



Sunshine Beach - New Hotel-Managed Investment Property on

Layan Beach - 7% Guaranteed Return

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SUNSHINE BEACH - NEW HOTEL-MANAGED INVESTMENT PROPERTY ON LAYAN BEACH - 7% GUARANTEED RETURN



Bathrooms: 1 - 3

Bedrooms: 1 - 3

Lot size: 20240

Price: 3622180

Property size: 27.6 - 145

Year built: Dec-2022

Sunshine Beach is located on serene Layan Beach, only 48 meters away from azure waters of



Andaman sea. Surrounded by world-renowned hotel & resort brands, it enjoys one of the best locations on Phuket island.

The project provides residential and investment options, and is developed by TH Group Thailand. Its goal is to create a world-class beachfront development where anyone's dreams of luxury island lifestyle can become reality.

Sunshine Beach Condotel provides 771 beachfront units with areas from 27 to 145 square meters and offer studio, one-, and two-bedroom options. Interior design boasts warm wooden tones with orange decorations and ideally combines style and comfort.

Facilities of Sunshine Beach Condotel include:

- 3,000 SQM swimming pool
- Beautiful and spacious lobby
- Relaxing SPA and fully equipped fitness center
- Rooftop bar offering stunning views
- Aquaria themed restaurant
- Rooftop restaurant overlooking Layan
- Kids club
- Chic conference center
- Beachfront facilities

The project offers 7% Rental Guarantee per year, 10 years of rental program managed by a famous hotel group, and 115% Buy-back option (limited offer).

Start of construction: end of 2020 - EIA approved

Completion: December 2022

In the complex there will be several options for units:

- Studio Suites (27.6 sq.m. - 50.45 sq.m.) - from THB 3.62 million
- 2 bedroom apartment (102.48 sq.m.) - from THB 14.35 million
- 3 bedroom apartment (145.06 sq.m.)

The offered apartments are a spacious studio with an area of 29.69 sq.m., with a cozy sleeping area, one bathroom, and a small living area. The apartments also have a kitchen area. The whole design is made in the classical style characteristic of European houses, with light notes of oriental flavor.

Location:

The condominium is located on the first coastline, just 50 meters from the beach, surrounded by virgin forests of Thailand. In walking distance, you will find all the necessary infrastructure, shops, restaurants, beach clubs, and massage parlors. Just a 10-minute drive away are golf courses, tennis courts, and an aqua park.



- Distance to the international airport - 20 minutes.
- Distance to the "Porto de Phuket" Shopping Center - 10 minutes.
- Distance to "Dream beach club" - 5 minutes.
- Distance to the Patong Beach - 20 minutes.

Investment program

The developer offers:

- Guaranteed rental program: 7% for 5 years.
- Rental pool 60/40 or 70/30 for 10 years.
- Buyback program available after 5 years at 115% from the original price.
- Complimentary accommodation - 30 days a year (20 days in the off-season, 10 days in high season).

Payment Schedule:

Deposit

1st payment: upon signing the contract - 35%.

2nd payment: start of construction - 20%.

3rd payment: when installing the main structure - 20%.

4th payment: upon completion of construction - 15%.

5th payment: upon transfer of ownership - 10%.

* Freehold options available.

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