

LAYAN PHUKET

SUN HILLS

# SUN HILLS

General contracting work since 2009

# 1 200 000 M<sup>2</sup> OF COMPLETED WORK

## OUR PROJECTS AS A DEVELOPER:

### Krasnodar

- COMPLEX "SLAVYANKA"
- COMPLEX "KREMLEVSKIE"
- COMPLEX "ROSSINSKY"
- COMPLEX "TURGENEVSKY DVOR"
- COMPLEX "SAIL"
- COMPLEX "KRASKI"
- COMPLEX "MAYAK"
- COMPLEX "STAVROPOLSKY"
- COMPLEX "RODNYE PROSTORY"
- COMPLEX "CENTRAL"
- COMPLEX "7TH CONTINENT"
- COMPLEX "YUZHNY PARK"
- COMPLEX "NOVYE CHERYOMUSHKI"
- COMPLEX "GRANI"
- COMPLEX "SVOBODA"
- COMPLEX "LYUBIMOVO"
- COMPLEX "EUROPEYA"
- COMPLEX "BREATHING"
- COMPLEX "RED SQUARE"
- COMPLEX "COMFORT"
- COMPLEX "LONDON PARK"
- COMPLEX "AMETIST"

# PHUKET PROPERTIES



## SUN HILLS LAKESIDE PHUKET

A project that stands out from similar projects on the market for its comprehensive and thoughtful approach to planning the lives of its future owners.



## PROXIMA VILLAS

Proxima Villas is located in the Bang Tao district, an attractive corner of the island. It consists of 14 luxurious villas where contemporary meets tropical greenery.



# LIFE AT THE CHAMPIONLEVEL

Strength. Discipline. Honesty.

## KHABIB GYM

— a world-class training center where the best fighters in the world, their teams, and world-class coaches train.

The center hosts UFC professionals and international training camps, making SUN HILLS a magnet for athletes, fans, and elite residents from around the world.

The highest standard of sports, wellness, and recovery programs includes personal and group training, functional areas, jiu-jitsu, Muay Thai, boxing, and world-class recovery spaces.

## SUN HILLS & KHABIB GYM

— this is an ecosystem of champions, where the energy of winners gives birth to skill, discipline, and strength of character.













SUN  
LIVING



SUN HILLS  
LAKESIDE PHUKET



























Sunhill.

Restaurant

Information

# LOBBY





INTERIOR

SUN HILLS



UNICORN  
HOSPITALITY

## UNIQUENESS OVER TEMPLATES

### **Boutique Focus**

Management of premium properties in unique locations.

### **Not a Franchise**

Individual management and promotion of the hotel brand.

### **Proven Track Record of Success**

A wide portfolio of effective projects, covering hotels, resorts, and the restaurant business.

# Leading hospitality management & consultancy firm



We have a keen eye on both local and global market trends and use this knowledge along with the latest industry technologies to give you strategies that make a real difference. We believe in the importance of staying up-to-date and always adapting to the changing needs of the hospitality world.

## Yann Gourio

Founder & Chief  
Executive Officer

At Unicorn Hospitality, we prioritize an owner-centric approach in every management solution we provide. Understanding the unique perspectives and objectives of property owners, we focus on delivering management services that align closely with your interests first

## John Lim

CEO Manor Group





# WELCOME TO THE UNICORN WORLD

**12+**

Hotels  
in management

**750+**

Apartments  
in management

**8+**

Portfolios  
of consulting

**6+**

Objects will be  
transferred  
to management

**7+**

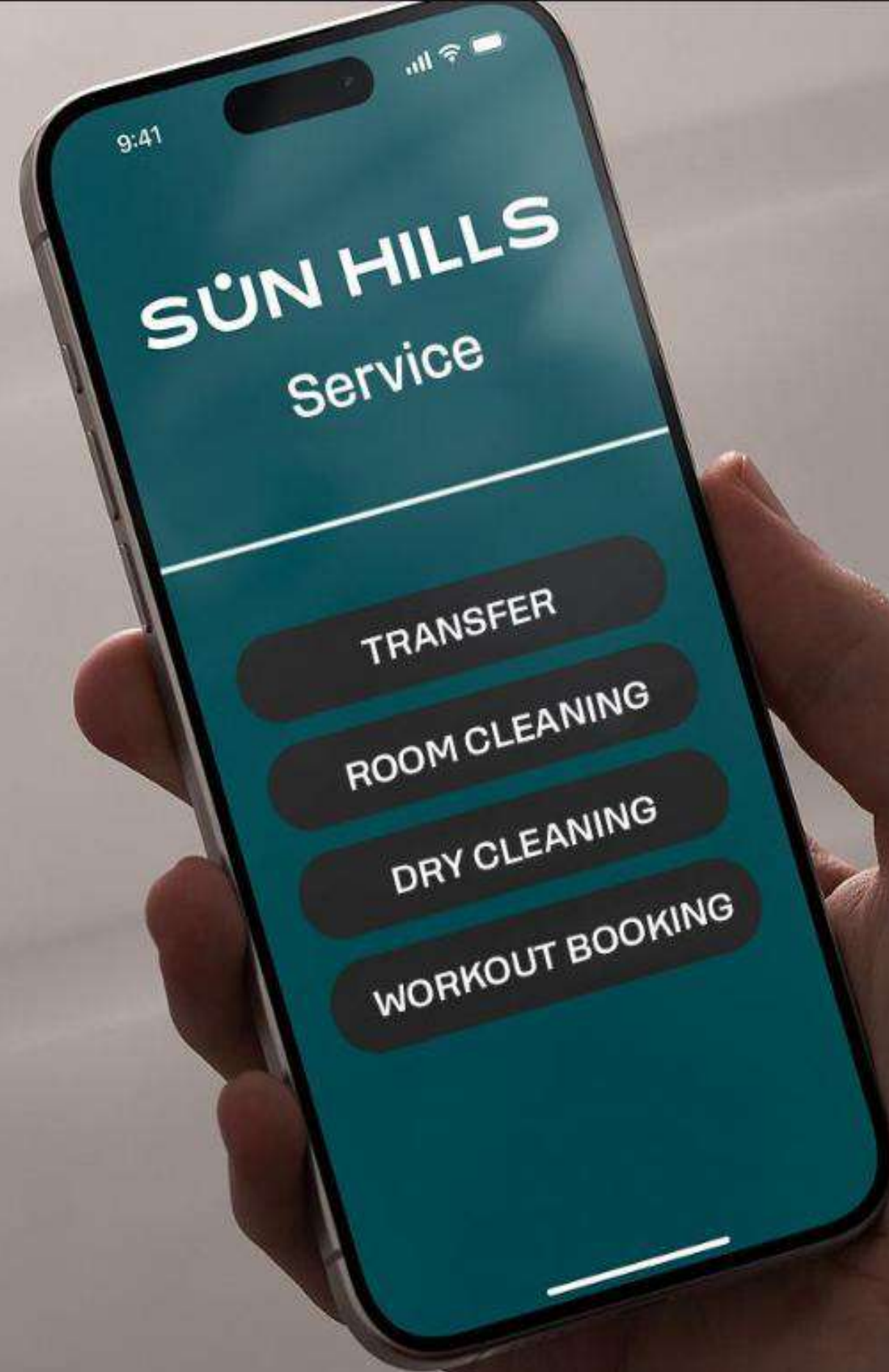
Countries  
of Presence

**6+**

Top Locations  
Thailand

# THE MOBILE APP

When you purchase a property from us, you get not just 24/7 service, but support in every aspect.





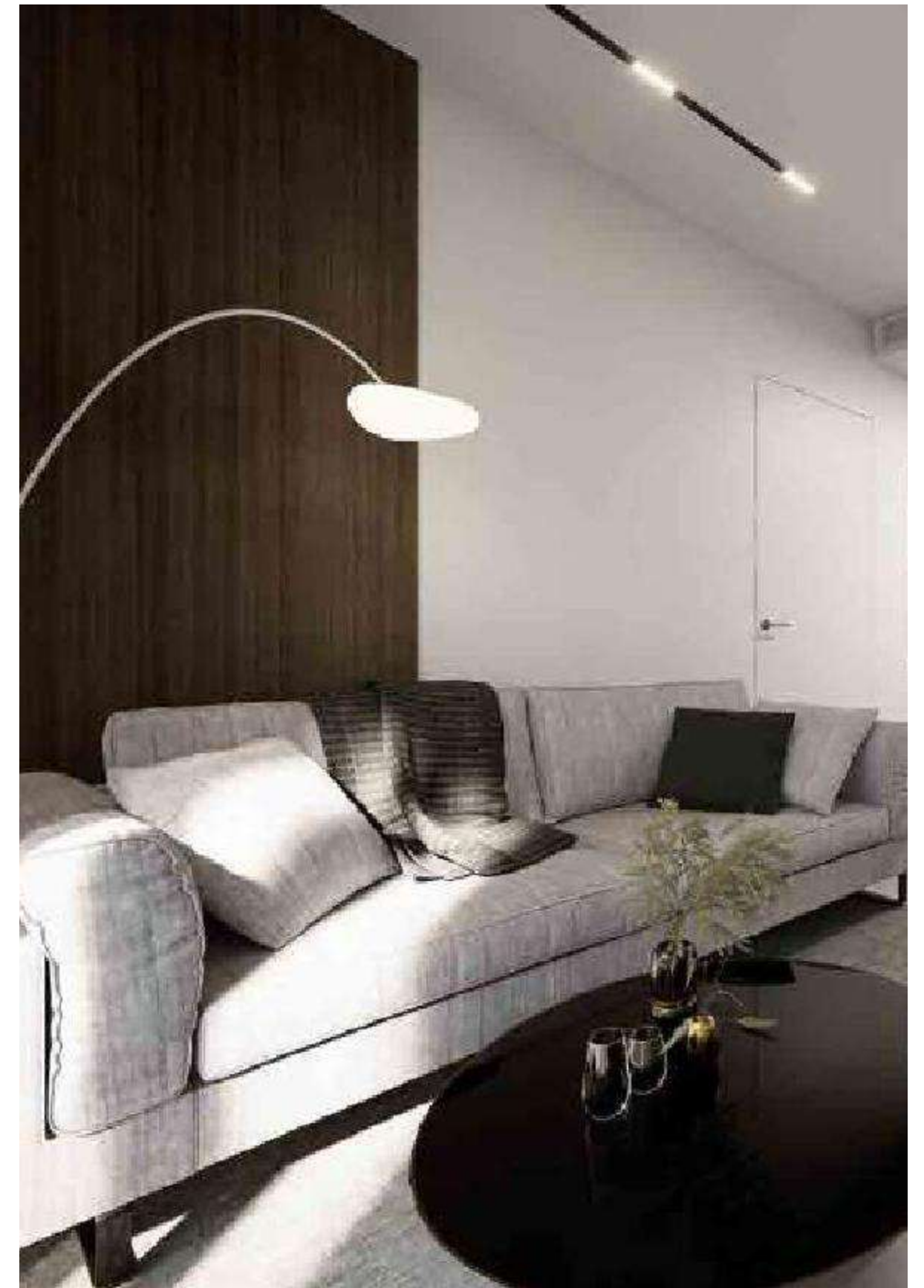


LAYOUT

SUN HILLS



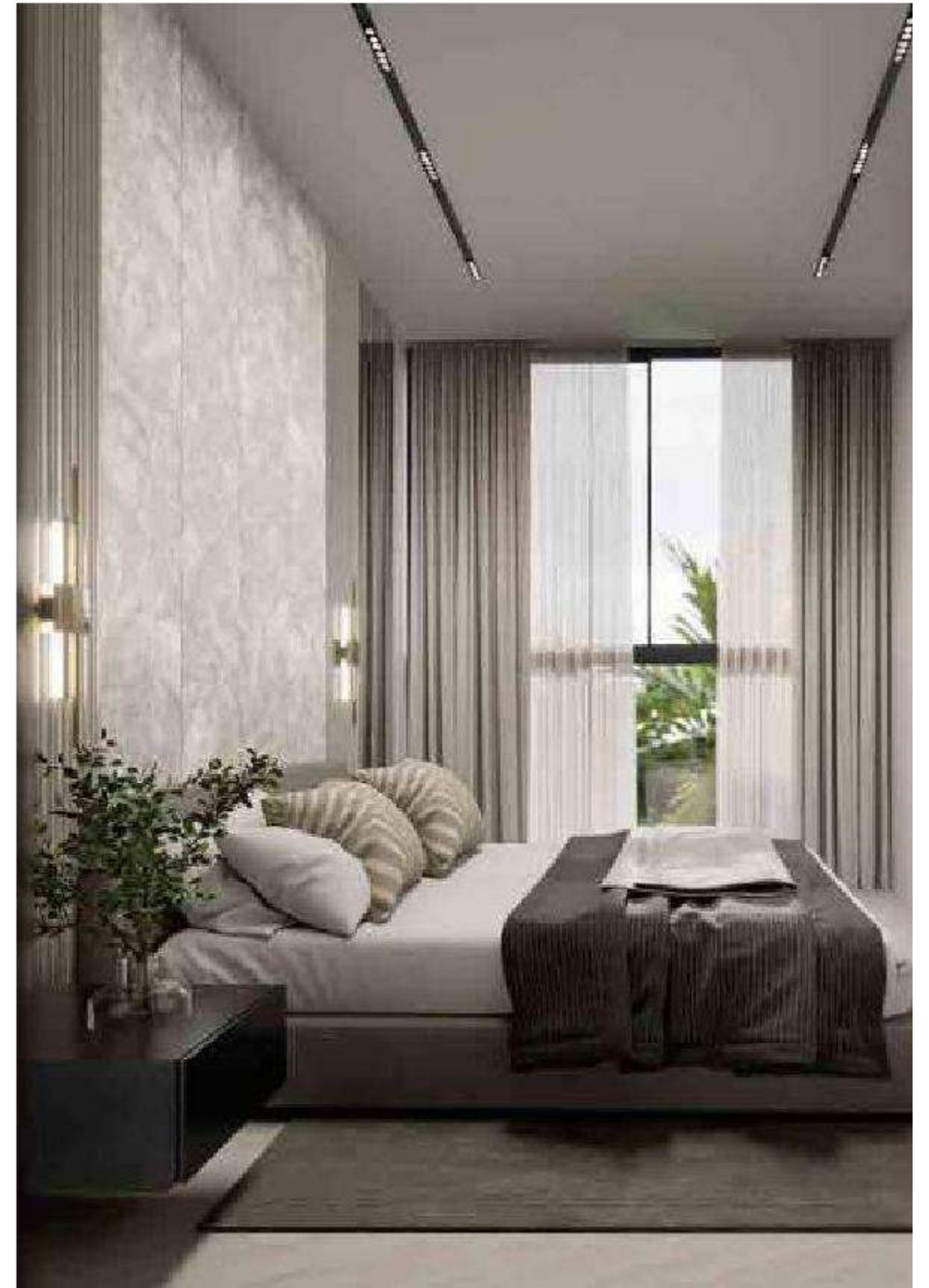
LAYOUT



SUN HILLS



LAYOUT



SUN HILLS





LAYOUT



SUN HILLS



**26.5 / 26.7**  
**SQ.M.**

**TYPE A**  
**30.40 SQ.M**

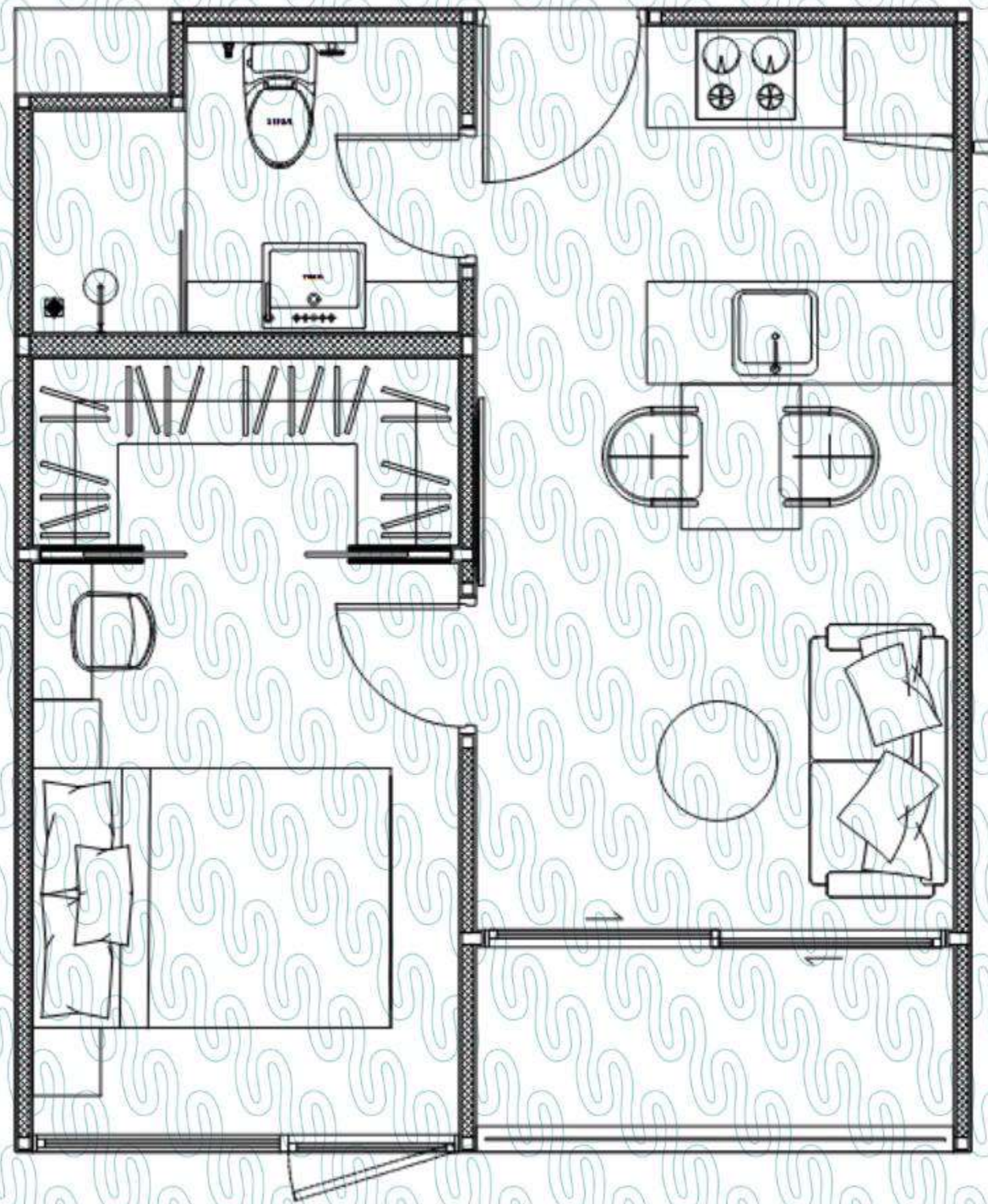




**31.4  
SQ.M.**



**35.6 SQ.M.**





ПЛАНИРОВКИ

SUN HILLS

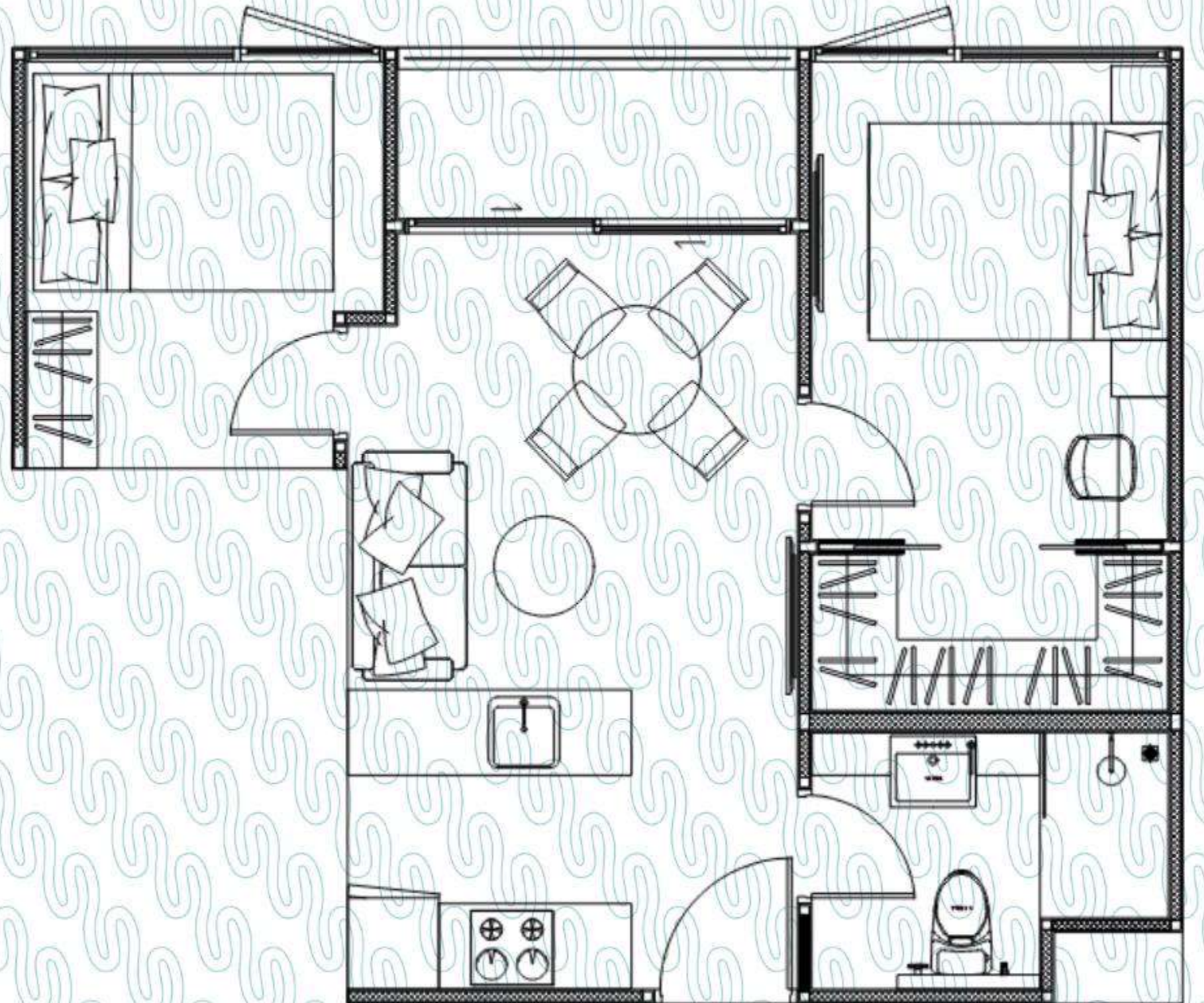


**TYPE B**  
**42.56 SQ.M**



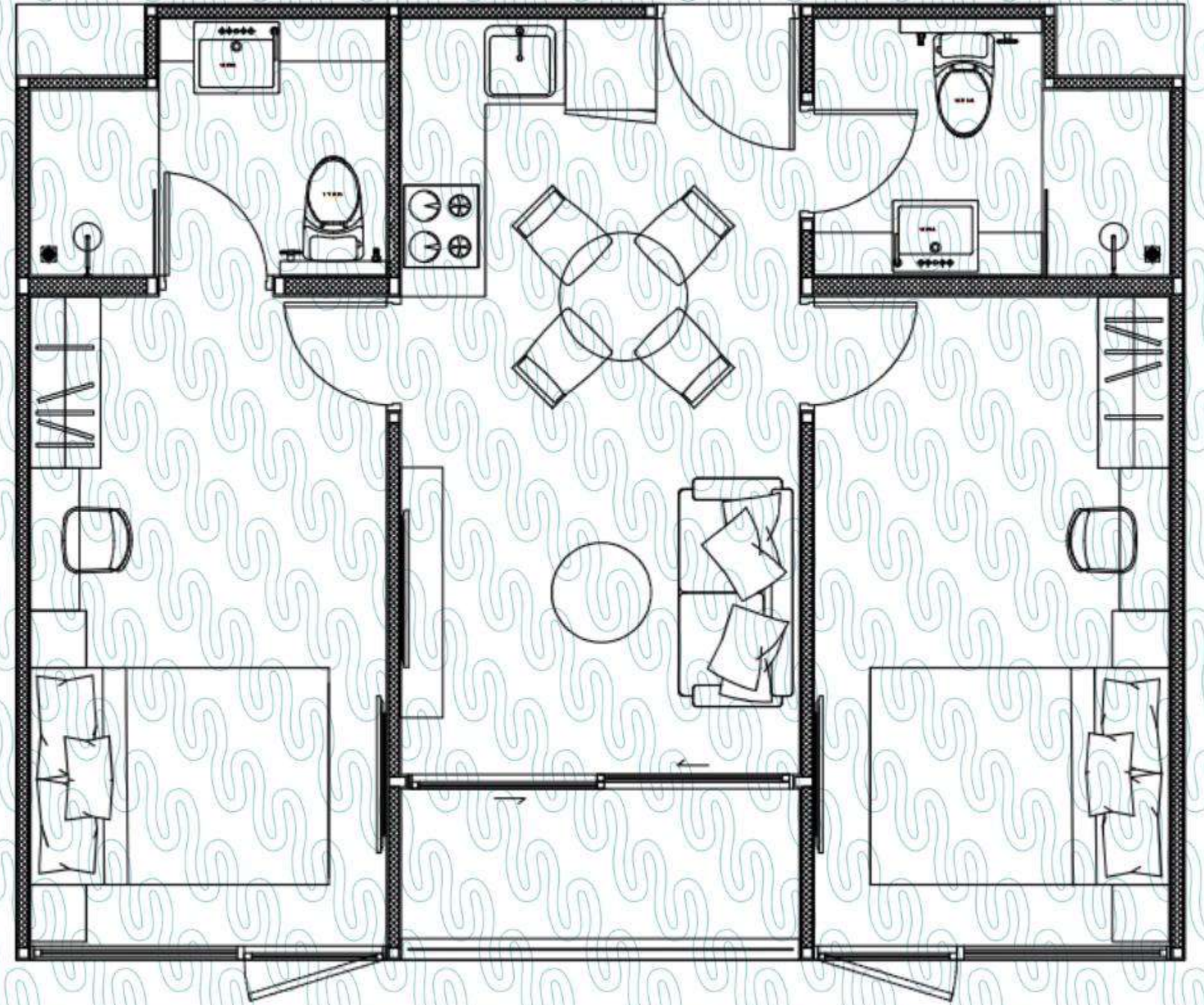


**45**  
**SQ.M.**





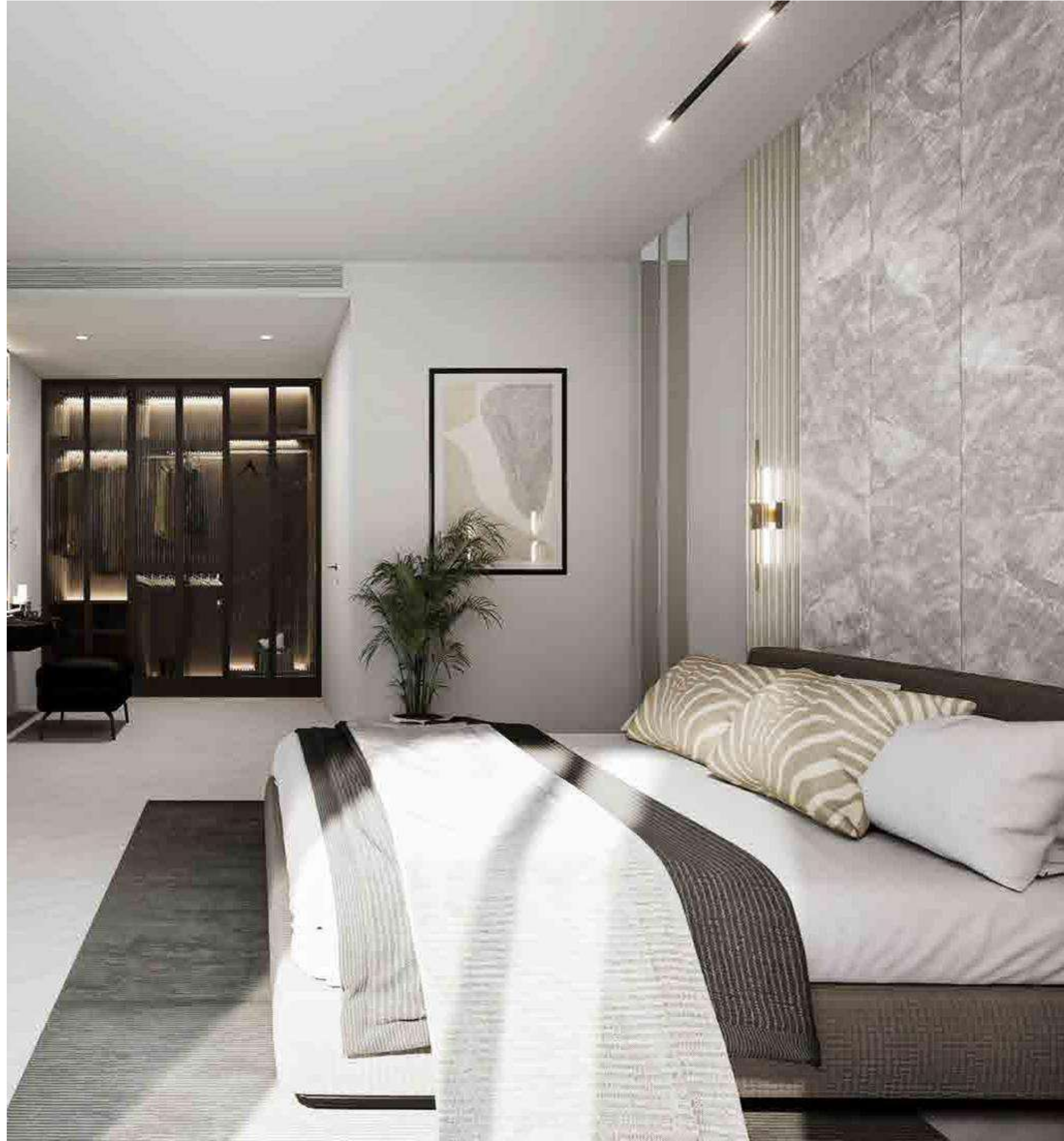
**52.4 SQ.M.**



**TYPE A+A**  
**60.8 SQ.M.**



LAYOUT



SUN HILLS



ПЛАНИРОВКИ

SUN HILLS

**TYPE A+B**  
**72.9 SQ.M.**



**TYPE B+B**  
**85 SQ.M.**



ПЛАНИРОВКИ

SUN HILLS





**TYPE F**  
**47.70 SQ.M.**

ПЛАНИРОВКИ





**TYPE D**  
**51.80 SQ.M.**

ПЛАНИРОВКИ



SUN HILLS

**TYPE C**  
**53.37 SQ.M.**





**TYPE E**  
**70.40 SQ.M.**

# PURCHASE CONDITIONS

the price includes initial repairs

## INSTALLMENT PLAN

Without price increasing  
payments every six months

Initial payment 35%

- First payment is **15%**
- Second payment is **20%**
- Third payment is **20%**
- Fourth payment is **10%**

**End of Construction: 01.12.2027**

