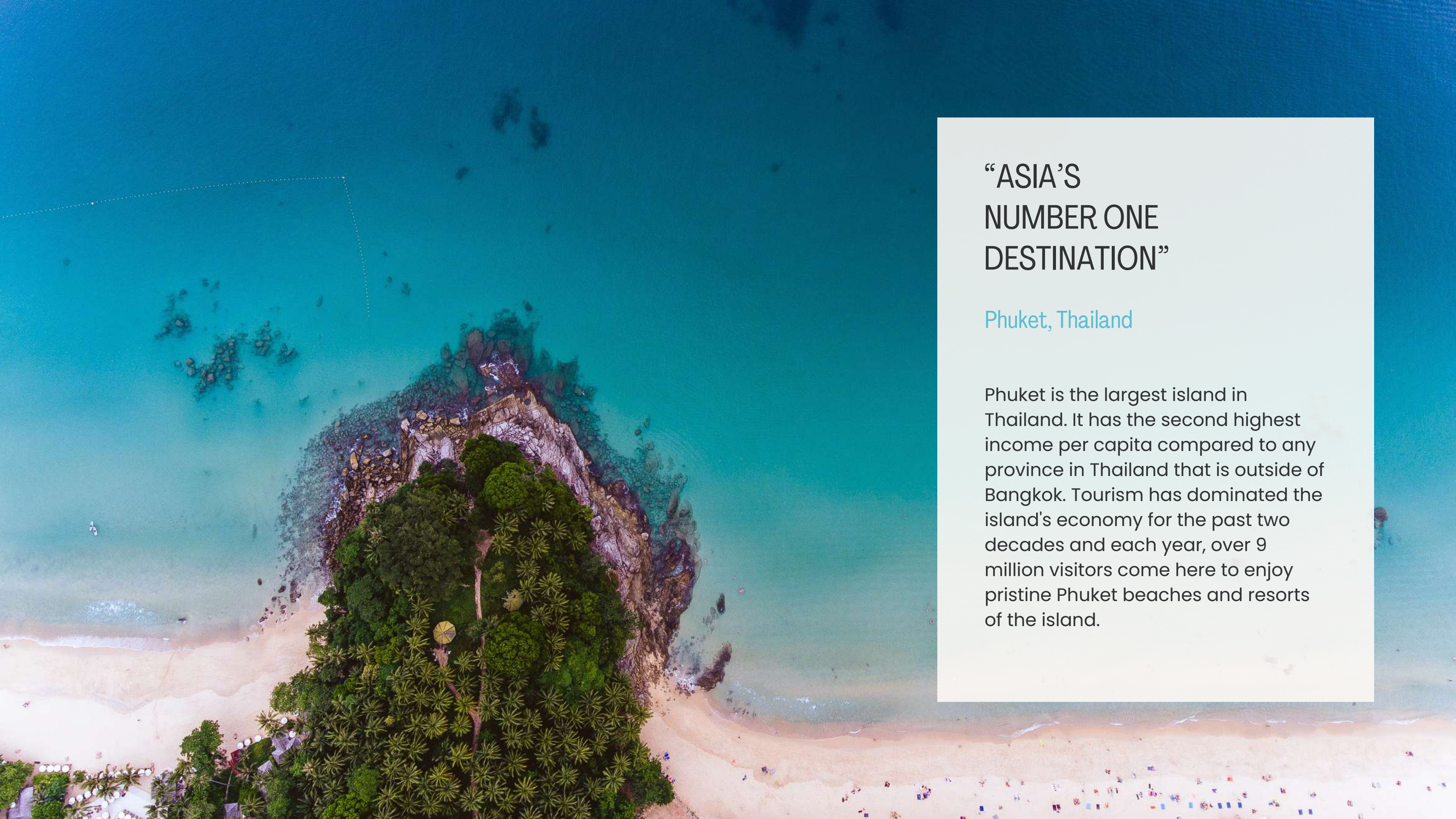




Sunshine Beach

Beachfront Resort & Residences



An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a lighter, sandy hue near the shore. A dense forest of palm trees covers a large portion of the land, extending down to the beach. The beach itself is a mix of white sand and darker, rocky areas. In the bottom left corner, there are some structures and what appears to be a resort area. The overall scene is idyllic and scenic.

“ASIA’S NUMBER ONE DESTINATION”

Phuket, Thailand

Phuket is the largest island in Thailand. It has the second highest income per capita compared to any province in Thailand that is outside of Bangkok. Tourism has dominated the island's economy for the past two decades and each year, over 9 million visitors come here to enjoy pristine Phuket beaches and resorts of the island.



Phuket, Thailand

The most desirable location

The west coast of Phuket is the best location for holidays, investments and residing. It offers incredible views of the Andaman Sea, breathtaking sunsets and white sandy beaches.

The coast line is very scenic and has several amazing attractions. The majority of the residences, resorts and luxury homes are situated on the west coast of Phuket due to its amazing beaches with calm and clear sea, as well as well-developed infrastructure making it **the most attractive tourist destination.**

Location

Beaches

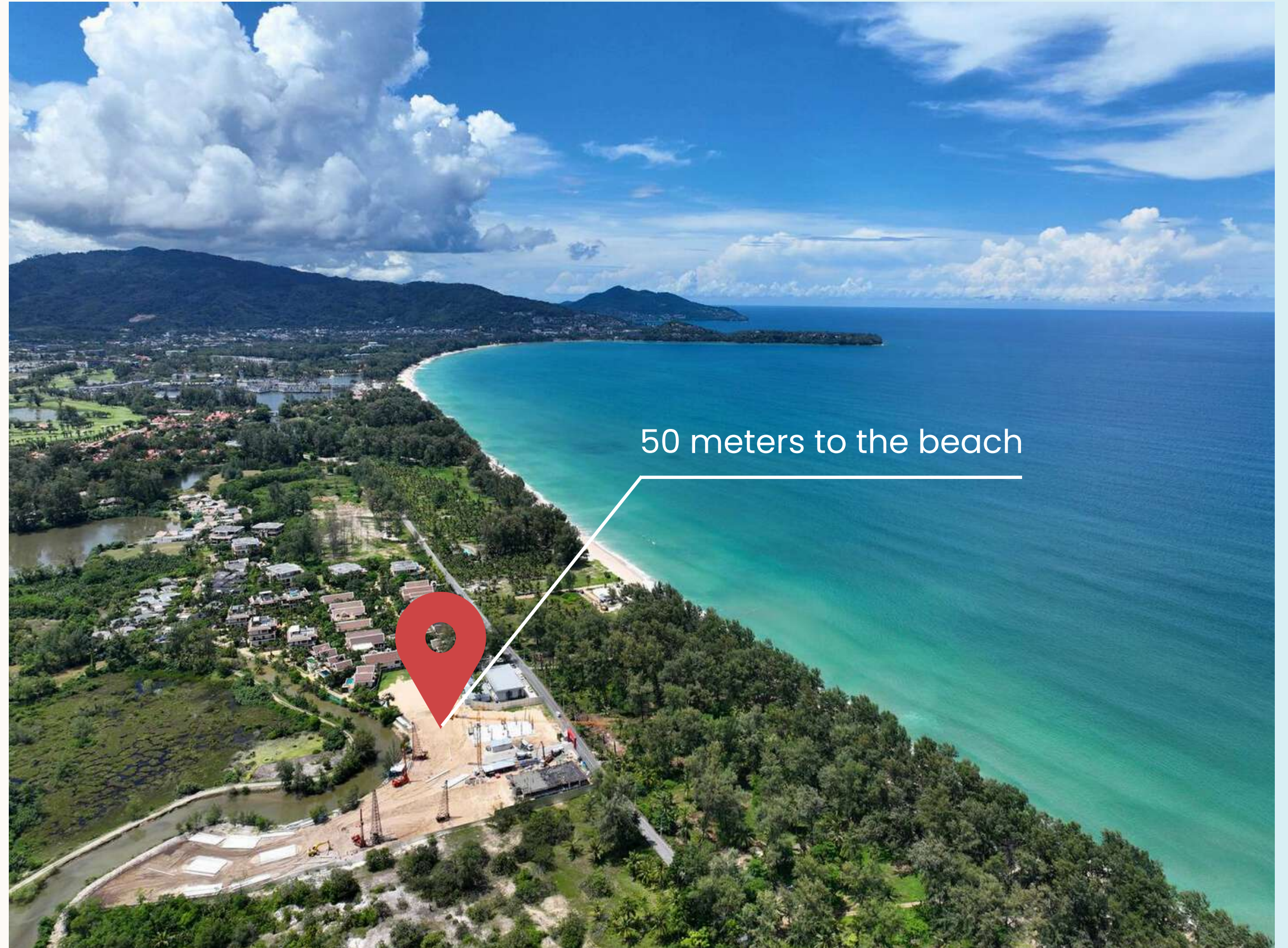
Bangtao Beach	50	m
Nai Thon Beach	7	km
Surin Beach	9	km
Nai Yang Beach	14	km

Shopping

Boat Avenue	4	km
Porto De Phuket	4	km
Robinson Lifestyle	12	km
Central Festival Floresta	14	km

Entertainment

Laguna Golf Club	1.5	km
Catch Beach Club	7	km
Carpe Diem Beach Club	7.5	km
Blue Tree	10	km



Location

Bangtao, Phuket

Sunshine Beach Resort & Residences is in the heart of Bangtao and occupies one of the best locations on the island. It is perfect for both living and holidays. Life at Sunshine Beach Resort & Residences comes with a wide offering of premium facilities and developed infrastructure around. The development is ideally positioned in the middle of all your needs in life. International schools, sports complexes, shopping centres and Laguna Phuket are within easy reach from the project. Famous Laguna Golf Club and high-end resorts and shopping destinations are just five minutes drive from the complex.

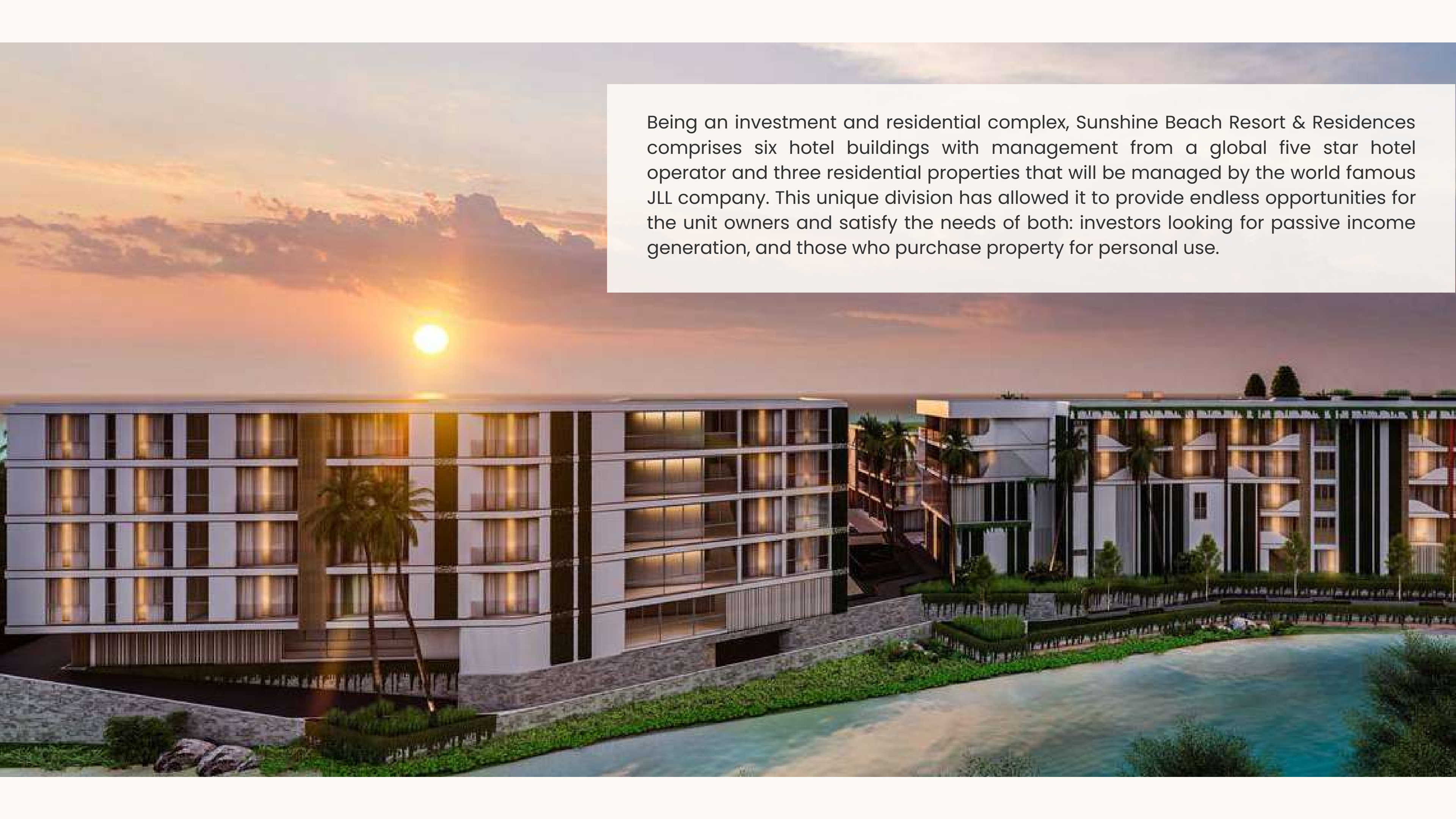




Sunshine Beach Resort & Residences

Sunshine Beach Resort & Residences is an award winning investment and residential complex in Phuket, Thailand. Featuring nine buildings and premium facilities, this property with 672 premium units will be one of the largest mixed-use developments in the Layan area, the northern part of Bangtao. Located on the beachfront and among the green hills, the project enjoys one of the best locations on the island. Not only is it 50 meters from the azure sea and white sands of Bangtao Beach, but it is also being constructed by the river. All elements combined make it a perfect scenery and truly unique living environment by the water.



A wide-angle photograph of a modern resort complex at sunset. The sky is filled with soft, orange and pink clouds, with the sun low on the horizon. In the foreground, there are several multi-story buildings with white facades and dark window frames. The buildings are illuminated from within, and some have balconies with glass railings. A paved walkway and a swimming pool are visible in the lower right. The overall scene is serene and luxurious.

Being an investment and residential complex, Sunshine Beach Resort & Residences comprises six hotel buildings with management from a global five star hotel operator and three residential properties that will be managed by the world famous JLL company. This unique division has allowed it to provide endless opportunities for the unit owners and satisfy the needs of both: investors looking for passive income generation, and those who purchase property for personal use.



DOT PROPERTY
SOUTHEAST ASIA
AWARDS
2022

Sunshine Beach Resort & Residences was titled "The Best Lifestyle Condotel and Residences" in 2020 and "The Best Beachfront Resort & Residences" in 2022. The project received these titles and was awarded by large real estate organisation well known in South East Asia, Dot Property.



Project Information

Project Name:	Sunshine Beach Resort & Residences
Developer:	T.H. Group Phuket Co., Ltd.
Project Location:	Bnagtao, Phuket
Project Area:	20,246 Sq.M.
Ownership Type:	Leasehold and Freehold
Construction Completion:	Q2 2024
Buildings:	4 condominium buildings and 5 hotel buildings for investment
Number of Units:	672 units
Unit Types:	Studio, 1-bedroom, 2-bedroom





Project Facilities

- ✓ Swimming Pool
- ✓ Aquarium Restaurant
- ✓ SPA
- ✓ Pool Bar
- ✓ Sky Bar
- ✓ Fitness Centre
- ✓ Kids Club
- ✓ Conference Centre
- ✓ Shuttle Bus
- ✓ Beach Facilities









Hotel Management

5-star hotel brands
under negotiation



Hyatt

Hyatt Hotels Corporation, commonly known as Hyatt Hotels & Resorts, is an American multinational hospitality company headquartered in the Riverside Plaza area of Chicago that manages and franchises luxury and business hotels, resorts, and vacation properties.



PAN PACIFIC
Hotels and Resorts

Pan Pacific

The Pan Pacific Hotels and Resorts portfolio is a subsidiary of UOL Group Limited. Founding member of the Global Hotel Alliance, the world's largest alliance of independent hotel brands comprising more than 30 member brands with over 550 upscale and luxury hotels with 110,000 rooms across 76 countries.



Jin Jiang

Jin Jiang International Co., Ltd. is the leading Chinese hospitality group that was ranked 2nd among all hotel giants. The group acquired: Europe's Groupe du Louvre from U.S. investment firm Starwood Capital Group & 81% of Keystone Lodging Holding, which owns Plateno Hotels Group, 7 Days Inn and ZMAX, creating one of the world's largest hotel groups.

Investment Property

The investment part of Sunshine Beach Resort & Residences features 6 buildings and will be managed by a famous 5-star hotel operator.

Hotel Buildings: A1, A2, A3, A4, B, C

For Investors

6% Rental Guarantee per year for 5 years

Rental Pool 70/30 for 10 years

30 days of complimentary stay for owners



Hotel

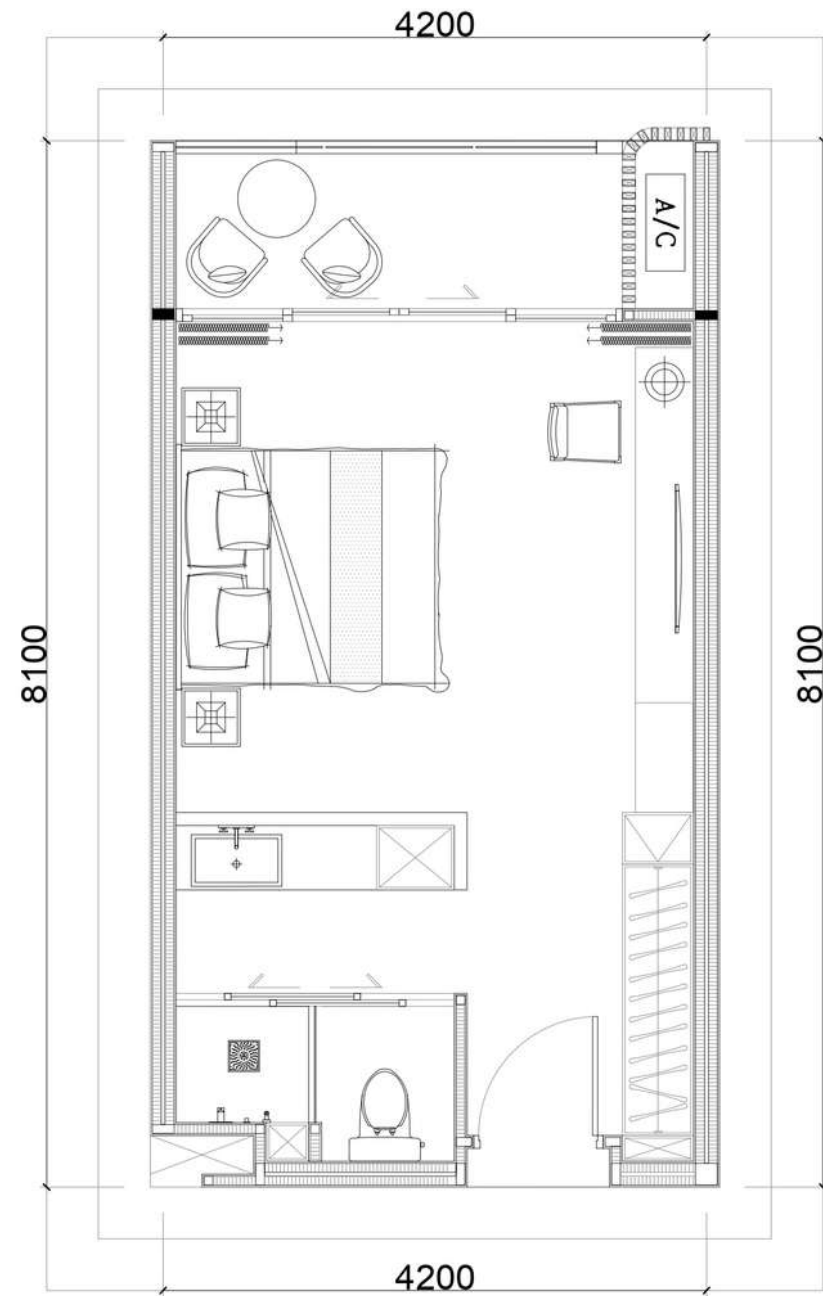


Hotel



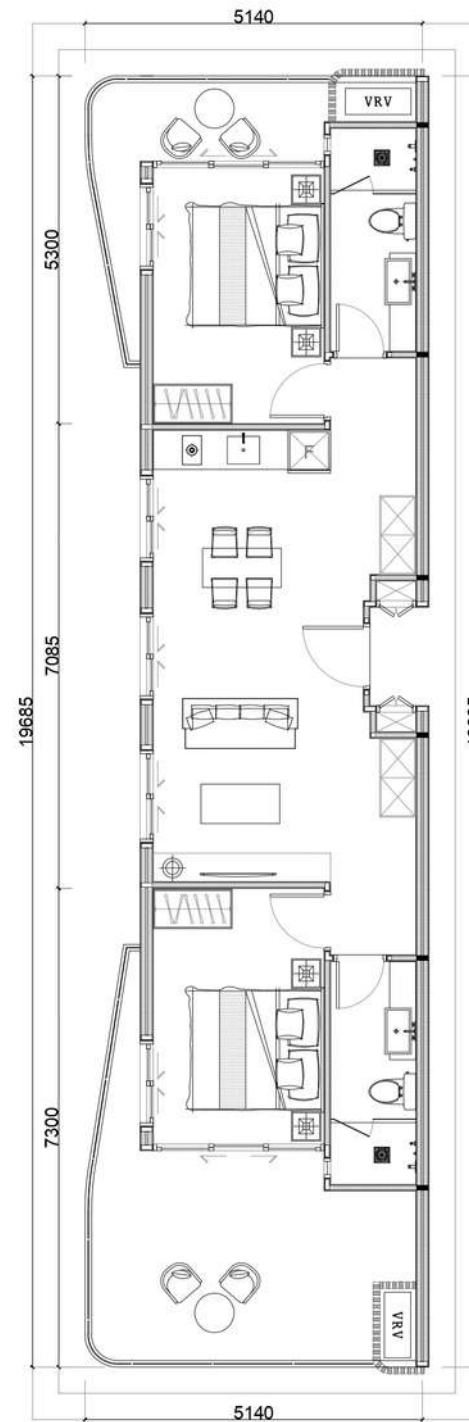
Hotel





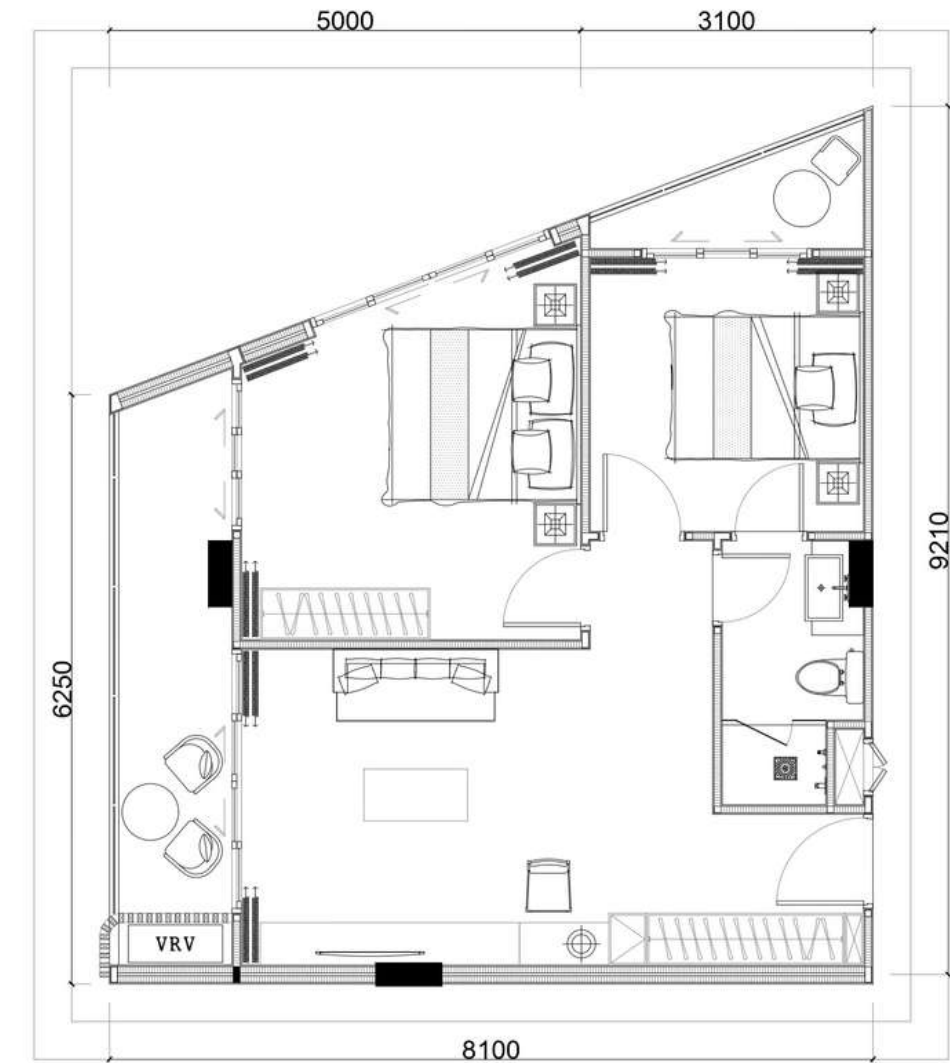
Type A1

Area 33.6 sq.m.



Type A1 (CO1)

Area 85.34 sq.m.



Type J

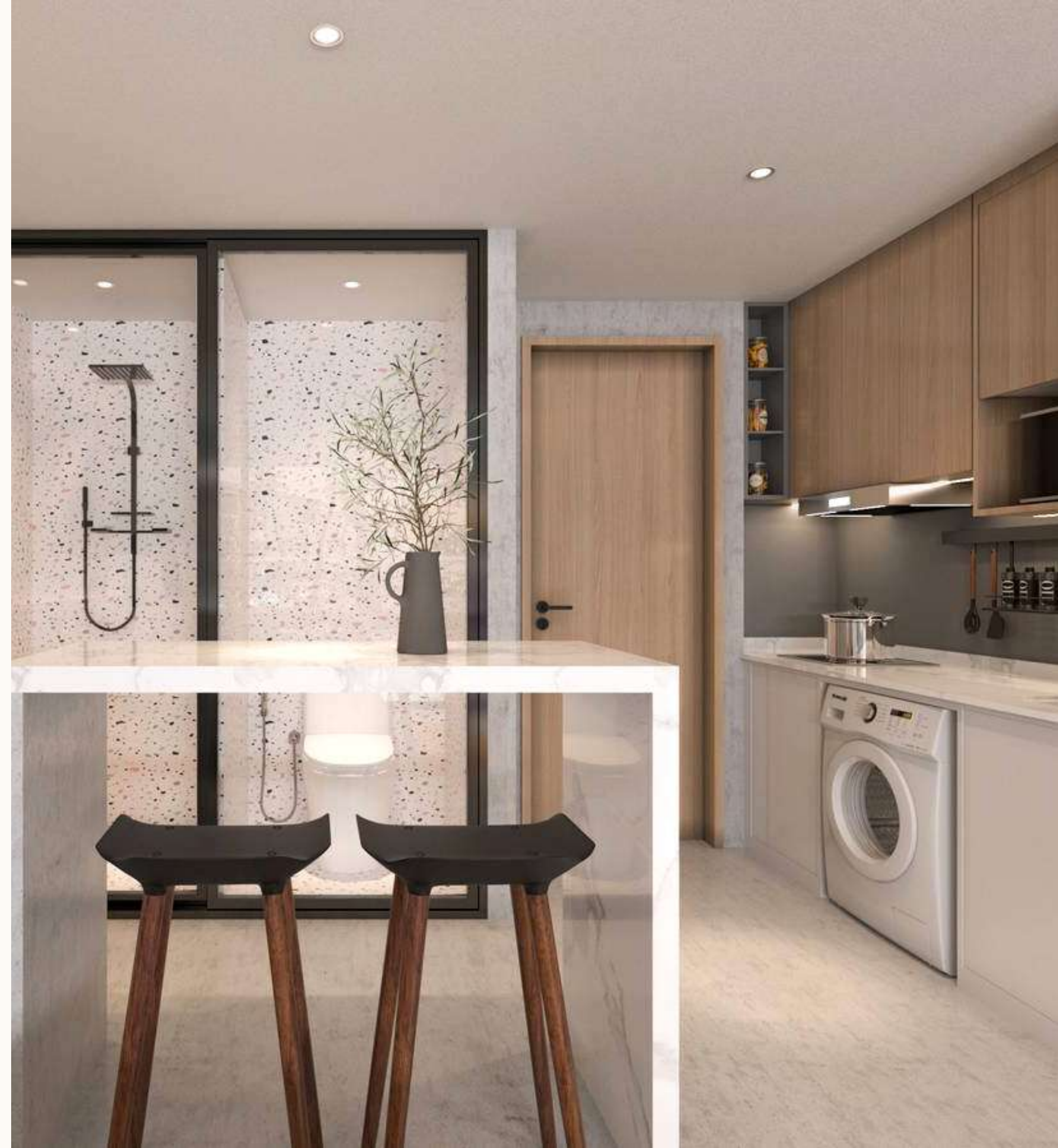
Area 59.49 sq.m.

Residential Property

The Residences is the second part of Sunshine Beach complex, which consists of 3 buildings and will be managed by JLL (Jones Lang LaSalle), a global commercial real estate services company.

Units in residences are perfectly suitable for families and those who are staying at the complex for a long term. Every amenity is provided for the guests and owners. Even washing machine and kitchen appliances can be found at the residences, and mini-bar and smart systems installed in the hotel rooms.

Residence Buildings: A5, D, E





Residence Management



JLL (Jones Lang LaSalle)

JLL (Jones Lang LaSalle) was chosen to provide the following services for Sunshine Beach Resort & Residences: Due Diligence; Property Management, Pre-Completion Consultancy.

JLL is a world leader in real estate services. They buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech start-ups to global firms, their clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology.

Residences

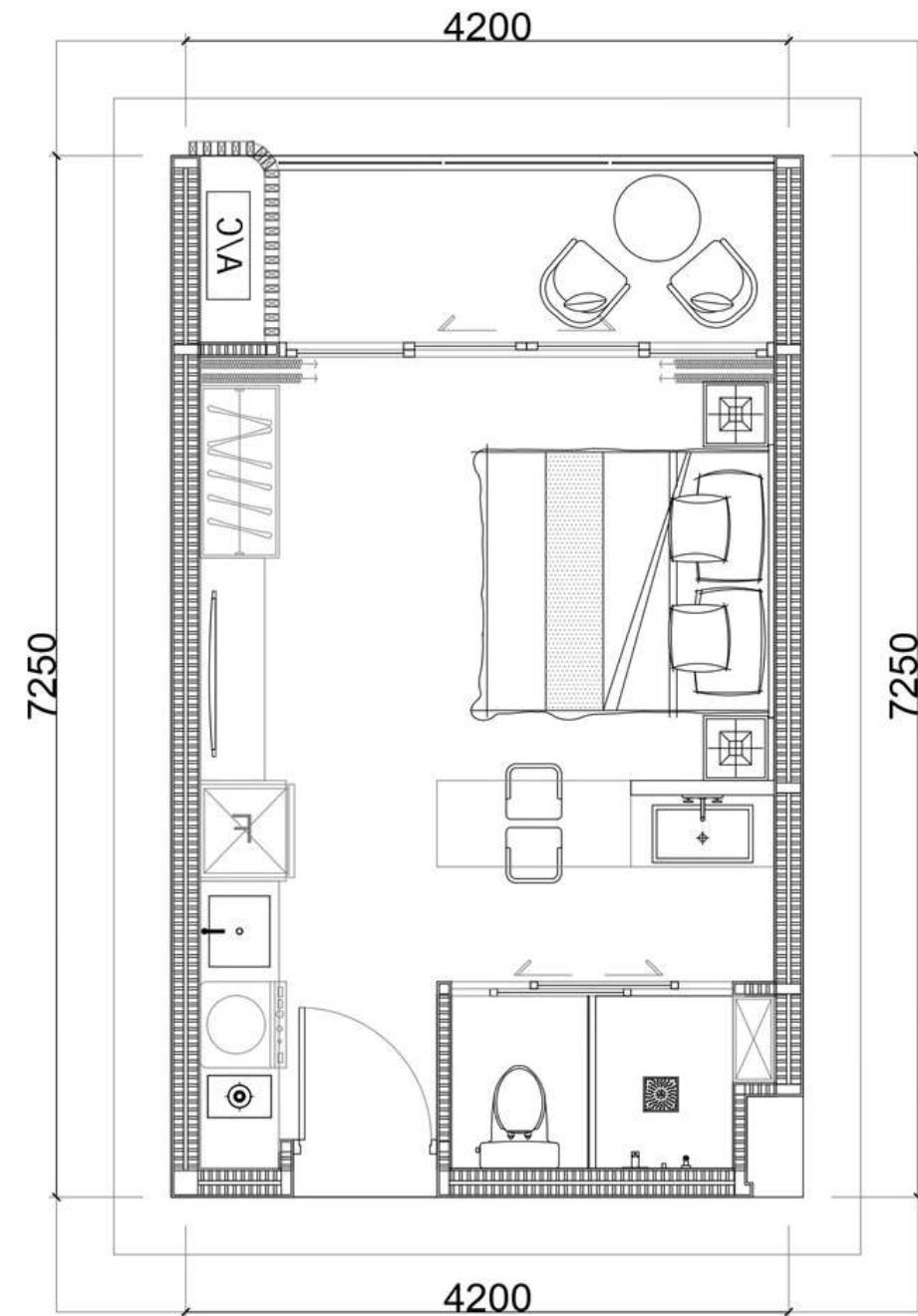


Residences

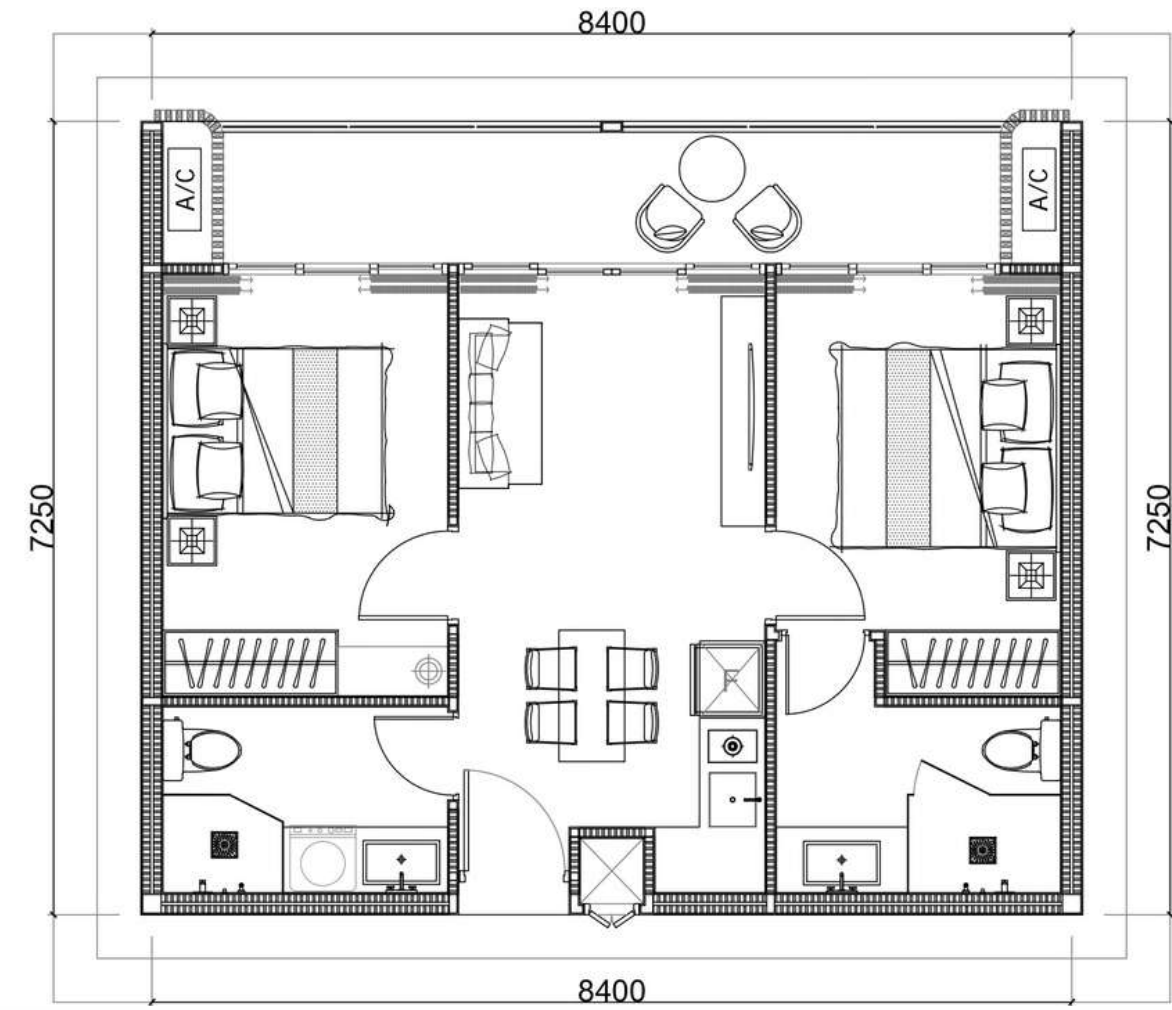


Residences



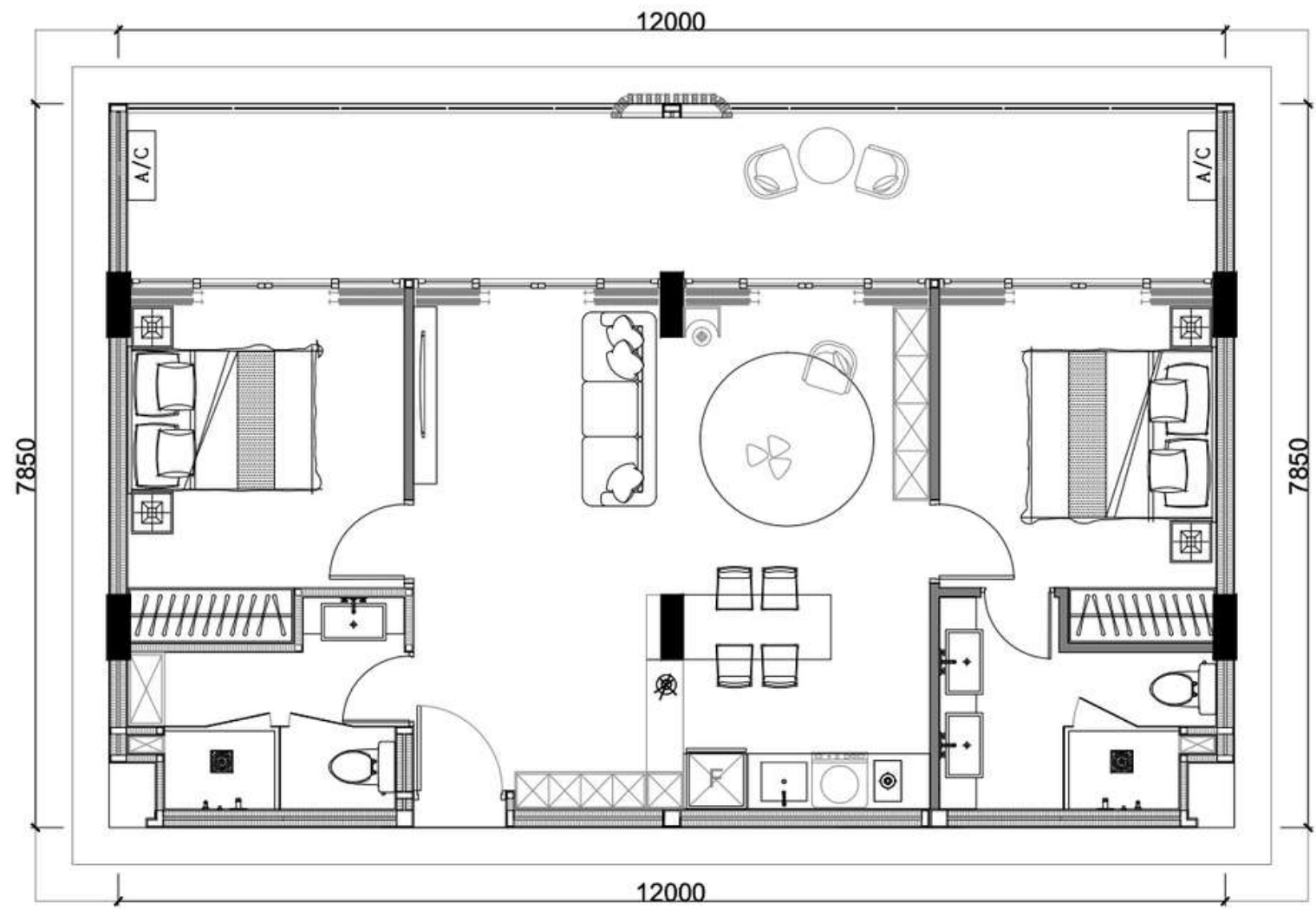


Type C1
Area 30.03 sq.m.

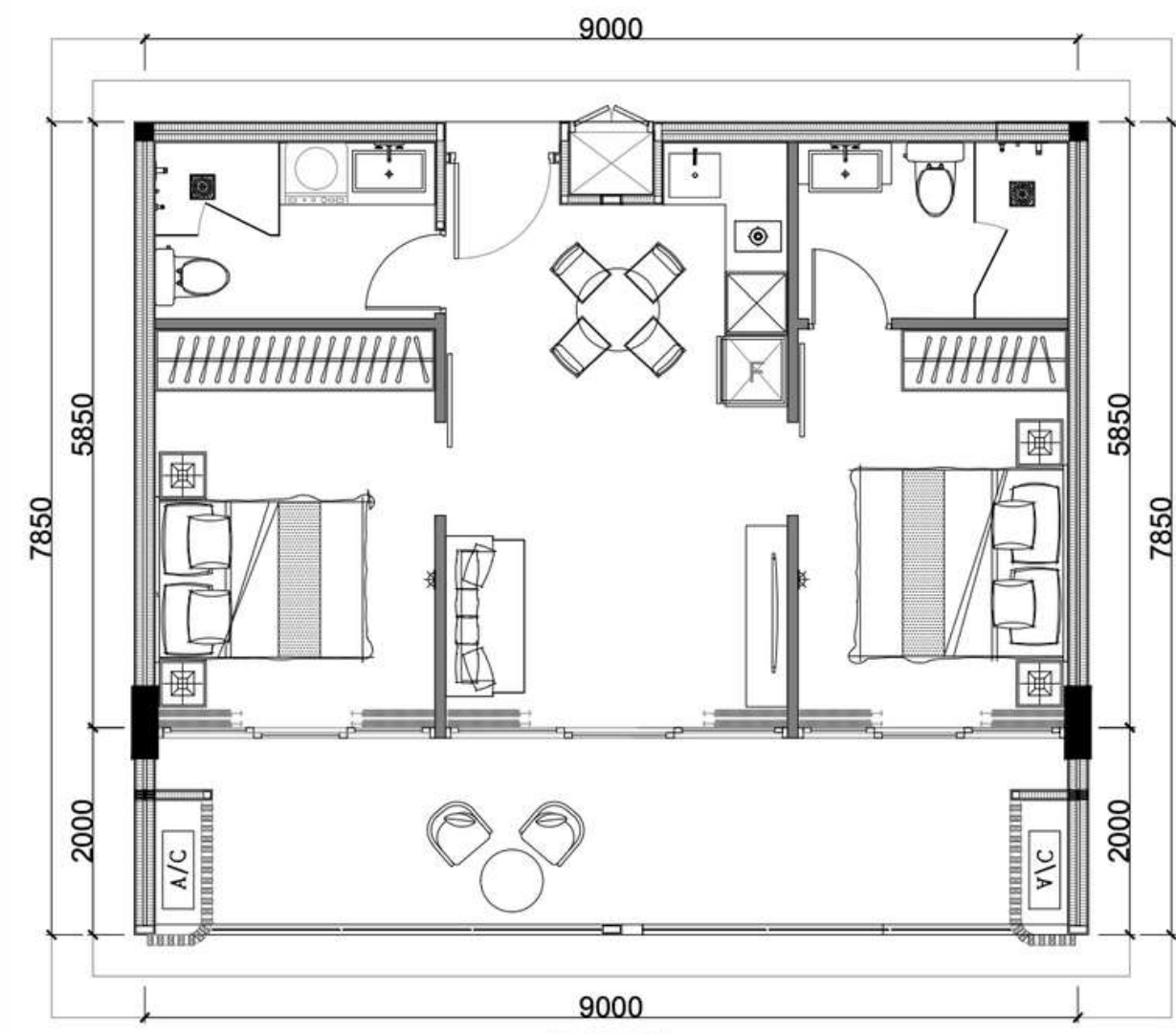


Type C1 (2 rooms)
Area 60.06 sq.m.

**For a full list of unit layouts, please contact our sales managers.*



Type O1 (CO1)
 2-br | Area 92.02 sq.m.



Type C3
 2-br | Area 68.76 sq.m.

**For a full list of unit layouts, please contact our sales managers.*



Payment Terms

- 1 Reservation Fee: non-refundable
- 2 Down payment: 35%, within 15 days after the Reservation Fee
- 3 Second payment: 35%, upon completion of foundation construction, Q2 2023
- 4 Third payment: 20%, upon completion of the main structure construction, Q4 2023
- 5 Fourth payment: 10%, project handover, Q2 2024

Developer & Construction Company



T.H. Group Phuket Co., Ltd.

T. H. Group Phuket is a committed and award winning real estate developer that was established with the help of technical cooperation of three large corporations from Hong Kong and Australia: Hong Kong Safe Gold Group, Golden Invest and AUTA Groups.



CRCC

CRCC was chosen as a construction company for Sunshine Beach Resort & Residences. CRCC is a construction enterprise based in Beijing, China, that was the second largest construction and engineering company in the world by revenue in 2014. CRCC stands for China Railway Construction Corporation Limited. CRCC is considered the most powerful and large-scale comprehensive construction company in the world.

CRCC has operations in 32 provinces, autonomous regions and municipalities in China, as well as more than 130 countries and regions in the world, covering project contracting, planning and design consultation, investment operation, real estate development, industrial manufacturing, materials logistics, environmental protection, industrial finance and other emerging industries.



Buildings & Construction

Location of the buildings on the land



Construction

January 2023



Construction

January 2023