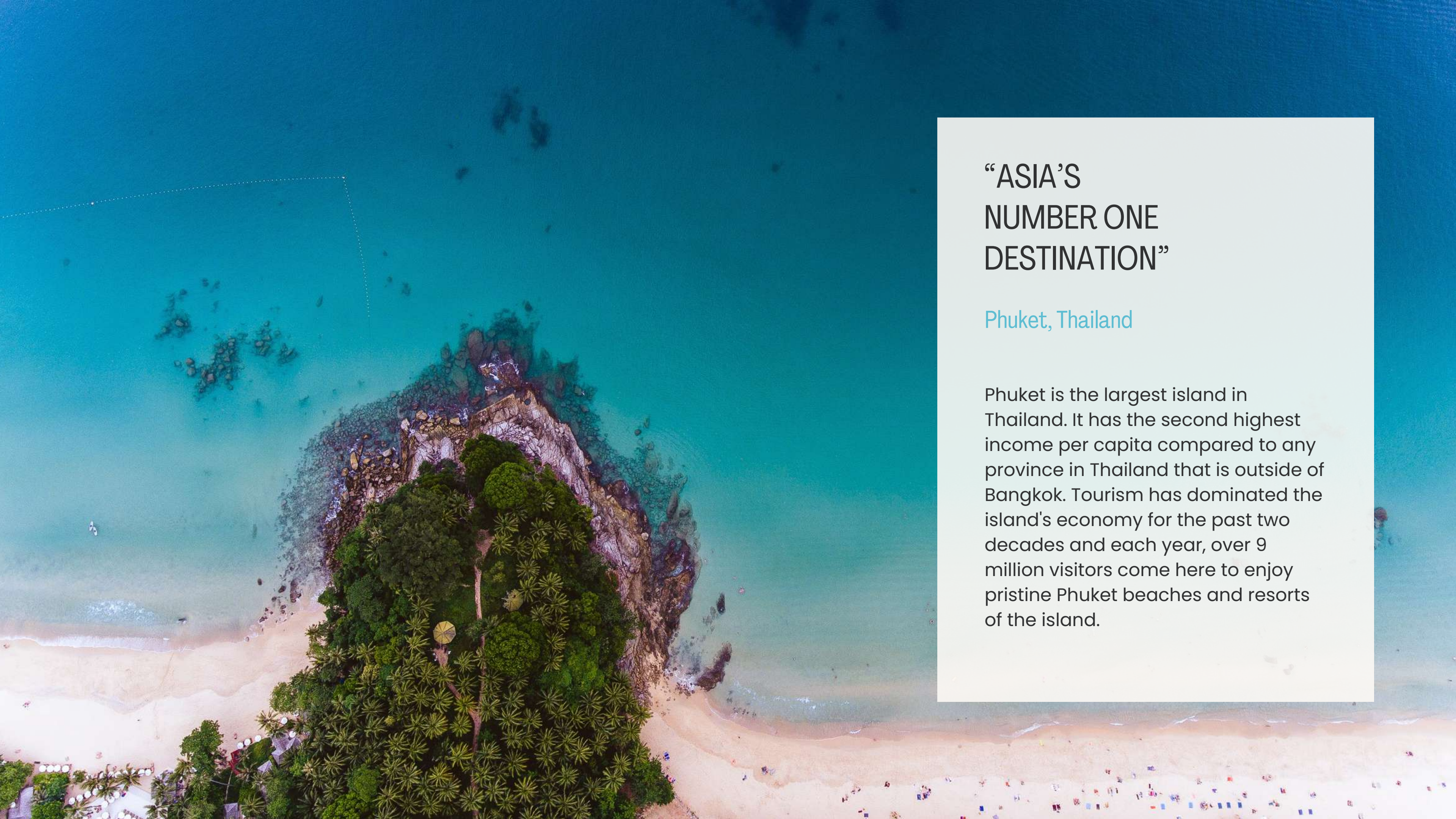


The background of the entire image is a scenic view of the Sunshine Beach Beachfront Resort & Residences. On the left, a modern building with a white facade and large glass windows is visible. The foreground is filled with lush green palm trees and tropical vegetation. In the distance, the blue ocean stretches to the horizon under a clear blue sky with a few wispy clouds. Several sailboats are visible on the water.

# Sunshine Beach Beachfront Resort & Residences







## “ASIA’S NUMBER ONE DESTINATION”

Phuket, Thailand

Phuket is the largest island in Thailand. It has the second highest income per capita compared to any province in Thailand that is outside of Bangkok. Tourism has dominated the island's economy for the past two decades and each year, over 9 million visitors come here to enjoy pristine Phuket beaches and resorts of the island.





# Phuket, Thailand

## The most desirable location

The west coast of Phuket is the best location for holidays, investments and residing. It offers incredible views of the Andaman Sea, breathtaking sunsets and white sandy beaches.

The coast line is very scenic and has several amazing attractions. The majority of the residences, resorts and luxury homes are situated on the west coast of Phuket due to its amazing beaches with calm and clear sea, as well as well-developed infrastructure making it **the most attractive tourist destination.**



# Location

## Beaches

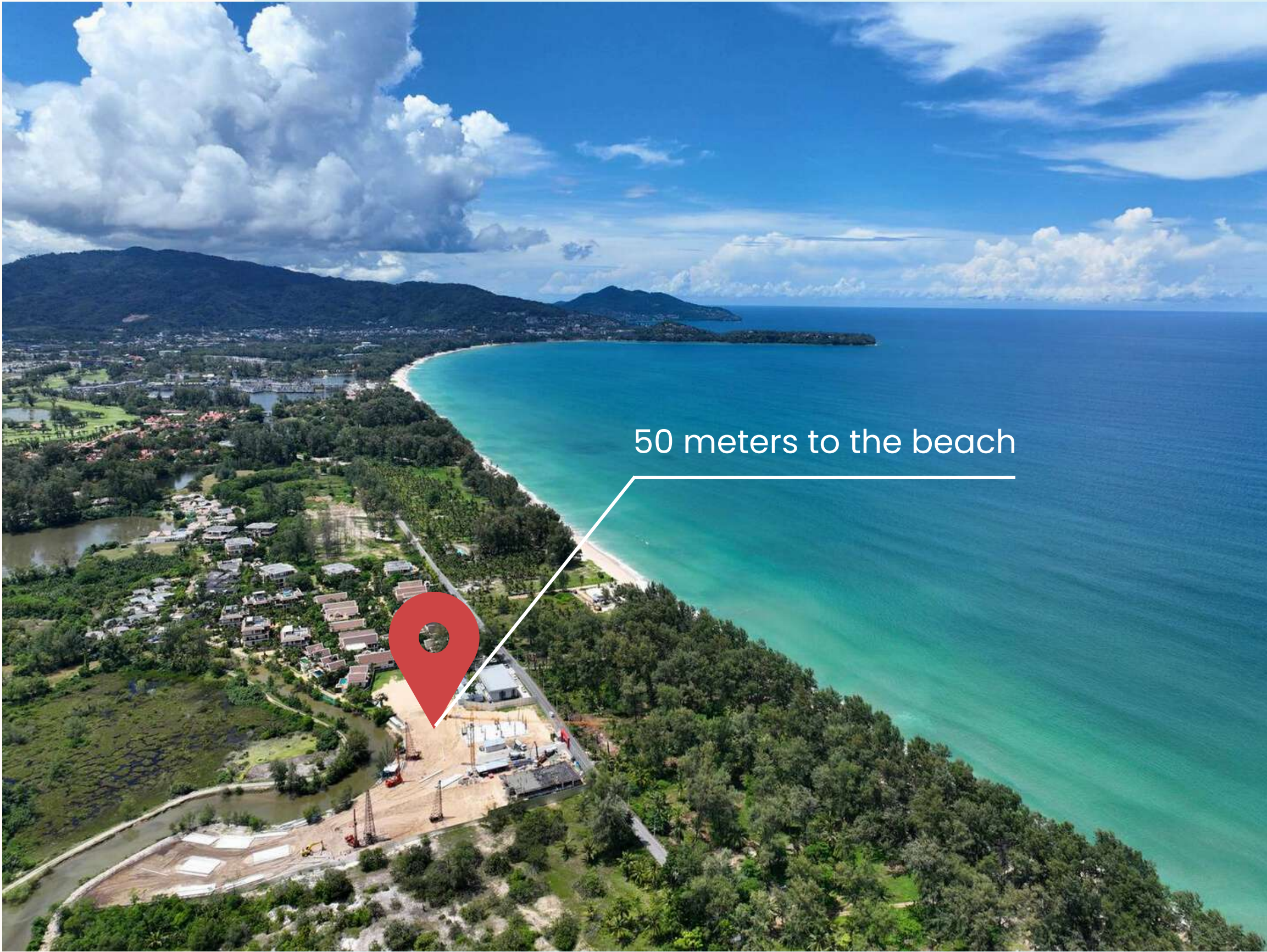
|                |    |    |
|----------------|----|----|
| Bangtao Beach  | 50 | m  |
| Nai Thon Beach | 7  | km |
| Surin Beach    | 9  | km |
| Nai Yang Beach | 14 | km |

## Shopping

|                           |    |    |
|---------------------------|----|----|
| Boat Avenue               | 4  | km |
| Porto De Phuket           | 4  | km |
| Robinson Lifestyle        | 12 | km |
| Central Festival Floresta | 14 | km |

## Entertainment

|                       |     |    |
|-----------------------|-----|----|
| Laguna Golf Club      | 1.5 | km |
| Catch Beach Club      | 7   | km |
| Carpe Diem Beach Club | 7.5 | km |
| Blue Tree             | 10  | km |





# Location

## Bangtao, Phuket

Sunshine Beach Resort & Residences is in the heart of Bangtao and occupies one of the best locations on the island. It is perfect for both living and holidays. Life at Sunshine Beach Resort & Residences comes with a wide offering of premium facilities and developed infrastructure around. The development is ideally positioned in the middle of all your needs in life. International schools, sports complexes, shopping centres and Laguna Phuket are within easy reach from the project. Famous Laguna Golf Club and high-end resorts and shopping destinations are just five minutes drive from the complex.





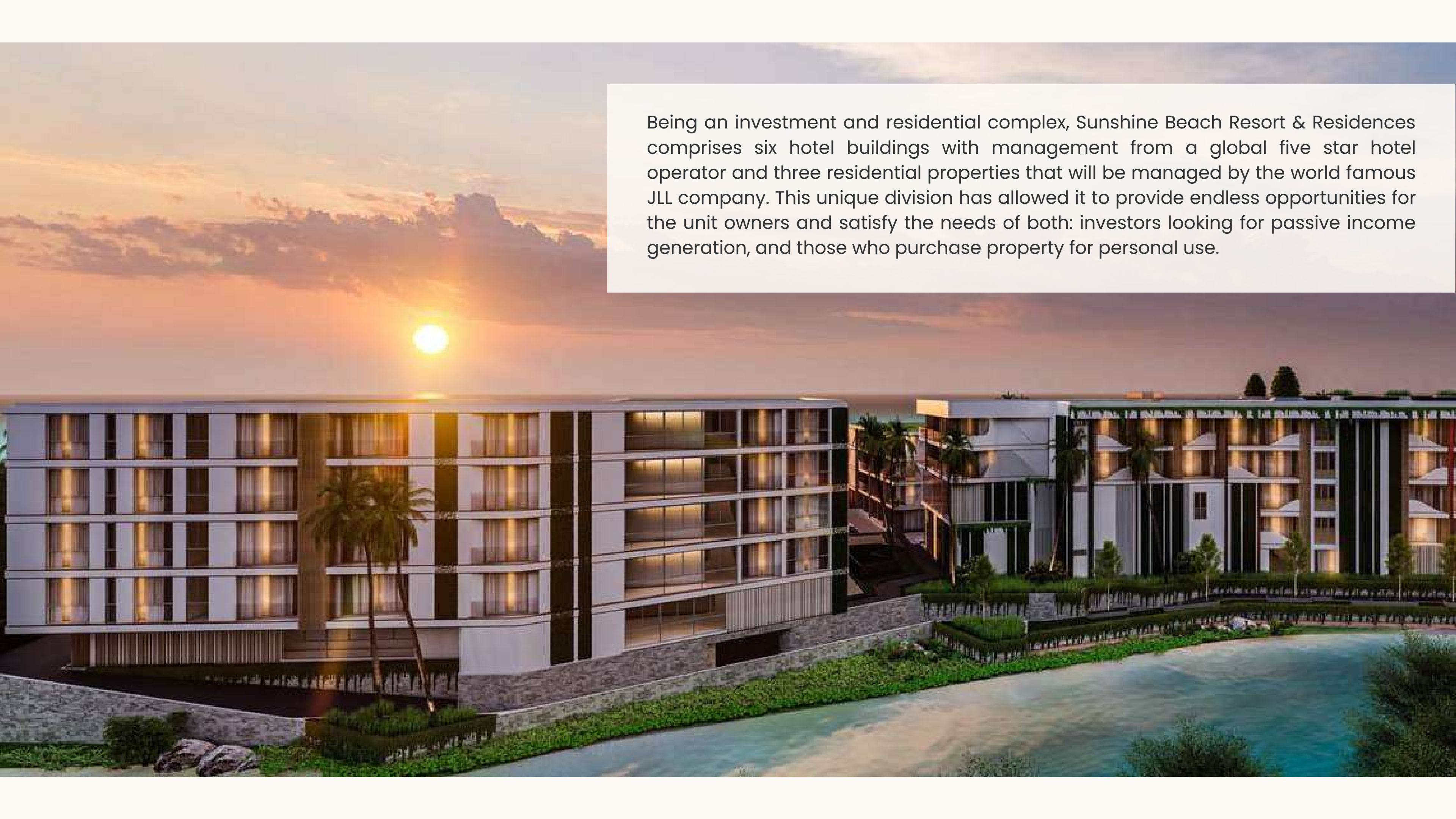




# Sunshine Beach Resort & Residences

Sunshine Beach Resort & Residences is an award winning investment and residential complex in Phuket, Thailand. Featuring nine buildings and premium facilities, this property with 672 premium units will be one of the largest mixed-use developments in the Layan area, the northern part of Bangtao. Located on the beachfront and among the green hills, the project enjoys one of the best locations on the island. Not only is it 50 meters from the azure sea and white sands of Bangtao Beach, but it is also being constructed by the river. All elements combined make it a perfect scenery and truly unique living environment by the water.



A wide-angle photograph of a modern resort complex at sunset. The sky is a mix of orange, pink, and purple, with a bright sun low on the horizon. In the foreground, there's a swimming pool with a curved edge and some landscaping. Two large, multi-story buildings with white facades and dark window frames are the main focus. The building on the left has a prominent palm tree in front of it. The building on the right has a more complex, multi-level design with balconies. The overall scene is peaceful and luxurious.

Being an investment and residential complex, Sunshine Beach Resort & Residences comprises six hotel buildings with management from a global five star hotel operator and three residential properties that will be managed by the world famous JLL company. This unique division has allowed it to provide endless opportunities for the unit owners and satisfy the needs of both: investors looking for passive income generation, and those who purchase property for personal use.





Sunshine Beach Resort & Residences was titled "The Best Lifestyle Condotel and Residences" in 2020 and "The Best Beachfront Resort & Residences" in 2022. The project received these titles and was awarded by large real estate organisation well known in South East Asia, Dot Property.





# Project Information

|                                 |  |
|---------------------------------|--|
| <b>Project Name:</b>            | Sunshine Beach Resort & Residences                           |
| <b>Developer:</b>               | T.H. Group Phuket Co., Ltd.                                  |
| <b>Project Location:</b>        | Bnagtao, Phuket  |
| <b>Project Area:</b>            | 20,246 Sq.M.   |
| <b>Ownership Type:</b>          | Leasehold and Freehold                                       |
| <b>Construction Completion:</b> | Q2 2024  |
| <b>Buildings:</b>               | 4 condominium buildings and 5 hotel buildings for investment |
| <b>Number of Units:</b>         | 672 units  |
| <b>Unit Types:</b>              | Studio, 1-bedroom, 2-bedroom                                 |









## Project Facilities

- ✓ Swimming Pool
- ✓ Aquarium Restaurant
- ✓ SPA
- ✓ Pool Bar
- ✓ Sky Bar
- ✓ Fitness Centre
- ✓ Kids Club
- ✓ Conference Centre
- ✓ Shuttle Bus
- ✓ Beach Facilities



















Hotel





Hotel

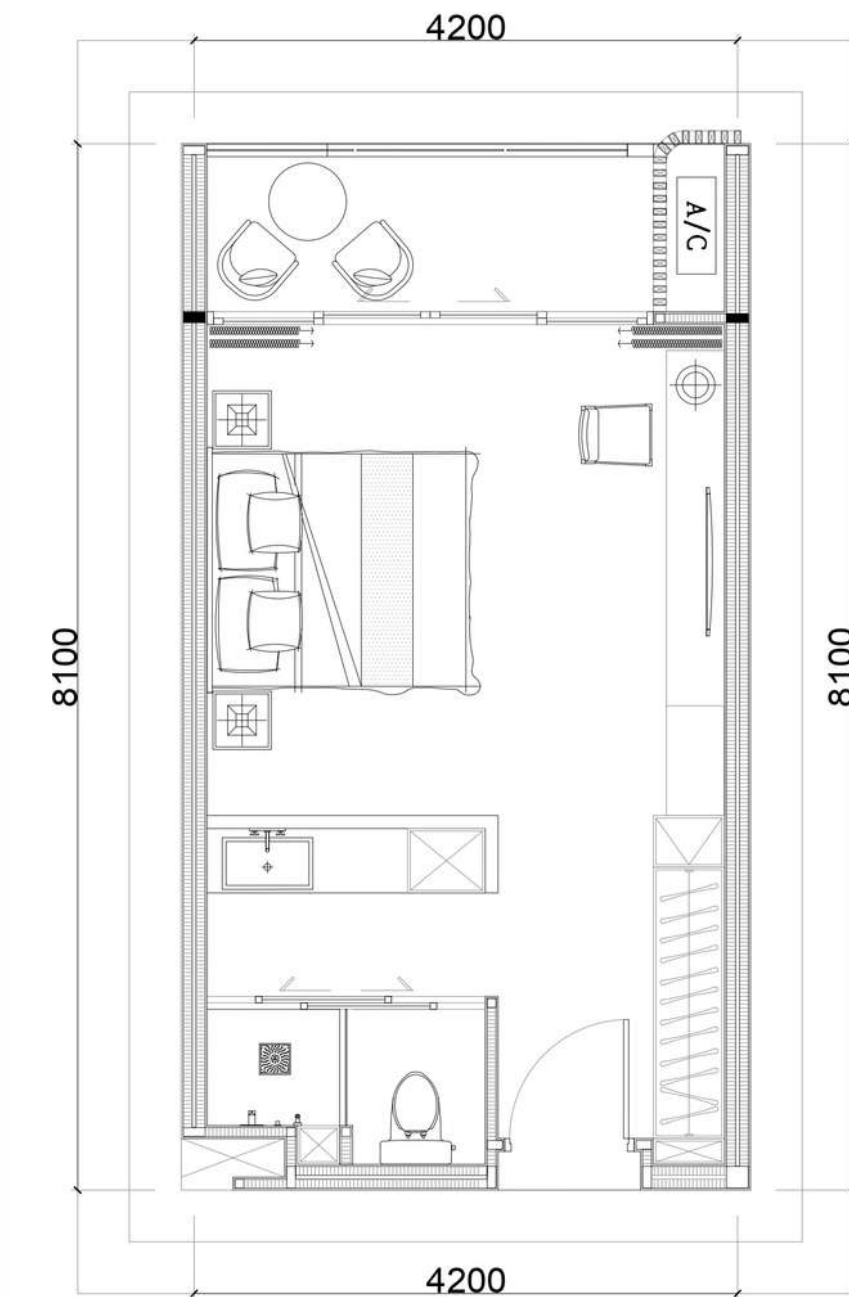




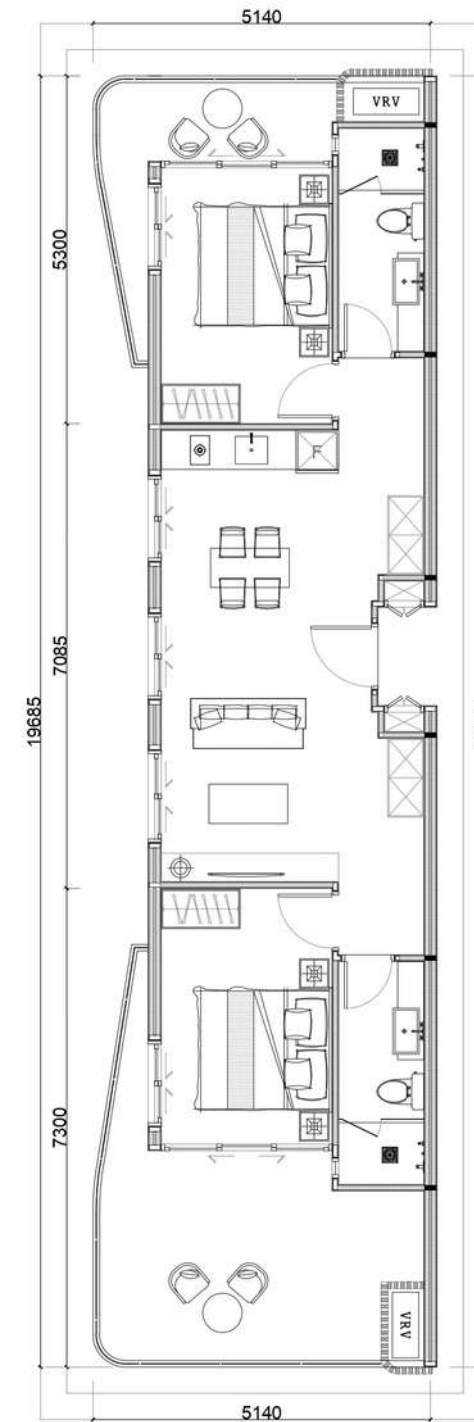
Hotel



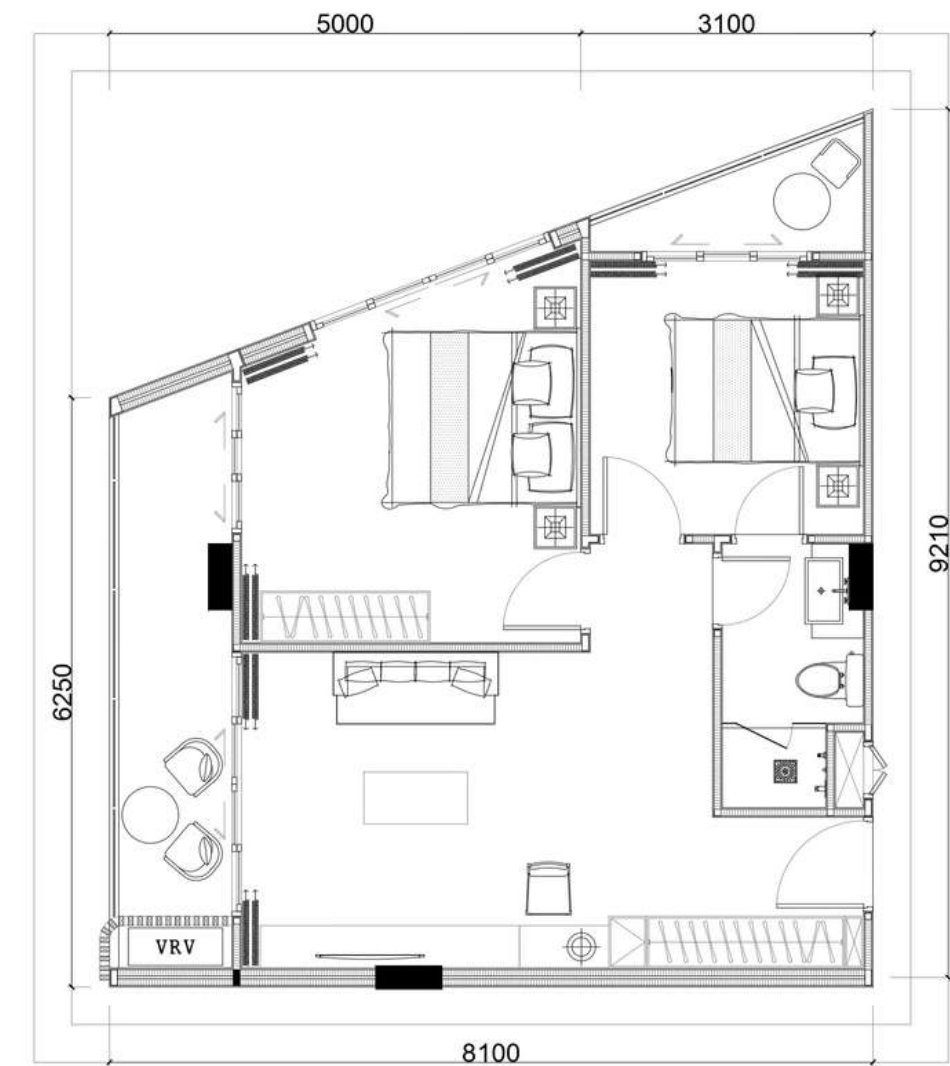




**Type A1**  
Area 33.6 sq.m.



**Type A1 (CO1)**  
Area 85.34 sq.m.



**Type J**  
Area 59.49 sq.m.

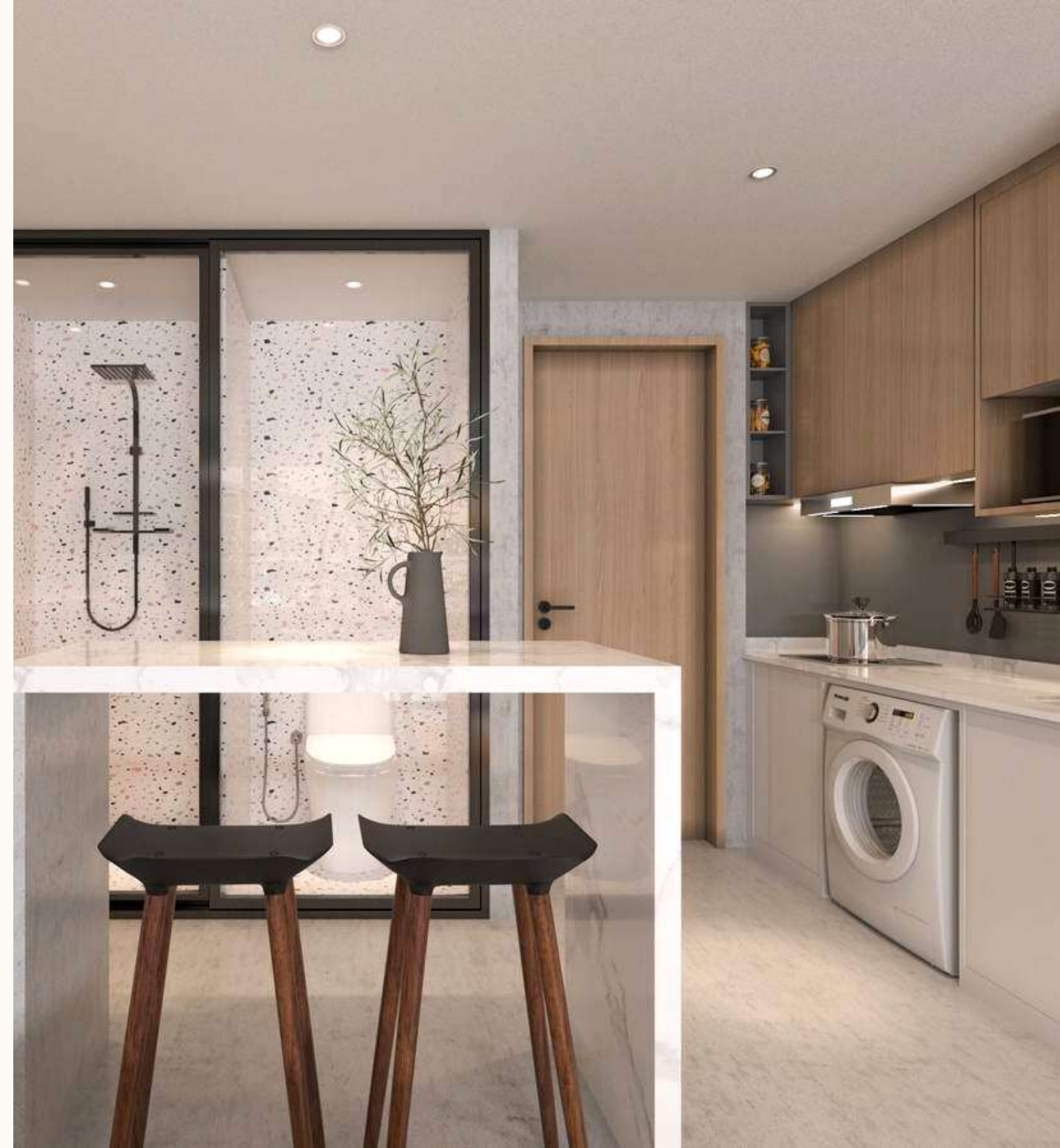


# Residential Property

The Residences is the second part of Sunshine Beach complex, which consists of 3 buildings and will be managed by JLL (Jones Lang LaSalle), a global commercial real estate services company.

Units in residences are perfectly suitable for families and those who are staying at the complex for a long term. Every amenity is provided for the guests and owners. Even washing machine and kitchen appliances can be found at the residences, and mini-bar and smart systems installed in the hotel rooms.

**Residence Buildings:** A5, D, E







# Residence Management



## **JLL (Jones Lang LaSalle)**

JLL (Jones Lang LaSalle) was chosen to provide the following services for Sunshine Beach Resort & Residences: Due Diligence; Property Management, Pre-Completion Consultancy.

JLL is a world leader in real estate services. They buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech start-ups to global firms, their clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology.



# Residences





# Residences

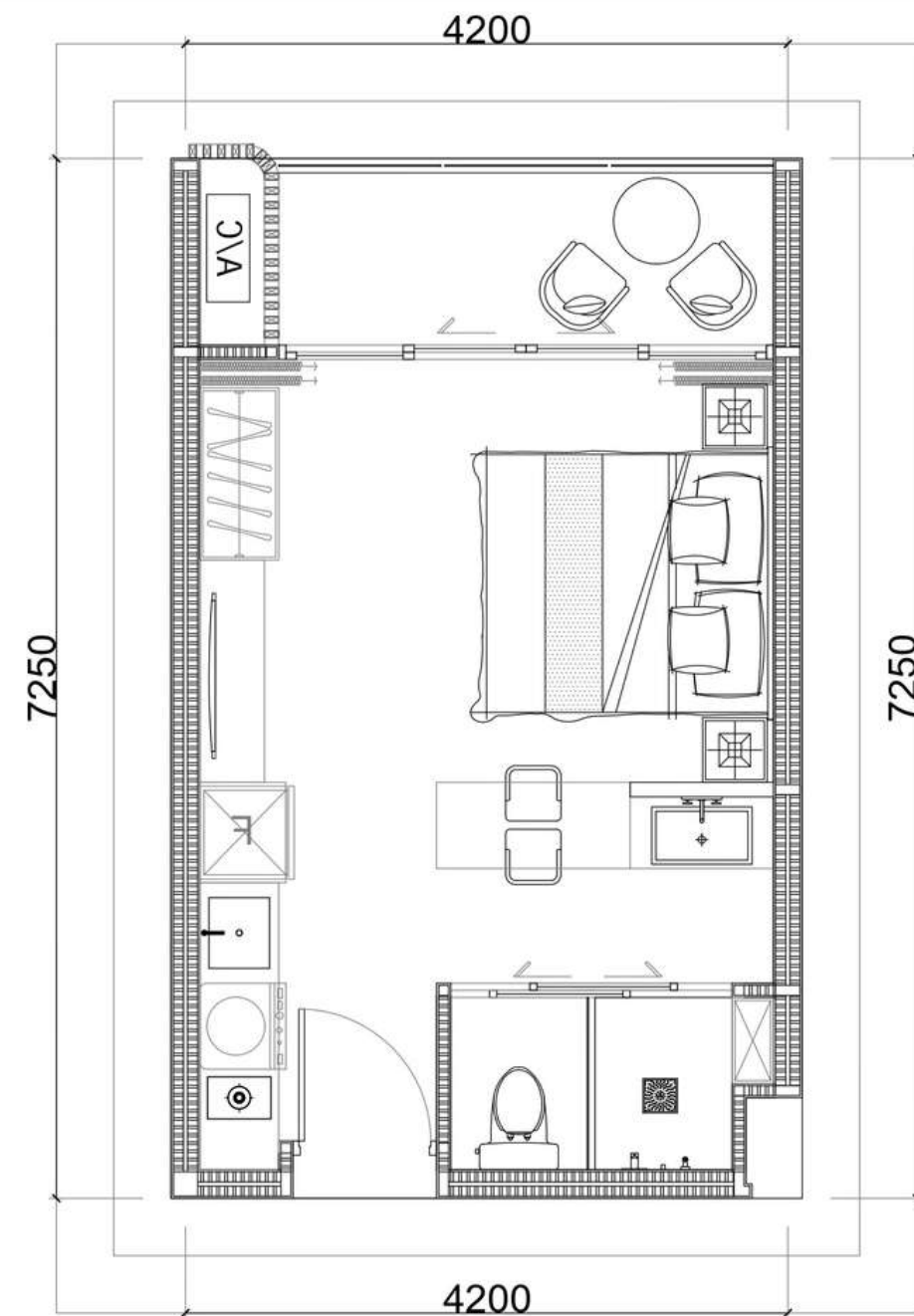




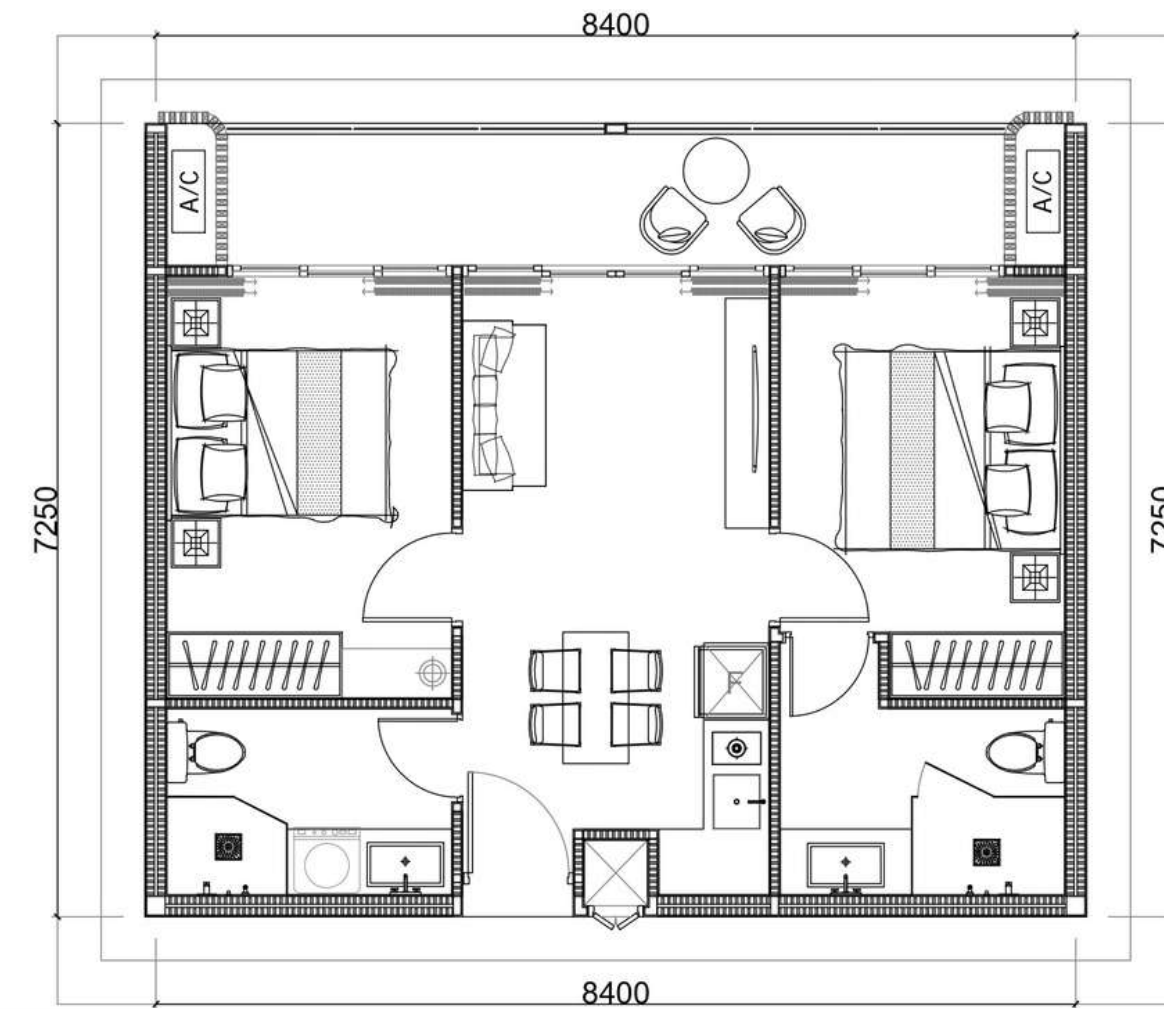
# Residences







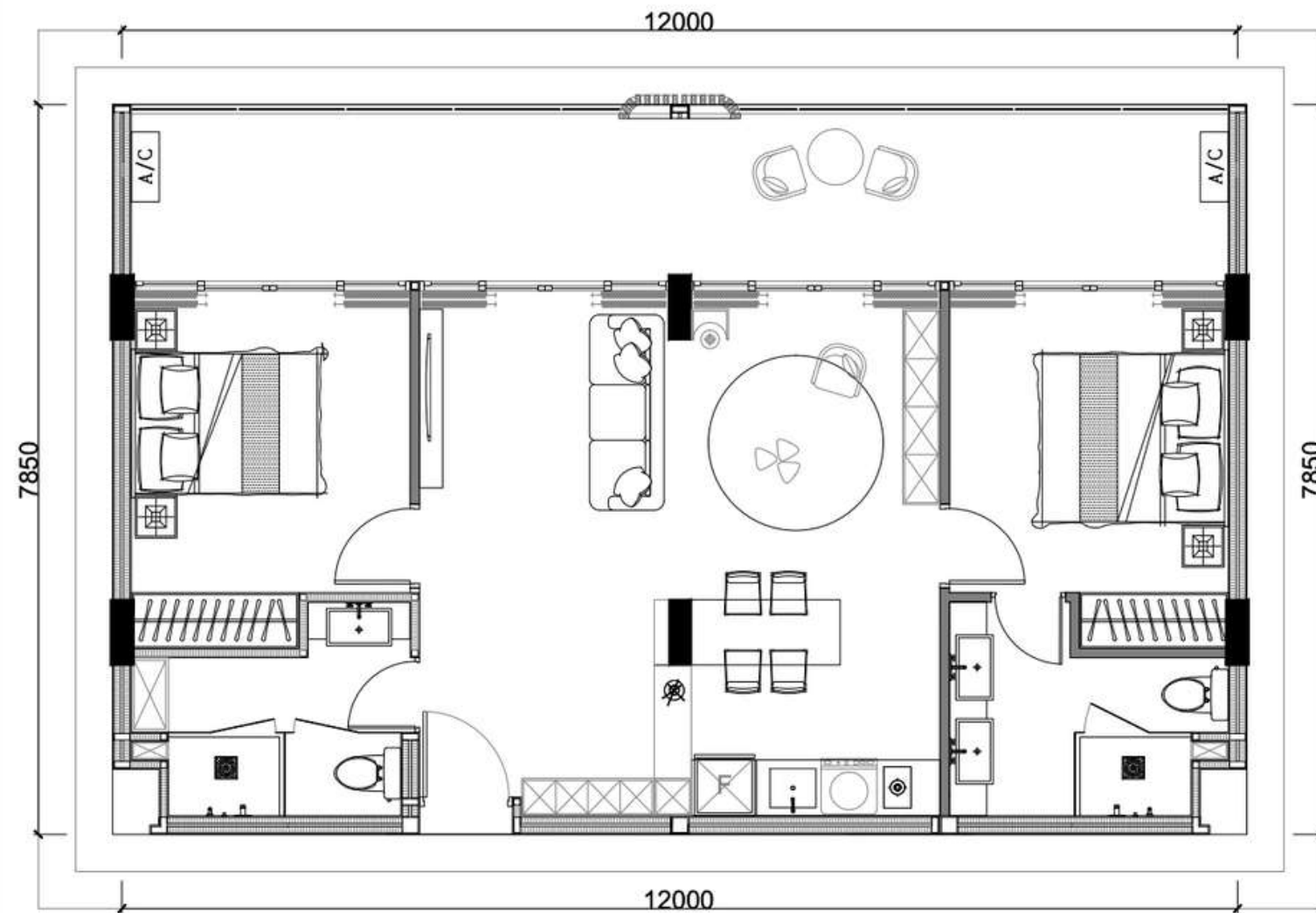
**Type C1**  
Area 30.03 sq.m.



**Type C1 (2 rooms)**  
Area 60.06 sq.m.

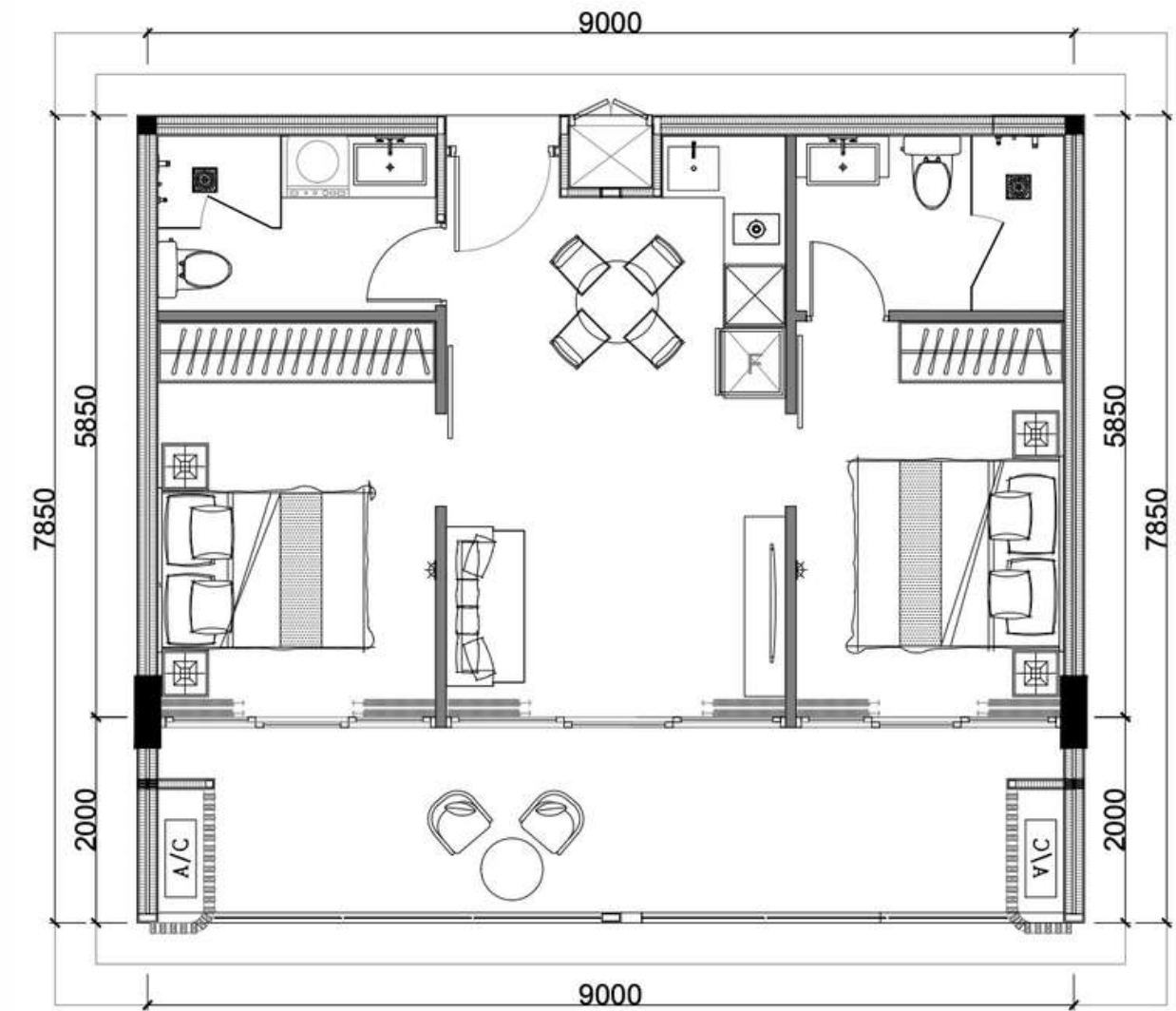
*\*For a full list of unit layouts, please contact our sales managers.*





## Type O1 (CO1)

2-br | Area 92.02 sq.m.



## Type C3

2-br | Area 68.76 sq.m.





# Payment Terms

- 1 Reservation Fee: non-refundable
- 2 Down payment: 35%, within 15 days after the Reservation Fee
- 3 Second payment: 35%, upon completion of foundation construction, Q2 2023
- 4 Third payment: 20%, upon completion of the main structure construction, Q4 2023
- 5 Fourth payment: 10%, project handover, Q2 2024



# Developer & Construction Company



## **T.H. Group Phuket Co., Ltd.**

T. H. Group Phuket is a committed and award winning real estate developer that was established with the help of technical cooperation of three large corporations from Hong Kong and Australia: Hong Kong Safe Gold Group, Golden Invest and AUTA Groups.



## **CRCC**

CRCC was chosen as a construction company for Sunshine Beach Resort & Residences. CRCC is a construction enterprise based in Beijing, China, that was the second largest construction and engineering company in the world by revenue in 2014. CRCC stands for China Railway Construction Corporation Limited. CRCC is considered the most powerful and large-scale comprehensive construction company in the world.

CRCC has operations in 32 provinces, autonomous regions and municipalities in China, as well as more than 130 countries and regions in the world, covering project contracting, planning and design consultation, investment operation, real estate development, industrial manufacturing, materials logistics, environmental protection, industrial finance and other emerging industries.





# Buildings & Construction

Location of the buildings on the land





**Construction**

January 2023





## Construction

January 2023