

An aerial photograph of a residential development named Rainpalm Villas. The image shows a cluster of modern houses with grey roofs and light-colored walls, interspersed with lush greenery, including palm trees and other tropical plants. A paved road with a few cars is visible in the lower-left corner. The overall scene is bright and sunny, suggesting a tropical or subtropical climate.

RAINPALM VILLAS

Peace and Happiness Home

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Developer Profile



HONG KONG DEER RUN LIMITED

Tonsai Company is a development company that jointly invested by Hong Kong Deer Run Limited Company and the Ritthisirikul family, a prominent legal family in Phuket since 2023



Hong Kong Deer Run Company Limited has been actively involved in real estate development in mainland China and expanded its real estate development investments to various Asian countries, including Malaysia (R&F Princess Cove), Cambodia (Star Palace), the Philippines (La Vida Residences Makati), and other notable projects since 2018 to present.



The Ritthisirikul family, with a multi-generational background in the legal and architectural fields in Phuket, has been providing legal consulting and construction contracting services for numerous real estate development projects in the region. Moreover, they have been actively engaged in social activities and charitable endeavors for many years. Mr. Kullasak Ritthisirikul has held the esteemed position of President of the Rotary Club Phuket for an extended period, and several family members are esteemed members of the same organization. Their dedication to society and aiding the underprivileged is commendable.

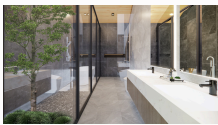
Designer profile

AHA Design Studio led by Anuchit Hantongchai, a famous designer in Phuket, Mr. Anuchit is the chief designer. He leads the team to design and design projects under the Wallaya villas: Luxpride, The Element, The Nest, The Granary, etc.

As well as the main design of villa projects under the Andaman Asset Solution such as The Trinity, The Residence.

Construction Company Profile

1. Manat Building.co.,ltd
2. Phuket Sumpaothong.co.,ltd
3. Ratcha Engineering 2023.co.,ltd
4. Rich Inter999 Construction Consult.co.,ltd





Visions



Luxury Modern Tropical Villa

Our purpose is to offer a new luxury modern tropical villa which matches with Phuket's climate and to be an incredible living destination for relaxing and investment guaranteed by the prime location in **Surin and Bangtao area (3-5 minutes' walk)**

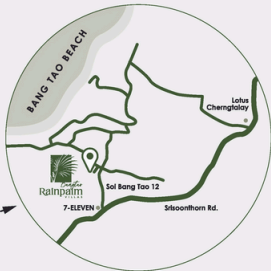


Concept



A project inspired by Rain-palm trees with the meaning of peace, sustainability, wealth since ancient times to creating simple buildings to meet the lifestyle of everyone looking for a place to live for relaxation or to rent under the concept of Peace & Happiness which is the meaning of the project.

PHUKET MAP



Villa Surrounding Area

3 Mins.	Bangtao Beach	11 Mins.	Blue Tree Phuket
5 Mins.	Surin Beach	14 Mins.	Laguna Golf Phuket
7 Mins.	Catch Beach Club	15 Mins.	Robinson Lifestyle Thalang
9 Mins.	Boat Avenue Villa Market	38 Mins.	Phuket International Airport



Layan Beach

Laguna Golf Phuket

Catch Beach Club

BANG TAO BEACH

BEST WESTERN PREMIER
Bangtao Beach Resort

Carpe Diem Beach

Adventure
Mini Golf

Go to Surin Beach

Soi Bang Tao 12

Laem Son

Amanpuri

RAINPALM POOL VILLA

• PUBLIC SERVICE AREA

F1 : Sale office	193.30 Sqm.
F2 : Service Guardhouse	138.00 Sqm.
G : Green area	141.66 Sqm.
N : Inner road	1,718.24 Sqm.

• SALE AREA

Type A		Type B		Type C		Type D	
A1	327.00 Sqm.	B1	301.00 Sqm.	C1	244.45 Sqm.	D1	289.35 Sqm.
A2	321.75 Sqm.	B6	267.65 Sqm.	C2	202.99 Sqm.	D2	272.60 Sqm.
A3	479.00 Sqm.	B7	257.78 Sqm.	C3	191.05 Sqm.	B6	272.48 Sqm.
A4	394.18 Sqm.	B8	273.48 Sqm.	C4	213.70 Sqm.	D4	307.83 Sqm.
A5	347.81 Sqm.					D5	346.16 Sqm.
A7	419.37 Sqm.						
A8	405.04 Sqm.						
A9	328.30 Sqm.						
TOTAL SALE AREA						6,374.96 Sqm.	

LOC : Bandtao , Chermglalay
District Thalang Phuket

TYPE SALE AREA

A1-A9	Type A (4 Bedroom)
B1-B8	Type B (3 Bedroom)
C1-C4	Type C (3 Bedroom)
D1-D5	Type D (3 Bedroom)



MASTER PLAN

SCALE 1 : 500

VILLA TYPES

Rainpalm villas project



Villa Type	Land size (sqm.)	Living size (sqm.)
Type A	339.33 - 470.00	346.40 - 349.77
Type B	257.78 - 301.00	335.63
Type C	191.05 - 244.45	307.97 - 320.25
Type D	246.16 - 289.35	303.59 - 320.96

TYPE A (A1-A9) : 4Bedrooms / 5Bathrooms

1st Floor 221.51-224.88 Sqm



Total Area 346.40 - 349.77 Sqm

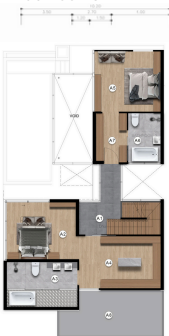
1. Foyer /Entry	4.96 sqm.
2. Hall	14.59 sqm.
3. Kitchen/Dining/Living	42.48 sqm.
4. Bedroom1	18.50 sqm.
5. Bathroom1	14.80 sqm.
6. Toilet	4.00 sqm.
7. Swimming Pool	33.51 sqm.
8. Shower Outdoor	1.17 sqm.
9. Store/Laundry/Shoes Cabinet	5.40 sqm.
10. Store2	2.39 sqm.
11. Terrace 1&2	34.75 -38.12 sqm.
12. Coutyard	9.15 sqm.
13. Stair	3.36 sqm.
14. Pump Room	2.75 sqm.
15. Carport	29.70 sqm.

2nd Floor 124.89 Sqm.

1. Hall Stair	13.66 sqm.
2. Bedroom2	20.09 sqm.
3. Bathroom2	16.34 sqm.
4. Bedroom3	19.32 sqm.
5. Bathroom3	8.16 sqm.
6. Walk-in closet3	7.48 sqm.
7. Bedroom4	16.40 sqm.
8. Bathroom4	5.40 sqm.
9. Walk-in closet4	2.70 sqm.
10. Balcony	15.34 sqm.

TYPE B (B6-B7) : 3Bedrooms / 4Bathrooms

1st Floor 215.61 Sqm



1. Foyer /Entry	5.01 sqm.
2. Hall	15.33 sqm.
3. Kitchen/Dining/Living	42.67 sqm.
4. Bedroom1	18.65sqm.
5. Bathroom1	14.50 sqm.
6. Toilet	4.00 sqm.
7. Swimming Pool	36.96 sqm.
8. Shower Outdoor	1.04 sqm.
9. Store/Laundry/Shoes Cabinet	4.83 sqm.
10. Store2	2.60 sqm.
11. Terrace 1&2	19.60 sqm.
12. Coutyard	9.61 sqm.
13. Stair	7.45 sqm.
14. Pump Room	4.21 sqm.
15. Carport	29.15 sqm.

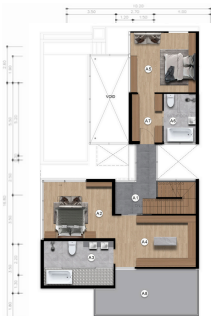
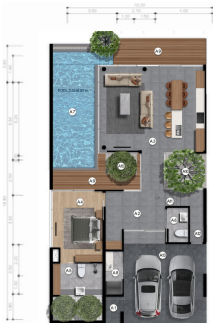
2nd Floor 120.02 Sqm.

1. Hall Stair	10.07 sqm.
2. Bedroom2	19.70 sqm.
3. Bathroom2	15.21 sqm.
4. Walk-In closet2	20.16 sqm.
5. Bedroom 3	19.84 sqm.
6. Bathroom 3	8.00 sqm.
7. Walk-In closet 3	7.29 sqm.
8. Balcony	19.75 sqm.

Total Area 335.63 Sqm

TYPE C (C1-C4) : 3Bedrooms / 4Bathrooms

1st Floor 185.34-201.27 Sqm



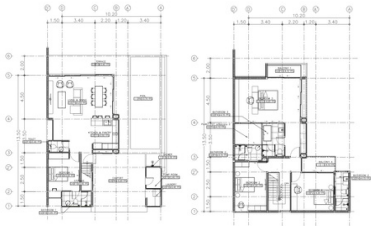
1. Floyer /Entry	5.37 sqm.
2. Hall	14.86 sqm.
3. Kitchen/Dining/Living	42.00-42.67 sqm.
4. Bedroom1	18.07-18.65 sqm.
5. Bathroom1	14.05-14.50 sqm.
6. Toilet	4.00 sqm.
7. Swimming Pool	26.97-29.49 sqm.
8. Store/Laundry/Shoes Cabinet	4.95 sqm.
9. Terrace 1&2	7.71-18.62 sqm.
10. Coutyard	8.13 sqm.
11. Stari	6.91- 7.44 sqm.
12. Pump Room	3.78-4.21 sqm.
15. Carport	28.54- 29.15 sqm.

2nd Floor 13.6-118.98 Sqm.

1. Hall Stair	9.88 sqm.
2. Bedroom2	19.23-19.70 sqm.
3. Bathroom2	14.85-15.21 sqm.
4. Walk-In closet2	19.74-20.15 sqm.
5. Bedroom 3	15.22-19.84 sqm.
6. Bathroom 3	8.00 sqm.
7. Walk-In closet 3	7.29 sqm.
8. Balcony	12.26 sqm.
9. Plant pot	7.13-7.48 sqm.

Total Area 298.94-320.25 Sqm

TYPE D (D1,D3-D5) : 3Bedrooms / 4Bathrooms



Total Area : 303.59 Sqm.

1st Floor

INTERNAL AREA

NO	FUNCTION	AREA (SQM)
1	POWER / HALL	4.54
2	STORAGE ROOM	3.77
3	KITCHEN AREA	10.01
4	LIVING AREA / DINING AREA	32.43
5	BEDROOM 1	14.58
6	BATHROOM 1	5.28
7	TOILET	2.99
8	SHOE / CLOSET ROOM	1.54
Total		85.64

EXTERNAL AREA

NO	FUNCTION	AREA (SQM)
10	SWIMMING POOL (3.00 x 5.00 x 1.2)	36.00
11	TERRACE / OUTDOOR SHOWER	26.80
12	COURT AREA	0.70
13	SERVICE AREA	1.38
14	LAUNDRY	3.23
15	PUMP ROOM	3.90
16	CARPORT	36.65
Total		111.66

2nd Floor

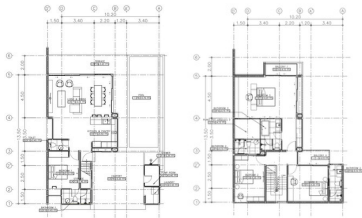
INTERNAL AREA

NO	FUNCTION	AREA (SQM)
1	HALL CORRIDOR	7.76
2	STAIR	7.27
3	BEDROOM 2	17.34
4	BATHROOM 2	4.93
5	BEDROOM 3	35.48
6	BATHROOM 3	6.05
7	BALKON CLOSET 3	7.70
8	BEDROOM 4	18.34
9	BATHROOM 4	6.72
Total		113.27

EXTERNAL AREA

NO	FUNCTION	AREA (SQM)
10	BALCONY	11.22
11	PLANT POT	6.08
Total		17.30

TYPE D (D2) : 3Bedrooms / 4Bathrooms



Total Area : 320.96 Sqm.

1st Floor

INTERNAL AREA

NO	FUNCTION	AREA (sqm)
1	POVER / HALL	4.54
2	STORAGE ROOM	3.77
3	KITCHEN AREA	18.01
4	LIVING AREA / DINING AREA	32.43
5	BEDROOM 1	14.58
6	BATHROOM 1	5.28
7	TOILET	2.99
8	SHOES CABINET ROOM	1.94
	Total	82.64

EXTERNAL AREA

NO	FUNCTION	AREA (sqm)
10	SWIMMING POOL (3.00 x 8.50 m.)	26.03
11	TERRACE / OUTDOOR SHOWER	29.80
12	COURT AREA	0.70
13	SERVICE AREA	1.38
14	LAUNDRY	3.23
15	PUMP ROOM	3.90
16	CARPORT	36.85
	Total	111.89

2nd Floor

INTERNAL AREA

NO	FUNCTION	AREA (sqm)
1	HALL CORRIDOR	7.76
2	STAIR	3.27
3	BEDROOM 2	17.34
4	BATHROOM 2	4.93
5	BEDROOM 3	35.46
6	BATHROOM 3	8.95
7	WALK-IN CLOSET 1	7.75
8	BEDROOM 4	18.04
9	BATHROOM 4	6.72
	Total	113.27

EXTERNAL AREA

NO	FUNCTION	AREA (sqm)
10	BALCONY	11.22
11	PUMP POT	6.08
	Total	17.30

PAYMENT TERMS & CONDITIONS

Reservation	2 %
Signing Contract (Within 30 Days after make the reservation)	28%
Starting a Foundation	15%
Finished Building Structure	15%
Finished Wall Concrete	15%
Starting an Interior	15%
Transfer Villa	10%

NOTES:

- The villas price fixed in Thai Bath only, villa price not include the furniture package.
- All villas are finished with swimming pool,landscape design, air conditioning, built-in furniture, kitchen, wardrobe, bathroom sanitary
- Sinking Fund 500THB / sqm.(One time payment)
- Installation of water& electric supply20,000THB (One time payment)
- Common fees 25THB/sqm./month (Paid one year in advance) : common fee including : 24 security, garbage collection, common electricity and maintenance of the common landscaping.

LEGAL & OWNERSHIP

Leasehold Title

Applies to foreigners on a (30 X 3)
leasehold of the land and the villas

Freehold Title

Applies to Thai buyers or foreign nations
buying through Thai limited companies to
own both the land and the villas

1st Way



15.8 M.

VILLA : FREEHOLD TITLE

Tax : 6.8% of Villa Value (Developer 50% / Customer 50%)

Calculate 15,800,000 baht = $15,800,000 \times 6.8\% = 1,074,400$ Baht

Developer 50% = 537,200 Baht / Customer 50% = 537,200 Baht

LAND : LEASEHOLD TITLE (90 Years)

Tax : 1.1% of Land Value (Developer 50% / Customer 50%)

$\frac{1.1\%}{30 \text{ years}}$ > $\frac{1.1\%}{30 \text{ years}}$ > $\frac{1.1\%}{30 \text{ years}}$

Calculate 5,000,000 baht = $5,000,000 \times 1.1\% = 55,000$ Baht

Developer 50% = 27,500 Baht / Customer 50% = 27,500 Baht

5 M.

LEGAL & OWNERSHIP

Leasehold Title

Applies to foreigners on a (30 X 3) leasehold of the land and the villas

Freehold Title

Applies to Thai buyers or foreign nations buying through Thai limited companies to own both the land and the villas

2nd Way



15.8 M.

5 M.

VILLA + LAND :FREEHOLD

- ▶ Set Up Thai Limited Companies to own both the land and the Villas

Tax : 6.8% of Villa + Land Value (Developer 50% / Customer 50%)

Calculate 20,800,000 baht = $20,800,000 \times 6.8\% = 1,414,400$ Baht

Developer 50% = 707,200 Baht / Customer 50% = 707,200 Baht

Rainpalm
VILLAS

LEGAL & OWNERSHIP

Leasehold Title

Applies to foreigners on a (30 X 3) leasehold of the land and the villas

Freehold Title

Applies to Thai buyers or foreign nations buying through Thai limited companies to own both the land and the villas

3rd Way



VILLA + LAND : (90 Years)

▶ Tax : 1.1% of Land Value(Developer 50% / Customer 50%)

$$\frac{1.1\%}{30 \text{ years}} \quad \rightarrow \quad \frac{1.1\%}{30 \text{ years}} \quad \rightarrow \quad \frac{1.1\%}{30 \text{ years}}$$

Calculate 20,800,000 baht = $20,800,000 \times 1.1\% = 228,800$ Baht

Developer 50% = 114,400 Baht / Customer 50% = 114,400 Baht

Return On Investment

Rental Price Based on Market Price

3 Bedroom
Type B & C

4 Bedroom
Type A

Low Season
Per month

280,000 THB
Approx. 8,257 USD

420,000 THB
Approx. 12,380 USD

Yearly Contract

High Season
Per month

480,000 THB
Approx. 14,150 USD

580,000 THB
Approx. 20,055 USD

Monthly OR
6 Month Contract

Peak Season
Per month

560,000 THB
Approx. 16,510 USD

720,000 THB
Approx. 21,235. USD

Monthly OR
3 Month Contract

ROI ESTIMATED
CALCULATION

$280,000 \text{ THB} \times 12 = 3,360,000 \times 100 = 336,000,000 / 28,000,000 \text{ THB}$

ROI = 12%

*** Calculation rate in THB



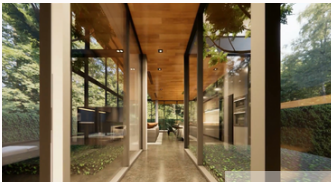
Front side



Beside



Backside



HOUSE INTERIOR DESIGN





HOUSE INTERIOR DESIGN





THANK YOU

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