



HIGHTONE



KARON SEAVIEW VILLAS & GARDEN



Welcome to Karon, Phuket! Karon is one of the longest beaches, which, in addition to its dazzling beauty, is also known for its unique “singing” quartz sand. For two decades, Karon has steadily developed as a tourist resort, steadily adhering to its own concept of calm and measured relaxation, where instead of nightclubs and bars, seafood restaurants, souvenir shops, fruit markets and massage parlors prevail. The combination of positive investment factors played a decisive role in choosing Karon as the site for the construction of large hotel projects. It is here that the largest hotel of the Movenpick chain on the island, the Hilton Arcadia hotel, which has many world awards, and the astonishing scale hotel of the Thai premium chain Centara, are located.

The Karon area is not only the beach itself with the adjacent infrastructure. As an administrative unit, Tambon Karon includes two more famous beaches: Kata and Kata Noi. Together with another attraction – Karon Viewpoint, these three beaches are the tourist symbol of Phuket Island, and the most visited area. The truly tremendous demand for Karon among tourists has become the reason for the rapid rise in the value of land in this area. Today, with an average 5% increase in value across the island, land in the Karon area is steadily increasing in price by 12% per year. Another factor contributing to the growth is the fact that a limited amount of land is allocated for development in Phuket, and it is almost impossible to obtain a building permit in this area.





HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

KARON BEACH

PATONG BEACH

MÖVENPICK

HILTON ARCADIA

kk

KARON KATA
BOUTIQUE HOTEL

vipkaron
seaview condominium

Phuket9 has chosen the Karon area for the construction of several new projects at once. The first was the investment condominium on Kata Beach - Wekata Luxury (400 apartments), the second is the VIPKaron sea view condominium (154 apartments). In this presentation, we are ready to present you a completely new premium class project - Hightone Seaview Villas & Garden. The uniqueness of Hightone is multi-layered and is determined by several successful components at once. We are sure that having imbued with the philosophy of the project, and most importantly, its investment attractiveness, you will be able to appreciate it. When you decide to choose Hightone as a reliable and promising tool for generating passive income, you will get something much more - an incomparable sense of belonging to the atmosphere of Thailand.

Hightone Seaview Villas & Garden is:

- 12 newest villas with pools
- Panoramic sea view
- State-of-the-art design
- Ergonomics and environmental friendliness
- Premium furniture and accessories package
- Full cycle service
- Management by professional team
- Unique project in the area
- Location in a developed tourist area
- Proximity to one of the best beaches in Phuket





CONSTRUCTION DEVELOPMENT SINCE 2004

The developer of the Hightone Seaview Villas & Garden complex is the experienced company Phuket9 Co., Ltd., which has been active since 2004. The main activity of the company is the construction and subsequent management of investment real estate on the island of Phuket. The main priority of the company is the creation of unique residential, commercial and infrastructure complexes focused on short-term and, accordingly, high-margin lease. The company's portfolio includes: residential complexes of villas and townhouses, hotels, investment villas with hotel services, children's parks and water parks, medical centers, spas, restaurants, cafes, gyms. The company's operational activities are divided into: construction department, engineering and architecture department, marketing and sales department, service department and material and technical unit, catering department and hotel management department. The ramified structure of the company and the multi-format nature of the directions allows to carry out work in fact on a full cycle system, in fact, getting rid of dependence on subcontractors, thereby reducing risks for investors, and ensuring full responsibility of the company for operating activities and return on investment.



Phuket9 is a trusted developer and has been confirmed by dozens of completed projects. We follow a sustainable economic strategy that allows us to successfully overcome crises and meet the expectations of our investors for decades.

Miss Papachsorn Meepa
Head, Founder and Managing Director of Phuket9 Co., Ltd.



RESIDENTIAL COMPLEX
CHALONG
2004



FAMILY RESORT PHASE 2
RAWAI
2017



INVESTMENT VILLAS
RAWAI
2013



FAMILY RESORT PHASE 3
RAWAI
2017



FAMILY VILLAS RESORT PHASE 1
RAWAI
2016



KIDS PARK
RAWAI
2017



PROFESSIONAL ANTI-AGING CLINIC
RAWAI
2018



INVESTMENT CONDOMINIUM PHASE 2
KATA BEACH
2020



LUXURY SUPER VILLAS
KATA BEACH
2020



SPA CENTER
RAWAI
2018



BOUTIQUE HOTEL
KARON BEACH
2019



INVESTMENT LUXURY VILLAS
RAWAI
2020



INVESTMENT CONDOMINIUM
KATA BEACH
2018



9 BEDROOM RESIDENCE
CHALONG
2018



INVESTMENT CONDOMINIUM
KARON
2021

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

READY IN YEARLY
2023



Hightone Seaview Villas & Garden is located in a closed and fully guarded area. Travel time by car from Karon Beach takes no more than 5 minutes. The complex of villas is located on a hill, and the peculiarity of the landscape contributes to a panoramic view of the sea from each of the villas. Despite being located in the very epicenter of tourist life, Hightone Villas maintain an atmosphere of privacy and seclusion. This feature makes the village truly unique, in fact, offering guests and owners maximum comfort in the vicinity of all the advantages of the resort area and the beach, without having to spend time on a long journey. For Phuket, with its peculiar geography and road system, this advantage greatly affects the Hightone complex, making it very popular in the rental segment.

KARON BEACH, PHUKET, THAILAND

Karon Beach:

- Length 3,350 meters
- Located on the southwest coast
- Distance from the airport - 45 kilometers
- White sands
- Average annual water temperature + 29C

LOCATION

DISTANCE TO KARON BEACH 1 KILOMETER

MÖVENPICK

KARON TEMPLE

HIGHTONE
KARON BEACH VILLAS & GARDEN



GEOGRAPHY



HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

The complex of villas is located on a hill 380 meters above sea level. The peculiarity of the landscape allowed each of the villas to be located on its own tier, providing excellent sea views from virtually anywhere. The average slope is in the range from 14 to 25, which provides a fairly comfortable passage on foot, without excessive loads. Drainage systems, storm sewers and drainage systems prevent flooding during the rainy season, and a specialized road surface of internal passages prevents slipping. All windows face the west side, and this feature contributes to the daily observation of beautiful sunsets, which are especially good from May to October. The eastern side of the village is hidden from the sun by the jungle.

HIGHTONE

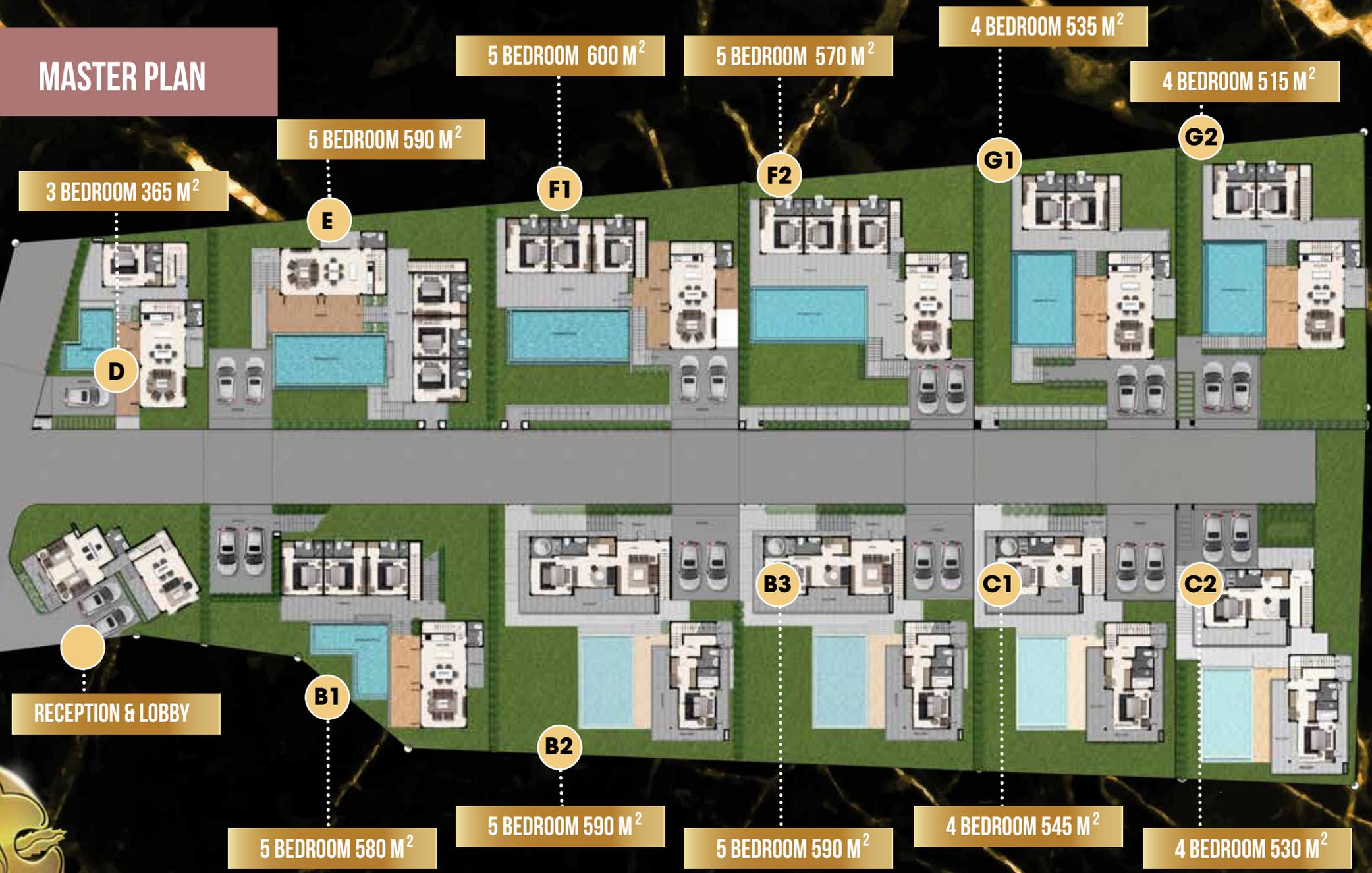
KARON SEAVIEW VILLAS & GARDEN

● — AUTOMATIC GATES
WITH CONTROL PANEL

● — SPECIAL ROAD SURFACE
ANTI-SLIP



MASTER PLAN



RECEPTION & LOBBY



VILLA TYPES

B1

1ST FLOOR

BEDROOM 3 + BATHROOM 3	21,4 sq.m.
BEDROOM 4 + BATHROOM 4	20,8 sq.m.
BEDROOM 5 + BATHROOM 5	25,4 sq.m.
LIVING+DINING+KITCHEN	38,5 sq.m.
STAIRS	14,5 sq.m.
TERRACE+STAIRS	72,8 sq.m.
GARAGE	60,5 sq.m.
SWIMMING POOL	37,9 sq.m.

FLOOR TOTAL AREA: 292 M²

TOTAL VILLA AREA: 580 m²



VILLA TYPES

B1

2ND FLOOR

HALL + BALCONY	31,2 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	45,2 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	28,6 sq.m.
STAIR	8,7 sq.m.

FLOOR TOTAL AREA: 229,0 M²

TOTAL VILLA AREA: **580 m²**



VILLA TYPES

B1

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: 580 m²



INTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

Each of the villas is equipped with built-in furniture, which provides maximum functionality and comfort, while maintaining free space. Based on our own experience in managing investment real estate, we have developed a number of standards for furniture and accessories that allow you to select materials and elements that, in addition to visual attractiveness, have a long service life, the possibility of quick replacement and long depreciation. The villa's multimedia systems are smart TVs, broadband internet access and built-in speakers.

VILLA TYPES

B2

1ST FLOOR

BEDROOM 3 + BATHROOM 3	21,4 sq.m.
BEDROOM 4 + BATHROOM 4	20,8 sq.m
BEDROOM 5 + BATHROOM 5	25,4 sq.m
LIVING+DINING+KITCHEN	38,5 sq.m
STAIRS	14,5 sq.m
TERRACE+STAIRS	103,5 sq.m
SWIMMING POOL	47,2 sq.m

FLOOR TOTAL AREA: 271 M²

TOTAL VILLA AREA: 590 m²



VILLA TYPES

B2

2ND FLOOR

HALL + BALCONY	31,2 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	77,5 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.
TERRACE + STAIR	32,0 sq.m.
GARAGE	57,0 sq.m.

FLOOR TOTAL AREA: 260,0 M²

TOTAL VILLA AREA: **590 m²**



VILLA TYPES

B2

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: 590 m²



INTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

The interior design of the villas in Hightone has been inspired by the calm tones and the combination of sustainable materials with cutting edge technology. The main task of the interior is not to distract the attention of guests from the splendor of nature outside the window. Constructions for built-in appliances, countertops are made of famous Burmese marble. The floors in the common areas and the kitchen are also tiled with marble, while the floors in the bedrooms are covered with durable and incredibly beautiful oak. Particularly noteworthy are the multi-level lighting system and the full integration of the "Smart Home" system.

VILLA TYPES

B3

1ST FLOOR

BEDROOM 3 + BATHROOM 3	21,4 sq.m.
BEDROOM 4 + BATHROOM 4	20,8 sq.m.
BEDROOM 5 + BATHROOM 5	25,4 sq.m.
LIVING+DINING+KITCHEN	38,5 sq.m.
STAIRS	14,5 sq.m.
TERRACE+STAIRS	103,5 sq.m.
SWIMMING POOL	47,2 sq.m.

FLOOR TOTAL AREA: 271 M²

TOTAL VILLA AREA: 590 m²



VILLA TYPES

B3

2ND FLOOR

HALL + BALCONY	31,2 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	77,5 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.
TERRACE + STAIR	32,0 sq.m.
GARAGE	57,0 sq.m.

FLOOR TOTAL AREA: 260,0 M²

TOTAL VILLA AREA: 590 m²



VILLA TYPES

B3

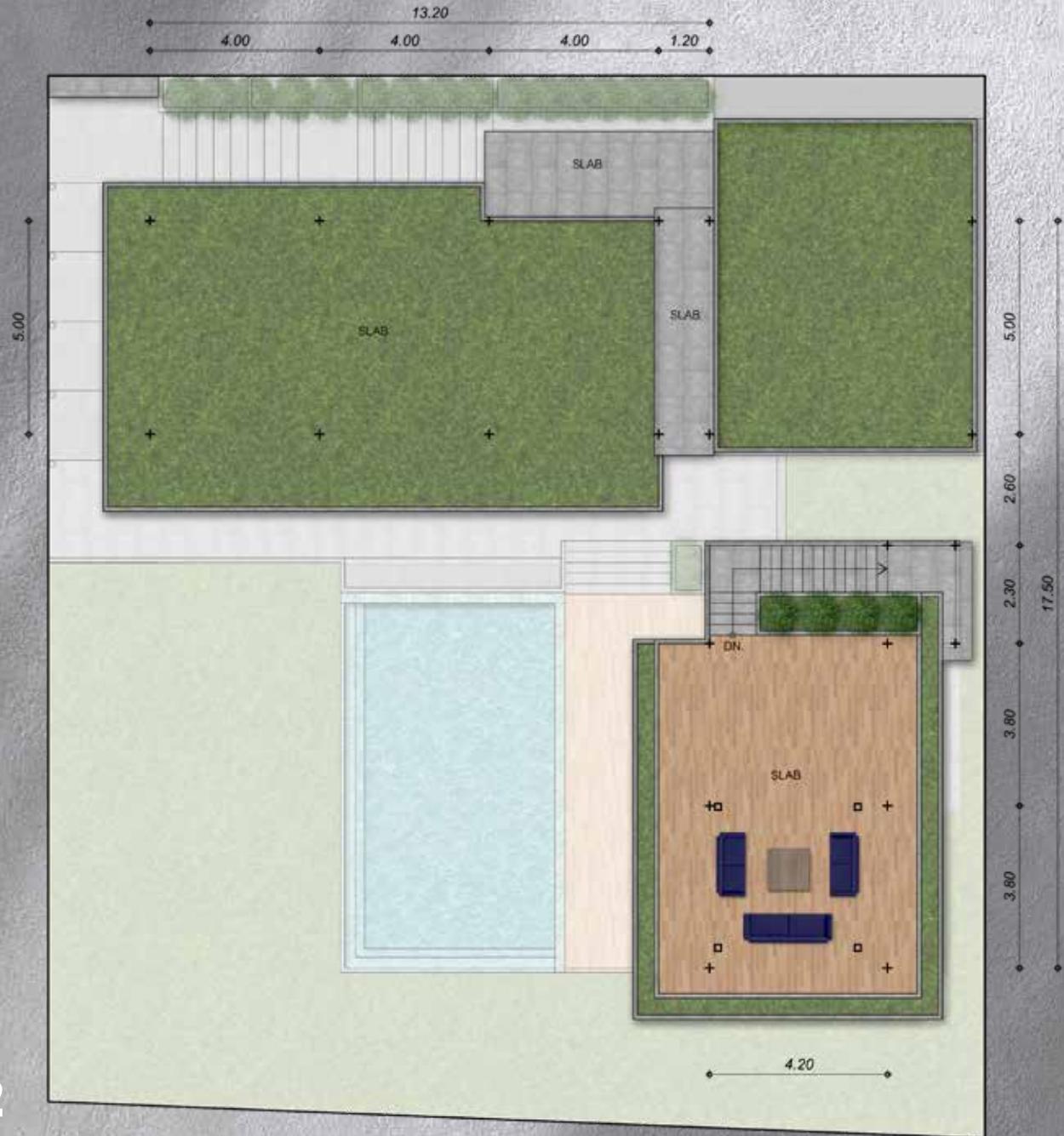
3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: 590m²



EXTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

The core of the architecture of Hightone Seaview Villas & Garden is discreet hi-tech with careful integration into the natural landscape. The supporting structures are made of reinforced concrete on a monolithic foundation. All main living areas including bedrooms are equipped with panoramic windows for the best view. Zoning and ergonomics are completely focused on making the most of space, utilizing literally every surface without exception, while maintaining a sense of spaciousness and air.

VILLA TYPES

C1

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21,4 sq.m.
BEDROOM 2 + BATHROOM 2	21,4 sq.m.
TERRACE+STAIRS	94,5 sq.m.
STAIRS + STORAGE	12,0 sq.m.
TOILET	4,0 sq.m.
SWIMMING POOL	44,5 sq.m.
LIVING+DINING+KITCHEN	38,5 sq.m.

FLOOR TOTAL AREA: 244 M²

TOTAL VILLA AREA: 545 m²



VILLA TYPES

C1

2ND FLOOR

HALL + BALCONY	18,0 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	70,3 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.
TERRACE + STAIR	32,4 sq.m.
GARAGE	58,5 sq.m.

FLOOR TOTAL AREA: 242,0 M²

TOTAL VILLA AREA: **545 m²**



VILLA TYPES

C1

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: **545 m²**



EXTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

Each villa has its own private pool with an artificial waterfall. The sun decks are equipped with comfortable sun loungers and have enough space for a comfortable rest for all guests living in the villa. Each of the villas is decorated with a magnificent observation deck on the roof, where a comfortable sala is located. Landscaping is represented to a greater extent by elements of landscaping with decorative shrubs and trees. The natural jungle, which is literally at arm's length, complements the picture.

VILLA TYPES

C2

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21.3 sq.m.
BEDROOM 2 + BATHROOM 2	21.3 sq.m.
TERRACE+STAIRS	86.0 sq.m.
STAIRS + STORAGE	12.0 sq.m.
TOILET	4.0 sq.m.
SWIMMING POOL	44.5 sq.m.
LIVING+DINING+KITCHEN	38.5 sq.m.

FLOOR TOTAL AREA: 234 M²

TOTAL VILLA AREA: 530 m²



VILLA TYPES

C2

2ND FLOOR

HALL + BALCONY	18,0 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	65,5 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.
TERRACE + STAIR	32,4 sq.m.
GARAGE	34,4 sq.m.
GARDEN	21,3 sq.m.

FLOOR TOTAL AREA: 235,0 M²

TOTAL VILLA AREA: **530 m²**



VILLA TYPES

C2

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: 530 m²



EXTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN



VILLA TYPES



1ST FLOOR

BEDROOM 1 + BATHROOM 1	24,0 sq.m.
LIVING + DINING + KITCHEN	38,5 sq.m.
TERRACE+STAIRS	61,1 sq.m.
STAIRS + STORAGE	15,0 sq.m.
TOILET	4,0 sq.m.
SWIMMING POOL	25,5 sq.m.
GARAGE	26,5 sq.m.

FLOOR TOTAL AREA: 196 M²

TOTAL VILLA AREA: 365 m²



VILLA TYPES



2ND FLOOR

HALL + BALCONY	10,5 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	35,5 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,6 sq.m.

FLOOR TOTAL AREA: 107,5 M²

TOTAL VILLA AREA: 365 m²



VILLA TYPES



3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: **365m²**



EXTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN



VILLA TYPES



1ST FLOOR

BEDROOM 1 + BATHROOM 1	21.3 sq.m.
BEDROOM 2 + BATHROOM 2	20.8 sq.m.
BEDROOM 3 + BATHROOM 3	20.8 sq.m.
LIVING+DINING+KITCHEN	38.5 sq.m.
STAIRS	14.5 sq.m.
TERRACE+STAIRS	132.5 sq.m.
SWIMMING POOL	56.8 sq.m.
GARAGE	45.5 sq.m.

FLOOR TOTAL AREA: 354 M²

TOTAL VILLA AREA: 590 m²



VILLA TYPES



2ND FLOOR

HALL + BALCONY	31.2 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	81.0 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61.6 sq.m.

FLOOR TOTAL AREA: 173,9 M²

TOTAL VILLA AREA: **590 m²**



VILLA TYPES



3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: **590 m²**



INTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

Particular attention is paid to household appliances and built-in equipment. Each of the villas is equipped with premium appliances, a dishwasher, a smart refrigerator, an oven, a frying top and other necessary equipment. The kitchen equipment includes a set of dishes and consumables. You can cook your own food, or use the services of a guest chef and butler.

VILLA TYPES

F1

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21,0 sq.m.
BEDROOM 2 + BATHROOM 2	21,0 sq.m.
BEDROOM 3 + BATHROOM 3	21,3 sq.m.
LIVING+DINING+KITCHEN	38,5 sq.m.
STAIRS	14,5 sq.m.
TERRACE+STAIRS	132,0 sq.m.
SWIMMING POOL	62,3 sq.m.
GARAGE	50,4 sq.m.

FLOOR TOTAL AREA: 364 M²

TOTAL VILLA AREA: 600 m²



VILLA TYPES

F1

2ND FLOOR

HALL + BALCONY	31,2 sq.m.
BEDROOM 5 + BATHROOM + BALCONY	80,3 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,6 sq.m.

FLOOR TOTAL AREA: 173,5 M²

TOTAL VILLA AREA: **600 m²**



VILLA TYPES



3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

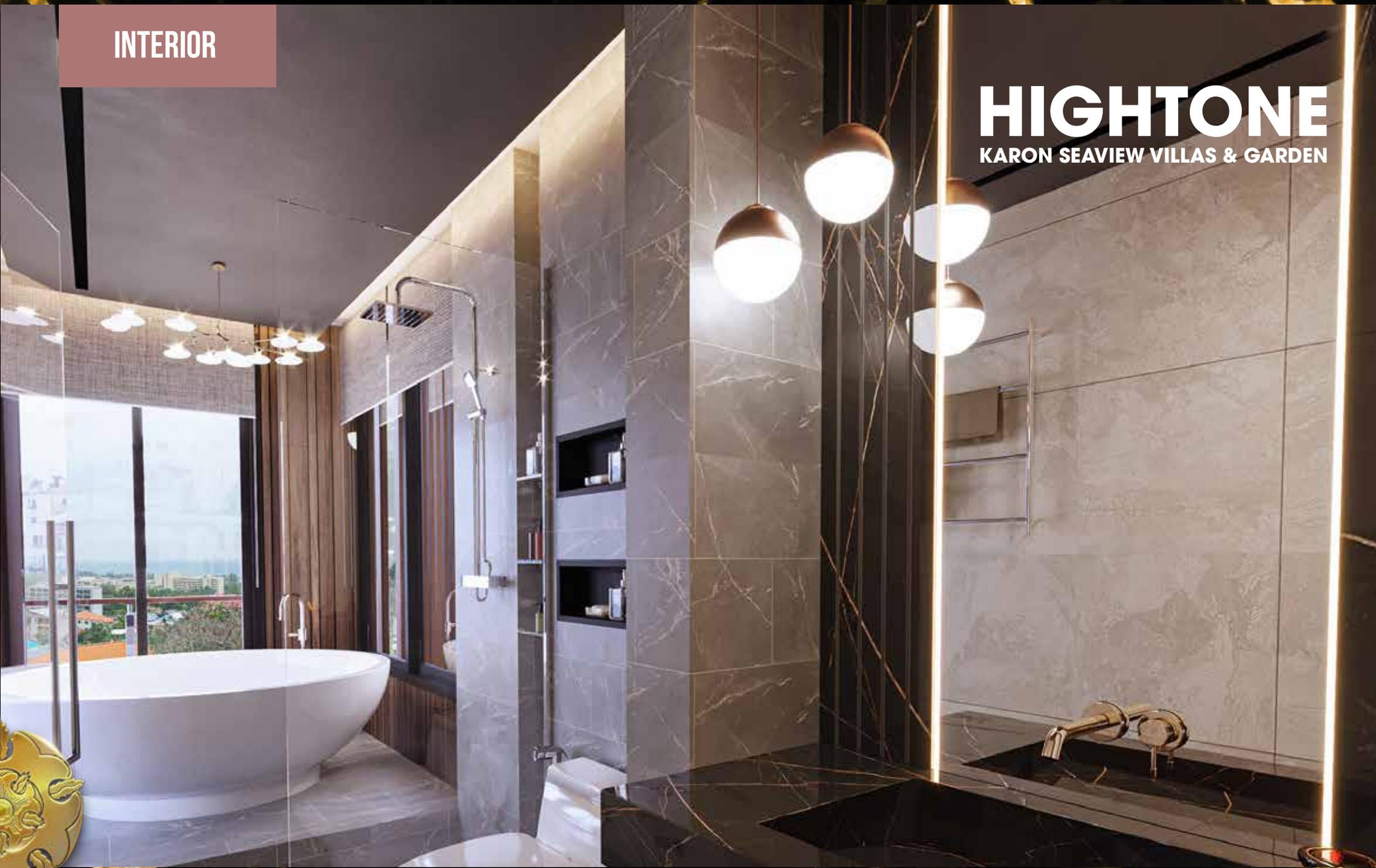
TOTAL VILLA AREA: 600 m²



INTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN



VILLA TYPES

F2

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21.0 sq.m.
BEDROOM 2 + BATHROOM 2	21.0 sq.m.
BEDROOM 3 + BATHROOM 3	21.3 sq.m.
LIVING+DINING+KITCHEN	38.5 sq.m.
STAIRS	14.5 sq.m.
TERRACE+STAIRS	113.0 sq.m.
SWIMMING POOL	60.0 sq.m.
GARAGE	40.0 sq.m.

FLOOR TOTAL AREA: 334 M²

TOTAL VILLA AREA: 570 m²



VILLA TYPES

F2

2ND FLOOR

HALL + BALCONY	31,2 sq.m.
BEDROOM 4 + BATHROOM + BALCONY	80,3 sq.m.
BEDROOM 5 + BATHROOM + BALCONY	61,6 sq.m.

FLOOR TOTAL AREA: 173,5 M²

TOTAL VILLA AREA: **570 m²**



VILLA TYPES

F2

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

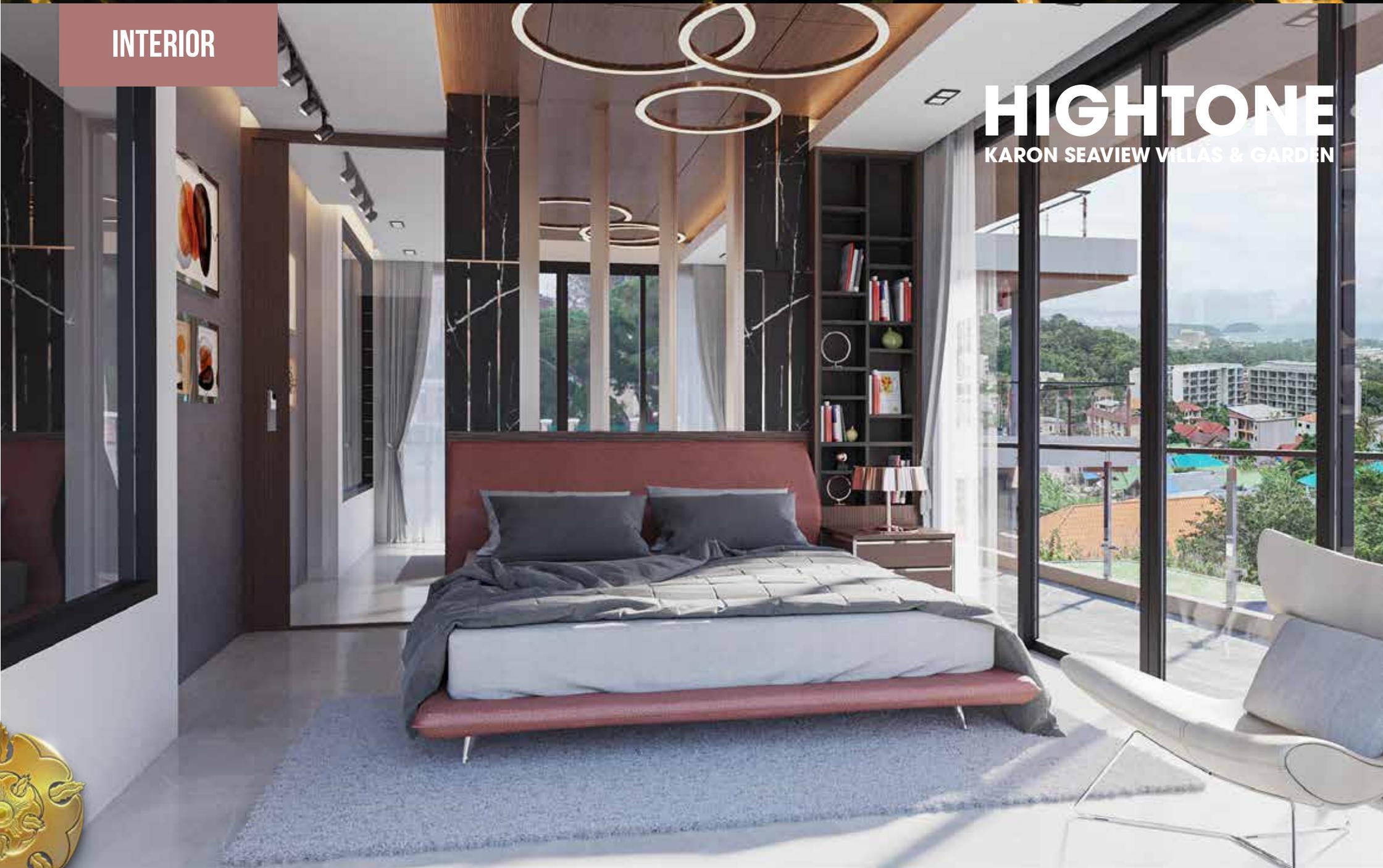
TOTAL VILLA AREA: **570m²**



INTERIOR

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN



VILLA TYPES

G1

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21.3 sq.m.
BEDROOM 2 + BATHROOM 2	21.3 sq.m.
TERRACE+STAIRS	133.5 sq.m.
STAIRS + STORAGE	12.0 sq.m.
GARAGE	42.7 sq.m.
SWIMMING POOL	53.4 sq.m.
LIVING+DINING+KITCHEN	38.5 sq.m.

FLOOR TOTAL AREA: 335 M²

TOTAL VILLA AREA: 535 m²



VILLA TYPES

G1

2ND FLOOR

HALL + BALCONY	10,5 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	69,0 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.

FLOOR TOTAL AREA: 141,0 M²

TOTAL VILLA AREA: **535 m²**



VILLA TYPES

G1

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: **535 m²**



KARON BEACH

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN



VILLA TYPES

G2

1ST FLOOR

BEDROOM 1 + BATHROOM 1	21.3 sq.m.
BEDROOM 2 + BATHROOM 2	21.3 sq.m.
TERRACE+STAIRS	110.5 sq.m.
STAIRS + STORAGE	12.0 sq.m.
GARAGE	43.2 sq.m.
SWIMMING POOL	53.4 sq.m.
LIVING+DINING+KITCHEN	38.5 sq.m.

FLOOR TOTAL AREA: 312 M²

TOTAL VILLA AREA: 517m²



VILLA TYPES

G2

2ND FLOOR

HALL + BALCONY	10,5 sq.m.
BEDROOM 1 + BATHROOM + BALCONY	69,0 sq.m.
BEDROOM 2 + BATHROOM + BALCONY	61,9 sq.m.

FLOOR TOTAL AREA: 141,0 M²

TOTAL VILLA AREA: **517m²**



VILLA TYPES

G2

3RD FLOOR

TERRACE + STAIRS

63.7 sq.m.

FLOOR TOTAL AREA: 63,7 M²

TOTAL VILLA AREA: **517m²**



KARON BEACH

HIGHTONE

KARON SEAVIEW VILLAS & GARDEN





HIGHTONE

KARON SEAVIEW VILLAS & GARDEN

MANAGEMENT PROGRAM AND INCOME

Management company Hotels9 Co., Ltd. is part of the Phuket9 holding and ensures the operational activities of all the company's real estate objects. Management is performed by in-house departments without the involvement of third-party contractors. This system allows for maximum quality control and continuity.

The new Hightone Seaview Villas & Garden is being sold with a management contract for Hotels9 Co., Ltd, which allows the owner to maximize income without being involved in operating activities and virtually no effort. The company will take on the whole range of worries from regular maintenance and repairs to ensuring maximum average annual occupancy rates.

Hotels9 Co., Ltd manages the following: villa complexes, hotels, catering establishments, medical centers, spas and entertainment complexes. Constant work to improve the quality of services and the development of a system of its own closed-loop infrastructure contributes to the regular growth of the rating of hotels and villas in all the most popular marketplaces.

It is the experience of the management company that is the key factor in the subsequent increase in the price of the project, and its relevance. Today, Hotels9 is one of the leaders in the property management market in Phuket, with sufficient resources and potential for further growth.



INVESTMENT RETURN PERIOD



The new Hightone Seaview Villas & Garden is virtually unrivaled in Karon County. The uniqueness of the format and high-quality technical performance make this complex extremely popular in terms of rental. Decades of work of our company allowed us to form a reliable and effective strategy for real estate management, ensuring the maximum average annual occupancy rate and, as a result, increasing the capitalization of objects.

Miss Olga Titova
Director of the Department of Hotel Management Hotels9 Co., Ltd.

CALCULATION OF INVESTMENT RETURN, BASED ON 5 BEDROOM VILLA TYPE F1: SELLING PRICE 34,760,000 THB*

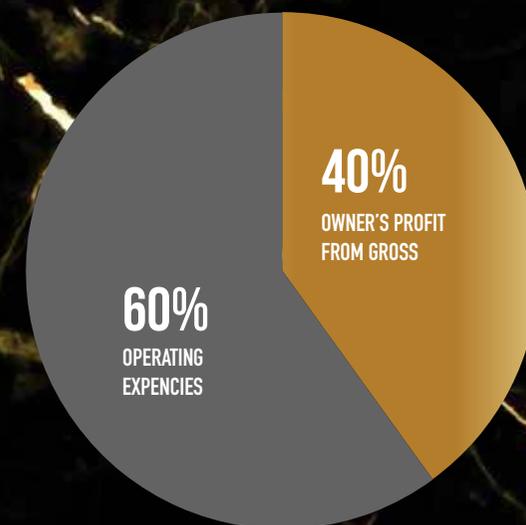
UNIT	TYPE	AVERAGE PRICE PER NIGHT	LOW SEASON 210 DAYS	HIGH SEASON 125 DAYS	PEAK SEASON 30 DAYS
5 BEDROOM VILLA	F1	29,458 THB	25,792 THB	33,024 THB	40,256 THB

AVERAGE YEARLY ROOM RATE	29,440 THB
AVERAGE YEARLY OCCUPANCY	70%
TOTAL YEARLY GROSS INCOME	7,526,400 THB

OPERATIONAL EXPENCIES 60% FROM GROSS

MARKETING: 20% FROM GROSS	1,505,280 THB
SERVICE, AMORTISATION, URGENT MAINTANANCE, COMMUNAL BILLS: 17% FROM GROSS	1,279,488 THB
SALARY FOUND: 20% FROM GROSS	1,505,280 THB
COMMON AREA EXPANCIES: 2% FROM GROSS	150,526 THB
INSURANCE: 1% В ГОД	75,264 THB
TOTAL EXPENCIES	4,515,840 THB

OWNER'S NET OPERATING PROFIT PER YEAR - 3,010,560 THB (40% FROM GROSS)
PAYBACK PERIOD OF THE VILLA - 11 YEARS**



* Contract value in Thai baht

** Return period excluding the annual increase in the value of land 5-7%

YOUR PASS INTO THE PRIVATE CLUB OF PHUKET9 INVESTORS



All investors in Phuket9 projects become full-fledged members of the privilege club, receiving a wide range of services, bonuses, and lucrative offers. Our partners are the first to receive inside information about upcoming projects at ultra-presale prices, and regularly increase their share of their presence in the Phuket real estate market. For investors, there are good opportunities for legalization, comprehensive visa support for elite programs and an ever-growing list of preferences.

Mr. Kirill Vyalykh
CEO Phuket9 Co., Ltd.

Phuket9's assets include enterprises of a wide variety of areas. More than 10 years ago, the company's course was to take on the creation of family projects where travelers with children of different ages would feel comfortable. The competitive environment in Phuket is replete with a wide variety of real estate properties and hotels, but only a few provide services in a truly family format. Today it is safe to say that the strategy was correct.

Building on our success, we have added new directions by opening a professional medical center with comprehensive rejuvenation programs, launching a spa, and expanding a popular children's park, high-quality International School for all age students. The nearest plans include the construction of a sports complex and the new residential complex for long-term living.

Phuket9 investors get unlimited access to the entire infrastructure of the holding, impressive discounts on visits to medical centers and spas, a VIP meeting at the International Airport and transfers by premium transport.

Thailand Elite



The flagship visa product for investors is the Thailand Elite visa. This visa mechanism allows investors to bypass immigration difficulties and avoid regular renewals, additional permits and other peculiarities of the Thai visa legislation. The new owner of the Hightone Seaview Villas & Garden project will receive a visa under the Thailand Elite program for 20 years, and in addition to the list of privileges from Phuket9 will become a member of an elite loyalty program with subscriptions to golf clubs, 24-hour concierge service and much more.



HIGHTONE
KARON SEAVIEW VILLAS & GARDEN

Phuket
Real Estate Development



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