



Thailand. Phuket. Bang Tao

[suntiresidence.com](http://suntiresidence.com)



# PROJECT

THE GATED COMMUNITY  
WITH ITS OWN FITNESS  
CENTER, CONSISTING  
OF 15 PREMIUM VILLAS

## Master Plan



- 15 premium pool villas
- 24/7 security
- Fitness Center
- Children's playground
- All villas with private garden and covered parking









An aerial photograph of a tropical coastline. The left side of the image is dominated by deep turquoise water with visible coral reefs and rocky patches. A narrow strip of white sand beach runs along the right side, bordered by a dense line of palm trees and lush green vegetation. The shadows of the palm trees are cast onto the sand. The overall scene is a picturesque representation of a tropical island environment.

Sunti Residence are located in the most respectable area of Phuket - Bang Tao. Within a 10-15-minute drive you can reach the picturesque beaches of Bang Tao and Layan, the best restaurants, fitness clubs and spa centers of the island, international schools, golf courses, shopping malls. Phuket International Airport is a 25-minute drive away.





# LOCATION

Location	Distance	Time
International Airport Phuket	16 km	25 min
Bang Tao Beach	6.8 km	15 min
Layan Beach	7.2 km	15 min
Boat Avenue	4.7 km	10 min
Blue Tree Entertainment Complex	3 km	5 min
Robinson Thalang	4.9 km	10 min
Villa Market Boat Avenue	4.8 km	10 min
New Villa Market Cherngtalay	3.8 km	10 min
Central Festival	17 km	25 min
Laguna Golf Phuket	7.7 km	15 min
Royal Marina	11.3 km	20 min
Head Start International School	2.9 km	5 min
British School	10 km	20 min

# LIVING ROOM

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Wardrobes and TV area are manufactured at the GUZZINIFONTANA factory (Italy)

Interior Systems is a renowned Italian furniture company that specializes in the production of exclusive furniture under the Guzzini Fontana brand. The main concept of the company is to preserve the best traditions of Italian furniture manufacturing, crystallized by previous generations, and on this basis, to create the furniture of the future.







# KITCHEN

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Built-in kitchen by the Italian company Miton. The company Miton is part of the Cubo Design group. Productive center of kitchens and furniture located in Abruzzo, Italy. Its presence on the market is organised also with other brands, -such as TLK Kitchens and Urban BVA- and other private label, for which Cubo Design realizes several kitchen models.







# KITCHEN APPLIANCES

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Price-included set of kitchen appliances from the Italian company SMEG: a stove with a built in hood, a dishwasher, a refrigerator, a freezer, an oven, and a microwave oven.













# VENTILATION SYSTEM

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Top-level centralized air conditioning system from world leading manufacturer Daikin provides best quality of air and efficient control over it.



# WINDOWS

**TOSTEM**



In the villa installed windows Japanese company TOSTEM, with noise insulation class STC 40.

Double glazing throughout the house. This significantly enhances comfort and allows for reduced energy consumption. The height of all window units in the house is 3.9 meters.





# PLUMBING EQUIPMENT

All bathrooms feature plumbing fixtures from the German brand Villeroy&Boch.



# FACILITIES

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## GYM

Free Gym exclusively for the residents of the community. Equipped with high quality equipment of Eroupinian suppliers

## CHILDREN'S PLAYGROUND

Made of natural ecological materials, with safe flooring. Located in the shade of tropical trees and closed from car traffic. Everything for the maximum safety and comfort of your children.





## SECURITY

Gated community  
24/7 security

## SMART HOME SYSTEM

The villa comes with a smart home system that allows for the control of lights, fans, temperature, and humidity

## THE ROOF

The roofing is made of natural Canadian cedar. The manufacturer provides an extended warranty on this material for a period of 20 years

## WATER SYSTEM

Dual water supply system. Uninterrupted water supply to all villas.

# WALLS

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The thickness of all external and internal walls is 24 centimeters. This ensures maximum heat and sound insulation inside and outside the villa.

All bedrooms are additionally soundproofed with a special layer between the walls.







# OUR EXPERIENCE

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BOON PAKORN COMPANY

15 years in the construction  
market of Thailand

## OUR PROJECTS:

Layan Lucky Villas  
The Prime Town Phuket  
Laflora Resort Hotel  
Star Rayong Hotel  
The Terminal Phuket  
Ayara pool villas  
Aqua hotel supply  
Aelita villas  
Happy Place Condo  
The happy place  
village 88 unit  
Pool villas  
VerV pool villas  
Laemson villa

