
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.



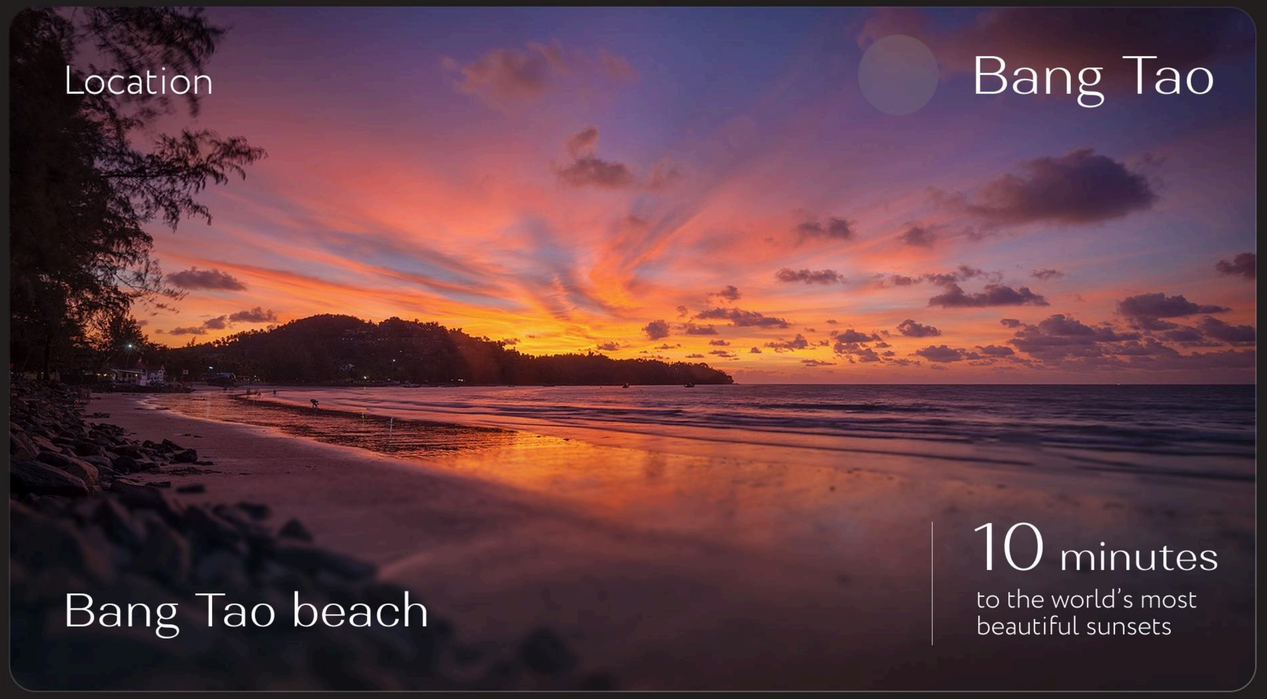
Phuket continues to attract property buyers from:

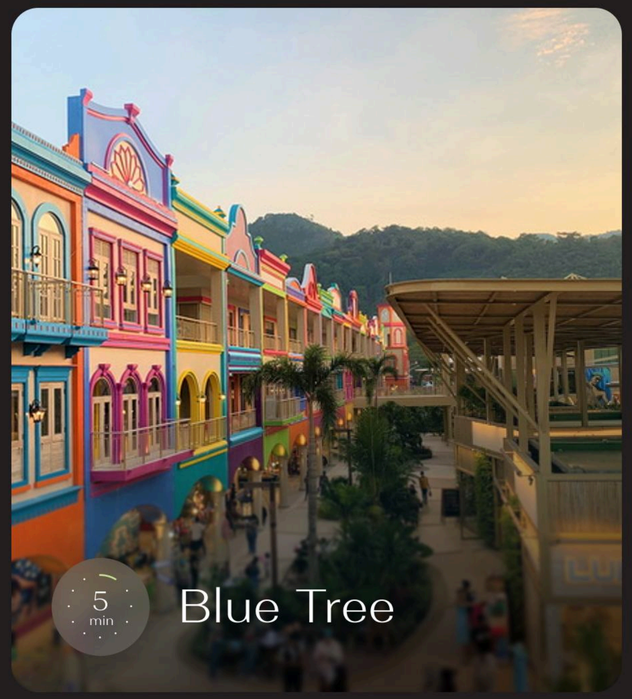
- Europe
- Russia
- Singapore
- Hong Kong
- Middle East

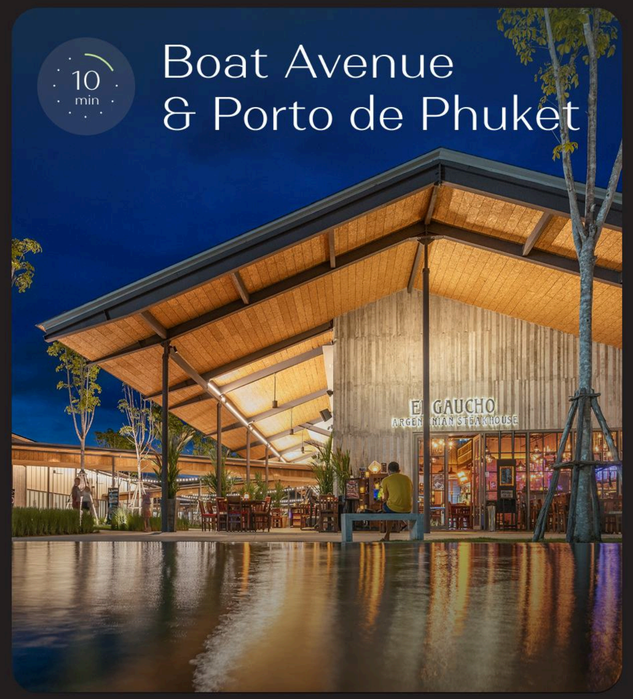
And discovering new attention and attractions from buyers from US & Canada

Key drivers of investment demand:

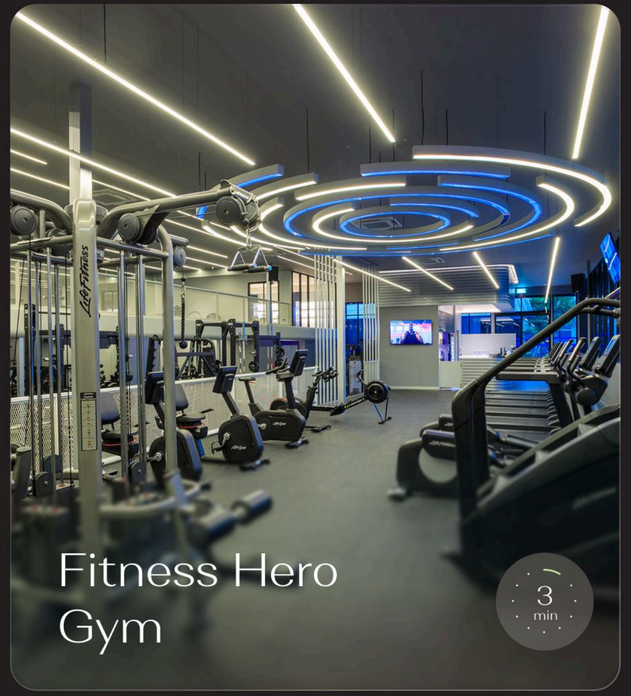
Strong international tourism (15+ million arrivals in 2025)	Global remote-work lifestyle trend (+21% long term residents in 2024)	Growing luxury hospitality sector	Global infrastructure projects

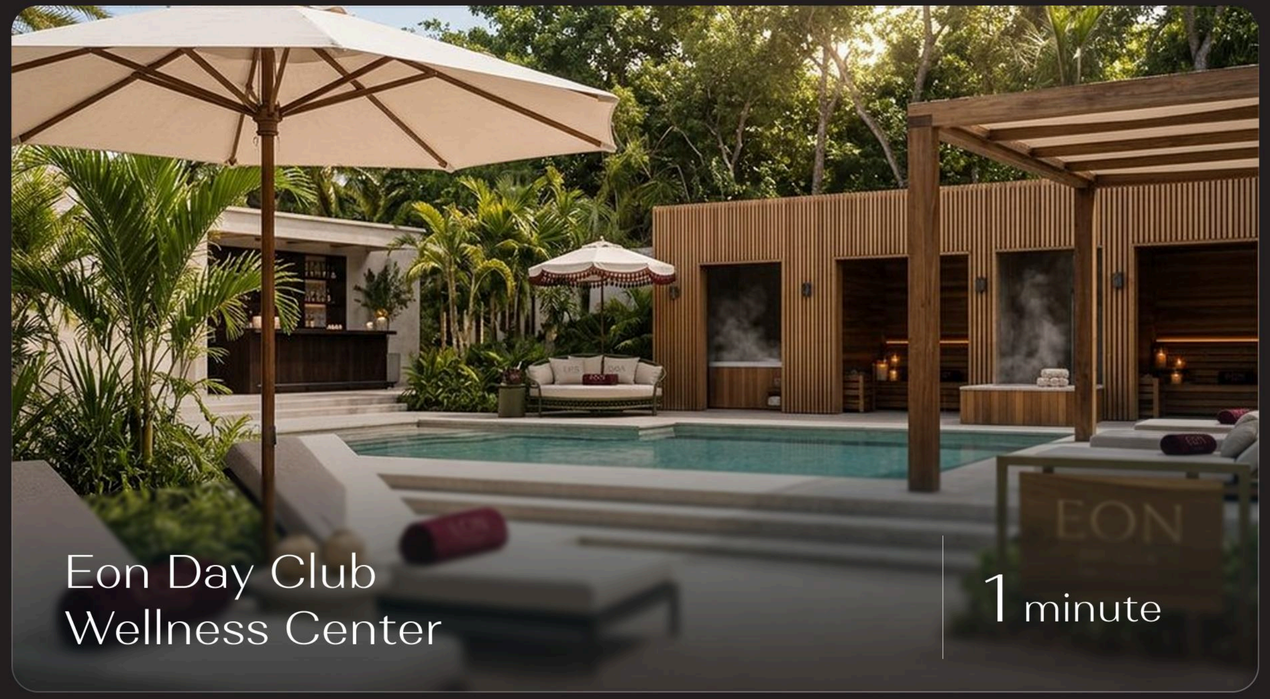

Location
Bang Tao
Bang Tao beach
10 minutes
to the world's most
beautiful sunsets


5
min
Blue Tree


10
min
Boat Avenue
& Porto de Phuket
EL GAUCHO


Phuket Expressway
2030


Fitness Hero
Gym
3
min


EON
Eon Day Club
Wellness Center
1 minute

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



Developer Perspective

rise Villas



"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

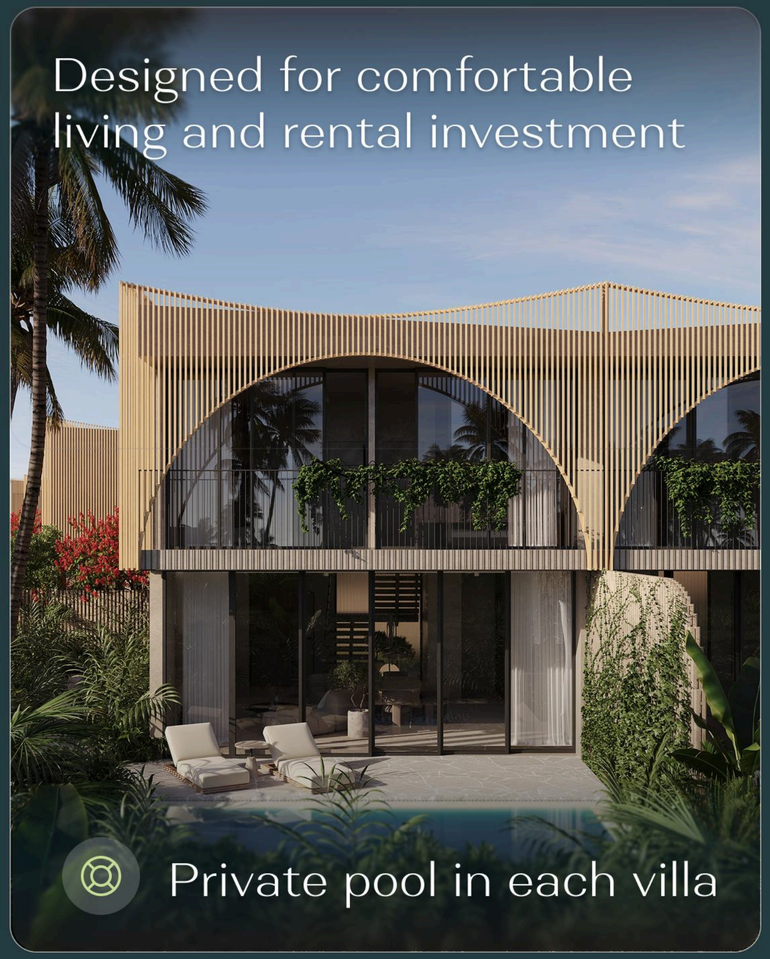
- Prime Bang Tao location
- Entry price significantly below market comparables
- Projected **9% – 12%** rental yield
- Strong long-term & short-term rental demand (tourism + expats)
- Boutique supply — only **18 units**
- Designed for rental performance
- Professional rental management



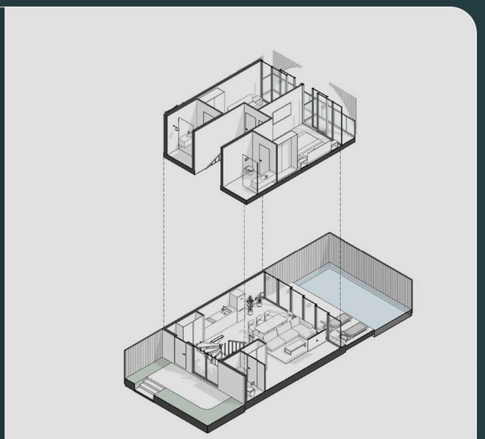
Project Overview

Rise Villas Phuket is a boutique private pool villa development.





High-demand
and ergonomic
layouts





Clubhouse
with amenities

24/7 reception
and full service


Blue Tree
5 min
Boat Avenue
10 min
Bang Tao beach
10 min
Phuket Airport
25 min
rise villas
W
S
N
E


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

Professional Affiliations

DCS ASSOCIATES



Developer

rise Development



IBG PROPERTY



SAI ARCHITECTS

Chanin Aiyarak
Licensed Civil Engineer

30 years experience in Construction in Phuket

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

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

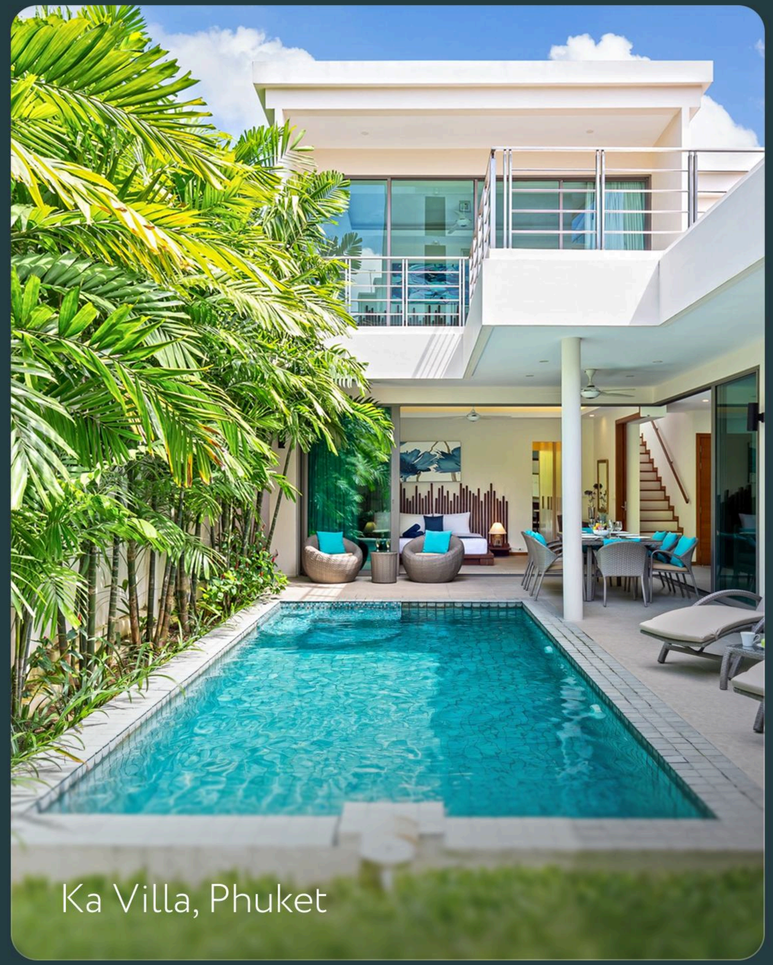
Projects Completed by Our Partners

DCS ASSOCIATES


Cafe' del Mar, Phuket

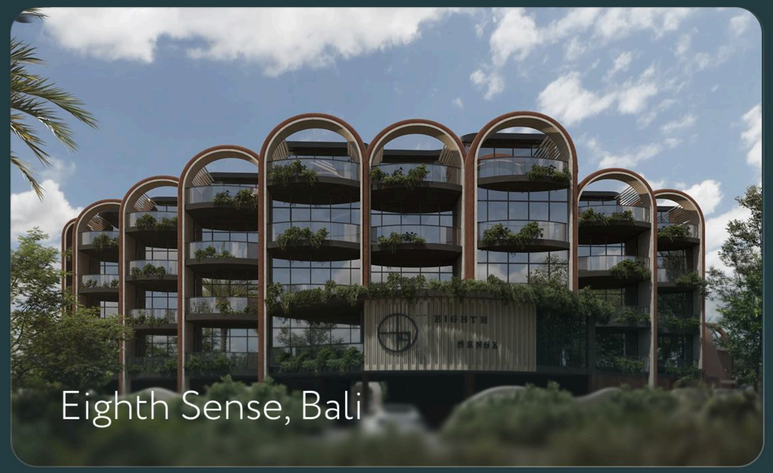

Diamond Condominium, Phuket


Avani+ Luang Prabang, Laos


Ka Villa, Phuket

Projects Completed by Our Partners

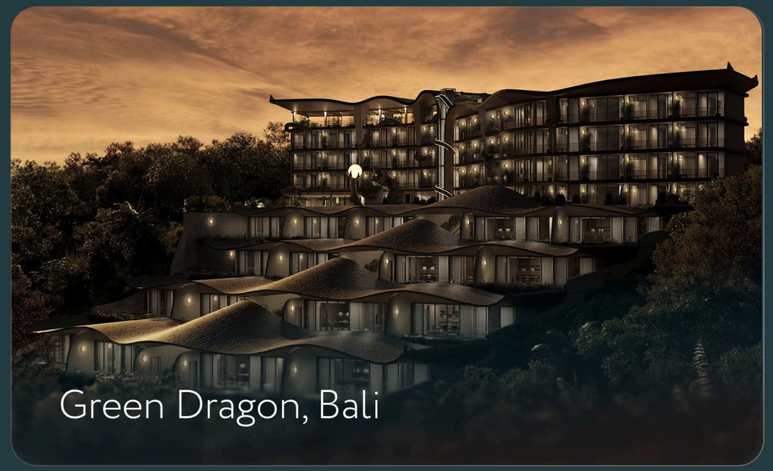
SAI ARCHITECTS

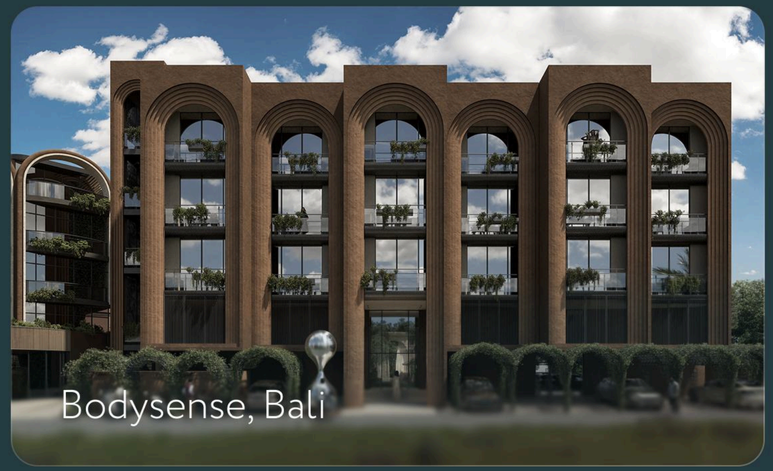

Eighth Sense, Bali



Sunny Moon, Phuket


Sunny Cuddles, Bali


Green Dragon, Bali


Bodysense, Bali

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.


rise Villas
Exteriors that
capture attention

Architectural Design

rise villas



Signature Curved Facade Design

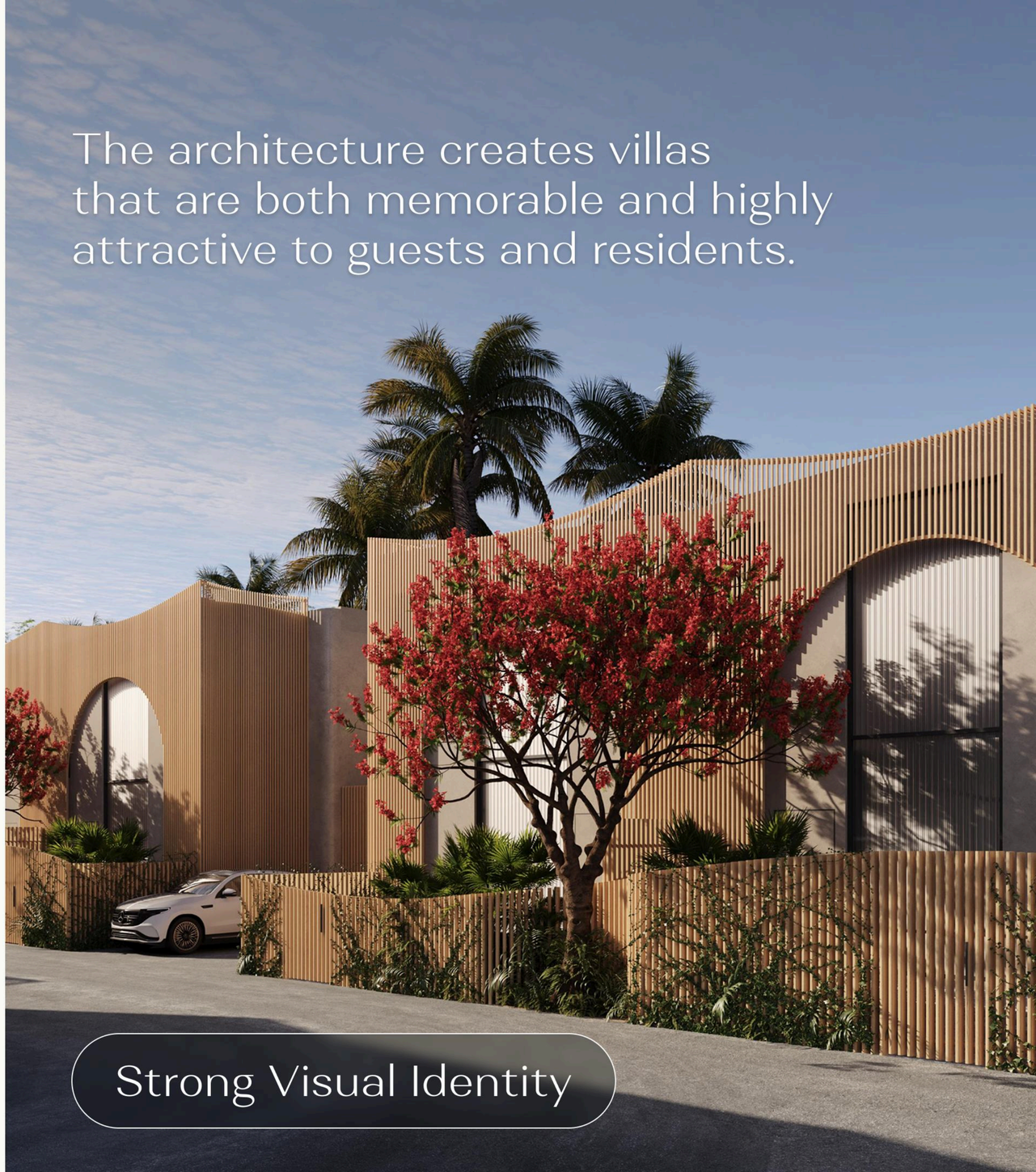
Contemporary Tropical Style

Architectural Design



Large Glass Openings

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



Strong Visual Identity

Villa Features

Each villa is designed for tropical lifestyle living.

Key features include:

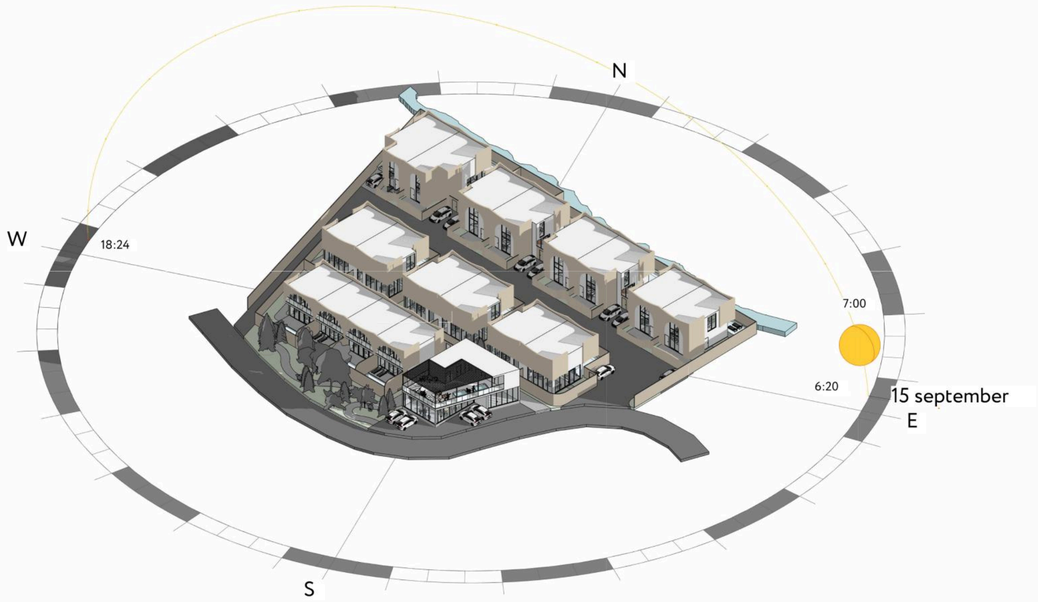
- Private swimming pool
- Open plan living and dining areas
- Large windows and natural light
- Indoor-outdoor living design
- Modern tropical architecture

Perfect for both personal use and rental investment.

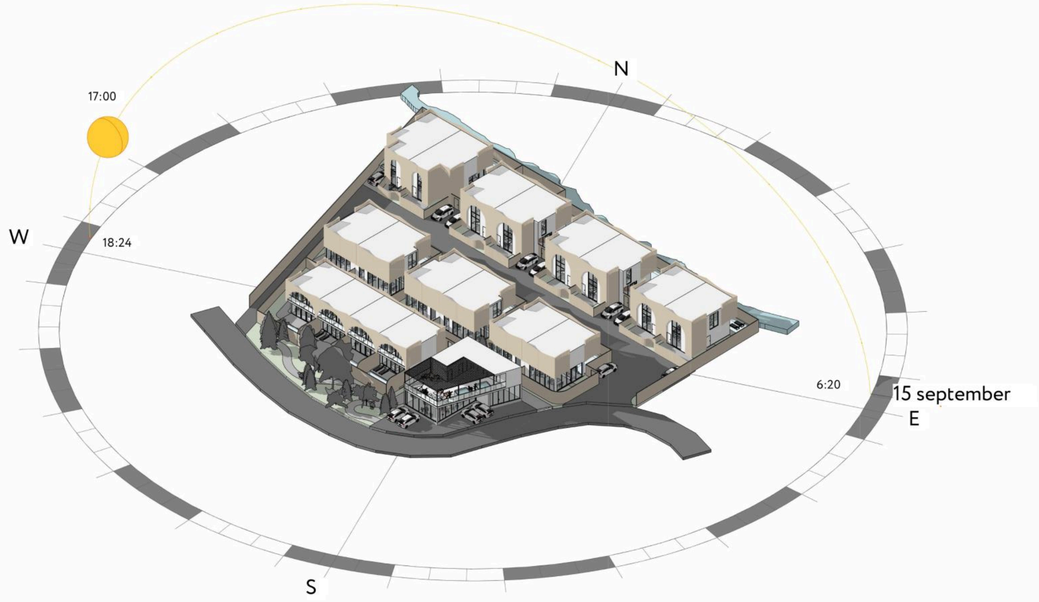
Insolation diagram

rise villas

7:00



17:00



Interior Concept

Minimalist modern style

Living Room

rise villas



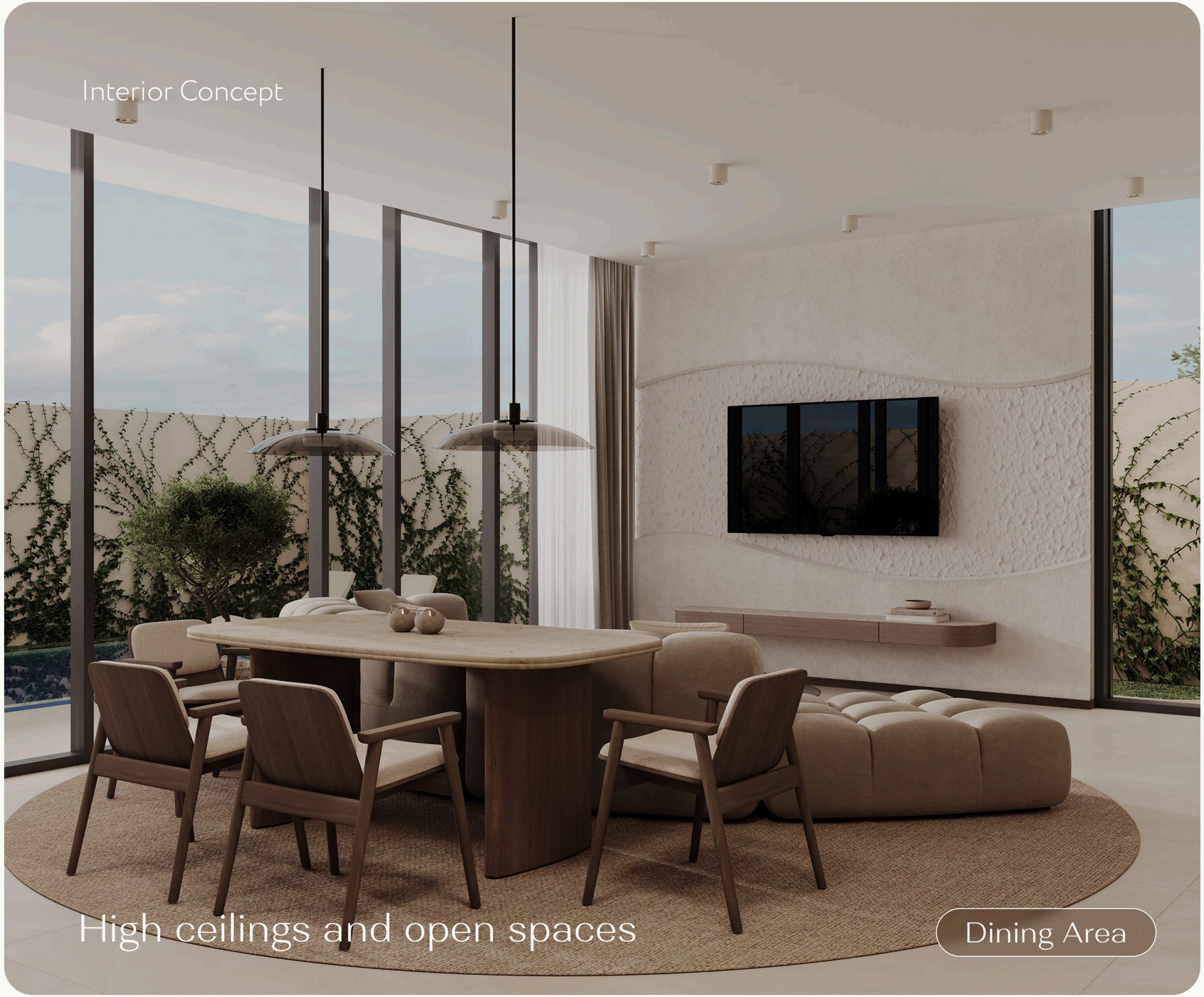
Interior Concept

Warm neutral color palette

Dining Area

rise villas

Interior Concept



High ceilings and open spaces

Dining Area



Interior Concept



Natural materials

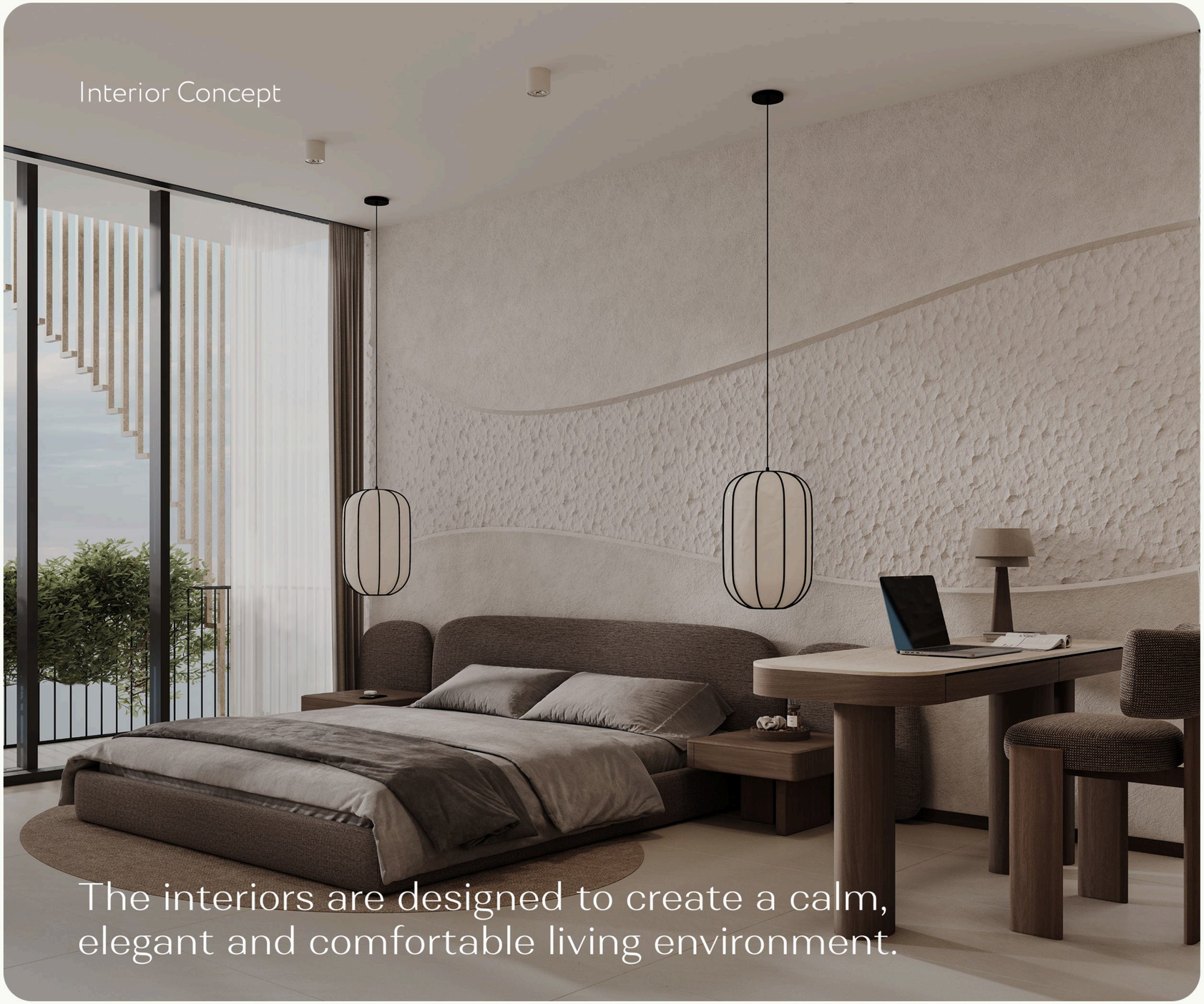
Bedroom



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Bathroom

Interior Concept



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

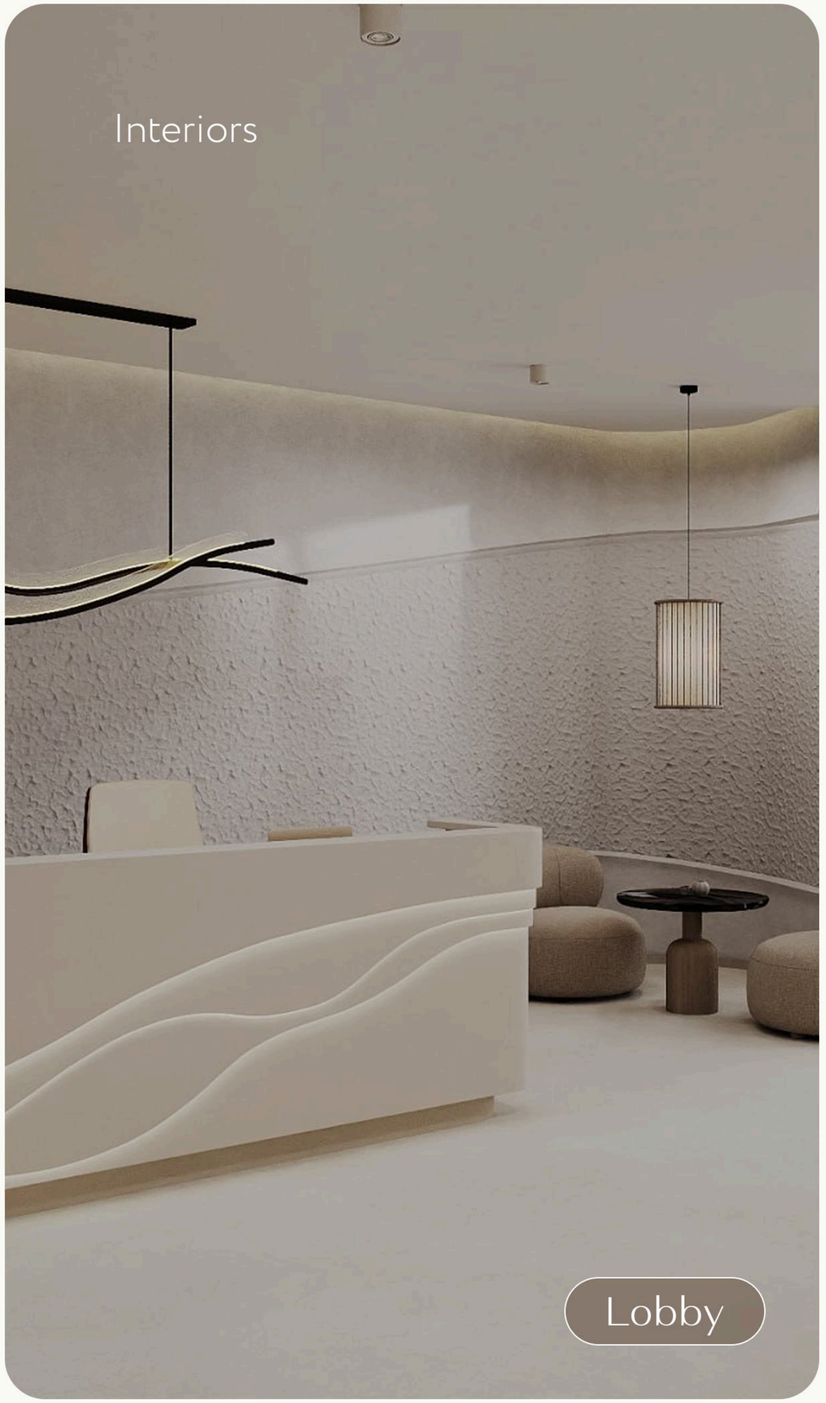
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Bathroom


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Clubhouse

Interiors



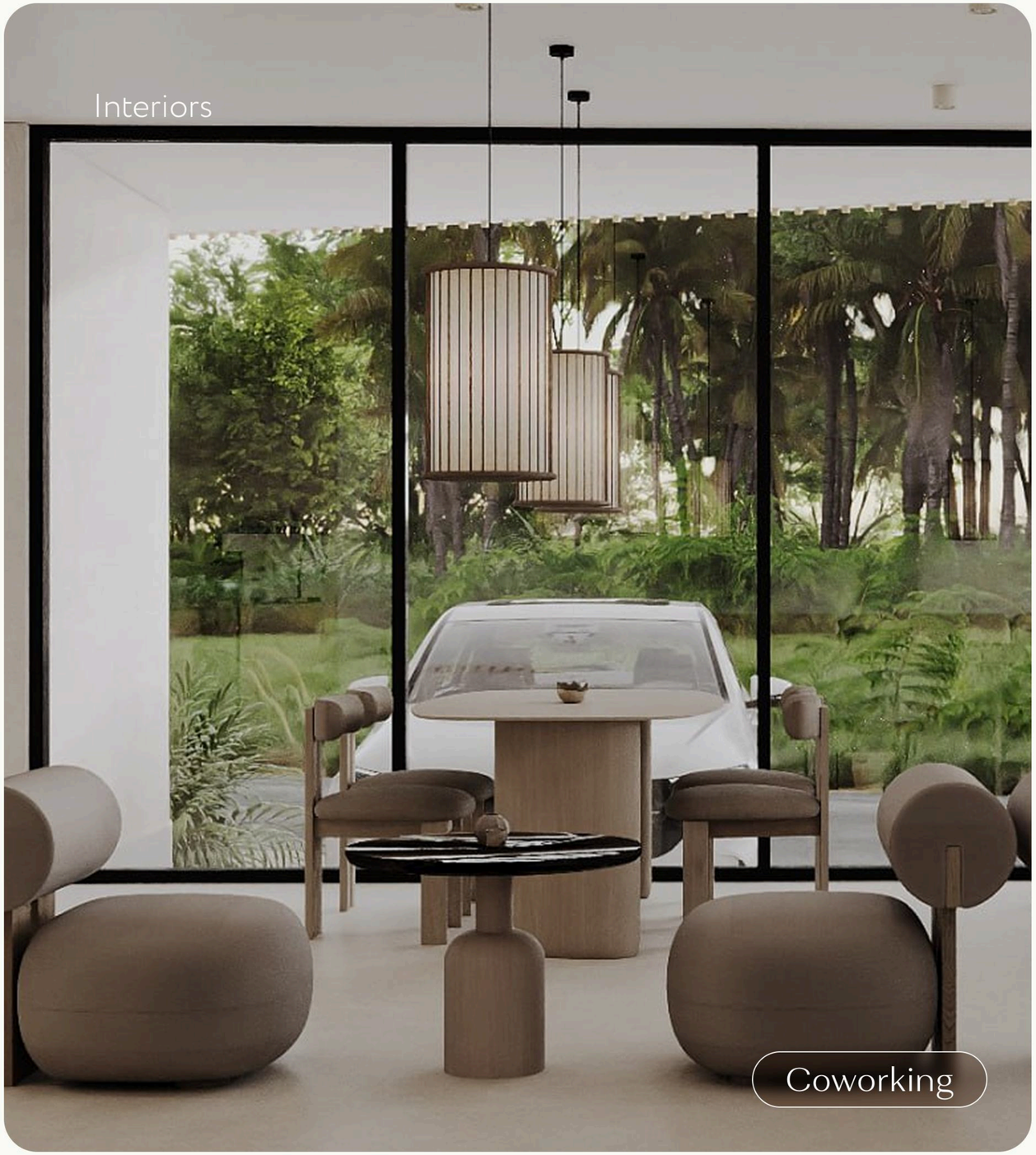
Lobby



Coffee shop

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Interiors



Coworking

rise villas



Ice and magnesium baths

Interiors



Relax zone

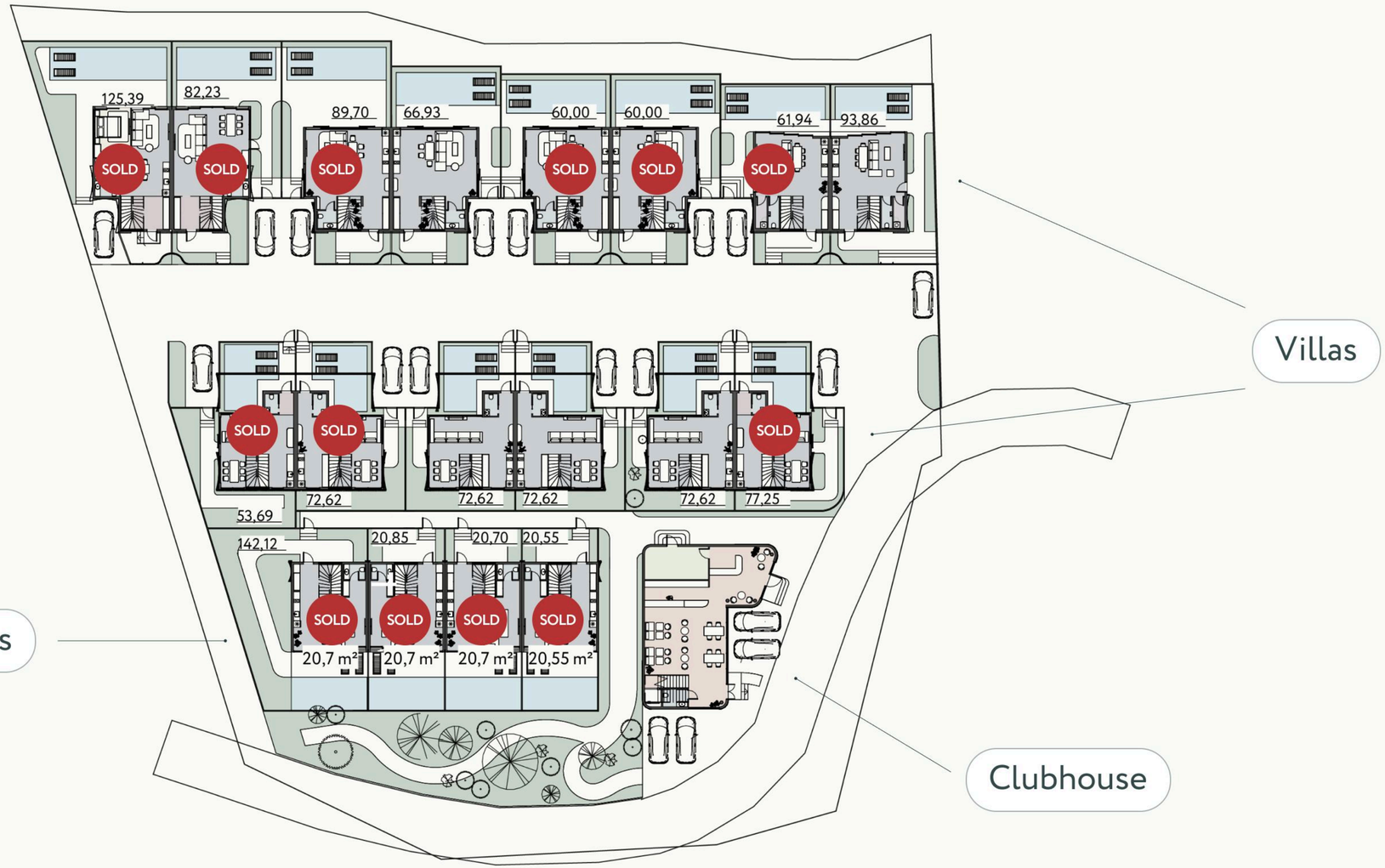


Sauna

Master plan

1st floor plan

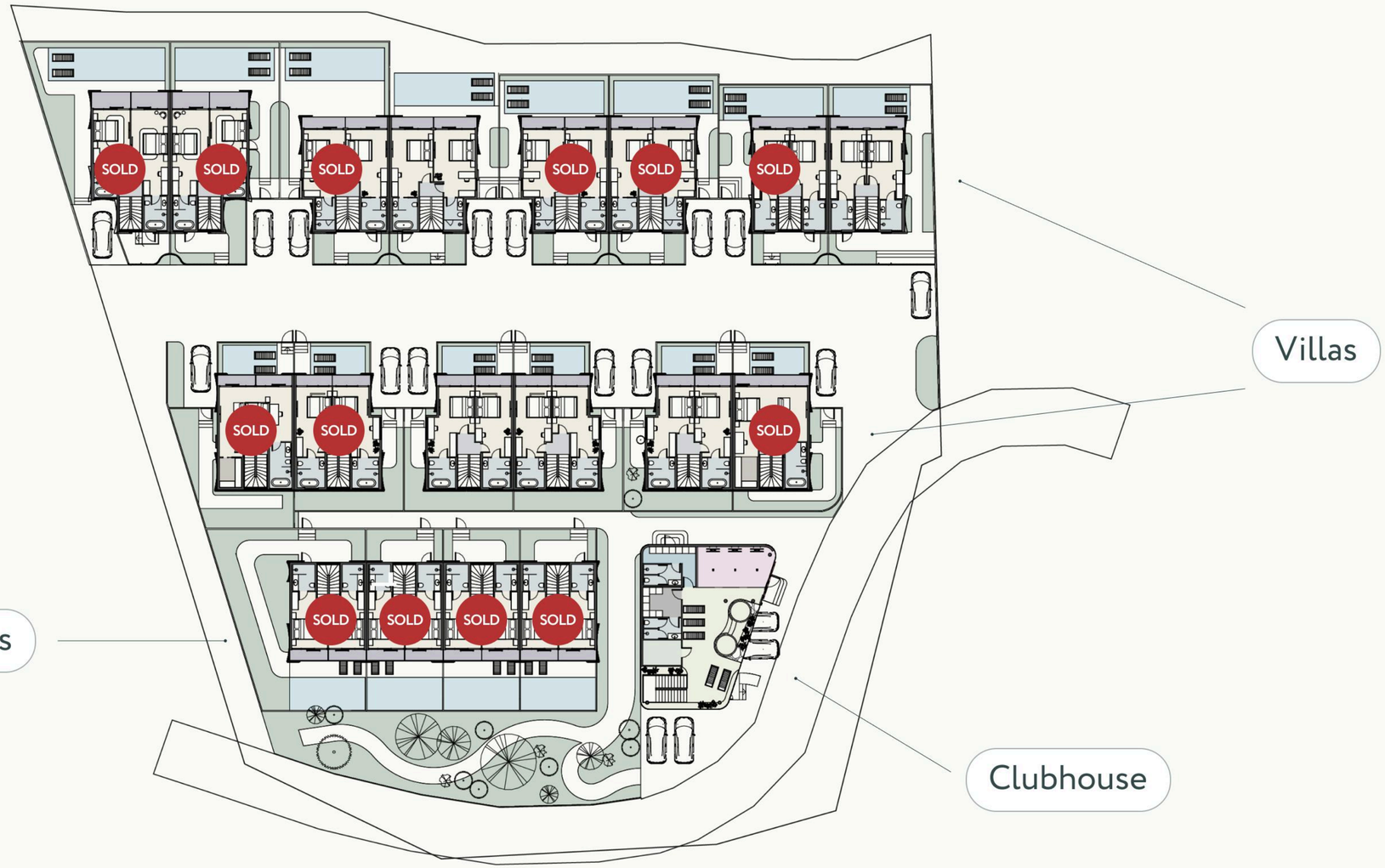
rise villas



Master plan

2nd floor plan

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N

Price List

Unit No	Type	Land Plot Area, m²	Internal Area,m²	Total Built-up Area, m²	Bedroom	Bathroom	Price, THB	Price, USD	Status
1	Type 1	166	127	198	2	3	13,970,000	423,300	Available
2	Type 1	171	127	208	2	3		Sold	
3	Type 4	154	113	192	2	3		Sold	
4	Type 3	180	129	221	2	3		Sold	
5	Type 2	155	125	193	2	3	13,750,000	416,700	Available
6	Type 3	179	129	222	2	3		Sold	
7	Type 2	155	125	193	2	3	13,750,000	416,700	Available
8	Type 3	193	129	228	2	3	14,410,000	436,700	Available
9	Type 2	155	125	193	2	3	13,750,000	416,700	Available
10	Type 3	211	129	248	2	3		Sold	
11	Type 2	155	125	193	2	3		Sold	
12	Type 5	211	141	240	2/3	3/4		Sold	
13	Type 4	176	113	193	2	3		Sold	
14	Type 5	229	141	255	3	4		Sold	
15	Townhouse	117	104	162	2	3		Sold	
16	Townhouse	117	104	162	2	3		Sold	
17	Townhouse	118	104	162	2	3		Sold	
18	Townhouse	200	104	183	2	3		Sold	

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

rise villas

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 (December 2026)	15%
04	Structure completion (March 2027)	20%
05	Completion of facade (August-September 2027)	20%
06	House handover (December 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

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5-star Service Management

rise villas

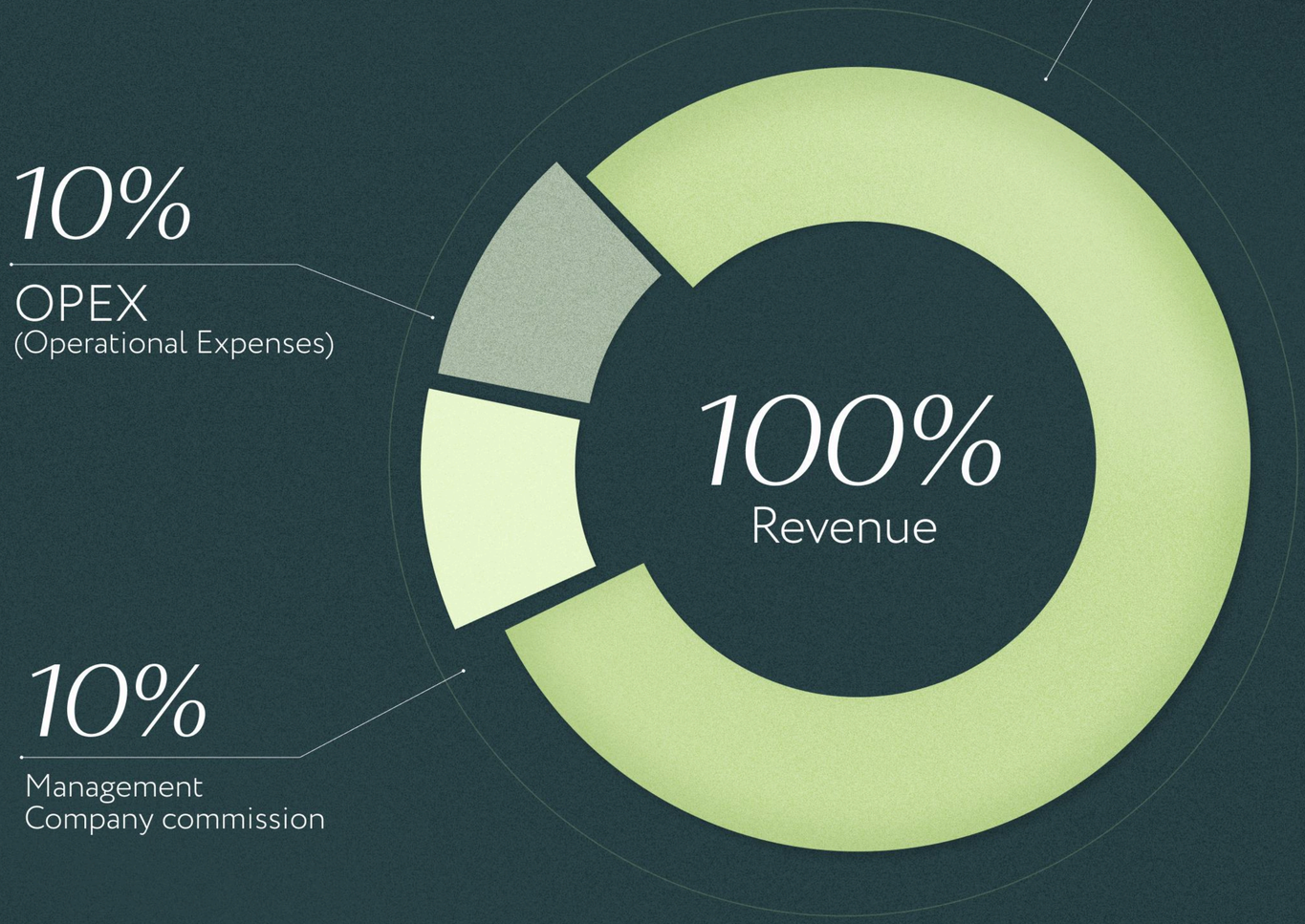
- 24/7 Reception
- 24/7 Security
- Maintenance and cleaning
- Transparence (Investor App)

Annual ROI

9-12%

Full Service Management

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



Monthly rental scenario /THB

	Townhouse	Villa Type 2	Villa Type 3
Price, THB	12,320,000	13,750,000	14,410,000
Furniture package	750,000	950,000	950,000
Total investment	13,070,000	14,700,000	15,360,000
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*	9,3%	9,4%	9,5%

*Before tax and amortization
*Calculated based on market prices

Monthly rental scenario /USD

	Townhouse	Villa Type 2	Villa Type 3
Price, USD	373,300	416,700	436,700
Furniture package	22,700	28,800	28,800
Total investment	396,000	445,500	465,500
Peak season monthly	7,900	8,800	9,100
High season monthly	4,200	4,800	5,300
Low season monthly	2,900	3,300	3,500
Yearly Revenue	45,800	52,100	55,000
OPEX	10%	10%	10%
Management	10%	10%	10%
Investor profit	37,100	42,200	44,500
Rental ROI*	9,3%	9,4%	9,5%

*Before tax and amortization
*Calculated based on market prices

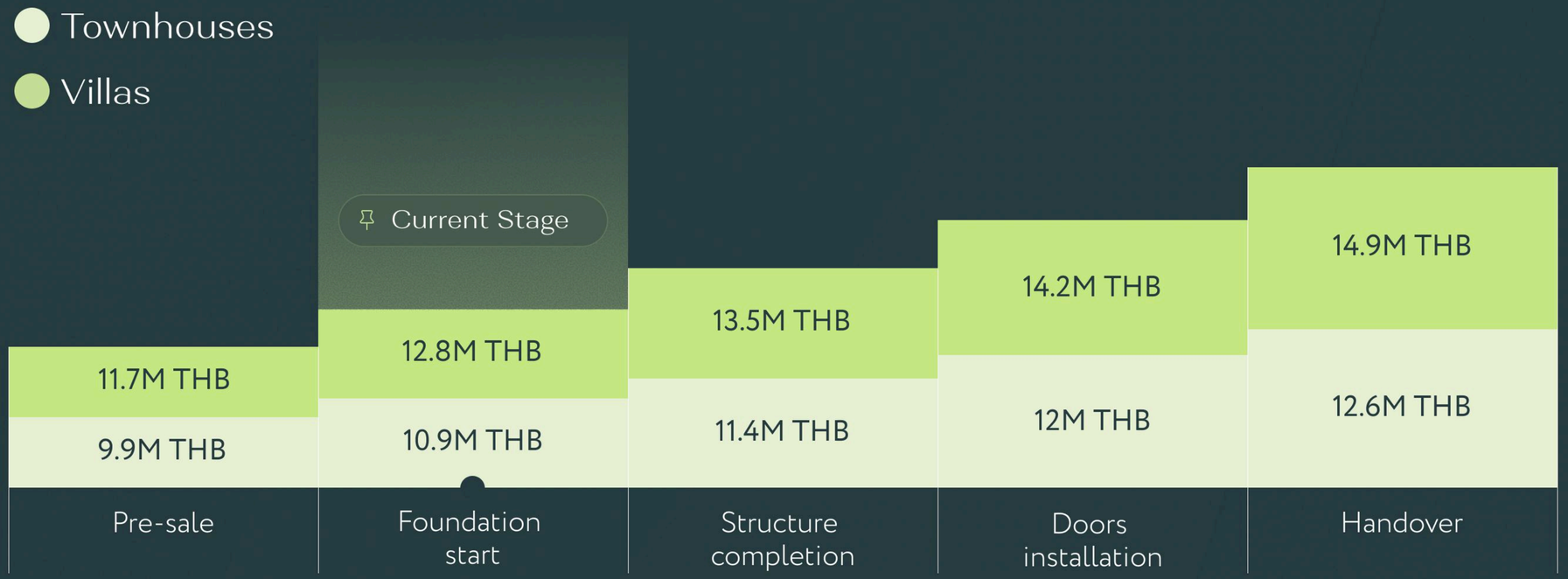
Early Buyer Advantage

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

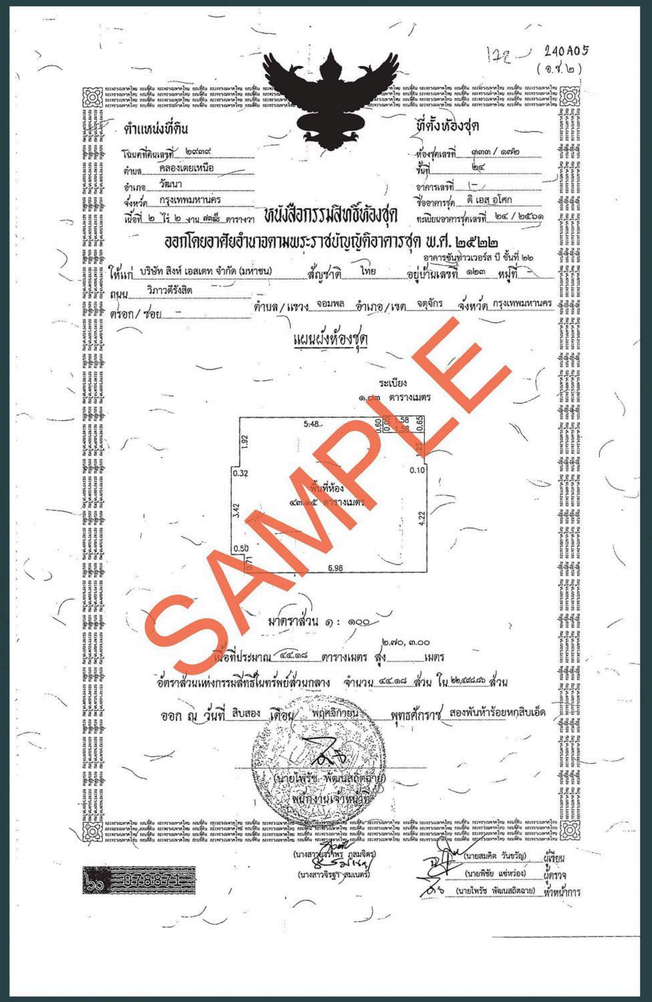


Early buyers benefit from the lowest entry price, stronger rental yield, and best villa selection.

5 Only 5 units are available.

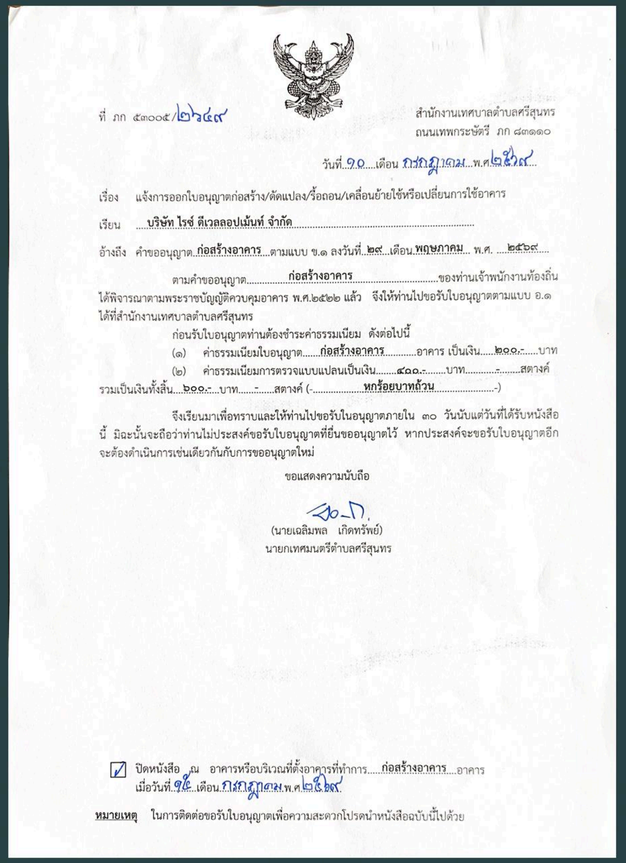
Ownership & Legal Structure

Chanote Land Title



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

Construction permit approved



rise villas

Get more details about the project

Alex Rus/Eng

Bey Thai/Eng