

rise
villas

LOCATION



LUXURY TROPICAL LIVING
IN PHUKET'S MOST
DESIRABLE AREA

Price from

9,9^{mln}
THB

Location

Why Phuket

Phuket is one of Asia's most established luxury resort destinations.

Key drivers of investment demand:

Strong international tourism (15+ million arrivals in 2025)

Global remote-work lifestyle trend (+21% long term residents in 2024)

Growing luxury hospitality sector

Global infrastructure projects

Phuket continues to attract property buyers from:

- Europe
- Russia
- Singapore
- Hong Kong
- Middle East

And discovering new attention and attractions from buyers from US & Canada

Location

Bang Tao

Bang Tao beach 10 minutes

Blue Tree 5 minutes

Boat Avenue 10 minutes

Phuket Airport 25 minutes





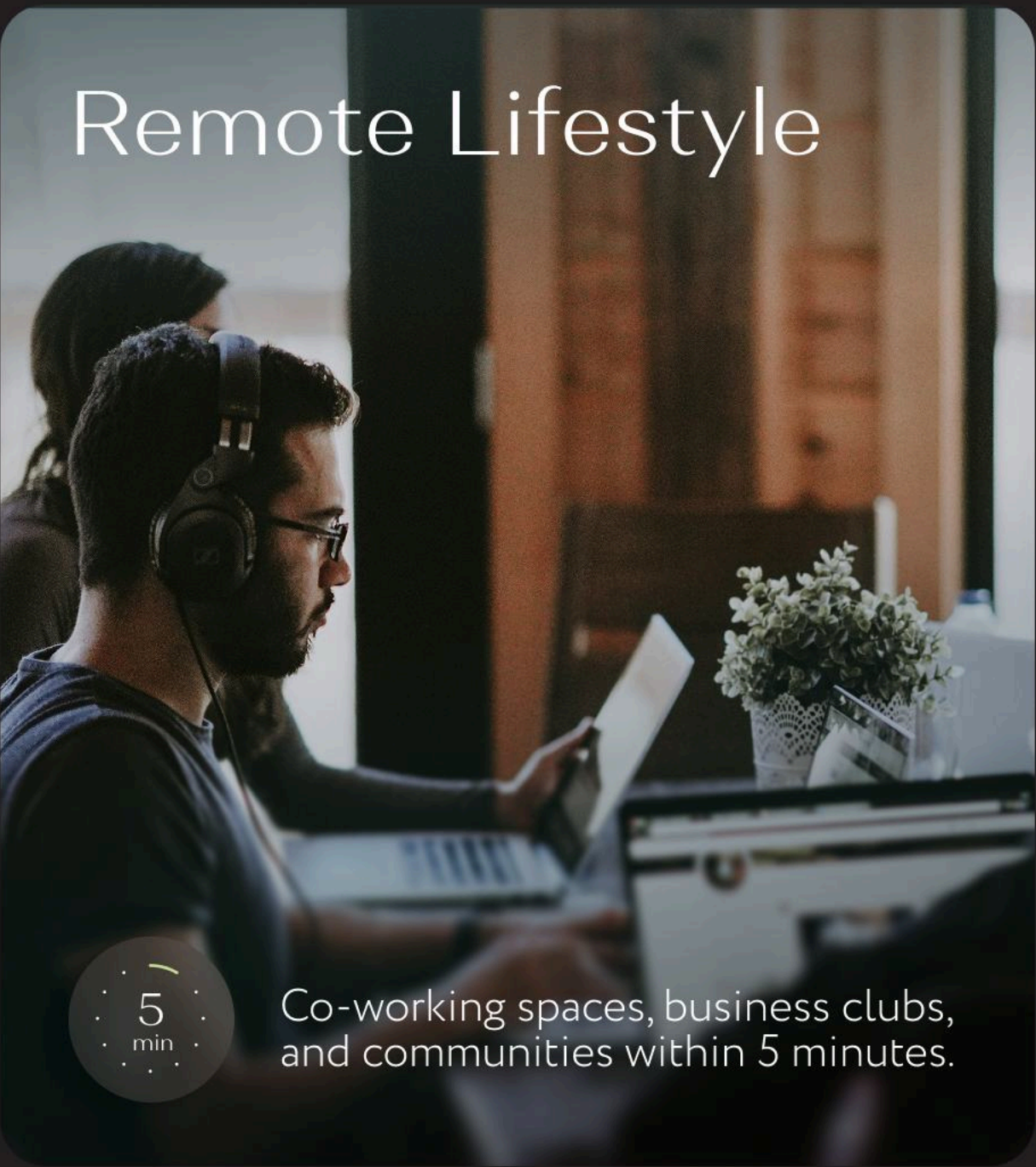
Bang Tao beach

10 minutes
to the world's most
beautiful sunsets



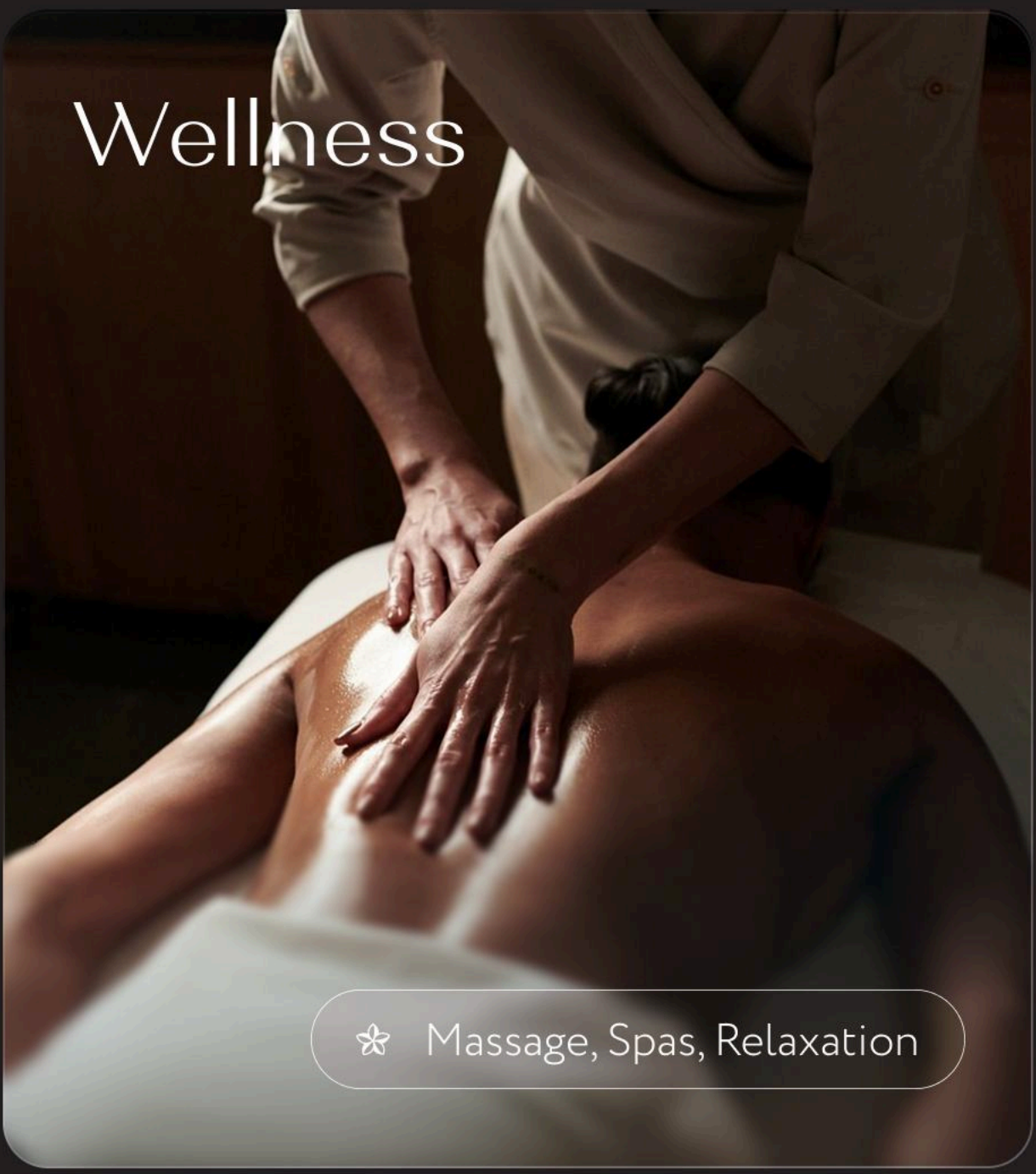
Dining

5 min
A variety of diverse cuisines
and restaurants just 5 minutes away.



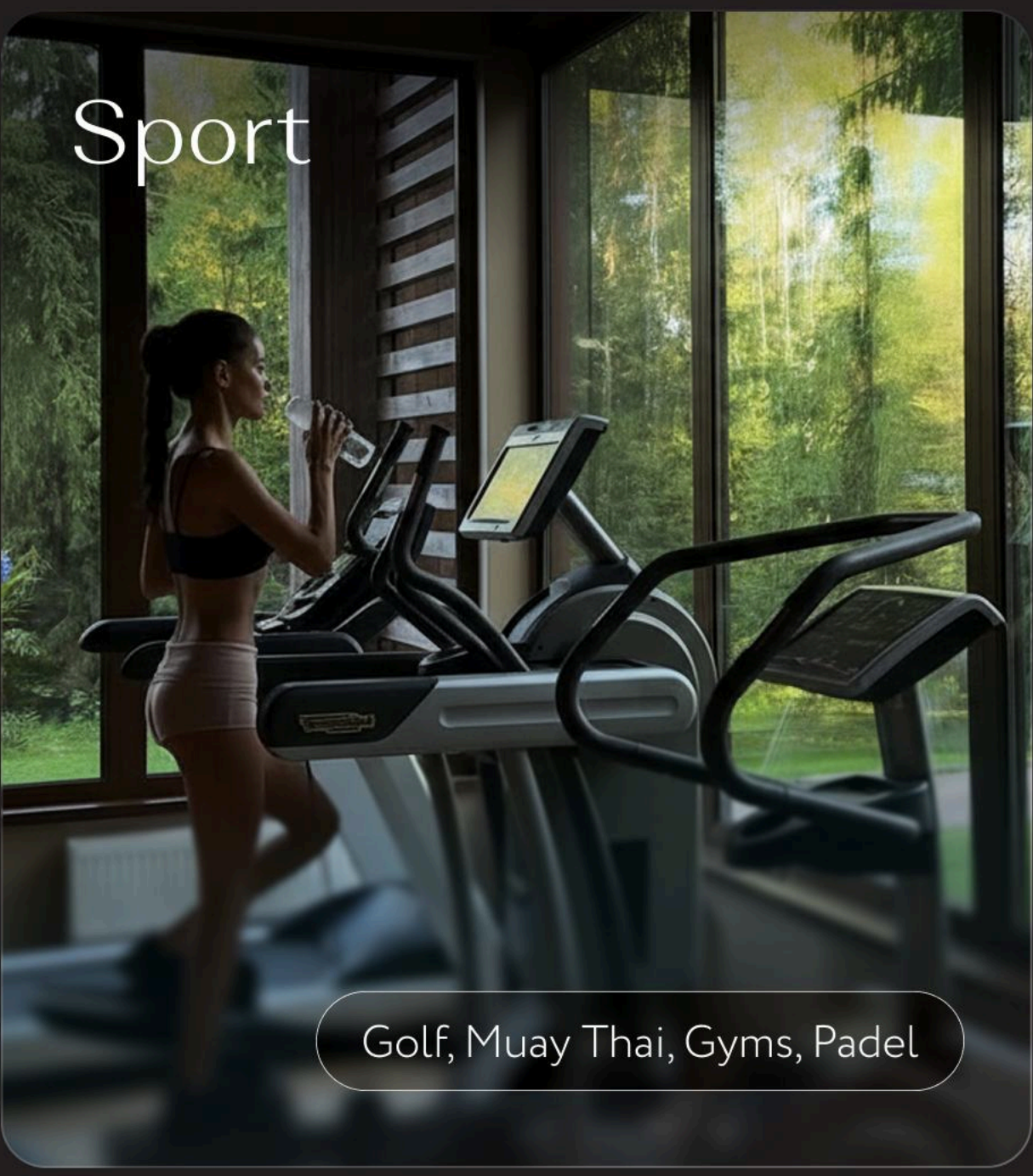
Remote Lifestyle

5 min
Co-working spaces, business clubs,
and communities within 5 minutes.



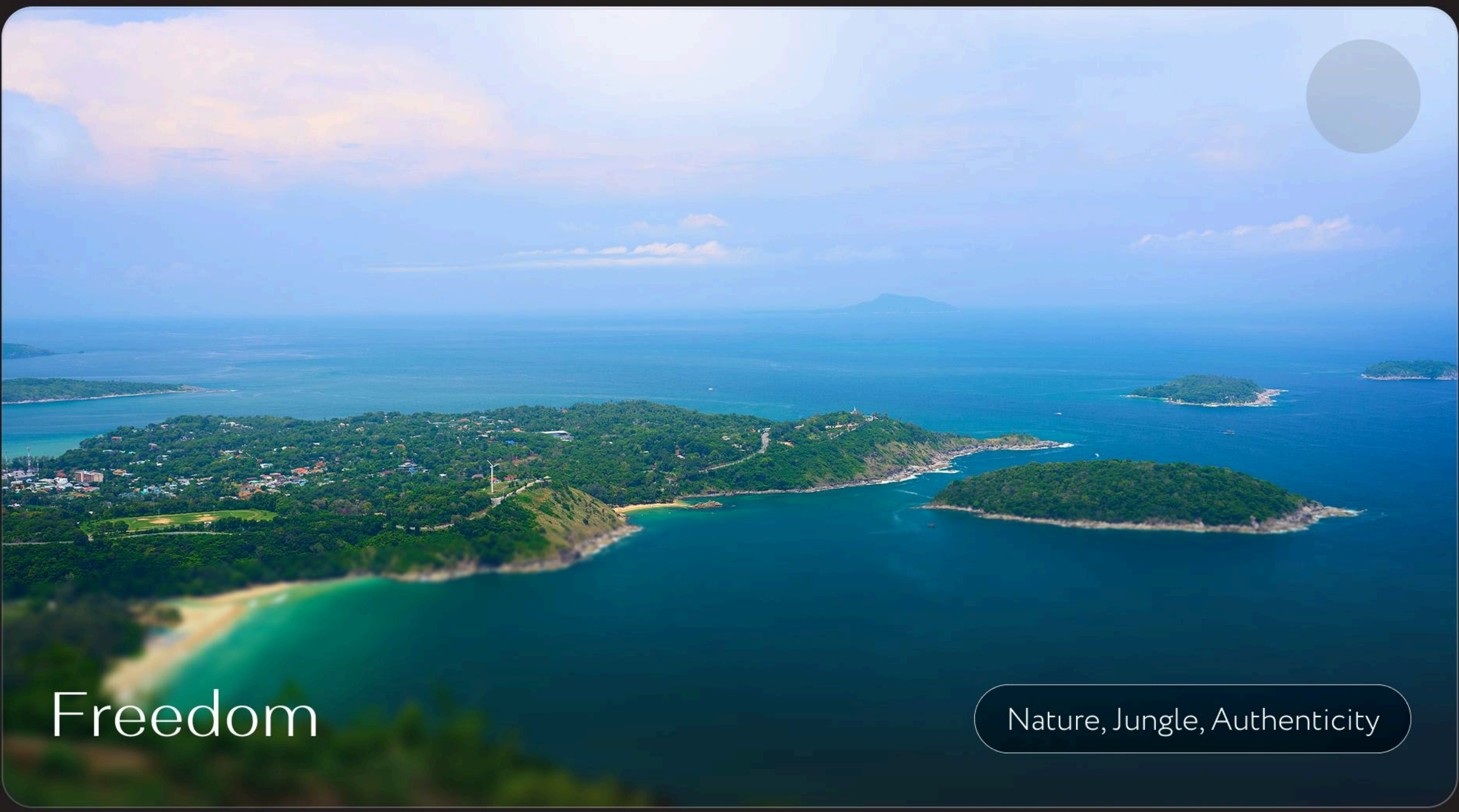
Wellness

✧ Massage, Spas, Relaxation



Sport

Golf, Muay Thai, Gyms, Padel



Freedom

Nature, Jungle, Authenticity

The Bang Tao Villas Market

Bang Tao has become Phuket's most desirable lifestyle and investment district.

● Phuket

2.000+

total number
of villas for sale

★ Bang Tao

700+

villas currently
on sale in Bang Tao



3/4 BDR
typical villa layout



17-40 mln.
THB
price range in Bang Tao

Rise Villas — private pool
villas positioned as affordable
luxury in Bang Tao.

Starting price

9,9 mln
THB

Bang Tao Rental Investment Potential

Bang Tao villas enjoy strong short-term rental demand driven by:



Luxury tourism



International visitors



Beach clubs and lifestyle attractions



Year-round travel demand

Estimated rental performance:

Average nightly rate

5.500-7.500 THB
(180-250 USD)

Estimated occupancy:

60-65%

Rent prices are rising by

3-5% per year

Developer Perspective

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“The strongest returns in property often come from discovering price mismatches in the market.”



Private pool villas in Bang Tao typically range from

↗ 15-25 mln. THB

Rise Villas offers a rare opportunity to enter this market starting from 9.9M THB, creating attractive potential for strong rental yields and future value appreciation



9.9 mln. THB

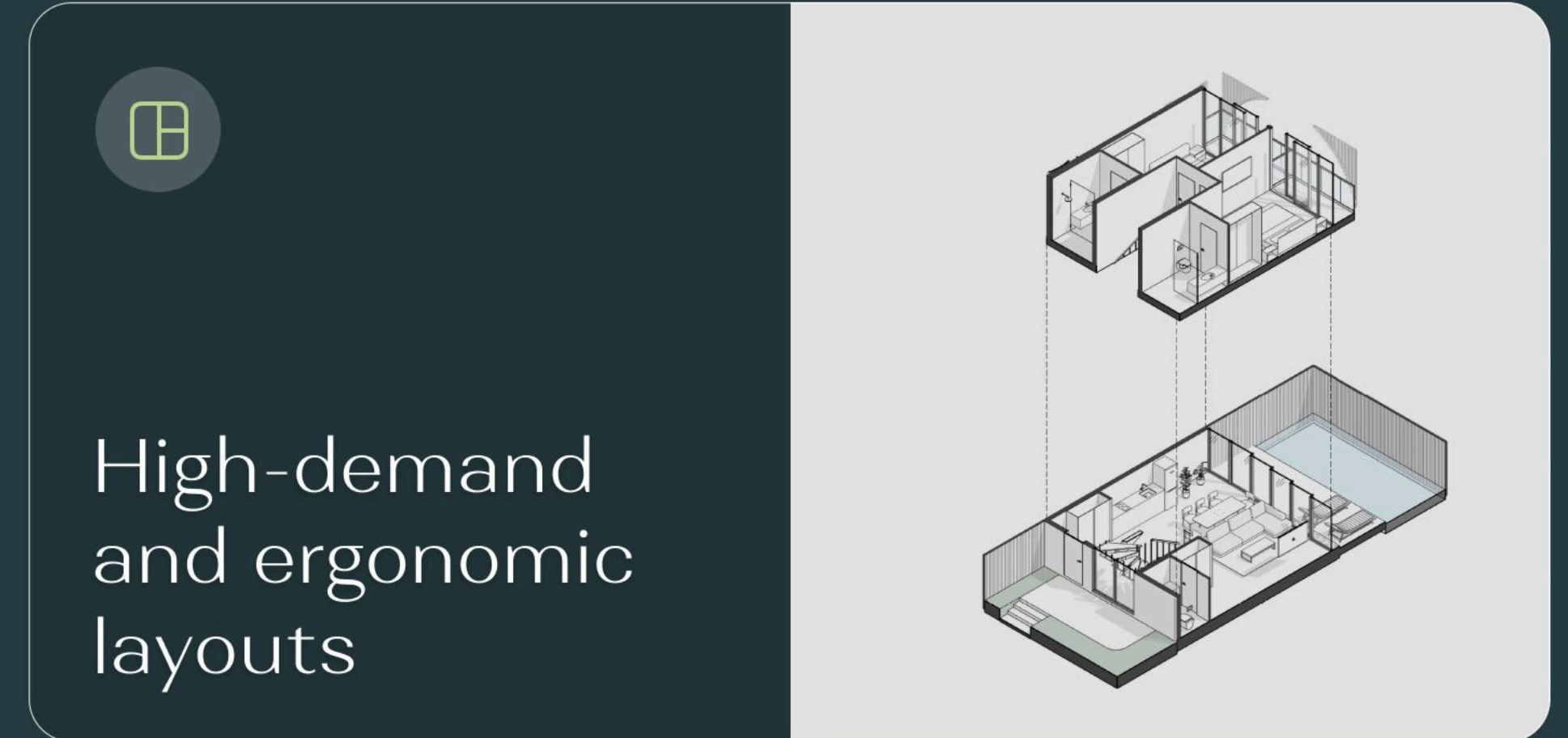
Why Rise Villas

- > Prime Bang Tao location
- > Entry price significantly below market comparables
- > Projected 9% – 12% rental yield
- > Strong long-term & short-term rental demand (tourism + expats)
- > Boutique supply – only 18 units
- > Designed for rental performance
- > Professional rental management



Project Overview

Rise Villas Phuket is a boutique private pool villa development.

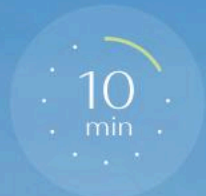




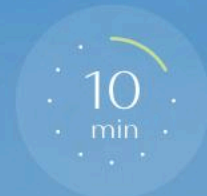
Blue Tree



Boat Avenue



Bang Tao beach



Phuket Airport



An aerial photograph of a resort named Rise Villas. The resort features several modern, single-story villas with light-colored, textured walls and flat roofs. The villas are arranged in a cluster, with some having private pools and outdoor seating areas. The resort is surrounded by lush tropical vegetation, including many palm trees and dense greenery. A paved road curves around the resort, and a few white cars are visible. The overall scene is bright and sunny, with shadows cast by the trees and buildings.

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Rise Villas — a project where
aesthetics turn square
meters into investor profit



Professional
Affiliations



Chanin Aiyarak

Licensed Civil Engineer

30 years experience
in Construction in Phuket

Construction & Engineering

Project engineer overseeing construction quality, site management and project execution.

Developer

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Development



Farukh Parpiev

CEO IBG Property

11 years in Phuket
Property Market

Deep understanding of buyer demand, investment trends and property development opportunities in Bang Tao and surrounding areas



Anastasia Shalun

Founder of Sai Architects

300,000+
sqm projected

Lead architect responsible for the distinctive architectural concept and tropical modern design of Rise Villas

Projects Completed by Our Partners



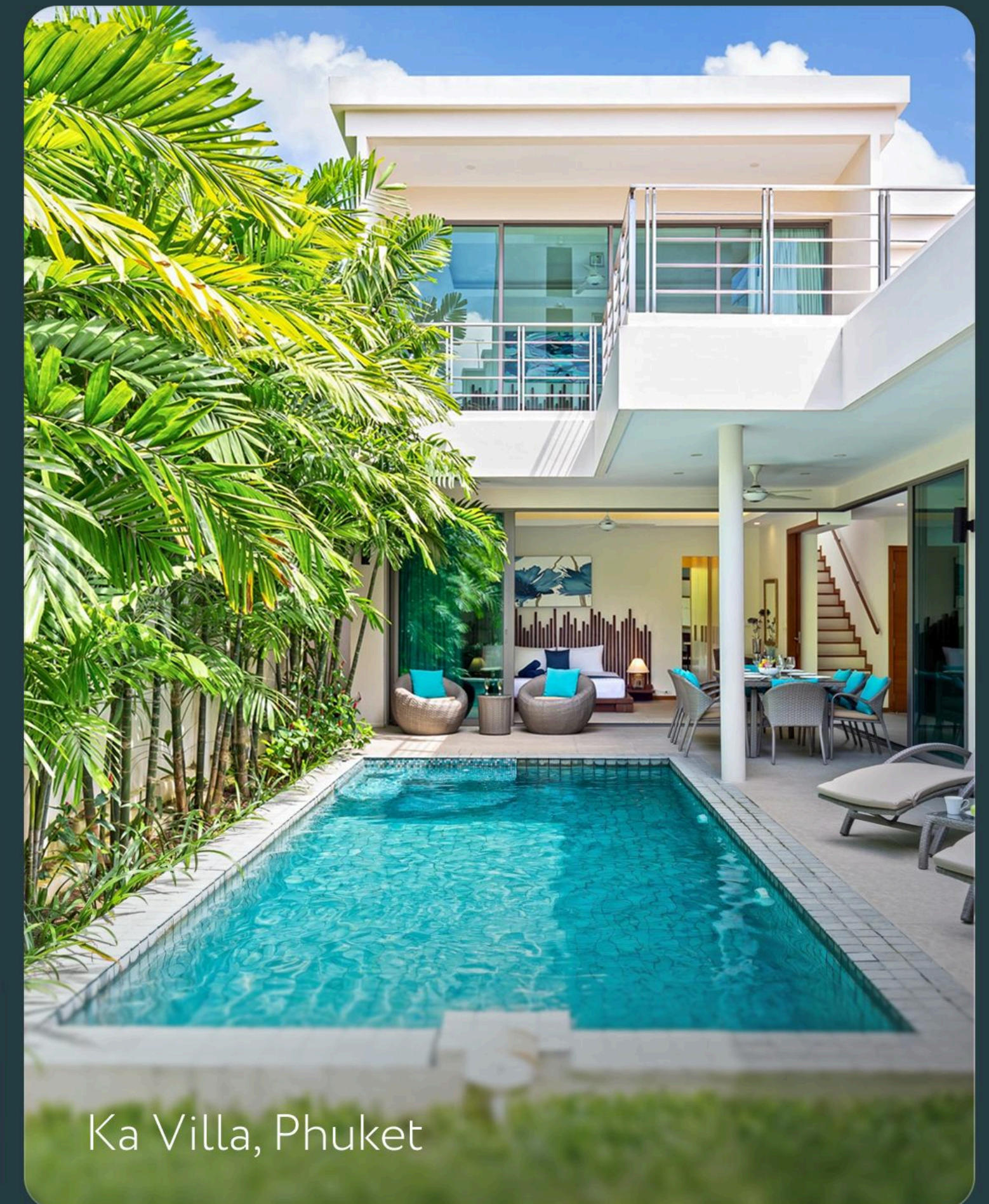
Cafe' del Mar, Phuket



Diamond Condominium, Phuket

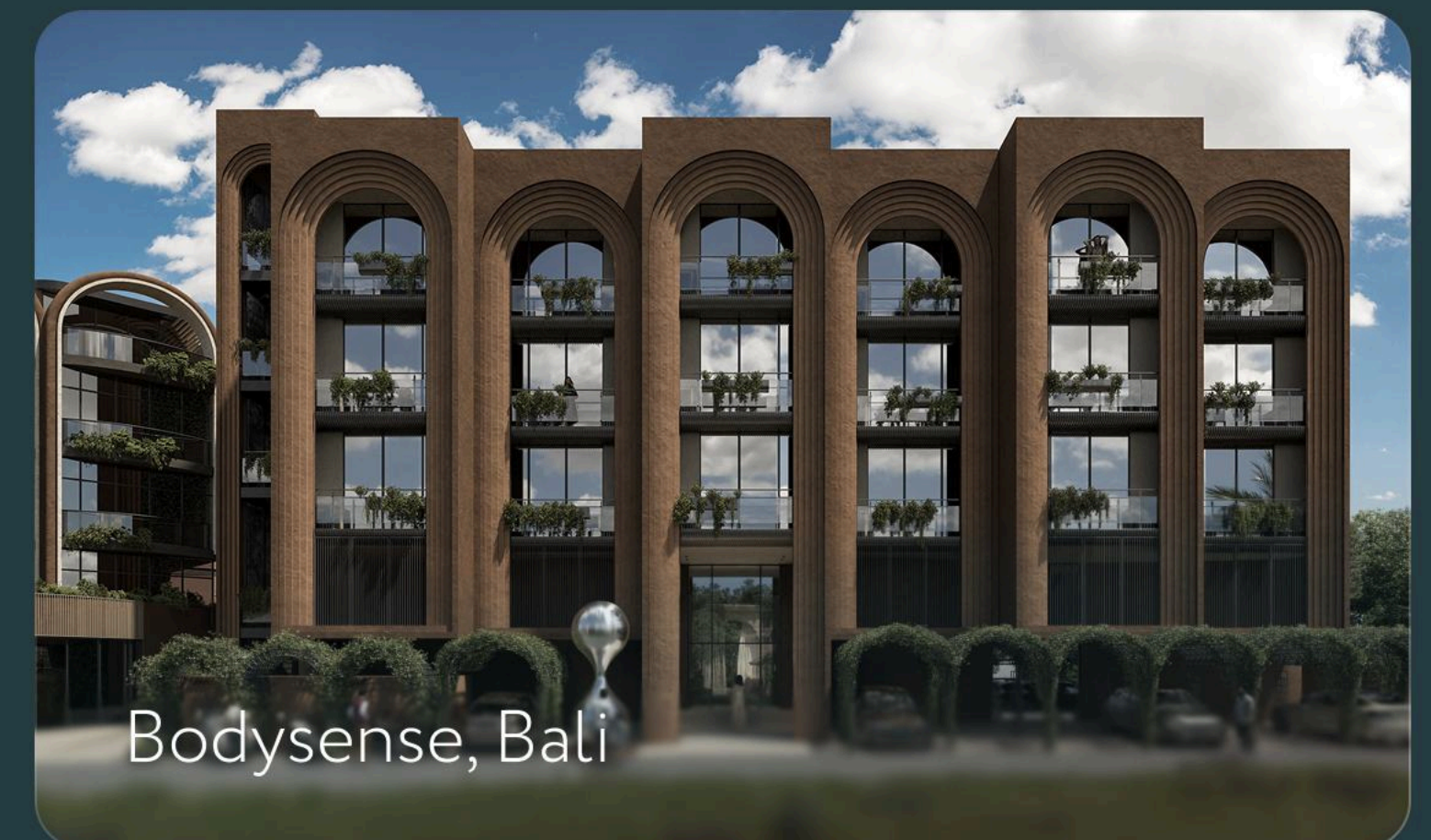
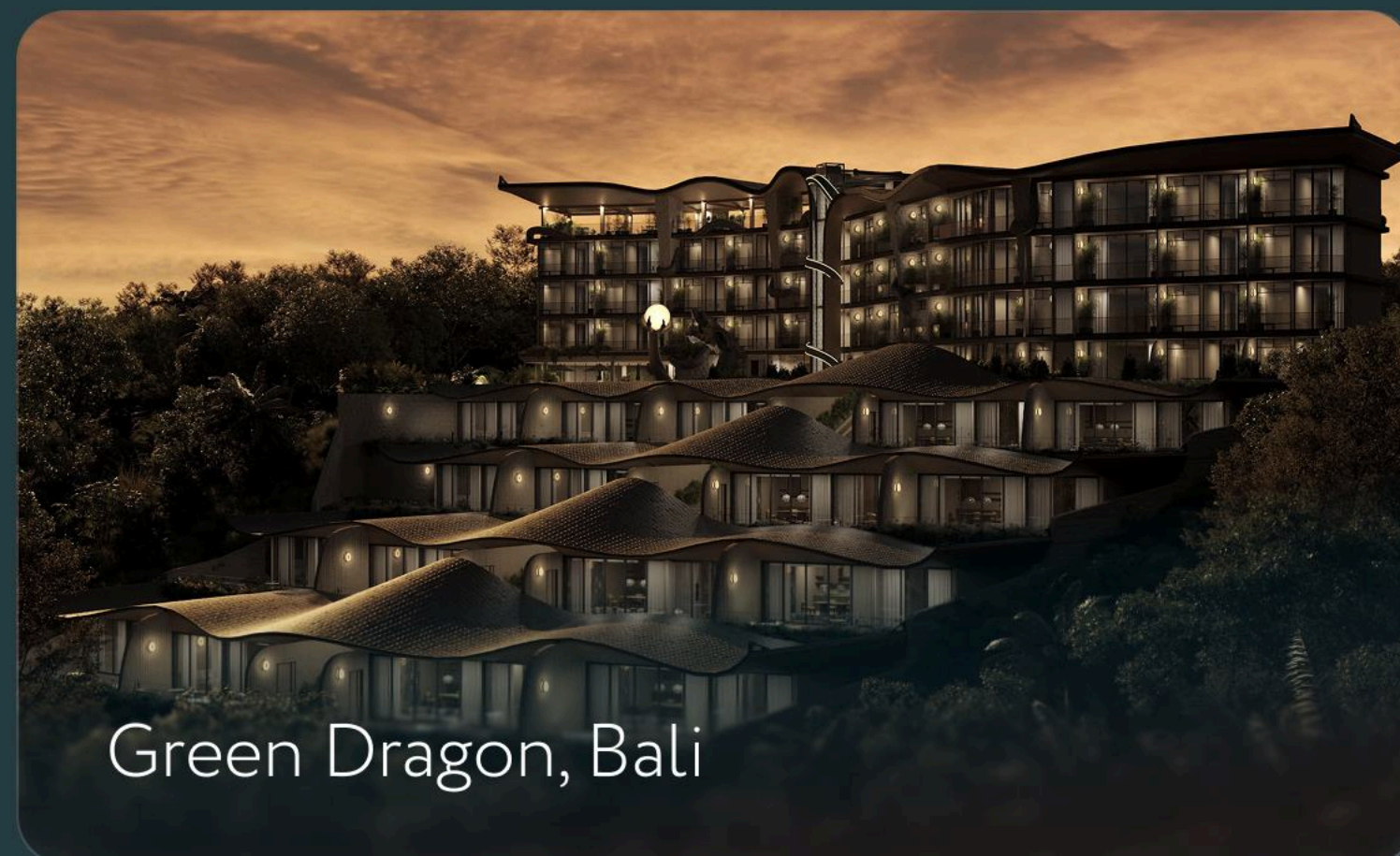
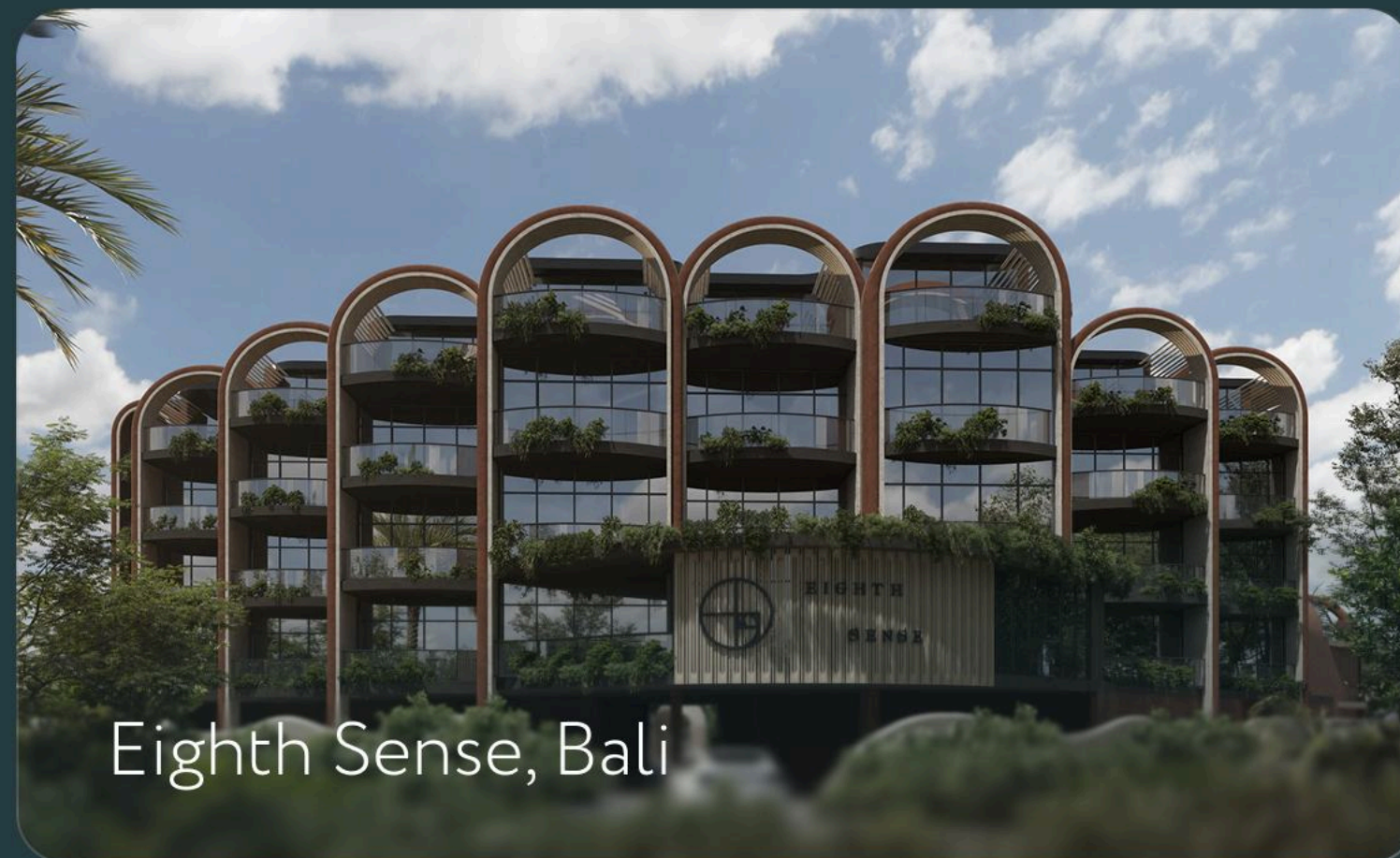


Avani+ Luang Prabang, Laos



Ka Villa, Phuket

Projects Completed by Our Partners



Master plan concept

Rise Villas is designed as a private and peaceful residential community.

18 villas

total units

Key elements:

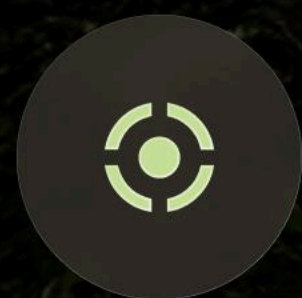
- ↔ Low-density development
- 🌳 Landscaped internal roads
- 🏠 Central shared facilities.

Ensuring exclusivity and privacy for residents.





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Exteriors that
capture attention

Architectural Design

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Signature Curved Facade Design

Contemporary Tropical Style

Architectural Design

Large Glass Openings

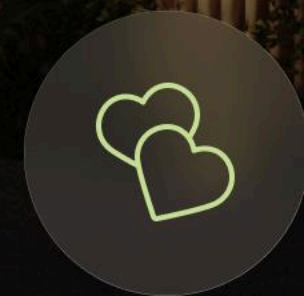
The architecture creates villas that are both memorable and highly attractive to guests and residents.

Strong Visual Identity

Each villa is designed for tropical lifestyle living.

Key features include:

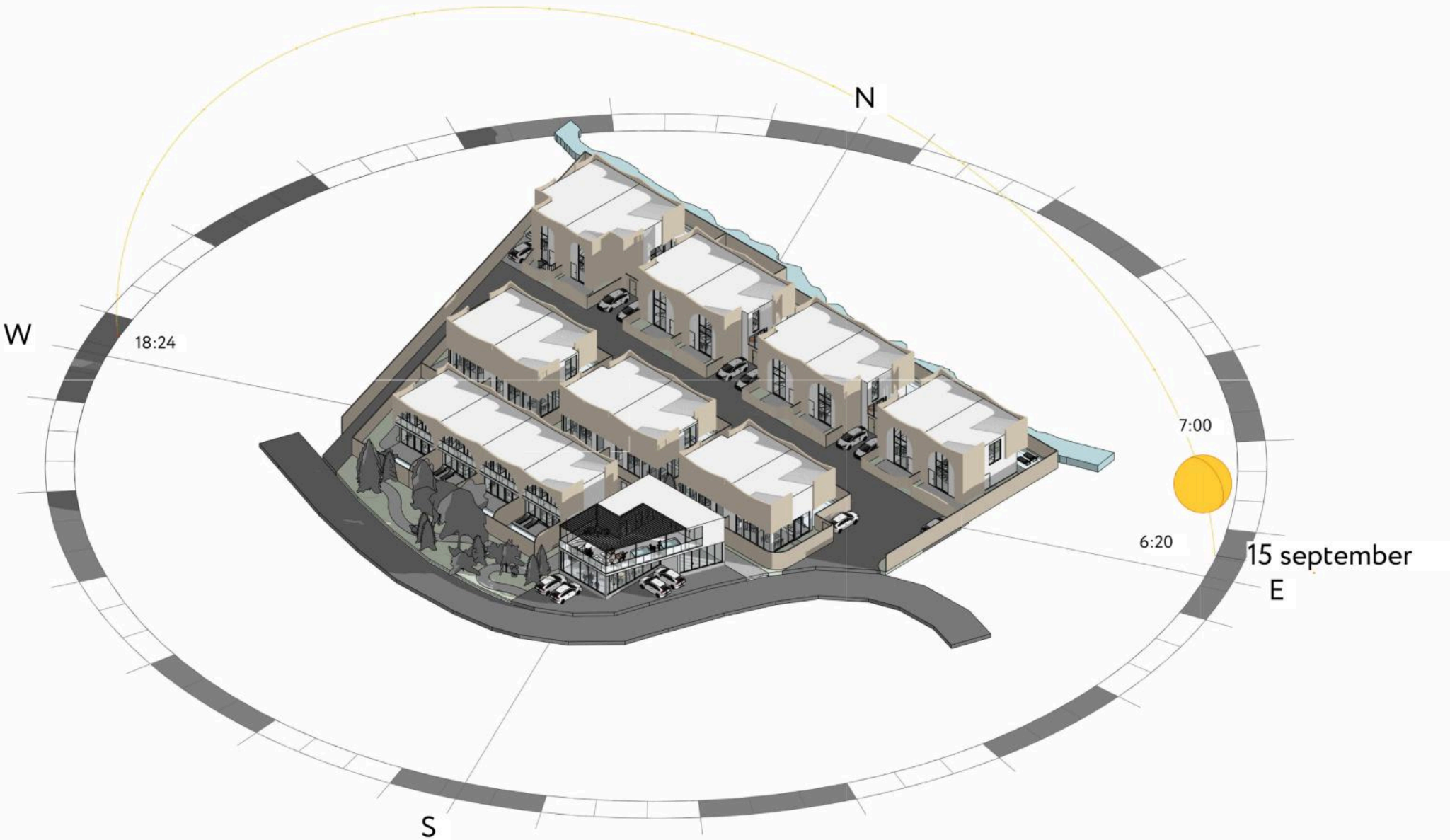
- Private swimming pool
- Open plan living and dining areas
- Large windows and natural light
- Indoor-outdoor living design
- Modern tropical architecture



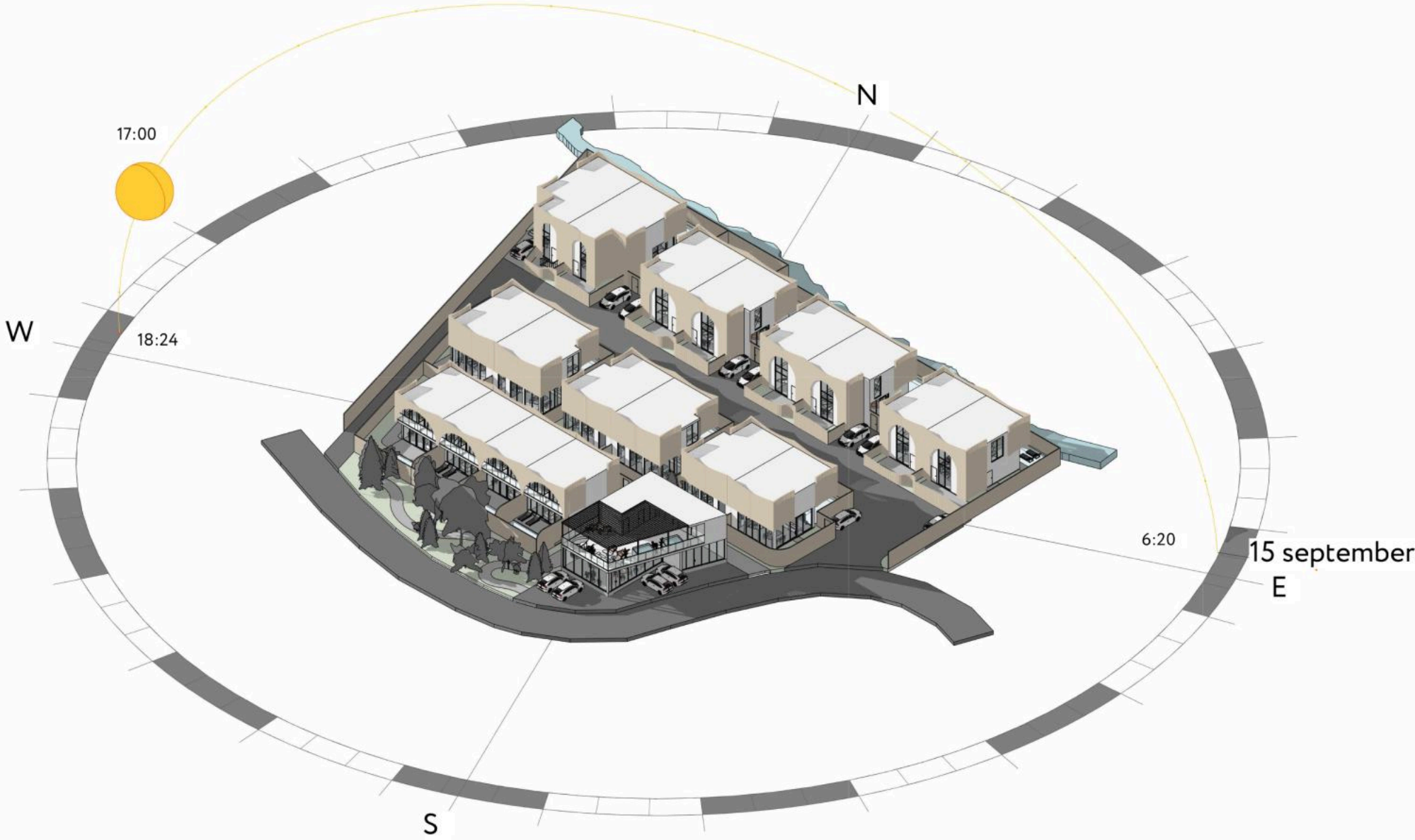
Perfect for both personal use and rental investment.

Insolation diagram

⌚ 7:00



⌚ 17:00



Interior Concept

Minimalist modern style

Living Room

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Interior Concept

Warm neutral color palette

Dining Area

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Interior Concept

High ceilings and open spaces

Dining Area

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Interior Concept

Natural materials

Bedroom

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Bathroom

Interior Concept

The interiors are designed to create a calm, elegant and comfortable living environment.

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Bathroom

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Clubhouse

Interiors

Lobby

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HOT DRINKS

Espresso
Latte
Mocha
Cappuccino
Americano
Hot Chocolate
Doppio

PASTRIES

Croissant
Cinnamon rolls
Dump Bar Blondies
Gingerbread scones
Cinnamon muffins
Doughnuts
Oatmeal Cookies

ICED DRINKS

Coffee shop

Interiors

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Coworking

Ice and magnesium baths

Interiors

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Relax zone

Sauna

Price List

Unit No	Type	Land Plot Area, m²	Internal Area, m²	Total Built-up Area, m²	Bedroom	Bathroom	Price, THB	Price, USD	Pre-sale Price, THB	Pre-sale Price, USD	Status
1	Type 1	166	127	198	2	3	15,875,000	504,000	12,700,000	403,200	Available
2	Type 1	171	127	208	2	3	15,875,000	504,000	12,700,000	403,200	Sold
3	Type 4	154	113	192	2	3	14,125,000	448,400	11,300,000	358,700	Sold
4	Type 3	180	129	221	2	3	16,125,000	511,900	12,900,000	409,500	Available
5	Type 2	155	125	193	2	3	15,625,000	496,000	12,500,000	396,600	Available
6	Type 3	179	129	222	2	3	16,125,000	511,900	12,900,000	409,500	Available
7	Type 2	155	125	193	2	3	15,625,000	496,000	12,500,000	396,800	Available
8	Type 3	193	129	228	2	3	16,375,000	519,900	13,100,000	415,900	Available
9	Type 2	155	125	193	2	3	15,625,000	496,000	12,500,000	396,800	Available
10	Type 3	211	129	248	2	3	16,750,000	531,800	13,400,000	425,400	Available
11	Type 2	155	125	193	2	3	15,625,000	496,100	12,500,000	396,800	Available
12	Type 5	211	141	240	2/3	3/4	17,625,000	559,600	14,100,000	447,600	Available
13	Type 4	176	113	193	2	3	14,625,000	464,300	11,700,000	371,400	Available
14	Type 5	229	141	255	3	4	18,125,000	575,500	14,500,000	460,300	Sold
15	Townhouse	117	104	162	2	3	12,375,000	392,900	9,900,000	314,300	Sold
16	Townhouse	117	104	162	2	3	13,125,000	416,700	10,500,000	333,300	Sold
17	Townhouse	118	104	162	2	3	13,125,000	416,700	10,500,000	333,300	Available
18	Townhouse	200	104	183	2	3	14,000,000	444,500	11,200,000	355,600	Available

*Furniture package cost 750,000 THB for Townhouse and 950,000 THB for Villa

Flexible staged payment plan.

Typical structure includes:

01	Reservation deposit	200,000 THB
02	Contract signing (Within 30 days after reservation, minus deposit)	35%
03	Foundation completion (September 2026)	15%
04	Structure completion (December 2026)	20%
05	Interior Installation (April 2027)	20%
06	Transfer ownership (September-November 2027)	10%

A simple and transparent structure for international buyers.

Additional costs

01	Leasehold transfer fee	1,1%
02	Freehold transfer fee	6,3%
03	Sinking fund (one time payment)	160,000 THB
04	Common area fees (yearly)	72,000 THB
05	Installation and registration of meters (one time payment)	20,000 THB

Project Timeline & Delivery



5-star Service Management

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24/7 Reception



24/7 Security



Maintenance
and cleaning



Transparence
(Investor App)

Annual ROI

9-12%

Full Service Management

-  Flexible terms of personal stay
-  Monthly income payments
-  Monthly detailed reports
-  Real time updates

10%
OPEX
(Operational Expenses)

10%
Management
Company commission

80% Owner
nett profit





Daily rental scenario

Purchase price starting from	Estimated rental performance	Projected annual rental income	Estimated gross yield
9.9 mln. THB	5.500-7.500 THB average nightly rate	1.3 mln. THB	9-12% annually
	60% estimated occupancy		

*Before tax and amortization / *Calculated based on market prices

Monthly rental
scenario /THB

	Townhouse	Villa Type 2	Villa Type 3
Presale Price, THB	9,900,000	12,500,000	12,900,000
Furniture package	750,000	950,000	950,000
Total investment	10,650,000	13,450,000	13,850,000
Peak season monthly	260,000	290,000	300,000
High season monthly	140,000	160,000	175,000
Low season monthly	95,000	110,000	115,000
Yearly Revenue	1,510,000	1,720,000	1,815,000
OPEX	10%	10%	10%
Management	10%	10%	10%
Investor profit	1,223,000	1,393,000	1,470,000
Rental ROI*	11,4%	10,36%	10,6%

*Before tax and amortization
*Calculated based on market prices

Monthly rental
scenario /USD

	Townhouse	Villa Type 2	Villa Type 3
Presale Price, USD	310,100	391,600	404,100
Furniture package	23,500	29,800	29,800
Total investment	333,600	421,400	433,900
Peak season monthly	8,100	9,100	9,400
High season monthly	4,400	5,000	5,500
Low season monthly	3,000	3,400	3,600
Yearly Revenue	47,300	53,900	56,900
OPEX	10%	10%	10%
Management	10%	10%	10%
Investor profit	38,300	43,600	46,000
Rental ROI*	11,4%	10,36%	10,6%

*Before tax and amortization
*Calculated based on market prices

Early Buyer Advantage

Rise Villas is launched at special early pricing. As villas are sold, prices will gradually increase.

Launch price
starting from

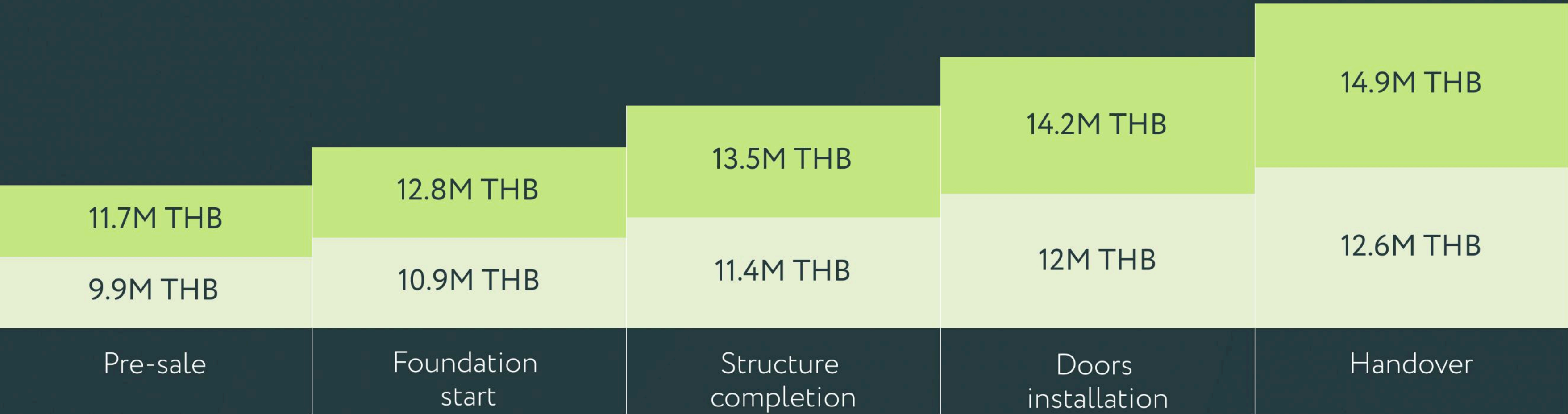
9,9 mln.
THB

Townhouses

11,7 mln.
THB

Villas

- Townhouses
- Villas



Early buyers benefit from the lowest entry price, stronger rental yield, and best villa selection.

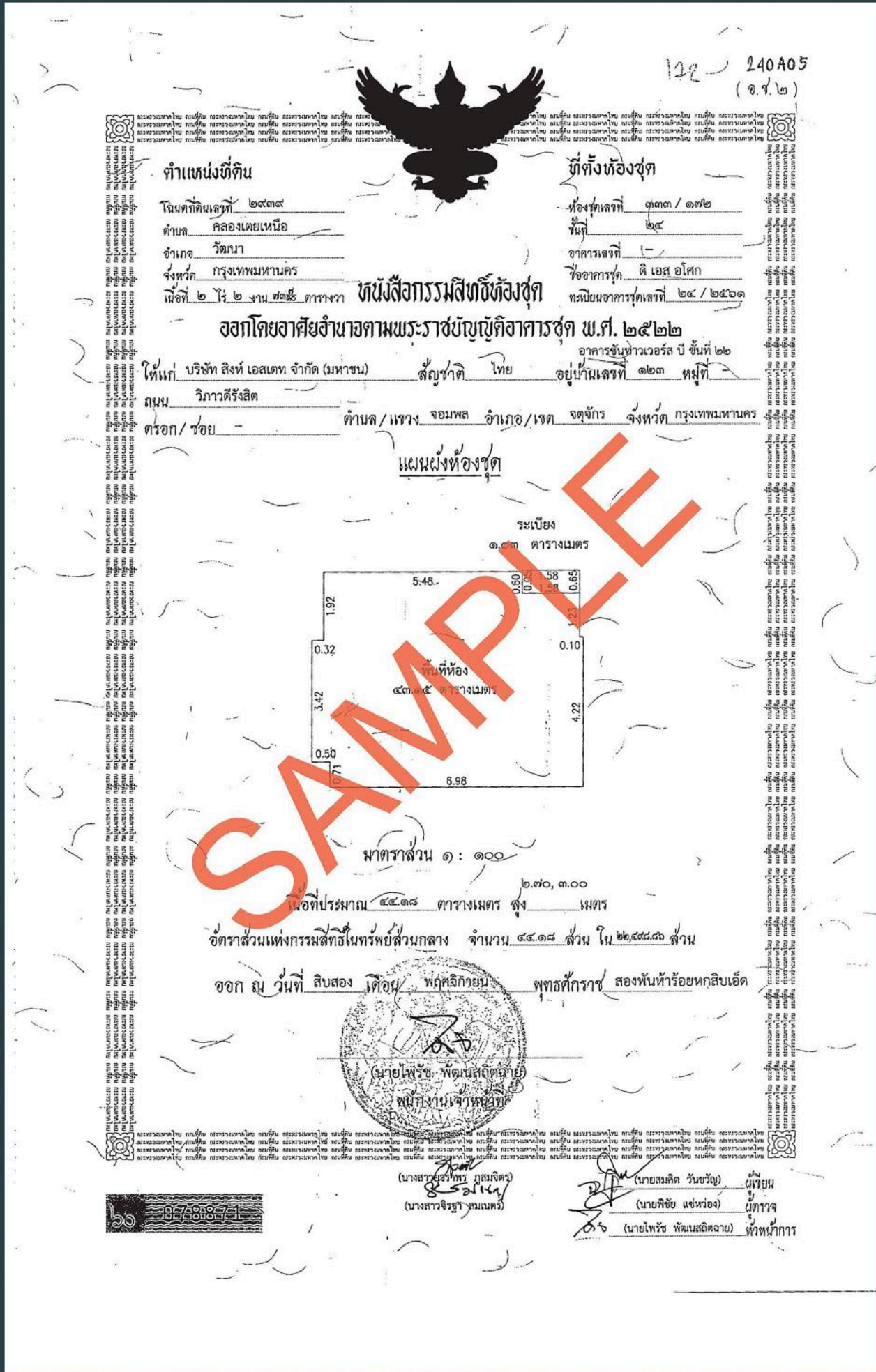
13

Only 13 units are available.

Ownership & Legal Structure

Chanote Land Title

The project land holds Chanote title, Thailand's highest form of land ownership with clear legal boundaries.



Foreign Buyer Friendly Structure



- Freehold and leasehold options available
- Renewable leasehold

Transparent Purchase Process



Contracts and payments follow clearly defined legal agreements and construction stages.