



**WYNDHAM®**

La Vita Phuket

WYNDHAM La Vita Phuket  
Five-Star Seaside Resort



## ◎ WYNDHAM La Vita Phuket 6 Extraordinary Values Ideal Choice for Investment and Vacation

**Prime Location:** 270 ° sea view, 400 meters to Rawai Beach

**Powerful Alliance:** Joint operation between VIP THAILAND Group and WYNDHAM Group

**Well Decorated Room:** International Standard decoration, Collect rent right after purchase

**Full Package Series:** More than 20 luxury packages, all-aged resort

**Guarantee Return:** 2 + 5 years' property charter and hosting , 6% annual income for the first 2 years

**Membership Benefits:** Enjoy elite club member benefits and silver-level courteous reception



## Kingdom of Thailand

### One of the Happiest Country in the World

Thailand has a land area of approximately 510,000 square kilometers, and is one of the member and founding countries of the Association of Southeast Asian Nations, with agriculture, industry and tourism development among the highest in the world. There are more than 40,000 Buddhist temples in the country, and Buddhists account for more than 90% of the country's population. The long Buddhist culture has cultivated the peaceful and friendly character of Thais, which gained Thailand the reputation of smiling country.



- One of the three largest granaries in Asia / One of the seven retiring place in the world
- Thailand's foreign exchange reserves ranked 12th of the world in 2019
- Thailand ranks 8th of the top 20 global countries in trade growth potential in 2019 according to the Standard Chartered Bank



## ◎ Paradise on Earth -- Phuket Destinations for Global Residences and Investment

As the largest island in Thailand and the only island with a provincial status, Phuket is always known as pearl of the Andaman Sea. 576 square kilometers' land area with picturesque mountains and seas, 39 variant outlying islands, and annual average temperature of 28 degrees, all of those wined Phuket one of the ten most beautiful islands in the world. Meanwhile, Phuket International Airport has over 10 million passengers' visits during 2018, thus Phuket is listed as the destination of fastest global tourist growing in future.



Except for vacation, foreign investors also showed great interest in Phuket.

According to "Sweden Real Estate Hurun Overseas Property Investment Return Index for the First Half-year of 2019", Phuket jumped 20 places to become the 2nd investment destination for overseas real estate investment returns.



## ◎ Pearl of Andaman Sea Blue Sea, White Sands, Natural Treasure

- Asia's Most Picturesque Beach ————— Nai Harn Beach
- God's Cape ————— Phomthep Cape
- World's Top 10 Diving Destinations ————— Similan Island
- Family Trip & Carnival Palace ————— Khai Island
- A Walk in the Sea ————— Coral Island
- Dolphins Chasing ————— Maithon Island
- Exclusive Vacation Island for Thai Royal ————— Racha Island

**Famous Scenic Spots for Movie Fans:** Phi Phi Island, Phang Nga Bay (Shooting Spots for the movie "007" and "The Beach")

**Cultural Scenery:** Phuket Big Buddha, Chalong Temple, Phuket Town





## ◎ General Project Introduction

Address: Phuket Rawai Beach & Nai Harn Beach

Floor Space: 16800m<sup>2</sup>

Building area: 31926m<sup>2</sup>

Greening rate: 45%

Pilot ratio: 1.9

Total Room Number: 516 units

Property Form: High-end Hotel-style Condominiums

Unit sizes from 28.6 – 156m<sup>2</sup>

Hotel Operation: VIP THAILAND Group  
& WYNDHAM Hotel Group

## ◎ Rawai & Nai Harn Beach Ideal for both Living and Vacation

Surrounded by Rawai and Naiharn beaches, 400 meters from Rawai Beach, WYNDHAM La Vita Phuket embraces the beautiful seascape and abundant living packages.



- Rawai beach—400 meters
- Naiharn beach—1.8 km
- Naiharn Lake National Park—1.5 km
- Phomthep cape —1.9 km
- Rawai Seafood Market—1.6 km
- Phuket Seashell Museum—2.3 km

# WYNDHAM La Vita Phuket Value Leap

WYNDHAM La Vita Phuket occupies the dual core area of vacation and residence in Phuket, situated next to popular attractions such as Naiharn Beach, Naiharn Lake, Phromthep Cape, and Rawai Seafood Street, thus highly cherished by tourists from Europe, America, Japan and South Korea. With superior environment and fully equipped facilities, this grand five-star resort in southern Phuket has huge appreciation potential in the future.

## Price Reference For Five-Star Hotels Nearby And Hotels Operated By Wyndham Hotel Group Phuket

	Location	StarRate	Scale (room)	Room category	Off-season price Per night/THB
The Vijitt Resort Phuket	2.6 km to Rawai beach	Five star	92	70m <sup>2</sup> Garden View Villa	3745
The Nai Harn Phuket	350 meters to Nai Harn beach	Five star	130	47m <sup>2</sup> Mountain View Suite	4420
Rawai Serenity Resort	3 km to Rawai beach	Five star	65	150m <sup>2</sup> Sea View Suite	5677
Sunsuri Phuket	400 meters to Naiharn beach	Five star	132	55m <sup>2</sup> Deluxe room	6380
Wyndham Grand Phuket Kalim Bay	1.8 km to Kalim beach	Five star	194	40m <sup>2</sup> Sea View Double Room	2060
Wyndham Grand Nai Harn Beach	800 meters to Nai Harn beach	Five star	353	61.75m <sup>2</sup> One-Bedroom Suite	6164
Wyndham Sea Pearl Resort	1.8 km to Patong beach	Five star	204	48m <sup>2</sup> Deluxe Room Garden View	2262

Graph information source network, may change with season and time, for reference only, subject to the hotel's real-time published price



## ◎ Project Planning

M Place (Restaurant)  
M Bistro (Restaurant)  
Vibe — A Vodka Bar (Floating Pool bar)  
Otter Pool Bar  
Cheeva Spa  
Fungy (Playroom)  
Shawn n' Sheep ( Kids Club )  
Zouk (Gym)  
Elite Club (Lounge)  
Elite Registry

Breezee Bar  
La KTV  
M Basket (Souvenir store)  
Swimming Pool  
Meeting Room  
Banquet Hall  
Elite Club (Membership club)  
Hotel Management Business Department  
24 Hours Security Monitoring  
Large Parking lots





## ◎ 2+5 Years Hotel Management WYNDHAM Hotel Group Co-operate

Operation Model		
Period	Hosting Status	Benefits
Year 1-2	Hotel charter hosting	Constant return 6%
Year 3-7	Hotel charter hosting	Operation income 80-20 split
Year 8 and beyond	Freely choose whether stick to hosting or handle on your own	

Proprietary Rights and Interests: Free stay for 15 days per year. Kindly make a request to the service manager 2 weeks in advance during the off-season, 4 weeks in advance during the high season, and 6 weeks in advance during the peak season (From December 15 till February of the next year). Thereafter, the service manager shall make reservation with the hotel.

Note: The income will be calculated 3 months after the building completion and will be distributed in the next calendar year.

# House Layout Introduction

## Flat Condominium Studio

Total Area 28.6 Sq.m

### TYPE A

- 1 KITCHEN
- 2 BEDROOM
- 3 STUDY
- 4 BATHROOM
- 5 BALCONY



## Studio

Total Area 44.3 Sq.m

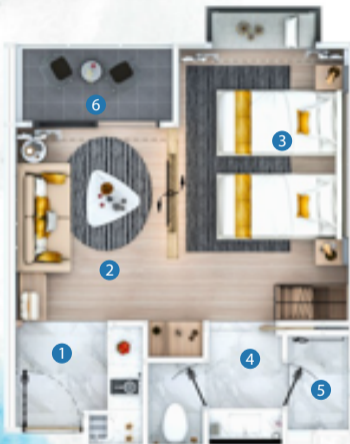
### TYPE A1

- 1 KITCHEN
- 2 LIVING AREA
- 3 BEDROOM
- 4 BATHROOM
- 5 SHOWER
- 6 BALCONY



One Bedroom  
Total Area 35.4 Sq.m  
**TYPE B**

- KITCHEN
- LIVING ROOM
- BEDROOM
- BATHROOM
- SHOWER
- BALCONY



One Bedroom  
Total Area 49.2 Sq.m  
**TYPE B1**

- LIVING AREA
- BEDROOM
- BALCONY
- DINING AREA
- BATHROOM
- KITCHEN
- SHOWER



### One Bedroom

Total Area 55.3 Sq.m

### TYPE B2

- KITCHEN ● LIVING AREA ● BEDROOM
- BATHROOM ● SHOWER ● BALCONY



### Two Bedrooms

Total Area 71.3 Sq.m

### TYPE C

- LIVING AREA
- DINING AREA
- KITCHEN
- MASTER BEDROOM
- BATHROOM 1
- BEDROOM
- BATHROOM 2
- BALCONY





One Bedroom Duplex  
Total Area 59.4 Sq.m  
**TYPE D1**

- 1 LIVING AREA
- 2 KITCHEN
- 3 STORAGE
- 4 BEDROOM
- 5 BATHROOM



1st floor plan



2nd floor plan

Two Bedrooms Duplex  
Total Area 90.59 Sq.m  
**TYPE D2**

- 1 LIVING AREA
- 2 KITCHEN
- 3 STORAGE
- 4 MASTER BEDROOM
- 5 WALK IN CLOSET
- 6 BEDROOM
- 7 BATHROOM



1st floor plan



2nd floor plan

**Two Bedrooms Duplex**  
**Total Area 95.45 Sq.m**  
**TYPE D3**

- 1 LIVING AREA
- 2 KITCHEN
- 3 BEDROOM
- 4 BATHROOM
- 5 BALCONY 1
- 6 MASTER BEDROOM
- 7 MASTER BATHROOM
- 8 BALCONY 2



1st floor plan



2nd floor plan

**Two Bedrooms Duplex**  
**Total Area 103.71 Sq.m**  
**TYPE D4**

- 1 LIVING AREA
- 2 KITCHEN
- 3 BEDROOM
- 4 STORAGE
- 5 BATHROOM
- 6 LIVING ROOM
- 7 MASTER BEDROOM
- 8 WALK IN CLOSET
- 9 MASTER BATHROOM



1st floor plan



2nd floor plan

**One Bedroom Duplex**

Total Area 75 Sq.m

**TYPE D5**

- 1 KITCHEN
- 2 LIVING AREA
- 3 STORAGE
- 4 BATHROOM
- 5 BEDROOM
- 6 MASTER BATHROOM



1st floor plan



2nd floor plan

**Two Bedrooms Duplex**

Total Area 156 Sq.m

**TYPE D6**

- 1 LIVING AREA 1
- 2 KITCHEN
- 3 DINING AREA
- 4 STORAGE
- 5 WASHROOM
- 6 LIVING AREA 2
- 7 MASTER BEDROOM
- 8 BATHROOM 1
- 9 BEDROOM
- 10 STUDY
- 11 WALK IN CLOSET
- 12 BATHROOM 2



1st floor plan



2nd floor plan

## VIP THAILAND Group – Only for a better life

As a leading property developer, VIP Thailand has started 8 projects, across the prime locations in Thailand's Phuket Island, including boutique condominiums, villa resorts, and star-rated hotels while taking the market by storm. The company has a strong financial strength and owns several strategically located land plots in Bangkok and Phuket in order to achieve and maintain sustainable development.



Estate



Hotel



Service



Investment



VIP Thailand Group has completed its strategic layout in Shenzhen, Beijing, Foshan, Chengdu and other places in China, with customers coming from 85 cities, 33 provinces, and 11 countries around the world. The mission is to achieve a better global life.

# VIP THAILAND Group Project Distribution



**N6 Karon Condominium**  
Sea View Condominiums  
at Karon Beach



**WYNDHAM La Vita  
Condominium Phuket**  
Boutique Condominiums managed  
by WYNDHAM Hotel Group



**VIP Galaxy Villas**  
Seaside Lifestyle —  
A Gift for All Family Members



**VIP GREAT HILL  
Condominium**  
Elegant Coastal Condominiums  
next to the Airport



**N8**  
Low-density & High-end Villa  
Complex next to  
International School



**VIP Kata Condominium**  
Finely Furnished  
Condominiums at  
Kata Beach





# WELCOME TO WYNDHAM LA VITA PHUKET

ADDRESS 99/99, Tambon Rawai, Amphoe Mueang Phuket, Chang Wat 83100, Thailand

Any dimensions, pictures, illustrations, text descriptions or other materials involved in this document are for reference only.  
The final documents, plans, and sales contracts signed by the two parties shall prevail.