

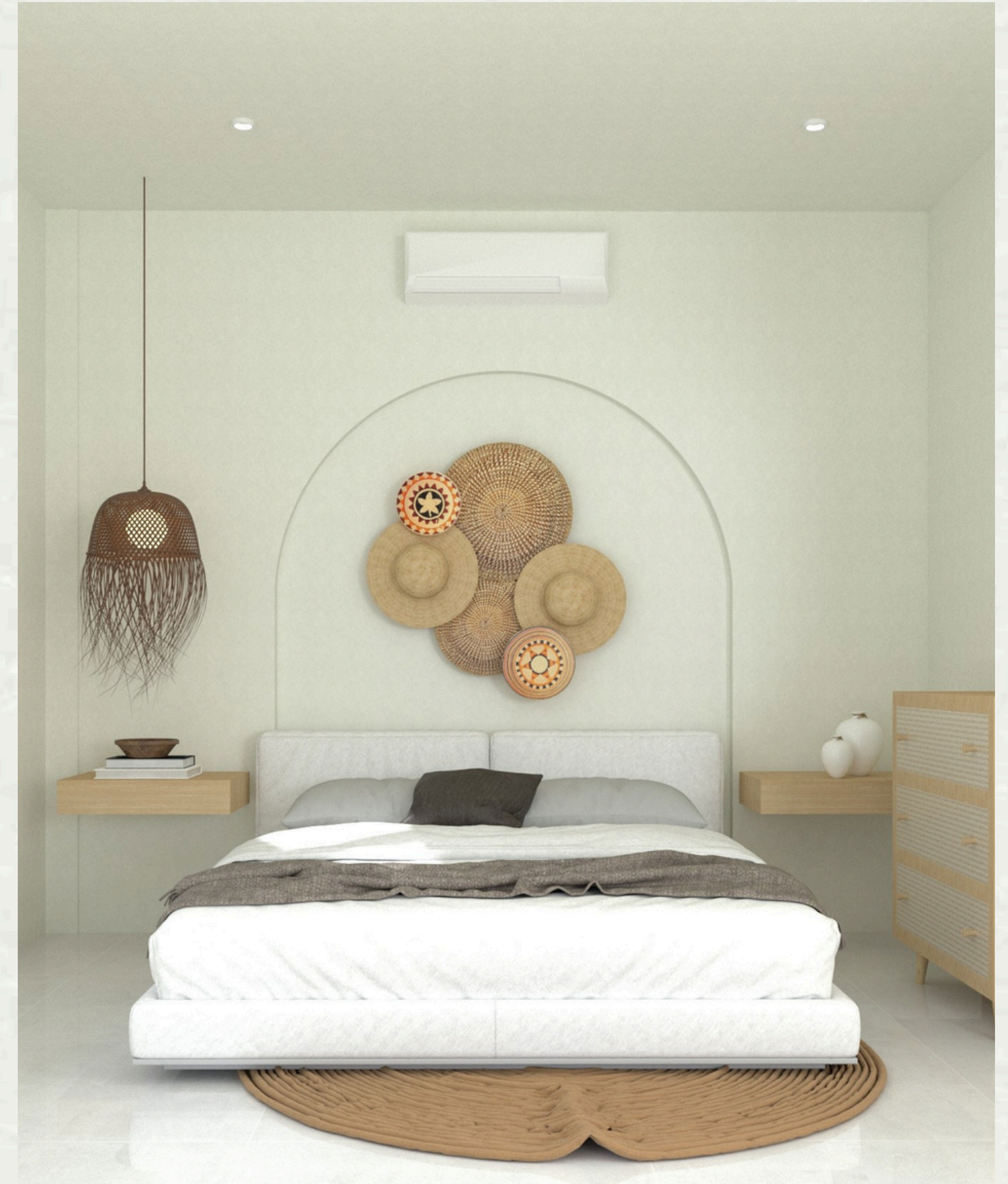
# Villa Bonita

Koh Phangan - Thailand

Quality, profitability, and peace of mind in a fully managed real estate investment.



[www.villabonitakp.com](http://www.villabonitakp.com)





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# Villa bonita

Villa Bonita was born in 2024 from the vision of two partners with extensive experience in the **ultra-luxury hospitality industry**, bringing with them a unique sensitivity to quality, detail, comfort, and excellence.

After years of analyzing the Spanish real estate market, we concluded that it did not offer the right conditions for a stable, high-performing investment with real long-term growth potential.

That was when we decided to place our trust in **Thailand**.



# Villa bonita

We have been visiting **Thailand** annually since 2010, and after witnessing its growth and evolution, we can confidently say that it is a country offering a genuine opportunity for growth, stability, and high returns for foreign investors.

Our model is based on a **profitable, well-managed, and secure investment** approach combining business vision, operational expertise, and a focus on transparency and comprehensive management.

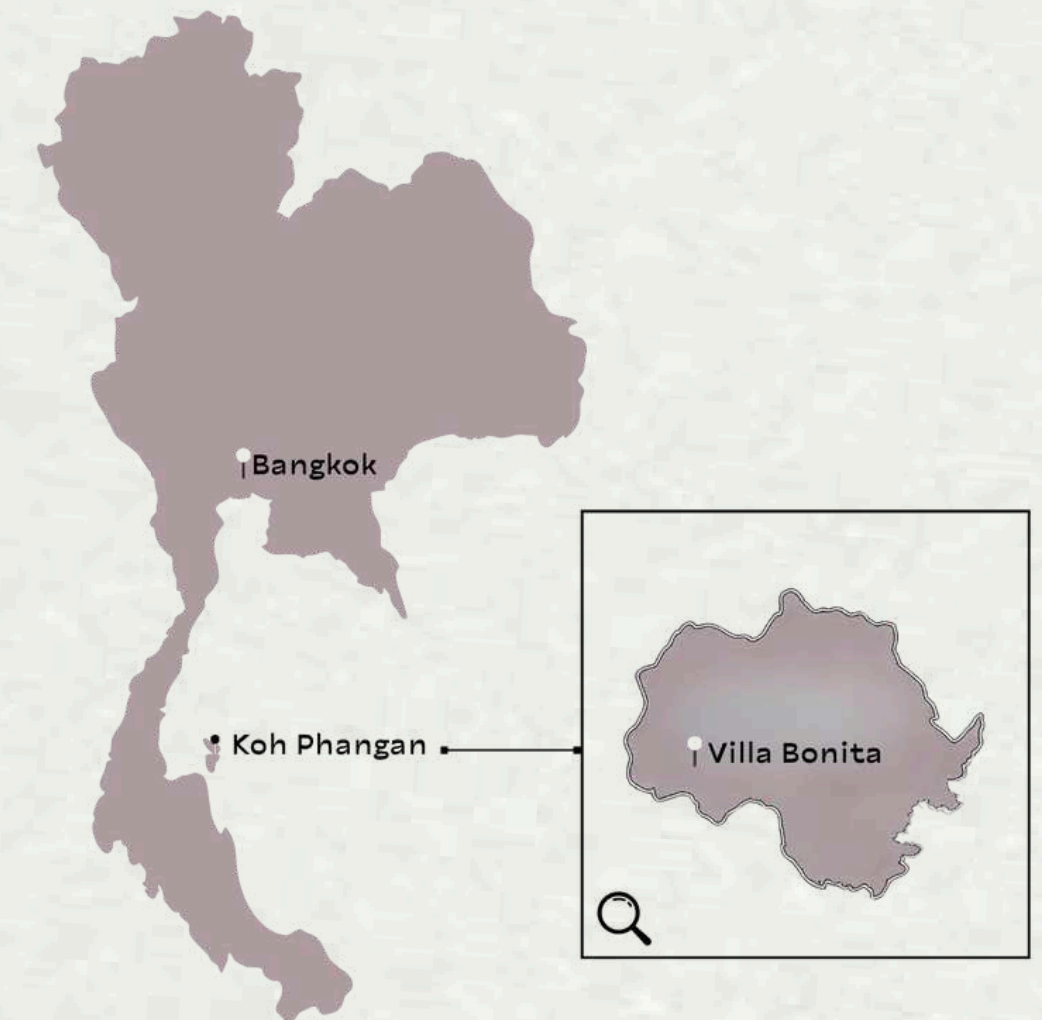




# Koh Phangan island

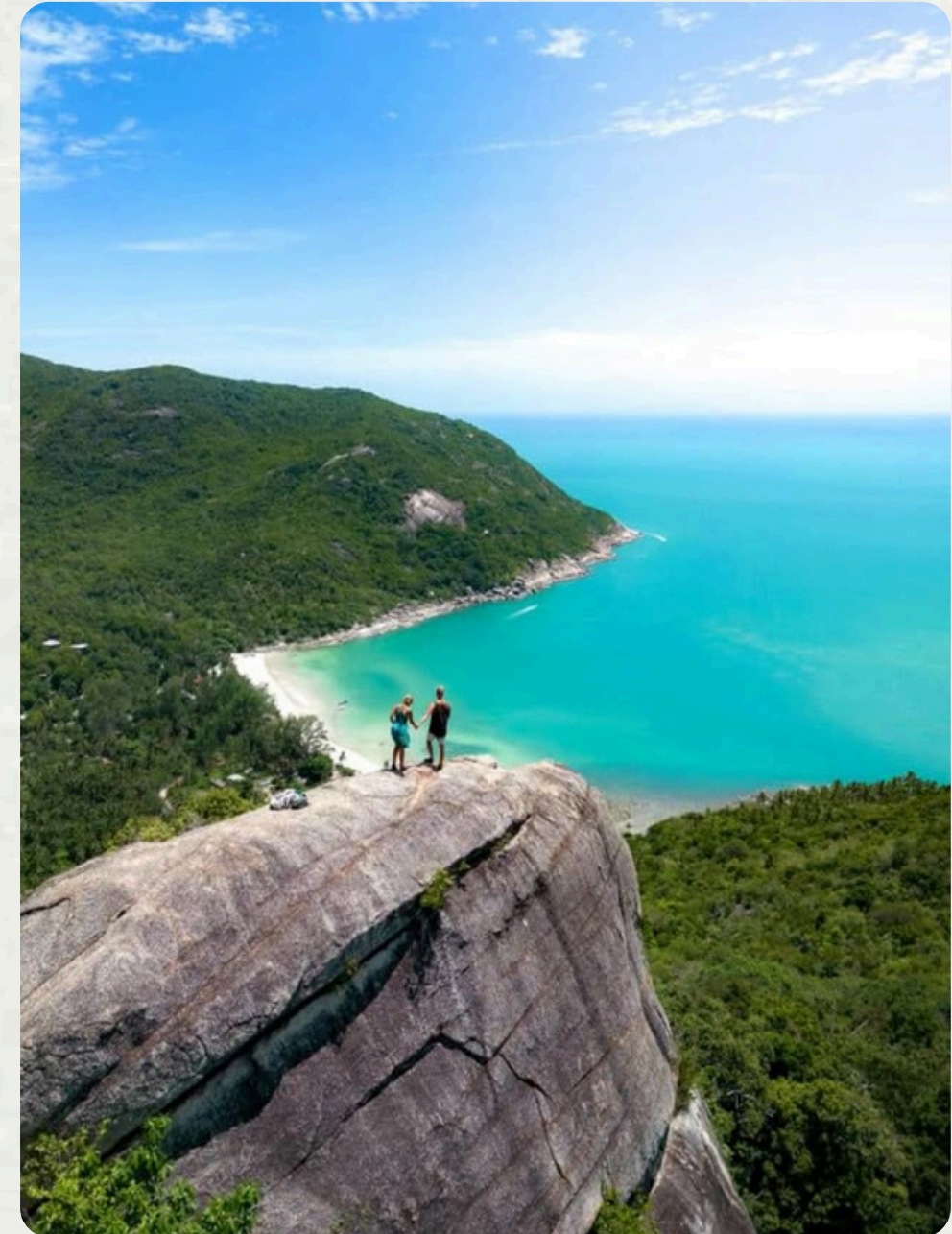
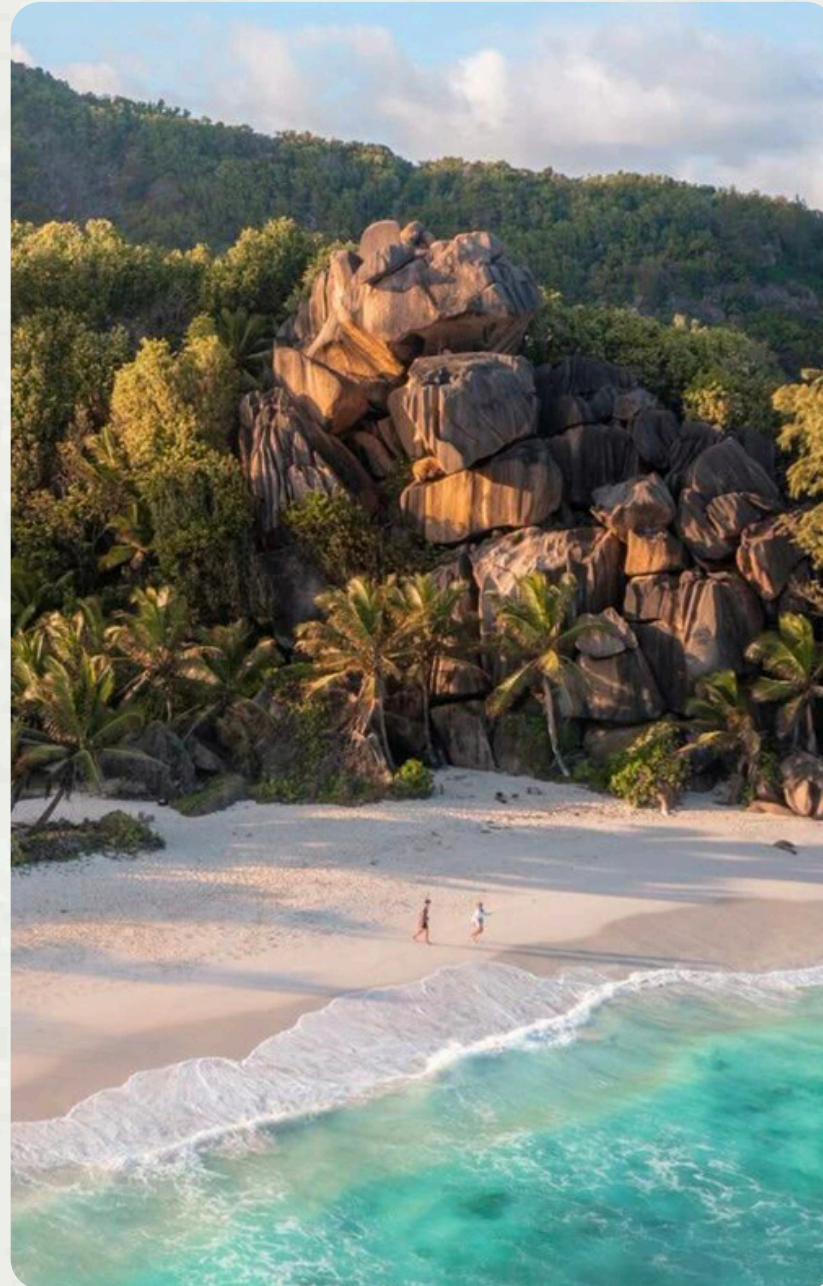
Koh Phangan is much more than just a **must see stop** in any travel guide to Thailand, it's an island in full expansion and transformation, increasingly attractive to investors, digital nomads, and travelers who prioritize wellness, health, nature, and this “**new way of living,**”

It's no surprise that many now refer to Koh Phangan as “**the new Bali.**”





# Nature



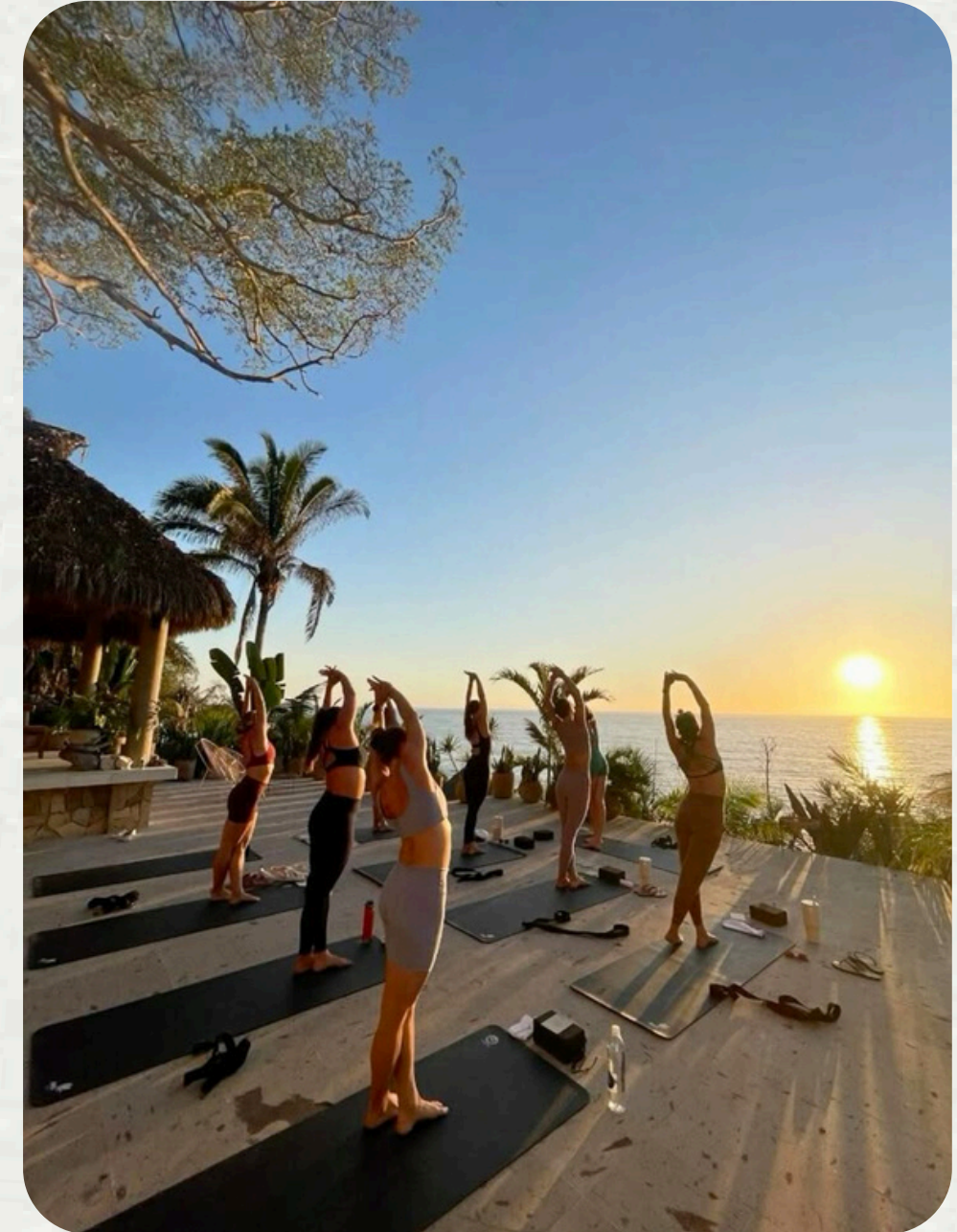


# Wellness





# Lifestyle





# Leisure





# Gastronomy





# Investing in Koh Phangan

1. **Visitor profile:** digital nomads, yoga, health and fitness enthusiasts, couples, tourism, families, and visitors attending the famous Full Moon Party in the south of the island.
2. **Low operating costs:** the cost of maintaining and managing the villa allows for a very attractive profit margin.
3. **Sustained tourism growth** of 8% annually post-COVID.
4. **Continuous land appreciation** and high potential for capital gains (70% of the island is protected natural park).
5. **Prime location:** just 5 minutes from essential services such as 7/11, supermarkets, gyms, restaurants, leisure areas, and beaches.

*Healthy lifestyle + high profitability = investment with a future.*

# Design and concept

The Villa Bonita units are designed to combine **functionality, style and comfort**, all set in a privileged natural environment surrounded by vegetation with private access.

With a built area of **75,4m<sup>2</sup> and 70,6m<sup>2</sup>** of usable space, each unit includes: 2 bedrooms, 1 full bathroom, an open-concept kitchen integrated into the living room to maximize space and natural light, a storage area, and a terrace to enjoy direct contact with nature.

*"Residences made for enjoyment, designed for returns, created to endure."*



# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Design and concept





# Construction details

Villa Bonita's constructions consist of a **reinforced concrete structure** and **white thermal block walls**, ensuring thermal and acoustic insulation.

Raised 65 cm above ground level, they are prepared for tropical rainfall thanks to a **specific drainage system**.

The exterior features smooth mortar, finished with **special weather-resistant coating**, and a four-sided pitched roof that guarantees an attractive, functional aesthetic integrated with nature.

*Carefully crafted construction.*



# Layout & distribution

Villa Bonita has carefully considered every detail to deliver authentic everyday comfort.

- Thanks to its **south facing orientation**, natural light floods every corner, creating a warm and welcoming atmosphere at the heart of the home.
- The **central area** integrates a living room, kitchen with island, and a fully equipped dining area in an open, functional space full of life.
- **Two bright bedrooms** feature premium mattresses, built-in wardrobes and **storage space**. One includes an integrated work area. A **full bathroom** and **private terrace** complete this serene retreat environment.



# Interior design features “Boho style”

- **Polished concrete flooring** durable and low maintenance.
- **3 meter** high false ceilings adding spaciousness and coolness.
- **Wood-clad aluminum** windows with mosquito screens.
- Soft white interior paint with **wooden decor** and finishes that complement the island’s tropical exterior aesthetic.
- Warm, **energy efficient lighting** optimized for comfort, efficiency, and circadian harmony.

*Spaces where everything flows: warmth, tranquility, and good taste.*



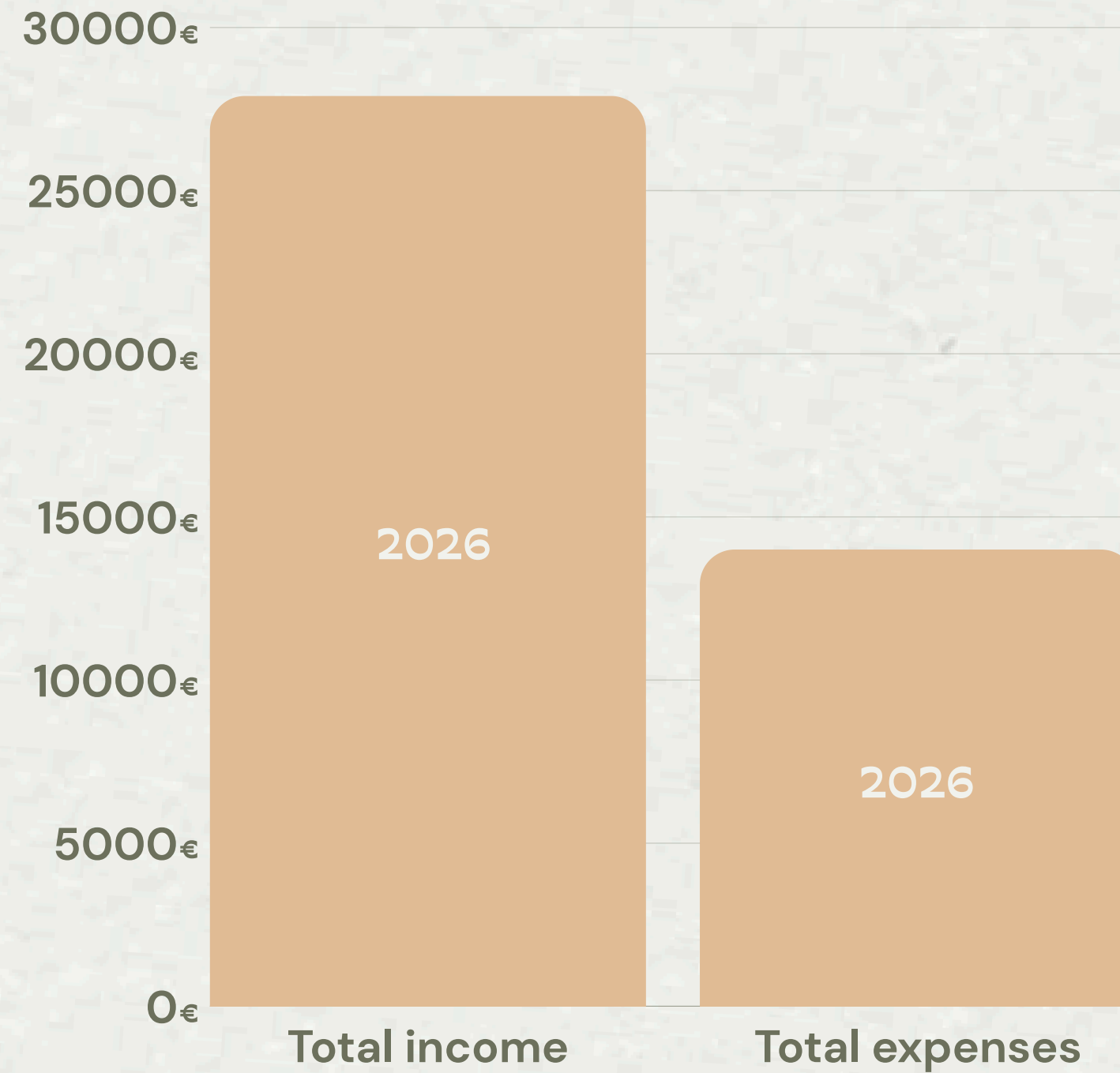
# The investment

- Location: Koh Phangan, Thailand
- Investment from: 110.000€
- Estimated return in: 7.8 years
- Estimated ROI: 13% annually
- Leasehold term: 25 years
- Accumulated net profit: 270.000€
- Full management: 10% of gross revenue





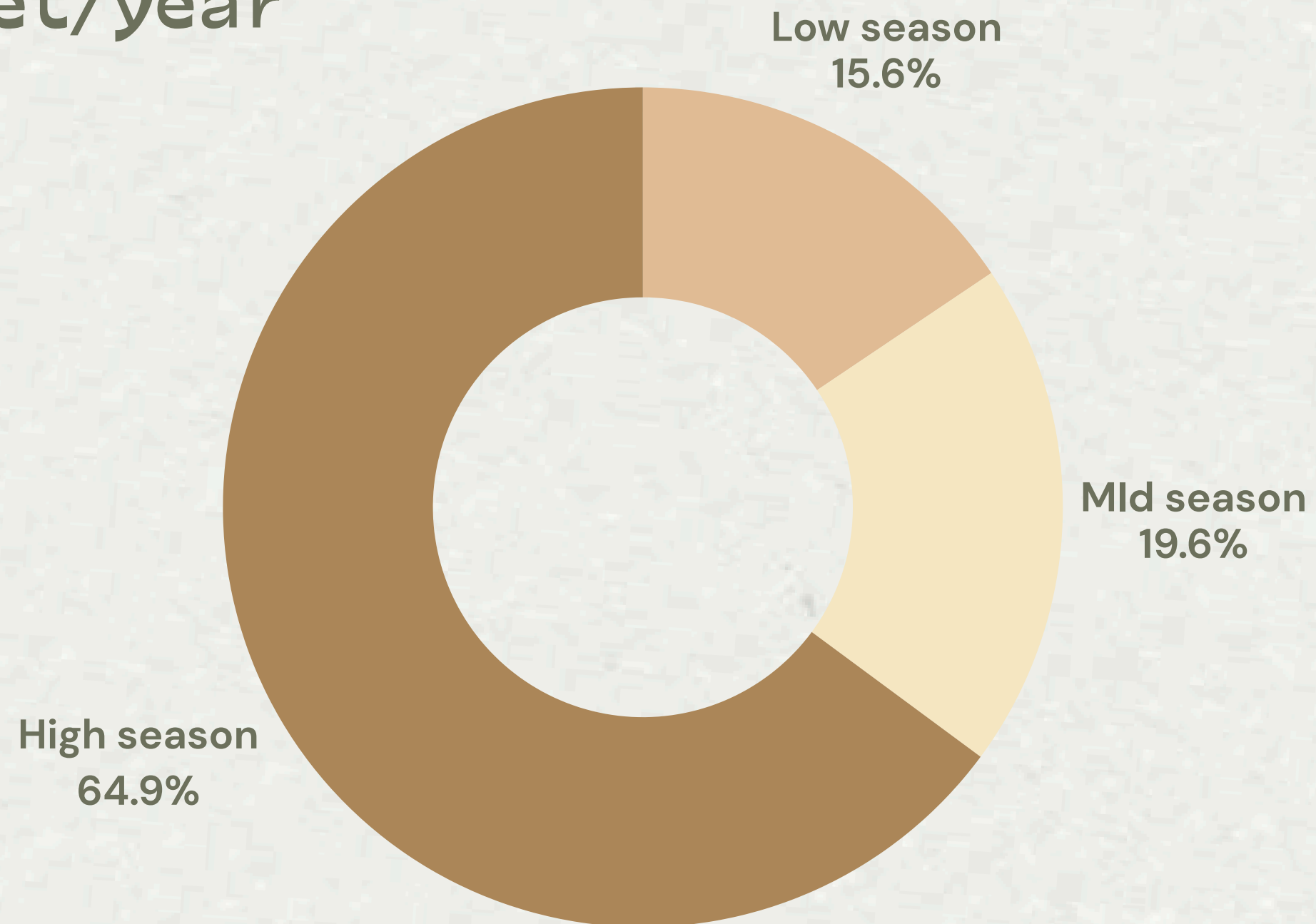
# Income vs expenses





# Net profit

**13.900€ net/year**





# 25 year projection

Initial investment - **110.000€**

Year 1: 13.900€

Year 2: 13.900€

Year 3: 13.900€

Year 4: 13.900€

Year 5: 13.900€

Year 6: (+5%): 14.595€

Year 7: 14.595€

**Year 8: 14.595€**

(Break-event point)

Year 9: 14.595€

Year 10: 14.595€

Year 11: (+5%): 15.324€

Year 12: 15.324€

Year 13: 15.324€

Year 14: 15.324€

Year 15: 15.324€

Year 16: (+5%): 16.090€

Year 17: 16.090€

Year 18: 16.090€

Year 19: 16.090€

Year 20: 16.090€

Year 21: (+5%): 16.894€

Year 22: 16.894€

Year 23: 16.894€

Year 24: 16.894€

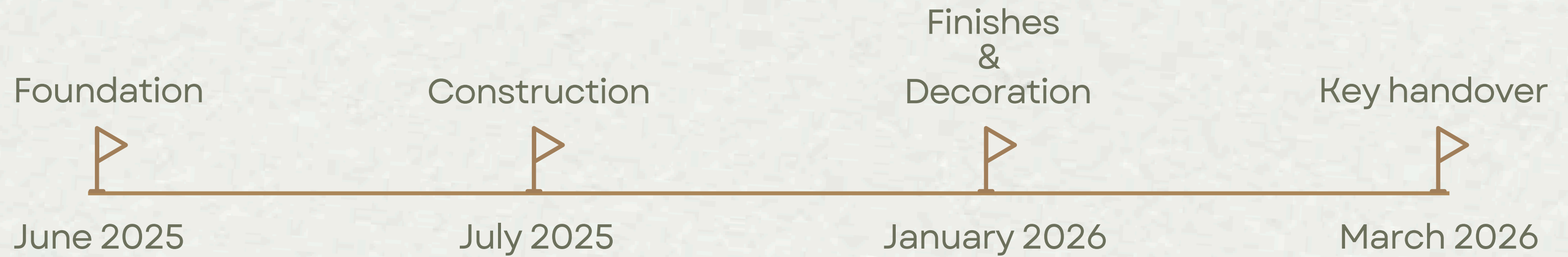
Year 25: 16.894€

**Accumulated capital: 270.000€**





# Timeline





# FAQ

## 1. What exactly am I acquiring with this investment?

You acquire: private and exclusive concession for use and operation of the property for 25 years, granting you **full control** during this period whether for personal use or income generation.

## 2. Is it truly safe to invest in Thai property as a foreigner?

Yes, absolutely. The **leasehold model** is a widely adopted system in Thailand, transparent and fully compliant with legal safeguards for foreign investors.

## 3. Who handles everything?

The investor may choose either self management or **delegate full operation to us** for 8% of gross income. This service includes bookings, customer service, online sales channels, and coordination of cleaning teams, guest support, and maintenance.



# FAQ

## 4. Can I use the villa whenever I want?

Yes, you can enjoy your property whenever you want, combining personal use with rentals or focusing purely on income generation. **You have absolute control.** You decide.

## 5. Yes, you can sell your property at any time.

Yes, it's entirely viable. The leasehold is under your name and **legally transferable**. You may resell your rights at any time, with full legal security and support if needed.

## 6. How and when are the villa's profits distributed?

**At the end of each month**, we settle the net income and transfer it to you via bank transfer, with a detailed breakdown of occupancy and costs.



# Contact

Fernando Carnicero +34 685 609 907



Email: [info@villabonitakp.com](mailto:info@villabonitakp.com)

[www.villabonitakp.com](http://www.villabonitakp.com)