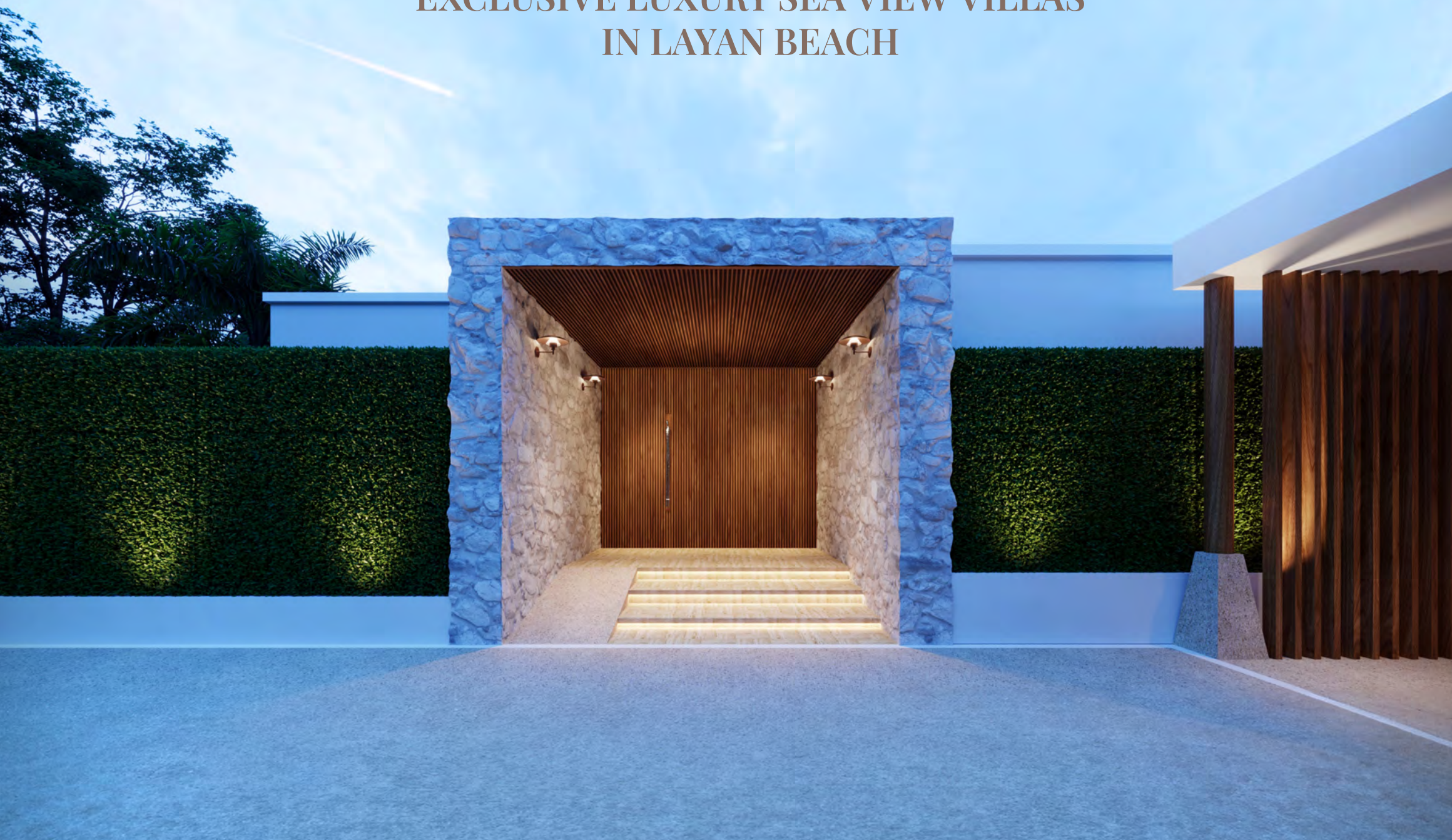




ELEVATED LIVING AT ITS BEST

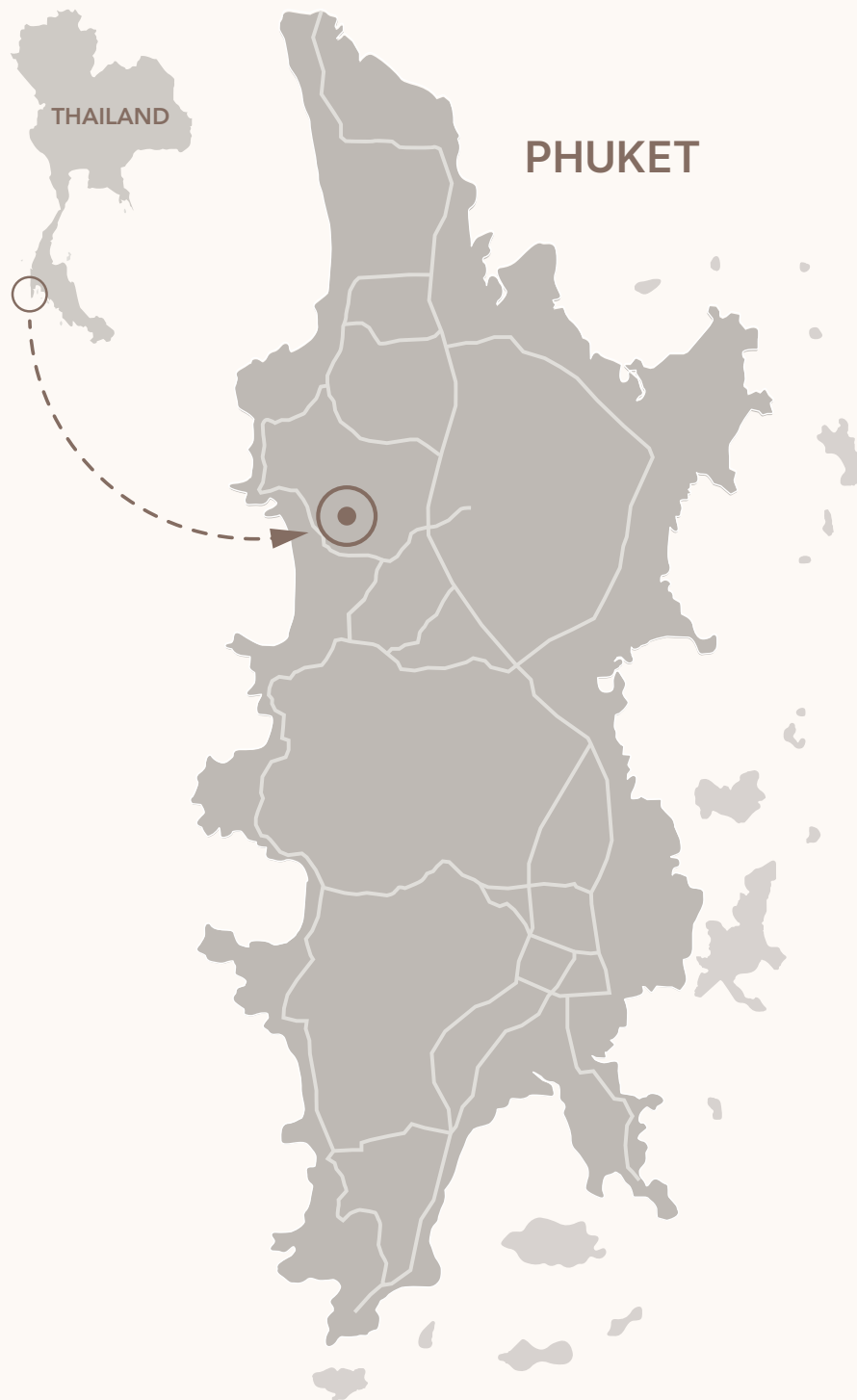
EXCLUSIVE LUXURY SEA VIEW VILLAS
IN LAYAN BEACH





PROJECT INFORMATION

Location:	Layan, Phuket – Thailand
Property Type:	Luxury Private Pool Villa
Land Area:	602 – 1,207 Sq. m.
Villa Size:	620 – 1,340 Sq. m.
Built-up Area:	680 – 1,242 Sq. m.
Construction Starts:	August 2024
Construction Complete:	First 4 villas completion Q4 2025, Cohiba Villas Phase 1 completion Q4 2026



LOCATION



Layan Beach

2.3 km./5 min.



Laguna Golf Course

4.3 km./11 min.



Boat Avenue Mall

5.8 km./13 min.



Porto de Phuket Department Store

6.1 km./14 min.



HeadStart International School

7.9 km./17 min.



Phuket International Airport

15.7 km./28 min.



Bumrungrad International Hospital

18.7 km./26 min.



Bangkok International Hospital

24.1 km./29 min.



Phuket Town

26.3 km./36 min.



COHIBA VILLAS

Exclusive Luxury Sea View Villas in Layan Beach

Discover an exclusive collection of luxury two-story modern tropical villas offering breathtaking sea views, designed for those who appreciate style, comfort, and tranquility. Each villa features three to six spacious bedrooms, private pools, and lush gardens, all set within a secure gated community on an elevated hillside in Layan, one of Phuket's most vibrant and sought-after locations, just minutes from Cherngtalay's premium amenities.

As a resident, enjoy privileged access to a private Cohiba facility, featuring a tennis court, professional full-size gym, and sauna and steam room, ensuring a lifestyle of wellness and leisure.

For those seeking a seamless investment, take advantage of our advanced rental program, in partnership with Elite Havens, a globally renowned luxury villa rental and management brand.

Live the extraordinary. Own the ultimate lifestyle.



VILLA 10 & 11

VILLA 7, 8, 9

VILLA 2, 3

VILLA 1

VILLA 6



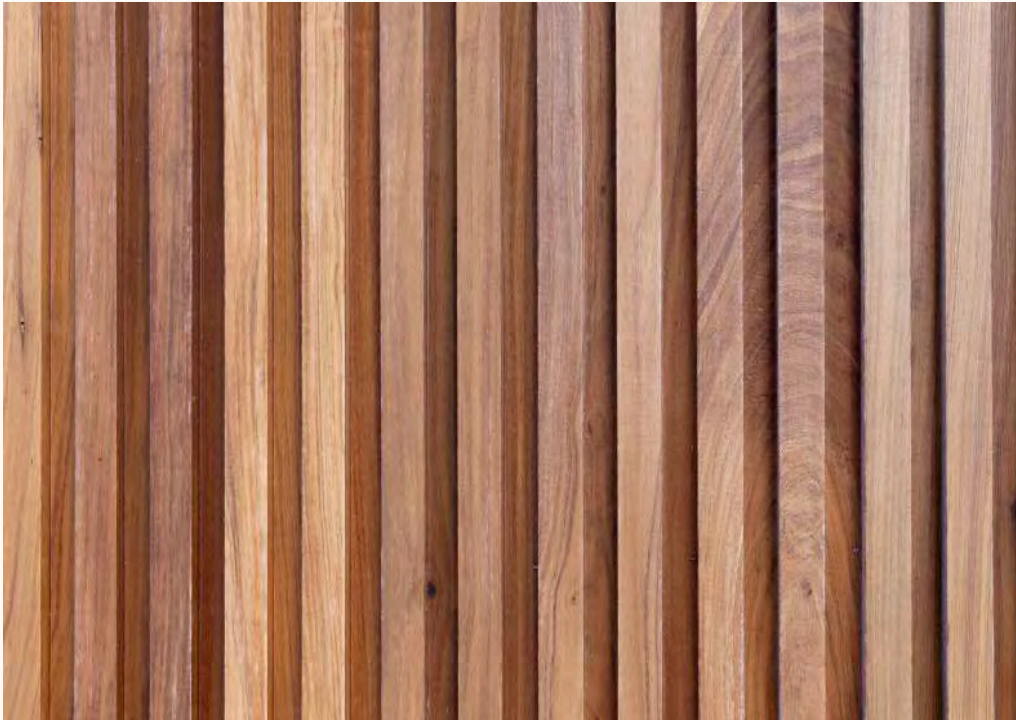
VILLA TYPES

PLOT	PLOT VIEW	LAND (m ²)	VILLA (m ²)	INTERNAL (m ²)	EXTERNAL (m ²)	GREEN AREA (m ²)	POOL (m ²)	BEDS / Configurations	COMPLETION (*under construction)
1	Seaview	1,207	1,437	655	782	623	L16.00 x W4.50 x D1.30	4 - 6 Beds, option for Gym, Cinema room	12 months
2	Seaview	602	680	409	271	274	L13.00 x W3.50 x D1.30	5 Beds	*6 months, 2025
3	Seaview	839	680	409	271	511	L13.00 x W3.50 x D1.30	5 Beds	*6 months, 2025
6	Seaview	1,340	1,242	641	513	650	L16.00 x W4.50 x D1.30	4 - 6 Beds, option for Gym, Cinema room	12 months
7	Seaview	749	921	439	419	286	L13.00 x W4.00 x D1.30	3 Beds	*8 months, 2025
8 - SOLD	Seaview	719	897	432	398	284	L13.00 x W4.00 x D1.30	4 Beds	*8 months, 2025
9	Seaview	826	832	432	398	391	L13.00 x W4.00 x D1.30	4 Beds	12 months
10	Seaview/Valley	682	855	369	487	453	L13.00 x W4.00 x D1.30	3 - 4 Beds	12 months
11	Valley	693	855	368	487	463	L13.00 x W4.00 x D1.30	3 - 4 Beds	12 months

All villas will have access to a private Cohiba facility including tennis court, full size professional gym, sauna and steam room in addition to professional estate and villa management and optional luxury villa rental services by the renowned market leader - Elite Havens.



INFOMATION ON MATERIALS



NATURAL MATERIAL CHOICES:

- Cedar Wood roofings
- Limestone flooring throughout living and terrace
- Real wood engineered flooring and ceilings in Bedrooms and staircases
- Real Teak veneer wardrobes
- Teak wood inner and outer doors as well as outdoor ceilings
- Solid wood dining indoor and marble outdoor
- Marble bathtubs in master baths
- Limestone kitchen counter
- Natural stone on all perimeter walls and entrances



ECO FRIENDLY:

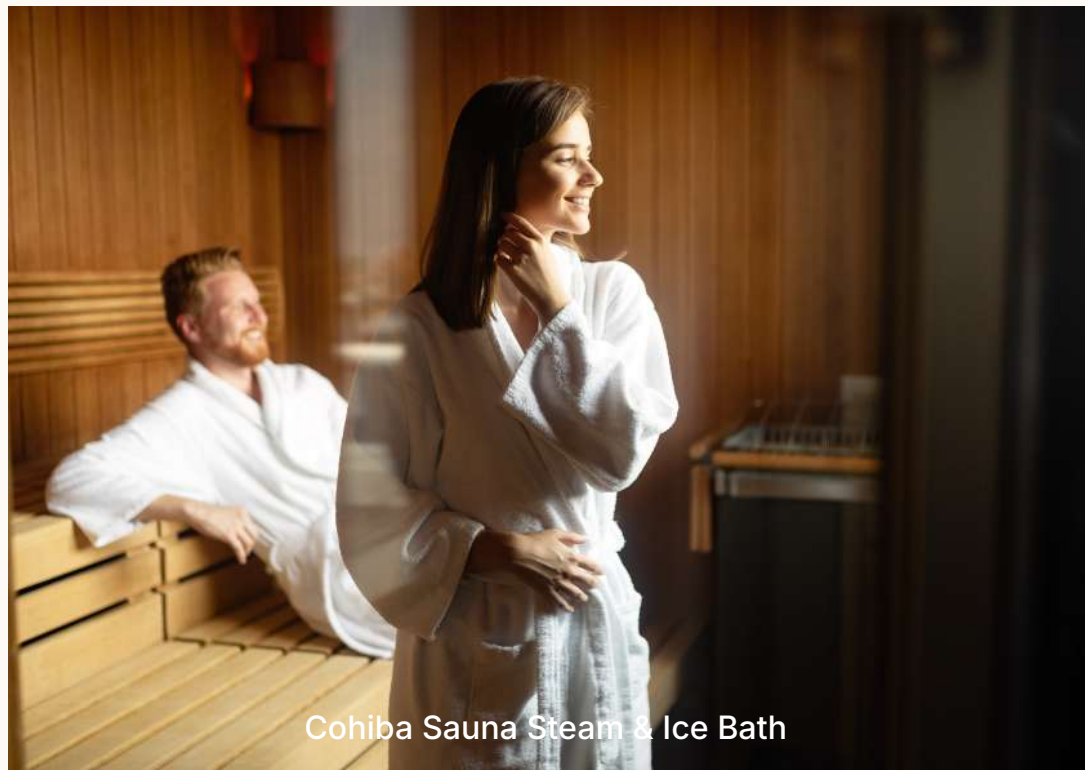
- Solar power and batteries - By Sunsear.
- Batteries for night saving and preventing systems shot down/resetting
- Individual wells and water supply
- Western indoor kitchen, BBQ and Thai outdoor kitchen by Kitchen Culture
- Saltwater pools
- Water recollection and 2×120,000 L water storages in most villas
- EGV Charger
- Fans indoor and outdoor as well as aircon
- LED Lighting
- Humidity and Temperature Control
- Swimming pool ppm and temperature control
- Automatic garden sprinklers
- Smart gate, video and door lock
- Automatic Curtains
- Shuttle



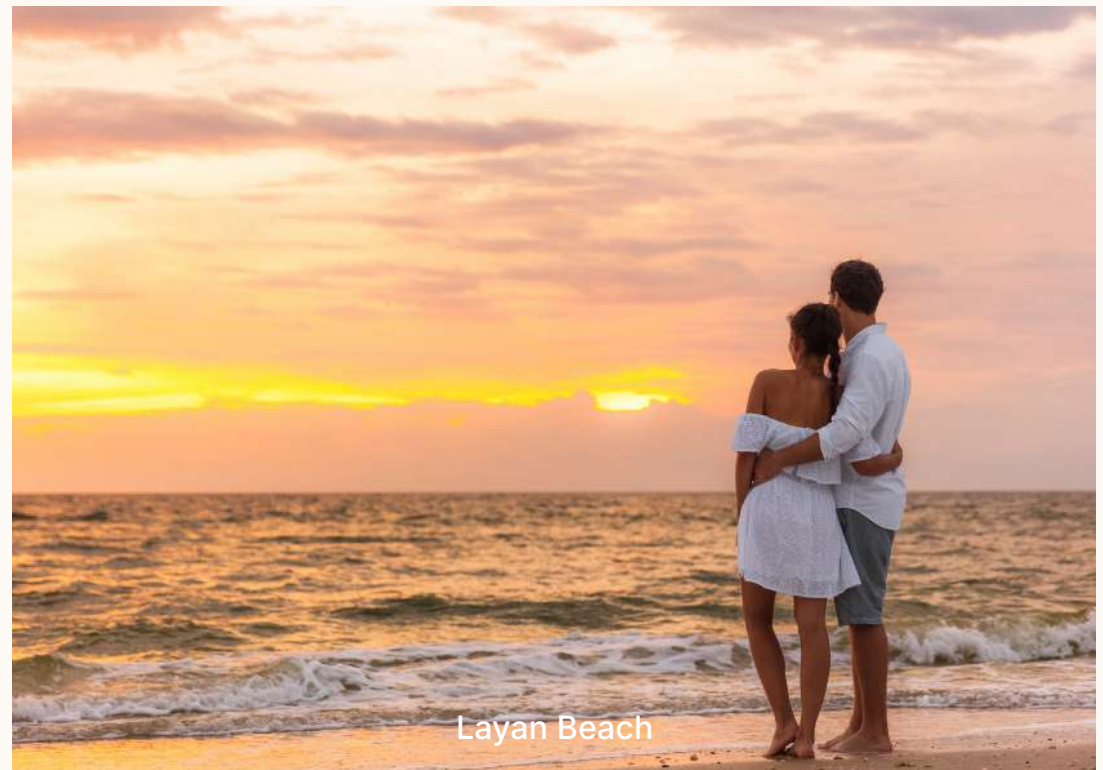
Cohiba Tennis



Cohiba Gym



Cohiba Sauna Steam & Ice Bath



Layan Beach





VILLA 7



VILLA 7

MASTER PLAN



← 2.3 km.
to Layan Beach





An aerial photograph of a luxury villa development nestled within a dense tropical forest. The villas are modern, multi-story buildings with light-colored facades and flat roofs. Many villas feature private swimming pools and terraces. A tennis court is visible on the left side of the development. The villas are arranged in a cluster, with some buildings having multiple levels and balconies. The surrounding area is lush with greenery, including palm trees and other tropical plants. A paved road runs along the bottom of the development, and a stone wall separates the villas from the road. The overall atmosphere is serene and exclusive.

THE DEVELOPER

DEVELOPER and DESIGN CONCEPT:
Phuket Cohiba Property Co., Ltd. (Thailand).
By Christian Scherff, Design Living Co.

DESIGNER AND ARCHITECT:
AE Phuket Co., Ltd.
Studio 906.

REFERENCE PROJECTS:
Radisson (Phuket, Mai Khao), Absolute Twin Sands (Phuket, Patong),
Novotel (Karon, Phuket), Amber Villa (Koh Samui)

ESTATE MANAGEMENT/OWNERSHIP

Villa plots are subdivided with own land title, buyers have individual land leases with share of the freehold so owners control the land and own the villa building freehold.

Options, subject to status, to acquire land freehold at completion of the project. 24/7 security guards, individual CCTV, maintenance of the common areas, Full range of optional villa services available including gardens,



VILLA 1



VILLA 7, 8, & 9

An architectural rendering of a modern, two-story villa. The building features a prominent upper level with a light-colored, textured stone or tile facade. Below this, the ground floor is partially recessed, supported by several thick, white, rectangular columns. Large glass windows and doors are visible on both levels, offering a view of the interior and the surrounding landscape. The villa is situated on a lush green lawn, with a dense line of tropical trees, including several tall palm trees, in the background. The sky is a clear, bright blue. The overall style is contemporary and luxurious.

CONSTRUCTION COMPANY

AE Phuket Co., Ltd.

Excellence in Architectural & Construction Solutions

AE Phuket Co., Ltd. is a leading architectural and construction company specializing in luxury villas, hotels, condominiums, and resort developments. With a proven track record of high-quality craftsmanship, we have successfully delivered landmark projects, including Vista Del Mar, HOMA, and more.

The team of skilled engineers, architects, and craftsmen ensures precision, durability, and elegant finishes in every build. Whether you seek a turnkey luxury residence or customized design solutions, we collaborate closely with buyers to bring their vision to life with tailored designs and superior engineering.

VILLA 7, 8, & 9



ELITE HAVENS

EXTRAORDINARY EXPERIENCES FOR LIFE

Elite Havens is a premier provider of luxury villa rentals and management services across Asia. With a curated portfolio of nearly 300 private luxury villas and chalets, they operate in destinations such as Bali, Lombok, Nusa Lembongan, Phuket, Koh Samui, the Maldives, Japan, and India.

Appointed as the exclusive Cohiba Villas rental management provider, owners may also arrange rental management with their own team.



VILLA 10 & 11



ELITE HAVENS RENTAL PROJECTIONS YEARS 1-10

6 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1,800-4,200	1,900-4,300	2,000-4,400							
Occupancy	47%	52%	55%	55%	56%	57%	58%	59%	60%	62%
Cummulative Gross Rev. THB	12,473,190	27,252,830	43,957,594	60,996,453	78,546,478	96,447,503	114,706,549	133,148,185	151,774,238	170,586,551
Cummulative net revenue THB	9,479,625	20,712,151	33,407,771	46,357,304	59,695,323	73,300,102	87,176,977	101,192,621	115,348,421	129,645,779

5 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1,700-4,200	1,800-4,300	1,900-4,400							
Occupancy	44%	51%	54%	51%	52%	53%	54%	55%	56%	57%
Cummulative Gross Rev. THB	11,142,087	24,815,069	43,839,026	59,750,664	76,139,650	92,856,417	109,907,519	127,129,131	144,522,960	162,090,728
Cummulative net revenue THB	8,467,986	18,859,453	34,139,495	46,232,339	58,687,969	71,392,712	84,351,549	97,439,975	110,659,285	124,010,788

4 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1,600-4,200	1,700-4,300	1,800-4,400							
Occupancy	42%	48%	52%	55%	56%	57%	58%	59%	60%	62%
Cummulative Gross Rev. THB	10,287,451	22,905,447	37,671,334	52,732,539	68,245,580	84,068,882	100,208,650	116,509,816	132,973,993	149,602,812
Cummulative net revenue THB	7,818,463	17,408,140	28,630,214	40,076,730	51,866,641	63,892,350	76,158,574	88,547,460	101,060,235	113,698,137

3 bedrooms	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rate per night (from - to)	1,450-4,000	1,550-4,000	1,650-4,200							
Occupancy	40%	45%	51%	51%	52%	53%	54%	55%	56%	57%
Cummulative Gross Rev. THB	8,718,518	19,356,631	32,453,034	45,811,366	59,570,447	73,604,710	87,919,659	102,377,757	116,980,436	131,729,141
Cummulative net revenue THB	6,626,073	14,711,039	24,664,306	34,816,638	45,273,540	55,939,580	66,818,941	77,807,095	88,905,131	100,114,147



VILLA 1



VILLA 7, 8, & 9



VILLA 10 & 11



VILLA 10 & 11



FLOOR PLAN

SEA VIEW VILLA 1

Total Built-Up 1,437 m²



▲ LOWER FLOOR AREA

INTERNAL AREA 180 SQ.M.
EXTERNAL AREA 184 SQ.M.

TOTAL AREA 364 SQ.M.



▲ 1ST FLOOR AREA

INTERNAL AREA 200 SQ.M.
EXTERNAL AREA 296 SQ.M.
POOL AREA 88 SQ.M.

TOTAL AREA 584 SQ.M.



FLOOR PLAN

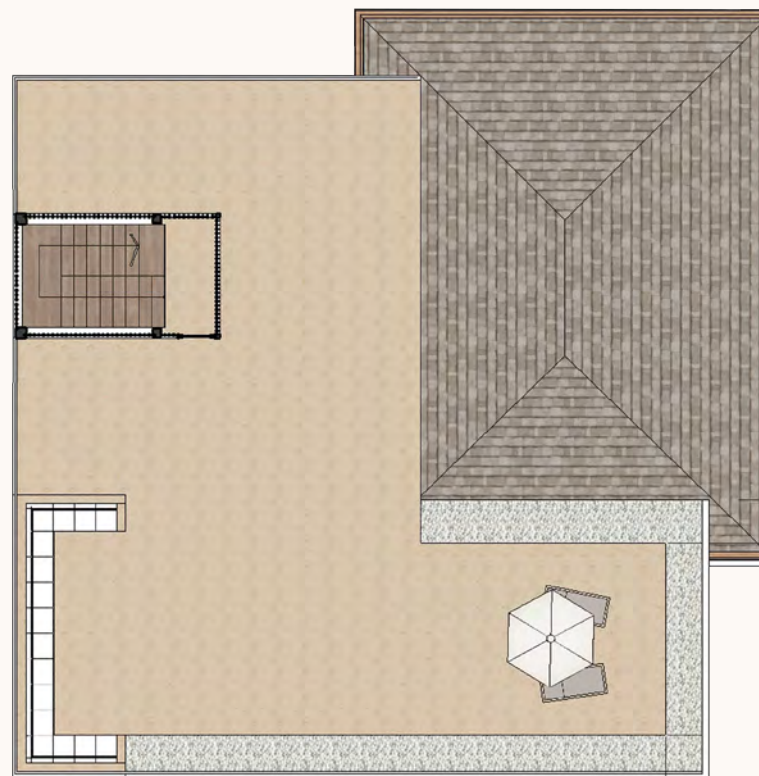
SEA VIEW VILLA 1

Total Built-Up 1,437 m²



▲ 2ND FLOOR AREA

INTERNAL AREA	261	SQ.M.
EXTERNAL AREA	33	SQ.M.
TOTAL AREA	294	SQ.M.



▲ ROOF FLOOR AREA

INTERNAL AREA	14	SQ.M.
EXTERNAL AREA	181	SQ.M.
TOTAL AREA	195	SQ.M.



FLOOR PLAN

SEA VIEW VILLA 2 & 3

Total Built-Up 680 m²



1ST FLOOR AREA

INTERNAL AREA 237 SQ.M.
EXTERNAL AREA 91 SQ.M.

TOTAL AREA 328 SQ.M.

2ND FLOOR AREA

INTERNAL AREA 172 SQ.M.
EXTERNAL AREA 125 SQ.M.
POOL AREA 55 SQ.M.

TOTAL AREA 352 SQ.M.







FLOOR PLAN

SEA VIEW VILLA 7

Total Built-Up 921 m²



▲ 1ST FLOOR AREA

INTERNAL AREA	268	SQ.M.
EXTERNAL AREA	178	SQ.M.
POOL AREA	17	SQ.M.
TOTAL AREA	463	SQ.M.



▲ 2ND FLOOR AREA

INTERNAL AREA	171	SQ.M.
EXTERNAL AREA	83	SQ.M.
POOL AREA	79	SQ.M.
TOTAL AREA	333	SQ.M.



▲ ROOF AREA

TOTAL AREA	62	SQ.M.
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FLOOR PLAN

SEA VIEW VILLA 8

Total Built-Up 897 m²



1ST FLOOR AREA

INTERNAL AREA	252	SQ.M.
EXTERNAL AREA	183	SQ.M.
POOL AREA	55	SQ.M.
TOTAL AREA	435	SQ.M.

2ND FLOOR AREA

INTERNAL AREA	180	SQ.M.
EXTERNAL AREA	82	SQ.M.
POOL AREA	78	SQ.M.
TOTAL AREA	340	SQ.M.





FLOOR PLAN

SEA VIEW VILLA 9

Total Built-Up 832 m²



1ST FLOOR AREA

INTERNAL AREA	252	SQ.M.
EXTERNAL AREA	183	SQ.M.
POOL AREA	55	SQ.M.
TOTAL AREA	435	SQ.M.

2ND FLOOR AREA

INTERNAL AREA	180	SQ.M.
EXTERNAL AREA	82	SQ.M.
POOL AREA	78	SQ.M.
TOTAL AREA	340	SQ.M.







FLOOR PLAN

VALLEY VIEW VILLA 10 & 11

Total Built-Up 856 m²



GROUND FLOOR

INTERNAL AREA	164.80	SQ.M.
EXTERNAL AREA	135.17	SQ.M.
POOL AREA	58.90	SQ.M.
ROAD AREA	91.30	SQ.M.
TOTAL AREA	450.17	SQ.M.



FLOOR PLAN



VALLEY VIEW VILLA 10 & 11

Total Built-Up 856 m²



▲ 1ST FLOOR AREA

INTERNAL AREA	204	SQ.M.
EXTERNAL AREA	25.80	SQ.M.
TOTAL AREA	229.80	SQ.M.



▲ ROOF FLOOR AREA

ROOF TERRACE AREA	174.83	SQ.M.
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EXCLUSIVE LUXURY SEA VIEW VILLAS IN LAYAN BEACH

Choeng Thale Sub-district, Thalang District, Phuket Province 83110 Thailand.

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