



SUKSAN BEACHWALK

LUXURY POOL VILLAS IN MAI KHAO, PHUKET

PRICE LIST

SUKSAN BEACHWALK MASTER PLAN

A Boutique Beachside Community

The master plan has been thoughtfully designed to create a private and intimate environment just moments from Mai Khao Beach. Comprising only eight exclusive pool villas, the development balances generous outdoor spaces, tropical landscaping, and carefully planned infrastructure, creating a relaxed and seamless living experience.

VILLA SUKSAN

4 Villas – Single-Story – 3 Bedrooms / 3 Bathrooms – Extended Private Pool & Covered Garage

VILLA SUNPAO

4 Villas – Single-Story – 3 Bedrooms / 3 Bathrooms – Open-Edge Private Pool

Exclusive Features Across the Development

- Low-density development with only 8 exclusive pool villas
- Underground electrical infrastructure preserving the natural surroundings
- Dedicated guest parking within the development
- Walking distance to Mai Khao Beach
- Convenient access to Phuket International Airport and key lifestyle destinations
- Professional rental and property management services available
- Optional interior design and fully furnished packages available

Total Land Area	3,588 SQ.M
Villa Suksan :	4 Units
Villa Sunpao :	4 Units
Plot Size	327 – 506.10 SQ.M
Built Area	165 – 228 SQ.M

VILLA SUNPAO

VILLA SUKSAN



VILLA SUKSAN FLOOR PLAN

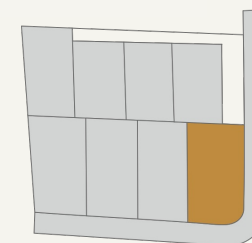
VILLA 1

Land Size 506.10 SQ.M



INDOOR	120 SQ.M
Living and Dining	31.00 SQ.M
Kitchen	7.00 SQ.M
Master Bedroom & Walk-in Cabinet	29.00 SQ.M
Master Bathroom	13.90 SQ.M
Second Bedroom	17.75 SQ.M
Second Bathroom	4.30 SQ.M
Third Bedroom	13.15 SQ.M
Third Bathroom	3.90 SQ.M

OUTDOOR	108 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	1.50 SQ.M
Pump System Room	2.80 SQ.M
Washing Machine Room	1.40 SQ.M
Garage	31.30 SQ.M
Pool Terrace	24.90 SQ.M
Terrace	13.60 SQ.M
Swimming Pool	28.90 SQ.M



Total Indoor Built Area	120 SQ.M
Total Outdoor Built Area	108 SQ.M
Total Built Area	228 SQ.M

VILLA SUKSAN FLOOR PLAN

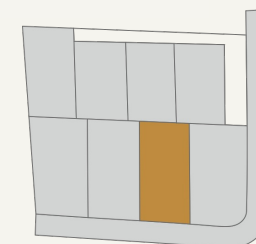
VILLA 2

Land Size 447.60 SQ.M



INDOOR	120 SQ.M
Living and Dining	31.00 SQ.M
Kitchen	7.00 SQ.M
Master Bedroom & Walk-in Cabinet	29.00 SQ.M
Master Bathroom	13.90 SQ.M
Second Bedroom	17.75 SQ.M
Second Bathroom	4.30 SQ.M
Third Bedroom	13.15 SQ.M
Third Bathroom	3.90 SQ.M

OUTDOOR	108 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	1.50 SQ.M
Pump System Room	2.80 SQ.M
Washing Machine Room	1.40 SQ.M
Garage	31.30 SQ.M
Pool Terrace	24.90 SQ.M
Terrace	13.60 SQ.M
Swimming Pool	28.90 SQ.M



Total Indoor Built Area	120 SQ.M
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Total Built Area	228 SQ.M

VILLA SUKSAN FLOOR PLAN

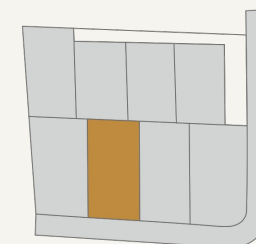
VILLA 3

Land Size 442.25 SQ.M



INDOOR	120 SQ.M
Living and Dining	31.00 SQ.M
Kitchen	7.00 SQ.M
Master Bedroom & Walk-in Cabinet	29.00 SQ.M
Master Bathroom	13.90 SQ.M
Second Bedroom	17.75 SQ.M
Second Bathroom	4.30 SQ.M
Third Bedroom	13.15 SQ.M
Third Bathroom	3.90 SQ.M

OUTDOOR	108 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	1.50 SQ.M
Pump System Room	2.80 SQ.M
Washing Machine Room	1.40 SQ.M
Garage	31.30 SQ.M
Pool Terrace	24.90 SQ.M
Terrace	13.60 SQ.M
Swimming Pool	28.90 SQ.M



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VILLA SUKSAN FLOOR PLAN

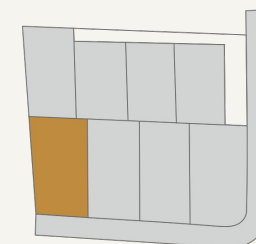
VILLA 4

Land Size 475.54 SQ.M



INDOOR	120 SQ.M
Living and Dining	31.00 SQ.M
Kitchen	7.00 SQ.M
Master Bedroom & Walk-in Cabinet	29.00 SQ.M
Master Bathroom	13.90 SQ.M
Second Bedroom	17.75 SQ.M
Second Bathroom	4.30 SQ.M
Third Bedroom	13.15 SQ.M
Third Bathroom	3.90 SQ.M

OUTDOOR	108 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	1.50 SQ.M
Pump System Room	2.80 SQ.M
Washing Machine Room	1.40 SQ.M
Garage	31.30 SQ.M
Pool Terrace	24.90 SQ.M
Terrace	13.60 SQ.M
Swimming Pool	28.90 SQ.M



Total Indoor Built Area	120 SQ.M
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VILLA SUNPAO FLOOR PLAN

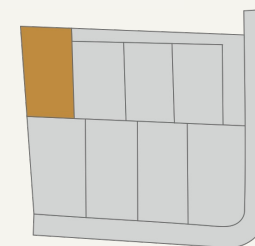
VILLA 5

Land Size 382.13 SQ.M



INDOOR	101 SQ.M
Living and Dining	30.00 SQ.M
Kitchen	6.50 SQ.M
Master Bedroom & Walk-in Cabinet	21.20 SQ.M
Master Bathroom	6.80 SQ.M
Second Bedroom	12.40 SQ.M
Second Bathroom	6.30 SQ.M
Third Bedroom	13.80 SQ.M
Third Bathroom	4.00 SQ.M

OUTDOOR	64.00 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	2.15 SQ.M
Pump System Room	3.60 SQ.M
Washing Machine Room	2.15 SQ.M
Pool Terrace	28.10 SQ.M
Swimming Pool	24.40 SQ.M



Total Indoor Built Area	101 SQ.M
Total Outdoor Built Area	64 SQ.M
Total Built Area	165 SQ.M

VILLA SUNPAO FLOOR PLAN

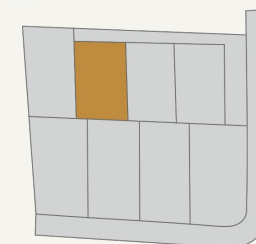
VILLA 6

Land Size 327.00 SQ.M



INDOOR	101 SQ.M
Living and Dining	30.00 SQ.M
Kitchen	6.50 SQ.M
Master Bedroom & Walk-in Cabinet	21.20 SQ.M
Master Bathroom	6.80 SQ.M
Second Bedroom	12.40 SQ.M
Second Bathroom	6.30 SQ.M
Third Bedroom	13.80 SQ.M
Third Bathroom	4.00 SQ.M

OUTDOOR	64.00 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	2.15 SQ.M
Pump System Room	3.60 SQ.M
Washing Machine Room	2.15 SQ.M
Pool Terrace	28.10 SQ.M
Swimming Pool	24.40 SQ.M



Total Indoor Built Area	101 SQ.M
Total Outdoor Built Area	64 SQ.M
Total Built Area	165 SQ.M

VILLA SUNPAO FLOOR PLAN

VILLA 7

Land Size 327.00 SQ.M

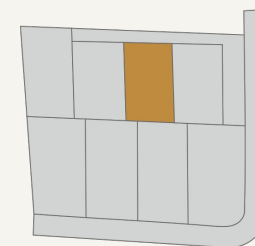


INDOOR 101 SQ.M

Living and Dining	30.00 SQ.M
Kitchen	6.50 SQ.M
Master Bedroom & Walk-in Cabinet	21.20 SQ.M
Master Bathroom	6.80 SQ.M
Second Bedroom	12.40 SQ.M
Second Bathroom	6.30 SQ.M
Third Bedroom	13.80 SQ.M
Third Bathroom	4.00 SQ.M

OUTDOOR 64.00 SQ.M

Entrance	3.60 SQ.M
Electrical System Room	2.15 SQ.M
Pump System Room	3.60 SQ.M
Washing Machine Room	2.15 SQ.M
Pool Terrace	28.10 SQ.M
Swimming Pool	24.40 SQ.M



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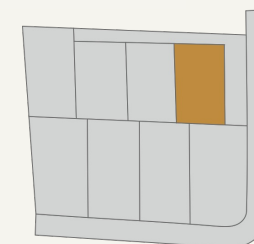
VILLA 8

Land Size 327.00 SQ.M



INDOOR	101 SQ.M
Living and Dining	30.00 SQ.M
Kitchen	6.50 SQ.M
Master Bedroom & Walk-in Cabinet	21.20 SQ.M
Master Bathroom	6.80 SQ.M
Second Bedroom	12.40 SQ.M
Second Bathroom	6.30 SQ.M
Third Bedroom	13.80 SQ.M
Third Bathroom	4.00 SQ.M

OUTDOOR	64.00 SQ.M
Entrance	3.60 SQ.M
Electrical System Room	2.15 SQ.M
Pump System Room	3.60 SQ.M
Washing Machine Room	2.15 SQ.M
Pool Terrace	28.10 SQ.M
Swimming Pool	24.40 SQ.M



Total Indoor Built Area	101 SQ.M
Total Outdoor Built Area	64 SQ.M
Total Built Area	165 SQ.M

SUKSAN BEACHWALK PRICE LIST

TYPE	PLOT SIZE	BUILT AREA	BEDROOMS	OWNERSHIP TYPE	PRICE (THB)
Villa 1	506.10	228	3	Leasehold / Freehold	21,900,000
Villa 2	447.60	228	3	Leasehold / Freehold	19,900,000
Villa 3	442.25	228	3	Leasehold / Freehold	19,900,000
Villa 4	475.54	228	3	Leasehold / Freehold	21,400,000
Villa 5	382.13	165	3	Leasehold / Freehold	16,900,000
Villa 6	327.00	165	3	Leasehold / Freehold	14,900,000
Villa 7	327.00	165	3	Leasehold / Freehold	14,900,000
Villa 8	327.00	165	3	Leasehold / Freehold	14,900,000

Common Area Fees: 32 THB / SQ.M (calculated from built area)

Sinking Fund: 50,000 THB (one-time payment)

Note: Prices do not include furniture packages.

VAT: Prices include 7% VAT

TERMS & CONDITIONS

STANDARD TERMS OF PAYMENT

2%	Reservation Contract
28%	Upon Signing of Contract within 30 Days
20%	Upon Footing Completion
20%	Upon Concrete Structure Completion
10%	Upon Roof Completion
10%	Upon Electrical and Plumbing Conduits Completion
10%	Upon Key Handover

OWNERSHIP & LEASEHOLD OPTIONS – TRANSFER FEES

We offer three ownership structures, designed to provide flexibility and efficiency depending on each buyer's investment strategy:

- 1. Leasehold (Villa + Land)** Both the villa and the land are secured under a registered lease. The lease registration fee (1.1% of the lease value), together with related legal costs, are shared equally (50/50) between the Seller and the Buyer.
- 2. Freehold Villa + Leasehold Land** The villa is purchased Freehold, while the land is secured under a registered lease. All registration fees, duties, and taxes related to the Freehold transfer of the villa are fully borne by the Buyer. The lease registration fee (1.1% of the lease value), together with related legal costs for the land, are shared equally (50/50) between the Seller and the Buyer.
- 3. Freehold Villa + Freehold Land** Both the villa and the land are purchased Freehold. All registration fees, duties, and taxes related to the transfer of the property (villa and land) are fully borne by the Buyer.

WARRANTIES: The Developer warrants the construction of the villa as follows: Structural elements for a period of five (5) years from the date of completion; Non-structural elements for a period of one (1) year from the date of completion; Electrical appliances, equipment, and devices for a period of six (6) months from the date of completion.

YOUR DREAM VILLA IN MAI KHAO AWAITS

A Development by SUKSAN HOMES