



Exclusive seaview villas  
at Naithon beach

*Vista del Mar*  
— PHUKET —

# Location

- 15 minutes to the Airport
- 20 minutes to Laguna / Boat Avenue, upscale dining and shopping area
- 20 minutes to golf courses, world-class yacht marinas, and major dining, entertainment, and shopping areas



# Naithon Beach

Vista del Mar is located at Naithon beach—one of the best yet secluded beaches on Phuket’s most desirable North-West coast.

Naithon is a beautiful one kilometer stretch of soft white sand surrounded by some of the island’s most impressive virgin jungle mountains.

Still an idyllic tropical paradise, next to all necessary infrastructure but away from overcrowded and overconstructed touristic areas.





Vista del Mar  
PHUKET

# Overview

[LINK TO VIDEO](#)

Vista del Mar villas are carefully nestled on the slope of the green hill, to guarantee superb sea and sunset views from each villa.





Naithon Beach  
600 m



Sales Office

Grand Mansion

47 meters above the sea

Vista del Mar  
PHUKET



600

meters to Naithon  
beach



17 000

sq. meters project's area  
with landscape design



45...70

meters above the sea,  
panoramic ocean view  
from each villa



On-site office and management team:  
daily maintenance of common areas  
and the full range of in-villa services

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24/7 manned security and CCTV

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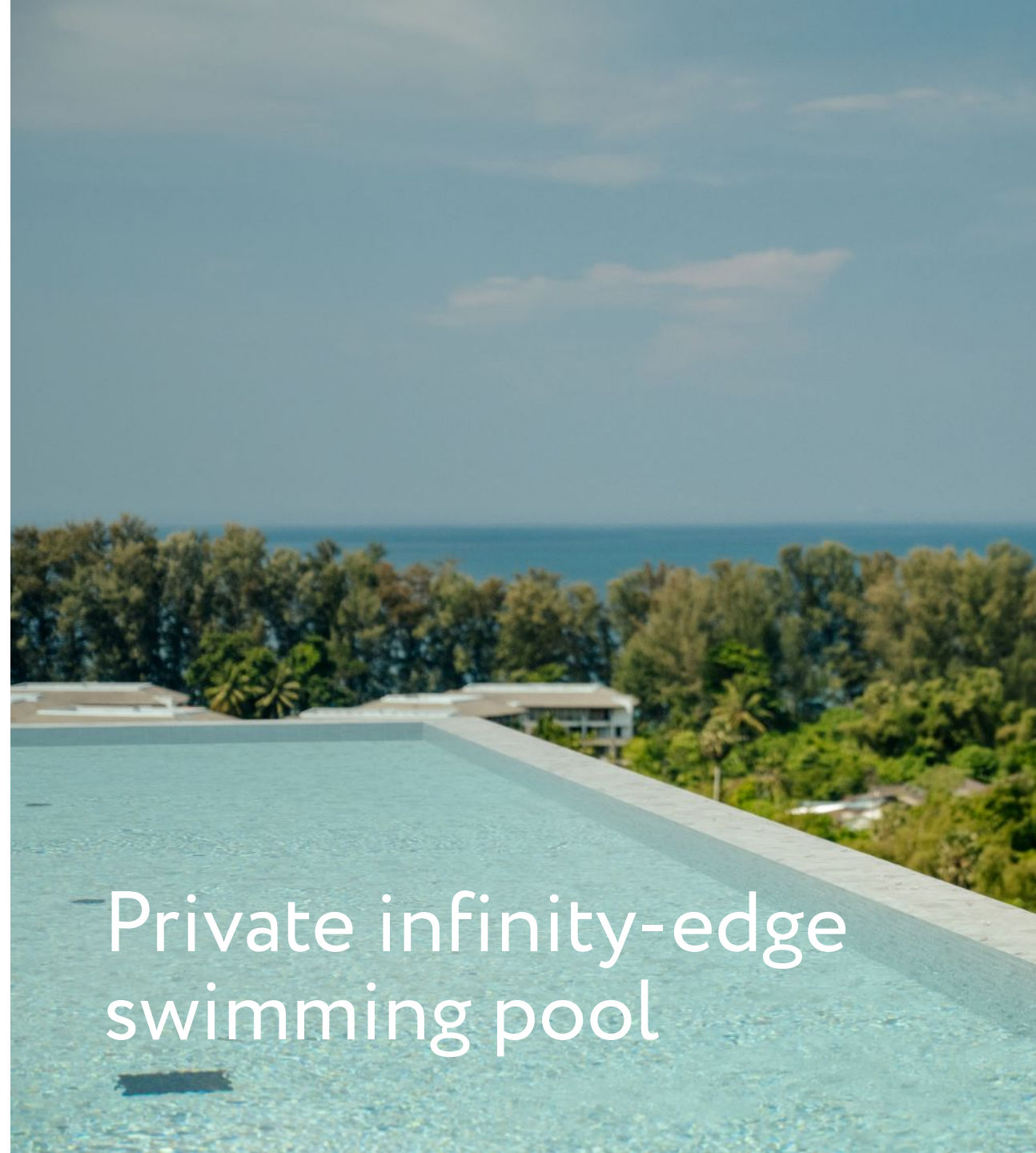


Rental programs are available for all owners:  
our team has been successfully managing over  
20 properties on the island



# Villas

- 350–700 m<sup>2</sup> total area
- 3–5 bedrooms over two levels
- Extended sundecks with BBQ area
- Fully equipped hi-end kitchen
- Built-in furniture and landscape design
- Walk-in wardrobes and extensive top-notch bathrooms in each bedroom
- Zoned air conditioning, panoramic windows
- Covered parking
- Freestanding furniture and décor package by request
- Solar panels and batteries by request



Private infinity-edge  
swimming pool





# Villas

3–5 bedrooms  
over two levels







# Villas

## Open-space living and dining areas





# Villas

Freestanding furniture  
and décor package  
by request





# Villas

Solar panels, batteries  
by request





Fantastic sunsets— all villas are west-oriented





# Villa «LX»

4 bedrooms

630 m<sup>2</sup>  
Total area

390 m<sup>2</sup>  
Internal

240 m<sup>2</sup>  
External



# Villa «LF» 5 bedrooms

**630 m<sup>2</sup>**  
Total area

**390 m<sup>2</sup>**  
Internal

**240 m<sup>2</sup>**  
External

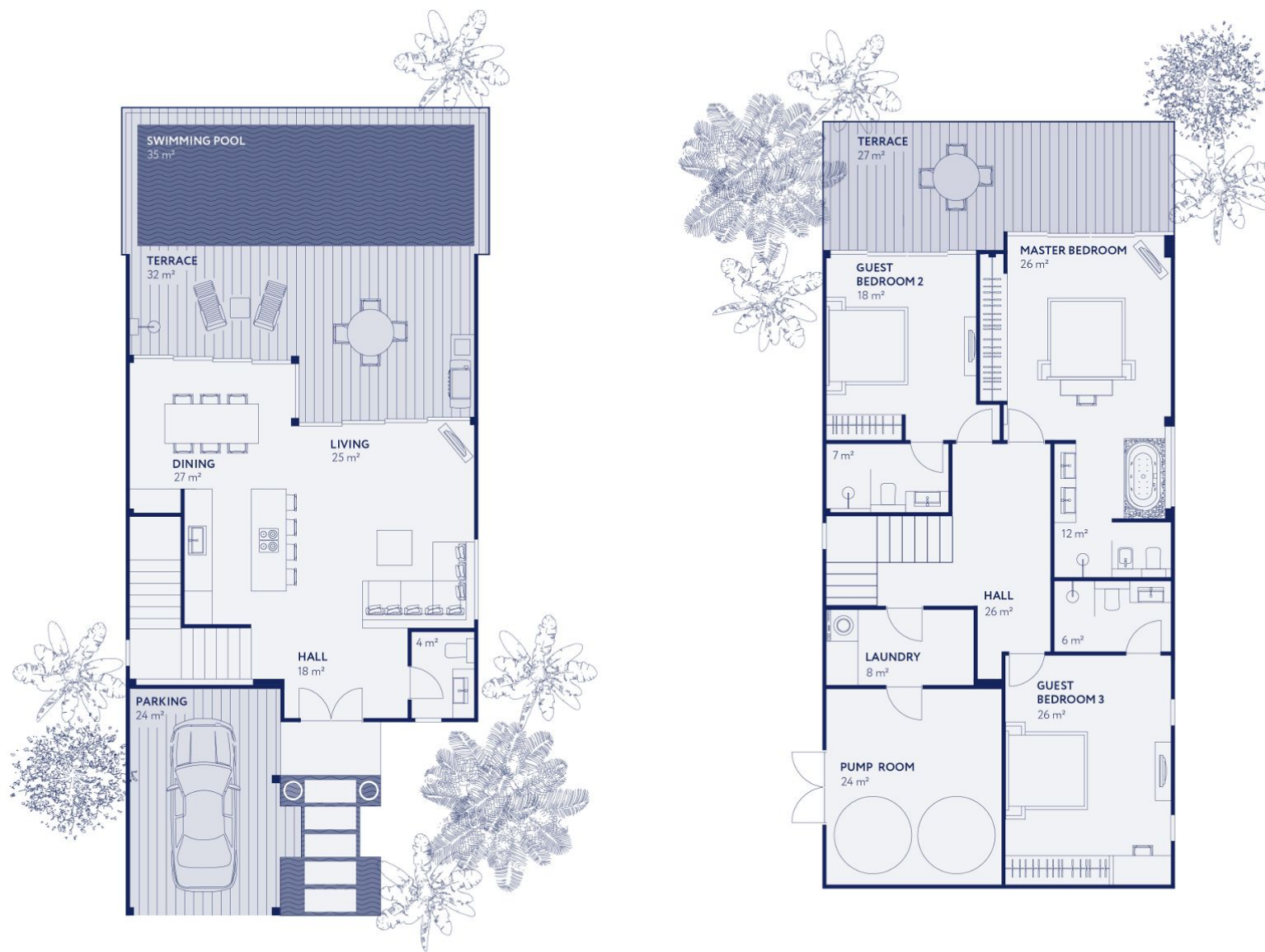


Villa «VX»  
3 bedrooms

350 m<sup>2</sup>  
Total area

200 m<sup>2</sup>  
Internal

150 m<sup>2</sup>  
External



# Investment overview

Return on investment in Vista del Mar villas – 12–15% per year:  
7–8% Capital appreciation and 5–7% Rental return.

## Resale value

The land sale prices in Phuket increased by 10% last year alone, resulting in higher villa sale prices. Our villas sold before the pandemic gained already a 25% increase in market value. Due to our unique location - most wanted north-west coast of Phuket, sea view, and close to the beach, one can expect a 20–25% growth of selling price in the next three years.

## Rental revenue

Our villas (already built) deliver 8–10% rental revenue yearly. This gives about 5% net return on investment for the owners, after all related expenses and owners' costs. We anticipate an increase in rental rates and revenue upon completion of the project resulting in a 7% net ROI.

Sources: 1. <https://www.colliers.com/en-th/research/radar-phuket-residential-market-february-2024> 2. <https://www.bangkokpost.com/property/2859136/phuket-villa-launches-smash-records>

# Terms & Conditions

## Legal

Villas at Vista del Mar are sold freehold based on a Sale and Purchase agreement. The land plot is transferred on a Leasehold agreement (30+30+30 years). The land title can be transferred to the eligible buyer (Thai company or a person) upon completion of the development.

All project's leasehold land ownership guarantees the proper upkeep of the whole property for all buyers.

## Payment schedule

1. Reservation deposit	2%
2. Sales and purchase agreement (signed within 30 days)	28%
3. Completion of the foundation	20%
4. Completion of the walls and roof	20%
5. Completion of the construction works	20%
6. Completion of finishing works and transfer of ownership	10%

# Terms & Conditions

## Furniture package

All villas are delivered completed with fully-equipped kitchen and bathrooms, lighting and air-conditioning, and landscape design, with electric and water meters and wi-fi installed.

Individually selected furniture and décor package is optional (about three million baht).

## Additional charges

- All registration-related taxes are to be paid by the buyer
- CAM fee is 50 THB per sq. m of villa size
- Sinking fund is 300 THB per sq. m of villa size





  
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