



CREATE
MEMORIES

CM-CAT-12 · 2026

October 2026

PHUKET · CATALOGUE

12 best villas in Phuket

Villas and townhouses for living and premium rental:
entry prices, completion dates, payment schedules
and what is nearby.

From \$320,000

CREATE MEMORIES CO., LTD ·
REGISTERED IN THAILAND

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Hello!

My name is Viktoria Shimanovich. I have worked in real estate for 24 years, and for the fifth year I live in Phuket with my family: for us the island has become a second home. This gives me first-hand knowledge of the market, the locations and where the island is heading.

I am the founder of Create Memories Co., Ltd, an officially registered real estate company in Thailand. We live and work in Phuket: the team helps you choose the right property and stays with you through every stage of the transaction, from reservation to keys.

Out of more than a hundred projects under construction on the island, this catalogue shows the ones that passed my own filter: the developer's track record, a location you can exit from, and real rental numbers.



0%

interest on developer instalment plans of up to 8 years

7%+

rental yield quoted by developers; I calculate the net figure separately

Freehold

ownership registered in your name at the Land Office

Modern villas and townhouses in a prime Bang Tao location

Completion date:
Q3 2028

Rental yield:
from 10% annually

Capital appreciation:
up to 30% by completion

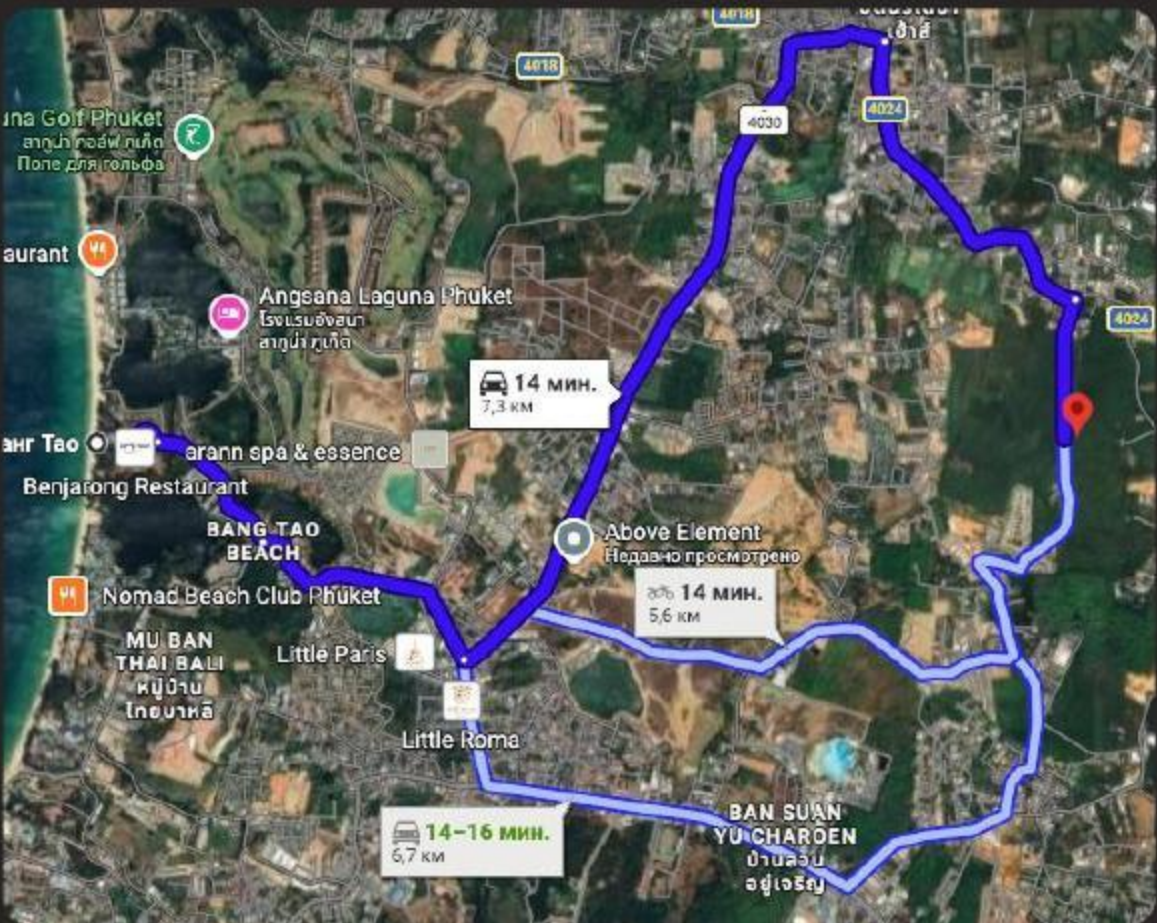


This development combines privacy, comfort, and convenience, with effortless access to Phuket’s top attractions.

15 min Boat Avenue

15 min Bang Tao Beach

12 min HeadStart International School



Installment plan until construction completion

\$9,000	35%	20%	15%	15%	10%	5%
Deposit	Down payment	Upon foundation completion	Concrete construction	Walls and door framing	Final interior finishes	Upon key handover

Starting price

From \$320,000
Townhouses from 123 m²



From \$510,000
Villas from 263 m²



A new residential project in Phuket, already being reserved ahead of its official launch

Completion date:
Q3 2027

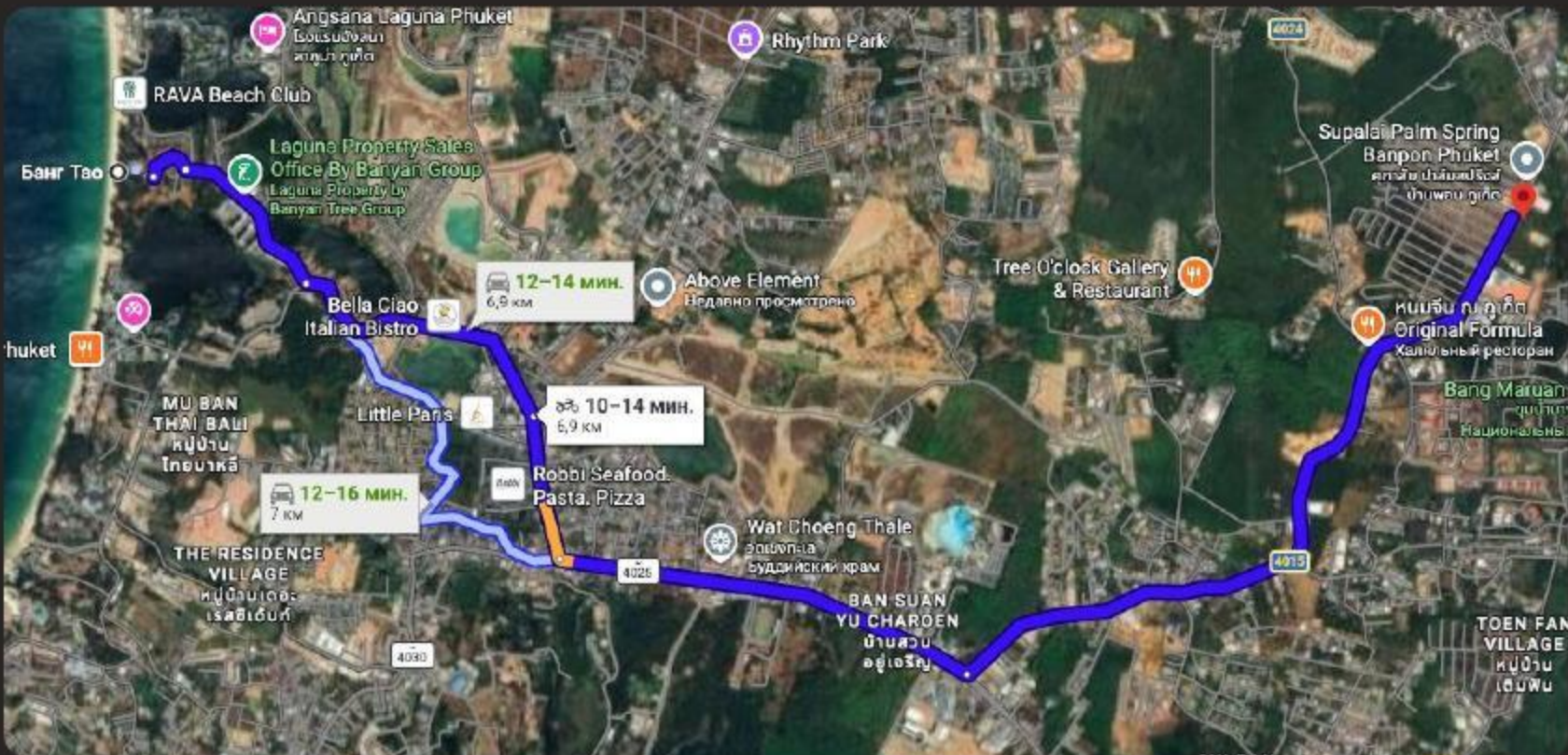
Rental yield:
from 8% annually

Capital appreciation:
up to 25% by completion



The project offers an ideal balance of privacy, comfort, and convenience, with easy access to Phuket’s main attractions.

- 15 min Boat Avenue
- 15 min Bang Tao Beach
- 12 min HeadStart International School



Installment plan until construction completion

2%	30%	15%	15%	15%	15%	5%
Deposit	Down payment	Upon foundation completion	Ground floor	1st floor	Roof installation	Upon key handover

Starting price

From \$480,000
Villas from 157 m²



Spacious villas, perfectly connected to Phuket's essential infrastructure

Completion date:
16 months

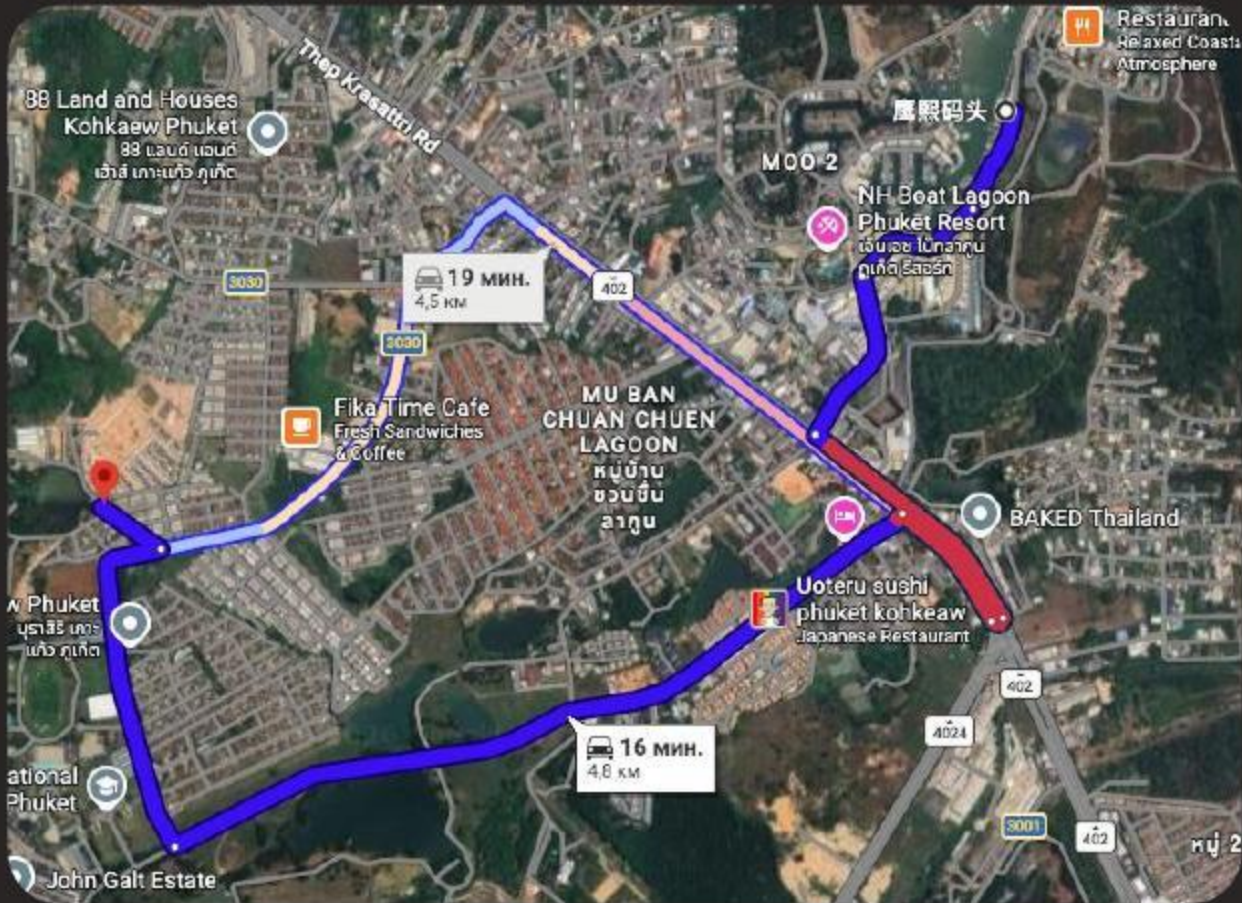
Rental yield:
from 8% annually

Capital appreciation:
up to 20% by completion



The project offers high investment potential thanks to its location near Boat Lagoon, international schools, and the island's business centers. Modern architecture, privacy, and a sought-after layout make these residences appealing both for living and for rental purposes.

- 5 min Boat Lagoon
- 20 min Central Phuket
- 10 min Robinson



Installment plan until construction completion

2%	28%	30%	20%	20%
Deposit	Down payment	Upon foundation completion	Completion of construction	Upon key handover

Starting price

From \$641,000
3-bedroom villas from 261 m²

From \$770,000
4-bedroom villas from 319 m²



A family-friendly community for living and long-term rental in southern Phuket

Completion date:
Q2 2029

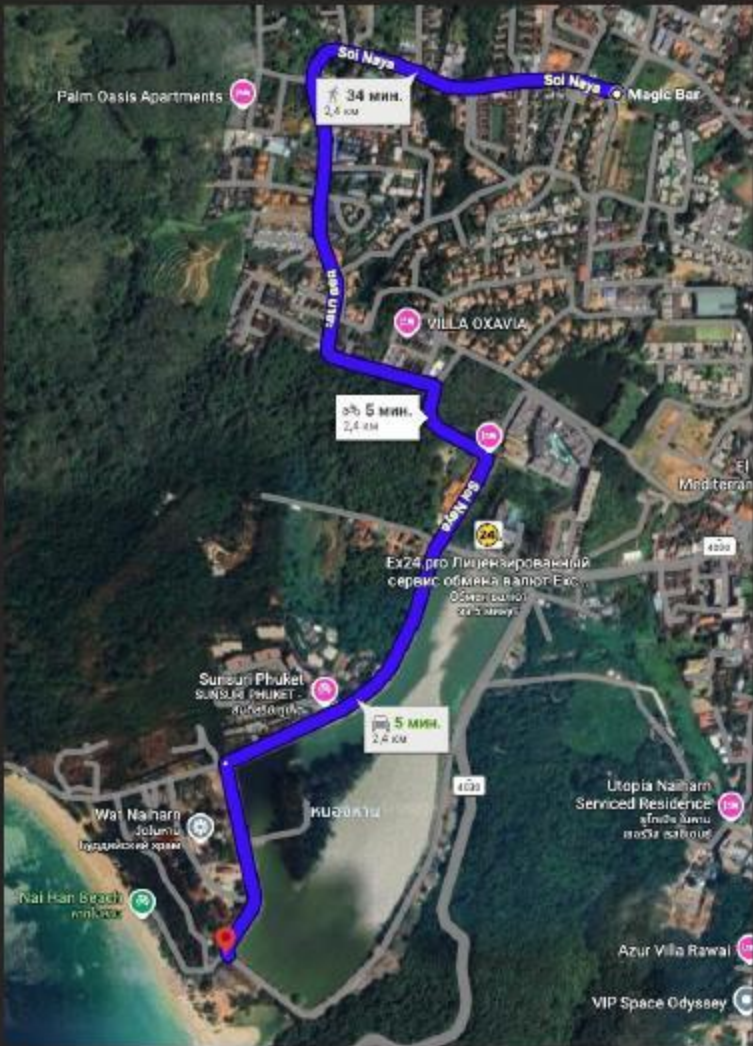
Rental yield:
from 8% annually

Capital appreciation:
up to 30% by completion



A balance of active living and complete relaxation. Paddle courts, a fitness center, spa, café, coworking spaces, workshops, and play areas create a comfortable environment for both daily life and rejuvenation.

- 10 min Macro
- 5 min Nai Harn Beach
- 15 min Robinson



Installment plan until construction completion

2%	33%	15%	15%	15%	10%	10%
Deposit	Down payment	Upon foundation completion	Ground floor	1st floor	Roof installation	Upon key handover

Starting price

From \$655,000
3-bedroom villas from 141 m²



Your new lakeside life – a haven of harmony and comfort

Completion date:
16 months

Rental yield:
from 8% annually

Capital appreciation:
up to 20% by completion



A premium location in one of the most sought-after areas provides convenient access to key infrastructure and the best spots for living and leisure. The residence features a premium smart home system with intelligent control of lighting, climate, and security.

- 10 min

Chalong pier
- 10 min

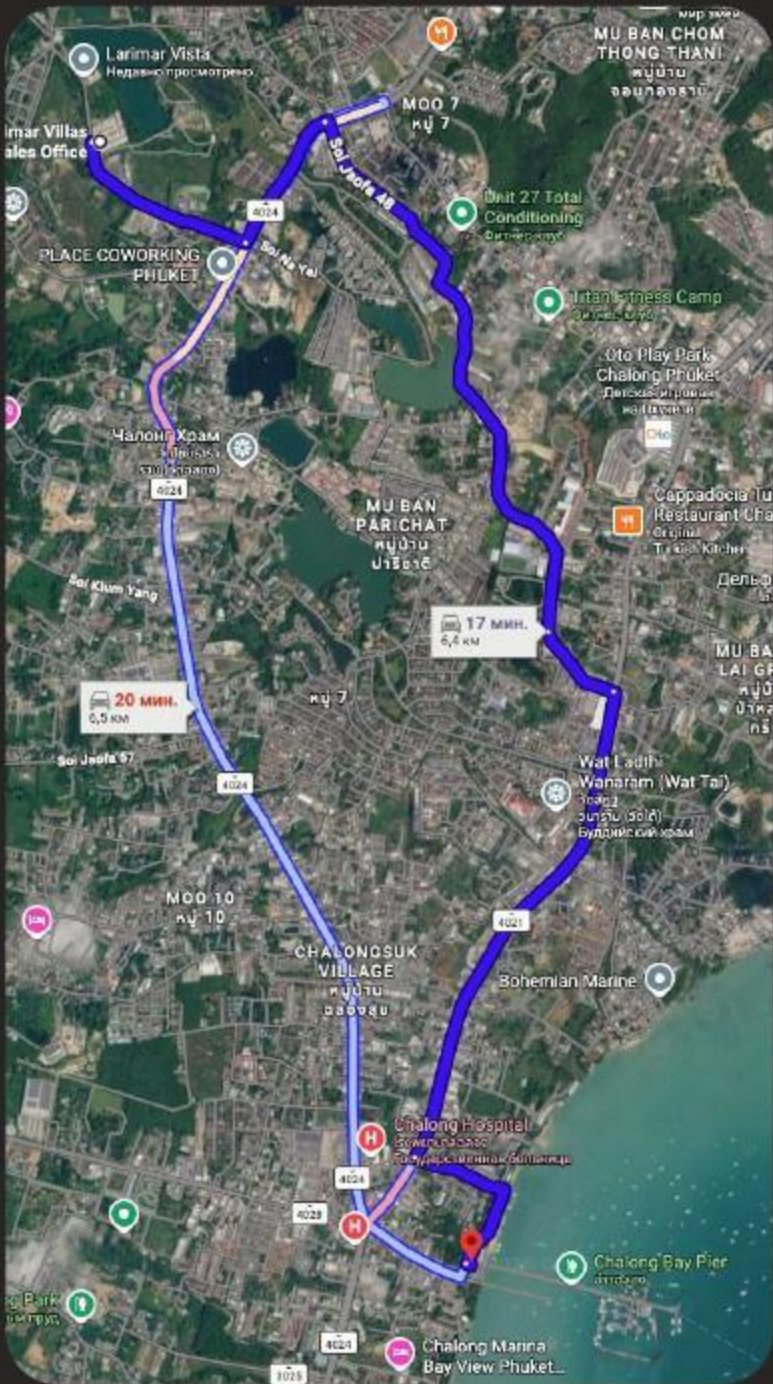
My Front Yard
- 10 min

Robinson
- 5 min

BCIS International School
- 10 min

Headstart International School
- 10 min

Dibuk Hospital



Installment plan until construction completion

Standard option: valid until project completion without additional cost			Extended plan	
30%	67%	3%	50%	50%
Down payment	At the construction stage	Upon key handover	Until project completion	5-year plan at 7%

Starting price

From \$790,000
4-bedroom villas from 425 m²



From \$1,24M
5+1-bedroom villas from 662 m²



A space of abundance, harmony, and mindful luxury

Completion date:
15 months

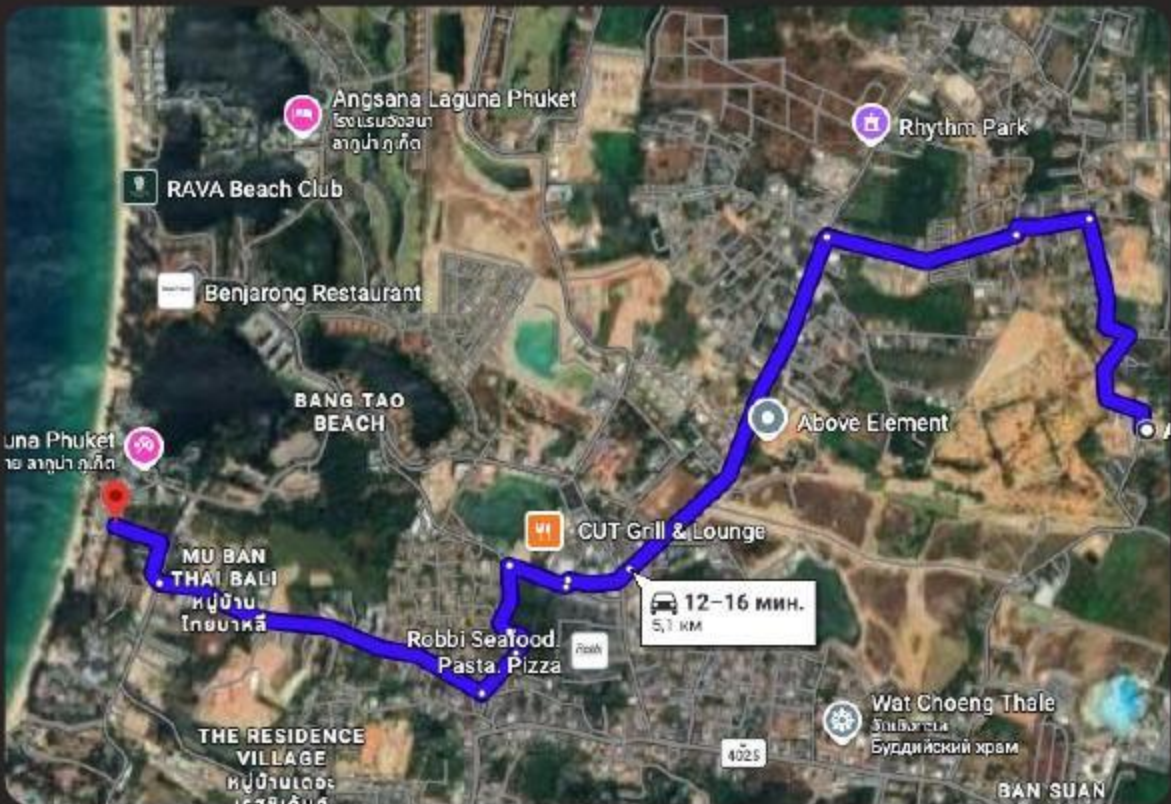
Rental yield:
from 10% annually

Capital appreciation:
up to 20% by completion



Modern villas where natural aesthetics, architectural expression, and smart technologies create a complete environment for living, leisure, and investment. Thoughtful layouts, privacy, a resort-like atmosphere, and high-quality materials provide a sense of stability, comfort, and long-term value — a place where every day is filled with balance, beauty, and ease.

- 12 min Bang Tao Beach
- 6 min Boat Avenue
- 9 min Robinson



Installment plan until construction completion

1%	34%	20%	20%	20%	5%
Deposit	Down payment	Upon foundation completion	Completion of construction	Interior finishing	Upon key handover

Starting price

From \$1,18M
4 - bedroom villas from 224 m²



From \$1,9M
5 - bedroom villas from 335 m²



Modern villas in a convenient location for living and leisure

Completion date:
Q3 2027

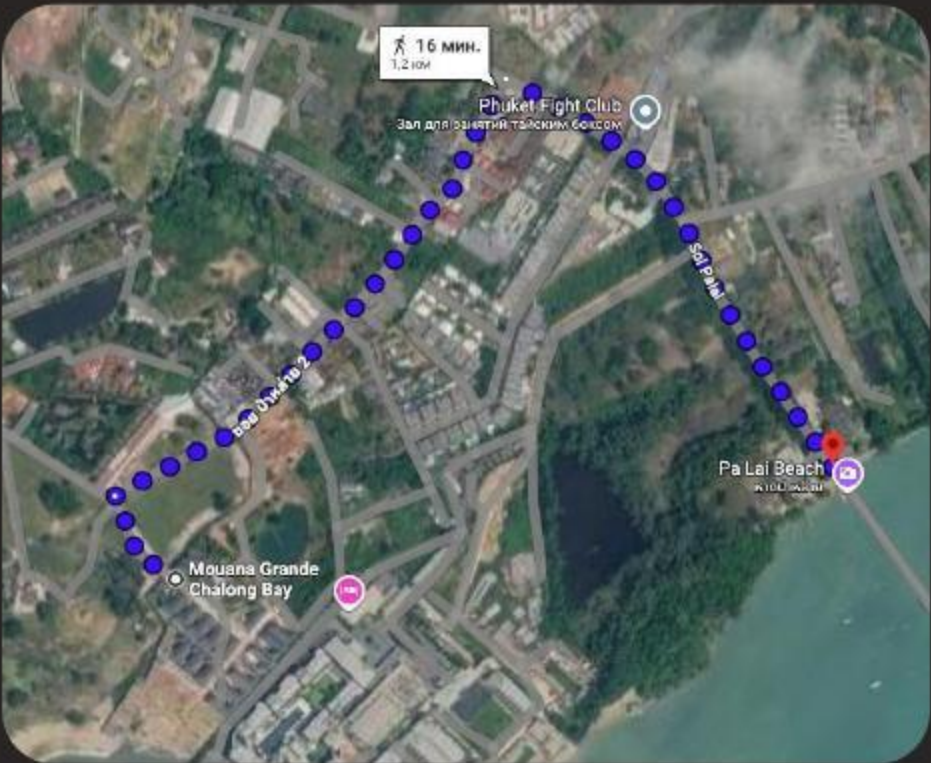
Rental yield:
from 8% annually

Capital appreciation:
up to 30% by completion



A convenient location near Chalong Bay provides quick access to beaches, international schools, restaurants, and shopping centers, combining seaside tranquility with city infrastructure.

- 5 min Robinson
- 15 min Chalong Pier
- 4 min International school

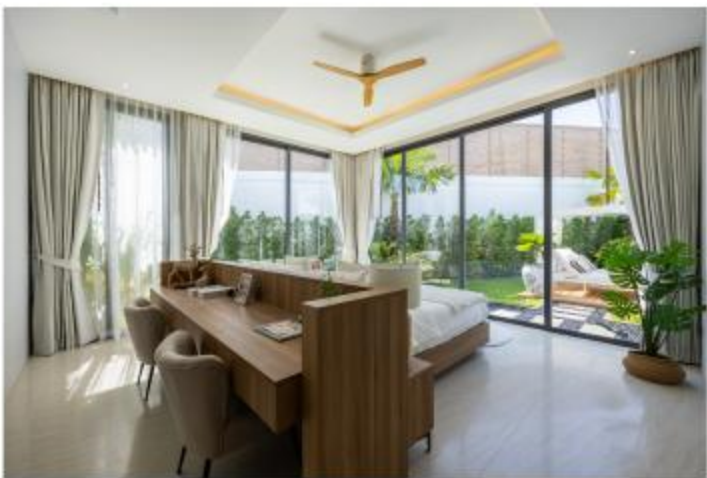


Installment plan until construction completion

2%	30%	15%	15%	15%	15%	5%
Deposit	Down payment	Upon foundation completion	Ground floor	1st floor	Roof installation	Upon key handover

Starting price

From \$1,19M
5 - bedroom villas from 521 m²



Project №8

A premium location in Millionaire’s Mile – within walking distance to Café del Mar and 5★ hotels

Completion date:
Q4 2028

Rental yield:
from 8% annually

Capital appreciation:
up to 20% by completion



A total of 41 villas with private pools, surrounded by mountains and tropical greenery. The area is developing rapidly while remaining tranquil, with supermarkets, a hospital, international schools, and parks nearby.

- 2 min Kamala Beach
- 5 min Cafe Del Mar
- 5 min FantaSea



Installment plan until construction completion

Standard option: fixed price until project completion			Long-term payment plan	
30%	65%	5%	60%	40%
Down payment	During the construction phase	Upon key handover	Until project completion	For 2 years at 3–3.5%

Starting price

From \$1,25M

3 - bedroom villas from 372 m²

From \$1,4M

4 - bedroom villas from 425 m²

From \$3,16M

5 - bedroom villas from 700 m²

Villas with panoramic sea views

Completion date:

12 months

Rental yield:

from 10% annually

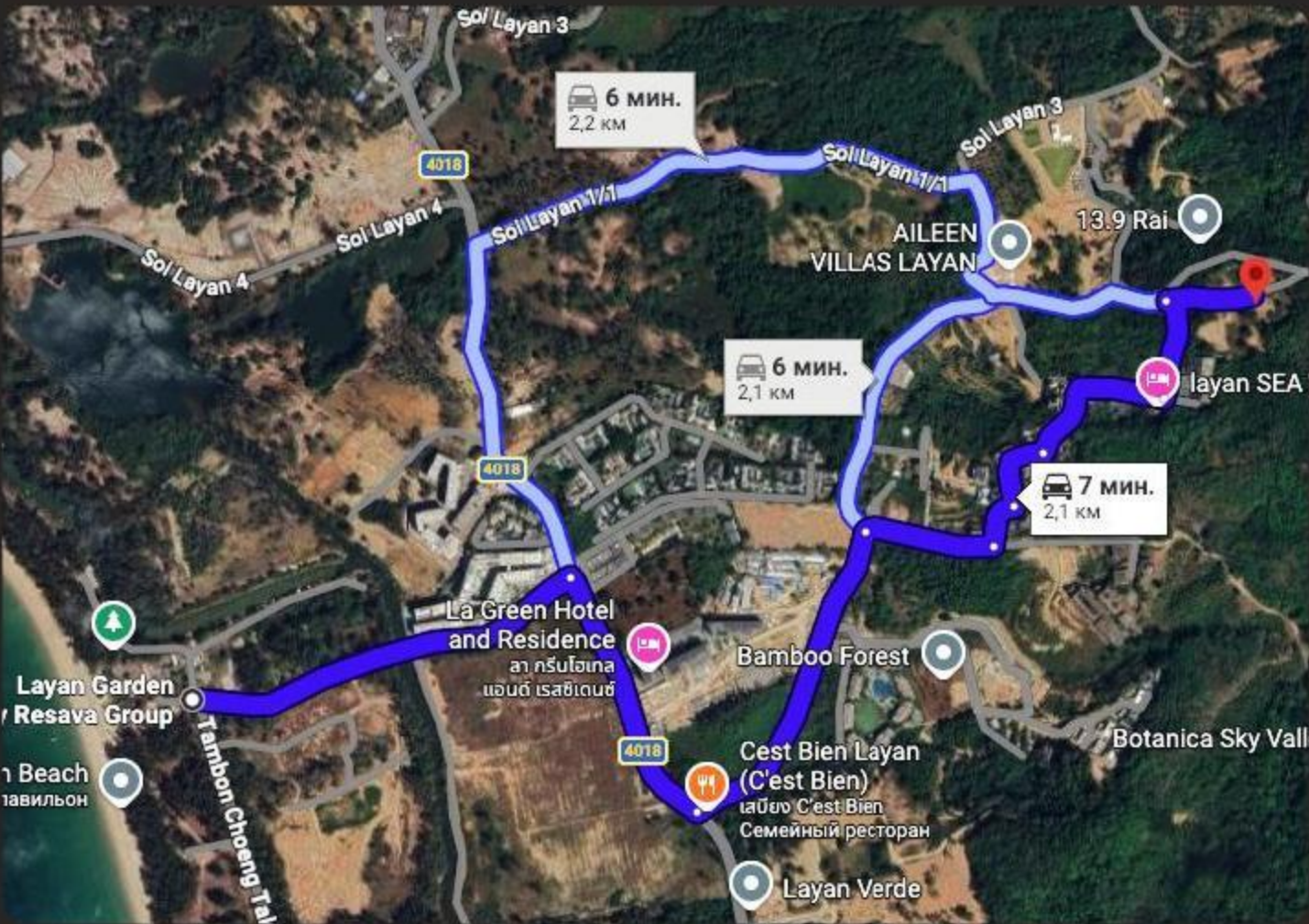
Capital appreciation:

up to 20% by completion



A collection of two-story modern tropical villas with private pools and gardens in a gated community on Layan Hill. Residents have access to a tennis court, fitness center, sauna, and premium amenities.

- 6 min Layan Beach
- 13 min Boat Avenue
- 25 min International Airport



Installment plan until construction completion

0,5%	10%	20%	15%	15%	20%	5%	9,5%
Deposit	Down payment	Upon receiving the construction permit	Upon foundation completion	Structural completion	Shell completion	Completion of tiling and interior works	Upon key handover

Starting price

From \$2,29M

3-4 - bedroom villas from 368 m²



From \$2,52M

5 - bedroom villas from 409 m²



From \$3,4M

4-6 - bedroom villas from 641 m²



12 private villas for those who choose the harmony of nature and modern luxury

Completion date:
Q2 2027

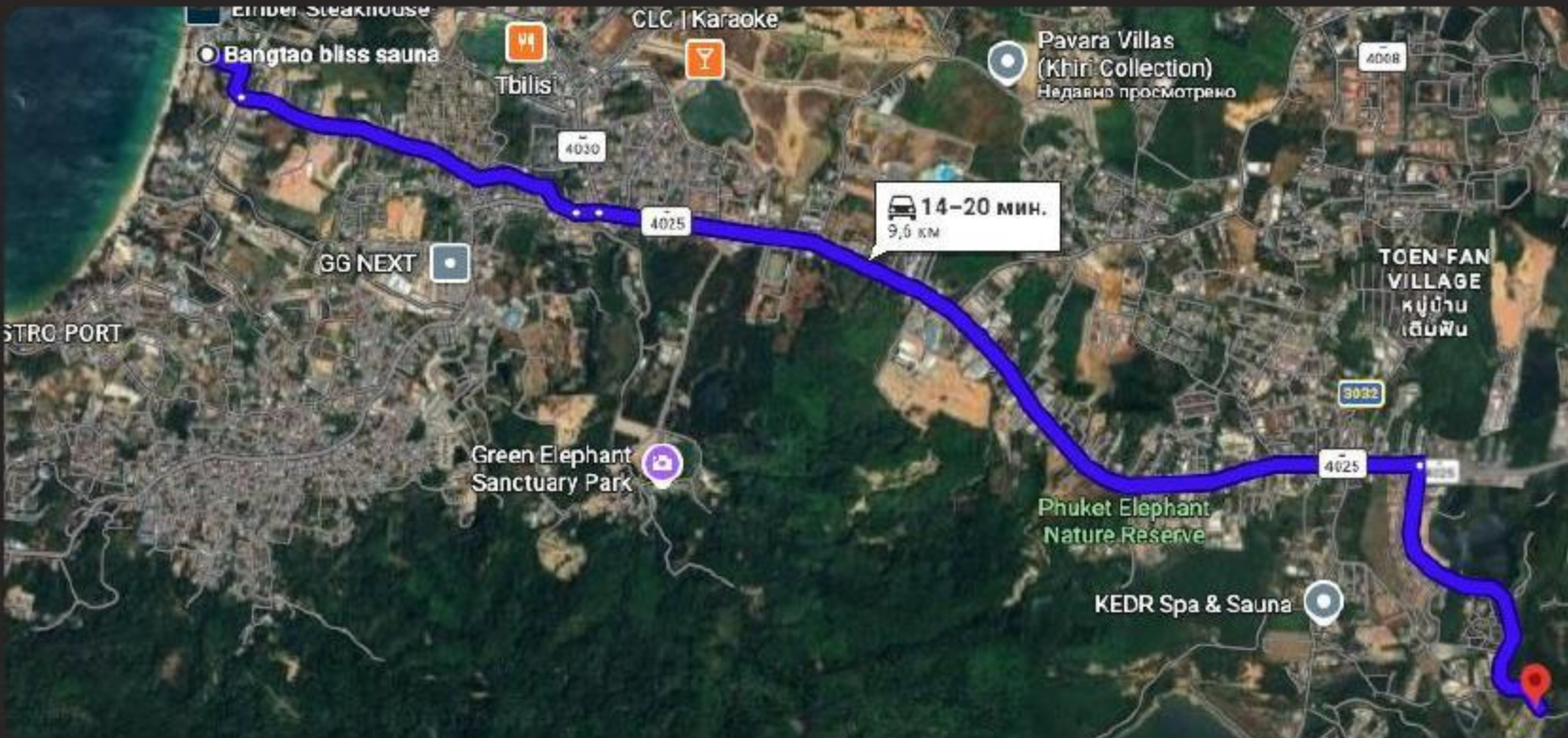
Rental yield:
from 10% annually

Capital appreciation:
up to 10% by completion



A collection of private villas where thoughtful architecture, natural materials, and panoramic views create an atmosphere of absolute privacy and comfort. Complete seclusion is achieved through the natural surroundings: the homes are nestled among tropical greenery, offering a sense of privacy and harmony with nature, far from the bustle of the outside world

- 14 min Boat Lagoon
- 12 min Boat Avenue
- 9 min Robinson



Installment plan until construction completion

2%	28%	30%	20%	20%
Deposit	Down payment	Upon foundation completion	Construction completion	Upon key handover

Starting price

From \$3M

4 - bedroom villas from 735 m²

From \$4,2M

5 - bedroom villas from 891 m²

A designer villa where Phuket traditions meet modern tropical luxury

Completion date:

Rental yield:

Capital appreciation:

16 months

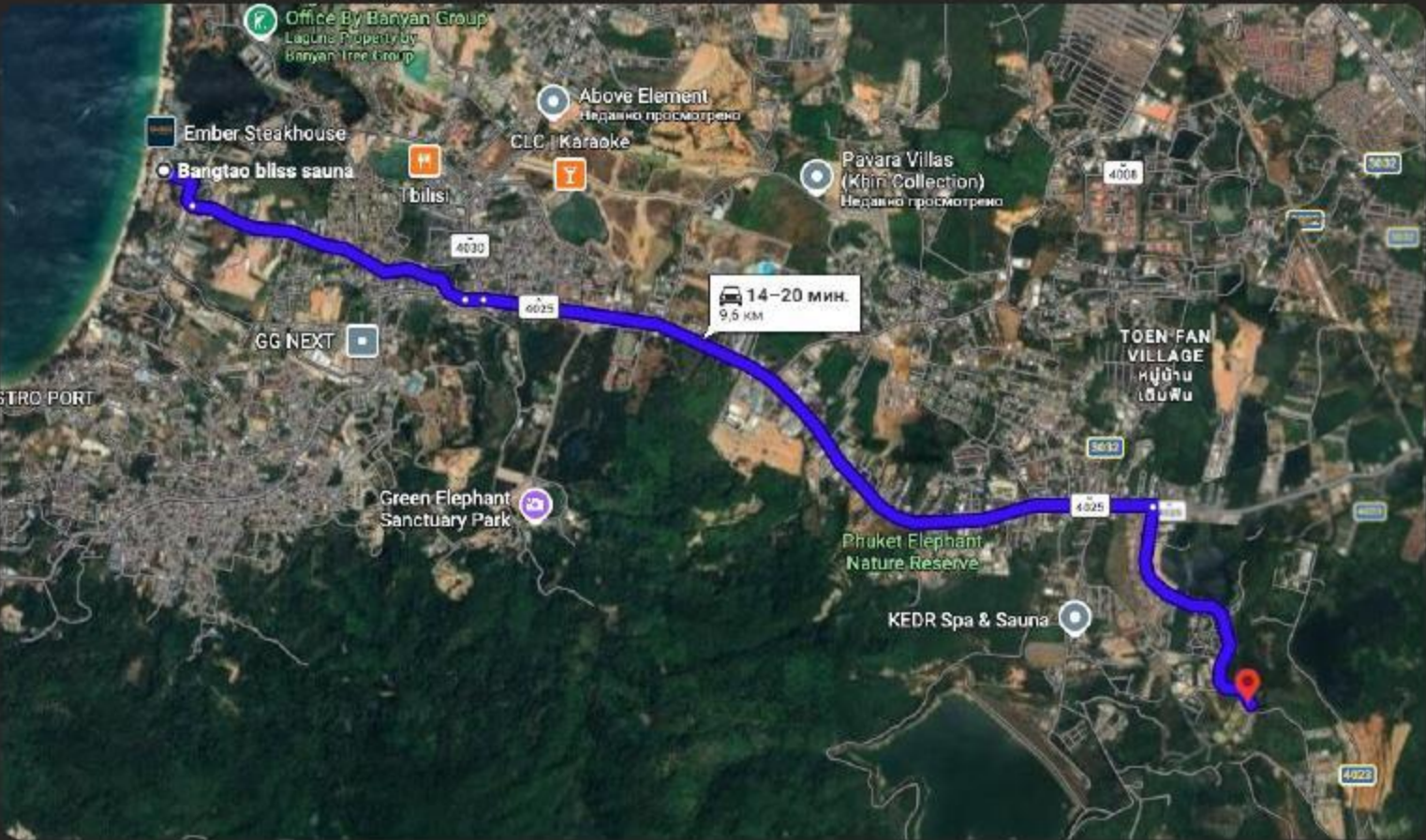
from 10% annually

up to 20% by completion



High ceilings with wooden beams, natural materials, custom-designed furniture, and personalization options make each residence truly unique. Here, architecture, craftsmanship, and nature come together to create a refined and private lifestyle.

- 14 min Boat Lagoon
- 12 min Boat Avenue
- 9 min Robinson



Installment plan until construction completion

5%	25%	20%	15%	20%	10%	5%
Deposit	Down payment	Upon foundation completion	Structural framework	Wall construction	Final finishing	Upon key handover

Starting price

From \$3,97M

4 - bedroom villas from 427 m²



From \$4,65M

5 - bedroom villas from 507m²



Private luxury without compromise

Completion date:
16 months

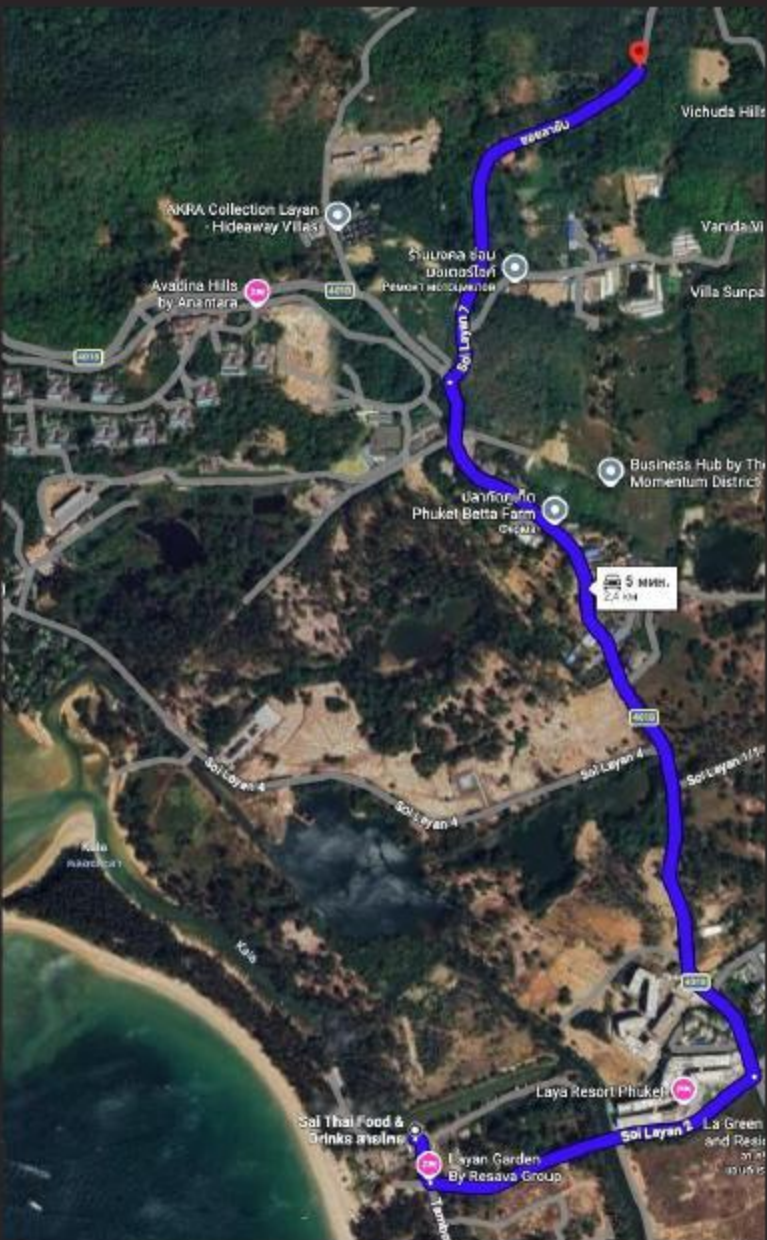
Rental yield:
from 8% annually

Capital appreciation:
up to 20% by completion



Situated on a hillside in the Layan area — near one of Phuket’s most prestigious beaches and close to Sirinat National Park — these residences offer panoramic valley views and are surrounded by pristine nature, creating an atmosphere of absolute harmony and privacy.

- 5 min Layan Beach
- 25 min International Airport
- 13 min Boat Avenue



Installment plan until construction completion

2%	28%	15%	15%	15%	15%	10%
Deposit	Down payment	Upon foundation completion	Ground floor	1st floor	Roof installation	Upon key handover

Starting price

From \$4,3M

3+1-bedroom villas from 591 m²

From \$5,22M

4+1-bedroom villas from 519 m²

From \$8,8M

5+1-bedroom villas from 868 m²



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Found a project you like?

Message me on WhatsApp with the project number. Within a day I will send:

- current prices and available units
- the full payment schedule and instalment terms
- a net-yield model for this project and two alternatives nearby
- the title, quota and developer checks I run before you reserve



**Message
Viktoria on
WhatsApp**

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PRICES AND TERMS ARE THE DEVELOPERS' AS OF OCTOBER
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