



ALLTHAI VISTA PALMS CENTER

INVEST



PROJECT OVERVIEW

- Commercial Spaces: Include various commercial buildings.
- Total Area: 1600 sq. meters.
- Location: Soi Passak 8, Bang Tao, near the ALLTHAI Spa Center.
- Current Phase: Second phase of construction.
- Total Phases: 8, each ranging from 800 to 1000 sq. meters.

PROJECT COMPONENTS

ALLTHAI spa center, located in the recessed part of the project (first phase) - status acquired and at the stage of completion of construction | ALLTHAI Vista Palms (second phase, retail space) | entertainment center (third phase) | ALLTHAI village of 14 villas in the recessed part of the project (fourth phase)



ALLTHAI VISTA PALMS CENTER SHOPPING CENTER:

PROPERTY TYPE

- Various commercial space
- Gym, fitness center, networking, cafes, restaurants, mini-shops, beauty salons.
- Alley with shops along the road, surrounded by palm trees, cozy infrastructure in a wealthy area
- Parking space

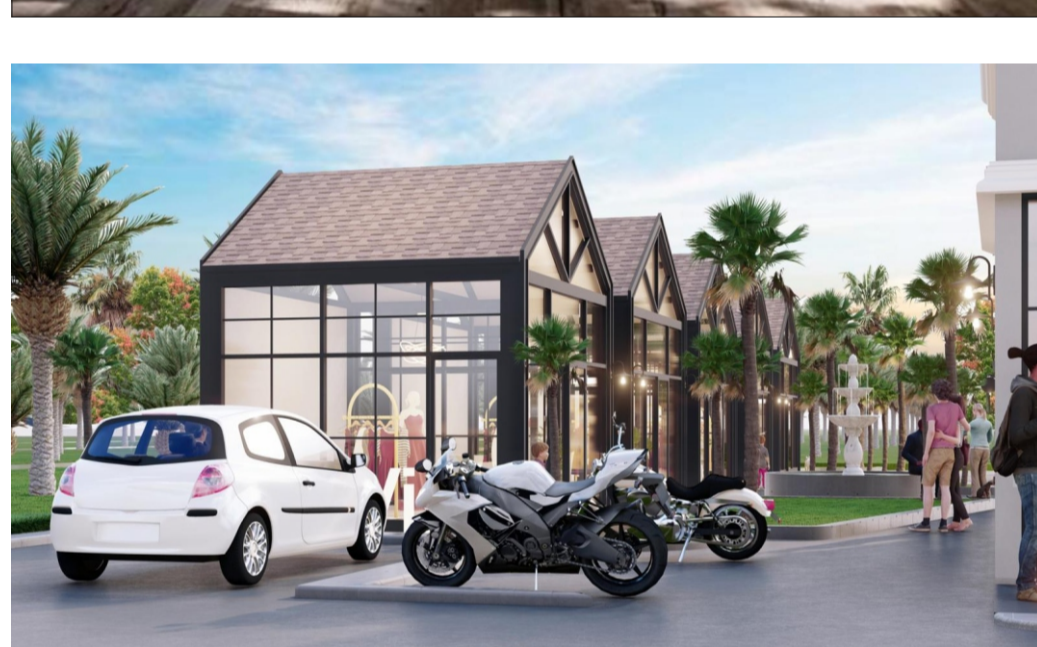
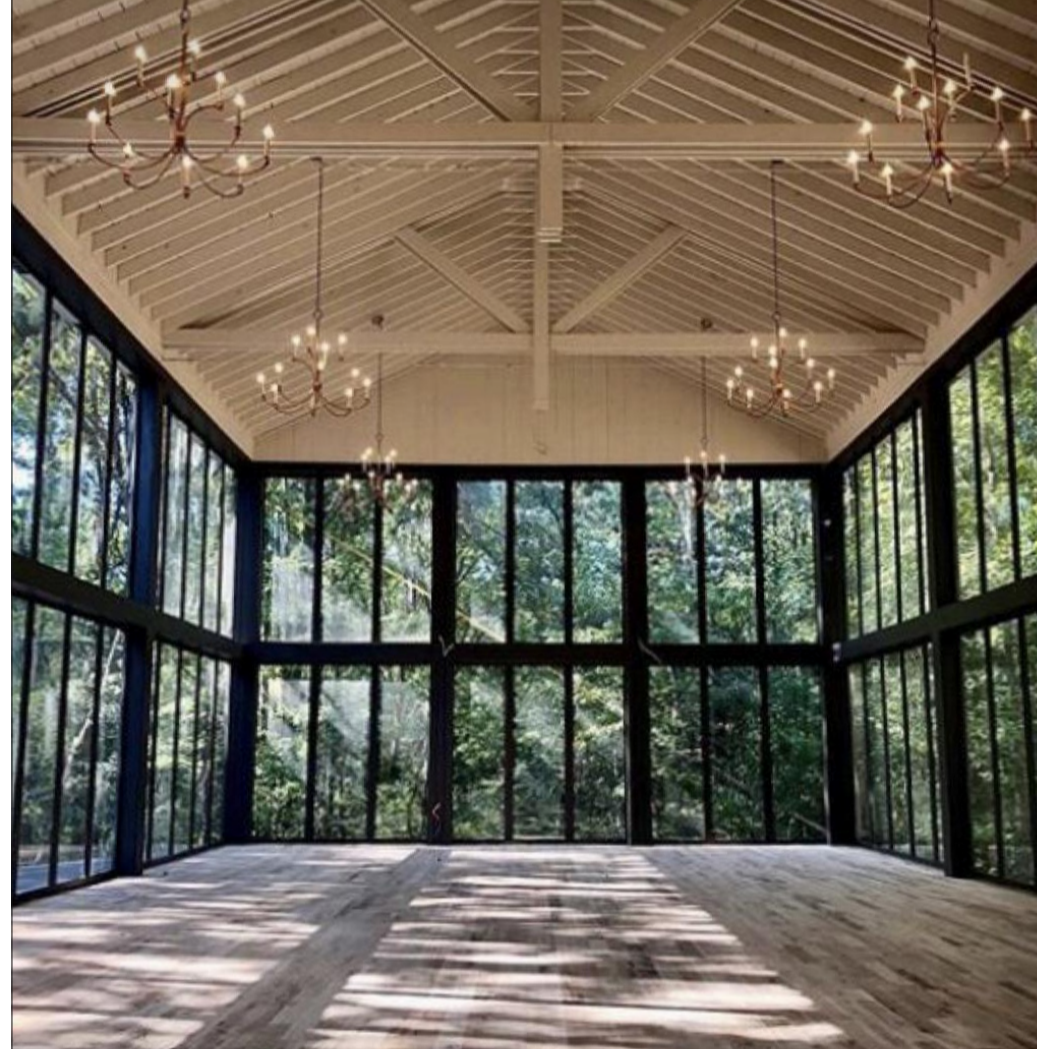


LEGAL GROUNDS AND REGISTRATION

Type of Ownership:
Leasehold for a period of 25 years

Annual Payment:
Total cost 215,000 baht for commercial areas (spa is paid separately)

Registration:
Registered for 15 years in the Land Department in Phuket, Thailand with a subsequent extension for 10 years and the possibility of further purchase of the site



INVESTMENT OPTIONS:

OPTION 1:

- **Purchase of 50% of the share in ALLTHAI Vista Palms Center**
- Investment Cost: 12 million baht.
- Expected Profitability:* Calculations are based on a minimum and maximum selling price of 120,000 baht/sq.m and 150,000 baht/sq.m respectively
- Minimum Profit: 424 sq.m x 120,000 baht/sq.m - 12,000,000 baht x 2) / 2 = **13,440,000 baht.**
- Maximum Profit: 424 sq.m x 150,000 baht/sq.m - 12,000,000 baht x 2) / 2 = **19,800,000 baht.**

OPTION 2:

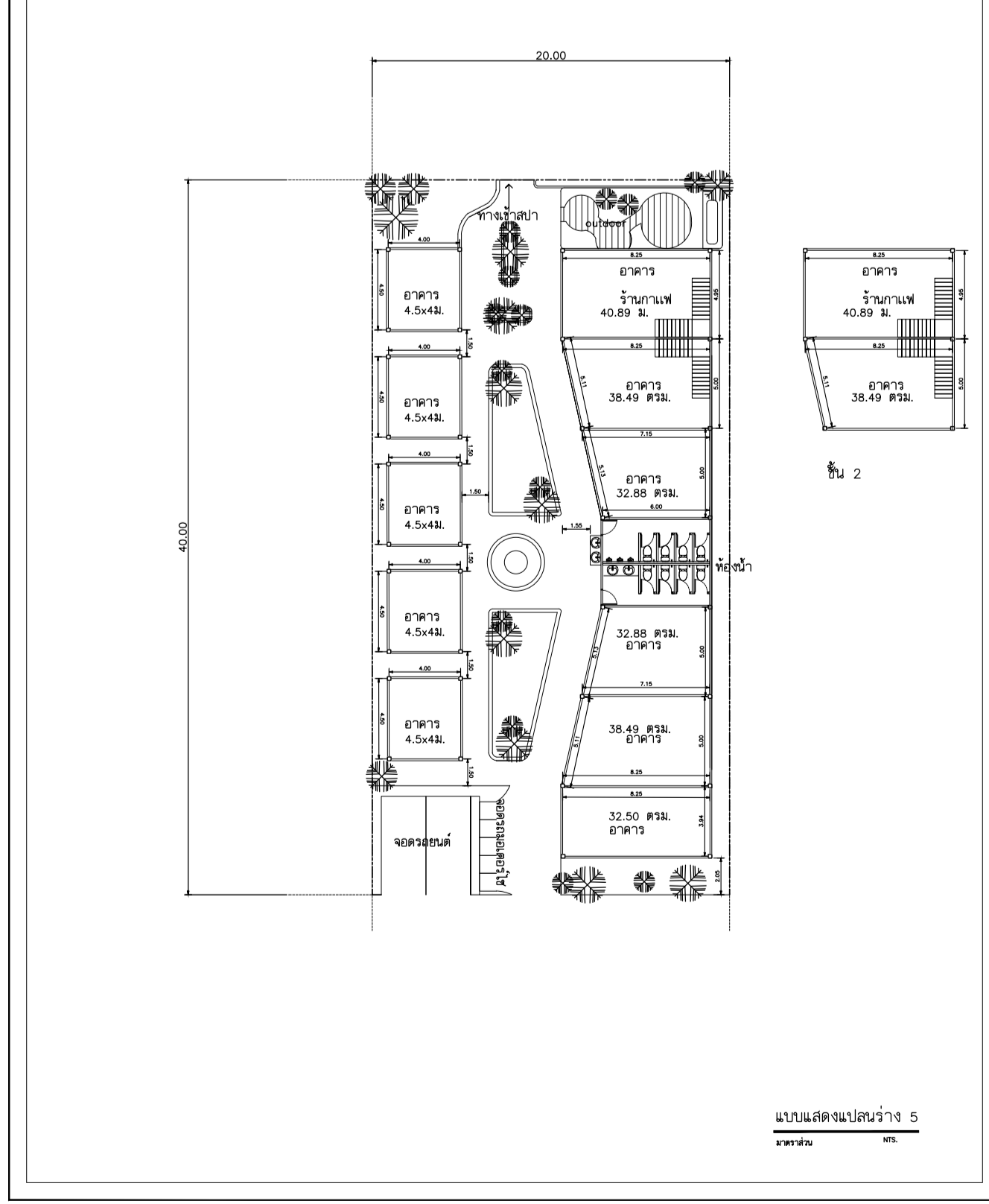
- **Buying one third of ALLTHAI Vista Palms Center**
- Investment Value: 7 million baht.
- Minimum Profit: 424 sq. m x 120,000 baht/sq. m - 21,000,000 baht) / 3 = **9,960,000 baht.**
- Maximum Profit: 424 sq. m x 150,000 baht/sq. m - 21,000,000 baht) / 3 = **14,200,000 baht.**

OPTION 3^

- **Full Buyout of ALLTHAI Vista Palms Center**
- Investment Cost: 20 Million Baht
- Minimum Profit: 424 sq. m x 120,000 baht/sq. m - 20,000,000 baht) = **30,880,000 baht**
- Maximum Profit: 424 sq.m x 150,000 THB/sq.m - 20,000,000 THB) = **43,600,000 baht**



SECOND PHASE



CONCLUSION AND INVITATION TO COOPERATION

We invite you to discuss the details of the project and possible investment. We will be pleased to arrange a meeting and discuss possible steps for joint cooperation. This is a unique opportunity to invest in a highly profitable and prestigiously located commercial project in Phuket, which already has an established infrastructure and promises significant income



CMP DEVELOPMENT

PLACE ON THE MAP