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SUNSCAPE

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DEVELOPED BY PEARL ISLAND PROPERTY CO.,LTD.



Prechapol Sae-Tiw  
-Founder & Managing Director-

# PHUKET REAL ESTATE

The World's Investment Destination of 2024

## Investing in Phuket Real Estate: A Gateway to Luxury and Serenity

Phuket, Thailand's largest island, is renowned for its pristine beaches, vibrant culture, and luxurious living options. As a premier destination for both vacationers and investors, Phuket offers a unique real estate market that caters to diverse tastes and lifestyles. Here's a closer look at why investing in Phuket real estate is an exciting opportunity.

Phuket's strategic location in the Andaman Sea makes it a coveted destination. Its warm climate, breathtaking coastlines, and rich marine life attract tourists and expatriates from around the globe. This appeal extends to the real estate market, with properties often enjoying stunning ocean views, proximity to world-class amenities, and easy access to Phuket's bustling city center.

Whether you're seeking a vacation home, a rental investment, or a permanent residence, Phuket's diverse property offerings cater to various preferences and budgets. Investors can choose from exclusive high-end residences, serene retreats, and family-friendly homes.

Phuket's thriving tourism industry creates a robust rental market. High demand for vacation rentals, especially in prime locations, provides excellent rental income potential. Investors can capitalize on the island's popularity by acquiring properties that appeal to holidaymakers seeking luxury and comfort.

## The Booming Tourism Industry in Phuket: A Catalyst of Growth

Phuket's tourism sector has been experiencing rapid growth since Thailand reopened its borders to tourists in the wake of the pandemic. Flight numbers to the island have increased, and in 2023 the vast majority of arrivals were international travelers. With an eye to the future, the Phuket real estate market is expected to expand further, driven by its appeal as a global tourism hub.

Phuket continues to be an attractive destination for real estate investment in 2024 and presents a great opportunity for the savvy investor looking for a lucrative return on their investment. Whether you're drawn by the island's natural allure or its thriving property market, Phuket offers a gateway to both luxury and serenity.

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## Unparalleled Connectivity & Prime Location

Strategically situated in the vibrant community of Pakrongcheep, Anchan Sunscape offers unparalleled connectivity to key destinations across Phuket. Residents enjoy effortless access to major roads and the prime city attractions, as well as reputed international schools, Phuket International Airport, healthcare facilities, and recreational wellness centers.



CURRENT 13 PROJECTS LOCATION

2007 - Present

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## CURRENT PROJECTS LOCATION

ANCHAN SUNSCAPE

ANCHAN MOUNTAIN BREEZE

ANCHAN TROPICANA

ANCHAN FLORA

ANCHAN HORIZON

ANCHAN INDIGO I

ANCHAN INDIGO II



WELCOME TO

# ANCHAN SUNSCAPE

Your dream residence nestled in a breathtaking view of **Khao Phra Thaew**, Phuket's newest luxury residential area – **Pakrongcheep**. Anchan Sunscape is a sanctuary for nature enthusiasts, seamlessly blending the tranquility of nature with the vibrancy of urban living. This exceptional project offers residents the perfect escape from the city's hustle, with lush green landscapes, serene walking trails, and picturesque views that create a peaceful ambiance.

The thoughtfully designed residences at Anchan Sunscape provides a harmonious balance between tropical comfort and natural beauty, making it an ideal retreat for those who cherish the outdoors. Anchan Sunscape is not just a place to live; it's a lifestyle that brings nature's serenity to your doorstep while keeping you connected to the dynamic pulse of the city.

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YOUR OASIS OF  
LUXURIOUS SANCTUARY DESTINATION

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## PROJECT INFORMATION

<b>Project Name</b>	Anchan Sunscape
<b>Developer</b>	Pearl Island Property Co., Ltd.
<b>Total Land</b>	104,000 m <sup>2</sup> (65 Rai)
<b>Villa Types</b>	2 Bedroom Luxury Villa : 2A 3 Bedroom Luxury Villa : 3A-1, 3A-2 4 Bedroom Luxury Villa : 4A
<b>Price Range</b>	From 24.5 MB
<b>Units</b>	129 Villas
<b>Location</b>	Pakrongcheep. Thalang, Phuket.
<b>Facilities</b>	Clubhouse, Gym, Central Green Park, Estate Office and 24 hrs security

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## ANCHAN SUNSCAPE

### PROJECT MASTER PLAN : ZONE A

Total Area	20,888 m <sup>2</sup> (18 Rai)
Total Units	37 Villas
Villa Type	2A, 3A-2, 4A
Price	From 24.5 MB
Internal Road	6-8 Meter
Entrance	1



Note : The master plan is subjected to change without prior notice.

- 2A 2 Bedroom Luxury Villa
- 3A-2 3 Bedroom Luxury Villa
- 4A 4 Bedroom Luxury Villa



## LOCATION

### Nearby Beaches :

<b>01</b>	Nai Yang Beach	15 mins
<b>02</b>	Layan Beach	15 mins
<b>03</b>	Bang Tao Beach	15 mins
<b>04</b>	Nai Thon Beach	15 mins
<b>05</b>	Mai Khao Beach	20 mins

### Lifestyle :

<b>01</b>	Phuket International Airport	15 mins
<b>02</b>	Lotus's Thalang	10 mins
<b>03</b>	Robinson Lifestyle Thalang	15 mins
<b>04</b>	Boat Avenue	13 mins
<b>05</b>	Porto De Phuket	13 mins
<b>06</b>	Blue Tree Phuket	15 mins

### Sports & Recreation :

<b>01</b>	Thanyapura Sport & Health	3 mins
<b>02</b>	Blue Canyon Golf Phuket	10 mins
<b>03</b>	Laguna Golf Phuket	15 mins
<b>04</b>	Boat Lagoon Marina	20 mins

### Education :

<b>01</b>	UWC International School	3 mins
<b>02</b>	Kajonkiet International School Thalang	15 mins
<b>03</b>	British International School	20 mins
<b>04</b>	HeadStart International School Cherngtalay	20 mins



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2 BEDROOM LUXURY VILLA : TYPE 2A



FLOOR PLAN : 2 BEDROOM LUXURY VILLA (TYPE 2A)

## 2A

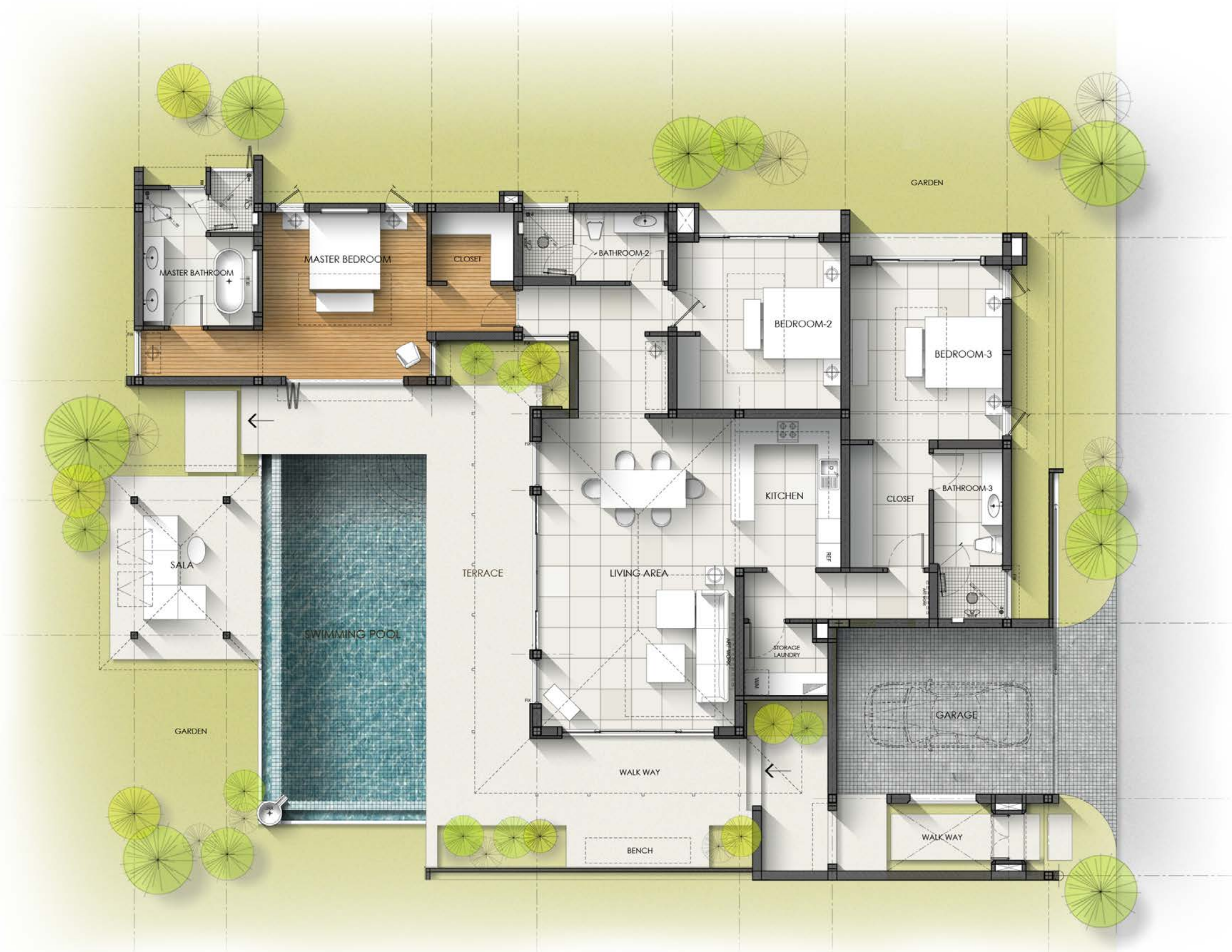
### AREA INFORMATION

Garage	25 m <sup>2</sup>
Walkway & Terrace	73 m <sup>2</sup>
Sala	25 m <sup>2</sup>
Pool	44 m <sup>2</sup>
Living & Kitchen	63 m <sup>2</sup>
Utility	4 m <sup>2</sup>
Storage	5 m <sup>2</sup>
Master Bedroom	27 m <sup>2</sup>
Master Bathroom	17 m <sup>2</sup>
Dressing	10 m <sup>2</sup>
Bedroom 2	24.5 m <sup>2</sup>
Bathroom 2	10.5 m <sup>2</sup>
<b>Total</b>	<b>328 m<sup>2</sup></b>
Total Internal	207 m <sup>2</sup>
Total External	121 m <sup>2</sup>



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3 BEDROOM LUXURY VILLA : TYPE 3A-1



FLOOR PLAN : 3 BEDROOM LUXURY VILLA (TYPE 3A-1)

# 3A-1

## AREA INFORMATION

Garage	28 m <sup>2</sup>
Walkway & Terrace	75 m <sup>2</sup>
Sala	18 m <sup>2</sup>
Pool	41 m <sup>2</sup>
Living & Kitchen	73 m <sup>2</sup>
Laundry & Storage	5 m <sup>2</sup>
Master Bedroom	25 m <sup>2</sup>
Master Bathroom	13 m <sup>2</sup>
Dressing	9 m <sup>2</sup>
Bedroom 2	23 m <sup>2</sup>
Bathroom 2	8 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
Bedroom 3	22 m <sup>2</sup>
Bathroom 3	10 m <sup>2</sup>
Dressing	8 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
<b>Total</b>	<b>362 m<sup>2</sup></b>
Total External	120 m <sup>2</sup>
Total Internal	242 m <sup>2</sup>



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3 BEDROOM LUXURY VILLA : TYPE 3A-2





FLOOR PLAN : 3 BEDROOM LUXURY VILLA (TYPE 3A-2)

## 3 A-2

### AREA INFORMATION

Garage	28 m <sup>2</sup>
Walkway & Terrace	60 m <sup>2</sup>
Pool	43 m <sup>2</sup>
Living & Kitchen	69 m <sup>2</sup>
Laundry & Storage	7 m <sup>2</sup>
Utility	8 m <sup>2</sup>
Master Bedroom	26 m <sup>2</sup>
Master Bathroom	18 m <sup>2</sup>
Dressing	10 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Bedroom 2	22 m <sup>2</sup>
Bathroom 2	11 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
Bedroom 3	19 m <sup>2</sup>
Bathroom 3	9 m <sup>2</sup>
Dressing	7 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
<b>Total</b>	<b>353 m<sup>2</sup></b>
Total External	127 M <sup>2</sup>
Total Internal	226 M <sup>2</sup>



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4 BEDROOM LUXURY VILLA : TYPE 4A



FLOOR PLAN : 4 BEDROOM LUXURY VILLA (TYPE 4A)

# 4A

## AREA INFORMATION

Garage	41 m <sup>2</sup>
Walkway & Terrace	90 m <sup>2</sup>
Pool	45 m <sup>2</sup>
Living & Kitchen	80 m <sup>2</sup>
Laundry & Storage	5 M <sup>2</sup>
Utility	4 m <sup>2</sup>
Master Bedroom	26 m <sup>2</sup>
Master Bathroom	17 m <sup>2</sup>
Dressing	11 m <sup>2</sup>
Terrace	9 m <sup>2</sup>
Bedroom 2	19 m <sup>2</sup>
Bathroom 2	9 m <sup>2</sup>
Dressing	7 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Bedroom 3	18 m <sup>2</sup>
Bathroom 3	9 m <sup>2</sup>
Dressing	9 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
Bedroom 4	27 m <sup>2</sup>
Bathroom 4	10 m <sup>2</sup>
Terrace	2 m <sup>2</sup>
<b>Total</b>	<b>448 m<sup>2</sup></b>
Total External	115 m <sup>2</sup>
Total Internal	333 m <sup>2</sup>

## WORLD-CLASS MATERIALS

When it comes to selecting materials, our focus is on securing the highest quality available worldwide.

We diligently import materials from the most reputable sources from a range of countries, ensuring that our products meet and exceed industry standards.



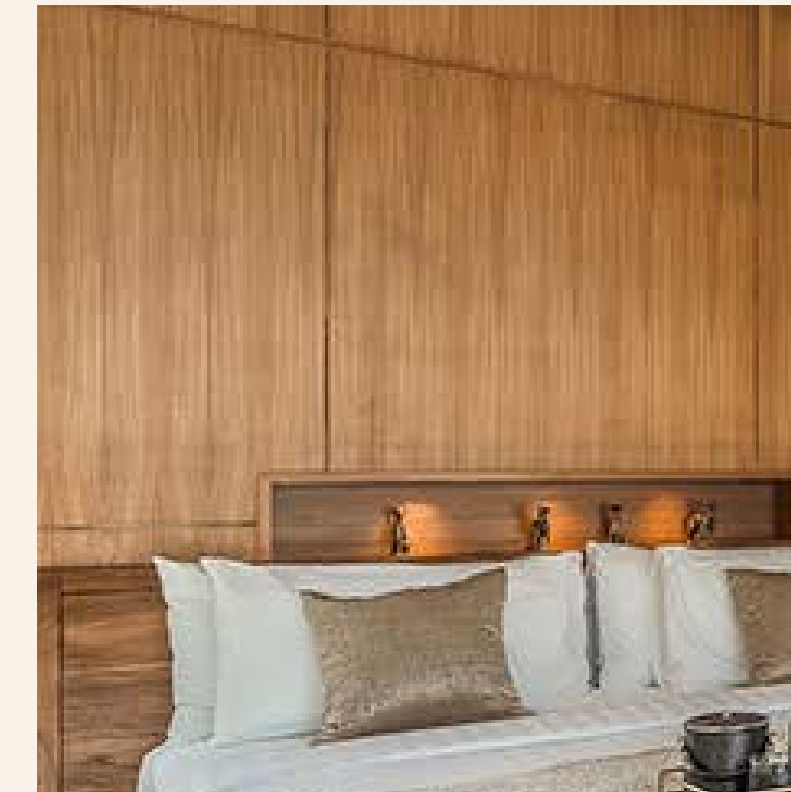
Cedar Wood Roof Tiles  
From Canada



Green Slate Feature Wall  
From Spain



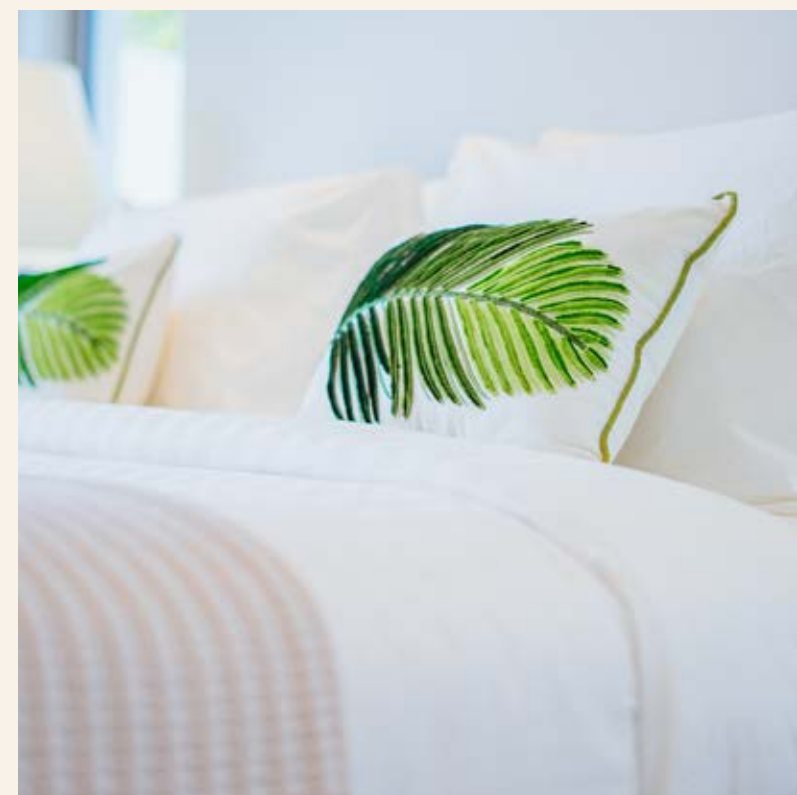
Sukhabhumi Stone Swimming Pool  
From Indonesia



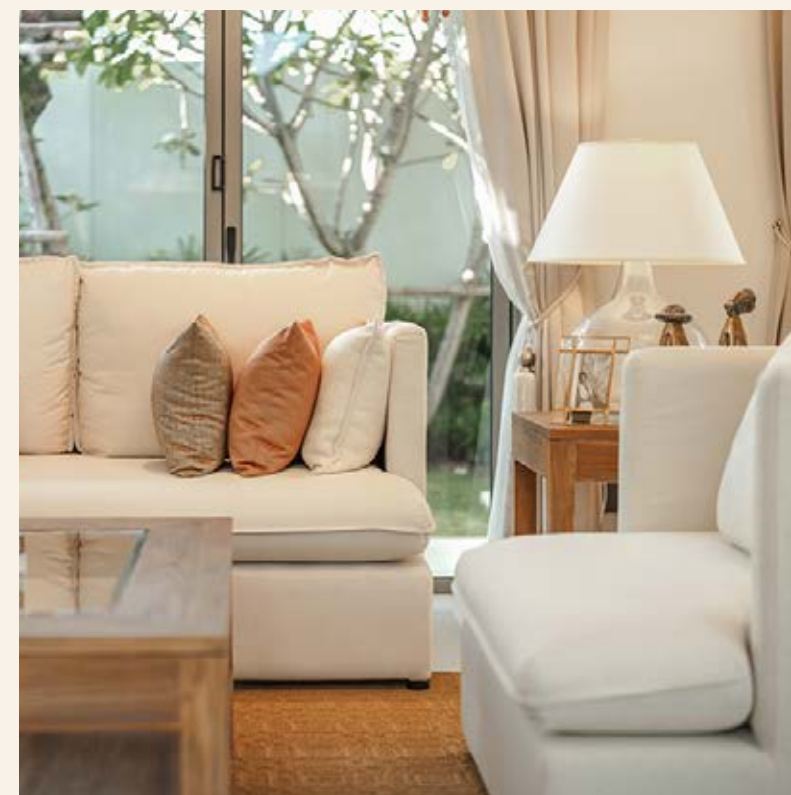
Wall Finishing  
Teak Wood



Floor Finishing  
Teak Engineering Wood



Fabric Material  
Tailored made for Anchan



Furniture Collection  
Tailor made for Anchan



Glass Doors & Windows  
Sunparadise



Air Conditioner  
Ceiling-Mounted: Daikin



Built-in Kitchen  
Absolute



Worktop  
Quartz: Cygnus Polished



Electrical Appliance  
Teka



Floor Finishing  
80 x 80 Porcelain Cotto



Bathroom Finishing  
Travertine Marble



Bathroom Fitting  
Grohe



## STUNNING OUTDOOR SPACE

All villas in Anchan Sunscape feature a stunning outdoor area inviting relaxation, complete with a 10-meter pool, panoramic views, spacious terrace, and lush garden. The expansive glass windows, 3 meters high, seamlessly blend the indoors with the outdoors, creating an immersive atmosphere.



## SEAMLESS OPEN LIVING

Open living spaces are designed to allow easy movement between different areas, creating a continuous flow. This layout is adorned with 6-meter high ceilings and elegant teakwood accents, ideal for entertaining and family gatherings, as it keeps everyone connected. With fewer walls and partitions, open living spaces maximize the use of natural light. Large windows, glass doors, and skylights are often incorporated to enhance brightness and create a more inviting environment.



## MASTER BEDROOM SUITES

The master bedroom suite is a serene and spacious retreat, designed with comfort and elegance in mind. The suite features a king-sized bed with a plush, teakwood floors, en-suite bathroom with sumptuous bathtubs, and generous windows that frame the villa's enchanting surroundings. High-quality materials, thoughtful details, and tropical design elements combine to make this master bedroom a perfect blend of luxury and comfort.



## ARTISTRY OF LAVISH DESIGN

Each bathroom exudes elegance and sophistication with refined materials and impeccable design featuring Travertine marble. Indulge in ultimate relaxation with a spacious jacuzzi sculpted in sleek, white porcelain placed beneath a large window that offers both stunning views and privacy





## TIMELESS & APPEALING ARCHITECTURE

A stunning green slate feature wall demonstrates a perfect blend of natural beauty and tropical design. The deep, earthy green hues of the slate create a calming yet striking visual impact, while the stone's natural variations in texture and pattern bring a sense of depth and uniqueness to the surface. Each slate tile features a combination of subtle veining and rugged edges, contributing to its organic feel.



## CAPITALIZE ON OPPORTUNITY

TURN YOUR INVESTMENT INTO LASTING SUCCESS

Anchan Sunscape represents an opportunity to capitalize on the high growing demand of market for luxury villas real estate investment and opportunity of real estate growth in Phuket, Thailand.

As a leading local developer with 12 successful projects under the Anchan Brand, we ensure cutting-edge solutions and proven results with the highest return and long-term investment prospects.

The benefits on offer when you invest in a Phuket holiday home:

- Passive income
- High capital appreciation
- The chance to vacation in paradise
- Investing in your future

# EXCLUSIVE PRE-SALE PRICE



Unit	Bedroom Type	Land (M <sup>2</sup> )	House (M <sup>2</sup> )	Swimming Pool	Normal Price (THB)	Pre-Sale Price (THB)	Furniture Collections (THB)	Decorations (THB)
1	3A-2	479	353	4 x 10	Reserved	-	-	-
2	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
3	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
4	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
5	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
6	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
7	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
8	3A-2	479	353	4 x 10	28,025,000	<b>27,325,000</b>	1,945,670	712,315
9	3A-2	479	353	4 x 10	28,490,000	<b>27,790,000</b>	1,945,670	712,315
10	3A-2	479	353	4 x 10	28,490,000	<b>27,790,000</b>	1,945,670	712,315
11	4A	641	448	4 x 10	33,771,000	<b>32,871,000</b>	2,154,010	965,906
12	4A	641	448	4 x 10	33,771,000	<b>32,871,000</b>	2,154,010	965,906
13	4A	641	448	4 x 10	33,771,000	<b>32,871,000</b>	2,154,010	965,906
14	3A-2	479	353	4 x 10	28,955,000	<b>28,255,000</b>	1,945,670	712,315
15	3A-2	479	353	4 x 10	28,892,000	<b>28,192,000</b>	1,945,670	712,315
16	3A-2	479	353	4 x 10	28,892,000	<b>28,192,000</b>	1,945,670	712,315
17	2A	426	328	4 x 10	24,510,000	<b>23,810,000</b>	1,866,455	662,448
18	4A	641	448	4 x 10	35,420,000	<b>34,520,000</b>	2,154,010	965,906
19	4A	641	448	4 x 10	Reserved	-	-	-
20	2A	426	328	4 x 10	Reserved	-	-	-
21	2A	426	328	4 x 10	24,129,000	<b>23,629,000</b>	1,866,455	662,448
22	2A	426	328	4 x 10	24,129,000	<b>23,629,000</b>	1,866,455	662,448

# EXCLUSIVE PRE-SALE PRICE



Unit	Bedroom Type	Land (M <sup>2</sup> )	House (M <sup>2</sup> )	Swimming Pool	Normal Price (THB)	Pre-Sale Price (THB)	Furniture Collections (THB)	Decorations (THB)
23	2A	426	328	4 x 10	24,129,000	<b>23,629,000</b>	1,866,455	662,448
24	2A	426	328	4 x 10	24,129,000	<b>23,629,000</b>	1,866,455	662,448
25	2A	426	328	4 x 10	24,129,000	<b>23,629,000</b>	1,866,455	662,448
26	2A	426	328	4 x 10	24,150,000	<b>24,010,000</b>	1,866,455	662,448
27	3A-2	479	353	4 x 10	27,772,000	<b>27,072,000</b>	1,945,670	712,315
28	3A-2	479	353	4 x 10	27,772,000	<b>27,072,000</b>	1,945,670	712,315
29	3A-2	479	353	4 x 10	27,772,000	<b>27,072,000</b>	1,945,670	712,315
30	3A-2	479	353	4 x 10	27,793,000	<b>27,093,000</b>	1,945,670	712,315
31	3A-2	479	353	4 x 10	27,793,000	<b>27,093,000</b>	1,945,670	712,315
32	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315
33	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315
34	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315
35	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315
36	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315
37	3A-2	479	353	4 x 10	27,814,000	<b>27,114,000</b>	1,945,670	712,315

Notes :

\* Price including swimming pool, landscape, air condition, wardrobe, and kitchen.

\* Villa selling price are fixed in Thai Baht only.

\* Price does not include furniture package.

\* All taxes and transfer fee will be shared 50/50 between developer and the buyer.

**\* Pre-sale price is exclusive for the first 9 units only.**

\* Terms and conditions are subject to change.

\* THB100,000 for one-time contribution to sinking fund required for each unit

\* Monthly common area management fee is THB 20 per sqm. (24 hour security, garbage collection, common electricity and maintenance of the landscaping)

## PAYMENT TERMS

1st	Reservation Deposit	2%
2nd	Signing of Contracts within 30 days	28%
3rd	Foundation Completion	15%
4th	Concrete Structure Completion	15%
5th	Walls and Roof Tiles Completion	15%
6th	Floor-Wall Tiles & Interior Completion	15%
7th	Villa Transfer / Land Registration	10%

## LEGAL & OWNERSHIP

Anchan Villas offers prospective buyers the flexibility of choosing between two distinct property ownership options: freehold and leasehold. We understand the importance of making an informed decision, and our team of highly skilled and experienced lawyers is at your service to guide you through the intricacies of each choice, ensuring that you fully comprehend the legal implications and advantages associated with both.

Feel free to reach out to our recommended qualified lawyers, who are well-versed in Thailand's property laws, to provide you with personalized guidance and advice throughout the decision-making process.

### LEASEHOLD

This option is particularly tailored for foreign buyers. Under the terms of a 30 x 3 arrangement, you can secure a leasehold interest in the property while simultaneously obtaining freehold ownership of the villas themselves.

This innovative arrangement is designed to provide you with the security and rights associated with freehold ownership, ensuring that you can enjoy your investment with confidence.

### FREEHOLD

The Freehold title option is thoughtfully designed to meet the needs of both Thai buyers and foreign individuals who choose to acquire property through Thai limited companies.

This approach grants buyers the authority to possess both the land and the villas as freehold properties, offering enhanced control and the potential for long-term advantages.



## Phuket's Top Luxury Tropical Villas Since 2007

with Full-Service Residence Care

- 1 Timeless Architectural Design :** Immerse yourself in the epitome of luxury with meticulously crafted villa designs that blend seamlessly with Phuket's tropical beauty, ensuring an unrivaled living experience.
- 2 Locals' Eye for Prime Locations :** Benefit from the invaluable insight of Phuket's local community and two decades of experience in selecting prime locations, ensuring your investment is strategically positioned for long-term growth and enjoyment.
- 3 Premium Quality Materials and Construction :** From foundation to finishing touches, we uphold the highest standards of craftsmanship and utilize premium materials, guaranteeing a residence of enduring quality and beauty.
- 4 Exceptional Investment Value :** Experience the dual benefits of capital appreciation and lucrative rental income potential, making Anchan not just a home but a wise investment for the future.
- 5 Full-Service Residences Care :** Enjoy peace of mind with our dedicated in-house team providing unparalleled service and support, ensuring every aspect of your residency is meticulously catered to with the utmost care and attention to detail.



## OUR STORY

Welcome to Anchan, a stunning luxury residential community nestled in the picturesque Thalang district of Phuket. Our prime location offers easy access to the breathtaking Bangtao, Layan, and Naiyang beaches.

Founded over 18 years ago by a Phuket native, Mr. Preechapol Sae-Tiw. Anchan is the product of a passionate team committed to creating exceptional living spaces. With a vision to transform Thalang into a sought-after luxury destination, our founder, then 29, brought together a group of like-minded partners to make this dream a reality.

Our deep understanding of Phuket informs every aspect of our product development. We design villas that embody the essence of Phuket, and our insight into the potential of each location allows us to select the best sites for investment and future growth. With 12 successful projects to our name, we continue to demonstrate our expertise in the region.

Our recent recognition as Best Luxury Villa Developer Thailand for 2024 and Best Developer in Phuket for 2022-2023 highlights the dedication and passion we bring to every project, solidifying our position as Southeast Asia's top luxury villa developer.

We are honored to announce our Special Recognition for Luxury Design in 2023, which is a testament to the efforts of our Anchan team, loyal customers, partners, and the vibrant community that supports us.

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SUNSCAPE

Raphin Boonyangdamrong  
-Designer-

Preechapol Sae-Tiw  
-Founder & Managing Director-

# ANCHÁN

## THE WINNER OF BEST LUXURY VILLA DEVELOPER THAILAND



Leading in Excellence for High-End Residential Investment