



SUDARA

RESIDENCES · PHUKET

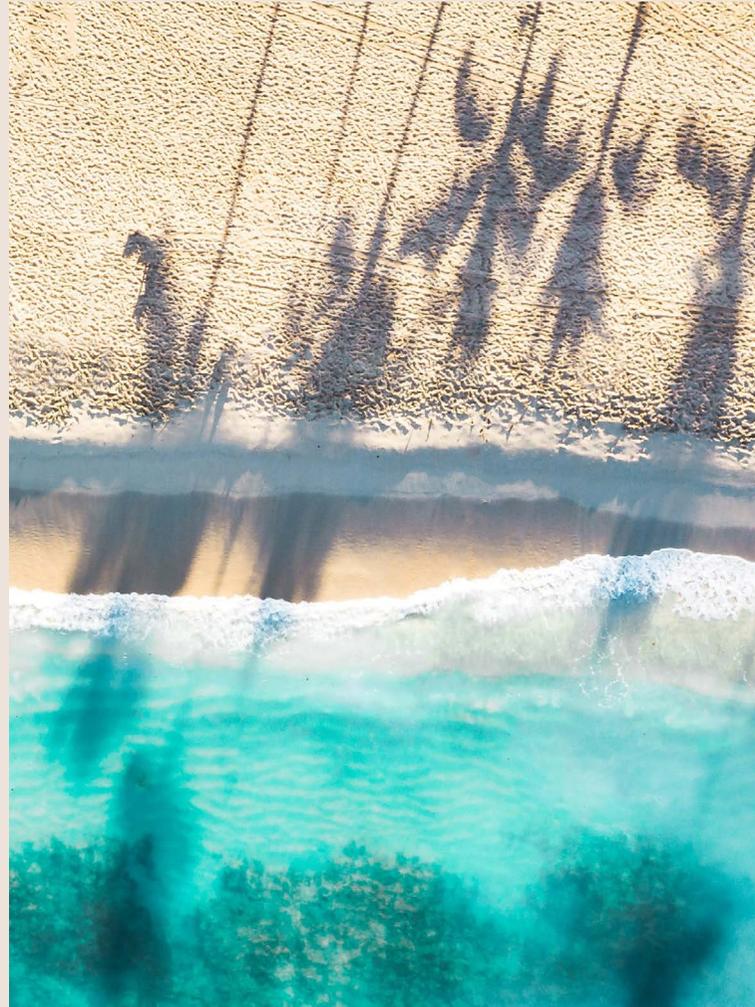
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Bangtao · Phuket

A New Chapter of Beachside Living Begins at Sudara

Discover a lifestyle redefined at Sudara, where sophistication and Thai chic design converge amidst nearby enchanting Bangtao Beach, one of Phuket's longest beaches spanning six kilometres.

Here, each day unfolds like a story, with chapters filled with comfort and a touch of the extraordinary.

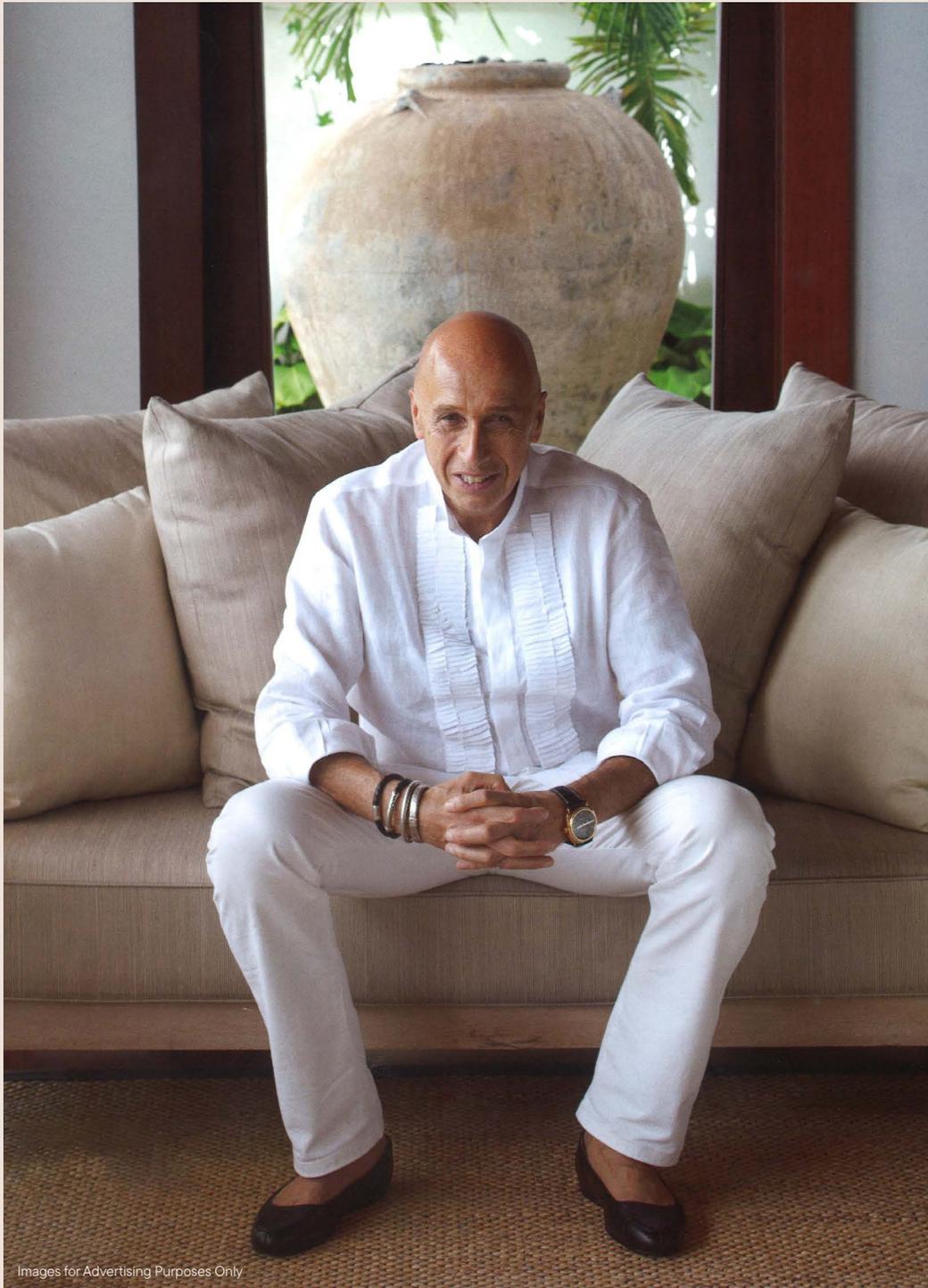


It isn't just an address; it's a journey into a world where elegance is a standard, and living is an art.

Discover your new home where modern Thai architecture intertwines with nature's tranquility, crafting a sanctuary for the soul.

Embrace lush living at Sudara, where every moment embodies delight and sophistication.





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Visionary Leadership and Celebrated Design at Sudara

Sudara is the latest testament to the visionary craftsmanship of Dr. Allan Zeman and his Lan Kwai Fong Group, celebrated for creating some of Phuket's most prestigious properties such as Andara Resort & Villas and Aquella Phang Nga.

Dr. Zeman, a recipient of the Lifetime Achievement Award 2023 by DHL-SCMP Hong Kong Business, and the 2023 Property Guru Icon Award, infuses Sudara with his ethos that a residence must be special.

Complementing his vision is the acclaimed Paradise Group Phuket, whose design excellence earned Property Guru's Best Housing Development in Thailand 2022, ensuring that Sudara is a harmonious blend of stylish architecture and practical luxury.

Managed by Andara

Sudara, where living the good life meets the comforts of home, is expertly managed by the team from Andara Resort & Villas.

Andara, the top-rated luxury resort in Thailand, is known for its stunning, luxurious suites, villas, and service. With an impressive track record in resort management and attention to detail, Andara is the preferred choice for Sudara's care and maintenance. The dedicated staff oversees the common areas including lobbies, pools, gym, outdoor lounges, and other shared facilities.

Enjoy the convenience of optional residence services, long-term rental services, and exclusive concierge services. Make resort living into your everyday reality and indulge in insider access to the Phuket dining scene, exciting local excursions, personalized fitness trainers, savings at Andara Resort, and blissful beauty and wellness treatment bookings*.



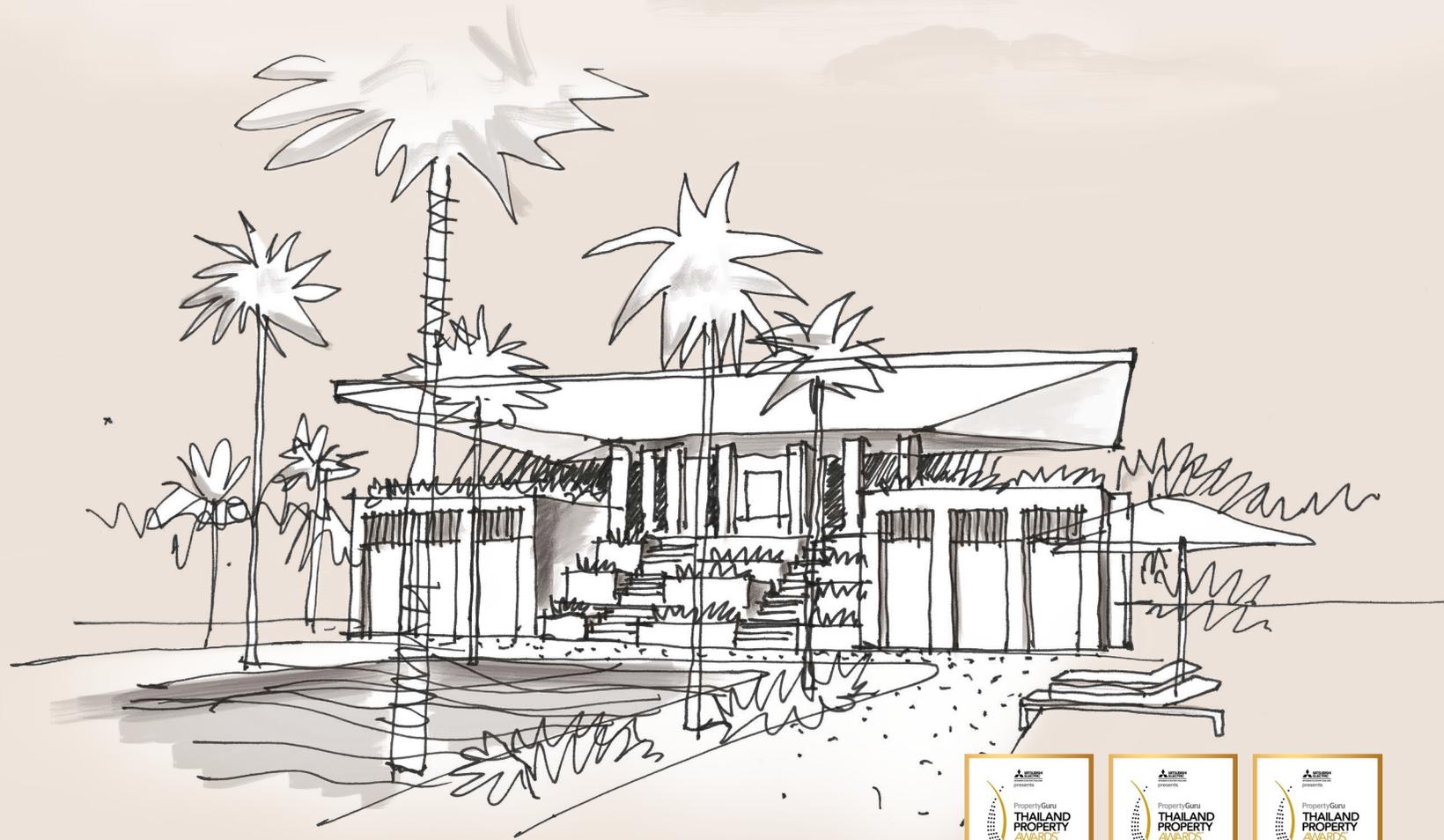
* Concierge services availability and the use of the concierge services shall be subject to the Condominium Juristic Person Regulations.

Architecture & Design by Paradise Group

Since its establishment in 2003, Paradise Group has been setting the benchmark for five-star resort developers with an award-winning multidisciplinary design practice based in Phuket. With an impressive portfolio including iconic properties such as Andara Resort & Villas, Aquella Golf & Country Club, Aquella Lakeside Villas, Paradise Group is excited to introduce a new concept of beachside living with the Sudara residences project.

Committed to excellence, Paradise Group operates through multiple divisions, ensuring a comprehensive approach to crafting exceptional properties. The team comprises renowned local and international architects and designers who bring the creative vision to life, while expert property development managers, seasoned project managers and sales teams ensure seamless execution and service.

With Paradise Group at the helm of Sudara's design, expect a harmonious blend of sophistication and elegance, with an essence of fine resort living.



The Pavilion



Bangtao's *Vibrant Embrace*

Imagine a life where the horizon is etched with shades of sapphire and gold, where the symphony of the waves sets the rhythm of your days. This is Bangtao, a vibrant hub of Phuket that promises an experience as expansive as its breathtaking beachfront.

Here, 6 km of sand stretches on like a sun-kissed invitation to leisure and excitement, a place where community and culture converge in a tapestry of local markets, exquisite dining, and electrifying nightspots.

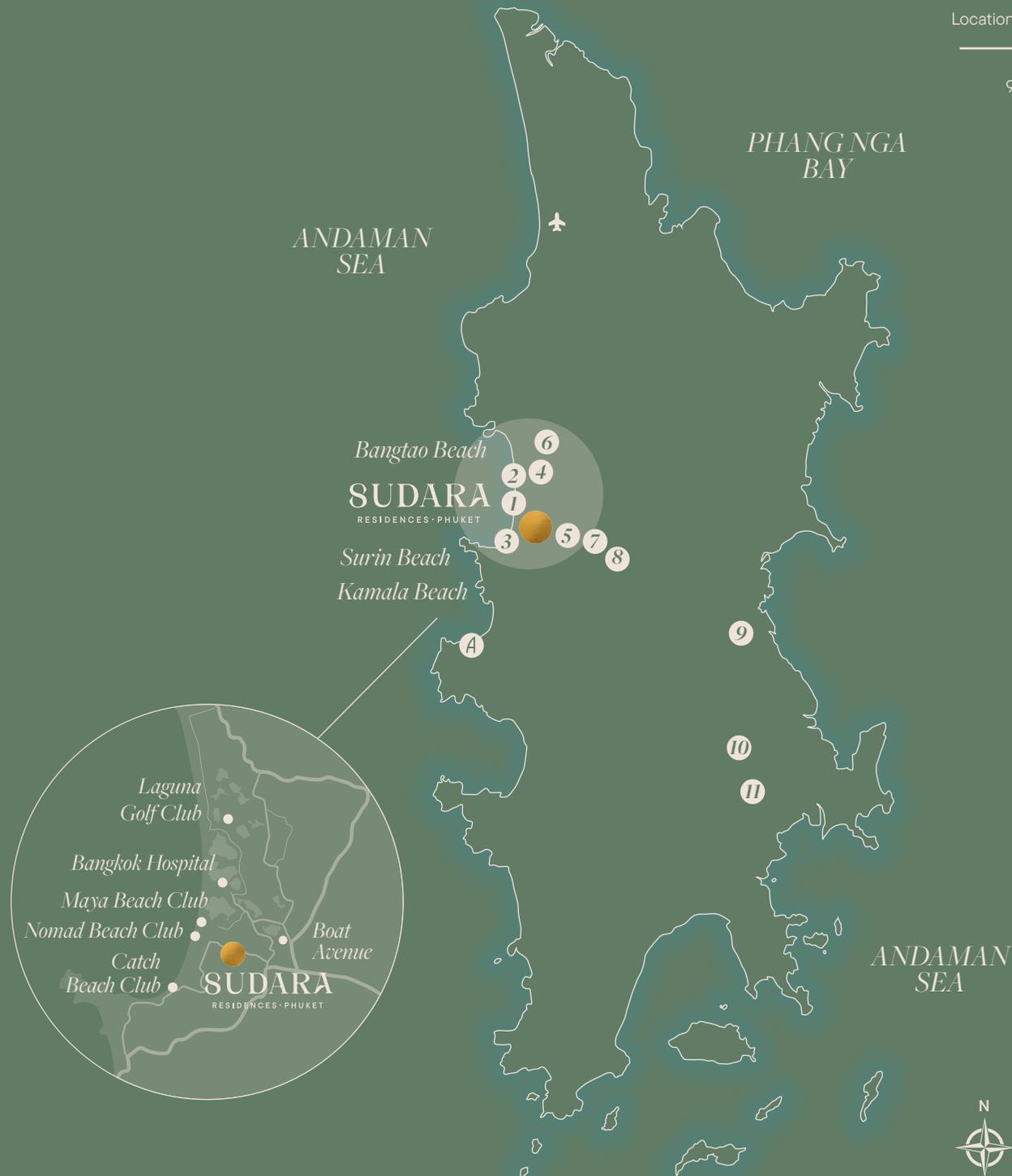


Bangtao is not merely a destination; it is the quintessence of island living, offering an eclectic mix of tranquility and vibrancy. It's where you can dip your toes in the warm, inviting waters by day and stroll through lively streets as the night unfolds.

Every moment in Bangtao is a chance to indulge in the best that life has to offer, all within the embrace of Sudara's comfort and style.

Nestled in the Heart of Bangtao

✈	Phuket International Airport	30 mins
1.	Nomad Beach Club	3 mins
2.	Maya Beach Club	3 mins
3.	Catch Beach Club	4 mins
4.	Bangkok Hospital (Clinic Bang Tao)	5 mins
5.	Boat Avenue, Porto de Phuket (Retail, Dining)	6 mins
6.	Laguna Golf Club	7 mins
7.	Blue Tree Phuket (Retail)	10 mins
8.	HeadStart International School (Cherngtalay Campus)	14 mins
A	Andara Resort & Villas	20 mins
9.	British International School	25 mins
10.	Bangkok Hospital	35 mins
11.	Phuket Town	40 mins





1, 2, 3 Bedroom
units from 52
to 144 sqm

Private gardens
& plunge pools
(select units)

Stylish residential
design

Gated & secured
perimeters,
24/7 security

Total project area:
22 Rai
Phase 1 area:
9 Rai 3 Ngan
50 Sq. Wah[#]

Facilities

Serene and lush
landscape features

210+ car park
spaces including
underground; EV
charging stations^{*}

The Pavilion:

+ Swimming pools
+ Gym
+ Yoga terrace

+ Rooftop pool
view lounge
+ Outdoor
multi-function
area

+ Cafe
+ Tiered poolside
lounges
+ Kids' club

Services^{*}

Managed by
award-winning
Andara
management

Optional long term
rental & residence
management
programs

+ Housekeeping
+ Laundry
+ Pool & garden
maintenance

Bookings for:
+ Shuttle bus
+ Activities
+ Restaurants

+ Wellness treatments
+ Personal training
& more

^{*} EV charging stations, services and concierge services shall be subject to terms and conditions to be provided in the Condominium Juristic Person Regulations, and subject to additional charging and service fees.

[#] Subject to subdivision of certain part of the plots of land and combination into one parcel of land.

Melding Cultural Heritage with Present-Day Elegance

Sudara is an ode to Thailand's hospitality heritage, seamlessly blended with contemporary design. Our ethos celebrates sleek modernity while embracing the intimacy of natural materials and the tranquility of lush, green expanses.

The Pavilion, at the center of this sanctuary, embodies serenity and communal harmony, offering a retreat in a canvas of greenery and aquatic beauty. This design philosophy crafts spaces that foster connection, community, and personal sanctuaries within a tropical paradise.



Sudara *Phase 1*

SUDARA
RESIDENCES · PHUKET







SUDARA

Sudara Masterplan

① Main Gate

② Swimming Pools

50m Tropical Lagoon-Style Pool

③ The Pavillion:

Gym, Yoga Terrace, Kids' Club, Outdoor Multi-Function Area, Tiered Poolside Lounges, Rooftop Pool View Lounge, Cafe

Ⓐ Ⓑ Ⓒ Condominium Blocks

Ⓟ Ⓟ Ⓟ Ⓟ Ramps Down to Basement Parking, EV Charging Stations

Ⓢ Concierge Services Managed by Andara Resort & Villas

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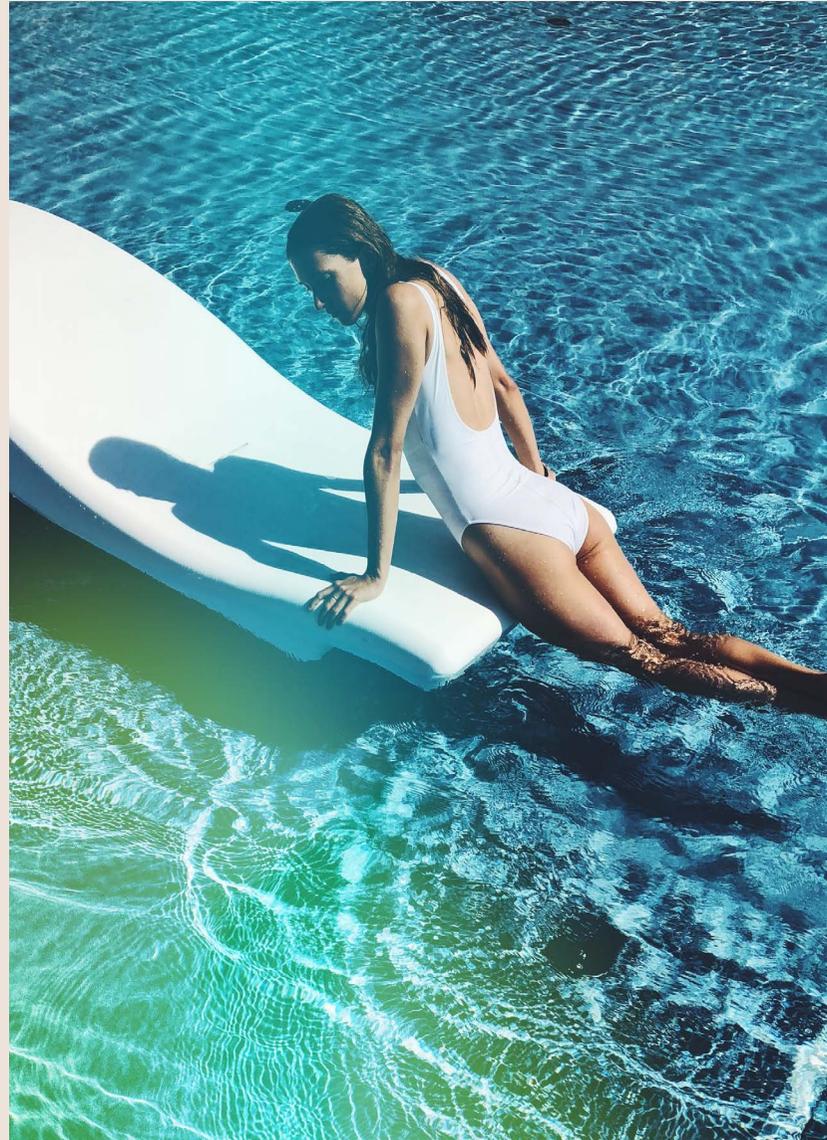




The Pavilion: Heart of Sudara Community

The Pavilion at Sudara is the central hub of luxury and community, designed for both relaxation and engagement. Residents enjoy a wealth of amenities including a state-of-the-art fitness center, co-working spaces for productivity, kids' club, and an amazing rooftop terrace.

Additionally, a versatile multi-purpose area is available for private events. This area seamlessly is transformed for social gatherings to personal retreats, all within a thoughtfully designed environment that caters to the varied needs of our residents.



Canvas of Green and Aquatic Hues

Dive into the crystalline waters of our 50m main pool, an expansive aquatic marvel for enthusiasts and casual swimmers alike.

Adjacent, find our tropical lagoon-style pool, a secluded sanctuary with its private deck, set against a backdrop of verdant foliage.

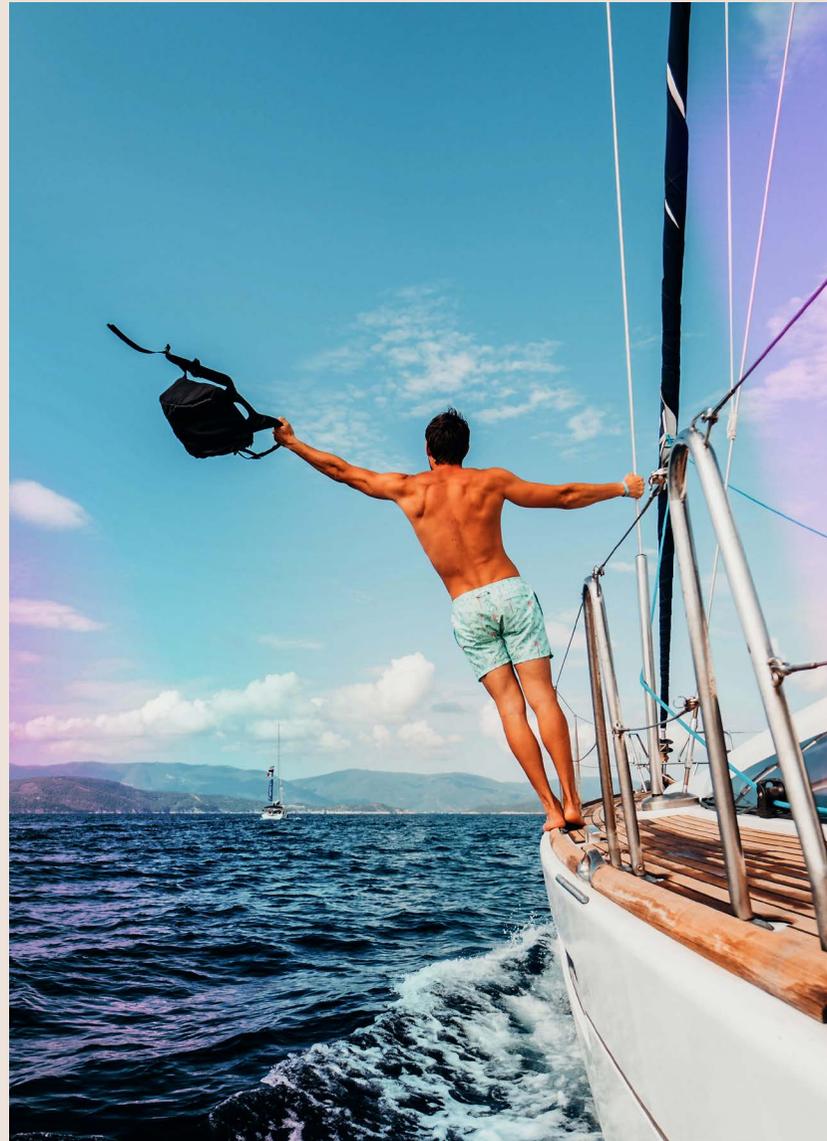
For our youngest residents, the children's pool area is a safe aquatic playground, designed for joyous laughter and family fun.

Effortless Lifestyle

Elevate your living experience with our condominium common areas management and concierge services provided by the acclaimed team from Andara Resort Management.

Renowned for their award-winning hospitality, they bring a touch of luxury and unparalleled service, ensuring every need is met with grace and precision.

Allow us to enhance your daily life with a level of care that stands as a benchmark in excellence.



Commitment to Excellence

Experience the pinnacle of convenience with Sudara's comprehensive range of services.

A generous allocation of mainly underground parking for residents and EV fast charging stations to ensure ease and sustainability. Transportation services are also available.

The gated community and 24-hour security system continue to provide unparalleled peace of mind for all residents.

11 EV fast charging stations subject to permission by the relevant authority and/or Condominium Juristic Person; the use of the fast EV charging station shall be subject to the terms and conditions to be provided in the Condominium Juristic Person Regulations and subject to payment of the charging fee.

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Sustainable Living

Sustainability is a priority from the very start of the project, ensuring every step of development aligns with industry best standards. From the carefully curated biophilic design for health and wellness features, to carefully selecting build and fit-out materials. Our commitment to the environment is reflected in areas including:



Green Construction

Optimised site orientation to optimise sun access, with materials selected for durability including insulated roof tech, natural stones, eco-friendly flooring and bio-based paint.



Tropical Flora

The landscape offers a rich variety of colourful tropical plants that also possess strong air purification capabilities.



Energy Efficiency

Harness the power of the sun through rooftop solar panels, providing clean energy for all our common areas.



Sustainable Transport

Encourage eco-friendly transportation by offering dedicated electric vehicle (EV) charging stations.



Passive Cooling and Open Spaces

Our public areas and corridors incorporate passive cooling features, promoting natural ventilation. Large operable sliding glass doors open onto balconies, seamlessly connecting indoor and outdoor living.



Water Recycling

Feature dedicated rainwater and waste recycling systems to recycle and repurpose water for landscape irrigation, resulting in zero discharge from our project.



Energy-Efficient Residences

Each residence is equipped with energy-efficient appliances, combining modern comforts with minimized environmental impact.

Join us in experiencing a development that prioritises your well-being and the preservation of our planet.

Abode of *Elegance and Comfort*

With a diverse array of residences, Sudara caters to every lifestyle. The one-bedroom residences are expansive retreats for singles or couples, while the two-bedroom residences are perfect for those seeking more space. Families find sanctuary in our three-bedroom units, offering ample room for relaxation and togetherness. Sudara also offers private garden and pool units for an exclusive touch of luxury.













1 Bedroom Standard

Saleable Area

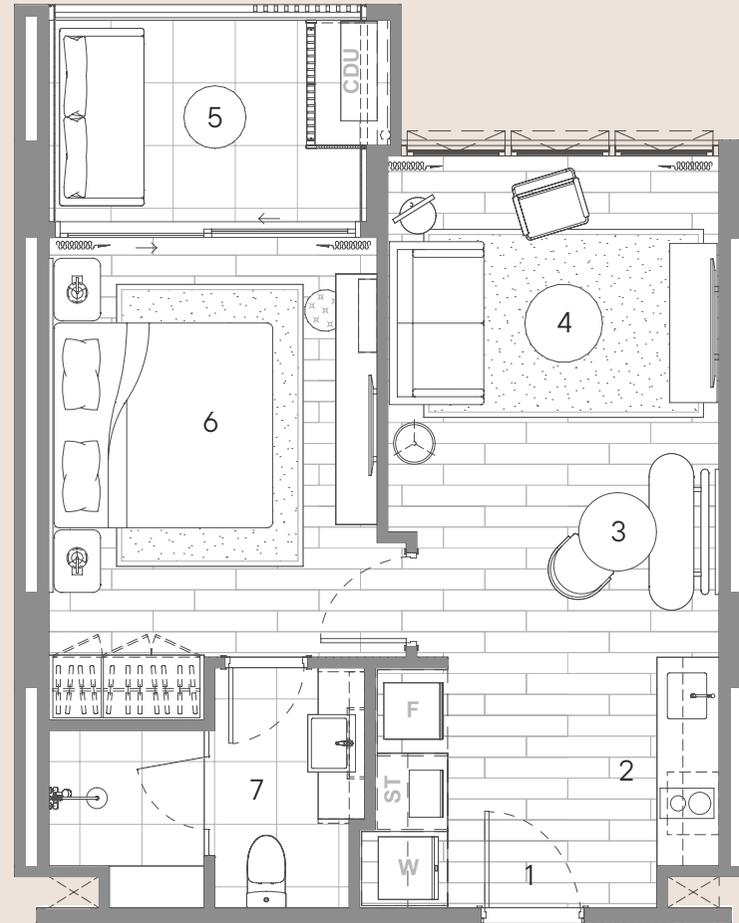
Enclosed Area 46 sqm

Covered Area 6 sqm

Total Area 52 sqm

Legend

- 1 Entry
- 2 Kitchen
- 3 Dining
- 4 Living
- 5 Balcony
- 6 Master Bedroom
- 7 Ensuite
- F Fridge
- W Washing Machine
- ST Storage



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2 Bedroom Standard

Saleable Area

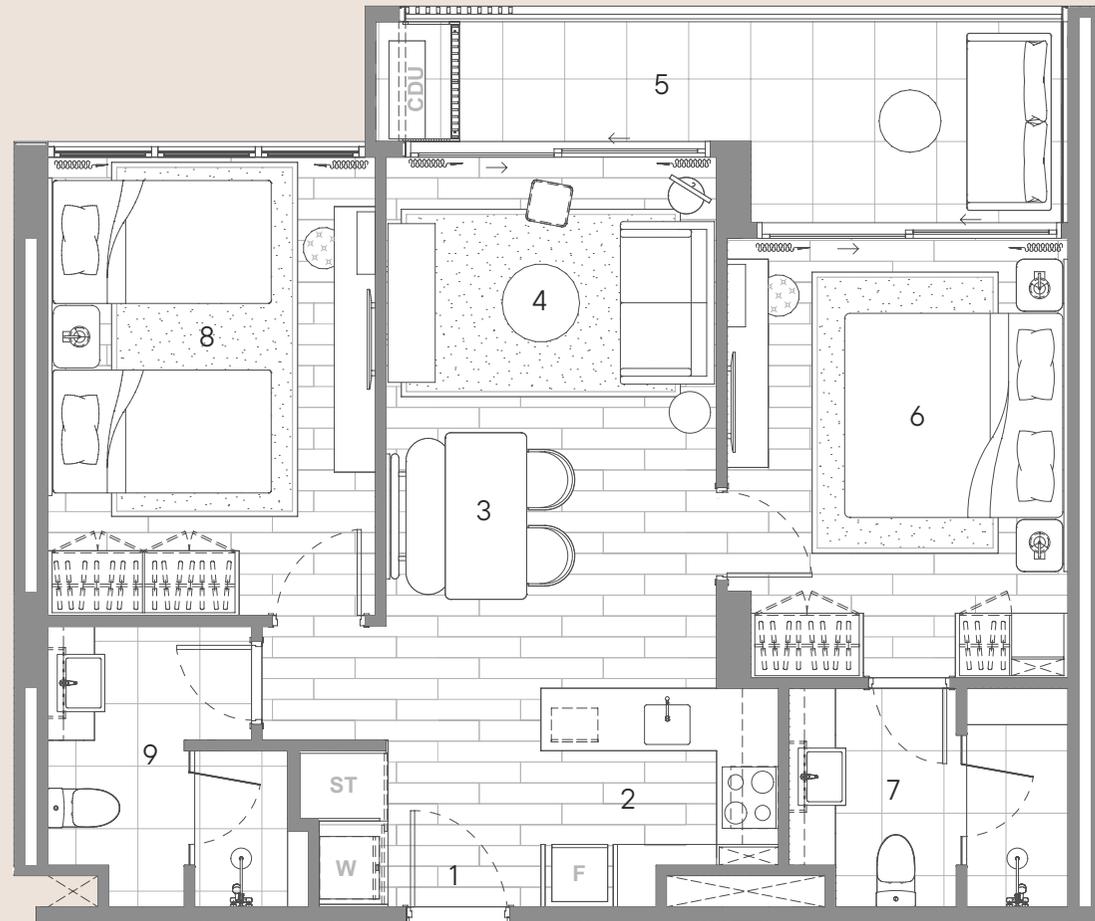
Enclosed Area 71 sqm

Covered Area 9 sqm

Total Area 80 sqm

Legend

- | | |
|------------------|-------------------|
| 1 Entry | 7 Ensuite |
| 2 Kitchen | 8 Bedroom 2 |
| 3 Dining | 9 Bathroom |
| 4 Living | F Fridge |
| 5 Balcony | W Washing Machine |
| 6 Master Bedroom | ST Storage |



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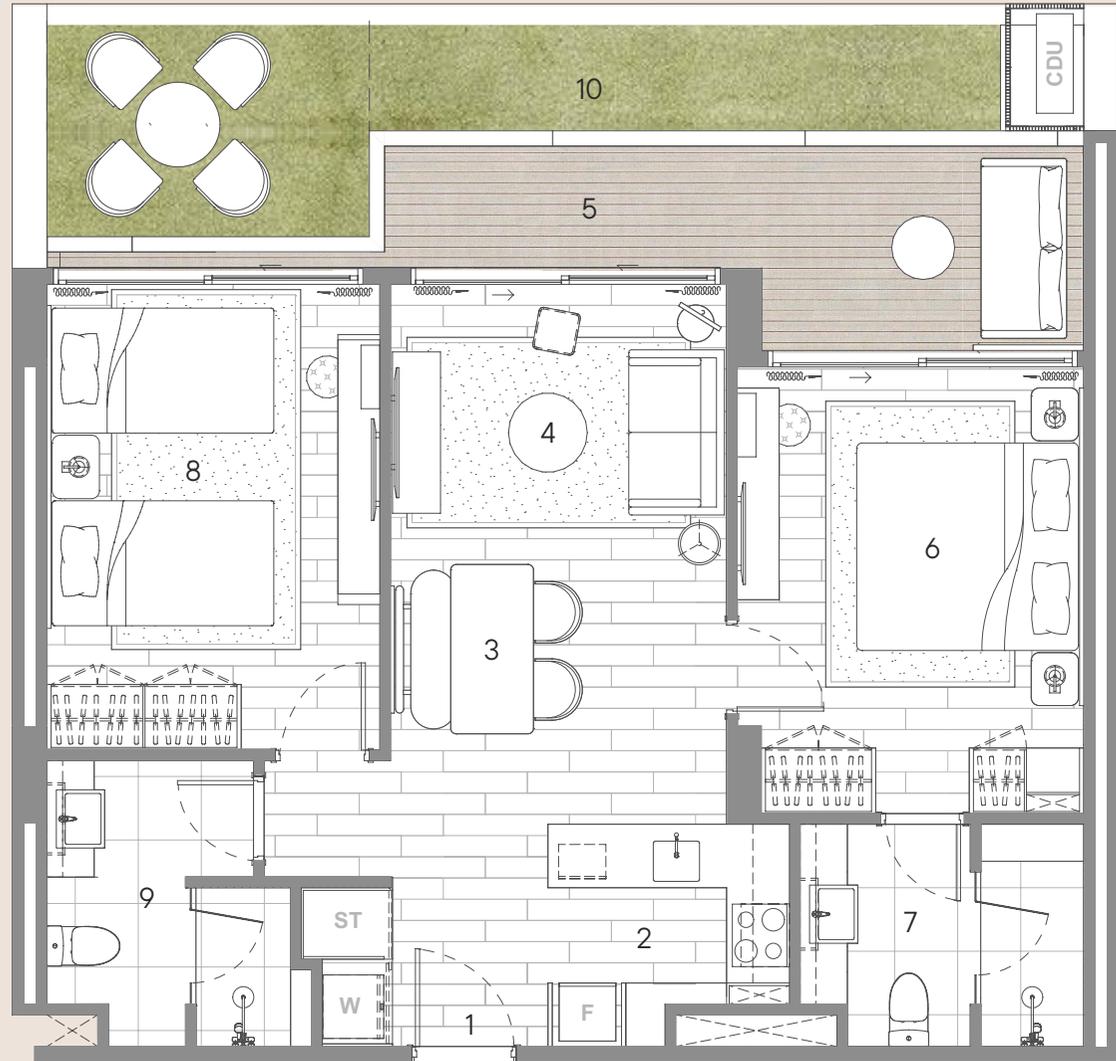
2 Bedroom Garden

Saleable Area

Enclosed Area	71 sqm
Covered Area	11 sqm
Non-Covered Area	1 sqm
Garden Area	15 sqm
Total Area	98 sqm

Legend

1 Entry	8 Bedroom 2
2 Kitchen	9 Bathroom
3 Dining	10 Garden
4 Living	11 Fridge
5 Terrace	W Washing Machine
6 Master Bedroom	ST Storage
7 Ensuite	



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2 Bedroom Pool

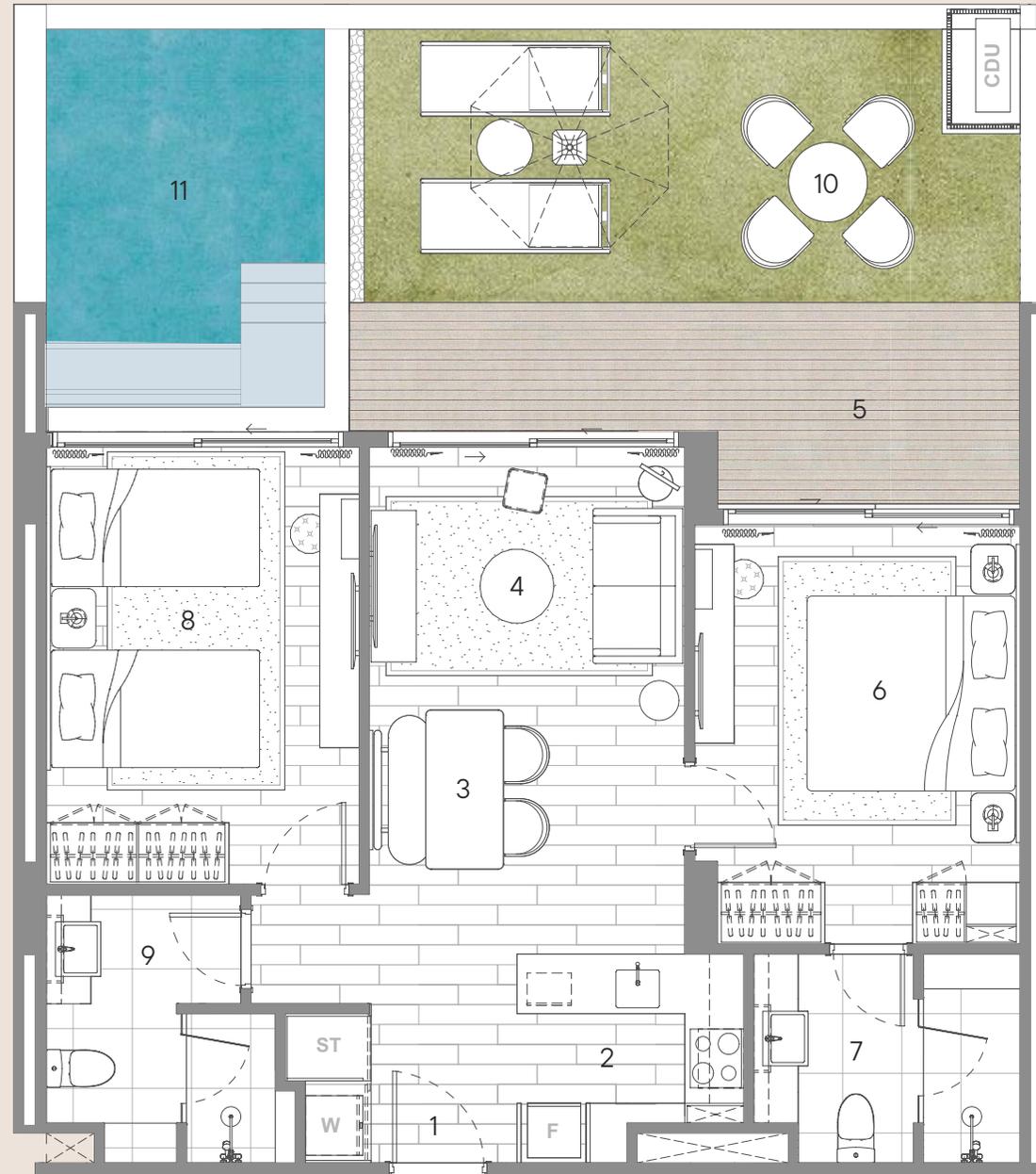
Saleable Area

Enclosed Area	71 sqm
Covered Area	11 sqm
Non-Covered Area	14 sqm
Garden Area	21 sqm
Total Area	117 sqm

Legend

1 Entry	8 Bedroom 2
2 Kitchen	9 Bathroom
3 Dining	10 Garden
4 Living	11 Plunge Pool
5 Terrace	F Fridge
6 Master Bedroom	W Washing Machine
7 Ensuite	ST Storage

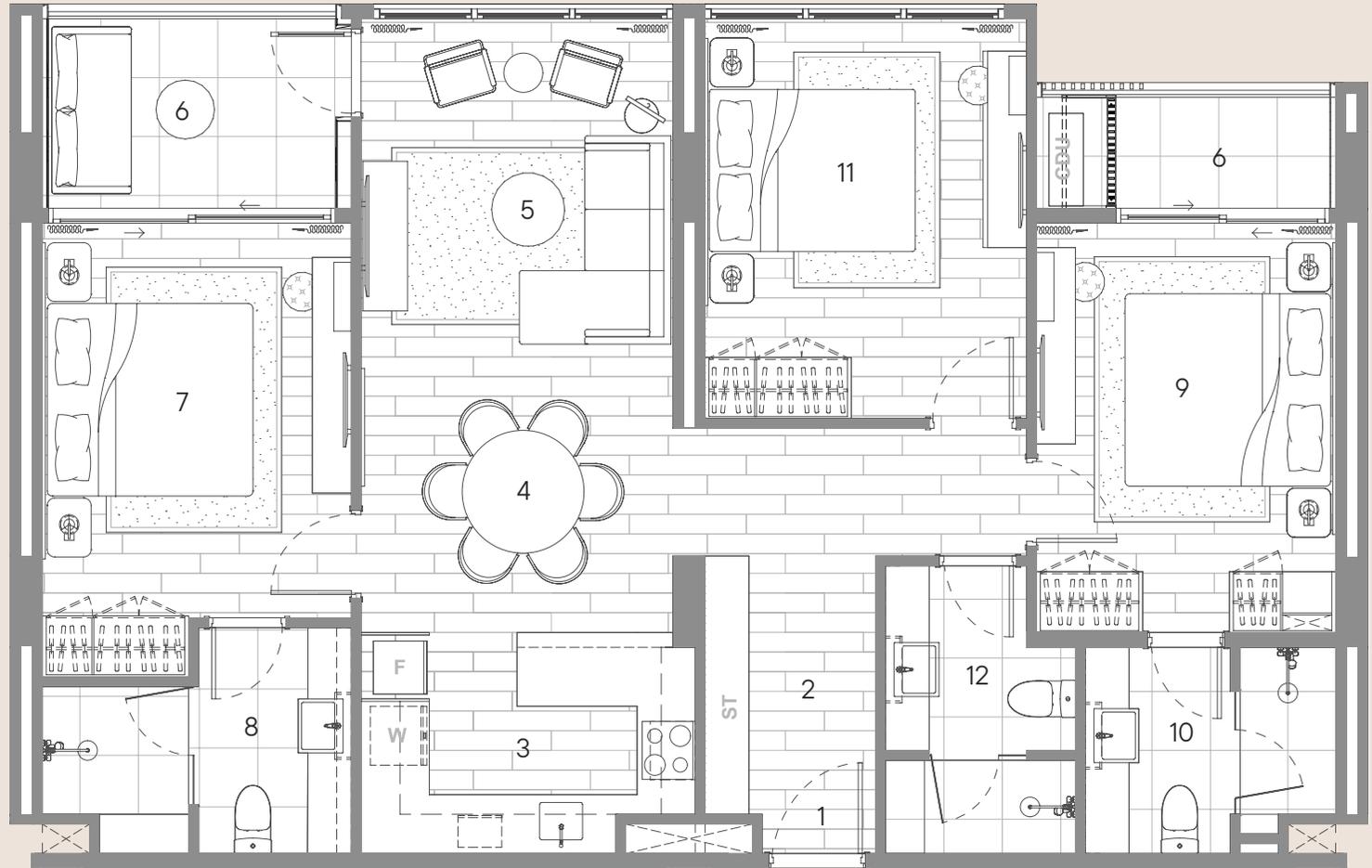
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3 Bedroom Standard

Saleable Area	
Enclosed Area	101 sqm
Covered Area	9 sqm
Total Area	110 sqm

Legend	
1 Entry	9 Bedroom 2
2 Foyer	10 Ensuite 2
3 Kitchen	11 Bedroom 3
4 Dining	12 Bathroom
5 Living	F Fridge
6 Balcony	W Washing Machine
7 Master Bedroom	ST Storage
8 Master Ensuite	



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Spearheaded by Dr. Zeman & Partners

*“It’s got to be
special”*

DR. ALLAN ZEMAN



DR. ALLAN ZEMAN

Dr. Allan Zeman, Chairman of Lan Kwai Fong Group (LKF Group), is a major property owner and developer in Hong Kong’s Lan Kwai Fong area, one of Hong Kong’s popular tourist attractions and entertainment districts. Dr. Zeman has expanded the LKF Group’s footprint throughout Greater China, including major cities including Chengdu, Shenzhen, and Guangzhou. In addition to Greater China, Dr. Zeman and his Thai partners at Paradise Properties Group have been an integral part of Phuket’s luxury property development and management for over two decades, including the award-winning Andara Resort & Villas, and Andara Signature ultra-luxury residential villas in Phuket. The LKF Group is also a joint-venture partner with Century Premium Developments Limited (PCPD) for Aquella in Phang Nga, Thailand.

Having lived in Hong Kong for over 55 years, Dr. Zeman has made significant contributions to government services, community activities, and the business sector. Some of his notable accomplishments include:

- + Member of the Hong Kong Special Administrative Region (HKSAR) Chief Executive Council of Advisors
- + Member of the HKSAR Human Resources Planning Commission
- + Member of the HKSAR Task Force on Promoting and Branding Hong Kong
- + Member of the HKSAR Culture Commission
- + Member of the Board of Governors of The Canadian Chamber of Commerce in Hong Kong

- + Member of the Board of Governors of Our HK Foundation
- + Member of the HK Sanatorium Hospital Clinical Governance Committee
- + Non-Executive Director of PCPD
- + Independent Non-Executive Director of Sino Land Company Limited, Tsim Sha Tsui Properties Limited, Television Broadcasts Limited, and Fosun Tourism Group
- + Board member of The “Star” Ferry Company, Limited and The Hong Kong Entrepreneurs Fund of Alibaba Group
- + Non-Executive Chairman and Independent Non-Executive Director of Wynn Macau, Limited
- + Former Independent Non-Executive Director of Global Brands Group Holding Limited (2014-2021)
- + Former board member of the Airport Authority Hong Kong (2015-2022)
- + Former Chairman of Hong Kong Ocean Park (July 2003 – June 2014) and honorary advisor to Ocean Park (2014-2022)
- + Honorary Doctorate of Laws Degree from The University of Western Ontario, Canada
- + Two Honorary Doctorate of Business Administration degrees from City University Hong Kong, The Hong Kong University of Science and Technology, and The Open University of Hong Kong (Hong Kong Metropolitan University)

LKF GROUP

In 1983, founder Allan Zeman opened California Restaurant and Bar, the first western style restaurant in the humble Lan Kwai Fong (LKF) flower stalls and traditional wet market neighbourhood in Hong Kong. Soon thereafter, LKF was transformed into the must-be-seen nightclub district of legend. A new kind of nightspot, it gave Central’s work hard, play hard crowd the kind of international entertainment mecca the city was lacking – no ties required.

Four decades on, powered by that same maverick spirit of innovation, the business is award-winning and far-reaching. LKF Group extends from Greater China to Thailand, and across categories – commercial, residential, hospitality, entertainment, and leisure. The team continues to build partnerships and services that help deliver the vision of shaping spaces, enhancing lifestyles, and bringing people together.

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Site Sales Office

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Sales Office

15 Moo 6 Kamala Beach Kathu Phuket 83150

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The owner of this project is Princess Villa Ltd. Company registered no. 0835547000313. Head Office: 5/50 The Plaza Surin, Moo 3, Cherngthalay Sub-district, Thalang District, Phuket Province 83110. Registered capital 80,687,700 Baht with paid-up capital 80,687,700 Baht. The authorized director is named Mrs. Natkanya Saengpho. The project name is Sudara Condominium, land title deed no. 752, 37174, 37154, 37225, 53012, and partial of land title deed no. 802, 37151, 37152, 37155, 52967, and 37168 which will be subject to further subdivision and combination into one parcel of land. The project land, approximately area 9 Rai 3 Ngan 50 Sq.Wah, which is currently based on the area stated in the land title deed and may be changed due to the land subdivision, located at Cherngthalay Sub-district, Thalang District, Phuket Province, as a Condominium of 6 stories, 3 buildings, total of 220 unit(s), for residential only. The land and building have not been mortgaged. The Environmental Impact Assessment ("EIA") approval was granted to the Seller by the competent authorities under the approval letter no. TorSor 1009.5/10353 on 19 June 2024. The Seller has already been granted the building permit ("BP") from the competent local authorities in accordance with the Building Control Law according to Building Permit No. 207/2567 (2024) on 28 August 2024. Construction will be started around December 2024 and expected to complete around March 2027 which will be later registered as the condominium. The unit owner shall pay sinking fund, common fee, tax and other fees as prescribed by the Project Owner or the Condominium Juristic Person subjected to the Condominium Laws. The advertising images are simulation images for Advertising Purposes Only. The Project Owner reserves the right to change the information as appropriate without prior notice.

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Disclaimers for site layout plan, interior floor plans, and designs of units and, facilities in the condominium project: The Developer reserves the right to cancel or make any changes or modifications to the condominium project and its layout plan; the building design, specifications, features, floor plans, layout, materials; the timing for the development of the condominium project; the availability or intended use of all facilities or services within the condominium project; or any aspect of the development without prior notice. The facilities and services intended to be available within the condominium project may not be fully operated upon the date of occupation.

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