

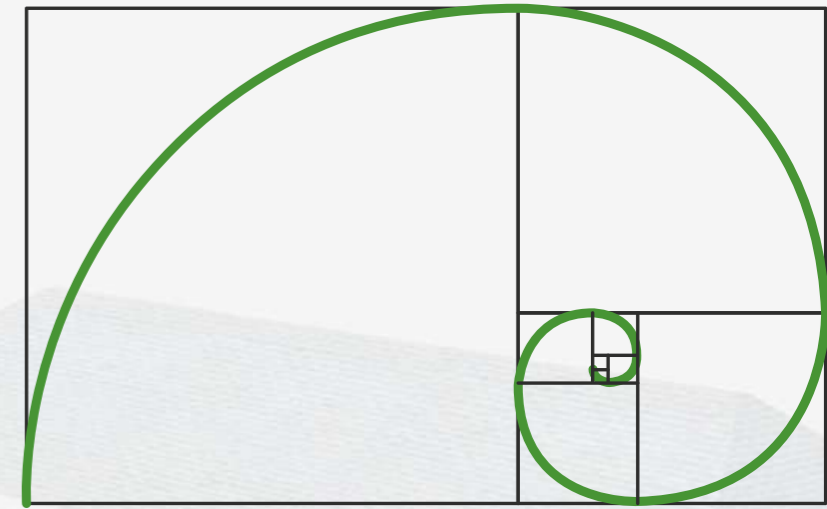


EXCLUSIVE VILLAS BY VASTU TECHNOLOGIES



CONCEPT

An innovative project that combines modern design, high-quality housing, and care for the health and well-being of our clients.



During the pandemic era, we have once again come to understand that health is our most precious possession. It defines the quality of our lives, our ability to work, and our vitality. It is crucial to nurture our energy resources in order to always perform at our best and lead a fulfilling life. However, it is not only health that holds significance. The environment in which we reside also impacts us greatly. The importance of having a space that fosters rejuvenation and well-being cannot be overstated. We are convinced that home is the place where we find harmony and strength.

The concept of our village is based on the principles of Vastu and the Golden Ratio, aiming to create a harmonious atmosphere and energy balance. Every villa is designed to maximize natural light and airflow, resulting in a comfortable and healthy living and leisure space.

In our village, you will discover a comprehensive range of amenities that support a healthy lifestyle. From state-of-the-art sports facilities to indulgent SPA salons and wellness centers, we provide everything you need to enhance your well-being. It's not just a place to live; it's a way of life. We are creating an environment where you can indulge in comfort and luxury while being in harmony with yourself and the world around you.

This presents an opportunity to acquire a villa in a one-of-a-kind project that offers not only high-quality housing but also establishes an environmentally clean and energetically positive environment. You have the chance to own a villa for personal living, indulging in comfort and coziness on a tropical island. Investors can anticipate a stable income and high profitability for their investments, as the real estate market in Phuket continues to thrive. Additionally, we provide the most advantageous prices during the initial construction phase.

PROJECT DESCRIPTION

ALLTHAI village & spa It is a complex of 30 luxury villas each with its own swimming pool situated in the prestigious area of Phuket Island not far from the most prestigious Laguna and Bangtao area.

The villas are offered in four distinct floor plans, consisting of three bedrooms or more. Each villa is built using premium materials and furnished with modern appliances, ensuring the residents' maximum comfort. The interior design of the villas is meticulously crafted, creating a cozy and inviting atmosphere.

The villa complex will feature an exquisite clubhouse, offering residents access to a comprehensive range of amenities for a comfortable lifestyle.

One of the standout features of the project is the inclusion of private spa centers, incorporated into the design of the three-story villas. Each three-story villa will boast its own spa center, complete with a jacuzzi and a personal gym, providing added value for prospective investors and residents. Furthermore, we are more than happy to accommodate investors who wish to customize their villa according to their specific requirements. Rest assured, we will take into account the overarching concept of our village, ensuring that the project retains its overall appeal for a diverse audience.

This is not just a project of 30 luxury villas each with its own swimming pool; it is an incredible opportunity for investors to gain substantial returns on their investments. With the increasing demand for real estate in this region and the exceptional investment potential at the initial construction phase, investors can expect remarkable profitability that shines brighter than ever.

INVESTMENT POTENTIAL

The project presents a unique opportunity for investors who are interested in acquiring high-yielding real estate in Phuket. As construction commences, we are offering low prices that are expected to increase as the project progresses. This allows investors to capitalize on the early stages of development and potentially benefit from significant price appreciation. Don't miss out on the chance to secure a profitable investment in Phuket.

Purchasing a villa in our complex, you are investing in the Thai Baht, one of the most stable currencies in the world, as well as the growing real estate market in Phuket. According to our analytical data, the value of the villa may increase by 2.5 times by the time of completion of construction. And this is not a coincidence.

Why is the real estate market in Phuket growing every year, and why is the property market on the island experiencing progressive growth rates of over 15% per year after the pandemic?

- After the pandemic, many remote professions are relocating to Phuket, where comfortable living and working conditions have been established.
- The unstable economic situation worldwide prompts people to seek safe places to invest their savings.
- Phuket is a small island, with 80% of its land occupied by national parks where construction is prohibited or impossible, contributing significantly to the rise in property prices.
- The pent-up demand effect after the pandemic.
- Phuket is a contender for hosting EXPO 2028, alongside cities like Belgrade, Malaga, San Carlos de Bariloche, and Bloomington.
- Additionally, Phuket is relatively affordable compared to other locations, such as Dubai.

Purchasing a villa is not only a profitable but also a sensible decision. By investing in a promising and reliable asset, you have the opportunity to earn capital gains through the resale of the villa during the construction phase with a profit margin of at least 15-20%. Our analysts forecast that the market capitalization of your villa may increase by 2.5 times by the completion of construction, thanks to the growing real estate market and the increasing prices of our villas as the construction progresses.

INVESTMENT POTENTIAL REASONS

- Unique concept of an energy-harmonious space for residence and leisure
- Prestigious location in an upscale area of Phuket with proximity to all necessary infrastructure, including international schools and the airport
- Safe location outside the reach of tsunamis and with construction on solid grounds
- Low prices at the start of construction with high growth potential with the village construction progress
- Unique village infrastructure providing residents with all essential amenities
- Phuket's real estate market growth (15% per year) and high investment potential (projected villa capitalization increase of 2.5 times upon completion of construction)
- Opportunity to generate income through rental or resale even during the construction phase
- Possibility of obtaining financing from the developer for a period of up to 5 years



LOCATION AND INFRASTRUCTURE NEARBY

One of the most prestigious area in Phuket near Laguna and Bangtao beach.

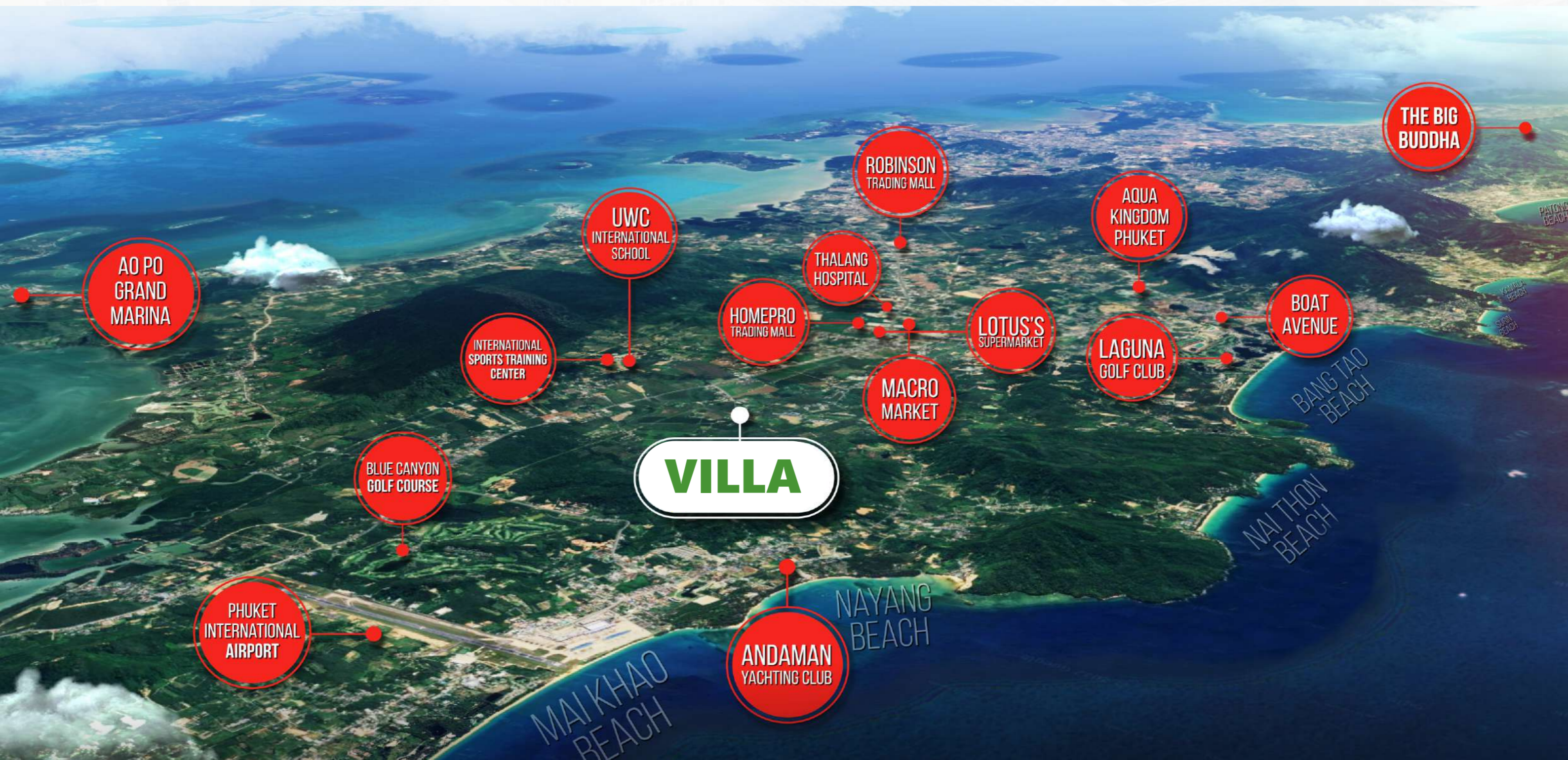
Just a 5-10 minute drive from our village, you'll find some of Phuket's best beaches, such as Bangtao and Mai Khao. There's also the worldwide known Blue Canyon golf club, the luxurious AoPo Grand Marina, the prestigious Laguna area, Boat Avenue, horse riding club in Mai Khao, and a multitude of shopping and entertainment centers, spas, beach clubs, restaurants, and bars.

UMC International School, located near the villa village, makes it an attractive investment option for families with children who value quality education and want to provide the best opportunities for their kids. Additionally, our proximity to the international airport makes our project convenient for busy business professionals who value their time.

This exceptional location makes it an appealing investment opportunity, as it provides access to a variety of infrastructure facilities that contribute to a high potential for real estate price growth.

Furthermore, we guarantee the safety of our investors property as the village is located outside the tsunami reach zone and is constructed on solid ground. This is an important factor that ensures the stability and durability of the structures, significantly enhancing the value of the real estate in our village.

LOCATION AND INFRASTRUCTURE NEARBY VILLA



INTERNAL INFRASTRUCTURE

ALLTHAI VILLAGE & SPA

All essential amenities for living, leisure, and entertainment will be available within the village complex. Owners of villas and their guests can indulge in stunning views of the tropical forest and mountains, which will leave them with unforgettable impressions. However, our additional value lies in the fact that we offer a unique infrastructure that promotes the well-being of village residents and supports their health.

Our exquisite clubhouse, wellness center, spa and sauna, fitness center, dedicated spaces for yoga, meditation, and crossfit, convenient shops, a children's daycare, and enriching educational activities for children - all of these amenities will be available within the premises of the complex, adding an irresistible allure to the property.

We also provide 24/7 security and concierge services to ensure the comfort and safety of our residents.

In addition, the clubhouse area will include restaurants offering Asian and international cuisine, and a restaurant featuring a Michelin-starred Chef

SURROUNDED BY NATURE



VILLAS DESCRIPTIONS AND LAYOUTS

30 luxury pool villas of 4 types:

- Type A: Oxygen - Premium two-floor or villas, 3 bedrooms, with a built-in area of 489 sq.m., and land plot from 423 to 544 sq.m.
- Type B: Oasis - Premium three-floor villas, 3 bedrooms, with a built-in area of 714 sq.m., and land plot from 454 to 694 sq.m. With a private spa & health center on the third floor.
- Type C: Harmony - Luxury two-floor villas, 3 bedrooms, with a built-in area of 653 sq.m., and land plot from 827 to 1,181 sq.m.
- Type D: Infinity - Many clients like to be involved in the construction process, so we provide such an opportunity for them with our Infinity villas, which signifies limitless possibilities. This is your canvas for creativity. We will create your perfect villa that reflects your unique desires and needs, while considering the overall concept of our village.

The price of our villas already includes an exquisite furniture package from top-tier brands, ensuring that every detail is taken care of. We understand the value of your precious time, especially for businessmen, which is why we have gone the extra mile to ensure that your villa is fully furnished and ready for you to move in upon completion. No additional costs or hassle, just pure luxury and convenience awaiting you.

MASTERPLAN



TYPE A: OXYGEN



GROUND FLOOR PLAN

- AREA BUILT-IN 489 SQM •
- LANDPLOT 423 - 544 SQM
- SWIMMING POOL 10X4,50 METERS

TYPE A: OXYGEN



- AREA BUILT-IN 489 SQM •
- LANDPLOT 423 - 544 SQM
- SWIMMING POOL 10X4,50 METERS



TYPE B: OASIS



GROUND FLOOR PLAN

- AREA BUILT-IN 714 SQM •
- LANDPLOT 454 TO 694 M²
- SWIMMING POOL 10X4,50 METERS

TYPE B: OASIS



SECOND FLOOR PLAN

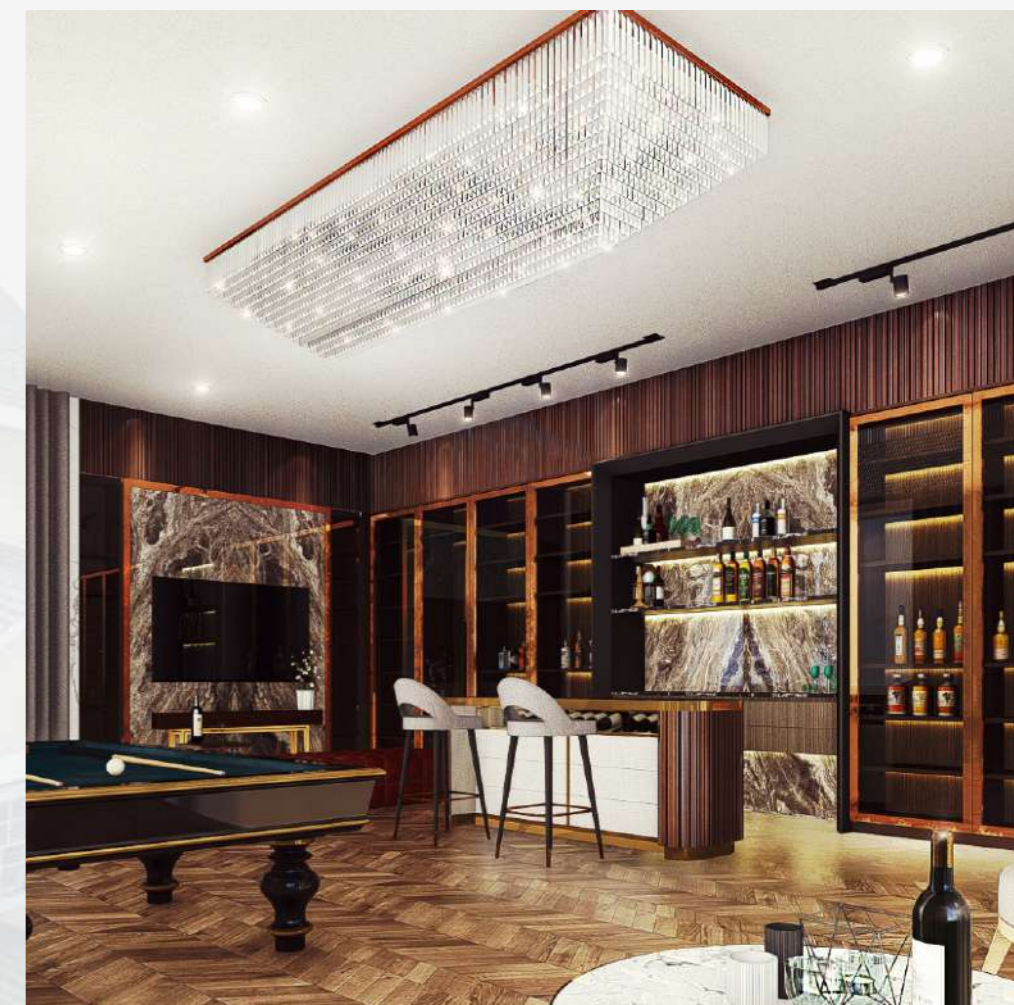
- AREA BUILT-IN 714 SQM •
- LANDPLOT 454 TO 694 M²
- SWIMMING POOL 10X4,50 METERS

TYPE B: OASIS



FIRST FLOOR PLAN

- AREA BUILT-IN 714 SQM •
- LANDPLOT 454 TO 694 M²
- SWIMMING POOL 10X4,50 METERS



TYPE C: HARMONY



GROUND FLOOR PLAN

- AREA BUILT-IN 653 SQM.
- LANDPLOT 827 TO 1181 SQM
- SWIMMING POOL 10X5 METERS

TYPE C: HARMONY



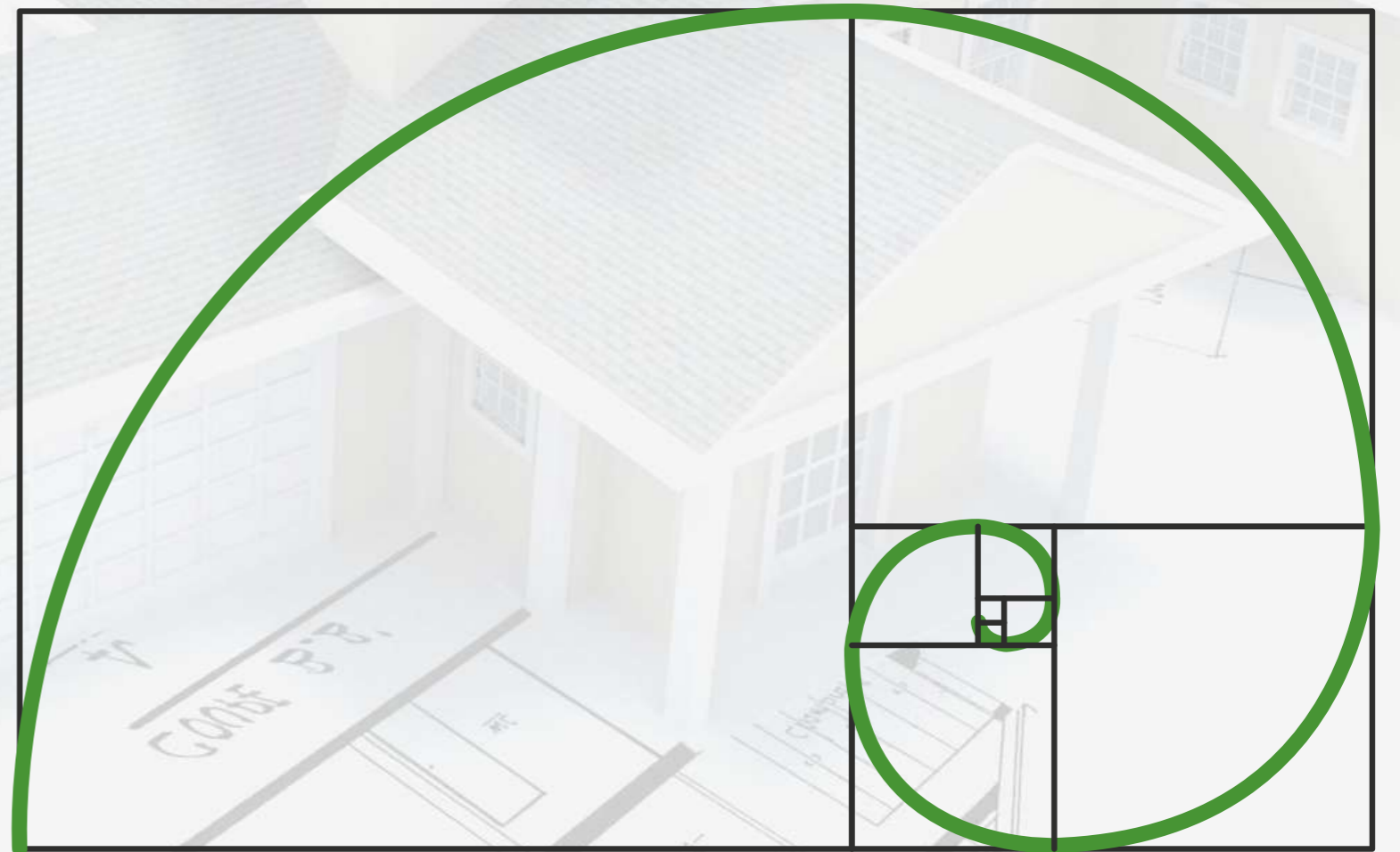
FIRST FLOOR PLAN

- AREA BUILT-IN 653 SQM.
- LANDPLOT 827 TO 1181 SQM
- SWIMMING POOL 10X5 METERS



TYPE D: INFINITY

Customized villa **WITHIN YOUR BUDGET**
according to your wishes: design,
plan and layout of your choice
within our concept



An aerial view of a residential development featuring several two-story houses with grey roofs and light-colored walls. The houses are arranged in a cluster. In the bottom-left corner, there are architectural blueprints overlaid on the scene, showing floor plans with dimensions and labels like 'Garage', 'Living', and 'Kitchen'. The text 'INVESTMENT OFFER' is prominently displayed in the center of the image in a bold, green, sans-serif font.

INVESTMENT OFFER

CAPITALIZATION GROWTH, %

Depending on the construction stage



CAPITALIZATION OF SQ.M. GROWTH

Depending on the construction stage



INVESTMENT SCENARIO

Estimated income from the resale of villa type A after 12 - 24 months, if a finance option for 1 year has been chosen

VILLA TYPE	SQ.M.	VILLA VALUE						
TYPE A OXYGEN	489	2 Q 2024 <small>2Q. 2024</small>	3 Q 2024 <small>3Q. 2024</small>	4 Q 2024 <small>4Q. 2024</small>	2 Q 2025 <small>2Q. 2024</small>	4 Q 2025 <small>4Q. 2025</small>	1 Q 2026 <small>1Q. 2026</small>	2 Q 2026 <small>2Q. 2026</small>
		฿62018	฿87569	฿98484	฿120377	฿127695	฿134951	฿145928
		฿30 326 860	฿42 821 526	฿48 159 054	฿58 864 435	฿62 443 005	฿65 991 247	฿71 359 102
1 YEAR FINANCE OPTION ESTIMATION		40%		70%	100%			
PAYMENT 1	40%	฿12 130 744						
PAYMENT 2	30%			฿9 098 058				
PAYMENT 3	30%				฿9 098 058			
AMOUNT INVESTED					฿30 326 860	฿30 326 860	฿30 326 860	฿30 326 860
PROPERTY TRANSFER EXPENSES					฿50 000	฿50 000	฿50 000	฿50 000
REALESTATE COMMISSION					฿2 943 222	฿3 122 150	฿3 299 562	฿3 567 955
NEW BUYER CONTRACT AMOUNT					฿58 864 435	฿62 443 005	฿65 991 247	฿71 359 102
NET INCOME					฿25 544 353	฿28 943 995	฿32 314 825	฿37 414 287
PROFITABILITY					76,66%	86,40%	95,96%	110,22%
NUMBER OF MONTHS					12	18	21	24

INVESTMENT SCENARIO

Estimated income from the resale of villa type B after 12 - 24 months, if a finance option for 1 year has been chosen

VILLA TYPE	SQ.M.	VILLA VALUE						
TYPE B OASIS	714	2 Q 2024 <small>2Q. 2024</small>	3 Q 2024 <small>3Q. 2024</small>	4 Q 2024 <small>4Q. 2024</small>	2 Q 2025 <small>2Q. 2025</small>	4 Q 2025 <small>4Q. 2025</small>	1 Q 2026 <small>1Q. 2026</small>	2 Q 2026 <small>2Q. 2026</small>
		฿60 111	฿84 877	฿95 457	฿116 676	฿123 770	฿130 803	฿141 442
		฿42 919 607	฿60 602 485	฿68 156 336	฿83 306 957	฿88 371 471	฿93 393 065	฿100 989 835
1 YEAR FINANCE OPTION ESTIMATION		40%		70%	100%			
PAYMENT 1	40%	฿17 167 843						
PAYMENT 2	30%			฿12 875 882				
PAYMENT 3	30%				฿12 875 882			
AMOUNT INVESTED					฿42 919 607	฿42 919 607	฿42 919 607	฿42 919 607
PROPERTY TRANSFER EXPENSES					฿50 000	฿50 000	฿50 000	฿50 000
REALESTATE COMMISSION					฿4 165 348	฿4 418 574	฿4 669 653	฿5 049 492
NEW BUYER CONTRACT AMOUNT					฿83 306 957	฿88 371 471	฿93 393 065	฿100 989 835
NET INCOME					฿36 172 002	฿40 983 290	฿45 753 805	฿52 970 737
PROFITABILITY					76,74%	86,48%	96,04%	110,31%
NUMBER OF MONTHS					12	18	21	24

INVESTMENT SCENARIO

Estimated income from the resale of villa type C after 12 - 24 months, if a finance option for 1 year has been chosen

VILLA TYPE	SQ.M.	VILLA VALUE						
TYPE C HARMONY	653	2 Q 2024 <small>2Q. 2024</small>	3 Q 2024 <small>3Q. 2024</small>	4 Q 2024 <small>4Q. 2024</small>	2 Q 2025 <small>2Q. 2025</small>	4 Q 2025 <small>4Q. 2025</small>	1 Q 2026 <small>1Q. 2026</small>	2 Q 2026 <small>2Q. 2026</small>
		฿69 809	฿98 570	฿110 857	฿135 499	฿143 737	฿151 904	฿164 261
		฿45 585 282	฿64 366 418	฿72 389 428	฿88 481 032	฿93 860 096	฿99 193 574	฿107 262 169
1 YEAR FINANCE OPTION ESTIMATION		40%		70%	100%			
PAYMENT 1	40%	฿18 234 113						
PAYMENT 2	30%			฿13 675 585				
PAYMENT 3	30%				฿13 675 585			
AMOUNT INVESTED					฿45 585 282	฿45 585 282	฿45 585 282	฿45 585 282
PROPERTY TRANSFER EXPENSES					฿50 000	฿50 000	฿50 000	฿50 000
REALESTATE COMMISSION					฿4 424 052	฿4 693 005	฿4 959 679	฿5 363 108
NEW BUYER CONTRACT AMOUNT					฿88 481 032	฿93 860 096	฿99 193 574	฿107 262 169
NET INCOME					฿38 421 699	฿43 531 809	฿48 598 613	฿56 263 778
PROFITABILITY					76,75%	86,50%	96,05%	110,32%
NUMBER OF MONTHS					12	18	21	24

INVESTMENT PROCESS

NOW WE ARE ACCEPTING APPLICATIONS FROM POTENTIAL
INVESTORS INTERESTED IN PURCHASING VILLAS

FINANCING FACILITIES:

- 100% advance payment - 1 mln baht discount
- 6 months payment: 30% downpayment, 30% after 3 months, 30% after 6 months, 10% delivery
- 12 months payment: 40% downpayment, 30% after 6 months, 20% after 12 months, 10% delivery
- Financing facilities for 3 years: 50% downpayment, 5% per annum for 3 years
- Financing facilities for 5 years: 60% downpayment, 5% per annum for 5 years

We are delighted to provide you with comprehensive information about the project, villa layouts, infrastructure, and finance metrics to assist you in making the right investment decision.

PROJECT DOCUMENTATION AND PRICES

The project is currently in the initial stage of construction, and we have set the initial price per square meter for the different 30 luxury villas each with its own swimming pool ranging from 60,000 to 69,800 Thai Baht.:

- Type A: Oxygen - starting from 30.3 million Thai Baht (62,000 Thai Baht per square meter)
- Type B: Oasis - starting from 42.9 million Thai Baht (60,000 Thai Baht per square meter)
- Type C: Harmony - starting from 45.6 million Thai Baht (69,800 Thai Baht per square meter)
- Type D: Infinity - within the client's budget

DOCUMENTS AVAILABLE

- Chanot - a document for land
- DBD - an article of association document
- Company registration - an article of association document
- Registration number of construction permits : RED - 010566

[https://drive.google.com/drive/folders/1Js77B7Khyj89XIM2zq_fXr6whkqVrBiP?usp=share link](https://drive.google.com/drive/folders/1Js77B7Khyj89XIM2zq_fXr6whkqVrBiP?usp=share_link)



PROJECT TEAM



CMP GROUP

CMP group is an international company operating in the real estate, development, and investment market since 2007. With representations worldwide in countries such as Thailand, Russia, Singapore, UAE, Turkey, Canada, USA, and other countries.

Our development projects are located in Bangkok, Pattaya, Koh Mak, Phuket, and throughout Thailand. We are winners of the prestigious Thailand Property Awards in 2021 and 2022, as well as multiple winners of the international competition for the best products and services "Gemma" in 2013, 2015, 2021, and 2023.



CONTACTS



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