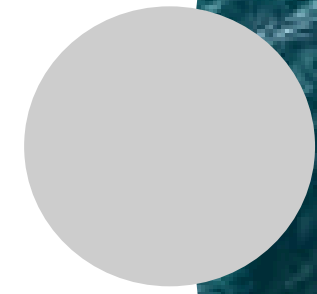


LAKESIDE PHUKET

SUN HILLS

CONCEPT





ADVANTAGES OF SUN HILLS LAKESIDE PHUKET:

1 Excellent entry point
for investment

2 Only 5 minutes
to the highway

3 Quiet location,
close to nature

4 Stunning panoramic
views

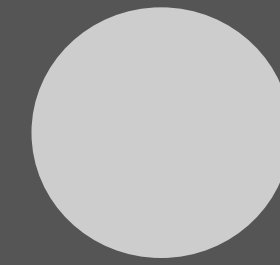
5 Well-developed
surrounding infrastructure

6 Close to the airport,
hypermarkets, and beaches

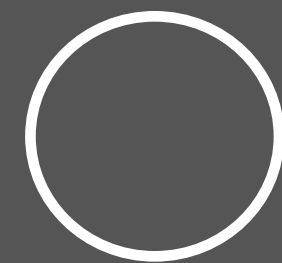


SUN HILLS DEVELOPER'S GOAL

Our goal is to create an architectural and cultural heritage as a sustainable and well-balanced living space.



All our decisions are aimed at uncovering the natural beauty and capacity of the selected resort locations.



We actively participate in the socio-cultural life of the regions, working in detail on architecture, landscaping and infrastructure in order to live up to the trust of our customers and improve facilities even after they are commissioned.



SUN HILLS

SUN HILLS VALUES

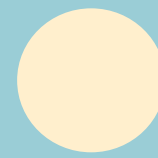
1. CREATIVITY

We believe in the importance of heritage, that is why in our projects we offer the market something more than the usual housing.



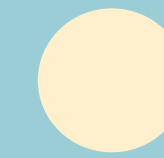
2. TOTAL QUALITY

Every element, from materials to internal infrastructure, is thought



3. COMMUNITY

We are creating a community for those who think alike and appreciate the beauty and quality of Sun Hills properties.



4. COMFORTABILITY AND SAFETY

We support clients who have placed their trust in us both before and after construction is complet. We invest our energy and resources in improving properties for a safe stay.

5. FINANCIAL STABILITY

Equity-based construction makes Sun Hills a trustworthy partner and a guarantor of stability for investors.

6. SOCIAL RESPONSIBILITY

We create jobs, an investment appeal and the tourist influx.



SUN HILLS





**TARGET AUDIENCE
OF SUN HILLS
LAYAN PHUKET**

● INVESTMENT

For those who want to combine leisure and investments

Lease out with up to 10% profitability per annum

To receive passive income from leasing out

Resale capitalization up to 40%

● LIFE AND LEISURE

For those who want their own piece of a tropical paradise

For those who want to find the best place for their family



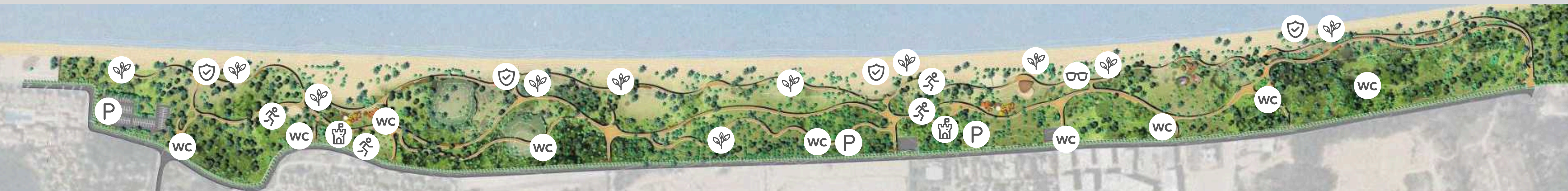
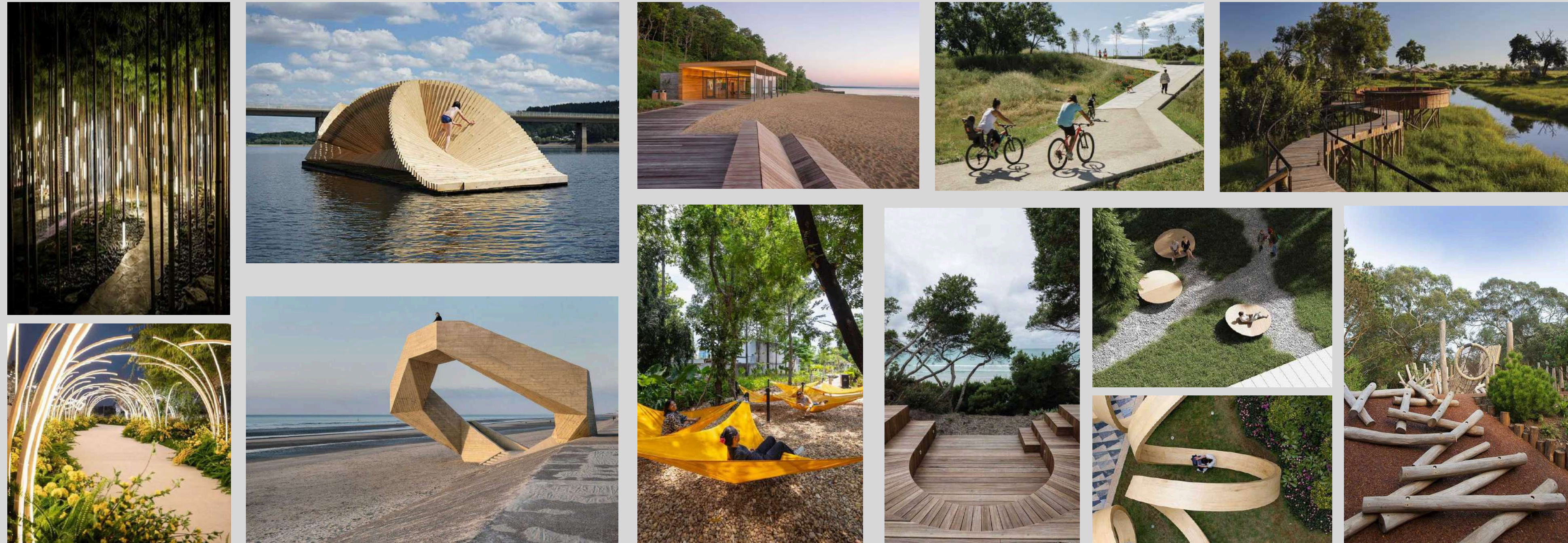


LOCATION

LUXURIOUS BEACH **LAYAN**

Only **7** minutes away

LAYAN BEACH MASTER PLAN



- P Parking
- wc Toilets
- 🛡️ Rescue Stations
- 🏰 Playground
- 🧑‍🎒 Sport
- 🌿 Nature and relaxation
- 🕶️ Art

SUN HILLS LAYAN PHUKET

All the picturesque places of Phuket are near

Sun Hills Layan Phuket is located on the island's west coast, minutes away from the protected Layan Beach.

The area is surrounded by a national park that stretches along the sandy coastline for 7 km.

- International schools and hospitals
- Luxury beach clubs
- 18-hole golf courses
- Luxury resorts
- Health Centers
- Private jet terminal



District
BANG TAO

- Golf courses
- Hypermarkets
- International schools
- 10 minutes to Porto de Phuket
- Proximity to the airport
- Beach clubs





SUN HILLS

SCENIC VIEWS



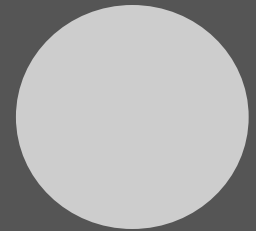
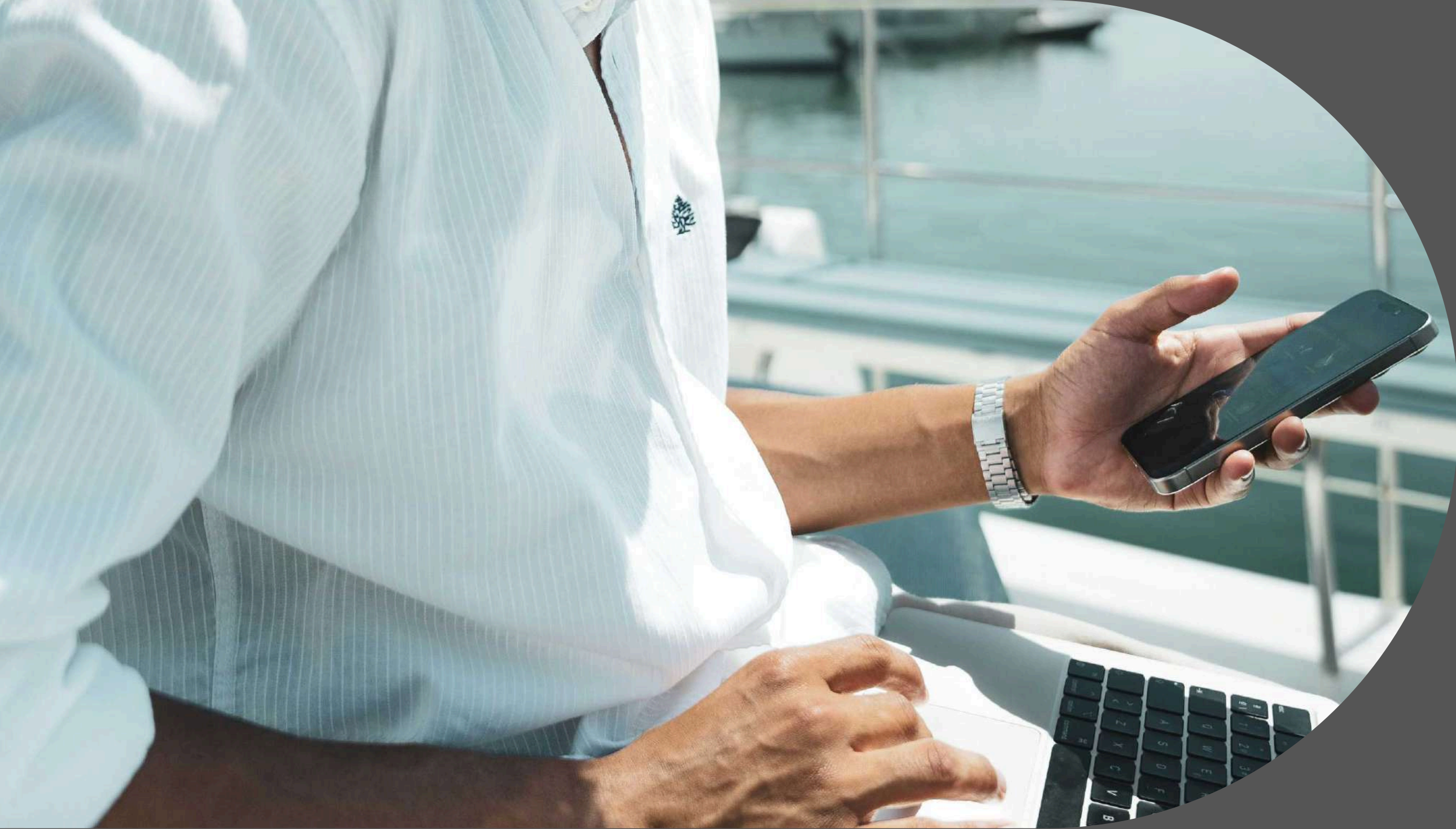
Thailand impresses with its blend of mountain ranges, tropical greenery, and refined architecture with traditional rooftops.

Panoramic views of palm groves, lakes, and forests create an atmosphere of harmony, comfort, and natural beauty, where nature and space complement each other.



WHY PHUKET?





1

PROFITABLE INVESTMENT

Approximate rental income is projected to be between 5 and 15% per annum. Average inflation rate is 1,5% per year.

2

STABLE ECONOMY

Strong economy with focus on tourism, real estate and services. Annual increase of the tourist flow. About 13.5 million tourists out of 35.5 million foreigners visited Phuket in 2024.



WONDERFUL BEACHES AND UNTOUCHED NATURE

A wide variety of beaches with pristine white sand, clearwater and easy access to other stunning islands.

3

4



DIVERSE LEISURE ACTIVITIES

Perfect for water sports, sailing, diving, and exploring natural wonders of the island. Phuket is also famous for its nightlife and entertainment venues.





5

DEVELOPED INFRASTRUCTURES

The island offers different types of transportations, including private cars, cabs and shuttle buses. There are large shoppingcenters, supermarkets, markets, medical facilities both private and public. For children there are schools and kindergartens.

6

CLIMATE

Phuket's climate is subequatorial, which means thatthere is a clear division into two seasons: dry and wet. The average temperature in Phuket is around +28 °C.



SUN
HILLS
RESIDE PHUKET

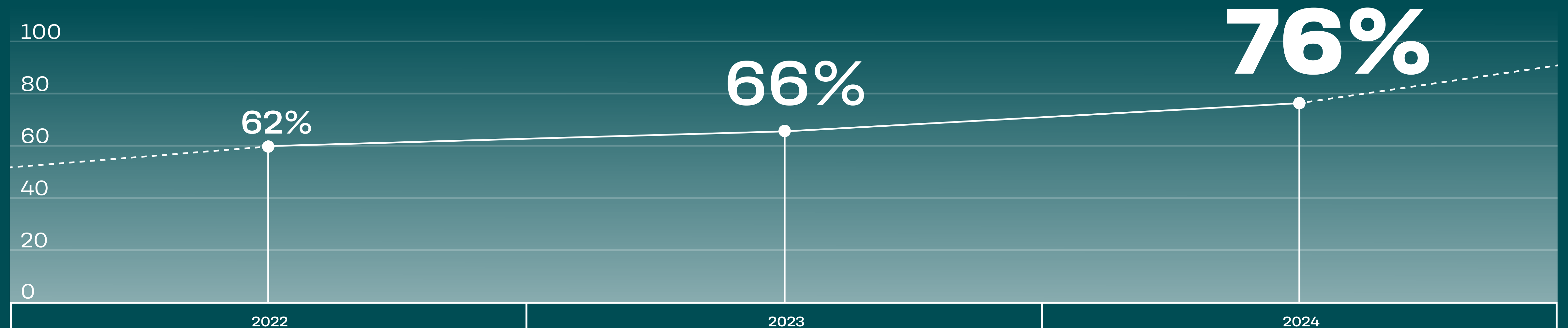
SUN HILLS



AVERAGE OCCUPANCY OF HOTELS IN THAILAND HAS REACHED A RECORD OF 76%

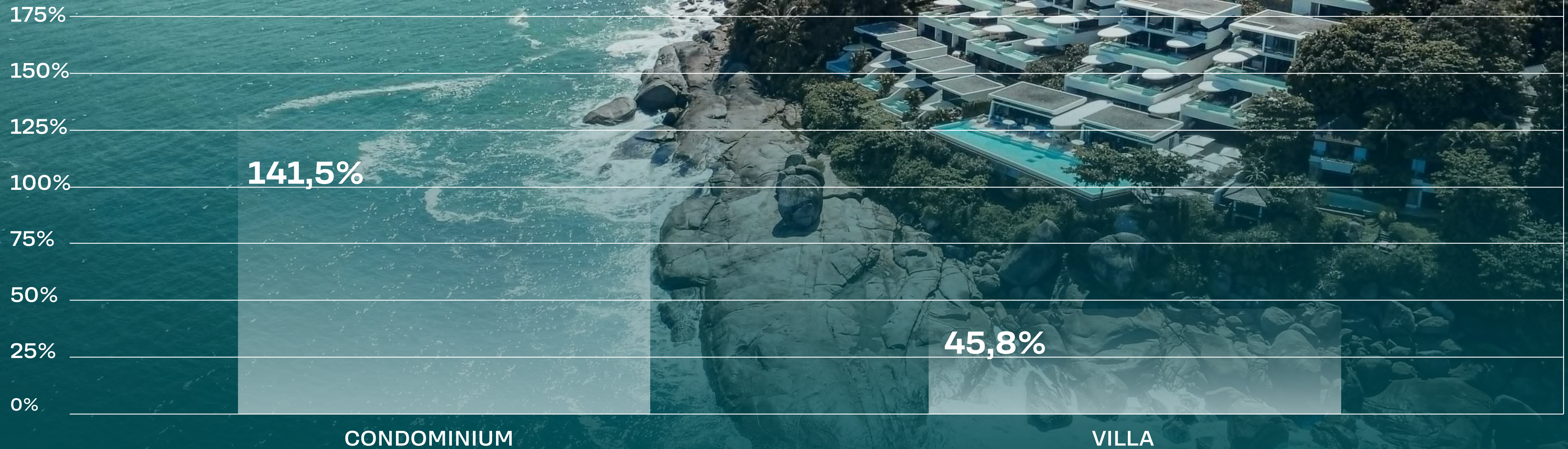
It is expected that this year the number of foreign tourists will reach 40 million, which is 14% more than in 2024. All these people will need somewhere to stay.

About 13 million out of the 35.5 million foreign visitors who arrived in the country in 2024 traveled to the island.



PHUKET REAL ESTATE MARKET ANALYTICS

The number of condominiums sold in Phuket in the first half of 2024 increased by more than 140% year-on-year. More than 3,000 residential units (most of which were still undergoing construction at that time), have been sold for an average of 8,000,000 Thai baht.

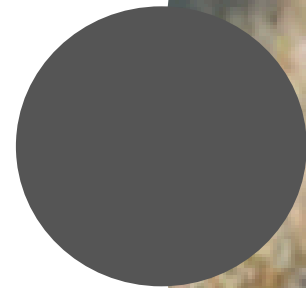




PHUKET REAL ESTATE MARKET ANALYTICS

- New entertainment arena
- Bumrungrad International Hospital to build a new campus in Phuket
- Potential legalization of casinos in Phuket
- Potential legalization of casinos in Phuket
- Future crypto hub enabling easy real estate transactions on the island
- Monorail: 58.5 km from Phuket International Airport to Chalong Ring Road (construction to start in 2028, completion planned for 2031)
- "Andaman International Airport" in Phang Nga
- New main roads to increase comfort and speed of travel

INFRASTRUCTURE



COMPLEX INFRASTRUCTURE

Unique Facilities

The complex offers everything you need for a comfortable lifestyle: restaurants, sports and children's playgrounds, as well as leisure and entertainment areas.



FITNESS CENTER

RESTAURANT

LOUNGE BAR

COWORKING

CONFERENCE HALL



GENERAL PLAN OF THE COMPLEX



**CHILDREN'S
PLAYGROUND**

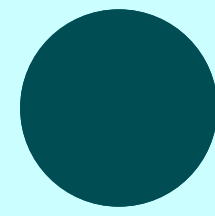
SUMMER CINEMA

JACUZZI AREA

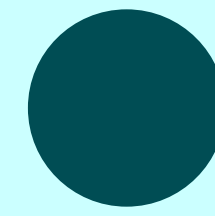
LOUNGE BAR

SUN HILLS

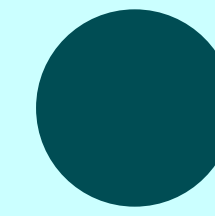




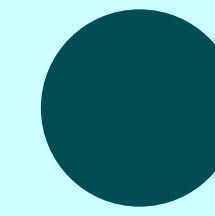
Shuttle bus to
Layan Beach and
Porto de Phuket



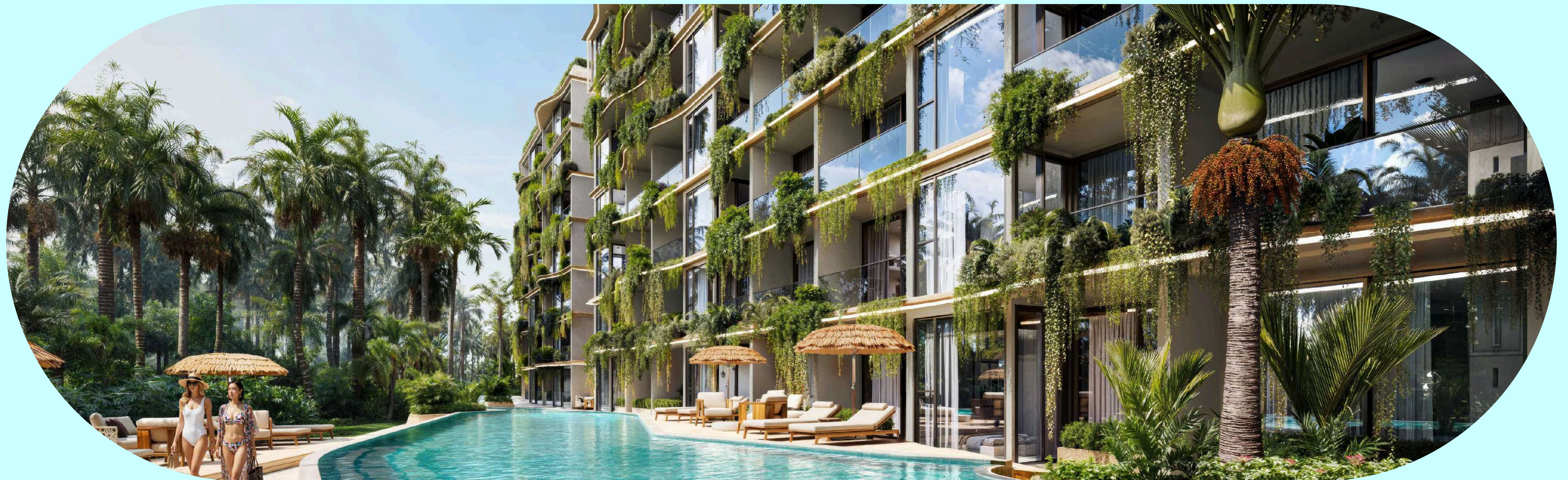
Security
24/7



Elevators with access
to the parking lot

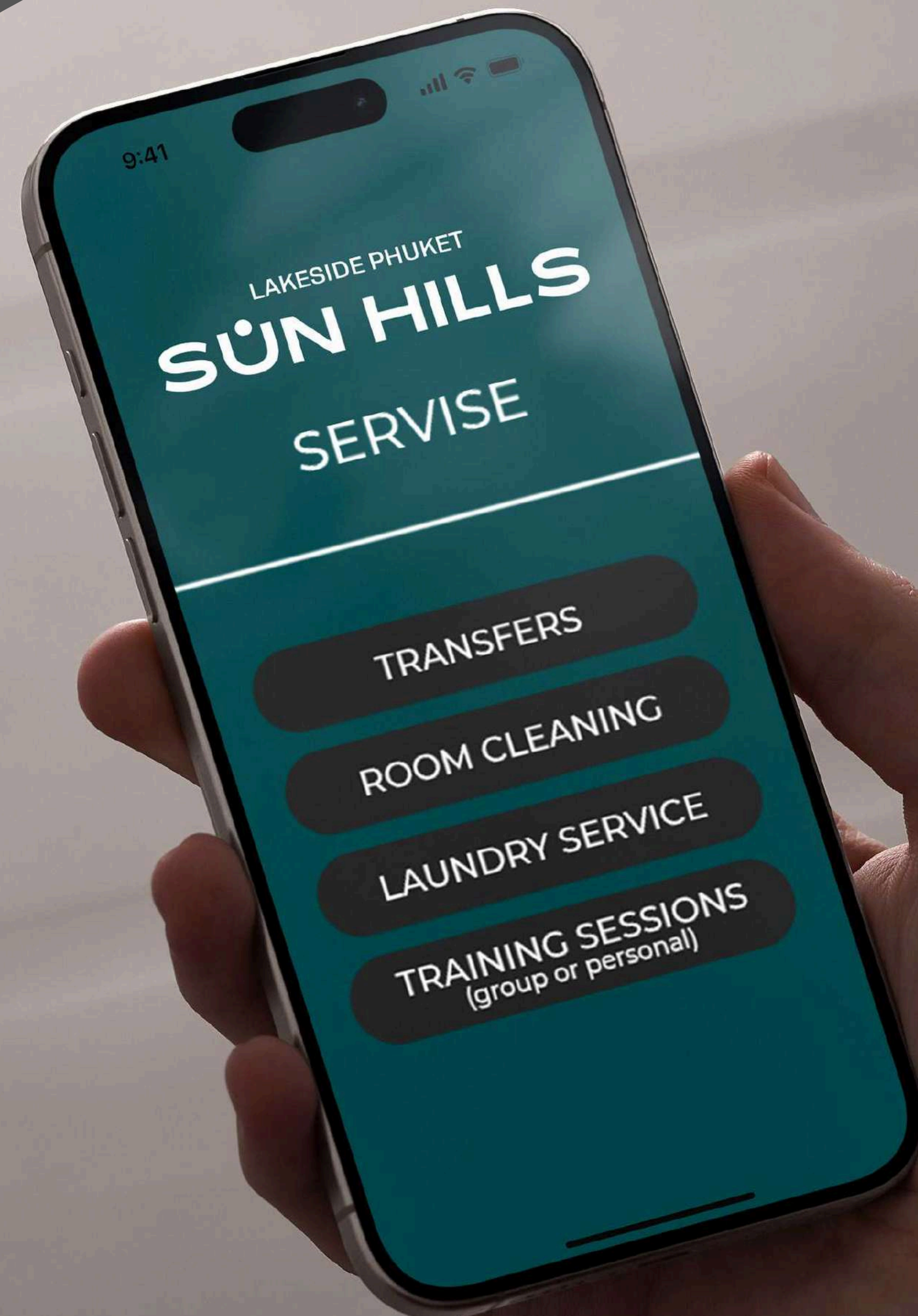


Underground
parking
with a car wash



MOBILE APPLICATION

When purchasing property with us, you receive not only 24/7 service but support in every aspect.





INTERIOR



LOBBY

SUN HILLS



RESTAURANT

SUN HILLS





RESTAURANT

SPA





GYM





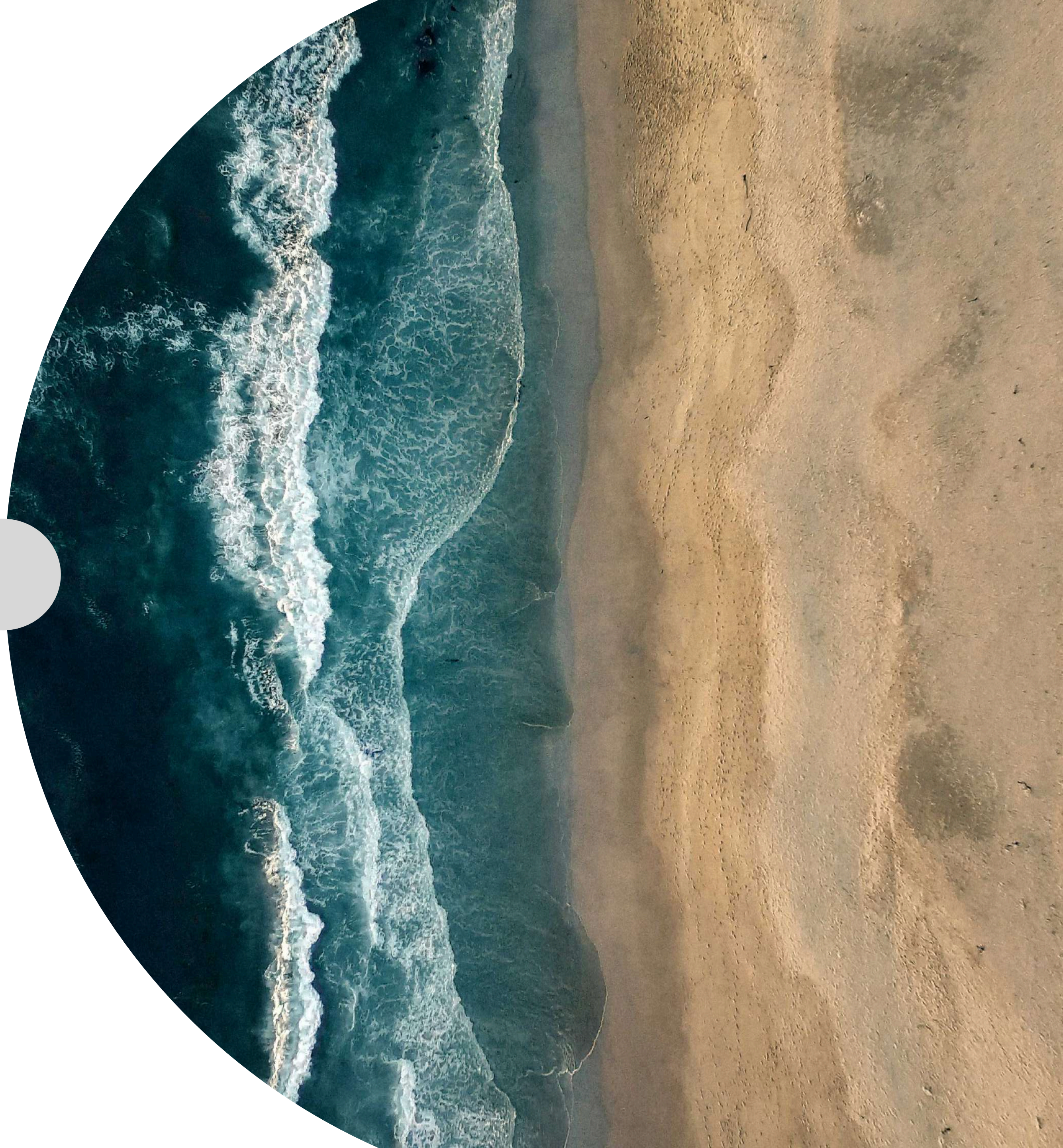
COWORKING

SUN HILLS

CHILDREN CENTER



ARCHITECTURE



NEW ARCHITECTURAL SOLUTIONS

Sun Hills Lakeside Phuket is more than just a residential complex — it is an ode to the stars, embodied in architecture. The curves and forms carry you into a world where each line of the façade recreates the grace of an ocean wave.



Reflections of sunlight on the façade create the impression of shimmering water. Every corner of this condominium reflects a palette of nature's shades, from the bright sun to the soft haze of sunset.

EIA received

**CONSTRUCTION PERMIT
obtained**

**Construction start:
AUGUST 2024**





DEVELOPER

SUN HILLS

Sun Hills Co., LTD

— an international developer, which sells facilities in Russia and Thailand.

Experience in construction

> **16 YEARS**

Objects:

Krasnodar

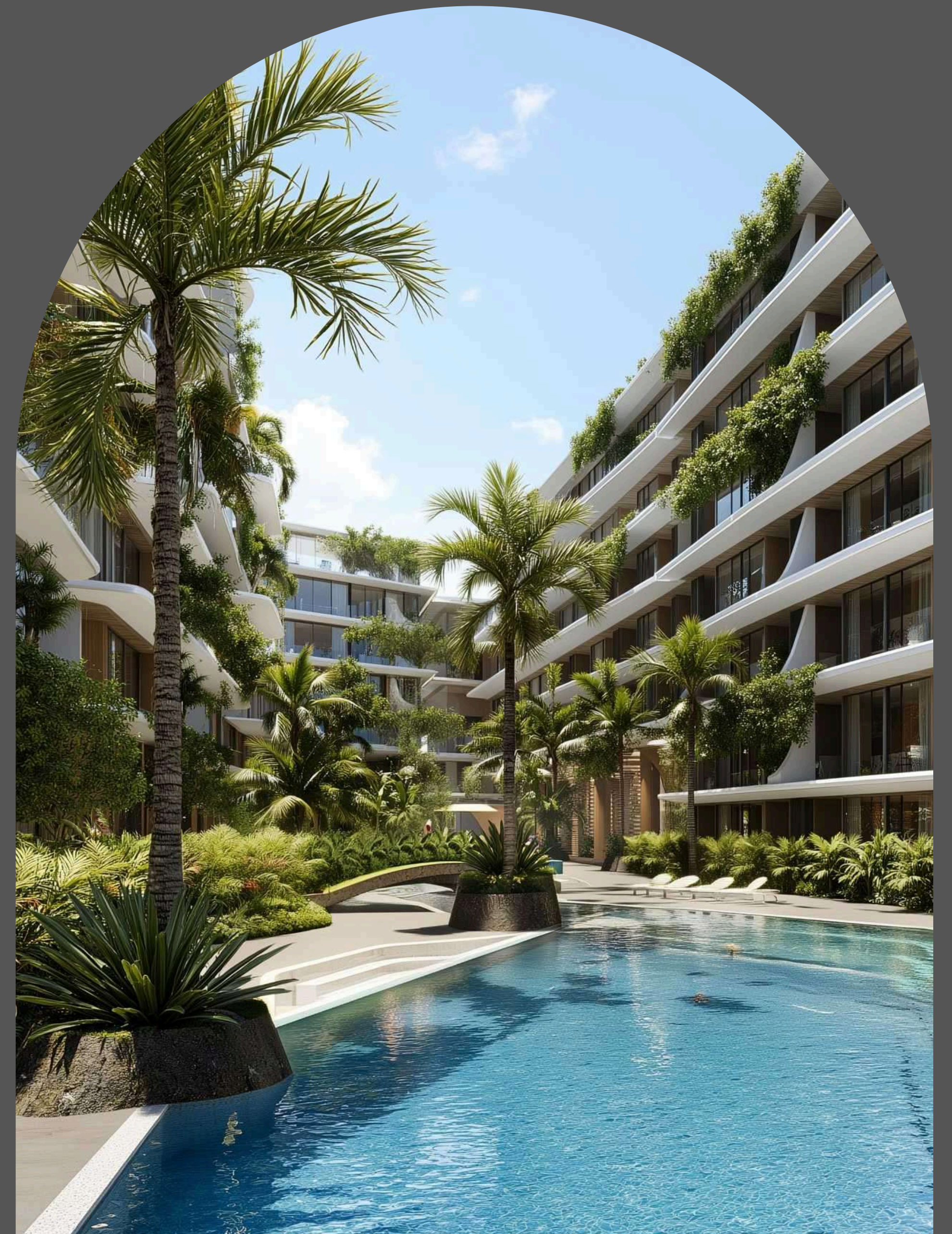
- Complex "GREEN VALLEY"
- Complex On Prokofieva 7
- Complex "KRASNODAR"
- Complex On Agrokhimicheskaya 138
- Complex On Agrokhimicheskaya 128

Implemented as a developer more than

> **102 410 M²**

Krasnodar region, village. Olginka

- The New School Building At Secondary School No. 19 Named After Hero Of The Soviet Union M. G. Bondarenko
- Kindergarten



PROPERTIES IN RUSSIA

SUN HILLS NEBUG RESIDENTIAL COMPLEX

- 11 floors, 388 apartments, 3 buildings
- Total area: 22 410 (m2)
- 10-minute walk to the sea (800 meters)
- Exclusive landscape design
- Outdoor pool

ELITE RESIDENTIAL COMPLEX
IN THE CENTER OF NEBUG





PROPERTIES IN RUSSIA

LEE PRIME NEBUG

- First coastline
- 2,600 rooms
- Total area: 11 ha

PROPERTIES IN RUSSIA

SUN HILLS DJUBGA

- First coastline, private beach
- 1,200 rooms
- 100,000 m² total area
- Pool, aquapark, restaurants, SPA, etc.
- Luxury resort complex
- Total area: 5 ha





PROPERTIES IN RUSSIA

ЖК SUN HILLS OLGINKA

- 1 km from the Black Sea
- 8 buildings and 2500 apartments
- Total area: 80 000 (m2)
- Swimming pool and water park

ELITE RESIDENTIAL COMPLEX
ON THE COAST OF THE BLACK SEA

Development of 3 buildings is complete

PHUKET PROPERTIES



SUN HILLS



SUN HILLS LAYAN PHUKET

The Sun Hills Layan Phuket residential complex is located on the island's west coast, just minutes from the protected Layan Beach. The area is surrounded by a national park that stretches for 7 km of sandy coastline.

PROXIMA VILLAS

Proxima Villas is located in the Bang Tao district, an attractive corner of the island. It consists of 14 luxurious villas where contemporary meets tropical greenery.

SUN HILLS

General contracting work since 2009

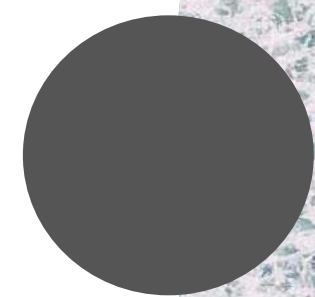
1 200 000 M² OF COMPLETED WORK

OUR PROJECTS AS A DEVELOPER:

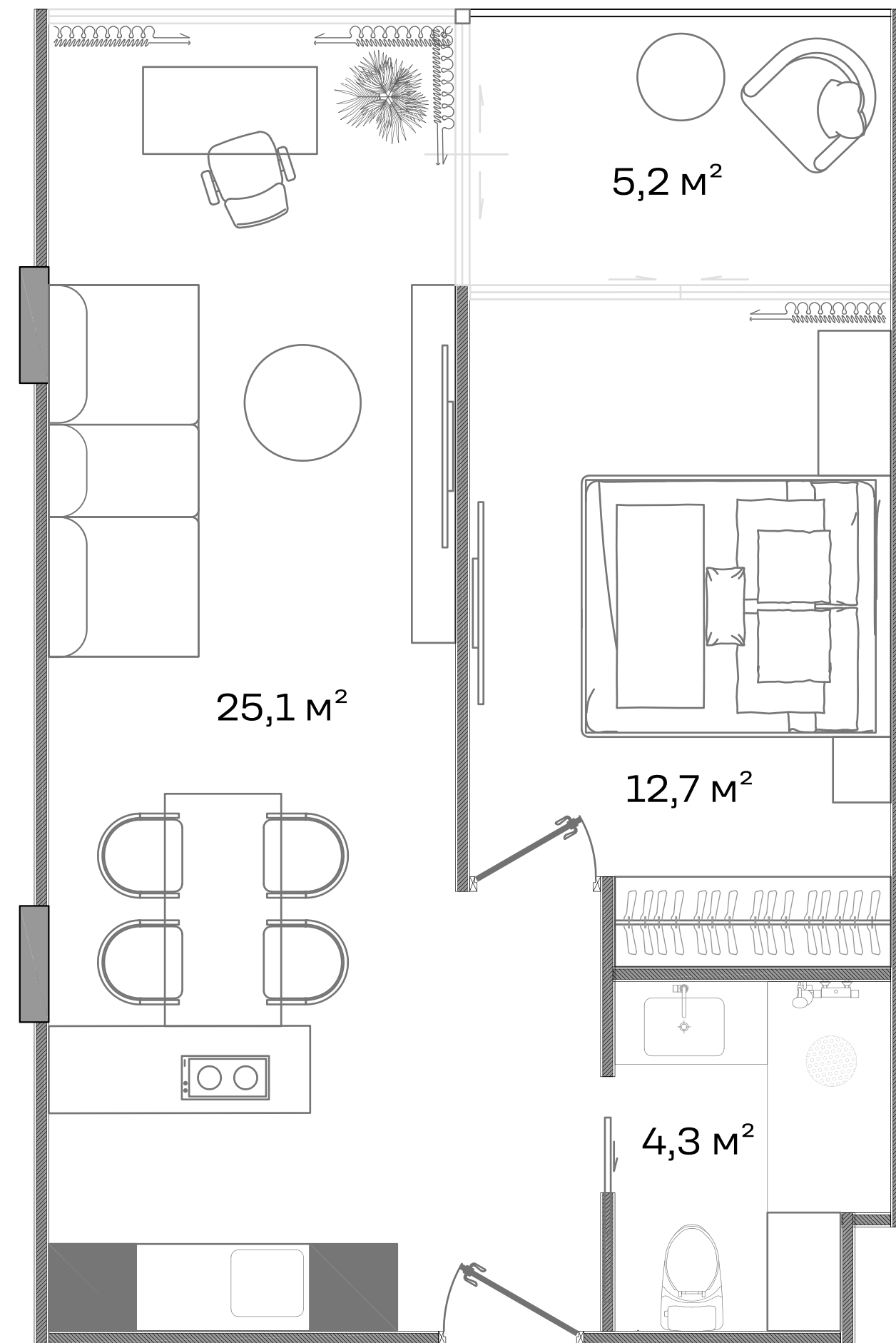
Krasnodar

- COMPLEX "SLAVYANKA"
- COMPLEX "KREMLEVSKIE"
- COMPLEX "ROSSINSKY"
- COMPLEX "TURGENEVSKY DVOR"
- COMPLEX "SAIL"
- COMPLEX "KRASKI"
- COMPLEX "MAYAK"
- COMPLEX "STAVROPOLSKY"
- COMPLEX "RODNYE PROSTORY"
- COMPLEX "CENTRAL"
- COMPLEX "7TH CONTINENT"
- COMPLEX "YUZHNY PARK"
- COMPLEX "NOVYE CHERYOMUSHKI"
- COMPLEX "GRANI"
- COMPLEX "SVOBODA"
- COMPLEX "LYUBIMOVO"
- COMPLEX "EUROPEYA"
- COMPLEX "BREATHING"
- COMPLEX "RED SQUARE"
- COMPLEX "COMFORT"
- COMPLEX "LONDON PARK"
- COMPLEX "AMETIST"

FLOOR PLAN AND LAYOUT



1-ROOM APARTMENT 52 M²







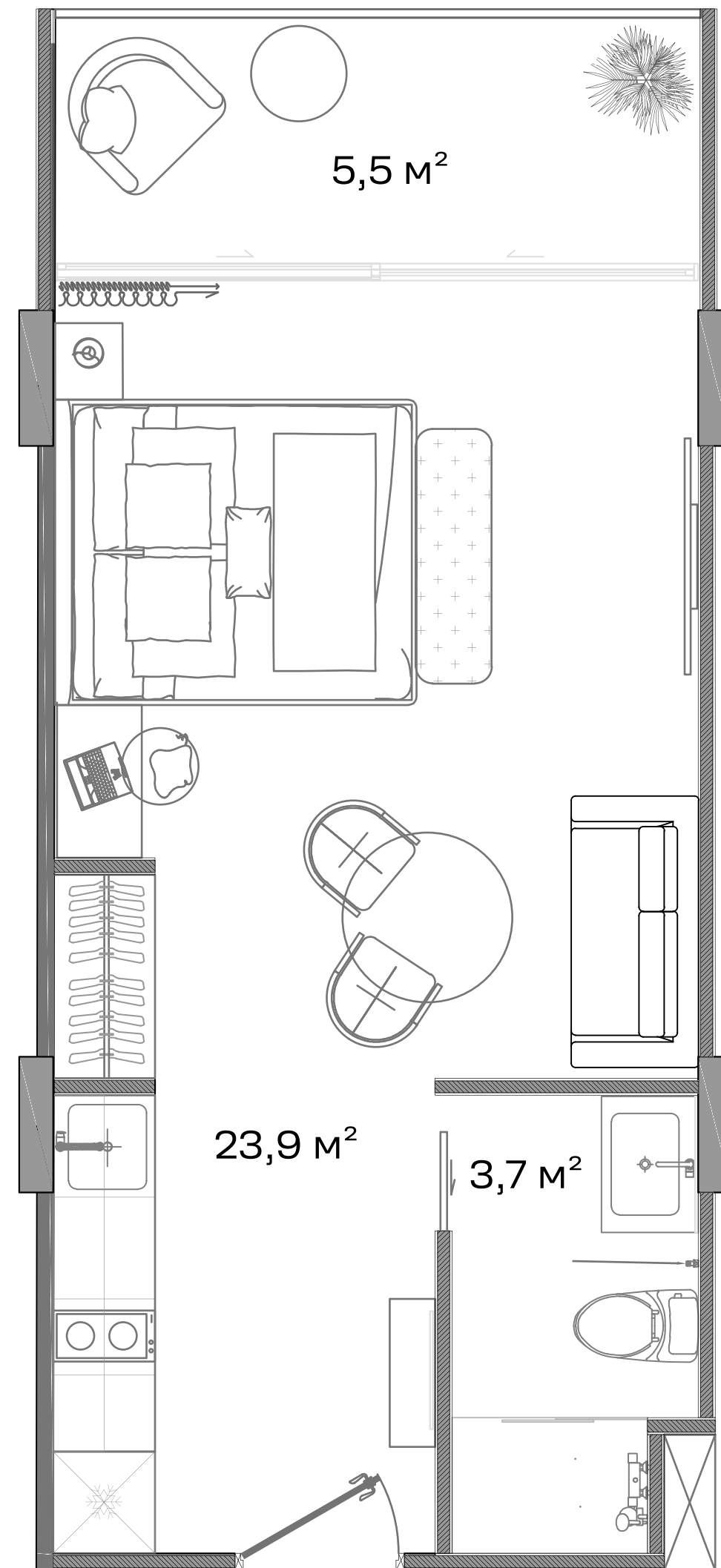
SUN HILLS





SUN HILLS

STUDIO 34 M²





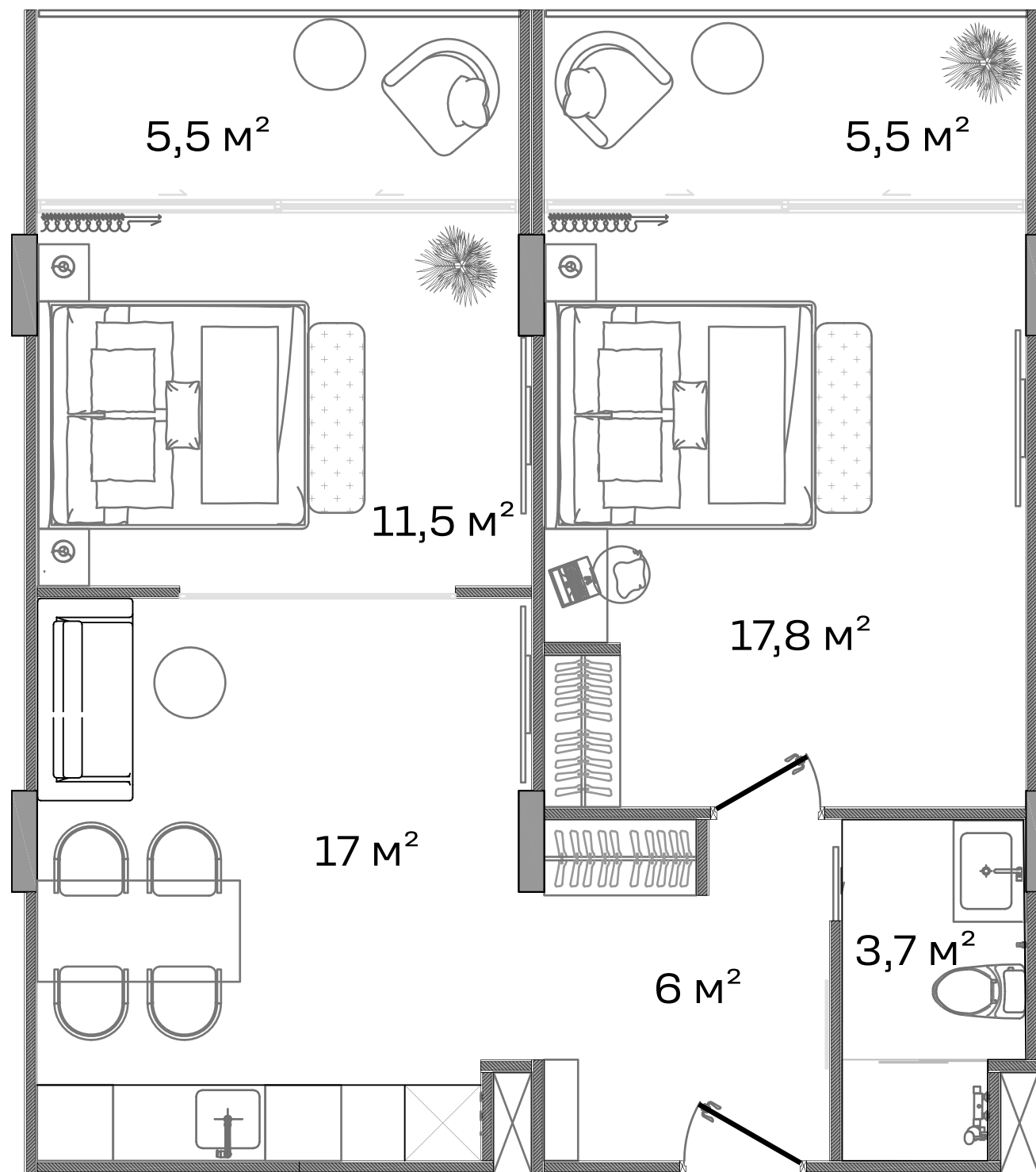
SUN HILLS



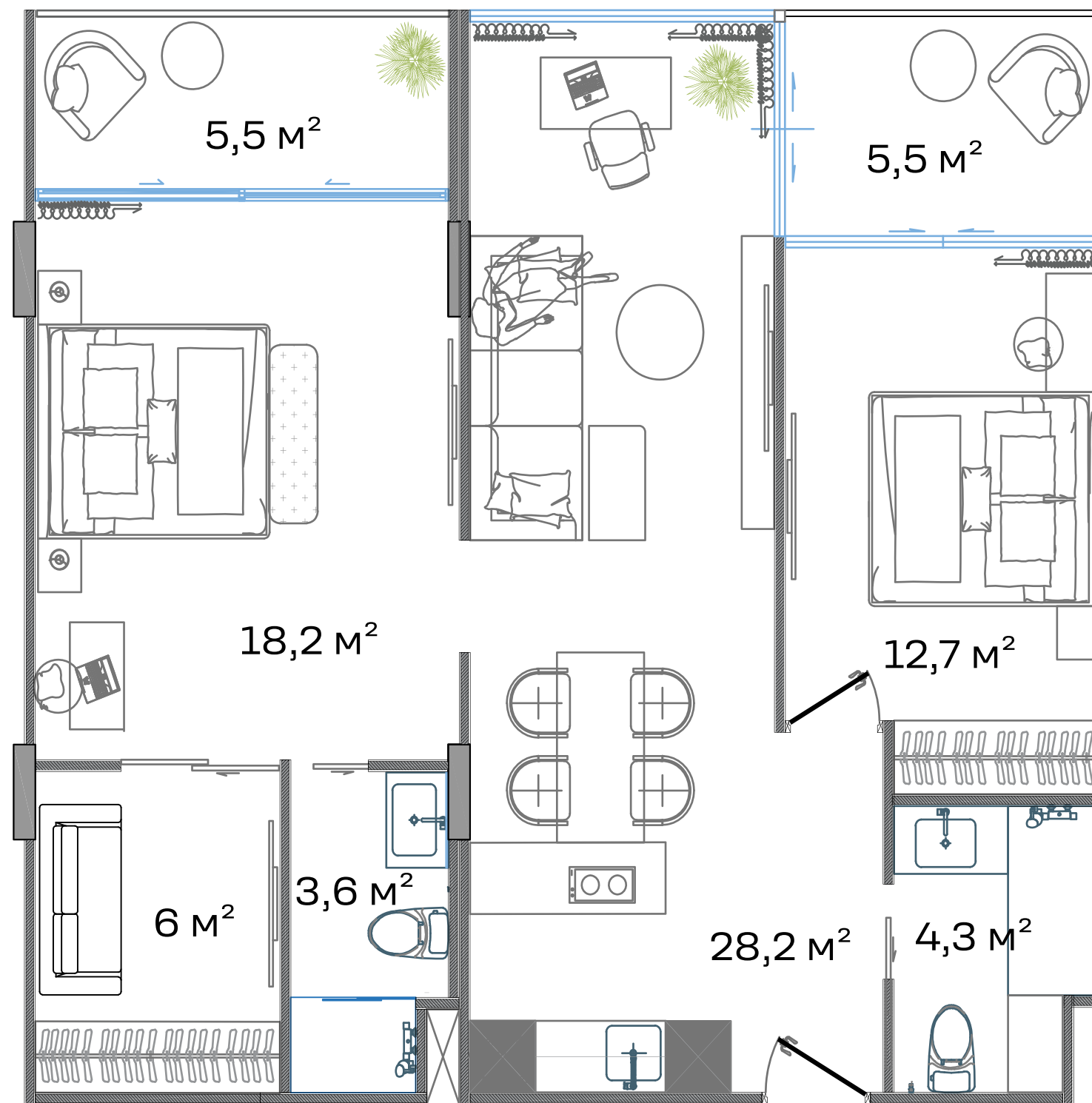


SUN HILLS

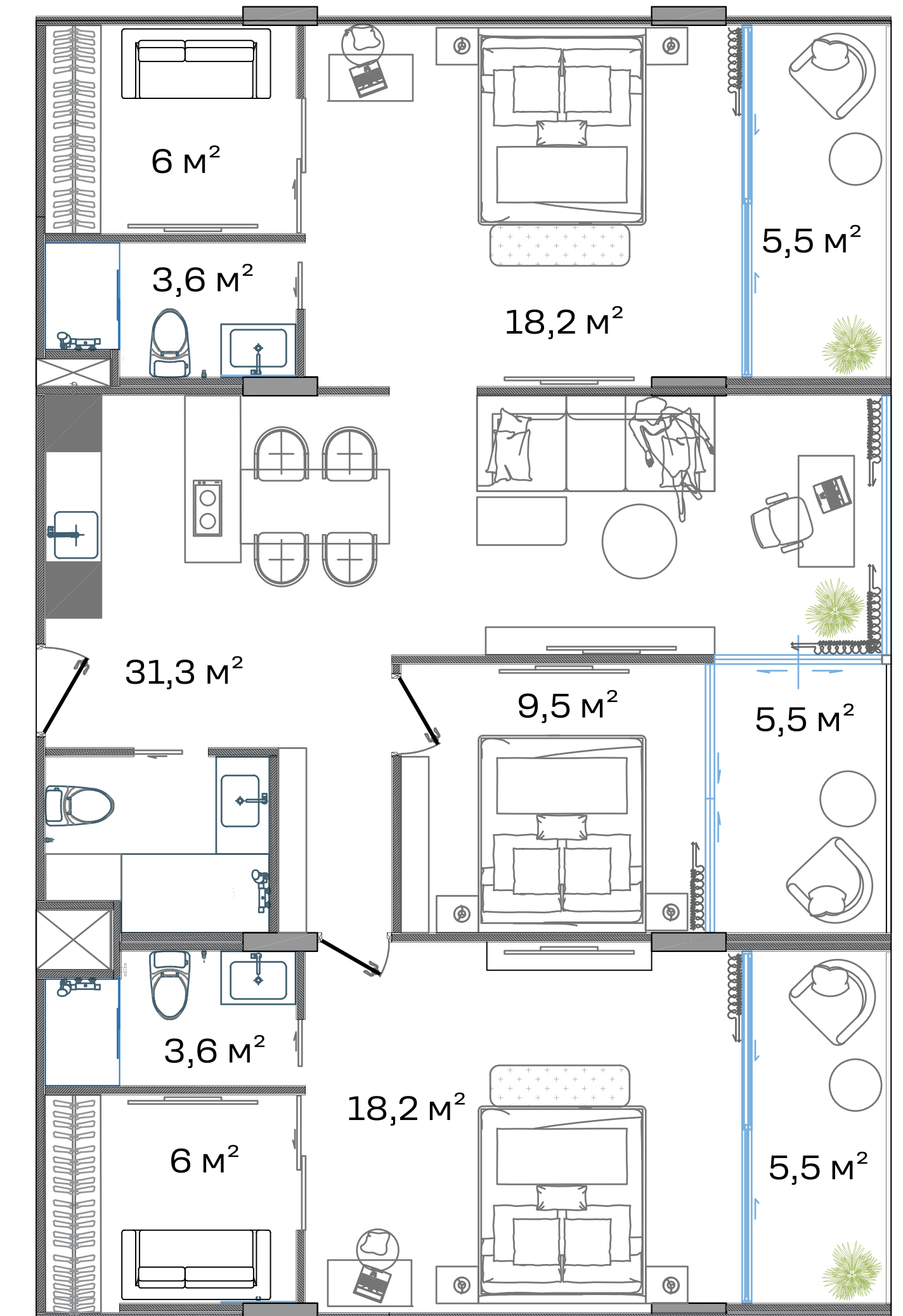
2-ROOM APARTMENT 68 M²



2-ROOM APARTMENT 86 M²



3-ROOM APARTMENT 120 M²

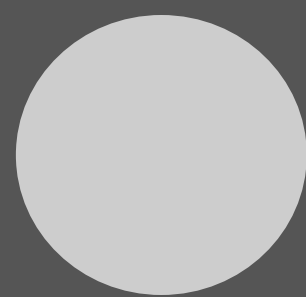


PURCHASE TERMS

PRICES FROM \$110,000

DISCOUNT
10%

FOR FULL UPFRONT PAYMENT



**INTEREST-FREE
INSTALLMENT PLANS**

until the end of construction

PURCHASE TERMS

PAYMENT PLAN

1 **200 000 thb**
deposit

2 **30 %**
down payment

3 **20 %**
upon completion of
foundation works

4 **20 %**
upon completion
of structural works

5 **20 %**
upon completion
of interior finishing

6 **10 %**
upon ownership
transfer



**BUILDING
THE FUTURE
WE WANT TO LIVE IN**

SUN HILLS

