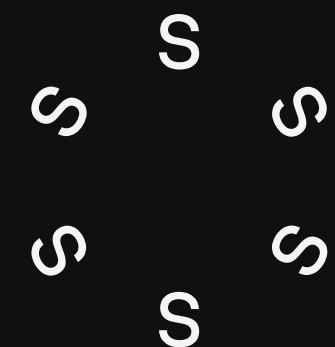




# Sunny Moon Village

PHUKET  
NAI HARN

Premium  
family villas



# Sunny Holding

At Sunny Holding, we see beyond investments – we envision the future.

## 14 years

of experience in the Asian and European markets.

>1M m<sup>2</sup>

more than  
1,000,000 m<sup>2</sup> built

85%

Occupancy rate  
of our properties

12%

Average  
annual return



Igor Grosu and  
Victoria Halitska  
Co-Founders,  
Sunny Holding

# International experience

We build real estate  
in 8 countries  
worldwide



Ukraine, Thailand, Georgia, Moldova,  
Romania, Indonesia, Costa Rica, Portugal



# Our Projects

Years of experience help us complete projects on time and guarantee quality.

Each project is a unique concept, thought out to the smallest detail, which ensures high occupancy and delivers investment returns.



## SUNNY VILLAGE

22 TOWNHOUSES 6 VILLAS BERAWA

3 min FROM BERAWA BEACH



## SUNNY VILLAGE

14 MODERN TOWNHOUSES BATU BOLONG

1 min TO BATU BOLONG BEACH



## SUNNY CUDDLES

42 APARTMENTS

7 min TO THE BEACH



## SUNNY APARTS I

42 APARTMENTS

2 min FROM BATU BOLONG BEACH



## SUNNY APARTS II

50 APARTMENTS

2 min FROM BERAWA BEACH



## SUNNY UMALAS

30 MODERN TOWNHOUSES

10 min BATU BELIG OR BERAWA BEACHES



## FAMILY UBUD

KIDS-FIRST FAMILY RESORT 4\*

3 min FROM CENTER OF UBUD



## SUNNY MUSE

62 APARTMENTS

2 min FROM BATU BOLONG BEACH



## SUNNY NINE

9 TWO BEDROOM TOWNHOUSES

7 min TO THE BEACH



## AMO RESIDENCE

TWO LUXURY 5 BEDROOM VILLAS

7 min TO THE BEACH



## SUNNY SAMUDRA

FIVE STAR CONDOMINIUM

7 min TO THE BEACH



## LUMA BIOHACKING RESORT

MODERN APARTMENT COMPLEX

9 min TO SAMSARA BEACH



## SUNNY MOON

EXCLUSIVE PREMIUM APARTMENT COMPLEX PHUKET

750 m TO NAI HARN BEACH



## SUNNY MOON VILLAGE

PREMIUM FAMILY VILLAS PHUKET

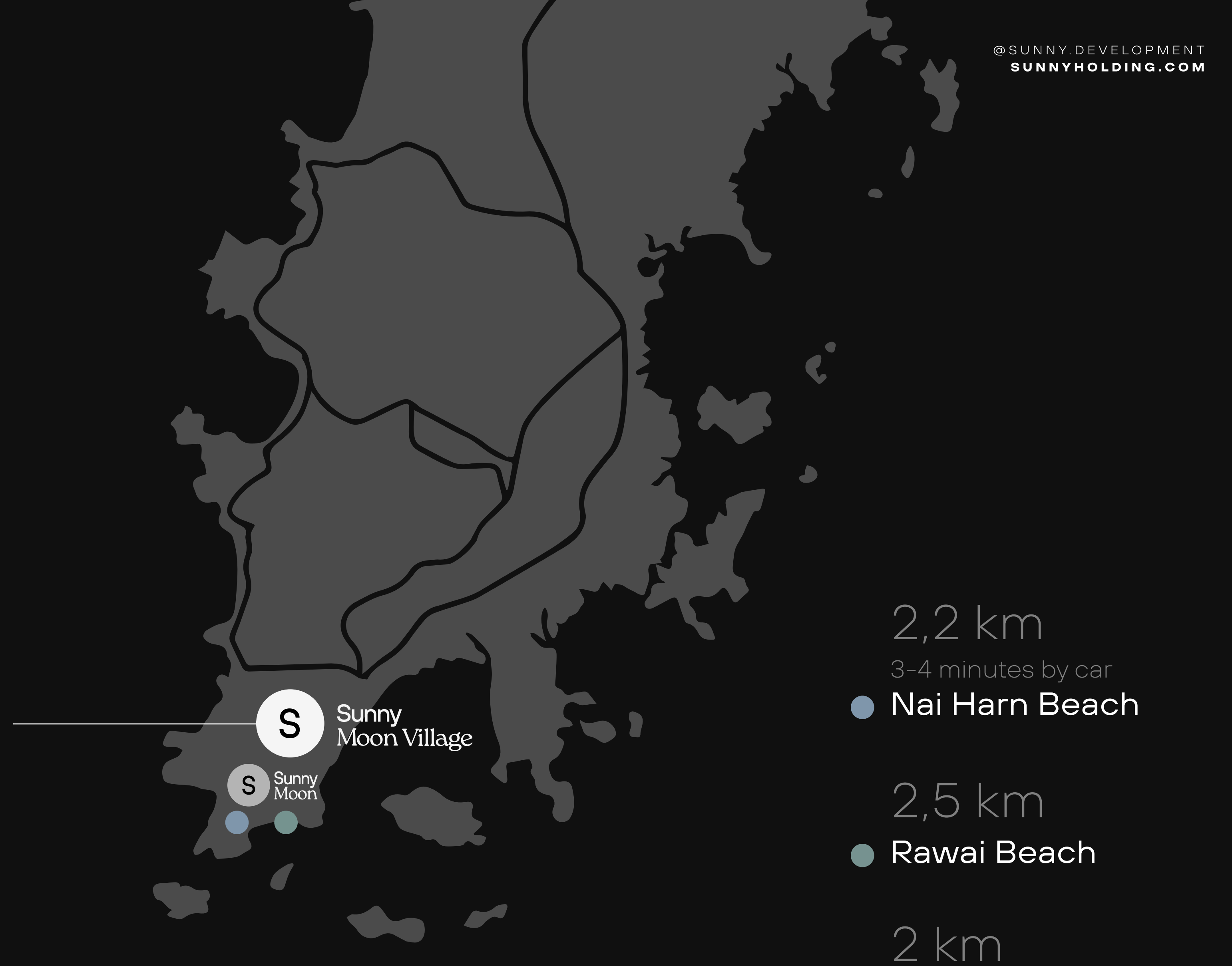
2.2 km TO NAI HARN BEACH

# Premium family villas in Phuket from Asia's leading developer.



## Sunny Moon Village

A private space harmoniously integrated into the tropical landscape.



Shuttle bus between the projects and to Nai Harn Beach

2,2 km  
3-4 minutes by car  
● Nai Harn Beach

2,5 km  
● Rawai Beach

2 km  
● Sunny Moon

Full access to infrastructure



# Nai Harn Beach

The most popular beach in Phuket.



Included in the top 5 best beaches in Asia according to Tripadvisor.



SUNNY MOON  
VILLAGE

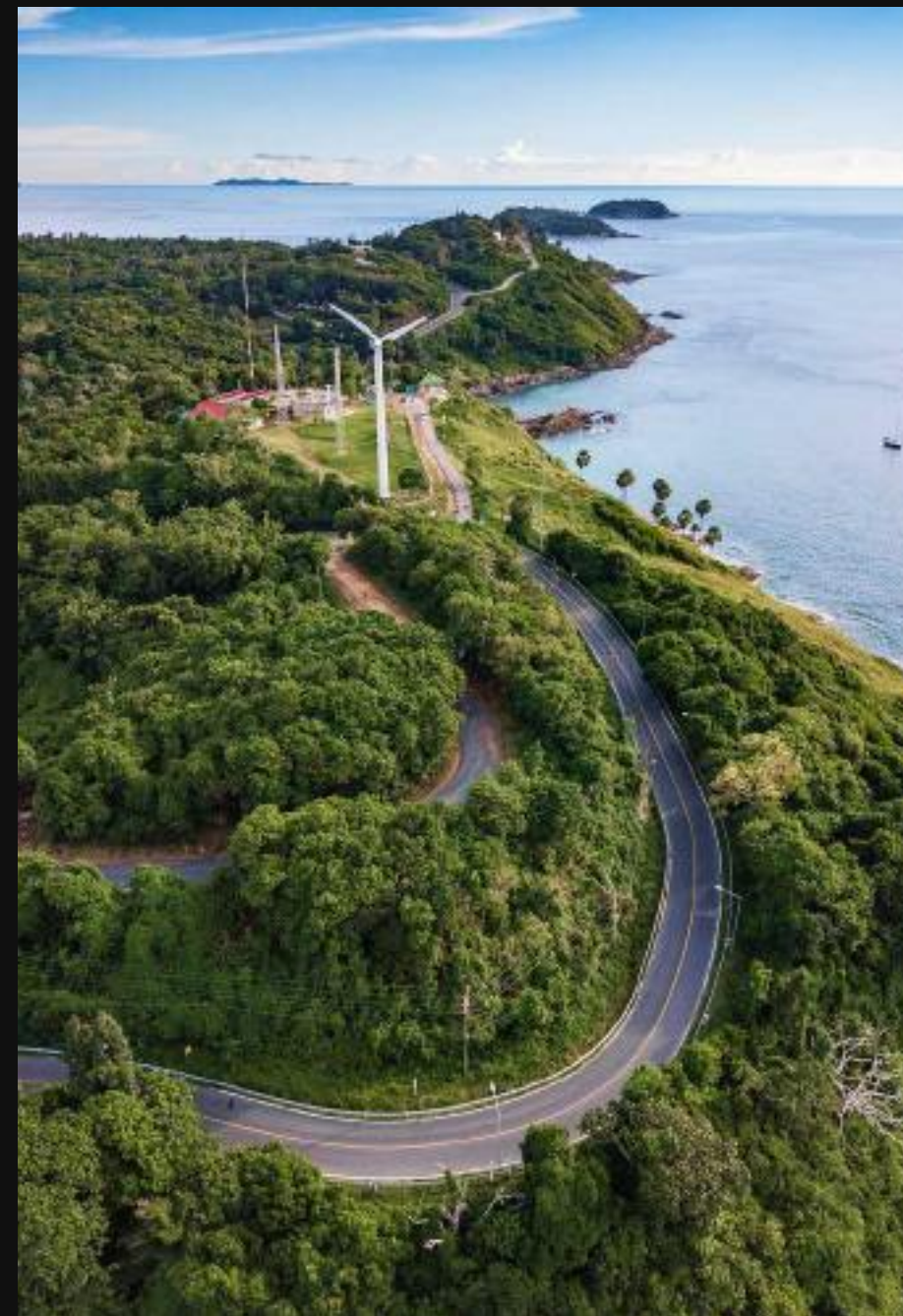
# Attractions

# Places of power



Nai Harn Lake:

Walking area and running paths around the freshwater lake.



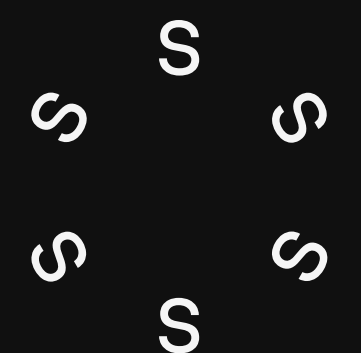
Windmill Viewpoint:

Panoramic sea and windmill views.



Promthep Cape:

The most famous viewpoint on the island with stunning sunsets.



SUNNY MOON  
VILLAGE

# Everything for a comfortable life



## Restaurants:

[Avo Kitchen](#)

[Chekhoff](#)

[Fresca](#)



## Education:

[ABC International](#)

[Montessori](#)

[ISP](#) (international schools and kindergartens)

The Nai Harn and Rawai areas offers a well-developed infrastructure

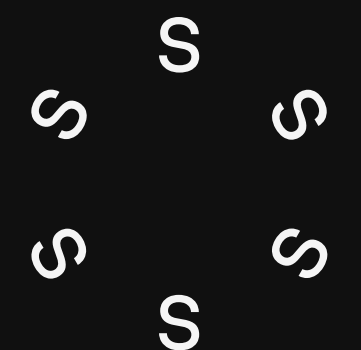
where everything you need is 5–10 minutes away.



## Healthcare:

[Lyfe Medical](#)

Clinics and wellness centers.





# Masterplan

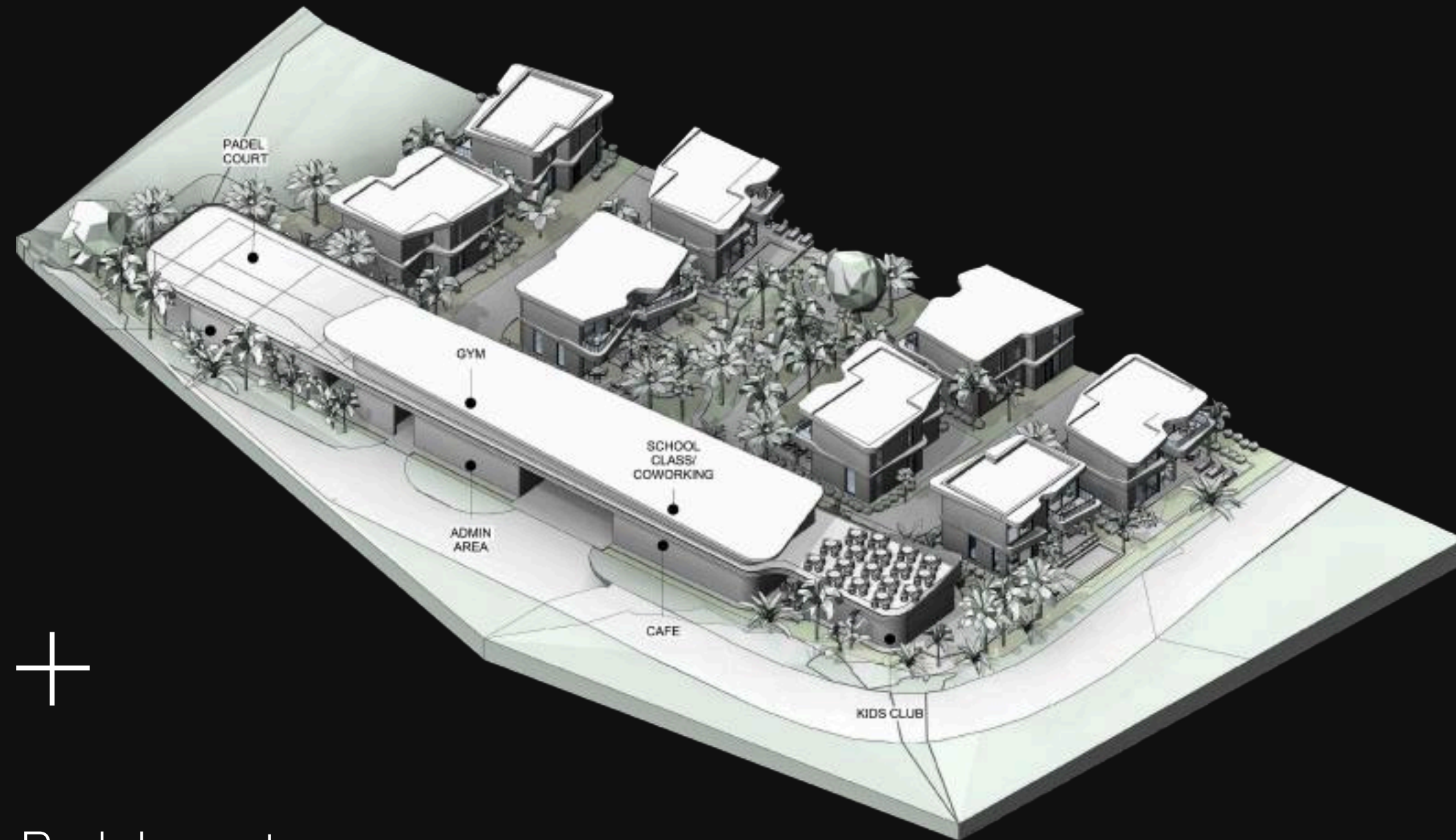
Sunny  
Moon Village

Private space harmoniously integrated  
into the tropical landscape.

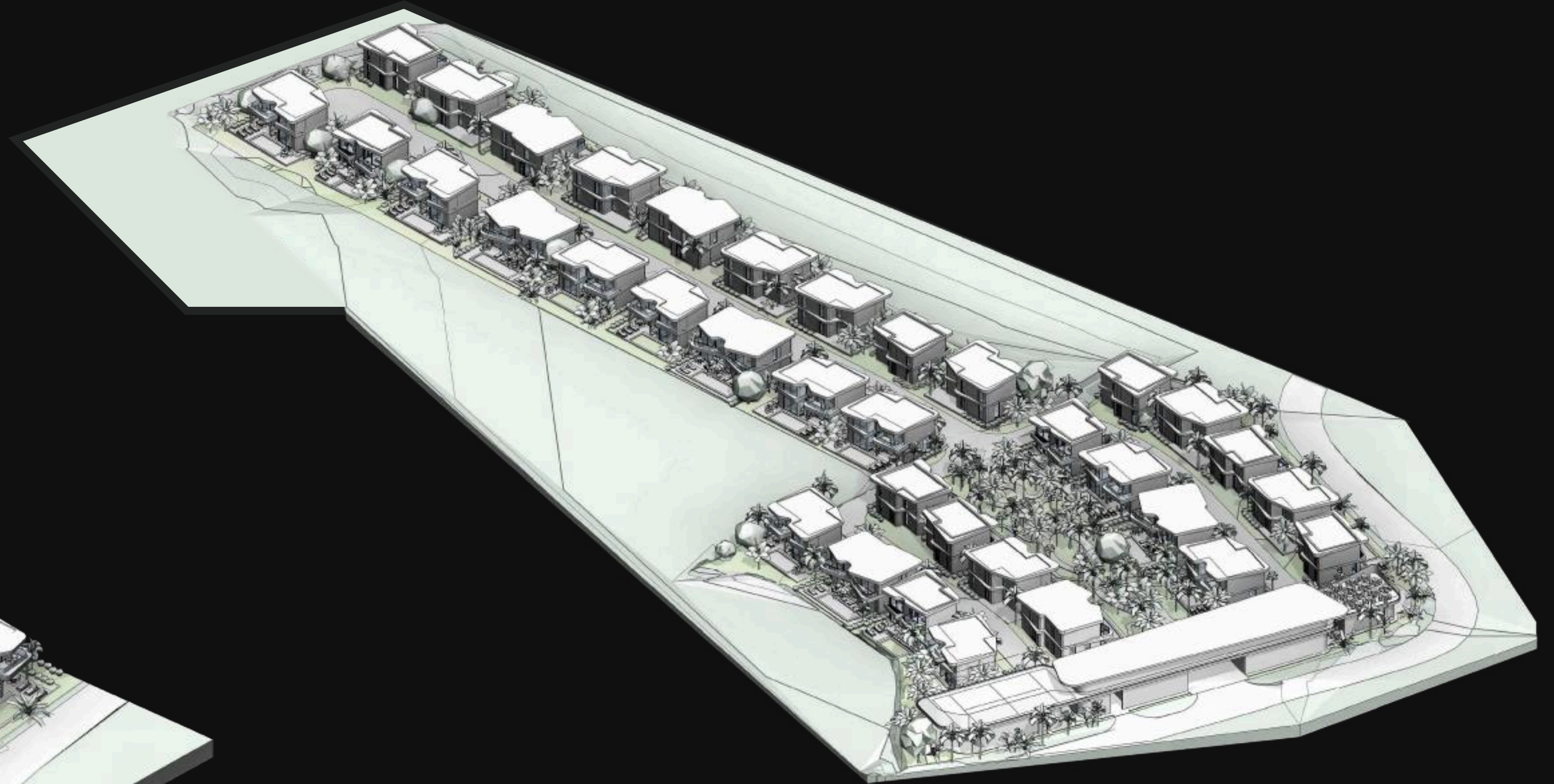


# Complex infrastructure

A balance between activity and relaxation is achieved here.



- Padel court
- Gym
- Cafe
- Coworking
- Spa
- Kids' areas



Sunny Moon Village



Sunny Moon



Residents of Sunny Moon Village have full access to the infrastructure of Sunny Moon.

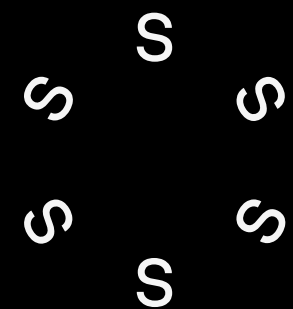


(2 km).



# Lobby & Service

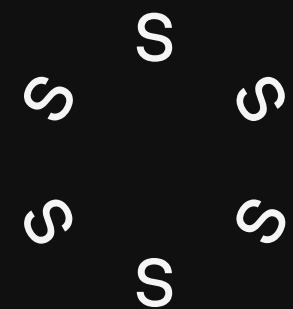
A spacious lobby with 5-star concierge service. We take care of everything so you can enjoy your stay.





# Cafe

The perfect place for morning coffee or a light breakfast with family and neighbors. A cozy atmosphere and delicious food just steps from your villa.





# Sports & Activity

### Gym:

A training space with professional equipment to stay in shape.

### Padel Tennis:

A modern court for the most popular sport in Phuket

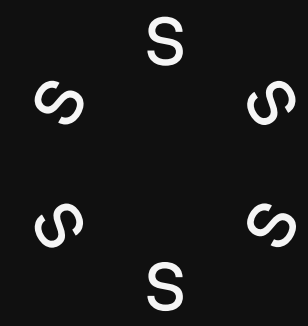




# Kids' Playroom

A safe space equipped for children of different ages. Interactive games and developmental zones where kids will be happy.





# Children's Development Space

Modern children's area for development, creativity, and active leisure.



Educational Board Games Area



Children's Library



Art Studio for Painting and Illustration



Language and Intellectual Clubs



LEGO Zone

Kids Yoga and Dance Studio



Acting Classes for Children





# SPA Complex

A space of beauty and recovery.  
A place to restore balance, strength,  
and energy after an active day.

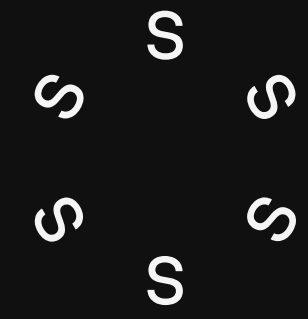


# Smart Home Technologies

+

Modern technologies for your  
comfort and safety.





# Eco & Tech

## Solar panels

Reducing energy costs and being environmentally conscious.



## EV Chargers

Personal charging stations for electric cars.

# Privacy and Comfort

We have created a new niche in the Phuket market — premium family villas of optimal size.

+ **Family concept:** Designed for living with children.

+ **Pet-friendly:** We welcome your pets.

+ **Smart layouts:** Spaciousness without unused extra square meters.





EXTERIOR  
DESIGN

2 Bedroom  
Villa

S  
S  
S  
S  
S



EXTERIOR  
DESIGN

3 Bedroom  
Villa

S  
S  
S  
S  
S

EXTERIOR  
DESIGN

4 Bedroom  
Villa

S  
S  
S  
S  
S

# 2 BEDROOM VILLA

An ideal start for investment or a small family.

151 m<sup>2</sup>

Area

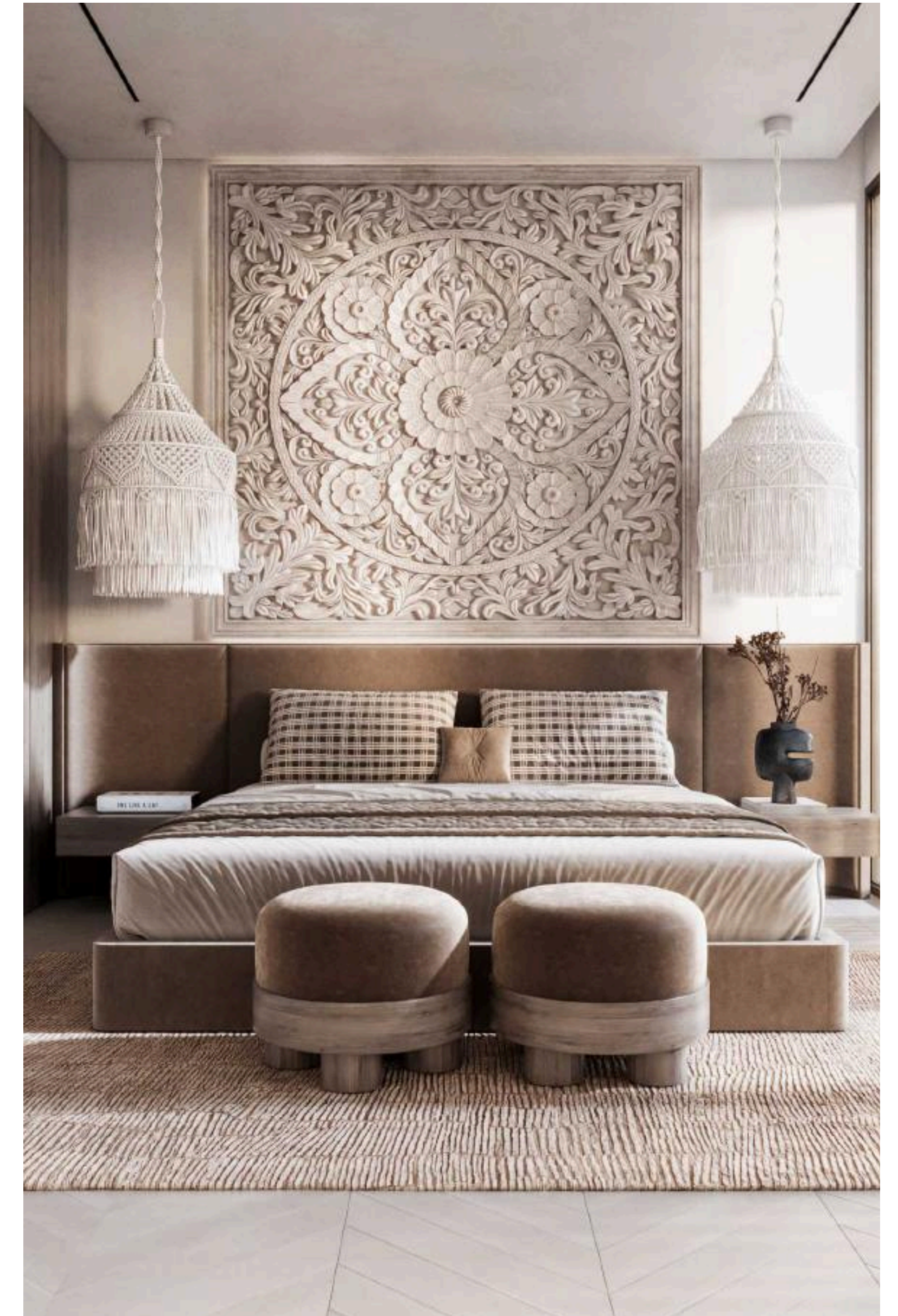
\$ 654,030

Price (Pre-sale)

Long-term rental  
(6-12 months)

Per month **4 770 \$**

Per year **57 240 \$**



# 3 BEDROOM VILLA

The golden mean for  
comfortable living.

163 m<sup>2</sup>

Area

\$ 737,110

Price (Pre-sale)

**Long-term rental**  
(6-12 months)

Per month **5 850 \$**

Per year **70 200 \$**



# 4 BEDROOM VILLA

Maximum space and  
premium comfort.

215 m<sup>2</sup>

Area

\$ 955,245

Price (Pre-sale)

Long-term rental  
(6-12 months)

Per month **7 700 \$**

Per year **92 400 \$**





# Interior design

Modern tropical minimalism.  
Natural materials (wood, stone) and panoramic glazing that  
blurs the boundaries between the home and the garden.





## Bathroom design



The bathroom design combines premium sanitaryware, including Grohe solutions, with the atmosphere of a home spa. Natural materials — wood and stone — create a sense of coziness and harmony.





## Private pools

Each villa is equipped with its own pool featuring a filtration system, surrounded by a private sunbathing terrace.





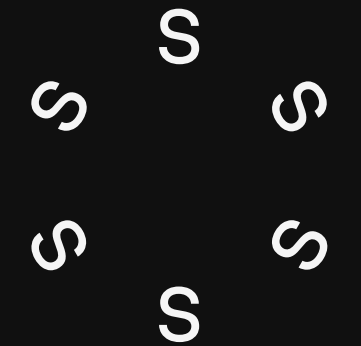
Private swimming pool in every villa



# Installment terms (0%)

At the reservation stage, you pay a \$10,000 deposit.

Signing the contract. You make an initial payment of 35%.



## Payment schedule:

DEPOSIT	Down payment	Foundation	Structural works	Walls and roof	Finishing	Key handover
\$10,000	35%	15%	15%	15%	10%	10%
<b>Reservation</b>	(less reservation deposit) Contract signing	Start of monolithic works	Structural frame construction	Building envelope completion	Engineering systems and finishing works	<b>Project delivery</b> Phase 1 - March 2028 Phase 2 - September 2029

SUNNY MOON  
VILLAGE

# Professional management



40 THB  
/m<sup>2</sup>

Maintenance fee  
(CAM Fee) (paid 1 year  
in advance)



400 THB  
/m<sup>2</sup>

Sinking Fund  
(one-time  
payment)



20 000 THB

Installation of  
electricity and  
water meters

Sunny Holding's in-house management company takes care of everything — from finding tenants to full technical maintenance of the villa.



Sunny  
Moon Village



# Start of Sales

## Special Offer

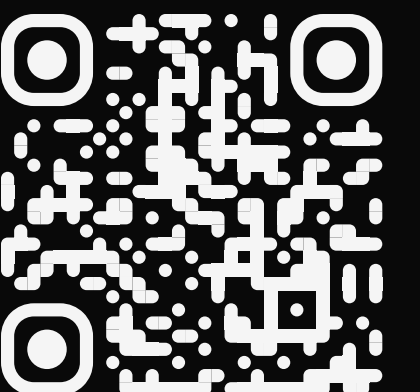
Book the best units while they are still available.

The best prices at the Pre-sale stage.

Book now



Projected asset value growth: +30% by the time of completion.





S S S  
S S S

# Sunny Moon Village

WHATSAPP  
+66 62 628 8899

WEBSITE  
[sunnyholding.com](http://sunnyholding.com)

