

PHUKET

SUN HILLS

LAKESIDE



OFFICIAL PARTNER
OF SUN HILLS

KHABIB
NURMAGOMEDOV

A close-up photograph of tropical plants, including a large purple and red bromeliad and several bright red ginger flowers, set against a dark background.

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One of the most prestigious
and high-growth locations on Phuket

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A carefully crafted format of private residences

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Sun Hills
Lakeside
Private
Residences



A new level of residences in one of Phuket's highest-capitalization locations.

Sun Hills Lakeside is a private resort featuring
a collection of premium residences.

A perfect environment for comfortable living and
a high-performance investment asset in one of
Phuket's most prestigious areas.



The New Destination



A prestigious location in the island's most exclusive area, a hotel-operator-led investment model, and world-class infrastructure — unmatched anywhere in Thailand.

Location & Transportation Accessibility

Thailand, Phuket, Bang-Tao

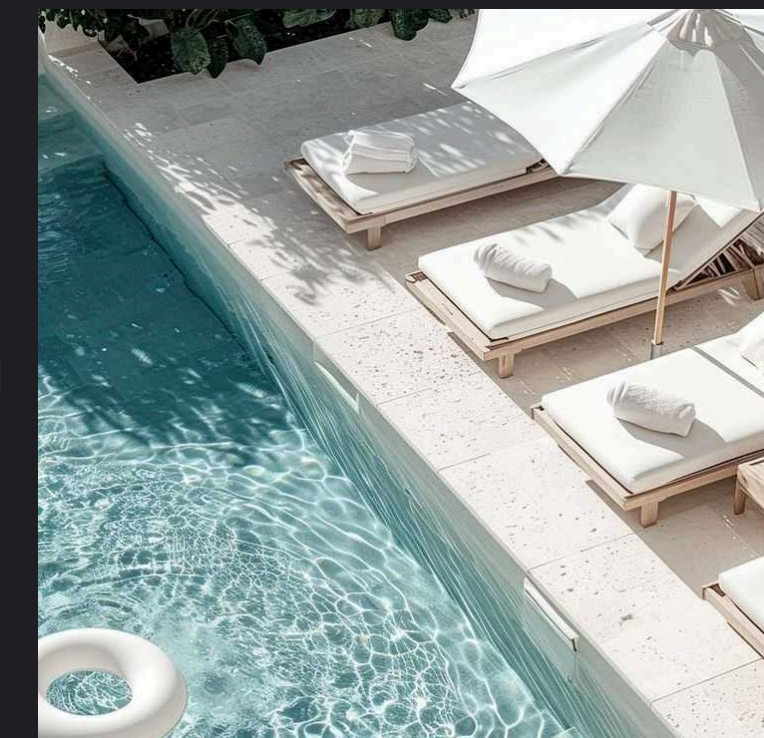
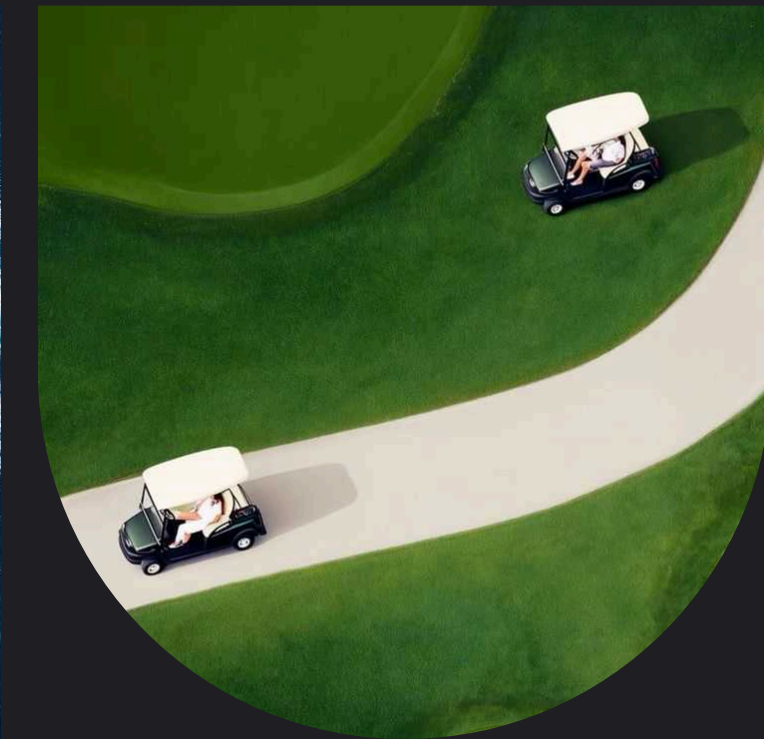
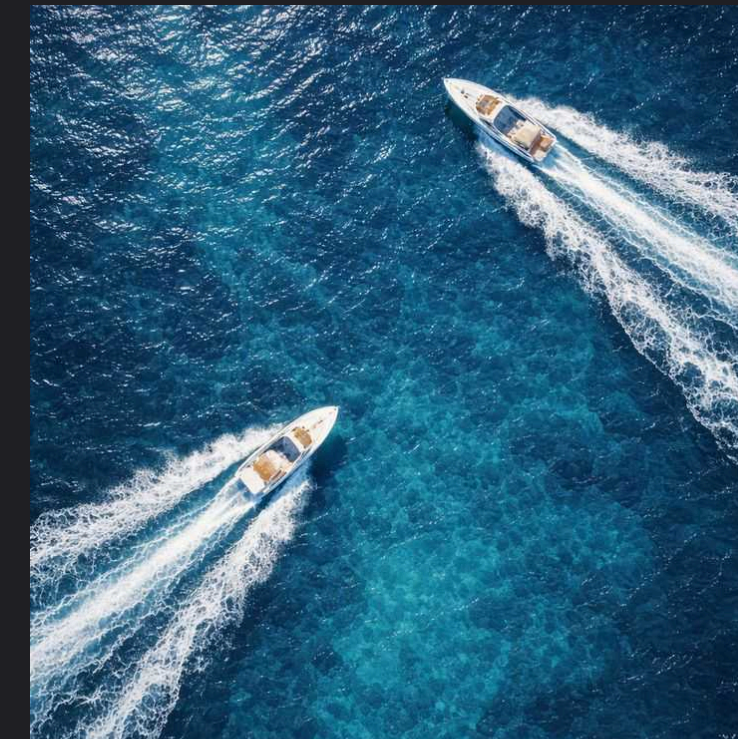
- 19 minutes to the airport
- 9 minutes to Porto de Phuket mall
- 6 minutes to hypermarkets (Macro, Lotus, HomePro)
- 5 minutes to the highway

Nearby highlights:

- Gourmet dining – fine-dining restaurants
- Elite golf – world-class courses and clubs
- Private beach – premium beachfront areas
- Walking & recreational zones – leisure and relaxation spaces

Surrounding development:

- Premium-class villas
- Laguna territory



Living Beyond Expectations





About the Project

- Private resort format with hotel management
- Prime seaside location in the island's most prestigious area
- World-class resort-level infrastructure
- Professionally managed investment asset





SUN
HILLS
LAKESIDE PHUKET

Architecture

Distinctive architecture. Panoramic views.
Premium comfort.

Bionic facades crafted from natural and durable materials, enhanced by architectural lighting, form a unique silhouette where every line is thoughtfully designed down to the finest detail.

Panoramic glazing and terraces in every unit fill the residences with natural light and open up views of the surrounding landscape.

Bespoke interiors combined with hotel level functionality make each space comfortable, distinctive and fully ready for living.



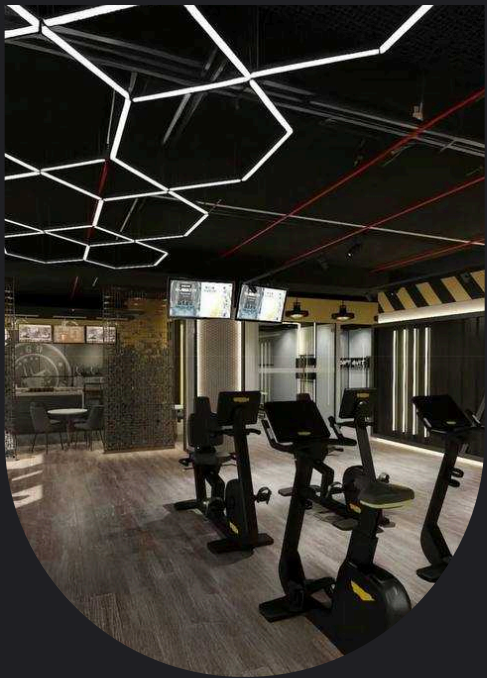


KHABIBGYM

A world class training center where the best fighters on the planet train alongside their teams and internationally recognized coaches.

It hosts UFC professionals training camps and international training programs, transforming SUN HILLS into a global magnet for athletes, fans and elite residents from around the world.

Elite level sports, wellness and recovery programs include personal and group training, functional training zones, jiu jitsu, muay thai, boxing and world class recovery spaces.





Sports & Wellness



- A fully equipped fitness gym with modern equipment for strength and cardio training
- Dedicated areas for functional training
- Yoga, pilates and stretching programs
- Spaces designed for meditation and recovery



World Class SPA

- A dedicated spa zone with massage rooms and relaxation areas
- Sauna and hammam facilities
- Massage and therapeutic treatments
- Innovative recovery and regeneration procedures
- Spaces designed for rest and restoration
- Complete privacy and an atmosphere of refined resort comfort



Atmospheric Spaces

- Rooftop spaces with panoramic views
- Open air cinema
- Scenic pool overlooking the lagoon
- Yoga areas and lounge spaces
- Gazebos and landscaped green areas
- Architectural and evening lighting



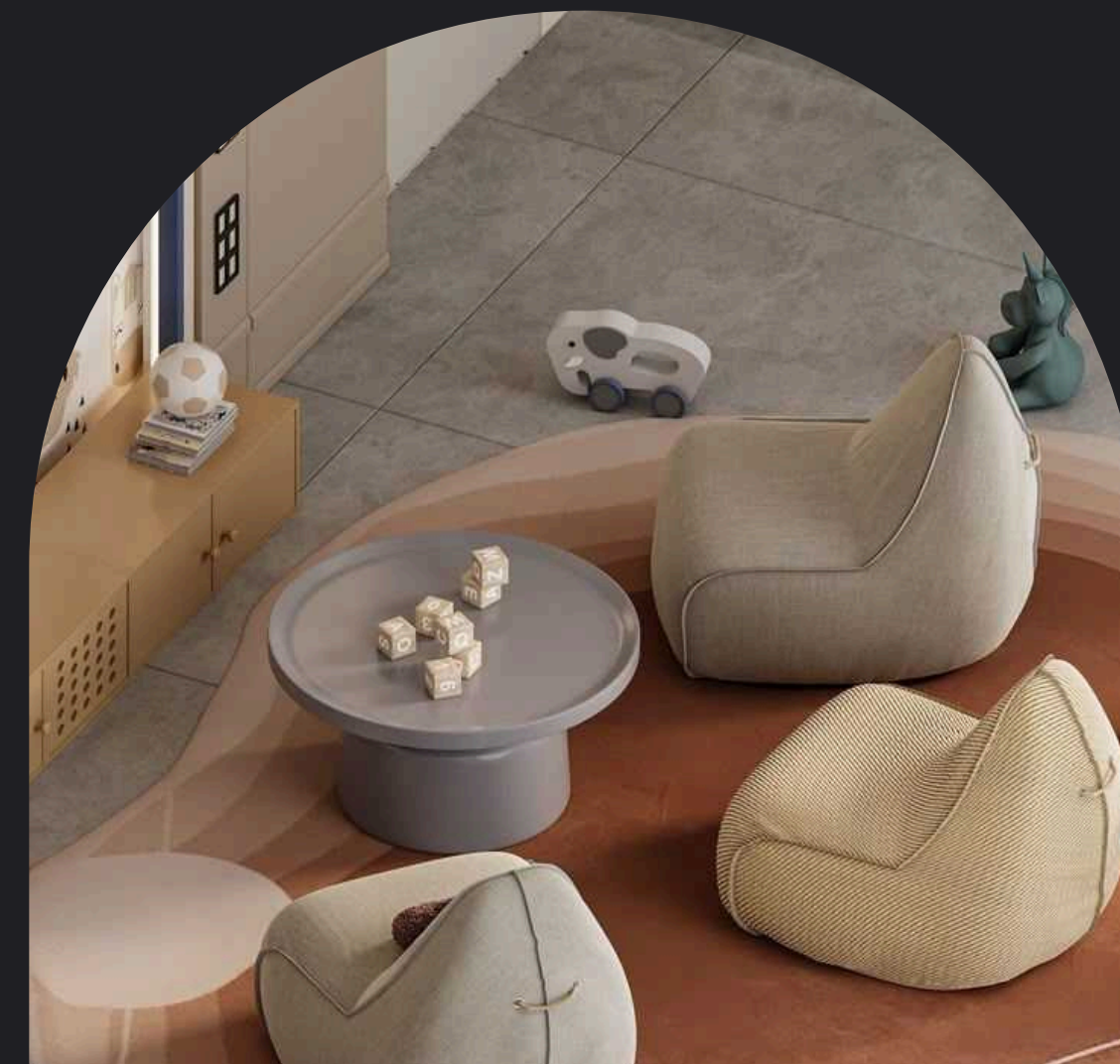
Water Infrastructure

- Aqua club
- Three heated swimming pools
- Rooftop pools located on the rooftops of the complex
- Children's pools designed to be safe and functional



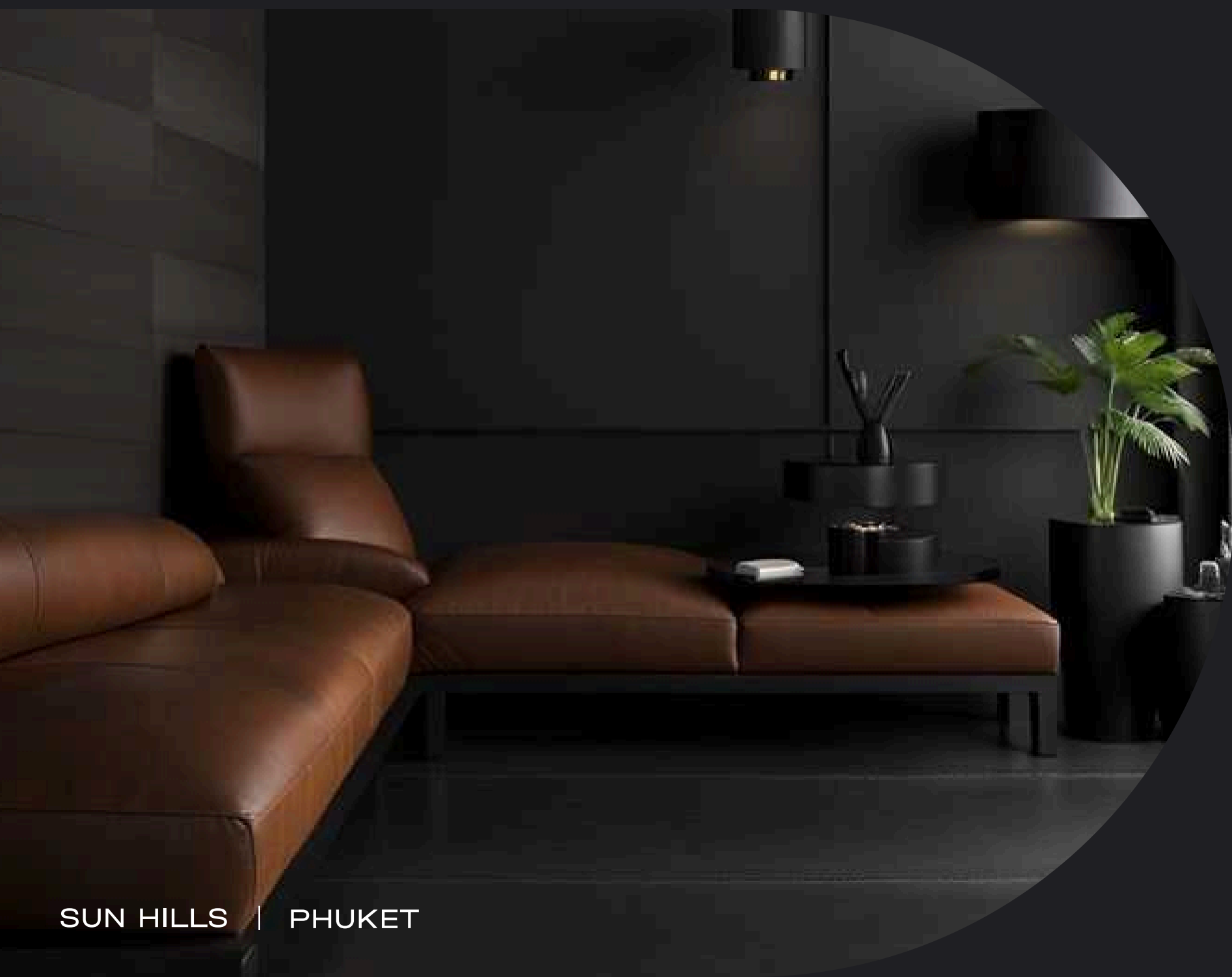
Children's Infrastructure

- Game center
- Activity zones
- Creative workshops and master classes
- Educational and developmental programs
- Creative play areas
- Professional animators
- Safe and well designed spaces for play and development



Business and Workspaces

- Coworking areas
- Meeting and negotiation rooms
- Stable high speed internet



Service Sun Hills Lakeside





24/7 Concierge Service

A personal concierge serving as a single point of contact for all requests

- Luxury yacht rentals
- Executive class vehicle reservations with personal drivers
- Organization of exclusive entertainment programs for children
- Pet walking and grooming services
- Transfers and transportation services
- Personalized electric buggy delivery within the complex
- Organization of trips, excursions and leisure activities
- Assistance with everyday tasks and household matters

Private Lifestyle Services

Residents have access to personalized services

- Babysitting and child care services
- On call doctors and medical specialists
- Personal beauty services available within the project
- Cleaning and household services
- Individual and bespoke requests

Security Systems

The complex is managed by a professional property management company ensuring stable and secure operation of all systems.

- 24/7 security
- Video surveillance system
- Access control
- Operations service
- Maintenance of common areas



Smart Services & Management

- Digital solutions for residents
- Online monitoring and control
- Transparent and tech-driven processes
- Everything designed for comfort, security, and continuous oversight

Modern engineering systems



Spacious parking areas



High speed elevators

Enhanced sound insulation



Clean drinking water supply



Comprehensive security systems



Plans and Layout





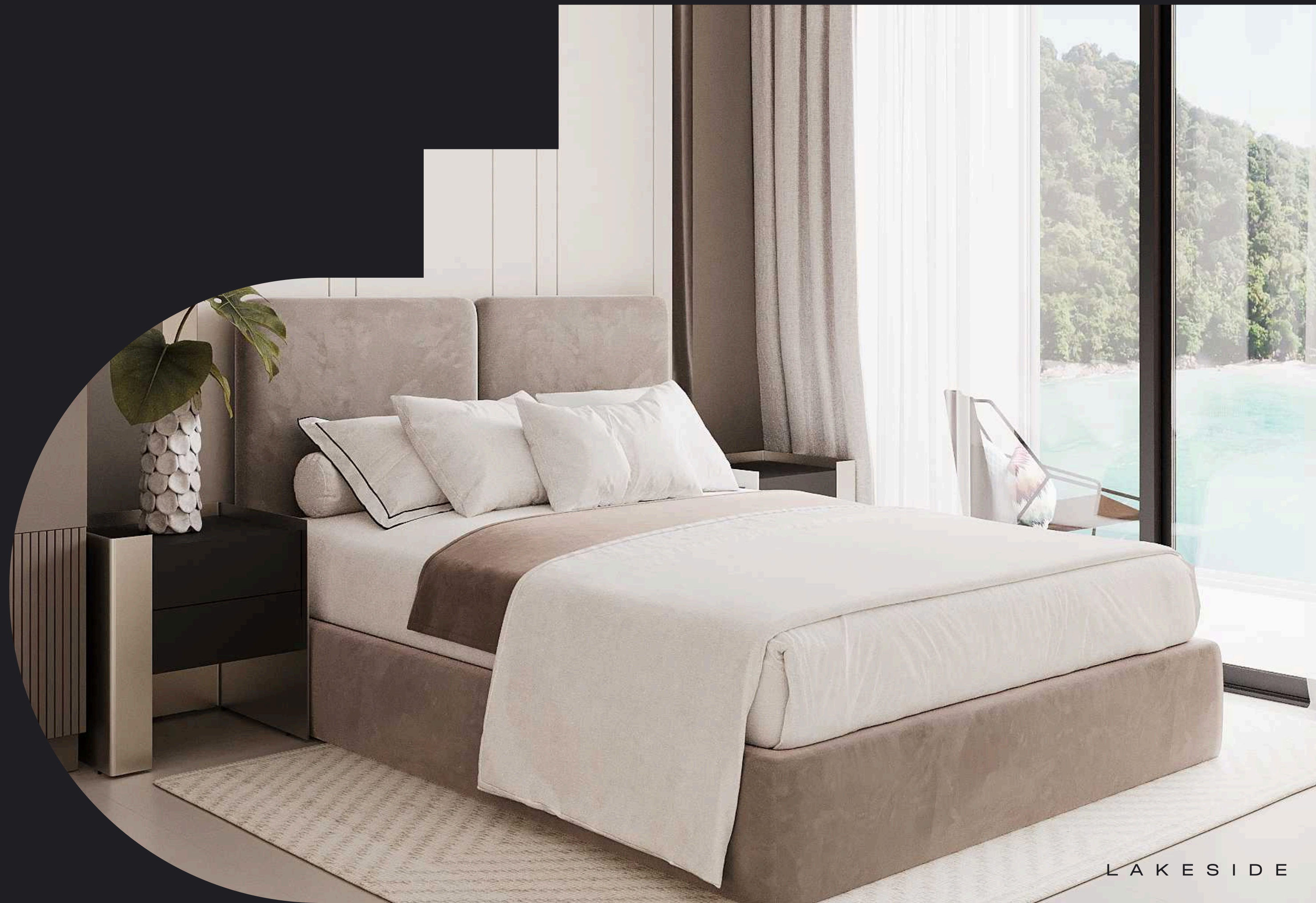
3
buildings

7
floors

400
units with custom finishing

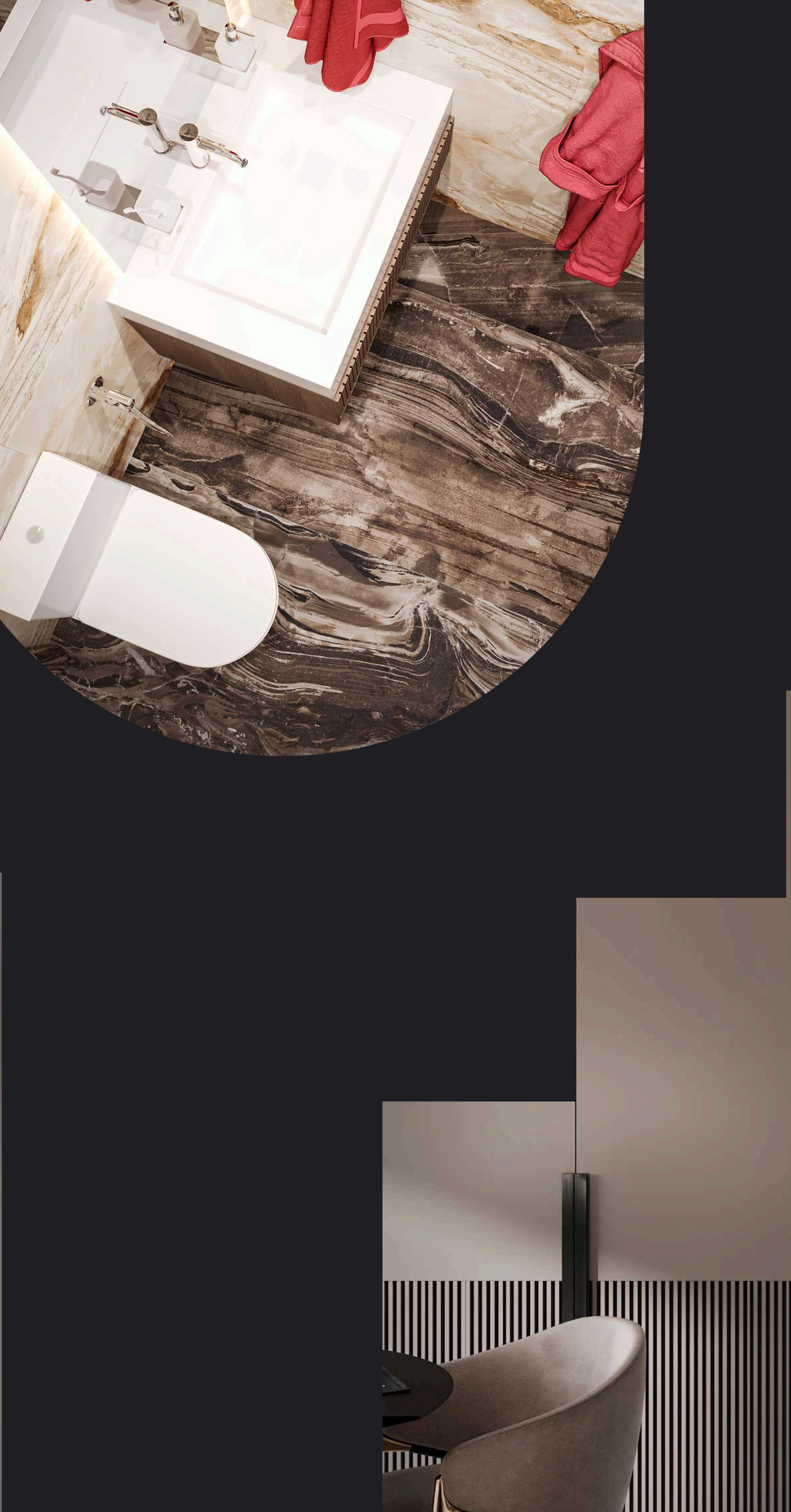
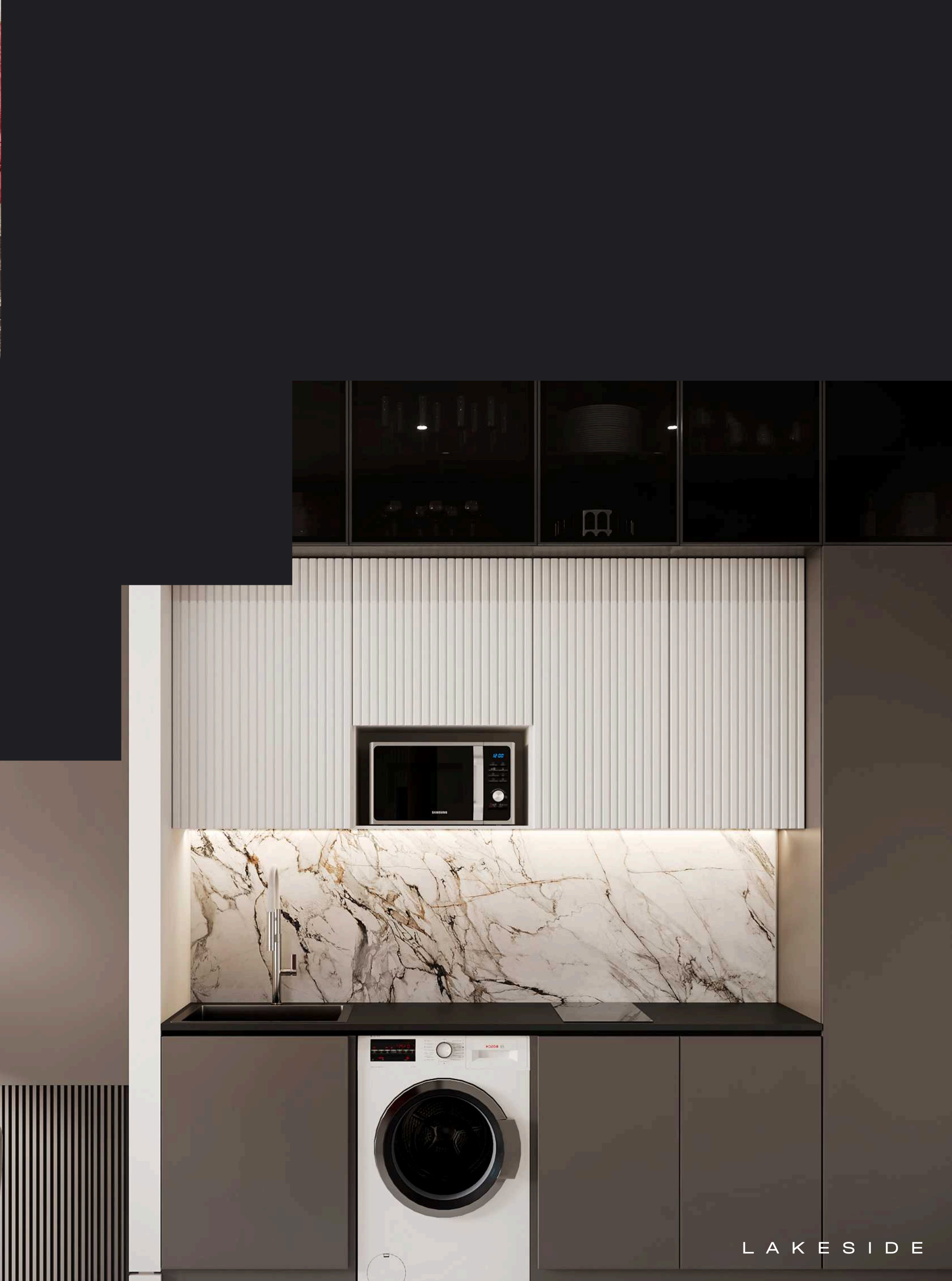
30 – 120 m²
Studio / 1 BR / 2 BR / 3 BR

- Ground floor units with direct access to the swimming pool and private landscaped areas
- View residences with panoramic glazing
- Panoramic terraces available in all unit types
- Parking
- Underground parking with electric vehicle charging stations and a car wash
- Hotel level functionality













Hotel
Management
by Sun Hills
Lakeside





Hotel Operator

Sun Hills Lakeside is managed by an international hotel operator with extensive experience in resort and investment focused real estate.

This is an investment oriented hotel management model where every process is built around service quality, occupancy performance and long term profitability.

The foundation is based on international standards, transparent reporting and structured revenue management.

- A comprehensive and flexible management approach
- World class guest services
- Revenue management and performance analytics
- Innovative technologies
- A strong focus on partnership

12+
hotels

8+
assets under
consulting
management

7+
countries

750+
apartments under
management

6+
properties entering
management

6+
prime locations
across Thailand



International Experience and Scale

Unicorn Hospitality is a leading international hospitality management company with its headquarters in Bangkok and projects delivered across Southeast Asia and beyond.



Purchase Terms

INTEREST FREE INSTALLMENT PLAN

available until project completion

About the Developer



SUN HILLS

DEVELOPMENT

Sun Hills projects represent a new point of attraction on Phuket.

The prestigious location in the island's most premium area, combined with an investment driven hotel management model and world class infrastructure, has no equivalent in Thailand.

16+

years in the
real estate market

27

projects delivered
on schedule

1 500 000 m²

of completed real estate as a developer
and general contractor

700 000 m²

under development

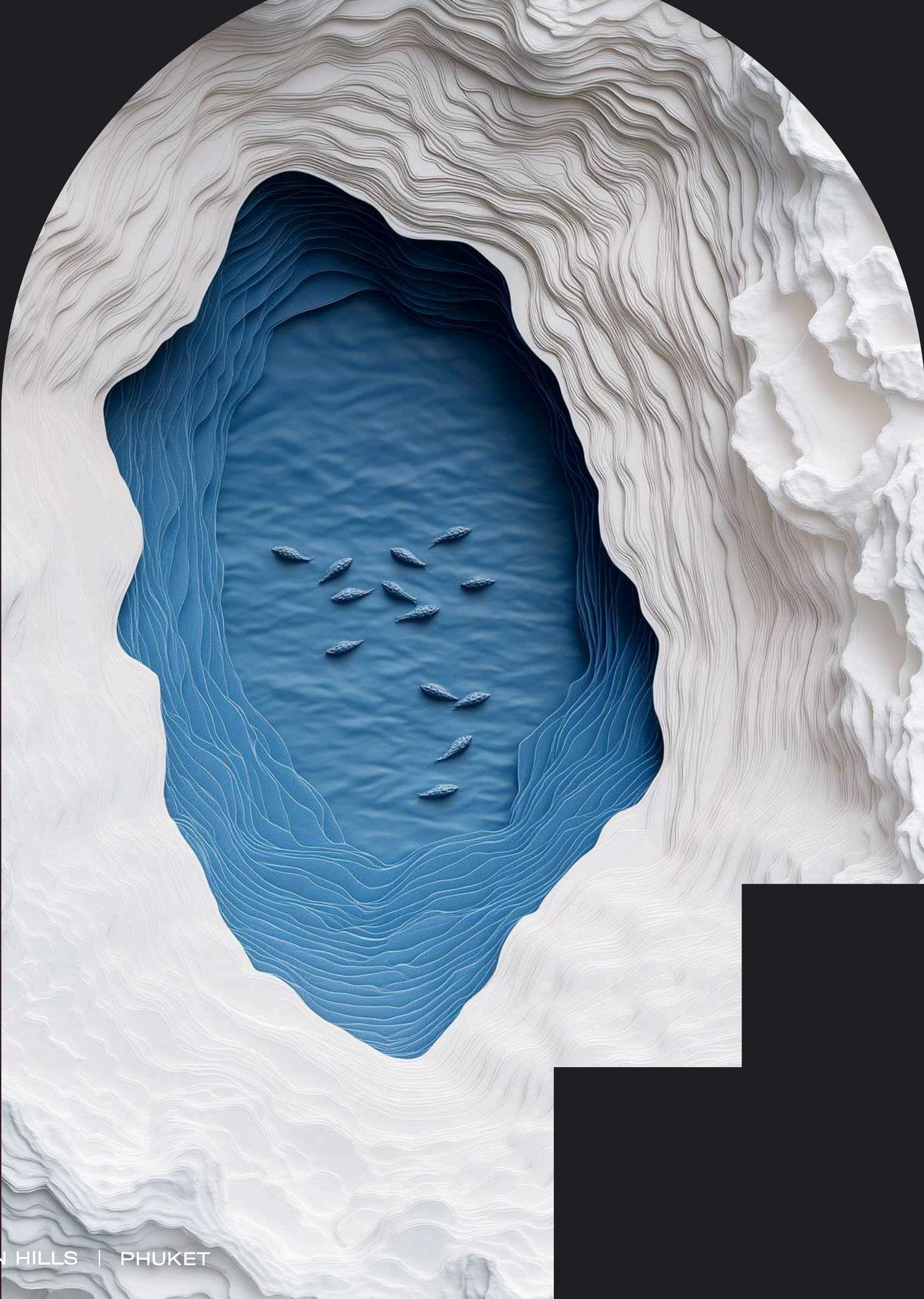
We combine international expertise in architecture, engineering and property management to create projects with real value for clients and investors



Khabib Nurmagomedov

Official Partner

Sun Hills Development



A Systematic Approach to Territory Development

We deliver projects in resort locations with high territorial value, from the Black Sea coastline to the hills of Phuket.

Sun Hills works with leading global brands in architecture and engineering to deliver projects that don't just meet the highest standards — they set them. Each development is a carefully considered solution, designed to provide genuine investment value and long-term reliability for our clients.

Our approach is built on

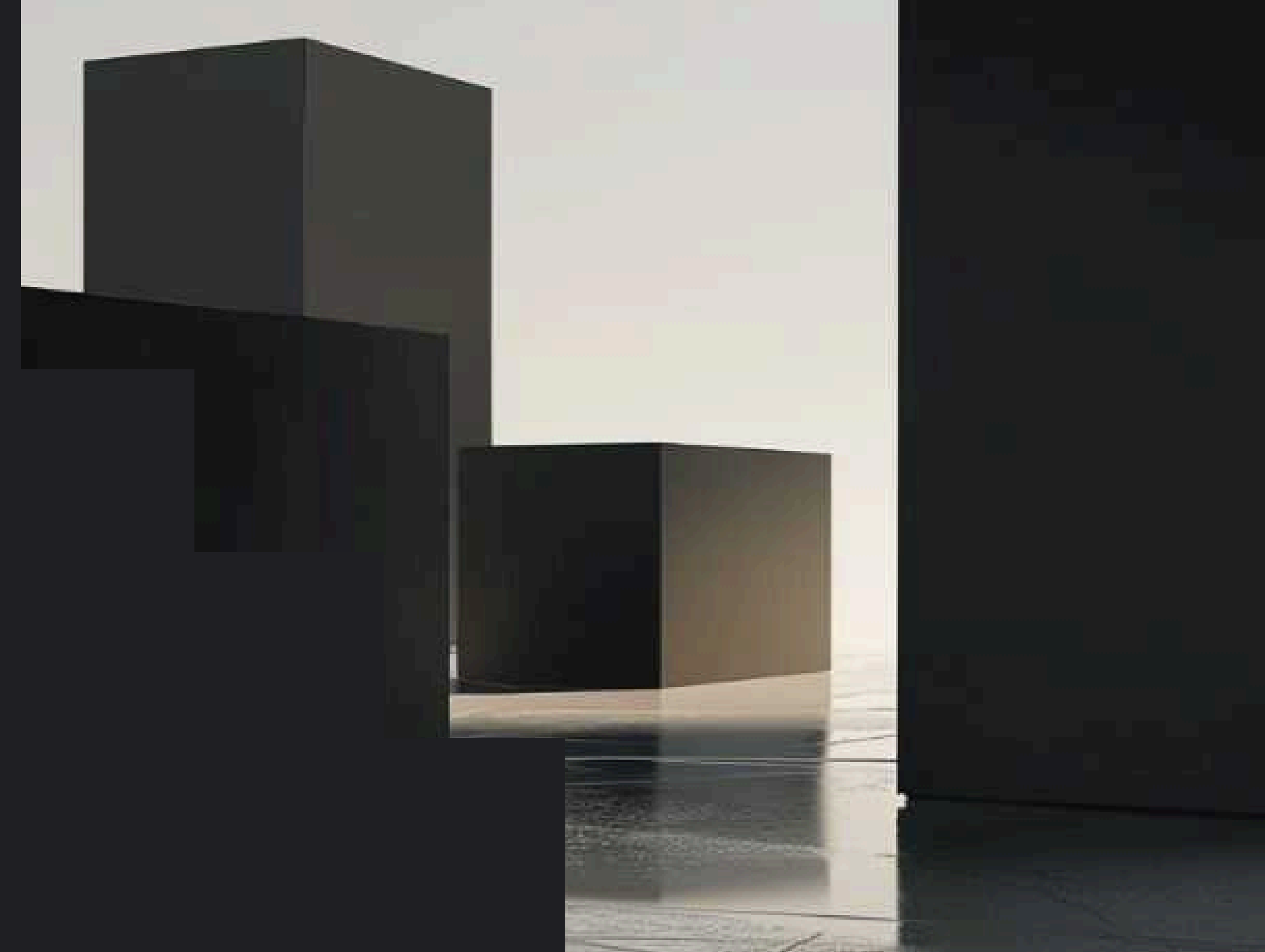
- Proprietary investments and a transparent financial model
- Construction quality aligned with international premium standards
- City scale infrastructure integrated into every project including water parks SPA facilities educational centers parks and professional level sports clusters
- Development of districts and social environments
- Client service and ongoing support after project delivery

Sun Hills is a development company that shapes territories.

We combine international expertise in architecture engineering and property management to create projects with real value for clients and investors

Investment Architecture of the Projects

- An international hotel operator with experience in resort and investment focused real estate
- A premium seaside location within a restricted development zone
- A private resort format ensuring stable demand driven by concept service and location
- World class resort level infrastructure integrated into the product
- Full service management and operations without owner involvement



Investor Benefits

- Stable demand from a financially qualified audience
- High average rental rates
- Longer lengths of stay and repeat visits
- Minimized vacancy and operational risks
- Transparent and well managed processes

Our Principle

Commitment to Our Promises

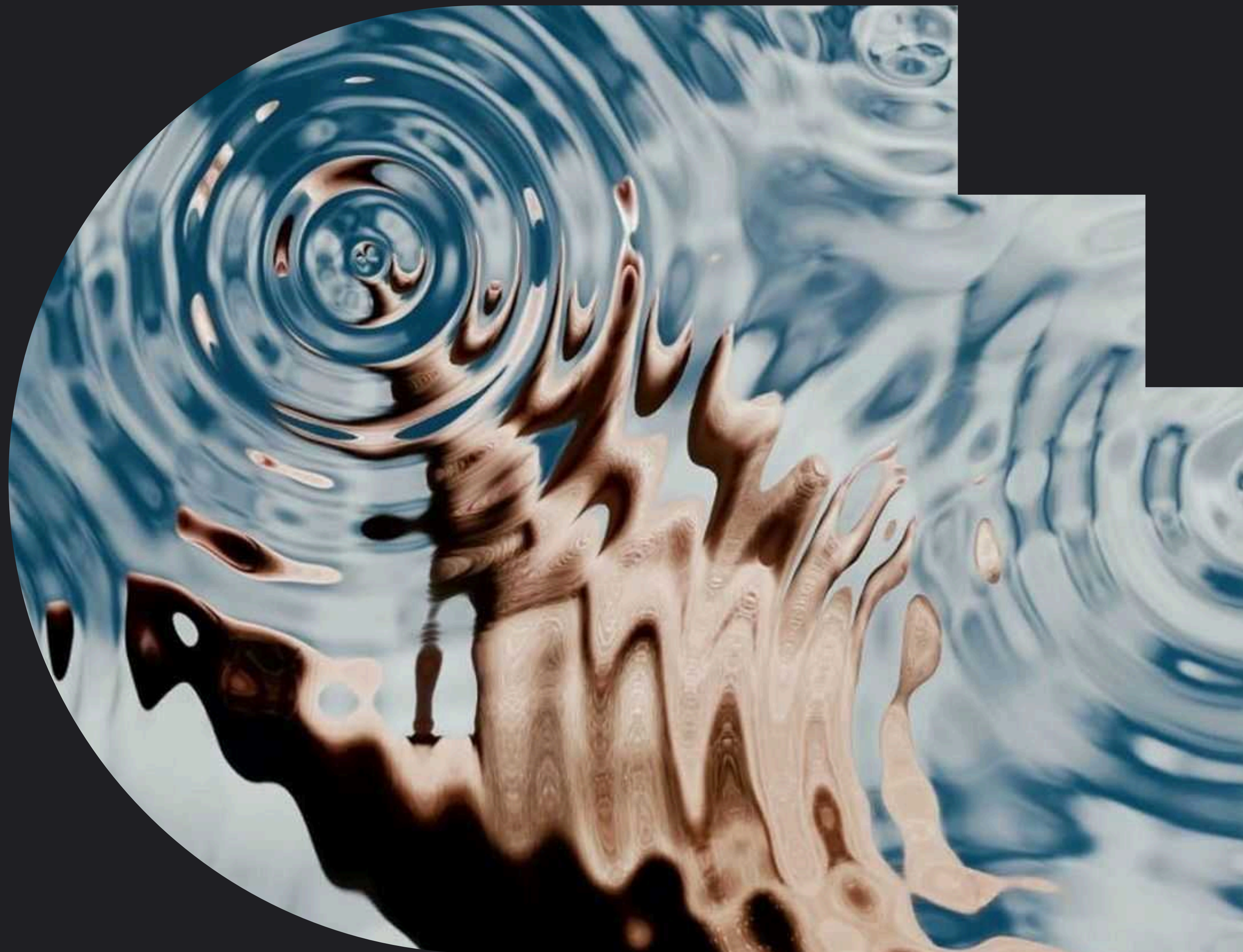
Expectations equal reality. We ensure that every visualization is delivered exactly as conceived. Transparency and trust are fundamental to our relationships.

Integrity at Every Stage

Respect for the work, for people and for every commitment made. Honesty proven through action and the ability to keep one's word form the foundation of Sun Hills. Strength of character discipline and loyalty to principles define every project.

Quality as a Commitment

Each project is developed according to premium standards and undergoes rigorous control at every stage. Durability functionality and aesthetics are constant benchmarks of Sun Hills.





Our Principle

No Compromises with Ethics

All projects are created with care for people the environment and the surrounding territory. We adhere to principles of safety sustainability and balanced development without compromising ethics or conscience.

Social Responsibility

Every Sun Hills project creates jobs supports local businesses develops infrastructure and provides long term momentum for regional growth. We invest in public spaces environmental initiatives and urban improvement to ensure a comfortable and sustainable living environment.

Respect for Clients and Their Investments

We value trust and the capital entrusted to us. Every decision is carefully considered to preserve and enhance investment value while ensuring long term returns and security for our clients.

PHUKET

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LAKE SIDE