

THE NAKA PHUKET VILLA RESORT

The Naka Phuket Villa Resort, Kamala – Naka Beach,
Phuket, Thailand

Offering for sale: The Naka Phuket Villa Resort, a newly developed modern luxury villa resort.

A premium 5 star resort featuring outstanding beauty and international standards, with direct access to the sea and a private beach.

Located on Kamala–Naka Beach, a prime seaside tourism area of Phuket, Kathu District, Phuket Province.

The Naka Phuket Villa Resort for Sales

It is the newest luxury to the charming premium 5 star Resort at prime location of Kamala–Naka

Beach, with its private beach,
located at the tourist attraction spots
with its seaside and hillside.

Offering for sale: TheNaka Phuket Villa
Resort is the seaside Resort with its Beach.

TheNaka Phuket VillaResort is a luxurious, newly developed 5-star resort, designed with high-end modern architecture in a chic minimalist style.

Featuring 3-4 story villas (3 buildings) and elegant pool villas (43 villas with private infinity pools).

Surrounded by lush tropical landscape and natural rock formations, with breathtaking views of Kamala - Naka Bay.

The Naka Phuket VillaResort is located at Kamala-Kamala Beach, a new 3-year-old resort in a prime destination, close to Phuket's attractions and the beautiful Andaman Sea.

The Naka Phuket VillaResort

The Naka Phuket VillaResort is nestled on a hillside overlooking the Kamala – Naka Beach shoreline, creating a tranquil escape that harmonizes with the natural tropical landscape. It offers a serene and authentic retreat for travelers, tourists, and business professionals.

From the resort, guests can easily reach Phuket Town and the airport in just over 30 minutes by car.

The Naka Phuket Villa Resort features 95 luxurious rooms (46 pool villas) with varied and attractive designs, offering a 5-star level seaside escape equipped with all modern comforts.

Prime seaside and hillside land spanning a total of 44-50 Rai (approximately 18-20 acres) with a Chanote license and held under Thai freehold with 3 Nor Sor 3 Gor title deeds.

The Naka Phuket VillaResort is a single-owner business meticulously managed and operated by the owner, remaining debt-free.

For more details:

- 1) Total ample usable hotel space, inclusive of all throughout the hotel, is approximately 37,500 square meters on 44-50 Rai (Nor Sor 3 Gor title deeds included).
- 2) Total management and staff, just over 120 persons. (Pre-COVID)
- 3) 95 varied luxurious pool villas.

3.1) 35 Napa Suites K/ D (58 sqm)
@8,500 Bht/day.

3.2) 5 One.Bedroom Pool Villa Rooms S/D
(205 sqm) @12,000 Bht/Day.

3.3) 17 Deluxe One Bedroom with
Pool&Garden.K/D (205 sqm) @ 13,500
Bht/Day.

3.4) 23 One Bedroom High Bay with
Pool.K/D (205 sqm) @ 15,500 Bht/Day.

3.5) 7 One Bedroom Beach Front K/D
(232 sqm) @18,500 Bht/Day.

3.5) 7 One Bedroom Beach Front K/D
(232 sqm) @18,500 Bht/Day.

3.6) 4 Two Bed Room.Pool Villa. (275 sqm)
33,500 Bht/Day.

3.7) 4 Three Bedroomwithpool (526 sqm)
@ 42,500 Bht/Day.

4) สิ่งอำนวยความสะดวกอื่น:Facilities:

4.1) 1 ห้องอาหารหลัก + 1 ห้องอาหารเทอเรสบาร์บีคิว +
1 ห้องอาหารรูปทอฟ + 2 บาร์+ เจ้าหน้าที่พักผ่อน+ 1 เบเก
อริชอปและคอฟฟี่คอร์เนอร์.+ 24รูมเซอร์วิส + อินรูมไคนิ่ง
เซอร์วิส.

4.2) Sleeping and lounging area private beach stretching 209 meters.

4.3) One large infinity swimming pool + one children's pool + 43 private pools in each villa individually sized.

4.4) Kids room + Library.

4.5) Business center + Beach and marine tourism services + Limousine Service.

4.6) Parking and tour/coach fleet. (60-80 cars)

4.7) 3 Conference rooms. (30-150 people)

5) Occupancy Rate annual average (**OCR**) : 90%
per month. (Pre COVID)

6) Average room rate (**AAR**): 12,550 Bht/Room/Day.
(Pre COVID)

7) Revenue split approximately, from room 55 % of
total revenue and other 45 % of total revenue.
(Pre COVID)

8) Total hotel revenue approximately: 24.0-26.0 million Baht/month. (Pre COVID)

9) Total hotel expenses approximately: 12.0-13.0 million Baht/month. (Pre COVID)

10) Appraised market value of the hotel approximately: 65-80 million Baht.

Sales Price: 5,500 million Baht.

พักผ่อน: The Naka Phuket Villa Resort

เดอะนาคา ภูเก็ตวิลล่ารีสอร์ท

<http://www.thenakaphuket.com/>

[https://maps.app.goo.gl/M2fgQ1MTA
hXzZiBj6](https://maps.app.goo.gl/M2fgQ1MTAhXzZiBj6)

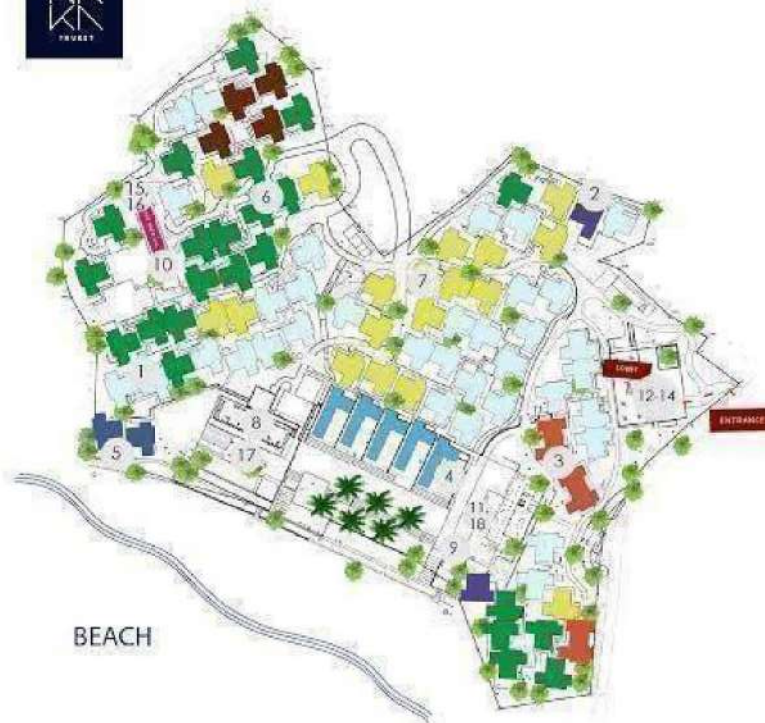
<https://youtu.be/IMB5R5PHeWk>

ธาราภรณ์ 091-997-9298



THE

PHUKET



Accommodation

- ① One bedroom pool villa
- ② Two bedroom pool villa
- ③ Two bedroom family pool villa
- ④ Three bedroom pool villa
- ⑤ One bedroom beachfront pool villa
- ⑥ One bedroom beachaccess pool villa
- ⑦ One bedroom pool villa high bay
- ⑧ One bedroom pool villa deluxe ocean view
- ⑨ Napa suite room

Food & Beverage

- ⑨ The WIWA: All Day Dining Restaurant
07:00 am - 11:00 pm
- ⑦ The NANA: Bakery and Bar
11:00 am - 10:00 pm
- ⑩ The MEKA: Sky Lounge
04:00 pm - 11:00 pm
- ⑪ The TARA Store: Snack, Drinks, Daily essentials, Gifts
10:00 am - 08:00 pm

Resort Facilities

- ⑫ Front Desk / Concierge
- ⑬ The Hospitality Hall
- ⑭ Parking Area
- ⑮ The NAPA Spa
09:00 am - 10:00 pm
- ⑯ Fitness Centre / Sauna / Steam room
08:00 am - 08:00 pm
- ⑰ Olympic-Sized Swimming Pool
08:00 am - 08:00 pm
- ⑱ The HEHA Kid's Club
09:00 am - 05:00 pm



