

AKIRAYA VILLA

"Secure Luxury, Unlock Returns"



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WELCOME

It is with great excitement and heartfelt purpose that I introduce you to **AKIRAYA VILLA** — an exclusive collection of luxury pool villas located in the serene heart of Phangan Island, Thailand.

As the founder, this project is not just an investment opportunity — it is the fulfillment of a dream. A dream to create a space where elegance meets tranquility, where every sunrise brings clarity, and where peace isn't a luxury — it's the lifestyle.

Phangan Island is a place that stays with you. Beyond its white-sand beaches and turquoise waters lies something deeper — an emotional energy that draws you in and invites you to breathe, to slow down, and to reconnect. It has long been a sanctuary for creatives, entrepreneurs, and global citizens seeking not just a vacation, but a home for the soul.

AKIRAYA VILLA was born from this inspiration — to offer more than just real estate, but a lifestyle that blends world-class comfort with the raw beauty and healing energy of the island.

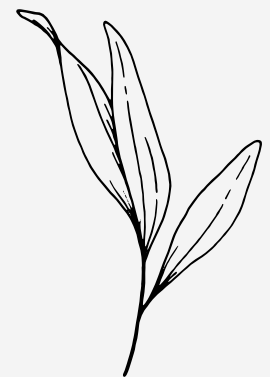
To investors who have always dreamed of owning a piece of paradise — not just as a financial asset, but as a symbol of the peaceful, luxurious life you've worked so hard to achieve — I invite you to become part of this vision. Whether you're looking to reside, rent, or retire, AKIRAYA offers a rare opportunity to invest in something both emotionally rewarding and financially sound.

AKIRAYA VILLA

Secure Luxury, Unlock Returns

OUR PROMISE

Discover a sanctuary of peace and purpose at **AKIRAYA Villa** Koh Phangan — a refined private pool villa designed for those seeking a lifestyle rooted in wellness, tranquility, and natural beauty. Nestled in the heart of Koh Phangan's lush greenery, this exclusive villa offers a harmonious blend of tropical living and modern elegance, set against a backdrop of the island's culturally rich and diverse landscape.







FROM THE MOMENT YOU ARRIVE

You'll begin to cultivate a meaningful connection with nature. Enveloped by swaying palms, lush gardens, and the gentle sounds of the island, AKIRAYA invites you to slow down, breathe deeply, and reconnect — with yourself and the world around you.

Situated in a culturally diverse community, Koh Phangan is known for its spiritual depth, creative energy, and holistic wellness offerings. From yoga and meditation to local arts and cuisine, the island is a haven for those drawn to intentional living and meaningful experiences.



PROJECT OVERVIEW

Name, location, and scale of the development

Type and number of villas

Project timeline

AKIRAYA VILLA

AKIRAYA VILLA is a boutique collection of private pool villas designed for the modern investor seeking long-term value in one of Southeast Asia's most promising lifestyle destinations — Phangan Island, Thailand.

Rooted in wellness, cultural richness, and retreat-inspired living, AKIRAYA blends premium materials, high-end craftsmanship, and the spiritual rhythm of sun and moon to create a one-of-a-kind investment opportunity.

SCALABLE DESIGN, ADAPTABLE FOR FUTURE DEVELOPMENT,
EASE OF OPERATIONS



VILLAS LOCATION

AKIRAYA VILLA enjoys a **prime location on Koh Phangan's coveted west coast - Hin Kong**, offering the perfect blend of tropical serenity, luxury, and accessibility. Nestled in one of the island's most sought-after areas. The surrounding neighborhood is known for its laid-back charm, wellness-focused community, and growing reputation as a haven for digital nomads, yoga enthusiasts, and conscious travelers. Guests of **AKIRAYA VILLA** are just minutes away from peaceful beaches, cozy cafés, and vibrant local markets, while still enjoying complete privacy in a modern, thoughtfully designed space. The area's gentle hills and lush greenery provide a tranquil backdrop ideal for rejuvenation, making the villa perfectly suited for both short getaways and extended retreats. With excellent infrastructure, reliable connectivity, and a calm, family-friendly environment, **AKIRAYA VILLA** stands out as a refined sanctuary in one of Thailand's most naturally beautiful and livable island settings.







THE VILLA: TIMELESS DESIGN, BUILT FOR PURPOSE

We're excited to introduce two exceptional real estate investment opportunities designed to meet different yet highly attractive lifestyle and business needs.

First, we present our luxurious pool villas—a perfect blend of privacy, comfort, and tropical elegance. Whether as a personal retreat or a high-performing rental asset, these villas offer both lifestyle value and strong returns in a growing tourism market.

Second, we offer our modern two-story commercial buildings, thoughtfully designed for entrepreneurs and investors looking for stable income from long-term tenants or mixed-use functionality. Positioned in high-demand areas, these spaces are ideal for retail, wellness, office, or co-living concepts.

Together, these two offerings allow our clients to diversify their portfolio—combining lifestyle-driven assets with income-generating commercial properties.





This exclusive development consists of a boutique collection of 4 private pool villas (2 bedrooms) and a two-story mixed-use commercial building. The project is designed to appeal to both high-end residential clients and commercial tenants, blending luxury living with investment potential in a growing tourism and lifestyle destination.

Residential Villas

Each villa features;

- En-suite bathroom
- Private pool
- Open-plan living and dining area
- Fully equipped kitchen
- Landscape garden
- High-quality finishes and modern tropical design

\ 4 UNITS

Mixed-Use Commercial Building

Ground Floor

- Commercial Units
- Ideal for retail, cafés, offices, or wellness-related businesses
- High visibility with direct street access

Second Floor

- 2 Residential Units (1 unit above each commercial space)
 - Designed as fully self-contained residences
 - Can be used for long-term rental, owner use.
-

\ 2 UNITS



RESIDENTIAL VILLA





Timeline and PROJECT MILESTONES

JUL 2025

Ground breaking / Start of construction

31 AUG 2025

Foundatioin and structural work

30 SEP 2025

MEP installation
(mechanical, electical, plumbing)

15 OCT 2025

Villa roofing & exterior finishes

15 NOV 2025

Interior work: walls, flooring, tiling

10 DEC 2025

Furniture, fixtures, and equipment (FF&E) installation

20 DEC 2025

Landscaping and outdoor areas (including pool)

10 JAN 2026

Final inspect and snag list fixing

** Villa units A04 and A06 – final inspection on 25 Dec 2025. **

Why Invest in....?

AKIRAYA VILLA



Pool Villa Exceptional Returns & Growth

Guaranteed Yield

12%

average for the first 9 years

Expected ROI

14%

average for the first 15 years

Expected ROI Timeline

8 years

Immediate Growth

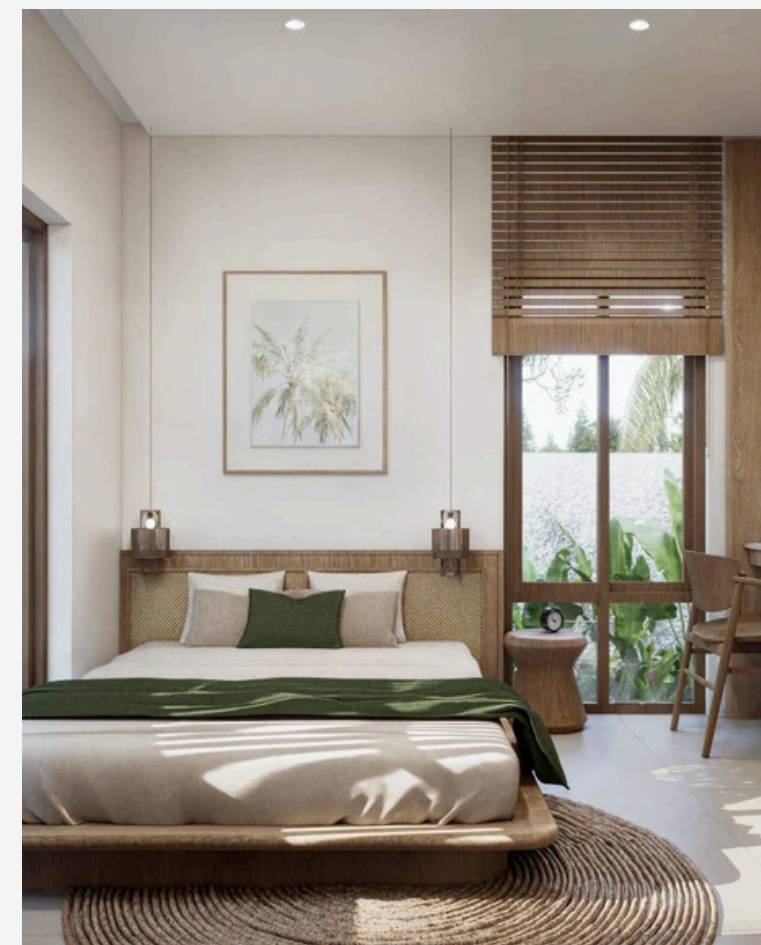
3 - 10%

expected property value increase for each year

Calculations are based on ADR benchmarks from comparable pool villas in Koh Phangan across all seasons, with cost estimates derived from hotel management operations and valuation experience, considering rising land values and growing investment demand in the area.

RENTAL REVENUE POTENTIAL

- High season nightly rate: USD 450 - 560
- Low season nightly rate: USD 250 - 300
- Average occupancy: 60–75%
- Potential gross annual revenue: USD 61,355
- Turnkey management for short-term rentals
- Freehold ownership available for eligible investors



Pro

STRATEGIC APPROACH

Invest in Premium Wellness Retreat Living on Phangan Island

STRATEGIC LOCATION

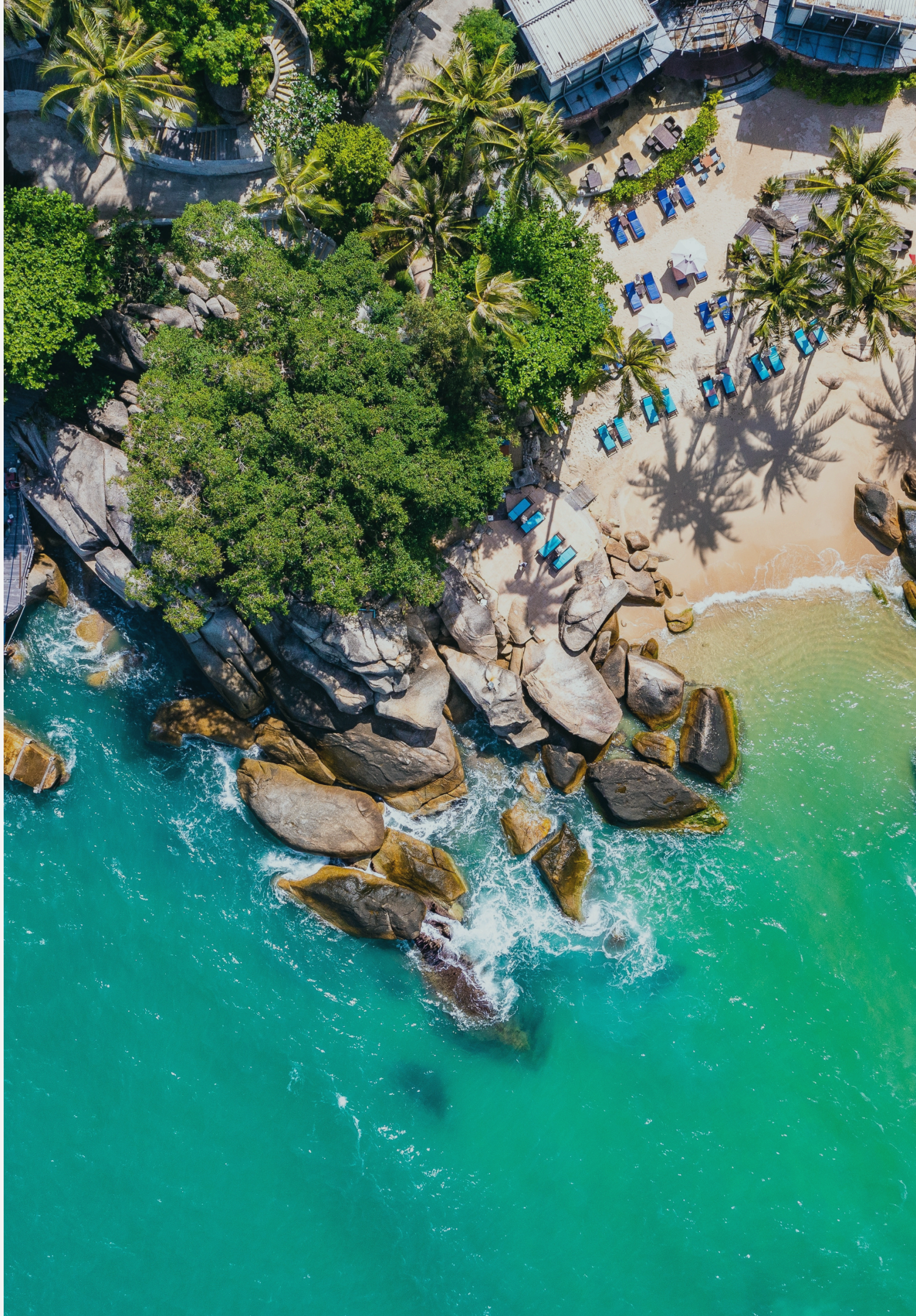
- Situated in a peaceful, high-demand area of Northern Koh Phangan
- Minutes from renowned yoga and healing centers, upscale beach clubs, and artisan cafés
- Rising land value and development-friendly infrastructure

PROVEN MARKET APPEAL

- Koh Phangan's wellness retreat market is growing at 15–20% annually
- Increasing demand for high-end, private accommodations post-pandemic
- Strong seasonal and long-stay rental income potential

POSITIONED FOR MULTIPLE REVENUE STREAM

- Luxury short-term villa rental (Airbnb, Booking.com)
 - Long-stay wellness retreat hosting
 - Future expansion to boutique villa cluster (multi-unit development)
-



TREND NARRATIVE

Phangan Island

- 2022 saw an explosive boom once borders reopened — land and sea-view plot prices doubled or more compared to the pre-pandemic baseline.
- 2023 was a phase of steady, “back-to-earth” growth (~10% y/y), as early speculative buyers locked in gains and development shifted from raw land to completed villas and small resorts.
- 2024 delivered mature market metrics: **average land/building values of ~71 000 THB/sqm** and median sale prices around 10 M THB, with prime-area plots still outpacing broader-market growth at up to 15% y/y.



FORECAST OVERVIEW 2025–2026

Phangan Island

Price Growth Expectations

- General coastal and sea-view property prices are expected to rise by 5–7% per year through 2026 .
- Beachfront and ultra-prime villas may appreciate faster, delivering 7–10% annually, thanks to limited supply and strong high-end foreign demand .
- Inland or mid-tier properties are likely to grow more moderately, at around 3–5% per year .

Rental Yields & ROI

- Rental yields are expected to remain strong, supporting 6–9% gross annually, especially for 2–5 bedroom villas in tourist-friendly zones .
- Total return potential (rental + capital gains) looks solid, ranging from 10–14% (mid-luxury) up to 15–20%+ (ultra-luxury) asset classes



INVESTOR BENEFITS



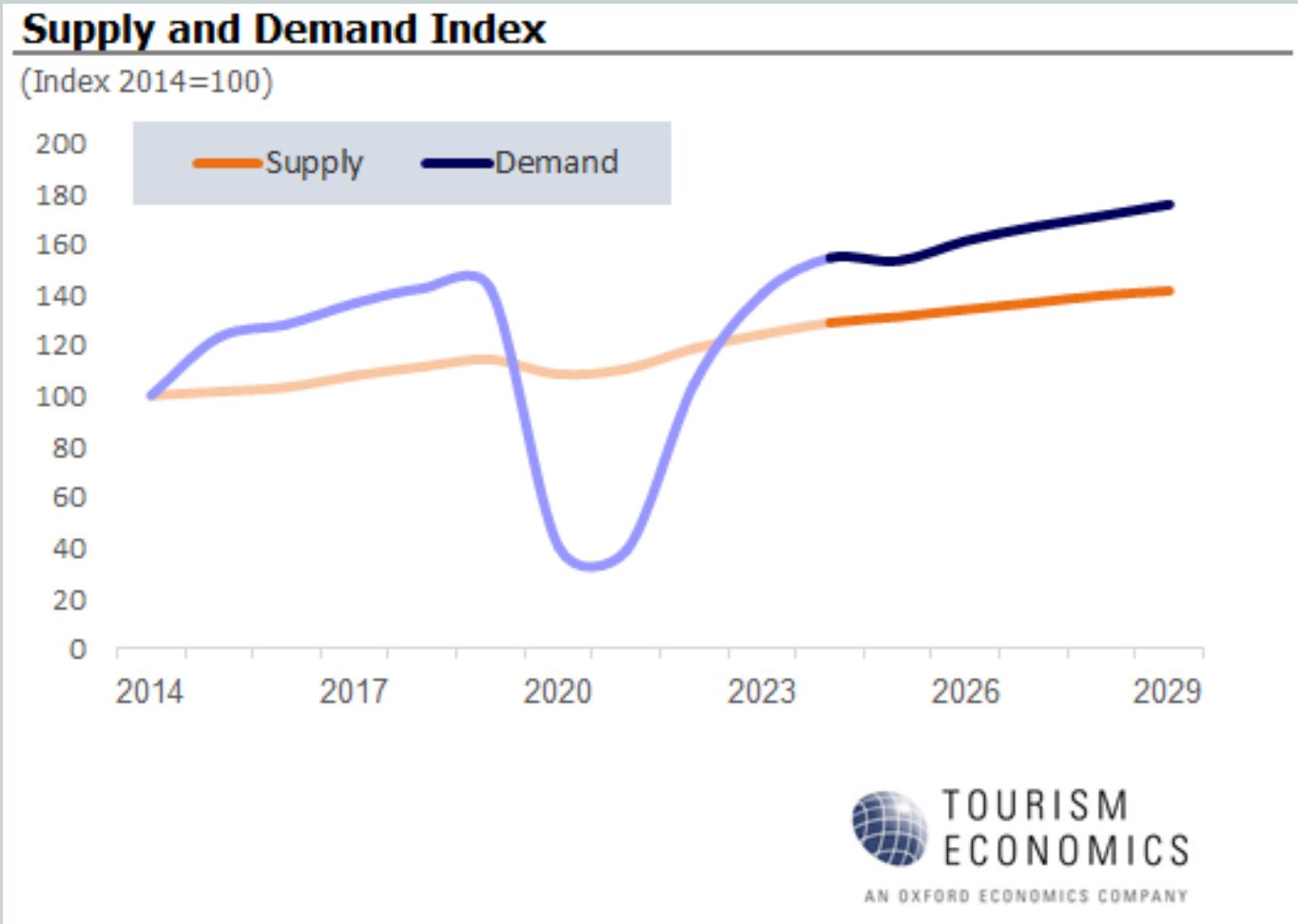
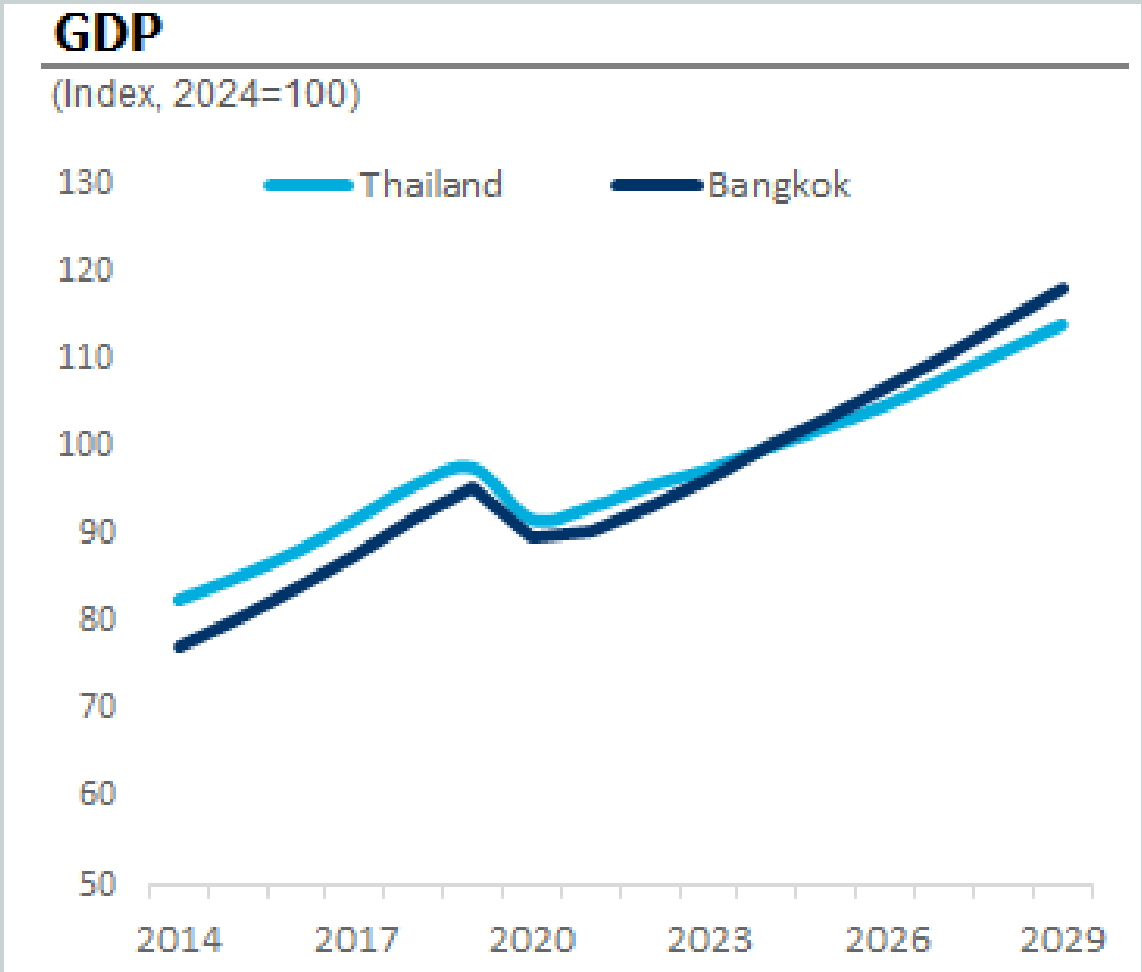
- 2025: Expect roughly 5–7% general price growth, supported by robust tourism and infrastructure enhancements.
- 2026: Growth continues at similar rates (5–7%), with yield-friendly mid-tier inventory growing accordingly.



Secure your opportunity now at AKIRAYA to benefit immediate growth of +3-10% for each year.

ANALYSIS

Despite a slight dip in 2025 tourism from the beginning of the year, it has been confirmed a turn around of demand end of 2025 and getting stronger in first half 2026.



AKIRAYA VILLA

Secure Luxury, Unlock Returns





ที่ดินข้างเคียง

ที่ดินข้างเคียง

A-06

A-05

A-04

A-03

C-02

ทางเข้า

ที่ดินข้างเคียง

C-01

ถนนทองศาลา-วังตะเคียน

ทางสาธารณะ

ที่ดินข้างเคียง

Master Plan

Location : Ko Pha-ngan , Surat Thani

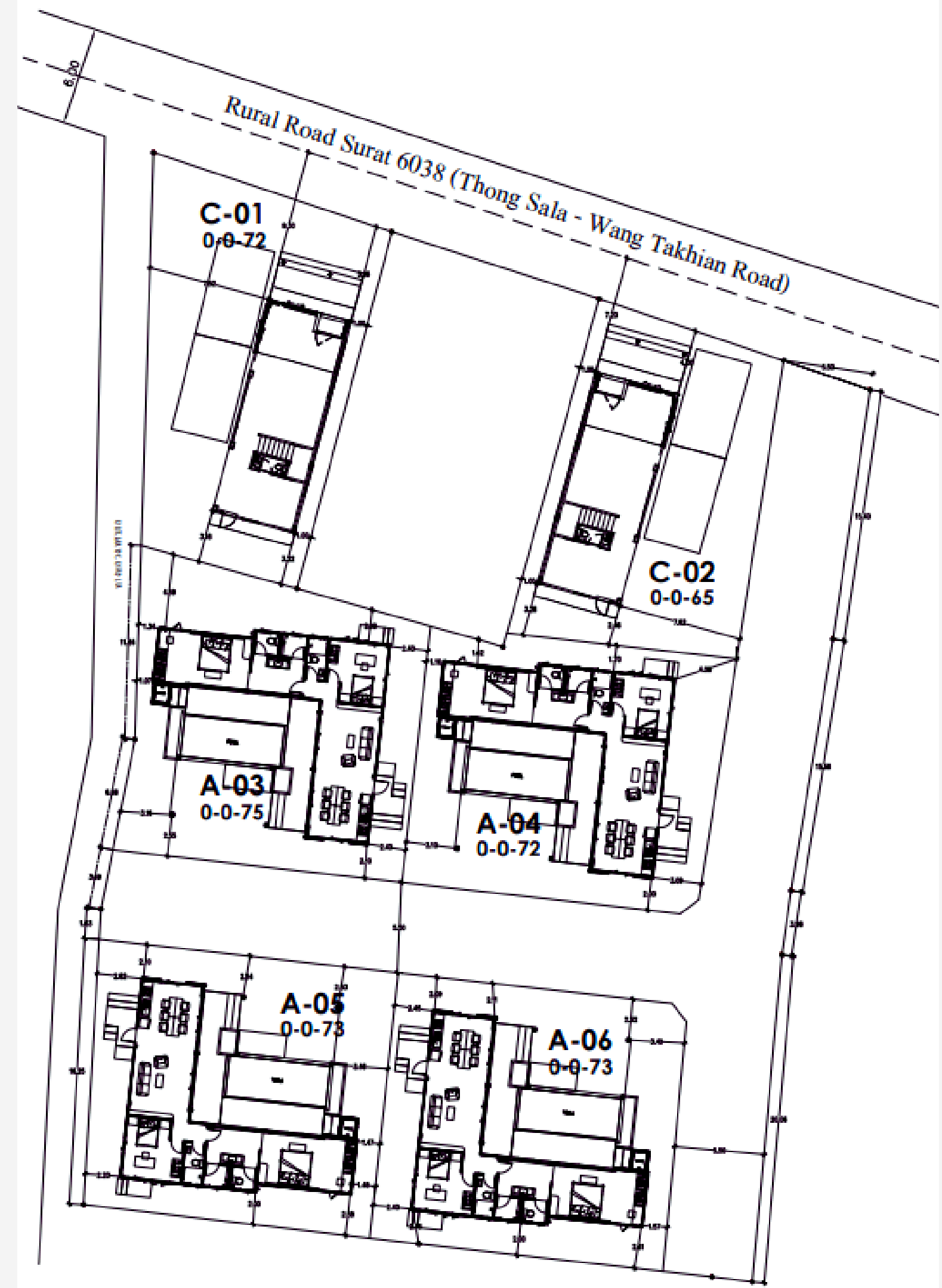
VILLA TYPE

- **4 units of 2 spacious bedrooms with en-suite baths pool villa**
- Villa usable area is 201.57 m²
- Land size is between 288 - 300 m²
- Seamless indoor-outdoor flow with open-plan layout
- Private saltwater pool with sun deck
- High-quality, eco-conscious construction materials
- Dedicated wellness/yoga area
- Fully equipped kitchen + service area
- Lush landscaped gardens for privacy and tranquility
- **2 units of two-story commercial buildings**
- Building usable area is 128.86 m²
- Land size is between 260 - 288 m²



VILLAS PRICE

2 BEDROOM POOL VILLA (A 03) : <i>Land size 300 sqm / Villa size 201.57 sqm</i>	THB 13,100,000	USD 405,350
2 BEDROOM POOL VILLA (A 04) : <i>Land size 288 sqm / Villa size 201.57 sqm</i>	THB 12,800,000	USD 396,070
2 BEDROOM POOL VILLA (A 05) : <i>Land size 292 sqm / Villa size 201.57 sqm</i>	THB 13,500,000	USD 418,000
2 BEDROOM POOL VILLA (A 06) : <i>Land size 292 sqm / Villa size 201.57 sqm</i>	THB 12,900,000	USD 399,000
COMMERCIAL BUILDING (C 01) : <i>Land size 288 sqm / Villa size 128.86 sqm</i>	THB 9,750,000	USD 302,000
COMMERCIAL BUILDING (C 02) : <i>Land size 260 sqm / Villa size 128.86 sqm</i>	THB 9,400,000	USD 291,000



2 BEDROOM POOL VILLA

AKIRAYA Villa was built with longevity and guest psychology in mind. This is not a flashy structure — it is a practical villa with luxury finishes, designed to cater to both the emotional and logistical needs of today's wellness-driven traveler.



KEY PLAN

1. PARKING AREA	31.00 SQ.M.
2. TERRACE 1	30.12 SQ.M.
3. DINING AREA	16.97 SQ.M.
4. LIVING AREA	18.54 SQ.M.
5. MASTER BEDROOM	23.57 SQ.M.
6. BEDROOM 2	13.45 SQ.M.
7. MASTER BATHROOM	9.45 SQ.M.
8. BATHROOM 2	5.80 SQ.M.
9. SWIMMING POOL (3.20X7.40M.)	23.68 SQ.M.
10. OUTDOOR SHOWER	1.90 SQ.M.
11. PUMP ROOM	5.81 SQ.M.
12. STORAGE ROOM	3.23 SQ.M.
13. TANK AREA	5.10 SQ.M.
14. LAUNDRY AREA	6.10 SQ.M.
15. TERRACE 2	6.85 SQ.M.

BUILT-UP AREA

201.57 SQ.M.

FLOOR PLAN
AKIRAYA POOL VILLA





POOL VILLA

Return on Investment

Pool Villa	Financial Performance (USD)
Net Operating Profit (15 Years)	802,927
Net additional Profit From Investment	406,857
Total Investment	396,070

\$ USD			
Year(s)	Cash Surplus From Investment	Payback (Years)	Expected ROI
0	(396,070)	-	
1	36,018	(360,052)	9%
2	38,576	(321,476)	10%
3	41,314	(280,162)	10%
4	44,248	(235,914)	11%
5	47,389	(188,524)	12%
6	50,754	(137,770)	13%
7	52,226	(85,544)	13%
8	53,740	(31,804)	14%
9	55,299	23,495	14%
10	56,903	80,397	14%
11	58,553	138,950	15%
12	60,251	199,201	15%
13	64,529	263,730	16%
14	69,110	332,840	17%
15	74,017	406,857	19%
RATIO		8.6	14%

MIXED-USE COMMERCIAL BUILDING

By securing your investment prior to the completion of construction, you will gain the exclusive privilege of customizing your commercial building's layout, design, and interior finishes to align seamlessly with your specific brand identity and operational requirements.

While customization will be supported within the allocated construction budget provided, this ensures both cost efficiency and design flexibility — allowing you to create a purpose-built property tailored to your business model without exceeding the project's financial framework.



TURNKEY COMMERCIAL PROPERTY REVENUE PLAN



Mini Spa Model

- **Ground floor : Reception & Quick Treatment – Fresh & Welcoming**
 - Compact spa lounge for quick services: foot massage, express facial, shoulder therapy
 - Walk-in friendly with relaxing scent and clean minimalist décor
- **Second floor : Private Treatment Zone – Calm & Restorative**
 - Exclusive area for aromatherapy, body scrub, oil massage, and wellness retreat
 - Designed for privacy, soft lighting, and personalized service

Value play : Dual setup = high turnover quick treatments + premium private sessions

Target market : Wellness travelers, villa guests, digital nomads, and local residents

Commercial Building

Return on Investment

Mini Spa	Financial Performance (USD)
Net Operating Profit (15 Years)	1,237,775
Net additional Profit From Investment	841,705
Total Investment	396,070

\$ USD			
Year(s)	Cash Surplus From Investment	Payback (Years)	Expected ROI
0	(396,070)	-	
1	64,350	(331,720)	16%
2	67,606	(264,114)	17%
3	71,027	(193,087)	18%
4	74,621	(118,466)	19%
5	78,397	(40,069)	20%
6	82,364	42,295	21%
7	83,138	125,433	21%
8	83,919	209,352	21%
9	84,708	294,061	21%
10	85,505	379,565	22%
11	86,308	465,873	22%
12	87,120	552,993	22%
13	91,528	644,521	23%
14	96,159	740,680	24%
15	101,025	841,705	26%
RATIO		5.5	21%

TURNKEY COMMERCIAL PROPERTY REVENUE PLAN



Double Cafe Model

- **Ground floor : Grab & Go Cafe - Bright & Energetic**
 - Specialty coffee, smoothies, healthy bakery
 - Quick-service, takeaway, and casual stopovers
- **Second floor : Slow Bar & Hidden Lounge - Calm & Creative**
 - Cozy space for digital nomads, creators, and wellness travelers
 - Includes co-working nook, art & book corner, and flexible workshop area

Value play : Dual revenue = high-volume daily sales + premium guest spend

Target market : Travelers, villa guests, digital nomads, and local residents



Commercial Building

Return on Investment

Double Café Model		Financial Performance (USD)
Net Operating Profit (15 Years)		803,558
Net additional Profit From Investment		512,558
Total Investment		291,000

\$ USD			
Year(s)	Cash Surplus From Investment	Payback (Years)	Expected ROI
0	(291,000)	-	
1	42,134	(248,866)	14%
2	44,266	(204,600)	15%
3	46,506	(158,095)	16%
4	48,859	(109,236)	17%
5	51,331	(57,905)	18%
6	53,285	(4,620)	18%
7	53,786	49,166	18%
8	54,292	103,458	19%
9	54,802	158,260	19%
10	55,317	213,577	19%
11	55,837	269,414	19%
12	56,362	325,776	19%
13	59,214	384,990	20%
14	62,210	447,200	21%
15	65,358	512,558	22%
RATIO		6.2	18%

TURNKEY COMMERCIAL PROPERTY REVENUE PLAN



Dual-Tenant Model

(Boutique Café + Studio Office or Airbnb Suite)

- **Ground floor :**
 - Trendy takeaway café (plant-based, coffee, smoothie bowl)
 - Focus on grab-and-go, takeaway + a few outdoor stools
- **Second floor :**
 - Private office/studio for rent (e.g. wellness coach, tattoo artist, therapist), or
 - Boutique Airbnb studio for short-stay guests

Value play: Dual-income setup = better yield per sq.m.

Target market: Digital nomads, villa guests, wellness visitors



Commercial Building

Return on Investment

Dual - Tenant Model	Financial Performance (USD)
Net Operating Profit (15 Years)	722,619
Net additional Profit From Investment	431,619
Total Investment	291,000

\$ USD			
Year(s)	Cash Surplus From Investment	Payback (Years)	Expected ROI
0	(291,000)	-	
1	37,568	(253,432)	13%
2	39,469	(213,963)	14%
3	41,466	(172,497)	14%
4	43,564	(128,933)	15%
5	45,768	(83,165)	16%
6	48,084	(35,080)	17%
7	48,536	13,456	17%
8	48,993	62,449	17%
9	49,453	111,902	17%
10	49,918	161,820	17%
11	50,387	212,207	17%
12	50,861	263,068	17%
13	53,434	316,502	18%
14	56,138	372,641	19%
15	58,979	431,619	20%
RATIO		6.8	17%

Pool Villa

Estimated Payment Plan





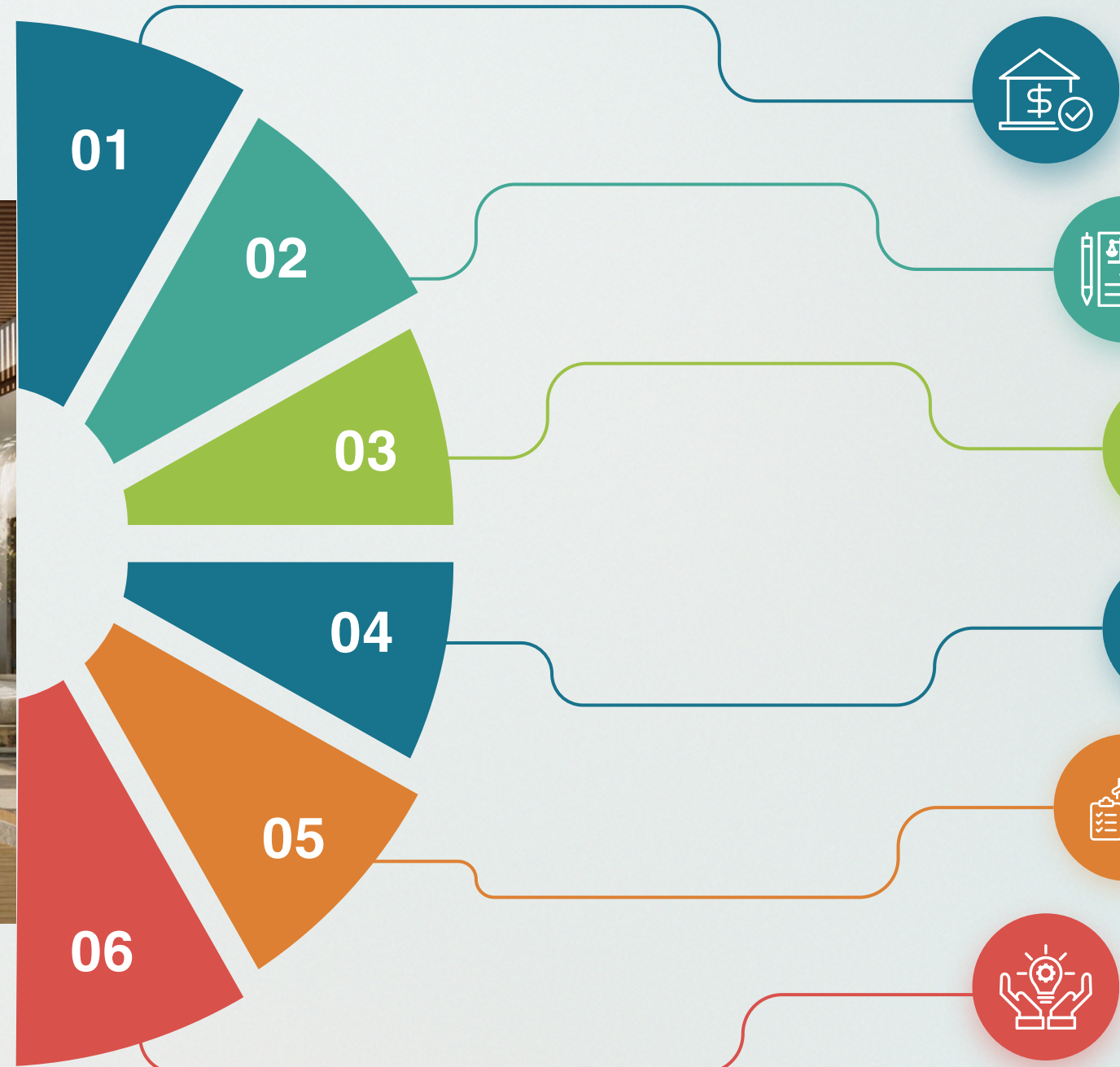
Villa Owner



Rental Revenue
\$ 61,355 annually



ROI 14% (15 years avg.)
Payback Years = 8.6



Owning AKIRAYA VILLA

Secure the best offer as soon as possible

Payment Plan

Installment available

Benefit 55% growth in property value

Phangan island is on an upswing, next 15 years

Rental Yield - Income

Low season 2026 villa revenue starts coming \$5,500 monthly

Rental Yield - Management

Management teams looking after your villa daily/monthly rental

Investment Model

Free Hold and Lease Hold available



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 Akiraya Villa

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