

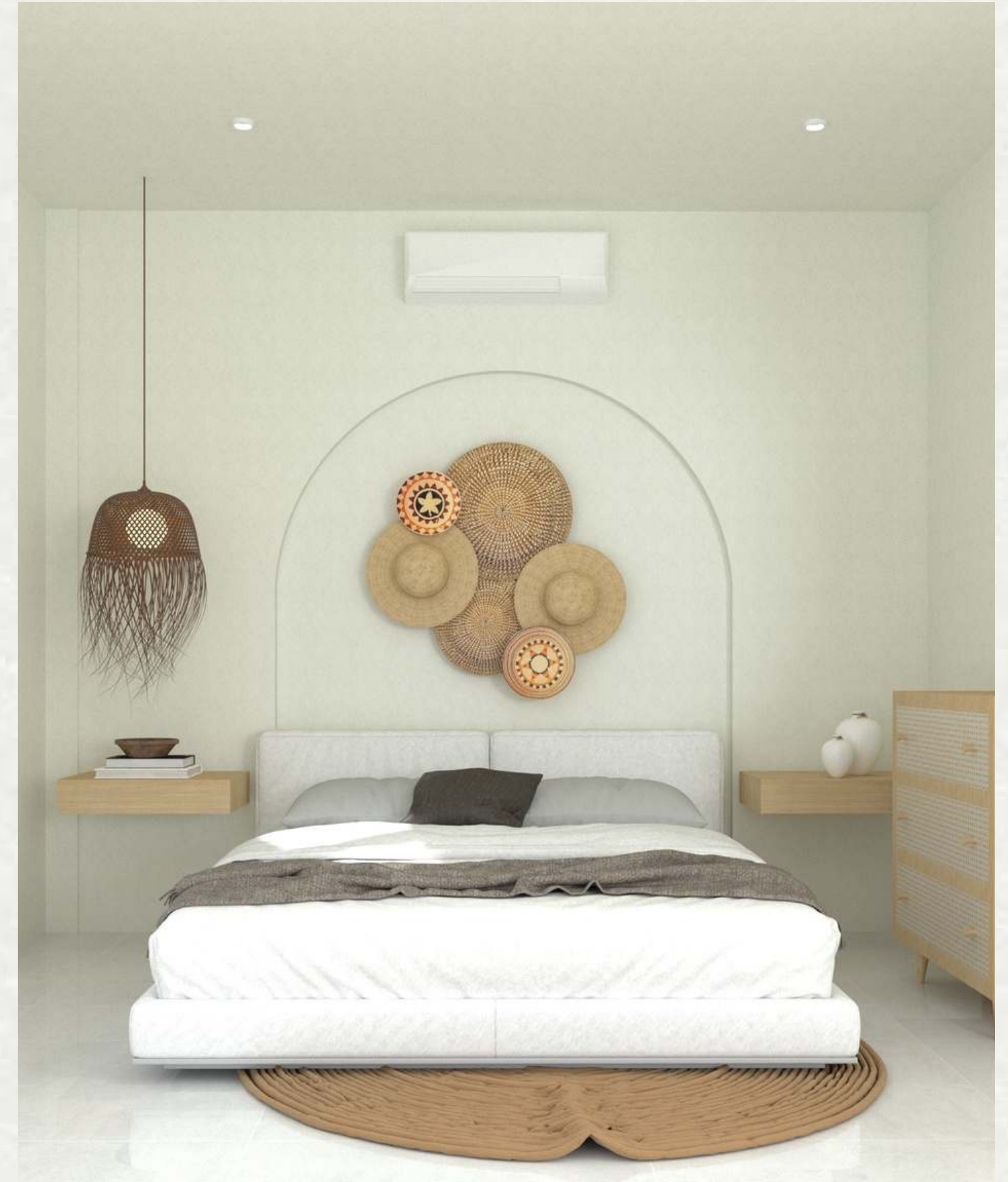
Villa Bonita

Koh Phangan - Thailand

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



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.

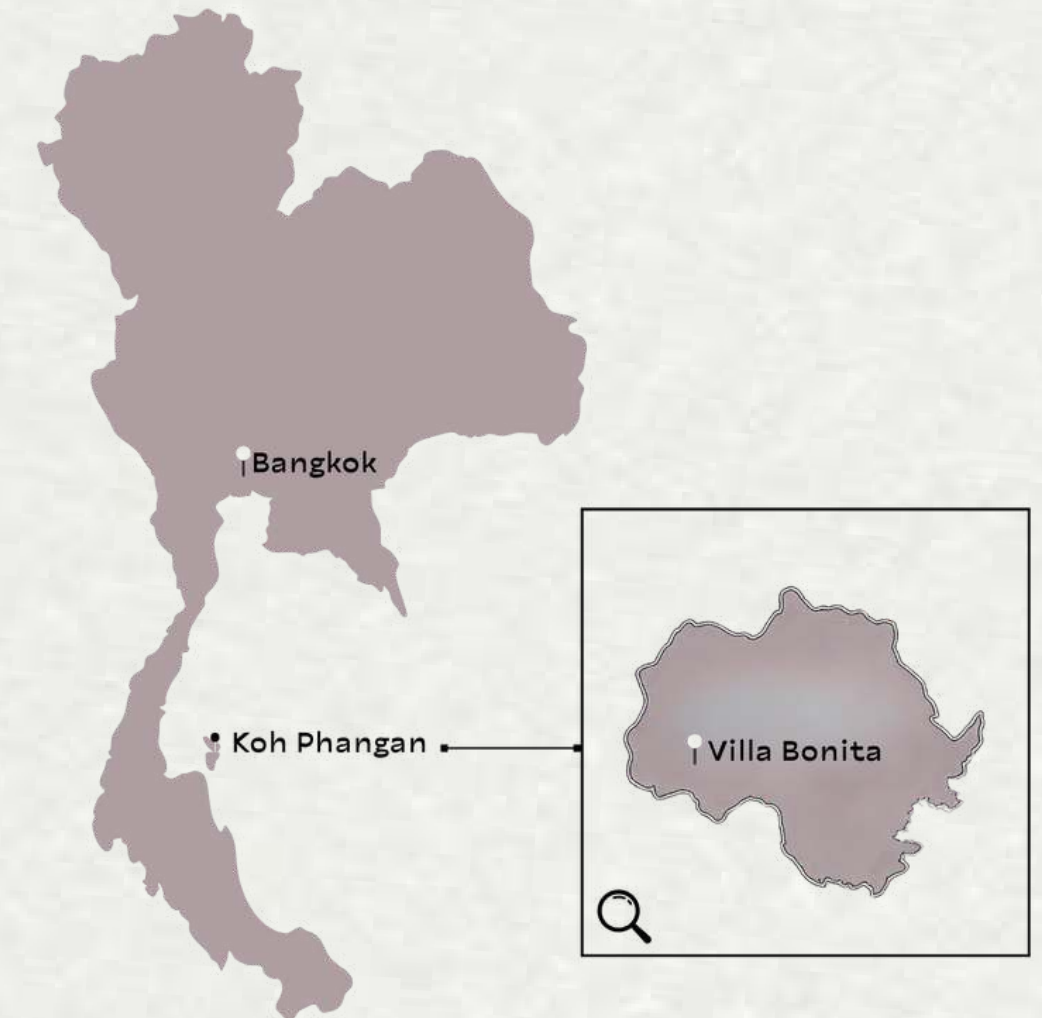
Our model is based on a **profitable, well-managed, and secure investment** approach combining business vision, operational expertise, and a focus on transparency and comprehensive management.



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.**”



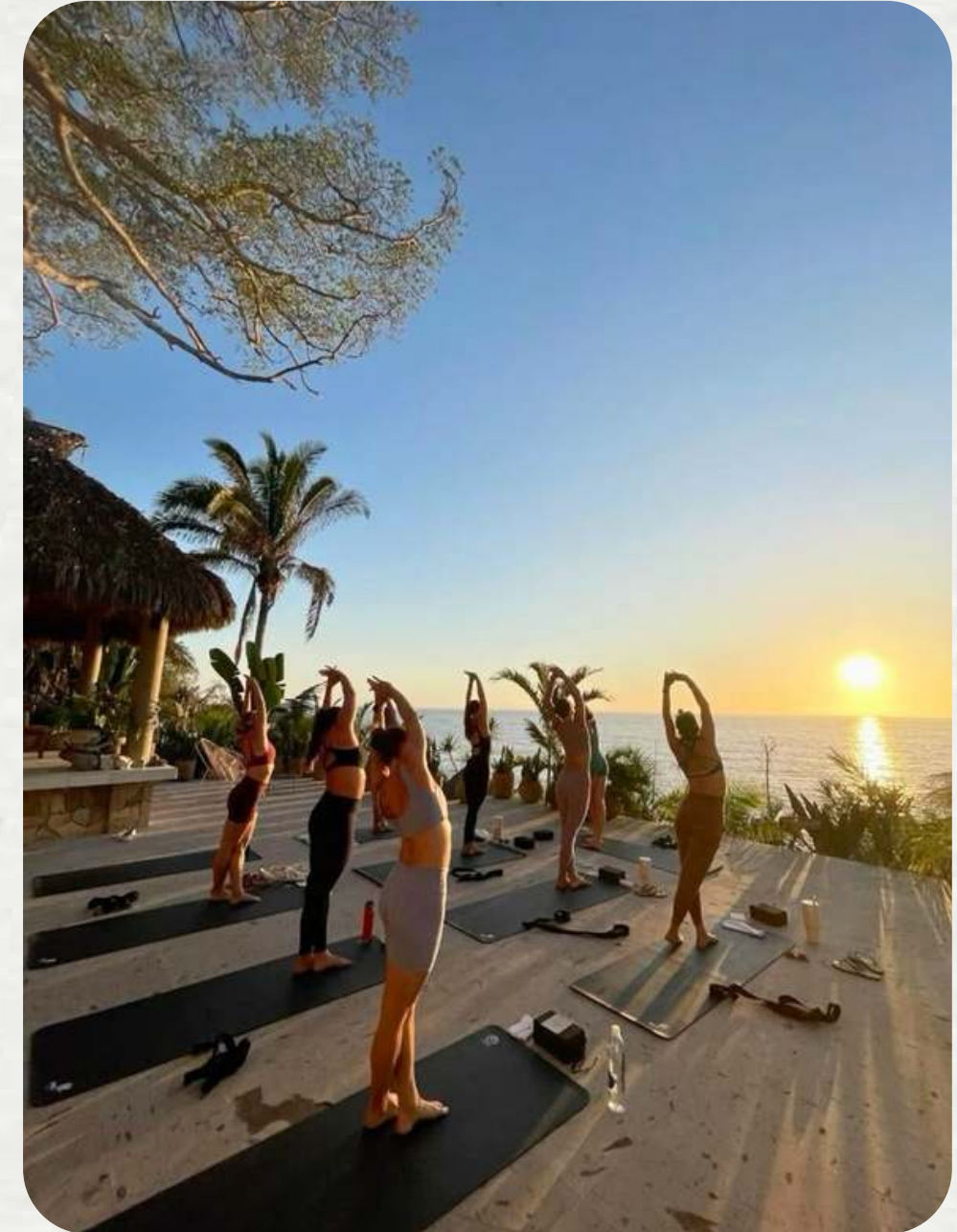
Nature



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 20% 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 **75,4m² and 70,6m²** 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.

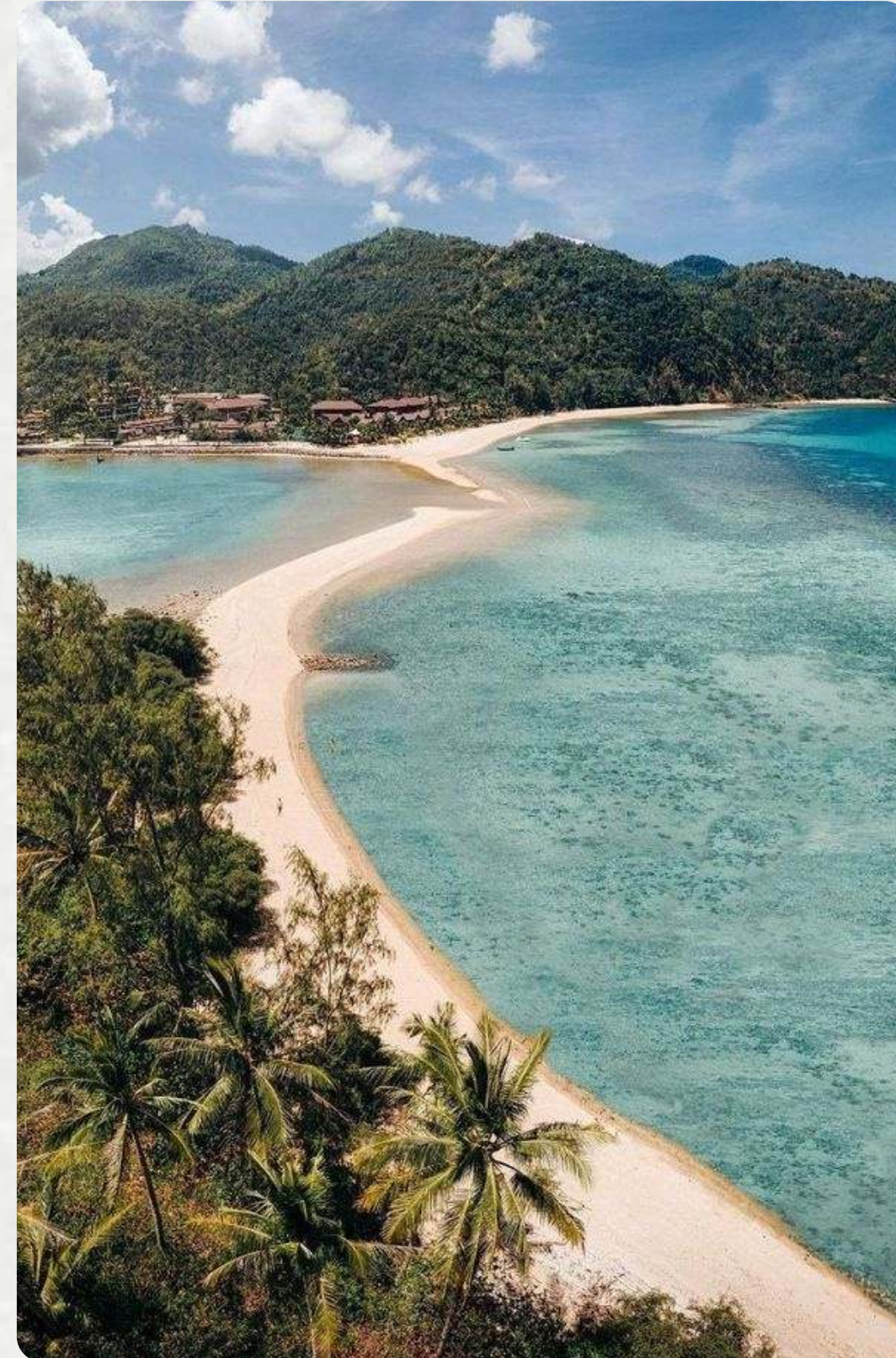
Interior design features “Boho style”

- **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.

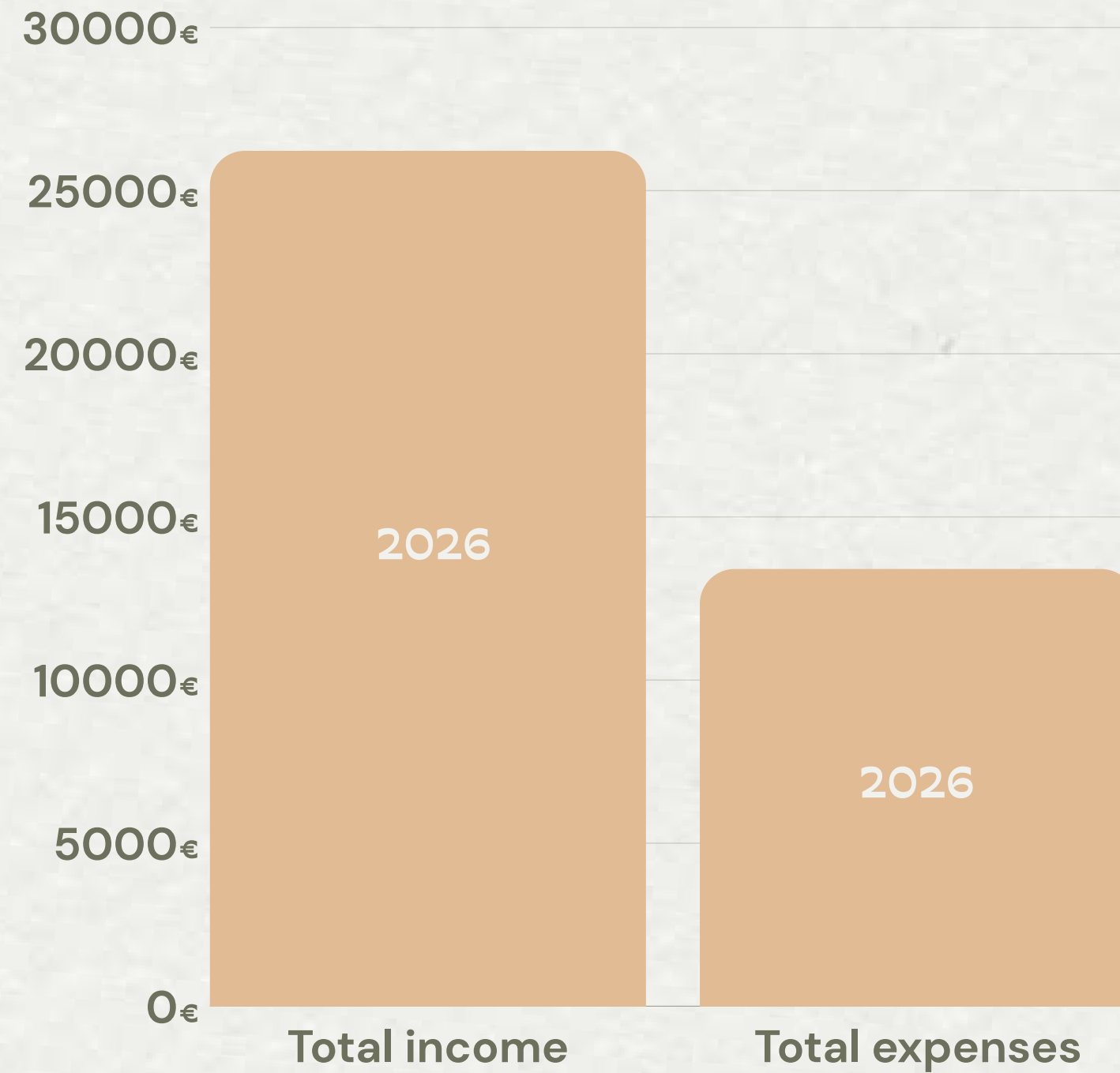
Spaces where everything flows: warmth, tranquility, and good taste.

The investment

- Location: Koh Phangan, Thailand
- Investment from: 97.900€
- Estimated return in: 7.6 years
- Estimated ROI: 13% annually
- Leasehold term: 25 years
- Accumulated net profit: 264,000€
- Full management: included at low cost

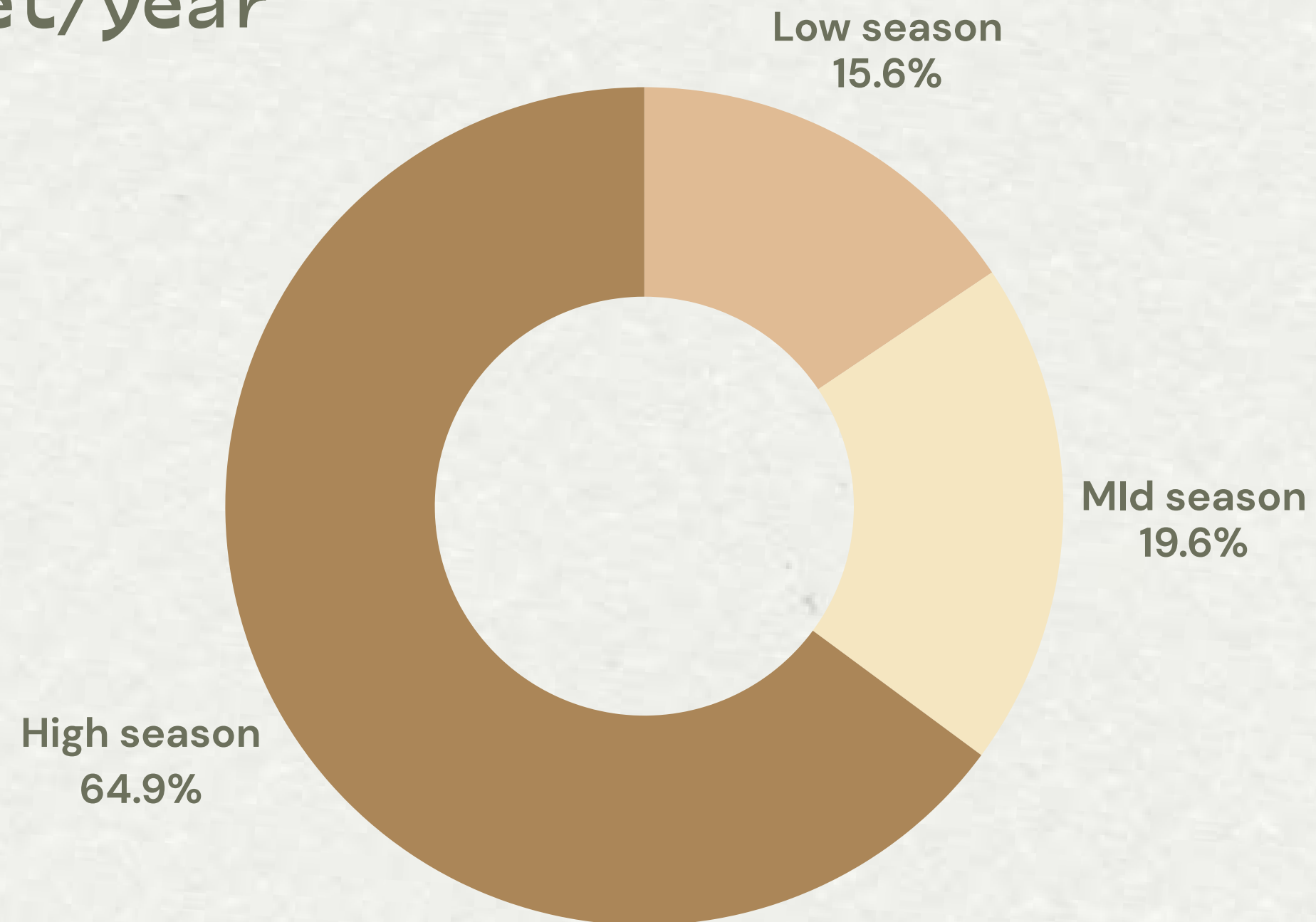


Income vs expenses



Net profit

12.816€ net/year



25 year projection

Initial investment - 97.900€

Year 1: 12.816€

Year 2: 12.816€

Year 3: 12.816€

Year 4: 12.816€

Year 5: 12.816€

Year 6: (+5%): 13.456€

Year 7: 13.456€

Year 8: 13.456€

(Break-event point)

Year 9: 13.456€

Year 10: 13.456€

Year 11: (+5%): 14.128€

Year 12: 14.128€

Year 13: 14.128€

Year 14: 14.128€

Year 15: 14.128€

Year 16: (+5%): 14.834€

Year 17: 14.834€

Year 18: 14.834€

Year 19: 14.834€

Year 20: 14.834€

Year 21: (+5%): 15.575€

Year 22: 15.575€

Year 23: 15.575€

Year 24: 15.575€

Year 25: 15.575€

Accumulated capital: 264.000€

Construction phases

- Foundation

97.900€

13% annual ROI

- Finishes

102.900€

12.6% annual ROI

- Turnkey

106.500€

12% annual ROI

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

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