



TYPE A

Land area 320.00 Sq.m.
Total usable area 274.10 Sq.m.

-  3 Bedrooms
-  4 Bathrooms

01	GARAGE	21.50	Sq.m.
02	STORAGE	1.20	Sq.m.
03	ENTRANCE	12.80	Sq.m.
04	MASTER BEDROOM	24.80	Sq.m.
05	TOILET 1	11.30	Sq.m.
06	WALK-IN CLOSET	8.00	Sq.m.
07	BALCONY 1	8.00	Sq.m.
08	LIVING	24.00	Sq.m.
09	DINING	27.50	Sq.m.
10	KITCHEN	6.00	Sq.m.
11	TOILET 4	2.70	Sq.m.
12	LAUNDRY	9.00	Sq.m.
13	TERRACE & DECK POOL	36.50	Sq.m.
14	BEDROOM 2	19.00	Sq.m.
15	TOILET 2	4.50	Sq.m.
16	BEDROOM 3	15.00	Sq.m.
17	TOILET 3	4.50	Sq.m.
18	BALCONY 3	2.50	Sq.m.
19	SWIMMING POOL (3 x 11 m.)	33.00	Sq.m.
20	SURGE TANK & PUMP ROOM	2.30	Sq.m.

TYPE A





TYPE B



FLOOR PLAN



TYPE B

Land area 440.00 Sq. m.
Total usable area 374.90 Sq. m.



4 Bedrooms



5 Bathrooms



01	GARAGE	40.00	Sq. m.
02	STORAGE	2.70	Sq. m.
03	ENTRANCE	10.00	Sq. m.
04	LIVING	35.00	Sq. m.
05	DINING	36.00	Sq. m.
06	KITCHEN	9.00	Sq. m.
07	TOILET 5	4.00	Sq. m.
08	LAUNDRY	6.50	Sq. m.
09	MASTER BEDROOM	30.30	Sq. m.
10	WALK -IN CLOSET	9.00	Sq. m.
11	TOILET 1	12.00	Sq. m.
12	BALCONY 1	8.20	Sq. m.
13	BEDROOM 2	15.20	Sq. m.
14	TOILET 2	6.20	Sq. m.
15	BALCONY 2	8.50	Sq. m.
16	BEDROOM 3	21.00	Sq. m.
17	TOILET 3	6.80	Sq. m.
18	BALCONY 3	9.50	Sq. m.
19	BEDROOM 4	15.00	Sq. m.
20	TOILET 4	5.00	Sq. m.
21	BALCONY 4	3.20	Sq. m.
22	SWIMMING POOL (3.5 x 11 m.)	38.50	Sq. m.
23	TERRACE & DECK POOL	37.70	Sq. m.
24	SURGE TANK & PUMP ROOM	5.60	Sq. m.

TYPE B





Companies that join in creating and developing the project



ARCHITECTURAL
CASTSTONE BATHWARE



- JAPAN -



FRAMING the Future of Living



- JAPAN -



Modern BATHROOM Collections



- USA -



CUSTOMIZE YOUR DREAM KITCHEN



- DENMARK -



Cook your way to life



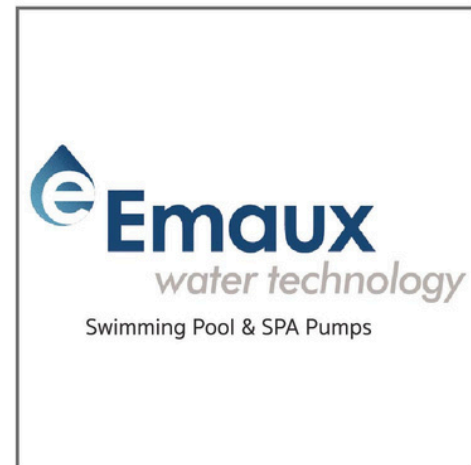
- GERMANY -



The "Leaf Wood" design.
Delicate foliage under your feet.



- SWITZERLAND -



Design & manufacture
of professional pool products



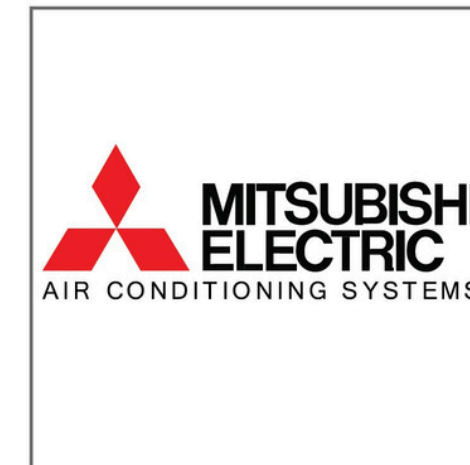
- AUSTRALIA -



Technology solutions for Residential



- SWITZERLAND -



Creating New Global Values for Air



- JAPAN -



An importer of premium wall
& floor decorative materials



- GERMANY -

The best building contractors in Phuket to join with project



CLUB HOUSE

WELLNESS



FITNESS



CO-WORKING SPACE



SAUNA ROOM



YOGA ROOM



PICKLEBALL COURT









Return on Investment (ROI)



Type A Moneteria 3 Bedroom 4 Bathroom (18.9 MTB)

Estimate Holiday Rental - Income

Season	Green (60%)	High (80%)	Peak (100%)
Month	5 months (May-Sep)	5 months (Feb-Apr),(Oct-Nov)	2 months (Dec-Jan)

3 Bedroom 17.9 MTB

Daily	7,000 18 days	10,000 24 days	15,000 30 days
Monthly	126,000*5m=630,000	240,000*5m=1,200,000	450,000*2m=900,000

Total 2,730,000 Baht

Management 40%: Owner 60%	1,638,000 Baht	8.66% ROI
Management 20%: Owner 80%	2,184,000 Baht	11.55% ROI

Estimate : Long Term Rental

120,000*12 months =	1,440,000	
Commission 1 month =	120,000	
Income	1,320,000	7.60% ROI

Note

Holiday Rental	
60:40	
Management 40%	Mangement responsible for all operating expenses including pool and garden services, utilities, laundry and amenities expenses.
Owner 60%	Owner responsible for CAM fee and 5% personal income tax.
80:20	
Management 20%	Management responsible only for marketing expenses to find renter and provide check in-check out service.
Owner 80%	Owner responsible for all operating expenses including pool and garden services, utilities, laundry and amenities, CAM fee and personal income tax.
1 year contract	Commission 1 Month for agent or management team.

Type B Moneteria 4 Bedroom 5 Bathroom (22.9 MTB)

Estimate Holiday Rental - Income

Season	Green (60%)	High (80%)	Peak (100%)
Month	5 months (May-Sep)	5 months (Feb-Apr),(Oct-Nov)	2 months (Dec-Jan)

4 Bedroom 22.9 MTB

Daily	9,000 18 days	15,000 24 days	25,000 30 days
Monthly	162,000*5m=810,000	360,000*5m=1,800,000	750,000*2m=1,500,000

Total 4,110,000 Baht

Management 40%: Owner 60%	2,466,000 Baht	10% ROI
Management 20%: Owner 80%	3,288,000 Baht	14% ROI

Estimate : Long Term Rental

250,000*12 months =	3,000,000	
Commission 1 month =	250,000	
Income	2,750,000	13.10% ROI

Note

Holiday Rental	
60:40	
Management 40%	Mangement responsible for all operating expenses including pool and garden services, utilities, laundry and amenities expenses.
Owner 60%	Owner responsible for CAM fee and 5% personal income tax.
80:20	
Management 20%	Management responsible only for marketing expenses to find renter and check in-check out service.
Owner 80%	Owner responsible for all operating expenses including pool and garden services, utilities, laundry and amenities expenses, CAM fee and 5% personal income tax.
1 year contract	Commission 1 Month for agent or management team.



MONETARIA

VILLAS

THANK YOU