



SUNRISE LAKE

PHUKET



EARLY ACCESS

We invite you to explore Sunrise Lake, our newest project located in the heart of Phuket's most sought-after area. This brochure offers an exclusive preview of layouts and introductory pricing, providing early access to a unique investment opportunity. Please note, as this is a private sale, layouts and renderings may be subject to adjustments at the developer's discretion.

An aerial photograph of a tropical coastline in Phuket, Thailand. The image shows a series of bays with vibrant turquoise water and white sandy beaches. The land is covered in dense, lush green tropical forest. In the foreground, the top of the frame is framed by the dark green leaves of a tree. The sky is a clear, bright blue with a few scattered white clouds. The overall scene is a picturesque view of a world-class tropical paradise.

PHUKET

A WORLD-CLASS TROPICAL PARADISE



PHUKET

INTERNATIONAL FLIGHTS

(As of 2025)

Hong Kong
Singapore
Kuala Lumpur, Penang
Shenzhen, Chengdu, Shanghai
Siem Reap
Taipei
Yangon
Seoul
Ho Chi Minh City
Istanbul

Muscat
Tel Aviv
Mumbai, Delhi, Bengaluru
Ulaanbaatar
Doha
Tokyo
Dubai, Abu Dhabi
Sydney, Melbourne
New York, San Francisco
Rome

Amsterdam
Helsinki
Madrid, Barcelona
Porto, Lisbon
Frankfurt
Paris, Nice
London
Zürich
Copenhagen

DOMESTIC FLIGHTS


(As of 2025)


Bangkok
Chiangmai
Chiangrai
Koh Samui
Krabi
Utapao
Udon Thani
Hat Yai
Ubon Ratchathani
Khon Kaen

<  Kamala Beach

 Bangtao Beach

 Laguna Golf Phuket


 Porto De Phuket & Boat Avenue

 Blue Tree Phuket

 Ban Bang Niew Lake

SUNRISE LAKE
RESORT



 Kamala Beach 8 KM >

A new upcoming 8 km road will provide direct access to Kamala Beach from this area.

SUNRISE LAKE
(Private)



LAKESIDE CALM

BREATHE, BELONG AND UNWIND IN LAKESIDE SERENITY

MASTER PLAN



-  BAN BANG NIEW LAKE
200 m - Drive
-  BANGTAO BEACH
7 km - Drive
-  KAMALA BEACH
8 km - Drive

Preliminary master plan that may be modified to meet architectural and construction requirements.





SUNRISE LAKE

PRIVATE POOL VILLAS, PHUKET

Sunrise Lake offers contemporary luxury villas surrounded by the sun-soaked landscapes of the captivating Phuket island. Fringed by lush foliage, Sunrise Lake is a collection of 31 exclusive private pool villas ranging from 2 to 3 bedrooms.



GYM

STAY ACTIVE WITH STATE-OF-THE-ART
FITNESS EQUIPMENT.

A woman is sitting on a wooden bench in a sauna, wrapped in a white towel. She is looking towards the right. In the foreground, there is a stone heater filled with dark, jagged rocks. A copper bowl hangs from the ceiling. The walls are made of light-colored wood.

SAUNA

UNWIND AND REJUVENATE IN A TRANQUIL
SETTING.



VILLA LAYOUTS

VILLA OMEGA

2 BEDROOM | 1 STOREY



LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA

Renderings are for illustration purposes only. Actual layouts may vary. Please refer to the floor plan for exact dimensions and specifications. Landscaping, built-ins, wooden ceilings, and furniture are available as upgrades. Contact our sales team for details on floor plans and finishes.



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LIMITED EDITION - OMEGA



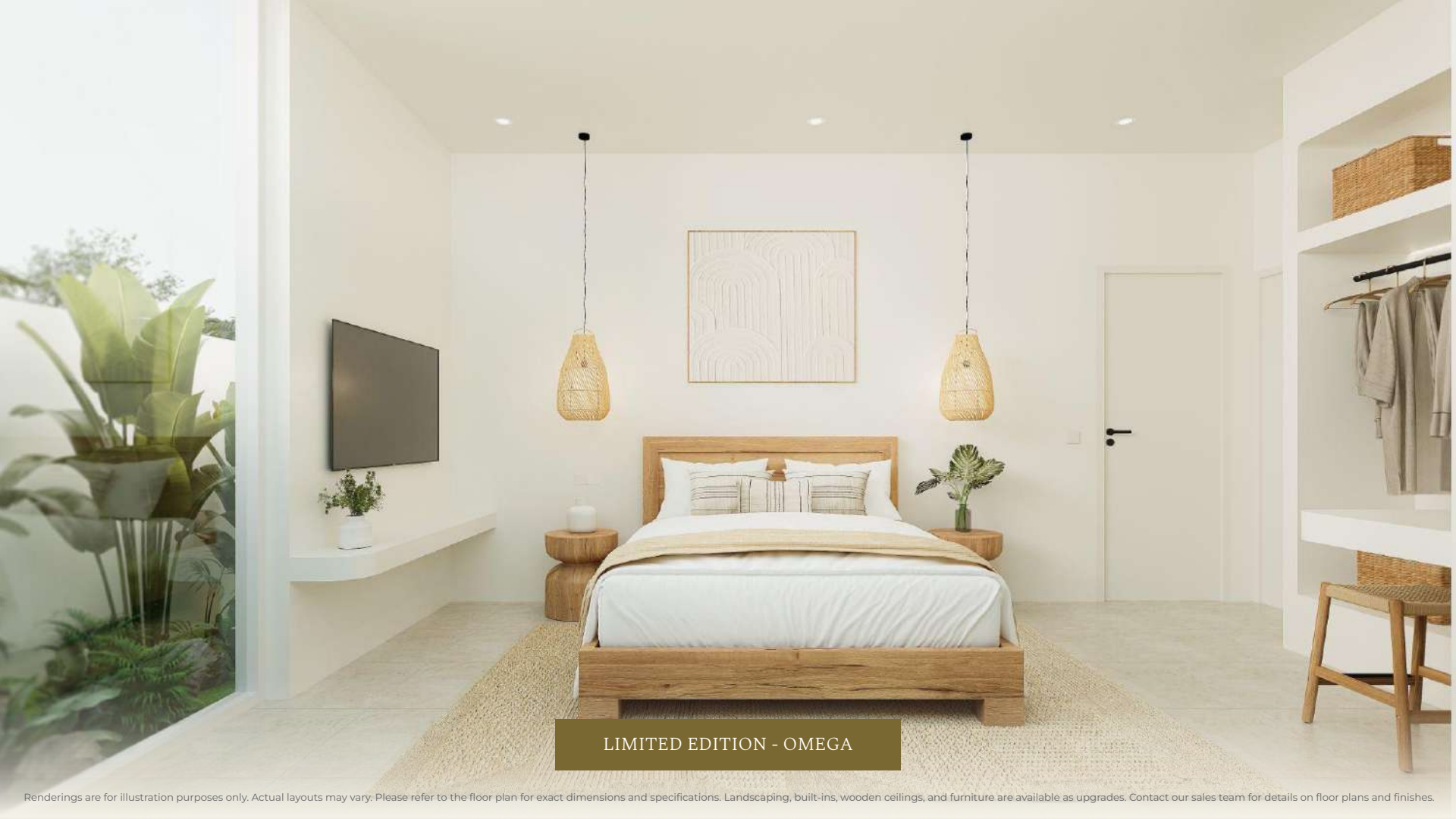
LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA

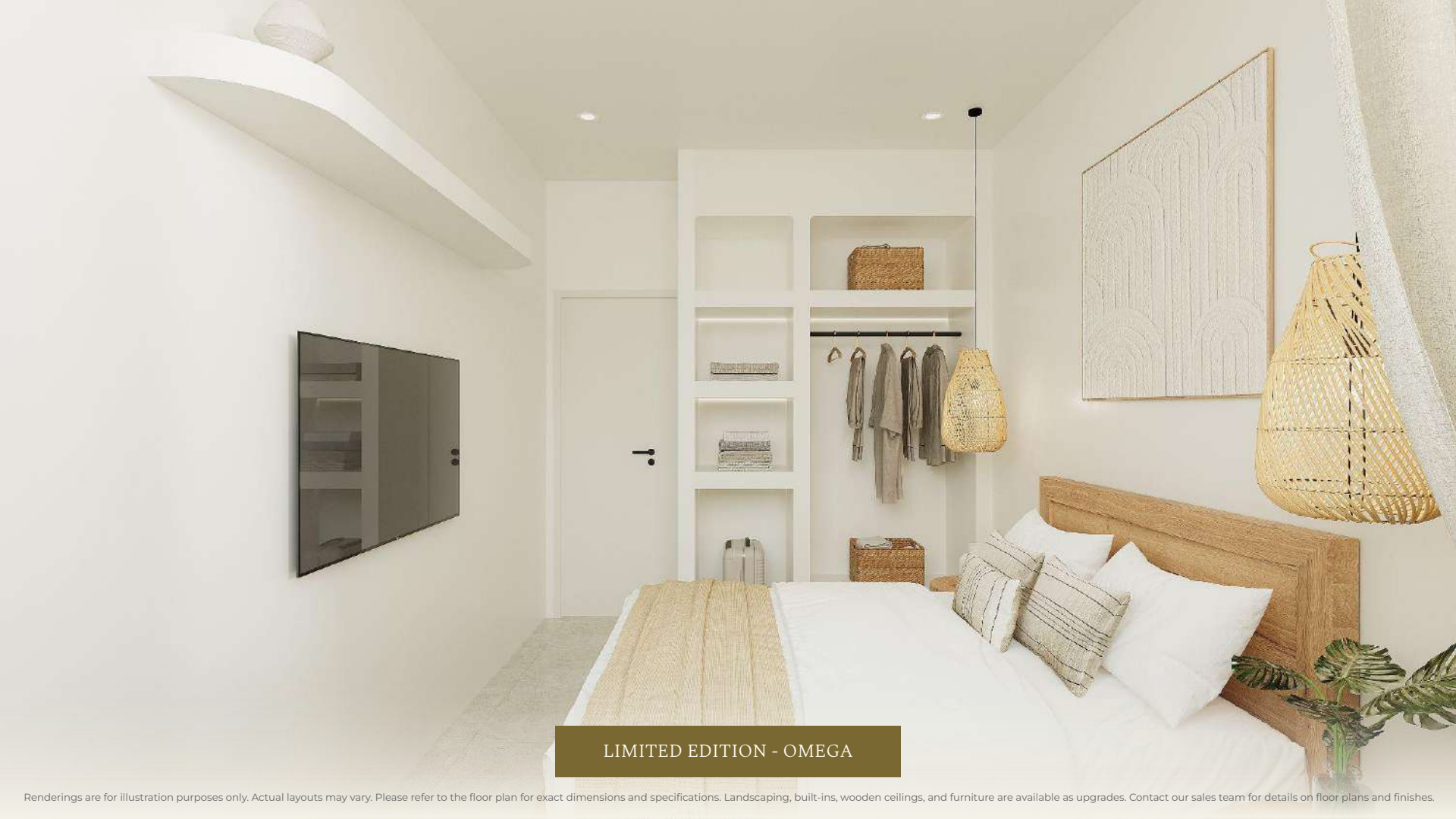


LIMITED EDITION - OMEGA

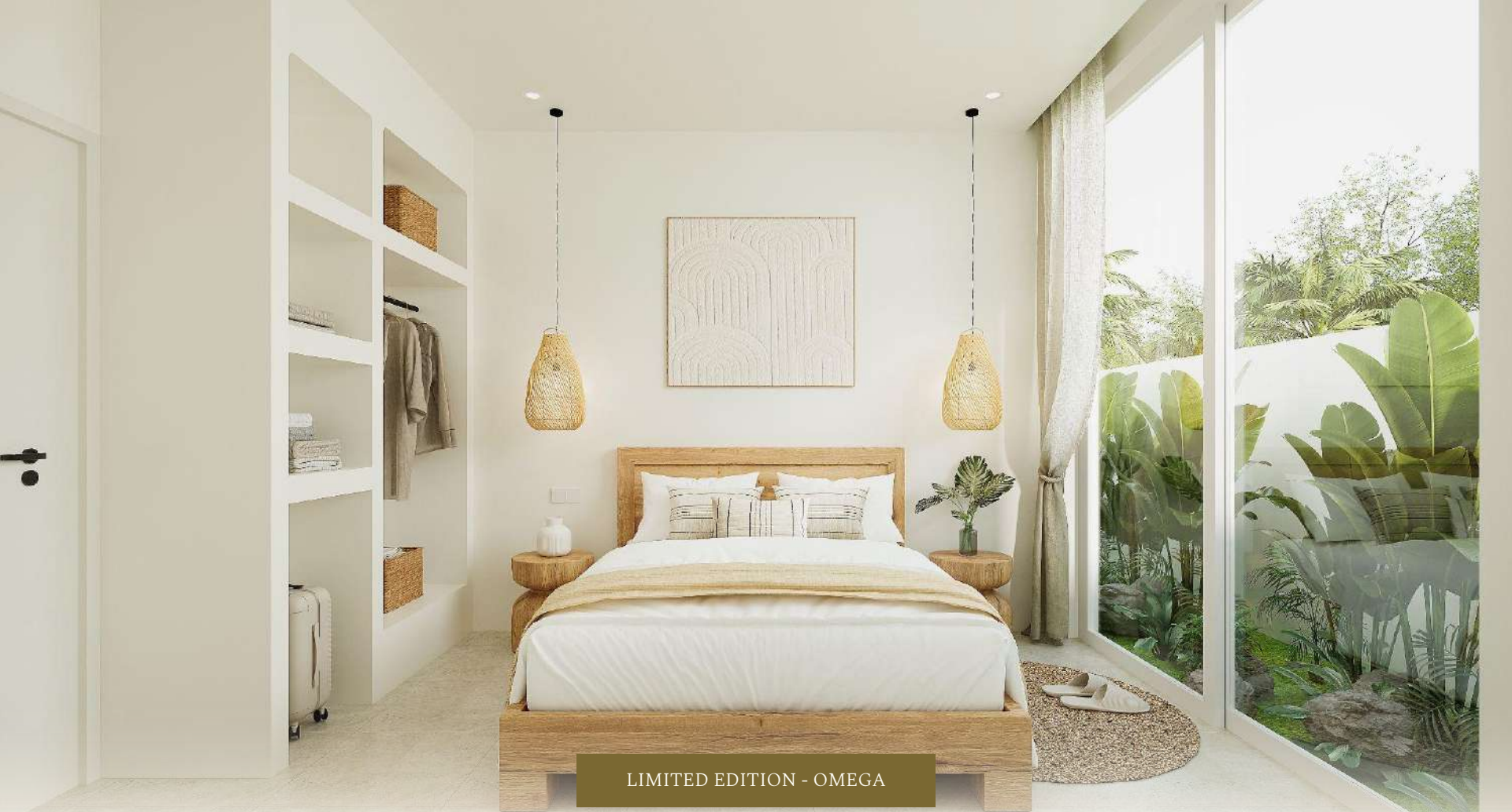


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LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA

VILLA OMEGA

3 BEDROOM | 2 STOREY

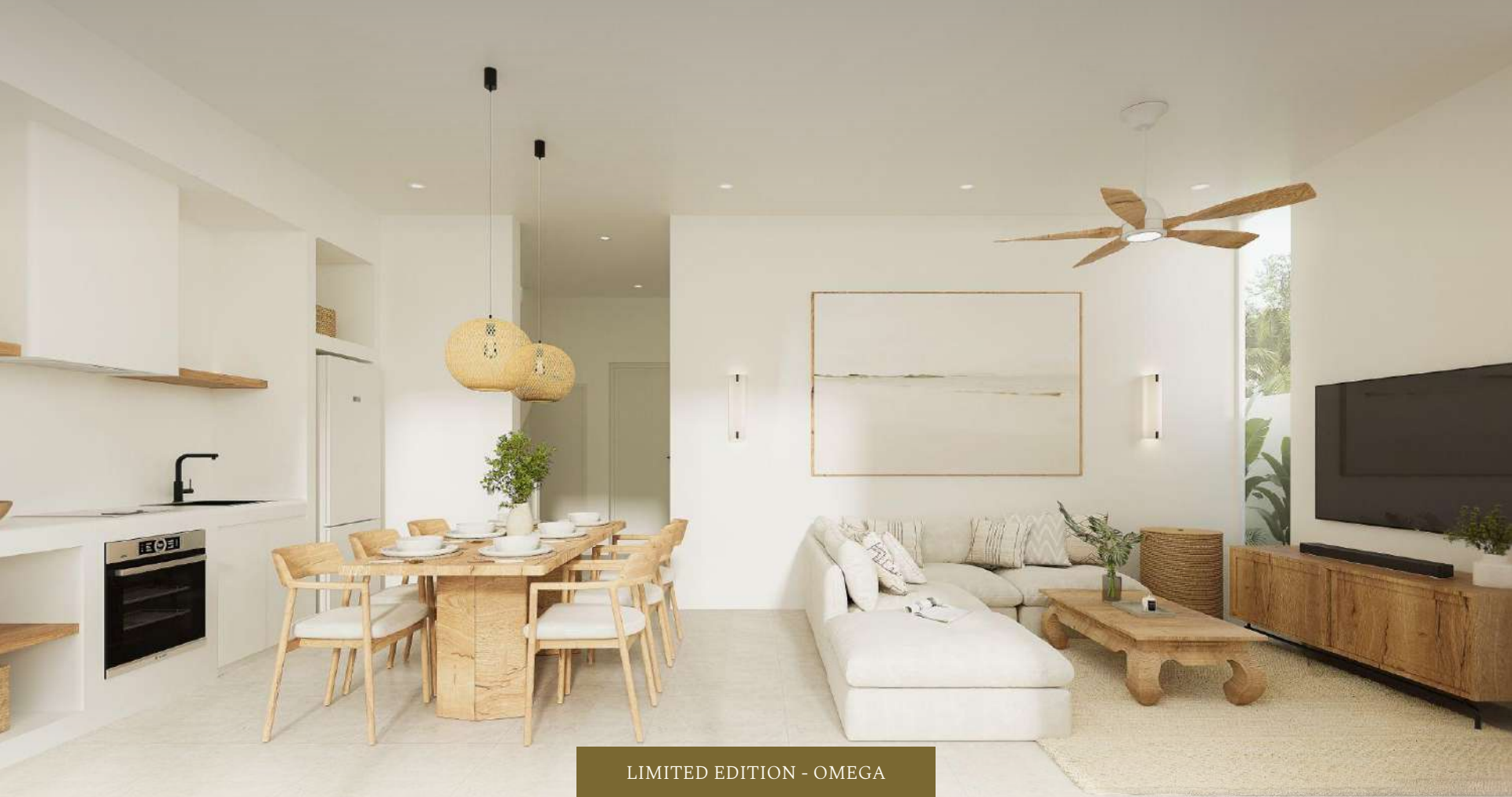


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LIMITED EDITION - OMEGA



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LIMITED EDITION - OMEGA



LIMITED EDITION - OMEGA

VILLA OMEGA

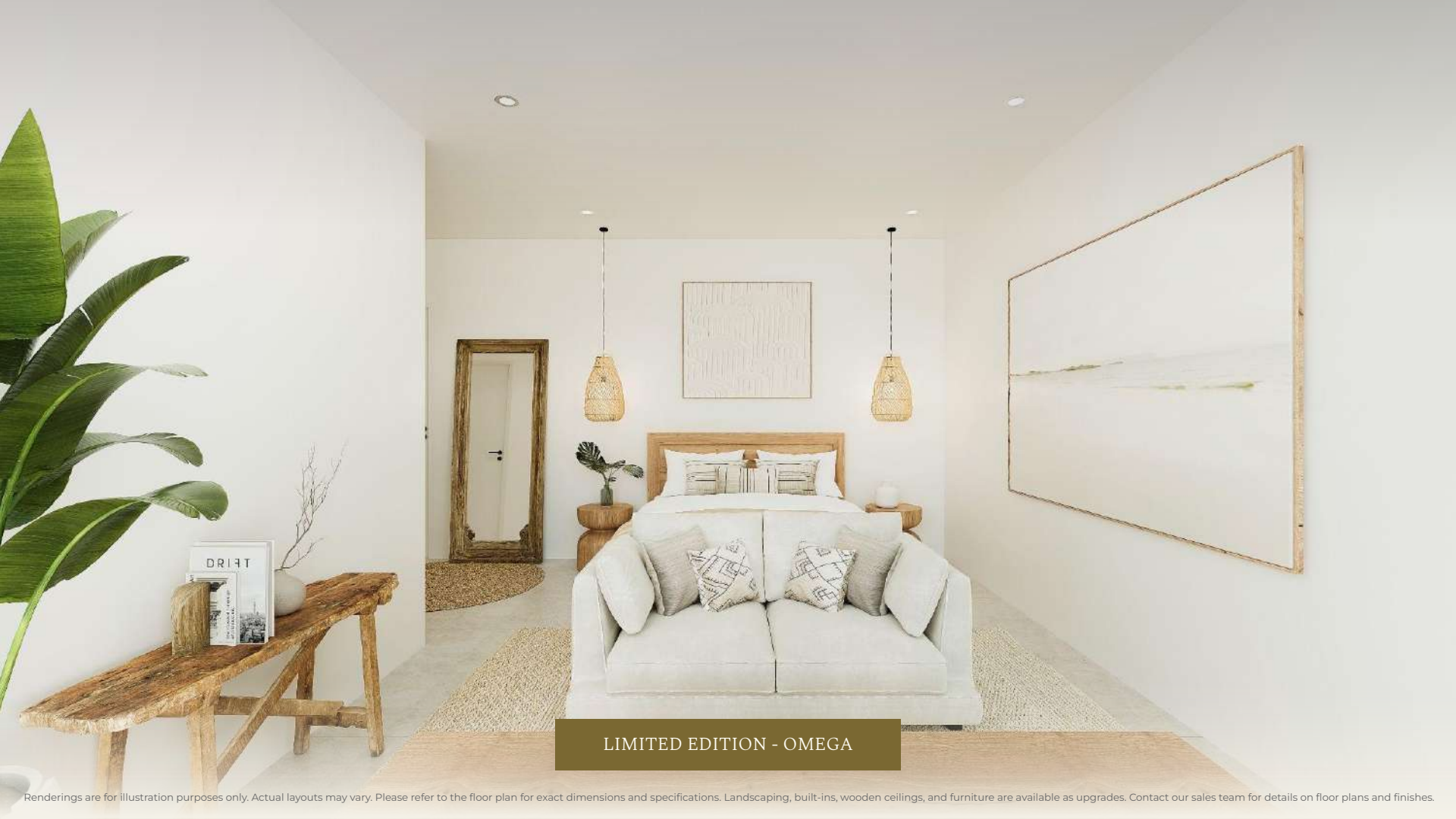
4 BEDROOM | 2 STOREY



LIMITED EDITION - OMEGA



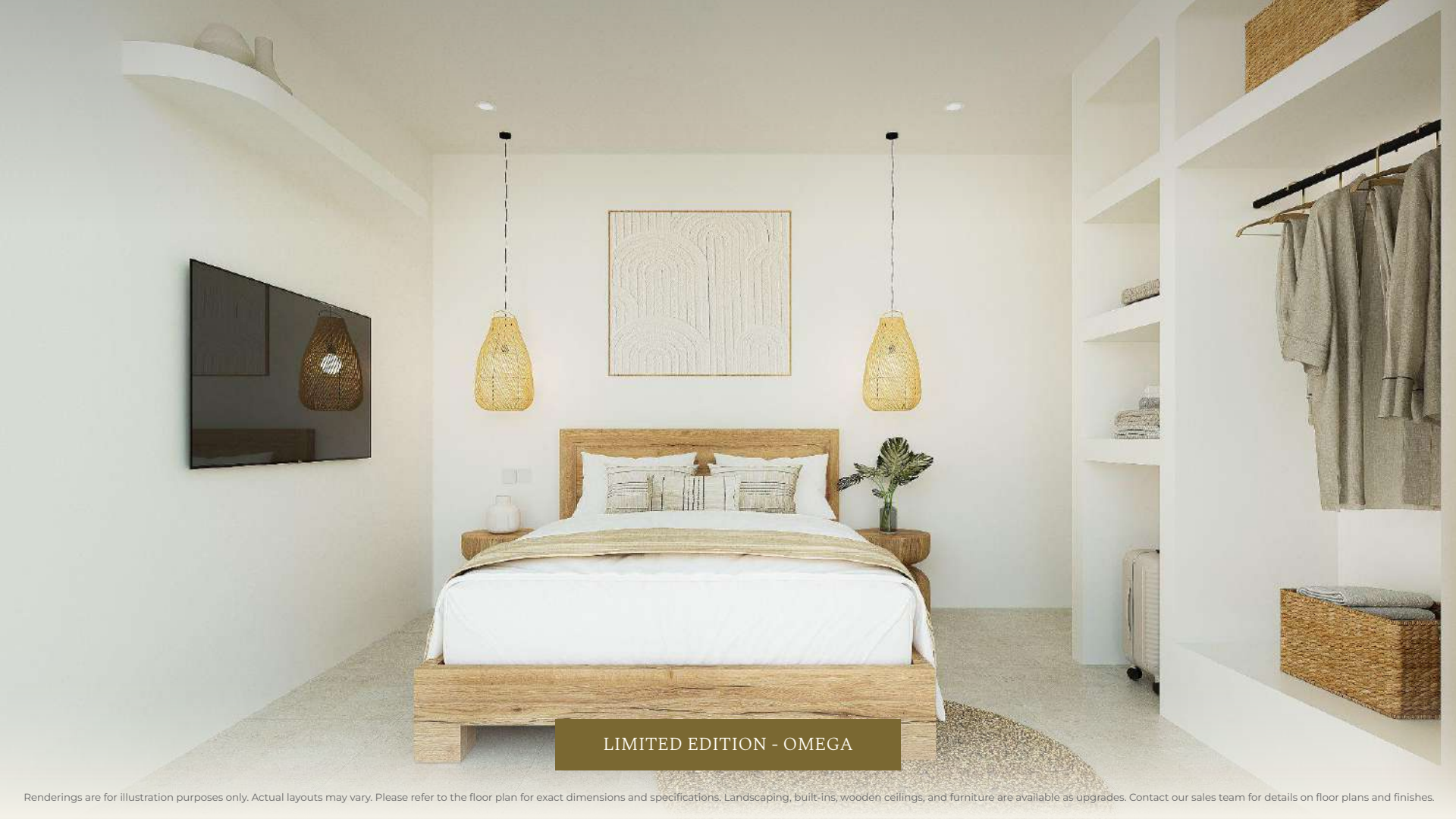
LIMITED EDITION - OMEGA



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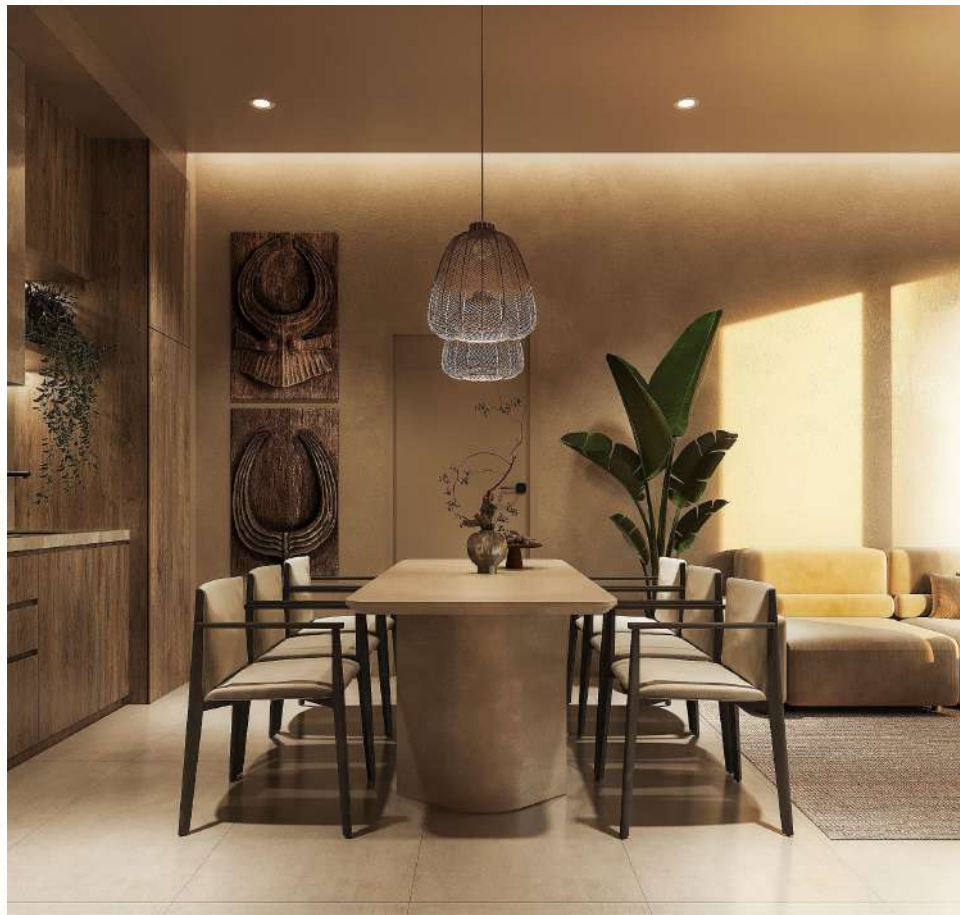
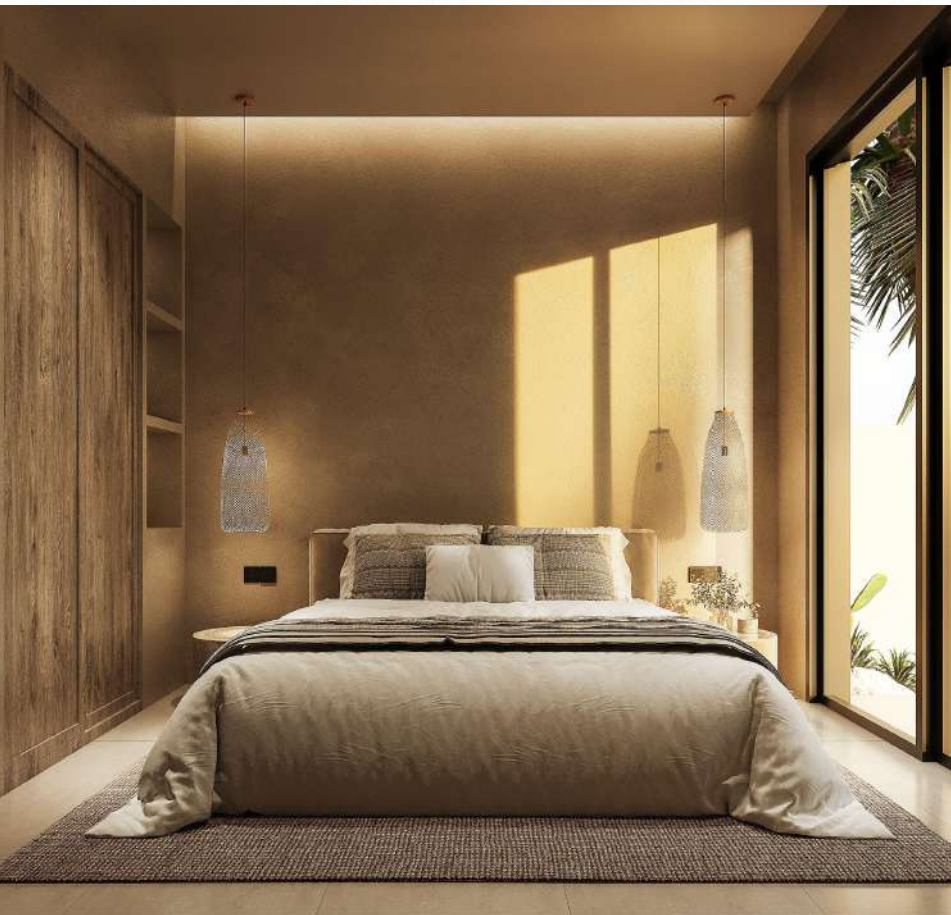
VILLA PALAS

2 BEDROOM | 1 STOREY





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VILLA PALAS
3 BEDROOM | 1 STOREY





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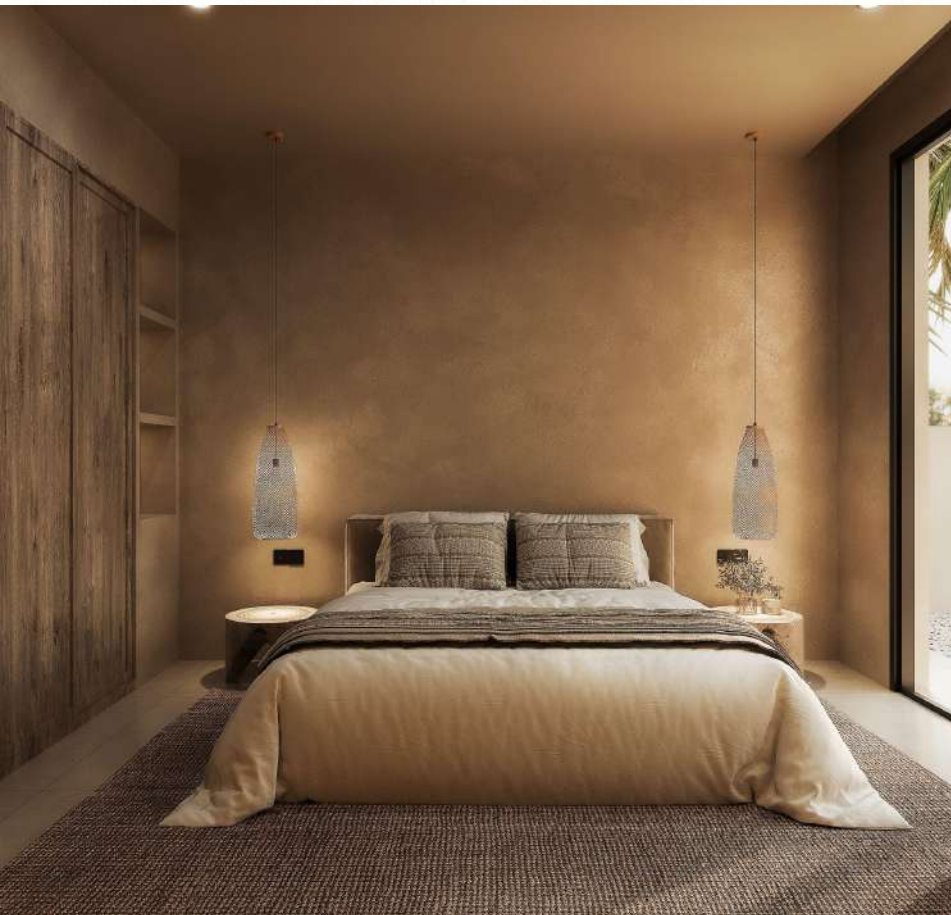
VILLA PALAS (MAX)

3 BEDROOM | 1 STOREY





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VILLA PALAS (NEO)

3 BEDROOM | 1 STOREY

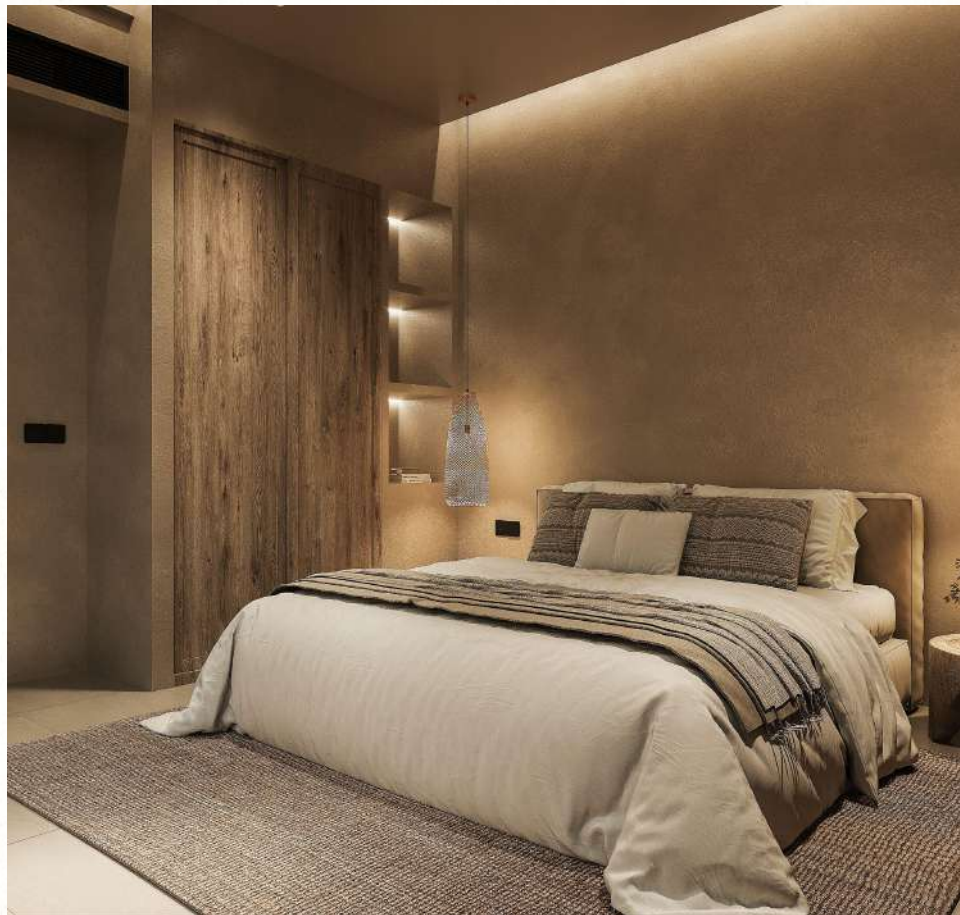




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VILLA BILANCIA

3 BEDROOM | 2 STOREY



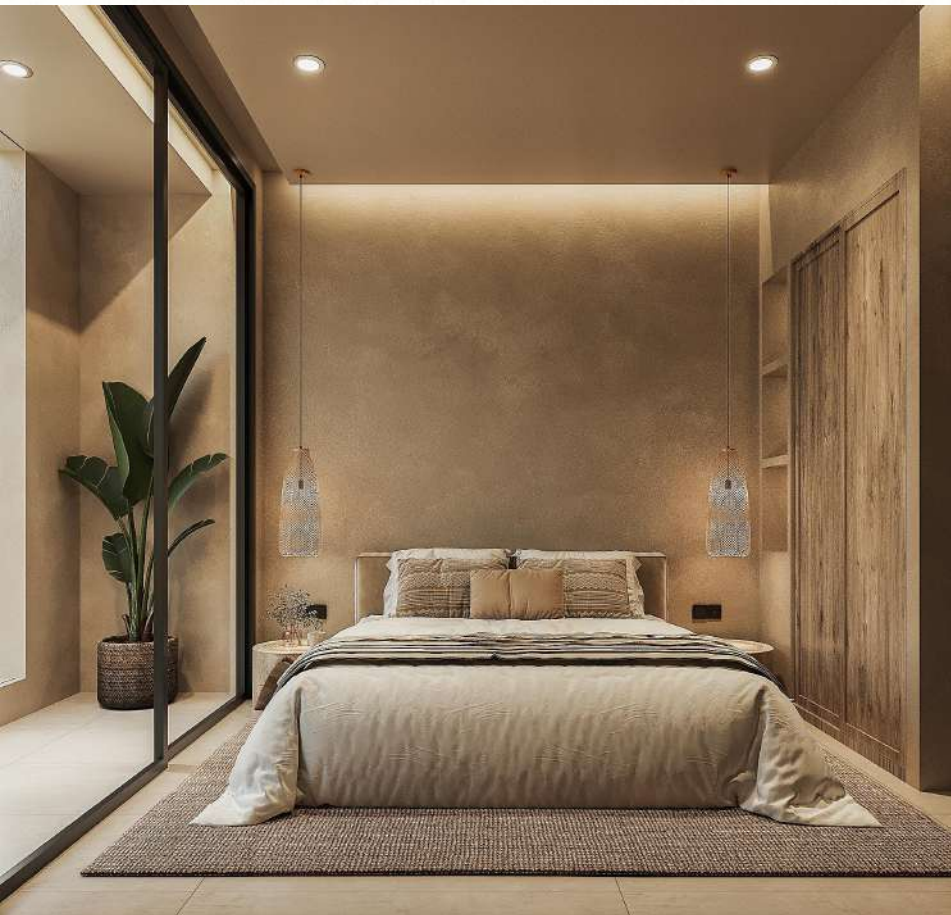


VILLA QUATTRO

4 BEDROOM | 2 STOREY

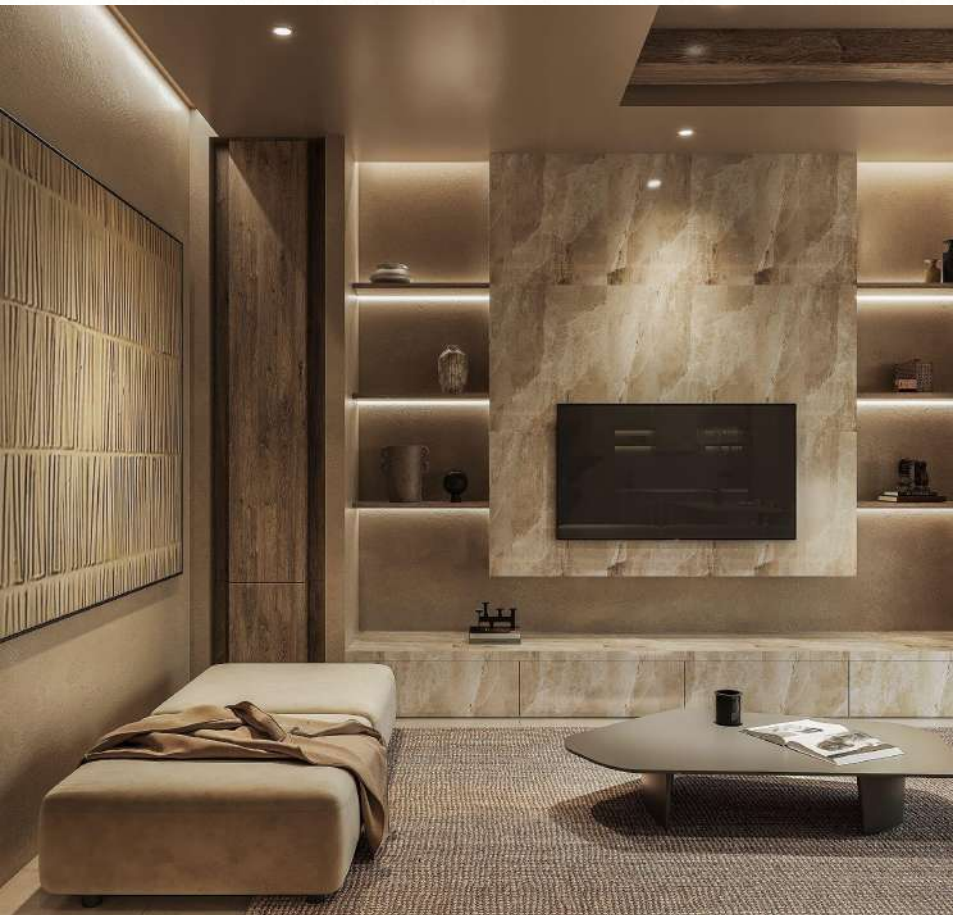


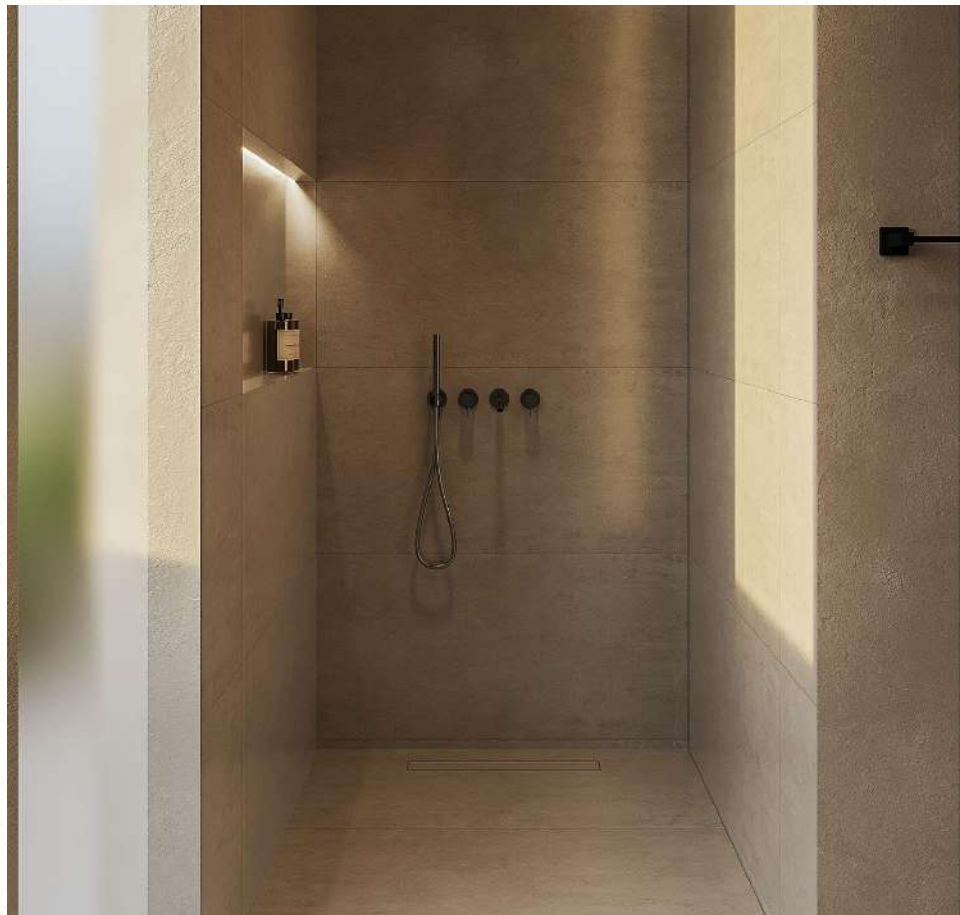
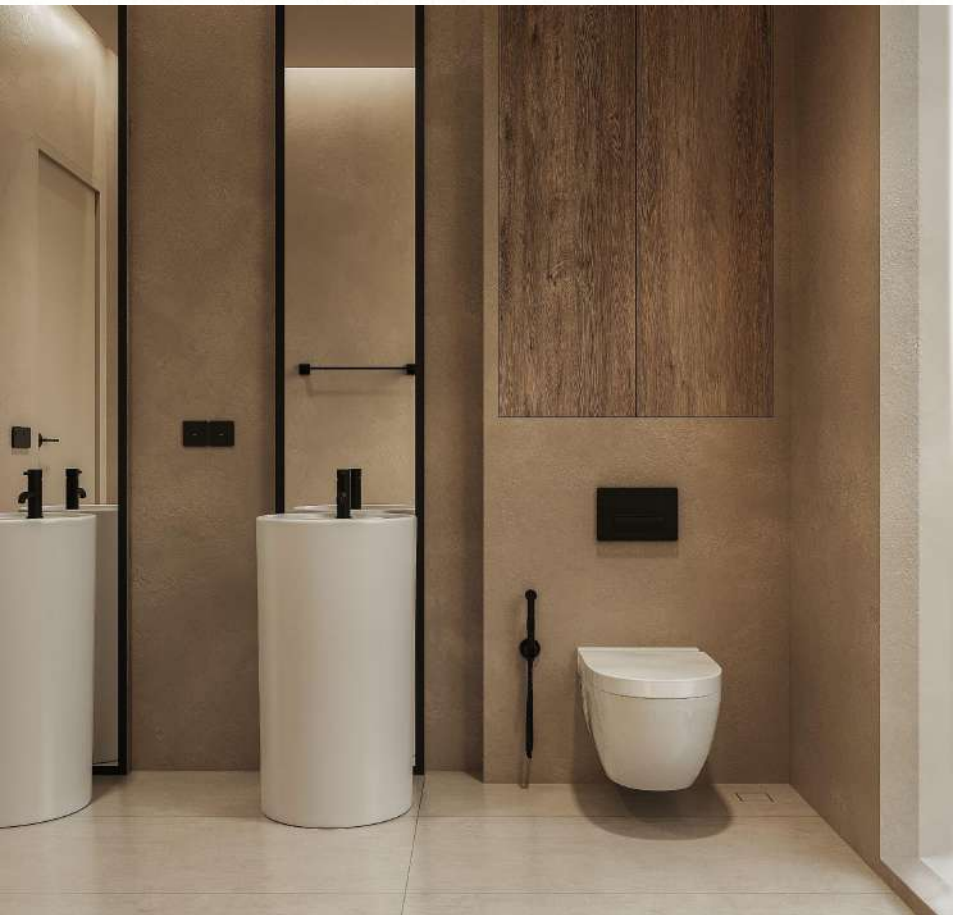
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FULLY-FITTED

The villas are delivered fully-fitted with bathrooms, kitchen, sliding windows, doors, floors & plastered white ceiling, lighting, electrical, water system; an air conditioner, and a fan in each bedroom as well as a fan in each shared room.

UNFURNISHED

The villas will come unfurnished, but as a service, we will assist you with the sourcing, selection, acquisition, and installation of everything required to get your villa ready for occupancy.



FINISHES

Villas will be outfitted with finishes and fixtures that offer a fine blend of style and functionality.





VILLA OMEGA (2)

2 BEDROOM - 1 STOREY

FROM THB 10,900,000 (USD 340,000)

LIVING AREA	27.63 SQM	CORRIDOR	3.78 SQM
BEDROOM 1	17.54 SQM	TERRACE	13.62 SQM
BATHROOM 1	5.53 SQM	POOL	13.86 SQM
BEDROOM 2	13.77 SQM	TECHROOM	2.96 SQM
BATHROOM 2	5.19 SQM	PARKING	21.28 SQM

TOTAL BUILD AREA

125.16 SQM

GROUND FLOOR



FIRST FLOOR



VILLA OMEGA (3)

3 BEDROOM - 2 STOREY

FROM THB 12,990,000 (USD 400,000)

LIVING AREA	27.63 SQM
BEDROOM 1	17.54 SQM
BATHROOM 1	5.53 SQM
BEDROOM 2	13.77 SQM
STAIR	3.82 SQM
CORRIDOR	5.15 SQM

TERRACE	13.62 SQM
POOL	13.86 SQM
TECHROOM	2.96 SQM
PARKING	21.28 SQM

MASTER BEDROOM	19.55 SQM
MASTER BATHROOM	5.67 SQM
CORRIDOR	1.05 SQM
STAIR	5.32 SQM
BALCONY	6.35 SQM

MASTER BEDROOM	19.55 SQM
MASTER BATHROOM	5.67 SQM
CORRIDOR	1.05 SQM
STAIR	5.32 SQM
BALCONY	6.35 SQM

MASTER BEDROOM	19.55 SQM
MASTER BATHROOM	5.67 SQM
CORRIDOR	1.05 SQM
STAIR	5.32 SQM
BALCONY	6.35 SQM

TOTAL BUILD AREA

163.10 SQM

LIMITED EDITION - OMEGA

GROUND FLOOR



FIRST FLOOR



VILLA OMEGA (4)

4 BEDROOM - 2 STOREY

FROM THB 14,490,000 (USD 450,000)

LIVING AREA	27.63 SQM	TERRACE	13.62 SQM	MASTER BEDROOM	24.27 SQM	BALCONY	14.54 SQM
BEDROOM 1	17.54 SQM	POOL	13.86 SQM	MASTER BATHROOM	9.86 SQM	TOTAL BUILD AREA	199.90 SQM
BATHROOM 1	5.53 SQM	TECHROOM	2.96 SQM	BEDROOM 4	13.64 SQM		
BEDROOM 2	13.77 SQM	PARKING	21.28 SQM	BATHROOM 2	6.44 SQM		
STAIR	3.82 SQM			CORRIDOR	1.24 SQM		
CORRIDOR	5.15 SQM			STAIR	4.75 SQM		

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS

2 BEDROOM - 1 STOREY
 FROM THB 13,990,000 (USD 414,000)

LIVING AREA	22.88 SQM	TERRACE	26.55 SQM	PARKING	23.22 SQM
BEDROOM 1	13.00 SQM	OUTDOOR SHOWER	4.87 SQM		
BATHROOM 1	5.85 SQM	ENTRY	6.57 SQM	TOTAL BUILD AREA	151.51 SQM
BEDROOM 2	13.00 SQM	POOL	17.92 SQM	PLOT SIZE	185 SQM
BATHROOM 2	5.85 SQM	TECHROOM	11.80 SQM		

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS

3 BEDROOM - 1 STOREY

FROM THB 14,990,000 (USD 443,000)

LIVING AREA	24.60 SQM	HALLWAY	3.39 SQM	PARKING	25.40 SQM
MASTER BEDROOM	13.76 SQM	TERRACE	19.00 SQM	TOTAL BUILD AREA	161.40 SQM
MASTER BATHROOM	5.44 SQM	ENTRY	5.66 SQM	PLOT SIZE	185 SQM
BEDROOM 2	12.48 SQM	OUTDOOR SHOWER	3.66 SQM		
BEDROOM 3	13.43 SQM	POOL	17.92 SQM		
BATHROOM	5.98 SQM	TECHROOM	10.68 SQM		

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS (Max)

3 BEDROOM - 1 STOREY

FROM THB 15,990,000 (USD 472,000)

LIVING AREA	32.55 SQM	LAUNDRY	8.76 SQM	TECHROOM	10.00 SQM
MASTER BEDROOM	16.74 SQM	CORRIDOR	4.80 SQM	PARKING	24.30 SQM
MASTER BATHROOM	7.38 SQM	TERRACE	28.75 SQM		
BEDROOM 2	16.74 SQM	OUTDOOR SHOWER	3.75 SQM	TOTAL BUILD AREA	206.32 SQM
BEDROOM 3	16.65 SQM	ENTRY	8.39 SQM	PLOT SIZE	200 SQM
BATHROOM	6.51 SQM	POOL	21.00 SQM		

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.



VILLA PALAS (*Neo*)

3 BEDROOM - 1 STOREY

FROM THB 16,990,000 (USD 501,000)

LIVING AREA	30.15 SQM	CORRIDOR	4.73 SQM	TECHROOM	8.37 SQM
MASTER BEDROOM	16.74 SQM	TERRACE	47.69 SQM	PARKING	24.32 SQM
MASTER BATHROOM	7.38 SQM	ENTRY	5.76 SQM		
BEDROOM 2	12.96 SQM	OUTDOOR SHOWER	3.37 SQM	TOTAL BUILD AREA	223.30 SQM
BEDROOM 3	16.83 SQM	POOL	37.44 SQM	PLOT SIZE	200 SQM
BATHROOM	6.25 SQM	GARBAGE BOX	1.30 SQM		

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.

GROUND FLOOR



SECOND FLOOR



VILLA BILANCIA

3 BEDROOM - 2 STOREY

FROM THB 19,990,000 (USD 589,000)

LIVING AREA	49.55 SQM
MASTER BEDROOM	14.91 SQM
MASTER BATHROOM	5.16 SQM
BEDROOM 2	13.57 SQM
BEDROOM 3	13.79 SQM
BATHROOM	5.16 SQM

STAIR	8.39 SQM
BALCONY	21.74 SQM
GUEST TOILET	4.84 SQM
LAUNDRY	1.72 SQM
TERRACE	28.21 SQM
OUTDOOR SHOWER	3.48SQM

ENTRY	7.49 SQM
POOL	28.05 SQM
GARBAGE BOX	1.30 SQM
TECHROOM	7.26 SQM
PARKING	22.36 SQM

TOTAL BUILD AREA	241.81 SOM
PLOT SIZE	220 SQM

Note: This is a preliminary floor plan and is subject to change based on architectural, legal, and construction requirements. Please note that furniture, kitchen island, sala, and outdoor shower are not included.

GROUND FLOOR



SECOND FLOOR



VILLA QUATTRO

4 BEDROOM - 2 STOREY

FROM THB 23,990,000 (USD 709,000)

LIVING AREA	69.24 SQM
BEDROOM 1	12.84 SQM
BEDROOM 2	11.46 SQM
BEDROOM 3	11.46 SQM
BEDROOM 4	12.84 SQM
BATHROOM 1	5.94 SQM

BATHROOM 2	5.58 SQM
CORRIDOR	7.95 SQM
STAIR	16.40 SQM
BALCONY	14.15 SQM
BATHROOM FLOOR 1	9.59 SQM
LAUNDRY	2.89 SQM

TERRACE	29.98 SQM
SUNKEN LOUNGE	26.56 SQM
ENTRY	6.81 SQM
POOL	36.30 SQM
GARBAGE BOX	0.96 SQM
TECHROOM	8.16 SQM

PARKING	24.38 SQM
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TOTAL BUILD AREA	306.49 SQM
PLOT SIZE	220 SQM

Note: This villa is also available in a 3-bed variation.



PRICING

Layout	Price From (THB)	Price From (USD)
Villa Omega - 2 Bedroom - Limited Edition	from 10,900,000	from 340,000
Villa Omega - 3 Bedroom - Limited Edition	from 12,990,000	from 400,000
Villa Omega - 4 Bedroom - Limited Edition	from 14,490,000	from 450,000
Villa Palas - 2 Bedroom	from 13,990,000	from 414,000
Villa Palas - 3 Bedroom	from 14,990,000	from 443,000
Villa Palas Max - 3 Bedroom	from 15,990,000	from 472,000
Villa Palas Neo - 3 Bedroom	from 16,990,000	from 501,000
Villa Bilancia - 3 Bedroom	from 19,990,000	from 589,000
Villa Quattro - 4 Bedroom	from 23,990,000	from 709,000

Note: Please note that "Price From" is based on the standard plot size. Full price list will be available upon request. Additionally, prices are in Thai Baht, with USD conversions shown as reference and may vary based on exchange rates.

PAYMENT SCHEDULE

1 AMOUNT
THB 200,000

BOOKING:
PAID FOLLOWING DECISION

Booking of property as a means to secure the price and initiate the purchase process.

6 AMOUNT
7.50%

GROUND FLOOR COMPLETED:
PAID FOLLOWING COMPLETION

Construction of first level columns & completion of villa's understructure.

2 AMOUNT
25%

CONTRACTS SIGNING:
PAID FOLLOWING BOOKING

Signing of Contracts (30 days following booking).

7 AMOUNT
7.50%

ROOF STRUCTURE COMPLETED:
PAID FOLLOWING COMPLETION

Steel roof trusses, laying of the waterproof membrane over the roof structural slab.

3 AMOUNT
30%

LAND TRANSFER:
PAID FOLLOWING INITIATION

Process of transferring Land Title and ownership rights to the buyer.

8 AMOUNT
7.50%

MID-STAGE FINISHES:
PAID FOLLOWING COMPLETION

Plumbing and electricity frameworks, networks and systems.

4 AMOUNT
10%

START OF CONSTRUCTION:
PAID FOLLOWING INITIATION

Architectural design and development of layouts, plans and scale drawings.

9 AMOUNT
5%

PRACTICAL COMPLETION:
PAID FOLLOWING COMPLETION

Final touches necessary for an exceptional overall impression of the villa.

5 AMOUNT
7.50%

FOUNDATION COMPLETED:
PAID FOLLOWING COMPLETION

Excavation of land, installation of formwork, and construction of footings.





CONSTRUCTION

**GUARANTEED BUILD
TIMELINES &
SPECIFICATIONS**

The construction of your villa is guaranteed to be completed within these timelines, depending on the following specifications -

Villa Omega 2 & 3 & 4	12 months from start of construction
Villa Palas 2 & 3	12 months from start of construction
Villa Palas Max & Neo	13 months from start of construction
Villa Bilancia	14 months from start of construction
Villa Quattro	14 months from start of construction
With Furniture	1 month additional



INVESTMENT HIGHLIGHTS

THE SKHAI DIFFERENCE

AN OUTSTANDING LOCATION

Sunrise Lake is located in the prime area of Cherng Talay, Bang Tao. Only 6.9 km from Bangtao Beach, this prime area has many restaurants, golf courses, conveniences, hospitals as well as the famous Catch Beach Club.

INVESTMENT SAFETY

You are assured absolute safety when investing in Sunrise Lake. All land and construction payments made can be processed through a lawyer who acts as your escrow.

LAND TRANSFER

Once the contract is signed, the first step initiated in the process entails land transfer. You are assured that the land will be transferred to you quite early on in the acquisition stages of the property.

GUARANTEED BUILD TIME

Completion is guaranteed within 12 to 14 months from the start of construction, subject to specific conditions such as the inclusion of furniture or customizations like adding a sala, which may extend the timeline. *Kindly contact our sales team for more details.*



INVESTMENT HIGHLIGHTS

THE SKHAI DIFFERENCE

FULL SERVICE PROPERTY MANAGEMENT

After investing in Sunrise Lake, you are guaranteed expert full-service Property Management Services. From Villa Maintenance, Housekeeping, Security, Guest Management, to Villa Marketing, every single detail is taken care of smoothly in your absence.

HIGH RENTAL INCOME

Benefiting from close proximity to the beach and various lifestyle attractions, Sunrise Lake villas are sure to appeal to vacationers - promising you a high occupancy rate and in turn, a high annual rental income.

EASY - SELL OPTION

A highly lucrative easy-sell solution is offered to you when you are ready to sell your villa. The commission rate charged is only half of the average commission rate of local agencies, enabling you to benefit from higher gains as you get to keep more of your earned profits.

HIGH CAPITAL GAINS

Sunrise Lake benefits from a desirable location, exquisite exterior and interior designs and an impeccable quality assurance - ensuring you an asset of high capitalizable value.



STAYLAR

YOU INVEST, WE DO THE REST

Enjoy the benefits of SKHAI's rental management through Staylar, where we offer a full suite of services designed to maximize the value of your villa and deliver an exceptional experience for every guest.

Here below are the services Staylar offers you as an owner:

- Property Management
- Housekeeping
- Marketing & Booking
- Financial Management
- Legal Services
- Owner's Relations & Support
- Concierge & Emergency Responses



RENTAL POTENTIAL

RENTAL REVENUES &
CAPITAL APPRECIATION COULD
EXCEED 100% OF THE PROPERTY PRICE
IN ONLY 8 YEARS

Boasting a prime location, Sunrise Lake has the potential to generate high capital gains and attractive rental income. Our dedicated sales team can offer you a document containing valuable insight on the approximate revenue you can expect from your investment at Sunrise Lake based on our comprehensive market research and data collected from our past clients.



PROJECT OVERVIEW

Project Name: Sunrise Lake
Project Type: Private Pool Villas
Project Location: Cherng Talay, Phuket
No. of Villas: 36

Villa Types:		
Omega	2 Bedroom	1 Storey
Omega	3 Bedroom	2 Storey
Omega	4 Bedroom	2 Storey
Palas	2 Bedroom	1 Storey
Palas	3 Bedroom	1 Storey
Palas Max	3 Bedroom	1 Storey
Palas Neo	3 Bedroom	1 Storey
Bilancia	3 Bedroom	2 Storey
Quattro	4 Bedroom	1 Storey

Ownership: Freehold & Leasehold
Developer: Sunrise Co.,Ltd.