



Sunny Moon Village

PHUKET
NAI HARN

Premium
family villas



Sunny Holding

At Sunny Holding, we see beyond investments – we envision the future.

14 years

of experience in the Asian and European markets.

>1M m²

more than
1,000,000 m² built

85%

Occupancy rate
of our properties

12%

Average
annual return



Igor Grosu and
Victoria Halitska
Co-Founders,
Sunny Holding

International experience

We build real estate
in 8 countries
worldwide



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

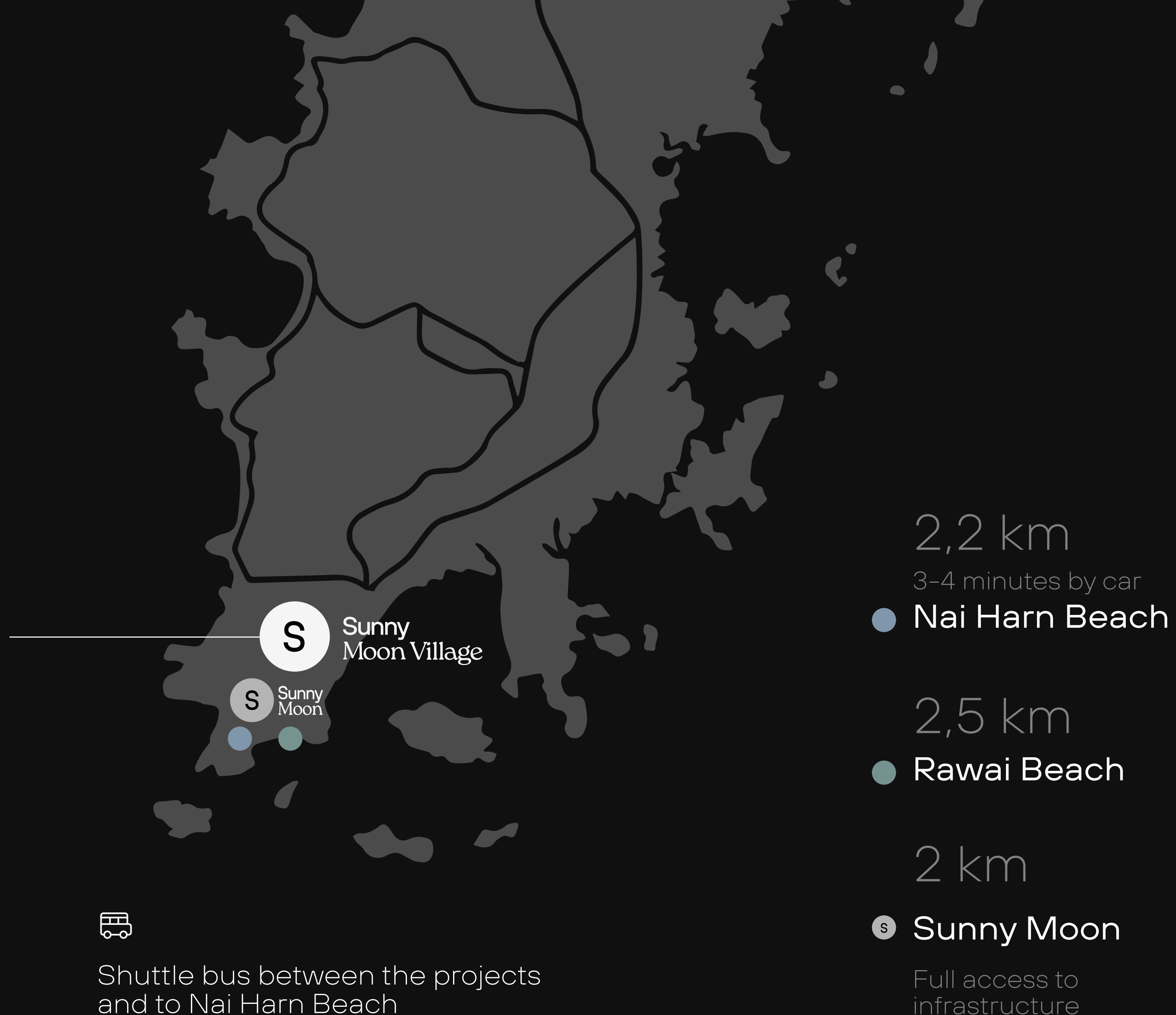


Premium family villas in Phuket from Asia's leading developer.



Sunny Moon Village

A private space harmoniously integrated into the tropical landscape.





Nai Harn Beach

The most popular beach in Phuket.



Included in the top 5 best beaches in Asia according to Tripadvisor.

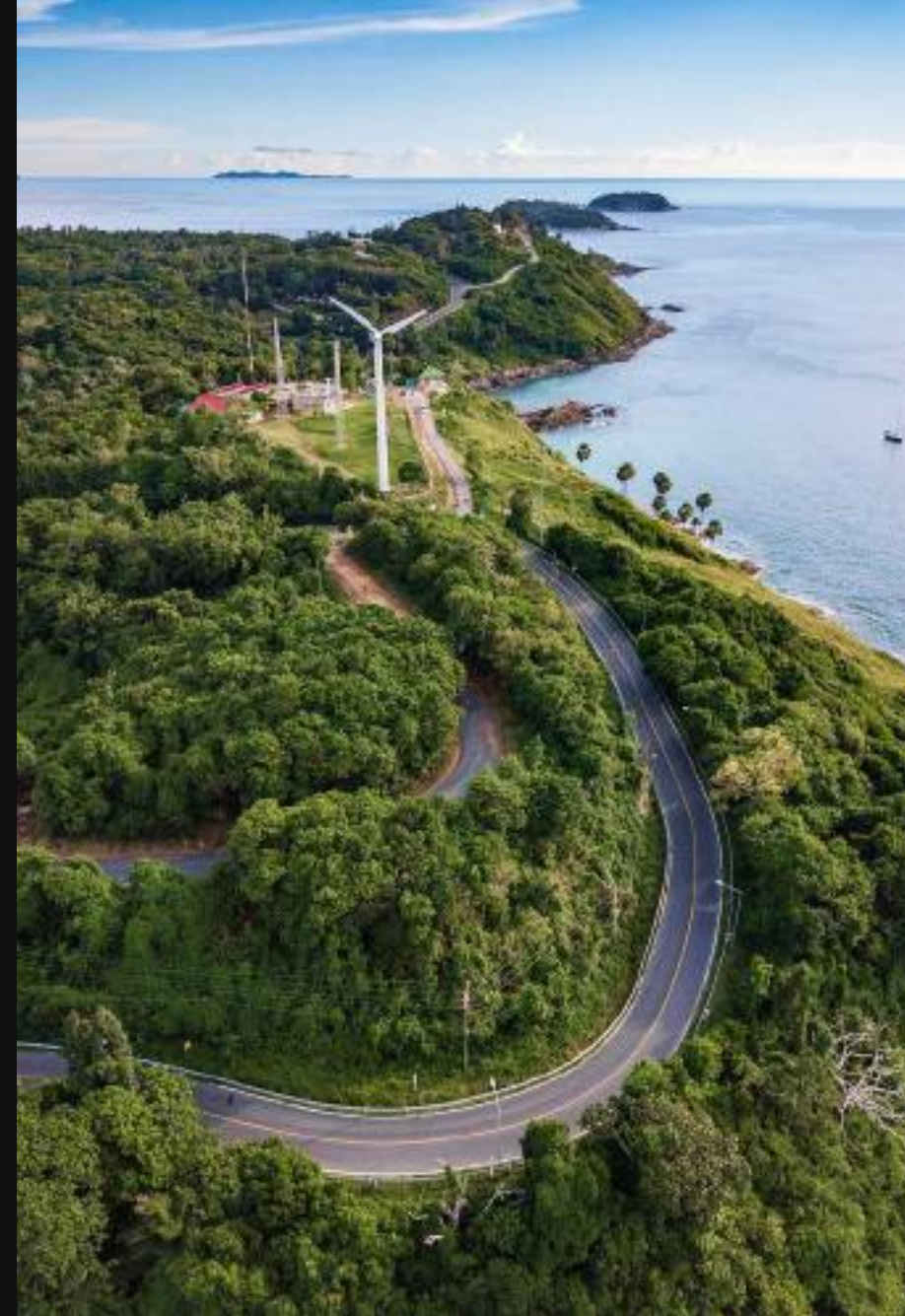


Attractions



Nai Harn Lake:

Walking area and running paths around the freshwater lake.



Windmill Viewpoint:

Panoramic sea and windmill views.



Promthep Cape:

The most famous viewpoint on the island with stunning sunsets.



SUNNY MOON
VILLAGE

Everything for a comfortable life



Restaurants:

- [Avo Kitchen](#)
- [Chekhoff](#)
- [Fresca](#)



Education:

- [ABC International](#)
- [Montessori](#)
- [ISP](#) (international schools and kindergartens)

The Nai Harn and Rawai areas offers a well-developed infrastructure

where everything you need is 5–10 minutes away.



Healthcare:

- [Lyfe Medical](#)
- Clinics and wellness centers.





Masterplan

Sunny
Moon Village

Private space harmoniously integrated
into the tropical landscape.

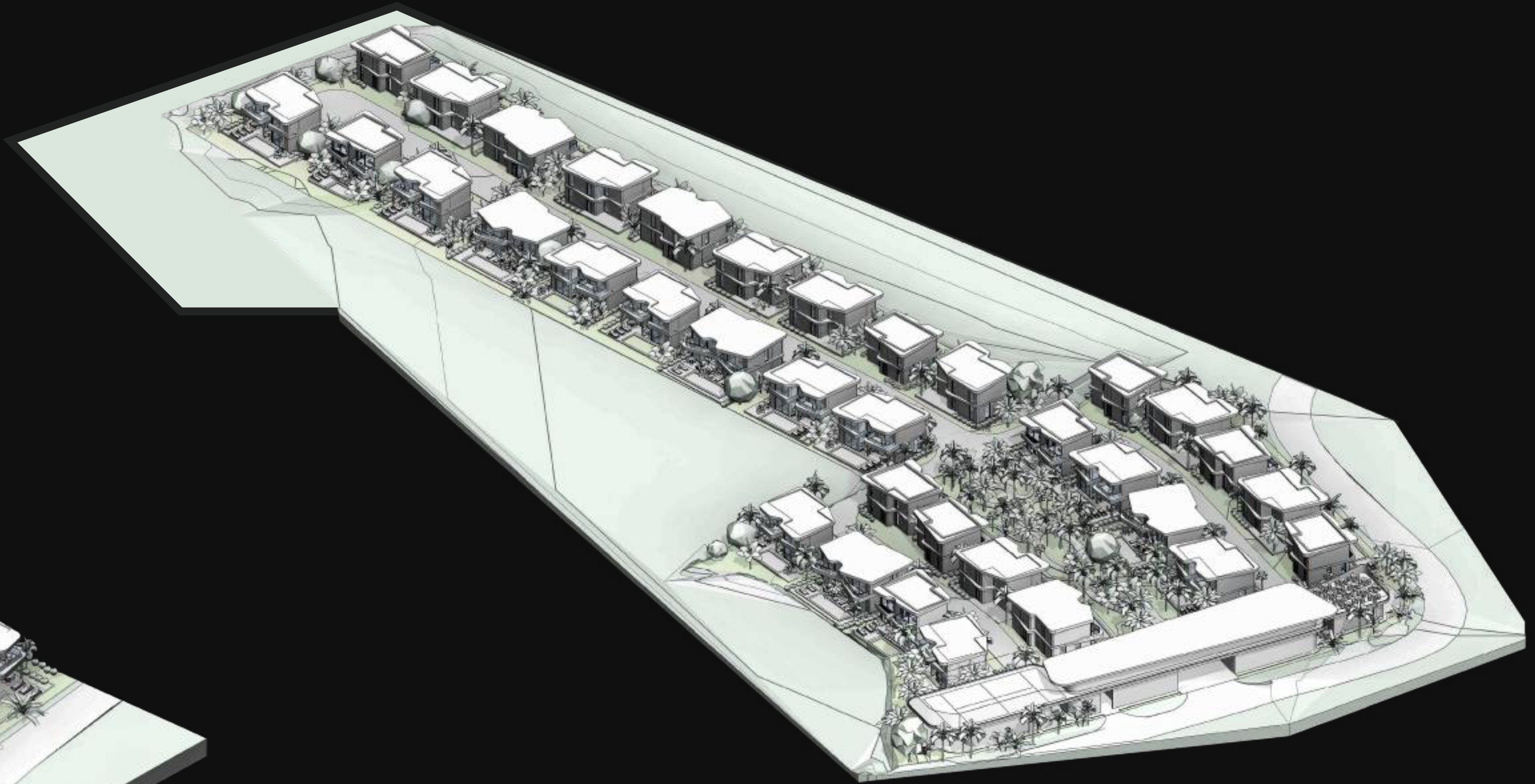


Complex infrastructure

A balance between activity and relaxation is achieved here.



- +
- Padel court
- Gym
- Cafe
- Coworking
- Spa
- Kids' areas



Sunny Moon Village



Sunny Moon



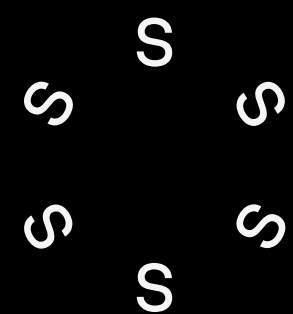
Residents of Sunny Moon Village have full access to the infrastructure of Sunny Moon.

➤
(2 km).



Lobby & Service

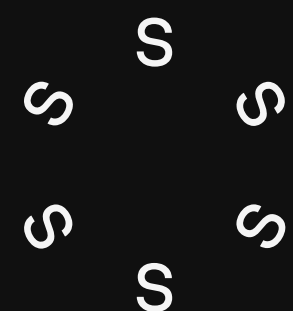
A spacious lobby with 5-star concierge service. We take care of everything so you can enjoy your stay.





Cafe

The perfect place for morning coffee or a light breakfast with family and neighbors. A cozy atmosphere and delicious food just steps from your villa.





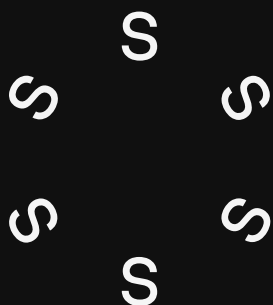
Sports & Activity

Gym:

A training space with professional equipment to stay in shape.

Padel Tennis:

A modern court for the most popular sport in Phuket

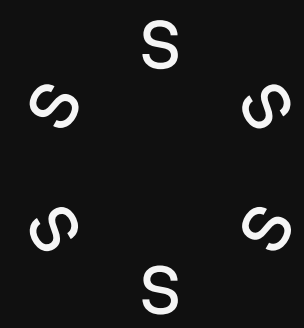




Kids' Playroom

A safe space equipped for children of different ages. Interactive games and developmental zones where kids will be happy.





Children's Development Space

Modern children's area for development, creativity, and active leisure.



Educational Board Games Area



Children's Library



Art Studio for Painting and Illustration



Language and Intellectual Clubs



LEGO Zone

Kids Yoga and Dance Studio



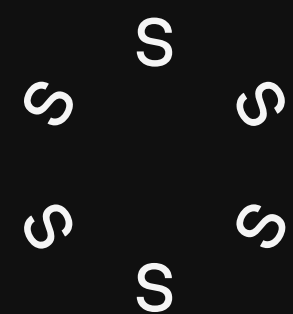
Acting Classes for Children





SPA Complex

A space of beauty and recovery.
A place to restore balance, strength,
and energy after an active day.

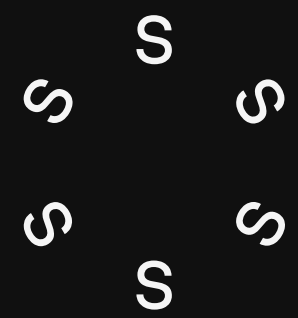


Smart Home Technologies



Modern technologies for your
comfort and safety.





Eco & Tech

Solar panels

Reducing energy costs and being environmentally conscious.



EV Chargers

Personal charging stations for electric cars.

Privacy and Comfort

We have created a new niche in the Phuket market — premium family villas of optimal size.



Family concept: Designed for living with children.



Pet-friendly: We welcome your pets.



Smart layouts: Spaciousness without unused extra square meters.





EXTERIOR
DESIGN

2 Bedroom
Villa

S
S
S
S
S
S



EXTERIOR
DESIGN

3 Bedroom
Villa

S S S
S S S



EXTERIOR
DESIGN

4 Bedroom
Villa

S S S
S S S

2 BEDROOM VILLA

An ideal start for
investment or a
small family.

151 m²

Area

\$ 678,000

Price (Pre-sale)

Long-term rental
(6–12 months)

Per month 4 770 \$

Per year 57 240 \$



3 BEDROOM VILLA

The golden mean for comfortable living.

163 m²

Area

\$ 765,000

Price (Pre-sale)

Long-term rental
(6–12 months)

Per month 5 850 \$

Per year 70 200 \$



4 BEDROOM VILLA

Maximum space and
premium comfort.

215 m²

Area

\$ 991,000

Price (Pre-sale)

Long-term rental
(6–12 months)

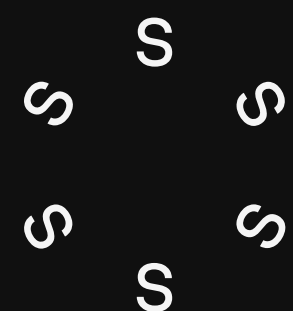
Per month	7 700 \$
Per year	92 400 \$





Interior design

Modern tropical minimalism.
Natural materials (wood, stone) and panoramic glazing that
blurs the boundaries between the home and the garden.





Bathroom design



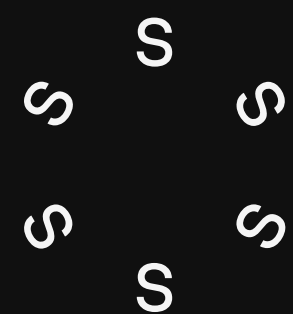
The bathroom design combines premium sanitaryware, including Grohe solutions, with the atmosphere of a home spa. Natural materials — wood and stone — create a sense of coziness and harmony.





Private pools

Each villa is equipped with its own pool featuring a filtration system, surrounded by a private sunbathing terrace.





Private swimming
pool in every villa



Installment terms (0%)

At the reservation stage,
you pay a \$10,000 deposit.

Signing the contract.
You make an initial payment of 35%.



Payment schedule:

DEPOSIT	Down payment	Foundation	Structural works	Walls and roof	Finishing	Key handover
\$10,000	35%	15%	15%	15%	10%	10%
Reservation	(less reservation deposit) Contract signing	Start of monolithic works	Structural frame construction	Building envelope completion	Engineering systems and finishing works	Project delivery Phase 1 - March 2028 Phase 2 - September 2029

SUNNY MOON
VILLAGE

Professional management



40 THB
/m²

Maintenance fee
(CAM Fee) (paid 1 year
in advance)



400 THB
/m²

Sinking Fund
(one-time
payment)



20 000 THB

Installation of
electricity and
water meters

Sunny Holding's in-house management company takes care of everything — from finding tenants to full technical maintenance of the villa.

