

Sunny Holding

13 years  
of construction  
experience



LOCATION



ASIA PACIFIC  
PROPERTY  
AWARDS

in association with

GROHE

2024-2025

# SUNNY MOON

The Art of  
Sophisticated  
Investment.

# Sunny Holding

13 years  
of construction  
experience

Sunny Moon - Everything in the complex has been thought out to the last detail, taking into account the needs of modern people to provide them with maximum comfort. The ideal location is filled with love, energy and beauty.

Rooms with sea views and only 750 meters to the popular Nai Harn Beach



**> 1 000 000 m<sup>2</sup>**

Over 1 million m2 - already built up

**13 YEARS**

In real estate  
construction

**85%**

Occupancy rate of  
our properties

**14%**

Average annual return  
on investment

**x7**

Projects successfully  
built in Bali

**Sunny Holding**

**\$ 300K +**

Paying investors  
every month

# SUNNY HOLDING

We have perfected the model of real estate investment in Sunny Holding, so that you can receive a stable passive income year after year, without spending your personal time and effort.

Our team of professionals provides efficient maintenance of the properties and all administrative issues.

Sunny Holding

13 years  
of construction  
experience

x7

Successfully building  
real estate in 7 countries  
around the world:



Ukraine, Thailand, Georgia, Moldova,  
Romania, Indonesia, Costa Rica



**IGOR  
GROSU**

CO-FOUNDER,  
CEO SUNNY  
HOLDING

**VICTORIA  
HALITSKA**

CO-FOUNDER,  
CEO SUNNY  
HOLDING

# OUR TEAM

At the heart of our work is a commitment to excellence, where each project is the embodiment of our 13 years of experience and the soul we put into the work.

**ANATOLIE  
CERNEI**

DIRECTOR  
SDG

**ALEXEI  
PREPELITA**

MANAGING  
DIRECTOR

**EVGENIYA  
LEE**

HEAD OF SALES  
OFFICE

## REAL ESTATE EXPERTS



**ALEXANDER  
SAKSIN**

GENERAL  
MANAGER



**JULIA  
VOVK**

PROJECT  
MANAGER



**OSINKIN  
MIKHAIL**

CONSTRUCTION  
EXPERT



**RASULOVA  
ALINA**

CUSTOMER  
SUPPORT MANAGER



**ANTON  
MOKROV**

CONSULTANT OR  
REAL ESTATE  
ADVISER



**LEILA  
VINOGRADOVA**

REAL ESTATE  
EXPERT



**ANDREI  
LISAK**

REAL ESTATE  
EXPERT



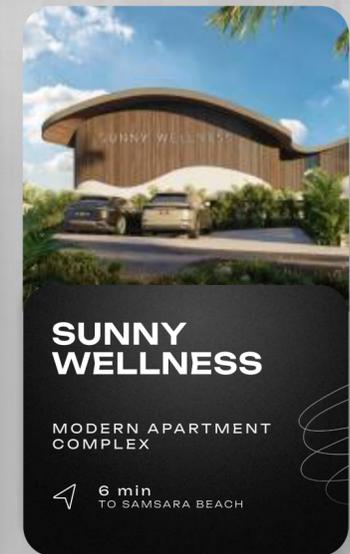
**STANISLAV  
ASOSKOV**

REAL ESTATE  
EXPERT

# OUR PROJECTS IN BALI

Many years of experience in construction helps us to complete projects on time and guarantee the quality of construction.

We take care of all property management issues.



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experience

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MOON

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MOON

OUR GRAND  
PROJECT IN  
PHUKET



# SUNNY MOON

The Sunny Moon project has received a high international award in its industry

## Infrastructure of the complex



Restaurant  
Gym and SPA  
Rooftop  
Ayurvedic center  
Bar  
Rooftop pool

Meeting rooms  
Children's room  
PlayStation zone  
Cinema  
Rooftop sauna



750 m. to Nai Harn Beach

Own management company



It's all turnkey

Lake with walking zone - 3 min



Restaurants, spas, massage parlors, markets - 7 min



School, kindergarten, children's park - 10 min

03  
BUILDING | 69  
UNITS

02  
BUILDING | 119  
UNITS

01  
BUILDING | 109  
UNITS

THIRD EDITION Q3 2027 DUE DATE

04.2024 START OF CONSTRUCTION > May 2026 DUE DATE

# SUNNY MOON

x297 APARTMENTS

The design of the complex combines refinement of details and completely natural materials (wood, stone, textiles). The actual furniture production guarantees quality.

175  
STUDIOS

71  
ONE BEDROOM

38  
TWO BEDROOMS

12  
THREE BEDROOMS

1  
PENTHOUSE

# SUNNY MOON

If a man can find the perfect place to live in this world, it's at Sunny Moon.



## ● Restaurants

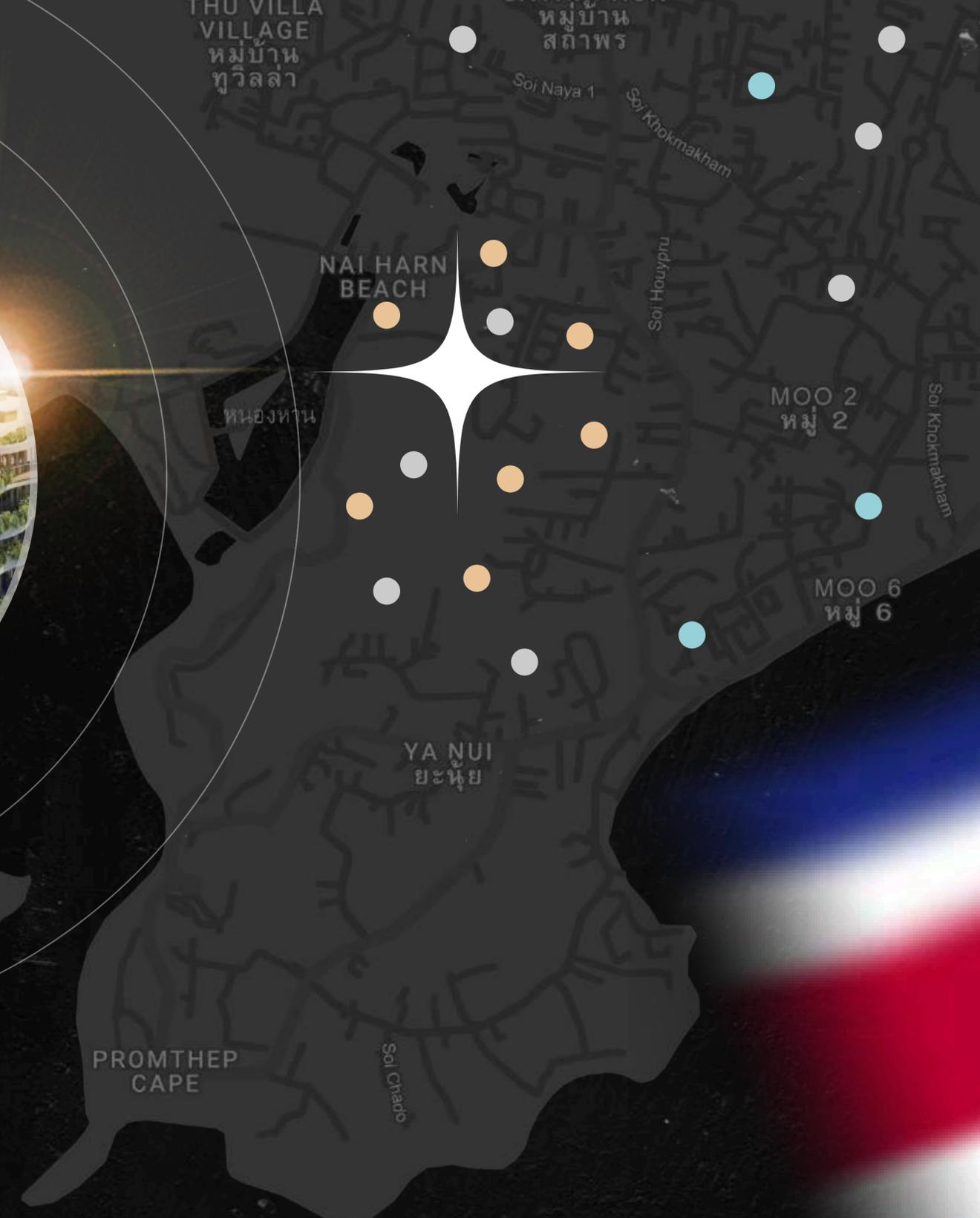
Avo Kitchen and Wine  
Chez Nous - La Boulangerie  
Chekhov  
Veranda  
Georgian House  
Rock Salt  
Cosmo Restaraunt  
Creme Cafe

## ● Schools and kindergartens

Jumanji" (Rawai)  
Kinderville School and Kindergarten.  
Montessori International Kindergarten "Tree"  
Growing Minds Phuket Kindergarten & Learning Center  
ABC International Nursery and Pre-School  
Kindergarten LITTI KIDS  
Kindergarten Fairy Tale

## ● Clinics:

LYFE Medical Wellness  
Andaman clinic rawai  
[Bodify Clinic Rawai](#)



7°46'37.0"N 98°18'52.4"E

Attractions and

# Tourist places

[Yanui Beach](#)

[Miss Promtep observation deck](#)

[Windmill viewpoint](#)

[Black rock observation deck](#)

[A lake for jogging and walking](#)

[Big Buddha](#)

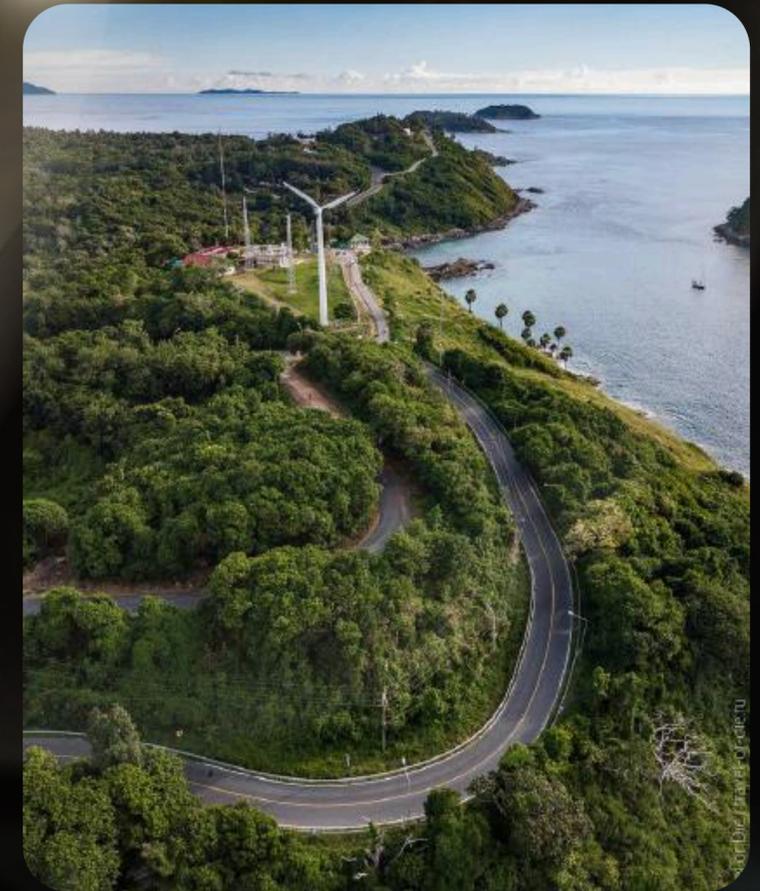


## Nai Harn

750 meters

**The most popular beach in Phuket.**

According to travelers on Tripadvisor, it is ranked among the **top 5 best beaches in Asia.**



### Nai Harn

It is a picturesque bay about 600 meters long. On both sides the beach is surrounded by cliffs and hills with very beautiful tropical forest.

 **Tripadvisor**

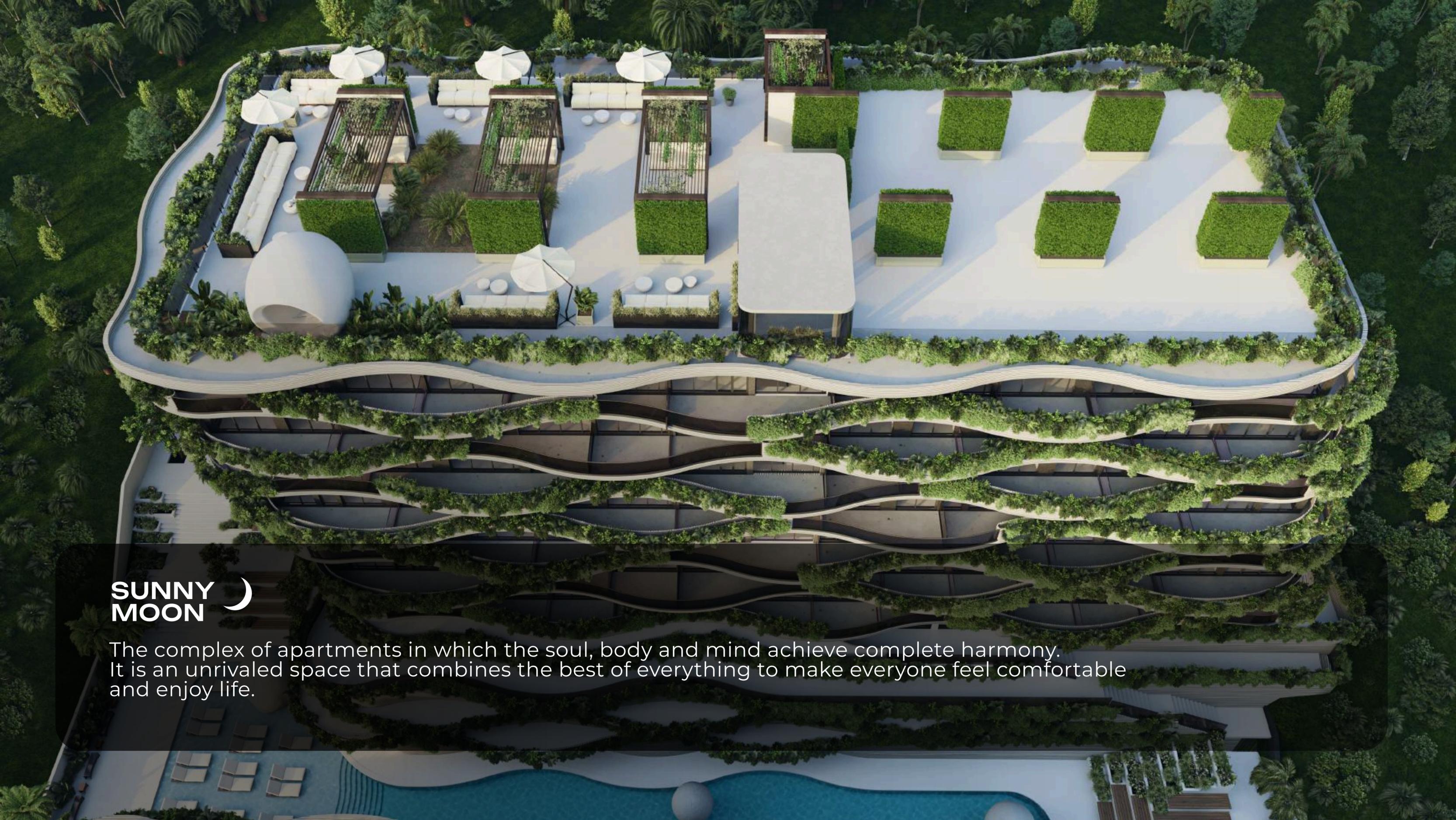
# SUNNY MOON

security 24/7



This is the place where you will draw peace, relaxation and balance. The infrastructure of the complex is perfect for everyone.

Beautiful walkways for strolling, restaurant, bar, ayurvedic center, gymnasium, movie theater, rooftop, meeting rooms, children's rooms, playstation zone.



**SUNNY  
MOON** 

The complex of apartments in which the soul, body and mind achieve complete harmony. It is an unrivaled space that combines the best of everything to make everyone feel comfortable and enjoy life.

# Amenities of the SunnyMoon complex

SUNNY MOON

Here, nature and modernity, development and tranquility, activity and relaxation harmoniously come together.



## Restaurant & Bar

A restaurant featuring contemporary cuisine that combines elements of different culinary traditions.



## Rooftop art-style

The perfect spot to enjoy beautiful sunsets, socialize and dream.



## SPA complex

A space of beauty, health and relaxation. A place to replenish the balance of strength and energy.



## Gym

A spacious workout space where everyone can find the right equipment for them.



## Play Zone

Game zone for adults. Tennis, billiards, Playstation and other interactive games that allow you to connect with the energy of childhood and be filled with a state of happiness and joy.



## Children's room

Children's room, equipped for children of different age groups.

# Complex Amenities

## SunnyMoon

SUNNY   
MOON



### Cinema

A movie theater with comfortable chairs and movies of different genres for every taste. Powerful projectors, with high-quality sound image.



### VR Space

We know that adults love to play too, so we've designed a space where you can rekindle childhood joy and feel inspired.



### Coworking

Space for effective work and study



### Sauna, hammam

Created with natural materials to relax, revitalize, relieve stress and improve well-being.



### Salt rooms

Salt ions in the air aim to improve breathing, reduce stress, maintain healthy skin and boost the immune system.



### Music Studio

A fully equipped music room with instruments and a professional recording studio, plus a dedicated space for recording podcasts.



### Ayurvedic Center

A sanctuary for renewal, rejuvenation, and restoration, built on the principles of balance and harmony between humanity and nature.



### Library

A place where you can enjoy silence and reading your favorite books



### Sea water pools

With the use of stylish coatings, minimalist decor and beautiful lighting.

# POOL WITH SEA WATER

With stylish finishes, minimalist decor  
and a beautiful view.



**THIRD  
EDITION**

# SAUNA WITH PANORAMIC VIEW

Unique panoramic sauna on the rooftop of building 3. Relaxation and wellness with stunning views of nature!

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**THIRD  
EDITION**

Panoramic views that will leave you breathless  
Immerse yourself in the atmosphere of tranquility and  
harmony from a bird's eye view.



The perfect place to de-stress in  
the evening

# THIRD EDITION



## Art lobby

A spacious art lobby, decorated with carefully selected art objects and temporary exhibitions, creates an atmosphere of sophistication, making your asset more attractive to discerning buyers and tenants.



## Healthy water

The innovative water filtration system will provide you with crystal clear ionized drinking water, which is a unique advantage for the premium segment who care about their health.



## Pool with sea water

A private rooftop pool with sea water, accessible only to residents, featuring stylish surfaces, minimalist decor and beautiful lighting.



## Solar panels

Installing solar panels reduces energy costs and promotes sustainability, attracting environmentally conscious tenants and increasing the value of your asset – this is a trend among European audiences



## Electric car charging stations

Electric car charging station area providing convenience and eco-friendliness for electric vehicle owners. With care for the comfort and future of the planet.



SUNNY MOON

## RECORDING STUDIO



## PODCAST STUDIO

professional conditions for recording audio content of any level of complexity. Modern equipment, high-quality acoustics and a comfortable environment will help you create a podcast, music recording or any other project at the highest level.

### RECORDING STUDIO EQUIPMENT:

APPLE MAC STUDIO  
MICROPHONE AKG  
SOLID STATE LOGIC

PIONEER CDJ-3000 NEXUS  
PIONEER DJM-A

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## Restaurant & Bar

The restaurant, which presents modern cuisine combining elements of various culinary traditions. This is a new level of restaurant art, which provides not only a delicious and varied menu, but also creates a bright and memorable atmosphere with excellent service.

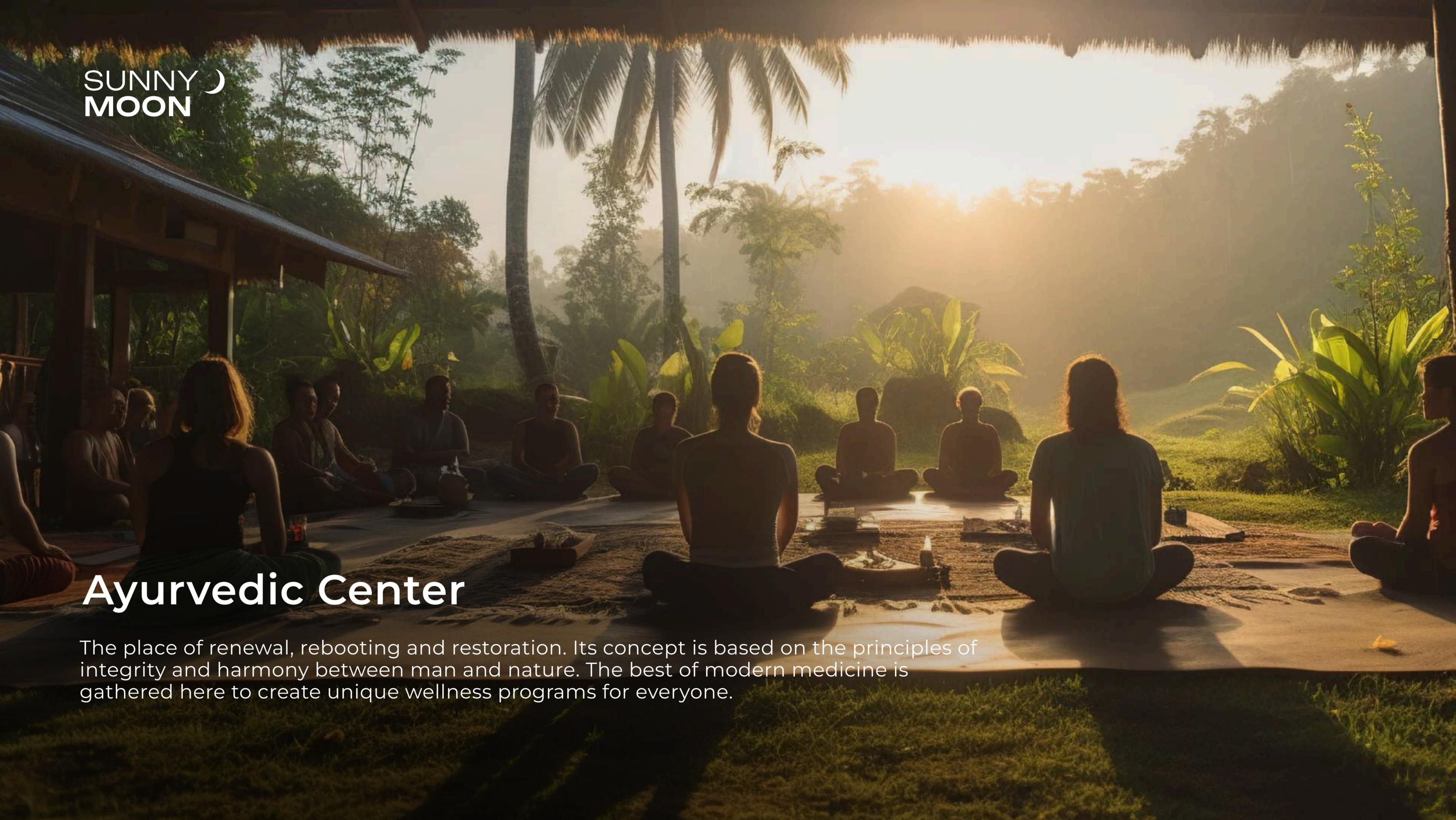
2 bars, one on the Rooftop and the other on the pool

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## Art-style Rooftop

It is a planet through which you can be inspired by beauty and experience art in every square meter.  
The perfect spot to enjoy beautiful sunsets, socialize and dream.



A group of people are sitting in a circle on mats on the ground, meditating. They are under a thatched roof structure. The background is a lush tropical landscape with palm trees and a bright sun rising over a misty valley. The scene is bathed in warm, golden light.

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## Ayurvedic Center

The place of renewal, rebooting and restoration. Its concept is based on the principles of integrity and harmony between man and nature. The best of modern medicine is gathered here to create unique wellness programs for everyone.

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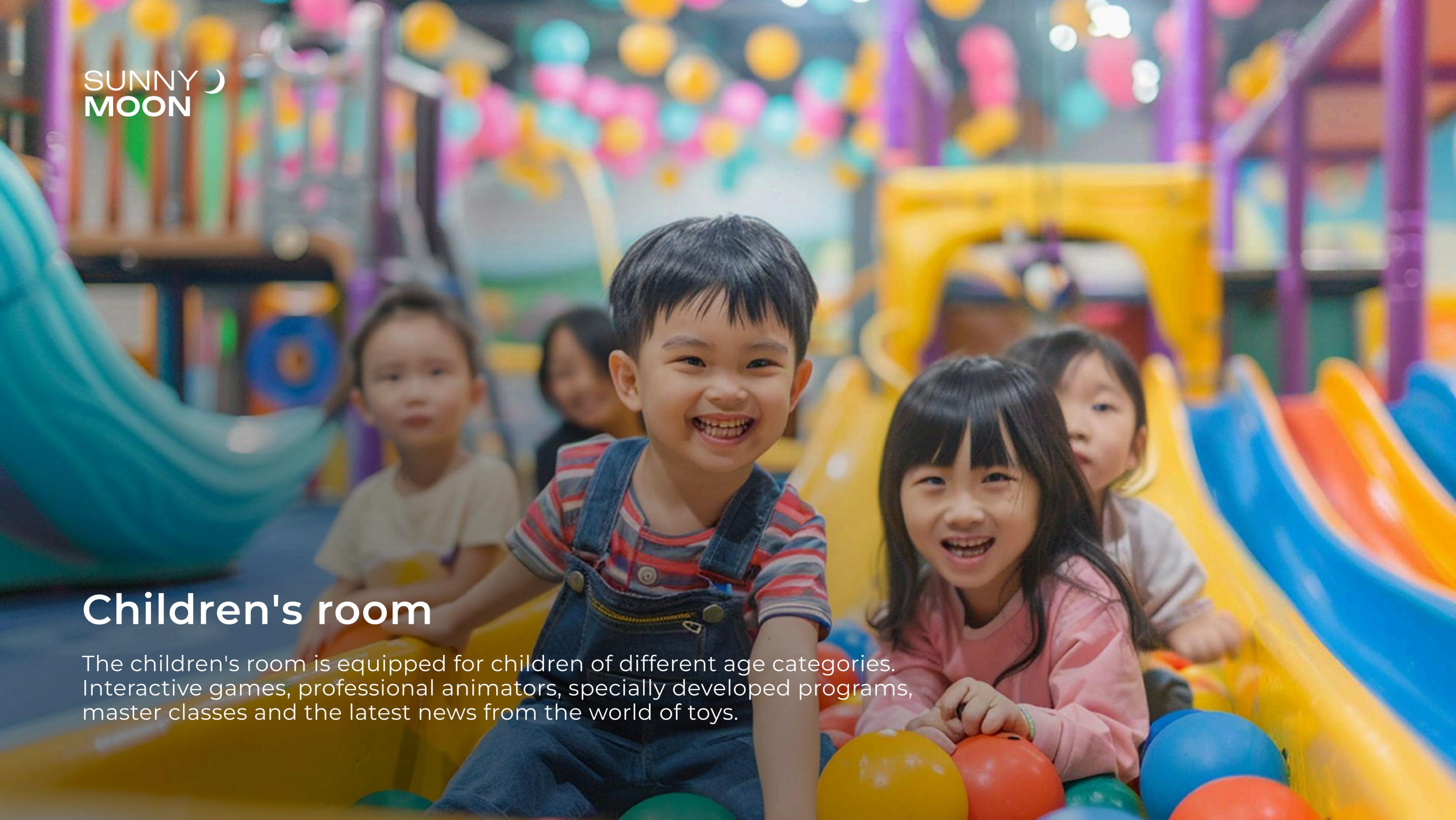
# Coworking

Space to work and study effectively.

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## Open-air cinema

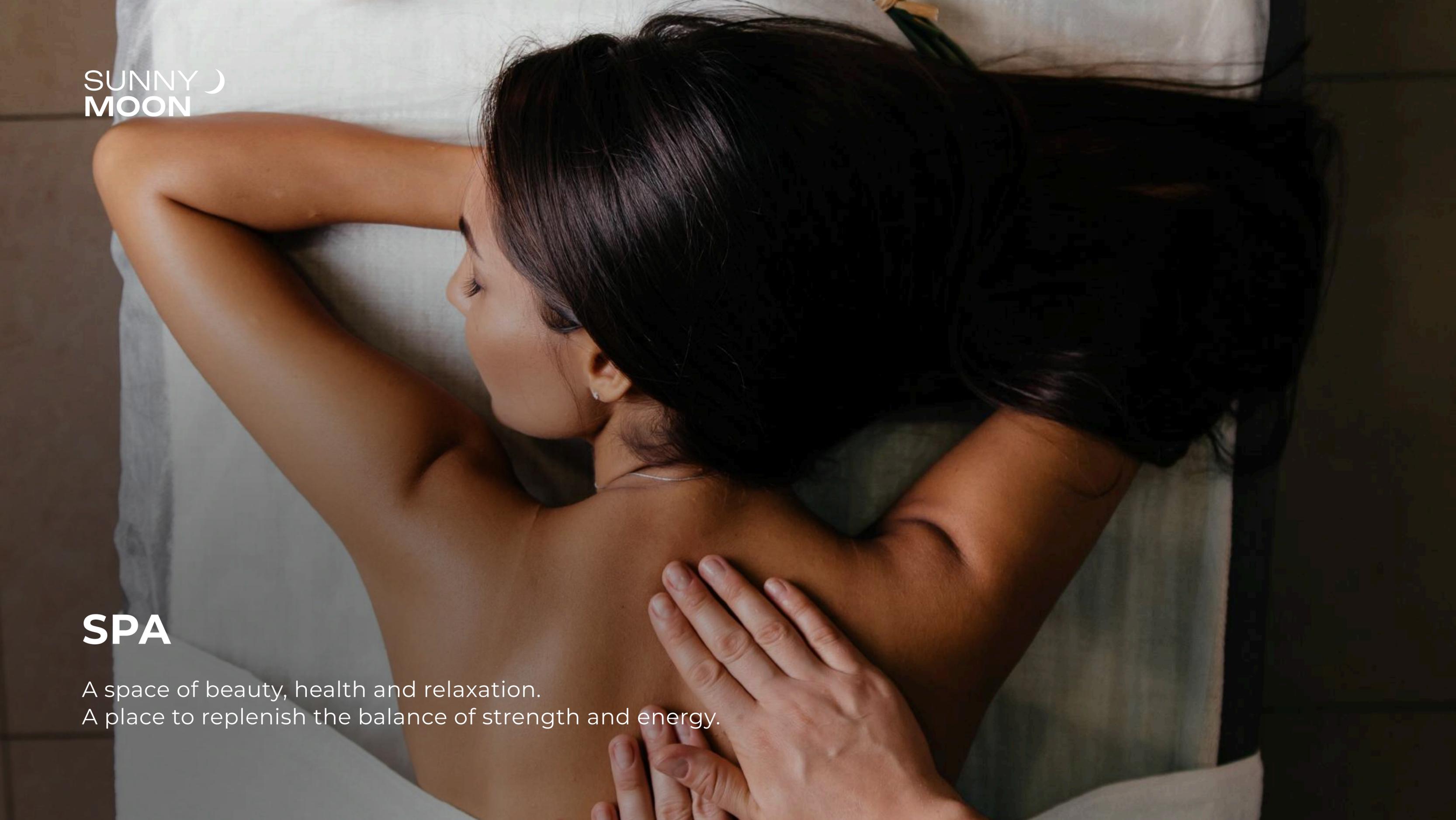
Powerful projectors, quality sound and super high quality image will not leave indifferent even the most fastidious movie buffs.

The image shows a vibrant, colorful children's playroom. In the foreground, a young boy with dark hair, wearing a striped shirt and denim overalls, is smiling broadly. Next to him, a young girl with long dark hair and bangs, wearing a pink shirt, is also smiling and playing with colorful balloons. In the background, other children are visible, some sitting on a yellow slide and others near a blue slide. The room is filled with bright, colorful structures and decorations, creating a cheerful and lively atmosphere. The text 'SUNNY MOON' is located in the top left corner, with a crescent moon symbol next to the word 'MOON'.

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## Children's room

The children's room is equipped for children of different age categories. Interactive games, professional animators, specially developed programs, master classes and the latest news from the world of toys.

A woman with long dark hair is lying on her back on a massage table, covered with a white sheet. Her arms are raised behind her head. A person's hands are visible, massaging her upper back. The scene is dimly lit, creating a relaxing atmosphere.

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## SPA

A space of beauty, health and relaxation.  
A place to replenish the balance of strength and energy.

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MOON

## Gym

A spacious workout space where everyone can find the right equipment for them.

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# Play Zone

Game zone for adults

Tennis, billiards, Playstation and other interactive games that allow you to connect with the energy of childhood and be filled with a state of happiness and joy.

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## VR Space

We know that adults love to play too, so we've designed a space where you can rekindle childhood joy and feel inspired.



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**THIRD  
EDITION**



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THIRD  
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# STUDIO APARTMENTS

Price in \$ at presale stage.  
Furniture package included

from 40,2 m<sup>2</sup>

PRESALE **\$ 159 582**

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EDITION

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MOON



**ROI 10,81%**

Profitability

## PAYBACK CALCULATION

Profitability **10,81%**

Daily rent 107 \$

Occupancy 70%

Gross monthly rental income 2 247 \$

Gross annual rental income 26 964 \$

Operating expenses 26% 7 011 \$

Net income 19 953 \$

Property Management 10% 2 696 \$

**NET ANNUAL INCOME 17 257,00 \$**

NET MONTHLY INCOME **1 438,00 \$**

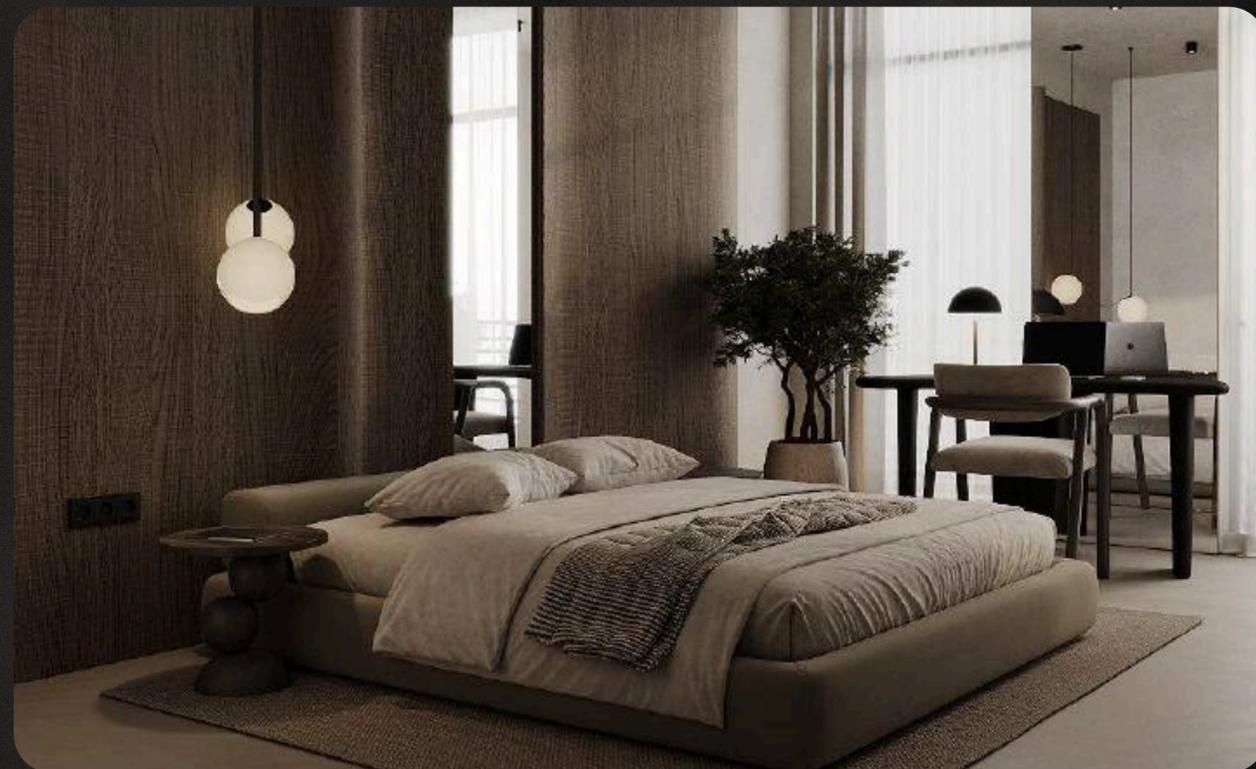
After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

# x1 BEDROOM APARTMENTS

Price in \$ at presale stage.  
Furniture package included

from 54,13 m<sup>2</sup>

PRESALE **\$ 208 582**



## ROI 10,51%

Profitability

THIRD  
EDITION

SUNNY  
MOON

## PAYBACK CALCULATION

Profitability **10,51%**

Daily rent 136 \$

Occupancy 70%

Gross monthly rental income 2 856 \$

Gross annual rental income 34 272 \$

Operating expenses 26% 8 911 \$

Net income 25 361 \$

Property Management 10% 3 427 \$

**NET ANNUAL INCOME 21 934,00 \$**

NET MONTHLY INCOME **1 828,00 \$**

After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

# x2 BEDROOM APARTMENTS

Price in \$ at presale stage.  
Furniture package included

from 99,28 m<sup>2</sup>

PRESALE **\$ 348 627**



## ROI 10,41%

Profitability

THIRD  
EDITION

SUNNY  
MOON

## PAYBACK CALCULATION

Profitability **10,41%**

Daily rent 225 \$

Occupancy 70%

Gross monthly rental income 4 725 \$

Gross annual rental income 56 700 \$

Operating expenses 26% 14 742 \$

Net income 41 958 \$

Property Management 10% 5 670 \$

**NET ANNUAL INCOME 36 288,00 \$**

NET MONTHLY INCOME **3 024,00 \$**

After completion of construction, the actual area may have minor differences of no more than 3% from the area indicated in the design documentation.

# x3 BEDROOM APARTMENTS

from 145,87 m<sup>2</sup>

THIRD EDITION

SUNNY MOON

Price in \$ at presale stage.  
Furniture package included

PRESALE

**\$ 513 488**



**ROI 11,94%**

Profitability

## PAYBACK CALCULATION

Profitability **11,94%**

Daily rent 380 \$

Occupancy 70%

Gross monthly rental income 7 980 \$

Gross annual rental income 95 760 \$

Operating expenses 26% 24 898 \$

Net income 70 862 \$

Property Management 10% 9 576 \$

**NET ANNUAL INCOME 61 286,00 \$**

**NET MONTHLY INCOME 5 107,00 \$**

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