

BANG TAO · PHUKET

Premium residences by the sea

62

residences

150 m

from Bang Tao Beach

1 · 2028

residence handover



Phuket, Thailand

A unique island in the Andaman Sea

30+

tropical beaches

25–32°C

Comfortable weather
all year round

12+ M

tourists / year

20+

years of proven
growth



Flowing lines. Open-air terraces.

Curved architecture brings terraces, pools and landscaped spaces into one cohesive composition.

1 Rhythmic façade lines

Repeating balcony lines create a shared architectural language across the development.

2 Terraces and pools

Generous terraces extend the interiors, while private pools extend the living space outdoors.

3 Tropical landscaping

Lush planting softens the façades and ties the two buildings into one landscaped setting.



Essential destinations close to home

1	Catch Beach Club	1.0 km · ≈ 5 min
2	Carpe Diem Beach Club	2.0 km · ≈ 8 min
3	NORA Beach Club	0.4 km · ≈ 3 min
4	RAVA Beach Club	3.4 km · ≈ 12 min
5	Porto de Phuket	2.2 km · ≈ 8 min
6	Boat Avenue	2.1 km · ≈ 8 min
7	BDMS Wellness Clinic	3.3 km · ≈ 12 min
8	Laguna Golf Phuket	4.4 km · ≈ 15 min
9	HeadStart Cherngtalay	10.6 km · ≈ 25 min

150 m

to Bang Tao Beach

≈ 30 min

to Phuket International Airport



Bang Tao's premium infrastructure

150 m
to Bang Tao Beach

Set within one of Phuket's most desirable neighbourhoods, surrounded by upscale hotels and resort amenities.



Wellness and leisure

Spaces to slow down, recharge and unwind, with panoramic sea views.



1 Longevity clinic

20% off clinic and spa services for all residents of the complex.



2 Fitness centre

A professionally equipped space for everyday training.



3 Pool and lounge

A panoramic infinity pool overlooking the sea.

Work and easy living

Everything you need for focused work, informal meetings and unhurried day-to-day living.



4 Library and co-working

A calm setting for work, reading and quiet downtime.



5 Restaurant

20% off dining, delivery and catering services for all residents of the development.



6 Underground car park

Direct lift access connects the ventilated underground car park to every residential floor. Each residence has a dedicated parking space.

Residences

The project in numbers

62

residences

4

categories: Suite, Deluxe,
Duplex, Penthouse

53.29–857.40

m² · residence sizes

4 and 7

storeys across the two
buildings

70

spaces in the ventilated
underground car park

150 m

to Bang Tao Beach



Four residence categories

Suite

53.29–100.54 m²

🛏 1–2 bedrooms

Deluxe

114.50–188.34 m²

🛏 2 bedrooms

Duplex

164.80 m²

🛏 2 bedrooms

Penthouse

166.50–857.40 m²

🛏 2–4 bedrooms



Suite

53.29 – 100.54 m²

A carefully planned residence
where every metre works.

- 4

3

2

1
-
- Example location · A209

Building A · floor 2

 1 bedroom Garden view



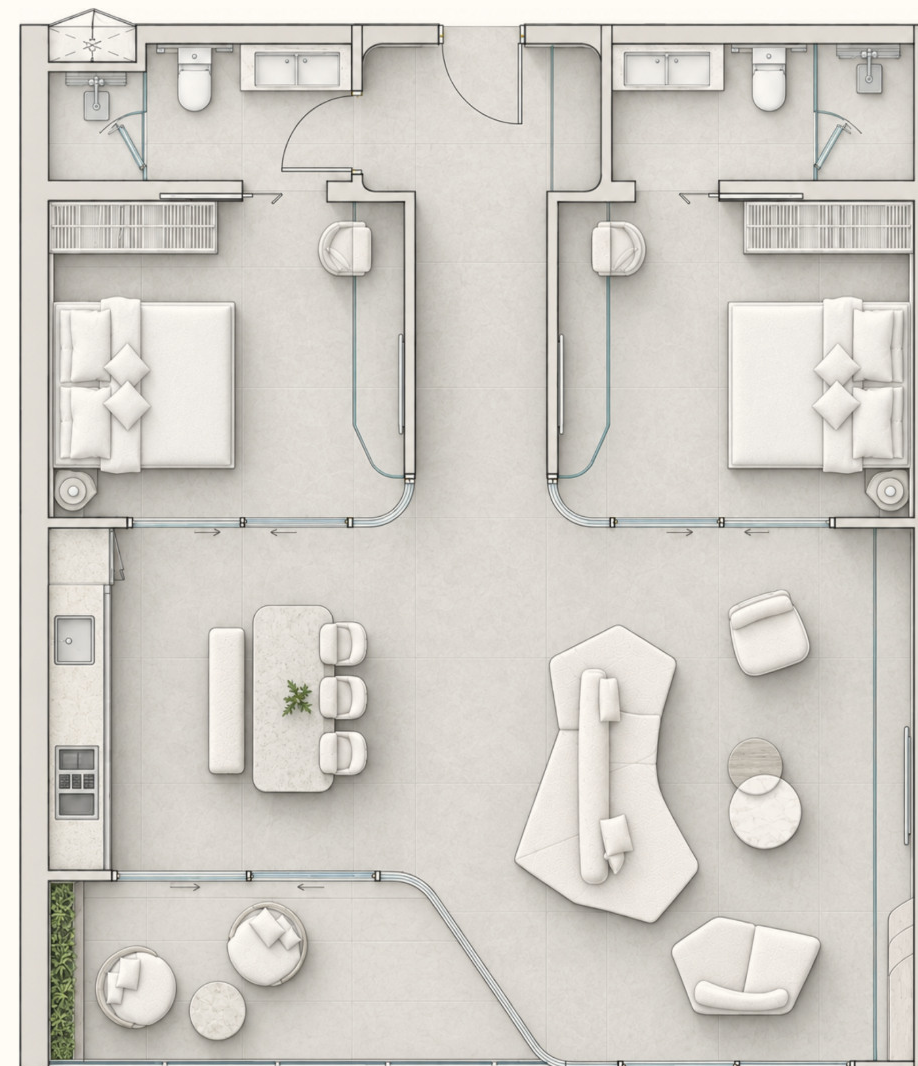
Deluxe

114.50 m²

A generous two-bedroom residence with a well-proportioned living area.

- 4
- 3
- 2 **Example location · A206**
- 1 **Building A · floor 2**

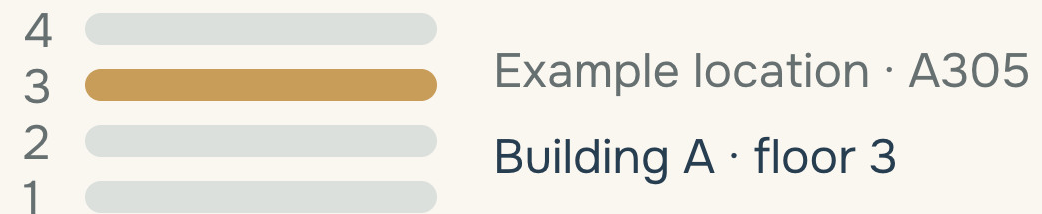
 2 bedrooms Mountain view



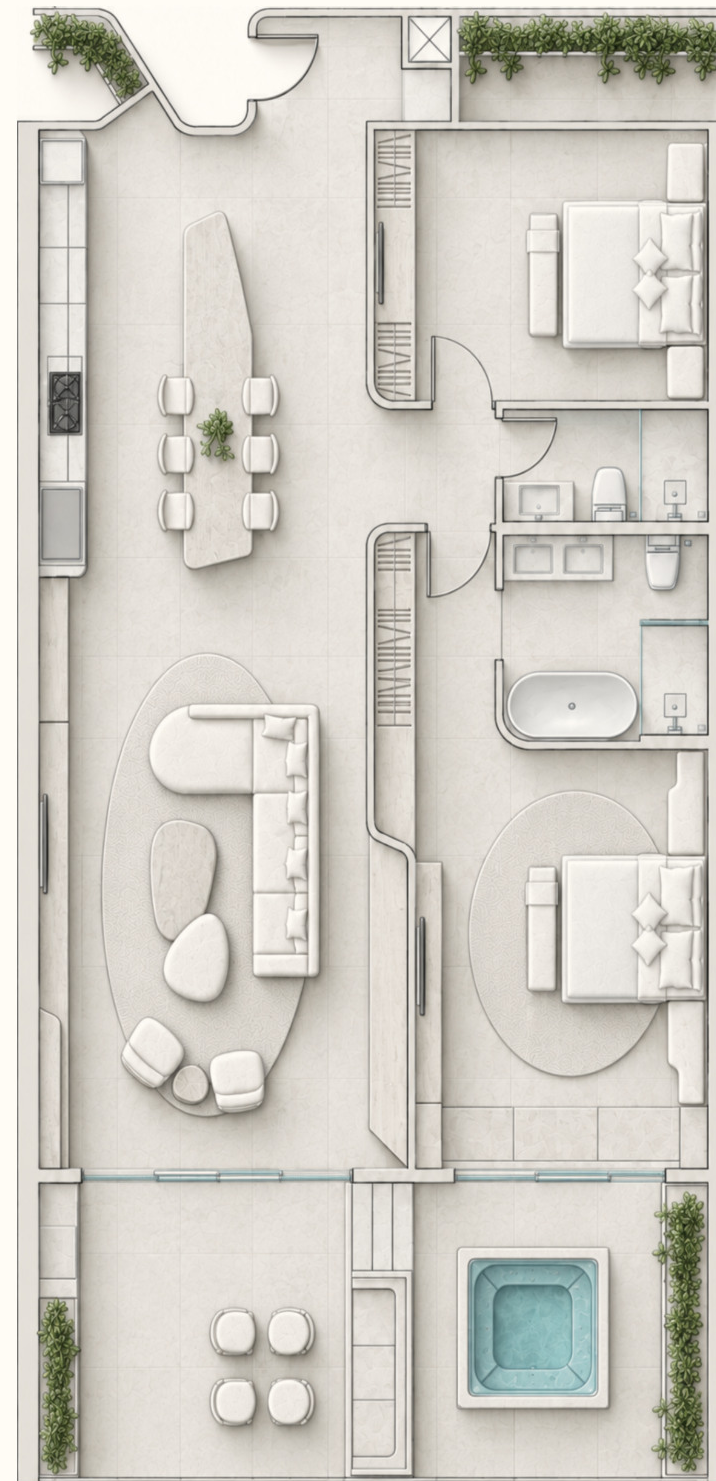
Deluxe

188.34 m²

A spacious two-bedroom residence with an expansive living room and a private terrace with a hot tub.



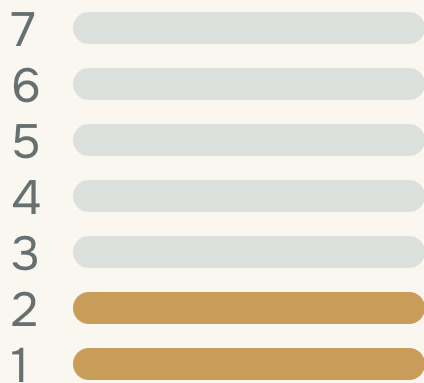
2 bedrooms Mountain view



Duplex

164.80 m²

Two-level living with a clear distinction between shared and private spaces.



Example location · B102
Building B · floor 1-2

2 bedrooms

Garden and mountain view



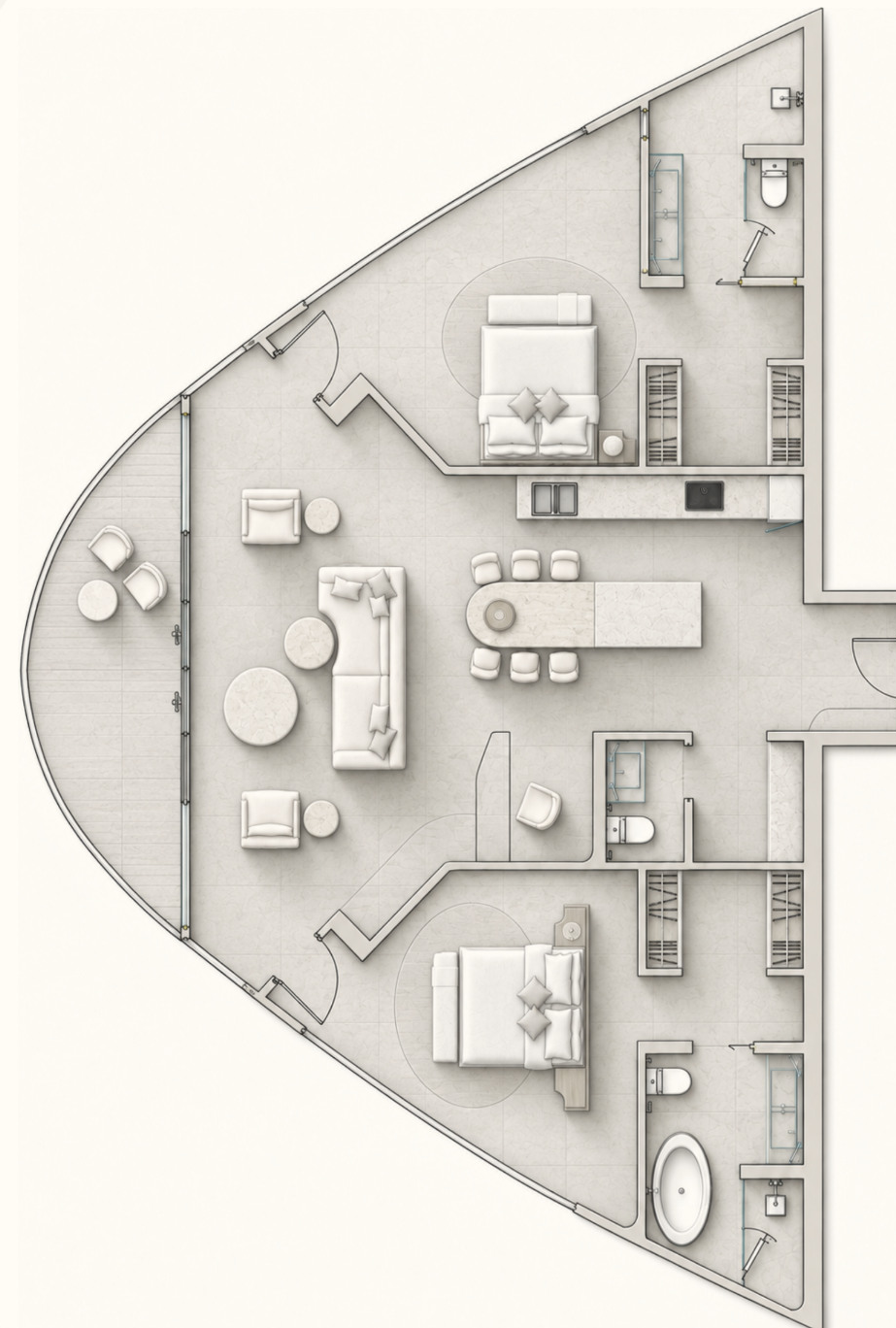
Penthouse

166.50 m²

Two bedrooms, an open-plan kitchen and living area, and a generous terrace.

- 4
 - 3
 - 2
 - 1
- Example location · A201
Building A · floor 2

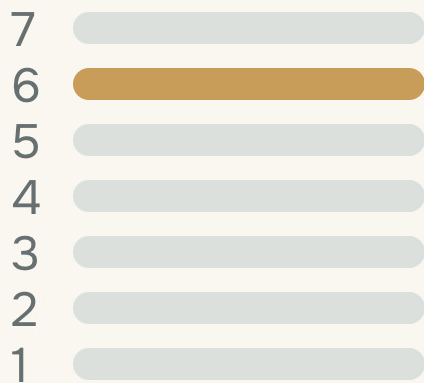
2 bedrooms Sea-facing view



Penthouse

487.47 m²

Three bedrooms, an expansive shared living area and a private pool.



Example location · B601
Building B · floor 6

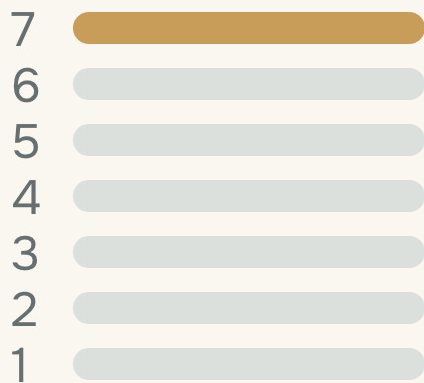
 3 bedrooms Sea-facing view



Penthouse

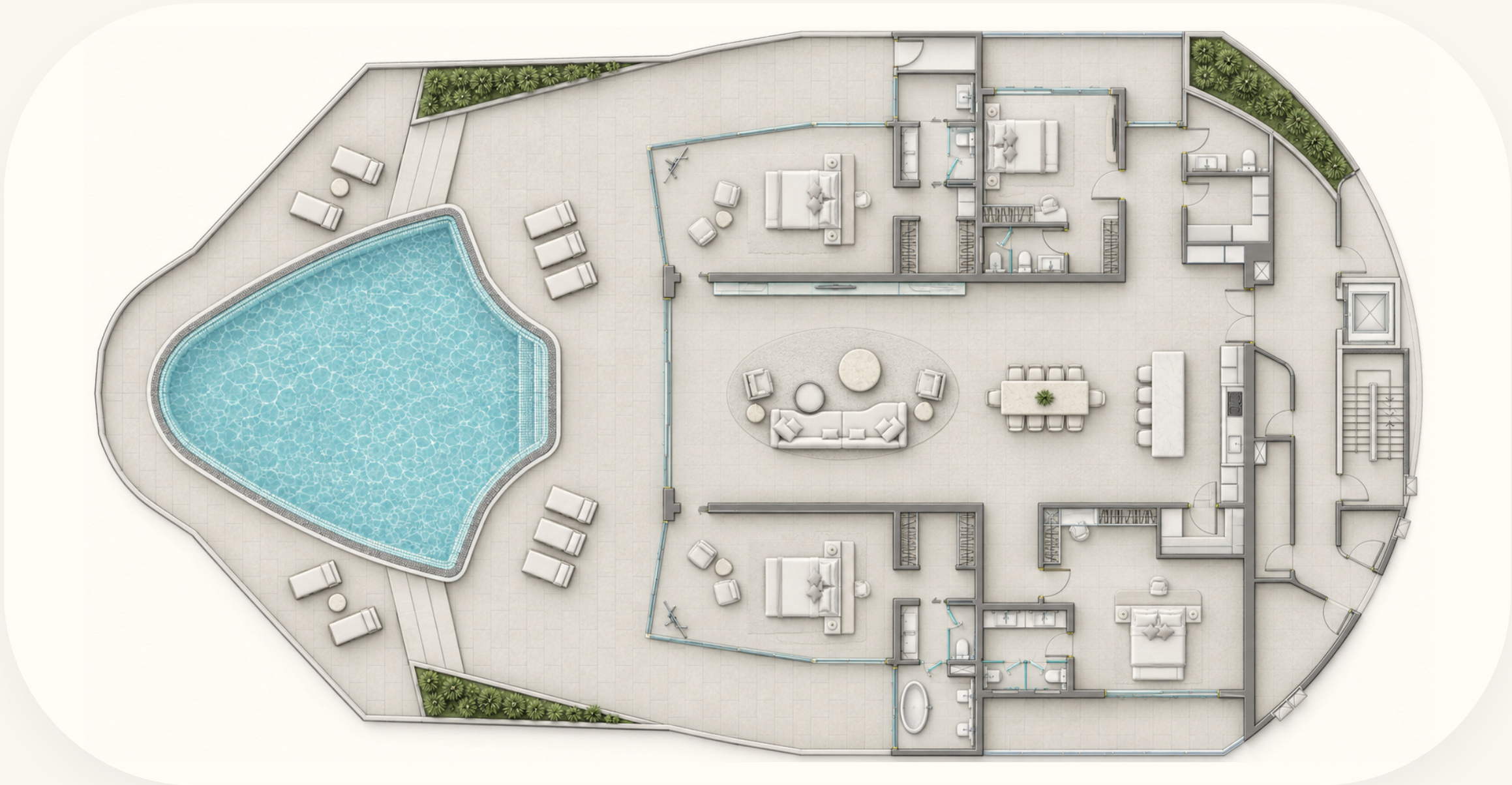
857.40 m²

A full-floor four-bedroom residence with its own private pool.

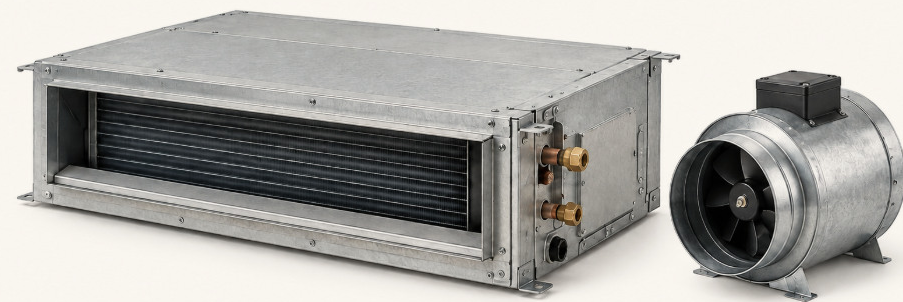


Example location · B701
Building B · floor 7

4 bedrooms Sea-facing view

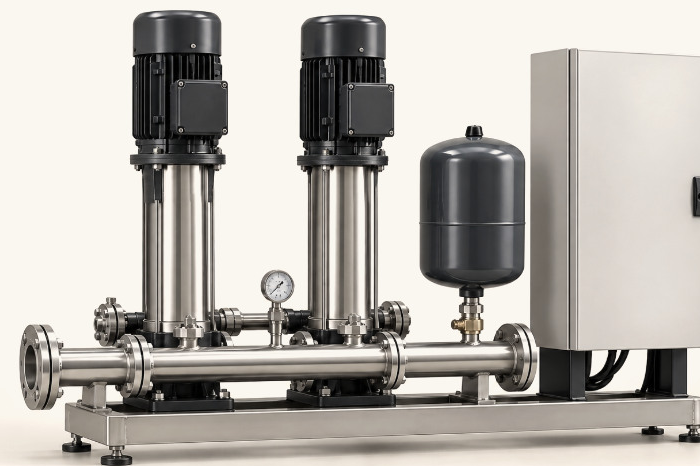


Comfort. Every day.



Cooling and ventilation

Mechanical extraction removes humid air, while inverter air conditioning maintains a comfortable temperature.



Water systems and efficiency

Central hot-water supply, Grundfos pumping equipment, separate tanks and automated controls ensure reliable performance and efficient water management.



Safety and protection

EI 60 doors, detectors, alarms and fire cabinets support life safety, while a standby diesel generator backs up essential systems and shared areas.

Engineered for a tropical climate

An insulated roof, energy-efficient glazing and acoustic insulation between residences.

Roof and moisture protection

A monolithic reinforced-concrete slab with XPS insulation, waterproofing and a designed drainage system.

Protection from intense sun

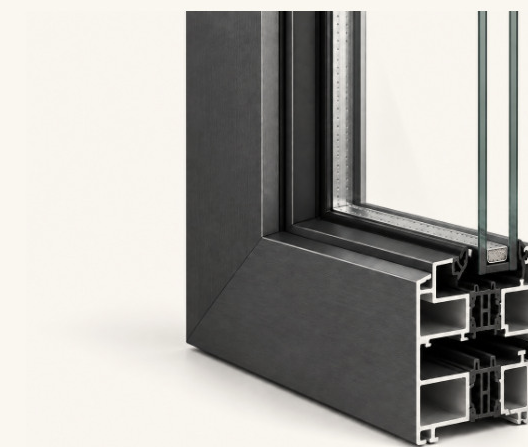
Thermal breaks, argon and Low-E glazing reduce heat gain, while seals help keep out dust, moisture and noise.

Enhanced acoustic privacy

Two 75 mm layers of aerated concrete with acoustic insulation between them reduce everyday noise and improve comfort within the residence.



Roof · concrete, XPS and waterproofing



6 + 12 + 6 mm glazing



75 + 75 mm aerated concrete

Materials selected for a tropical climate

Finishes, furniture and fittings are chosen to withstand humidity, UV exposure and regular use.



Residence interior



Cabinetry · front section



Concealed door · concept detail

Upholstered furniture

High-resilience foam retains its shape, a soft comfort layer adds support, and durable upholstery is made for regular use.

Cabinetry and surfaces

Moisture-resistant MDF, 3D HPL finishes and stainless-steel hardware resist wear. Veneer, stone, solid wood and soft-touch coatings offer a variety of textures.

Doors and hardware

Concealed doors preserve clean interior lines. Door closers and Blum furniture hardware with soft-close mechanisms ensure smooth, quiet closing.

Considered in every detail



Living room and terrace access



Kitchen cabinetry



Finishes and sanitaryware

Kitchen cabinetry

Moisture-resistant plywood and protected cabinet fronts are paired with engineered stone worktops. Built-in appliances and concealed storage keep the kitchen uncluttered.

Finishes and sanitaryware

Engineered stone, ceramic and AISI 304 stainless steel are durable and easy to maintain. Aerators and water-efficient flushing reduce water consumption.

Floors and outdoor areas

Threshold-free matte tile flooring improves accessibility. Protected aluminium and fabrics are designed to withstand sun and moisture.

Experience backed by results



20+

years of experience in Phuket

60 000+ m²

delivered

7

completed projects

7 completed projects in Phuket



Surin Sabai



Cherng'Lay Villas & Apartments



Andamaya Surin Bay



Sole Mio Boutique Hotel & Wellness

Project timeline

2006

Surin Sabai I Surin · 400 m to the beach

2008

Surin Sabai II Surin · second phase

2010

Cherng'Lay Bang Tao · 8 villas and 9 apartments

2013

Surin Sabai III Surin · third phase

2014

Asia Baan Bang Tao · 10 pool villas

2022

Andamaya Surin · 25 residences across 3 buildings

2023

Sole Mio Hotel Bang Tao · boutique hotel and wellness centre

2028

Sole Mio Residences
Planned completion

3 international awards

Sole Mio Residences received three Asia Pacific Property Awards 2026-2027:



Residential Development ·
Thailand



Residential Architecture ·
Thailand



Developer Website · Thailand

Key approvals secured

Construction completion and residence handover are scheduled for January 2028.



4 November 2025

EIA approval granted

25 November 2025

Construction permit issued

January 2028

Construction completion and
residence handover

August 2028

Ownership registration

Ownership and costs

Freehold

Freehold title

3.35% of the purchase price

Title registration

Leasehold

Long-term registered leasehold

1.10% of the purchase price

Lease registration

Additional purchase costs

90 THB	per m ² per month · common-area maintenance, payable annually in advance
500 THB	per m ² · sinking-fund contribution payable on handover
20 000 THB	one-off · utility meter installation
0 THB	complete furniture package · included in the price

Instalment schedule

OPTION 1 · INSTALMENT PLAN

Reservation deposit **200 000** THB

PAYMENT	STAGE	TIMING
35%	Sale and purchase agreement signed	Within 20 days of reservation
30%	Structural works completed	December 2026
20%	Walls completed and windows installed	June 2027
10%	Completion of construction and handover	January 2028
5%	Registration of ownership at the Land Department	August 2028

OPTION 2

100%
full payment

5% per annum

Return on full payment
Accrued and paid annually until project completion.

Choose one privilege



Laguna Golf Club Phuket

Golf club membership

for 5 years

or



Thailand Privilege Visa

Long-term visa

for 5 years

with the purchase of a residence from THB 20 million

Choose your residence by the sea

Contact our sales team for current availability, up-to-date pricing
and a tailored quotation.