SOLE MIO
RESIDENCES

BANG TAO · PHUKET

Premium residences by the sea

62
residences

150 m
from Bang Tao Beach

4Q 2028
residence handover



Phuket, Thailand

A unique island in the Andaman Sea

30+

tropical beaches

25–32°C

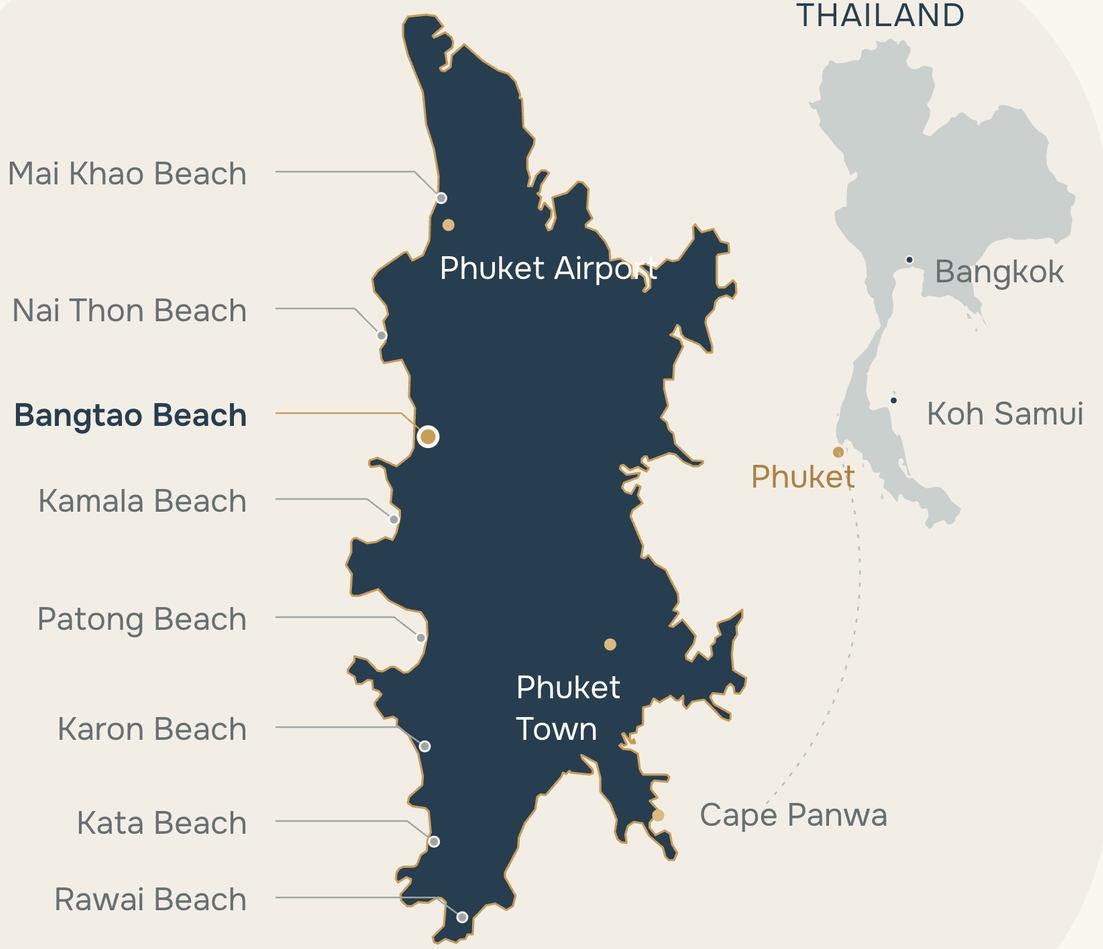
Comfortable weather all year round

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**

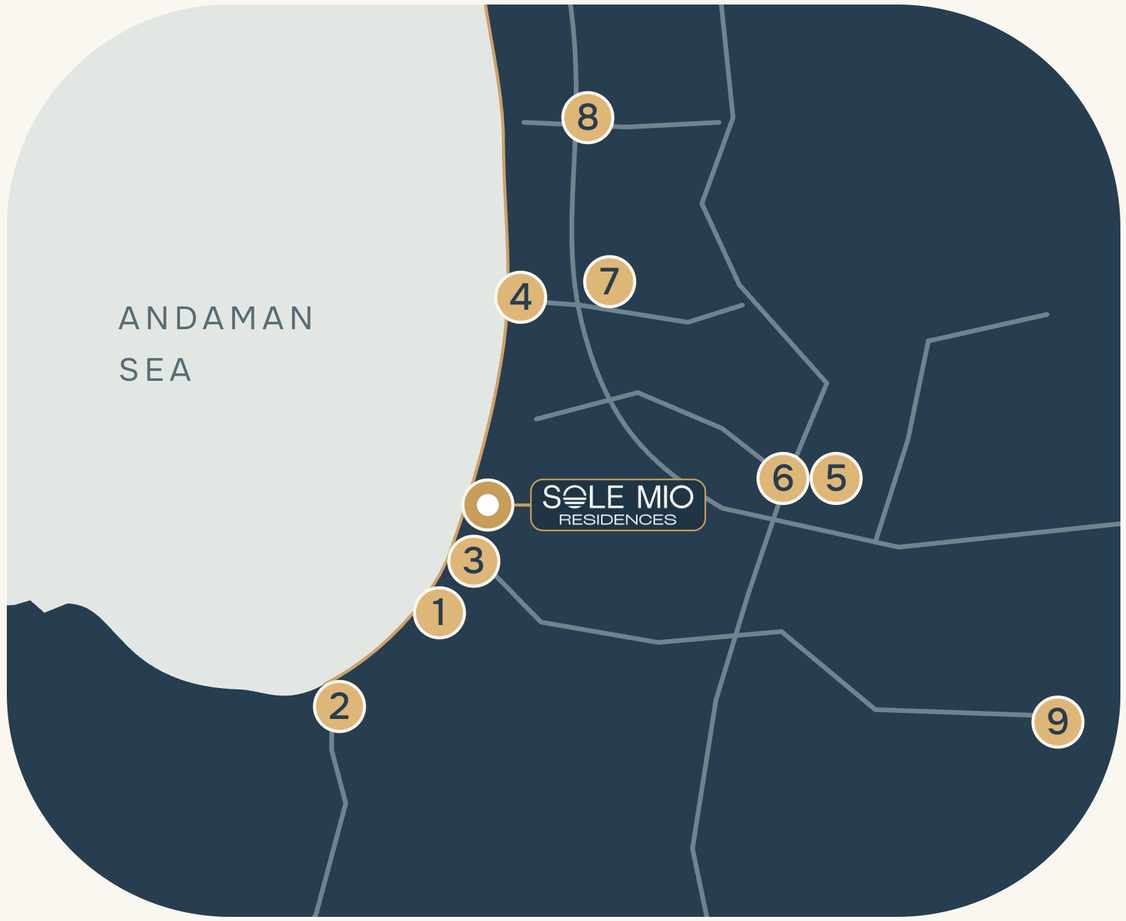
Lush planting softens the façades and ties the two buildings into one landscaped setting.



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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.

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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



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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

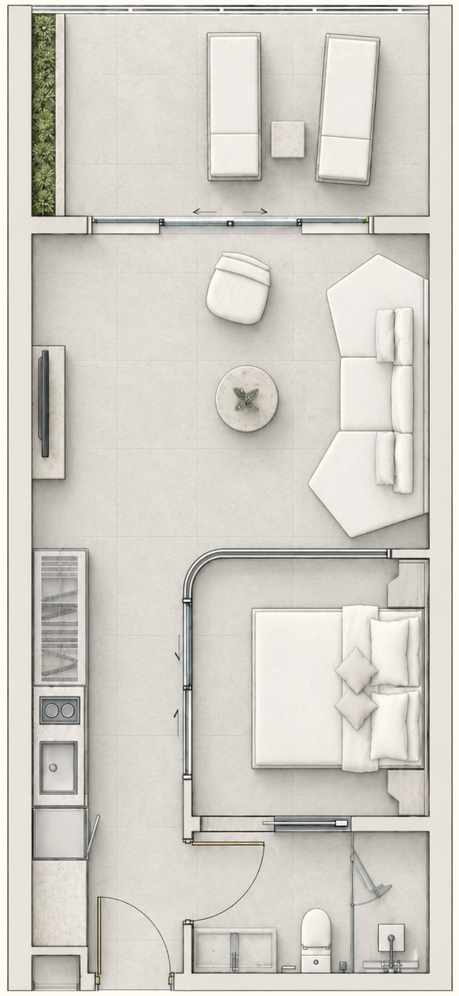


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Suite

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

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Deluxe

114.50 m²

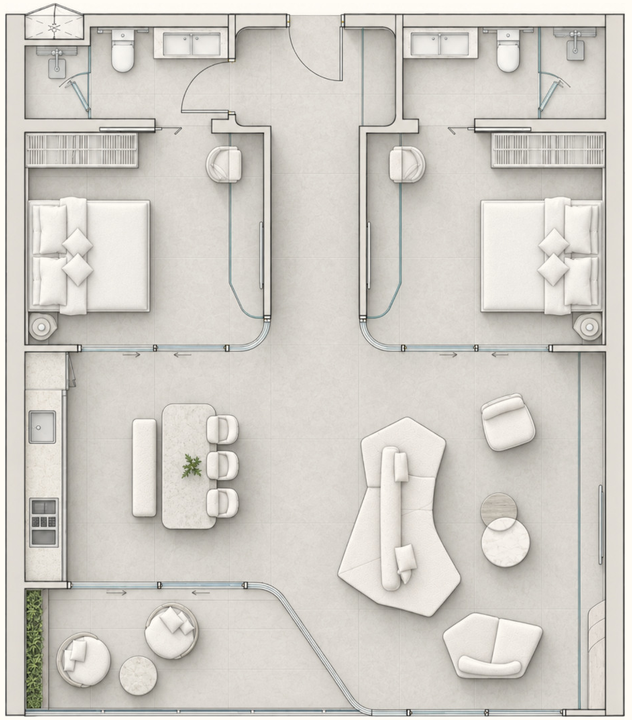
A generous two-bedroom residence with a well-proportioned living area.

4
3
2
1

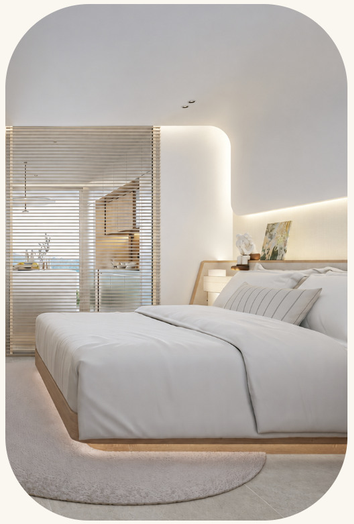
Example location · A206

Building A · floor 2

2 bedrooms Mountain view









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Deluxe

188.34 m²

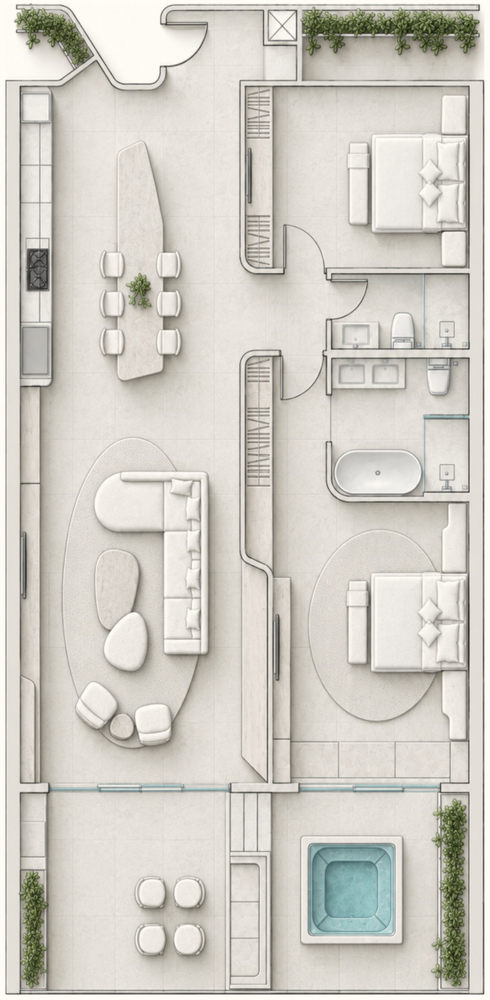
A spacious two-bedroom residence with an expansive living room and a private terrace with a hot tub.

4
3
2
1

Example location · A305

Building A · floor 3

2 bedrooms Mountain view









Duplex

164.80 m²

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

7
6
5
4
3
2
1

Example location · B102

Building B · floor 1–2

2 bedrooms

Garden and mountain view









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Penthouse

166.50 m²

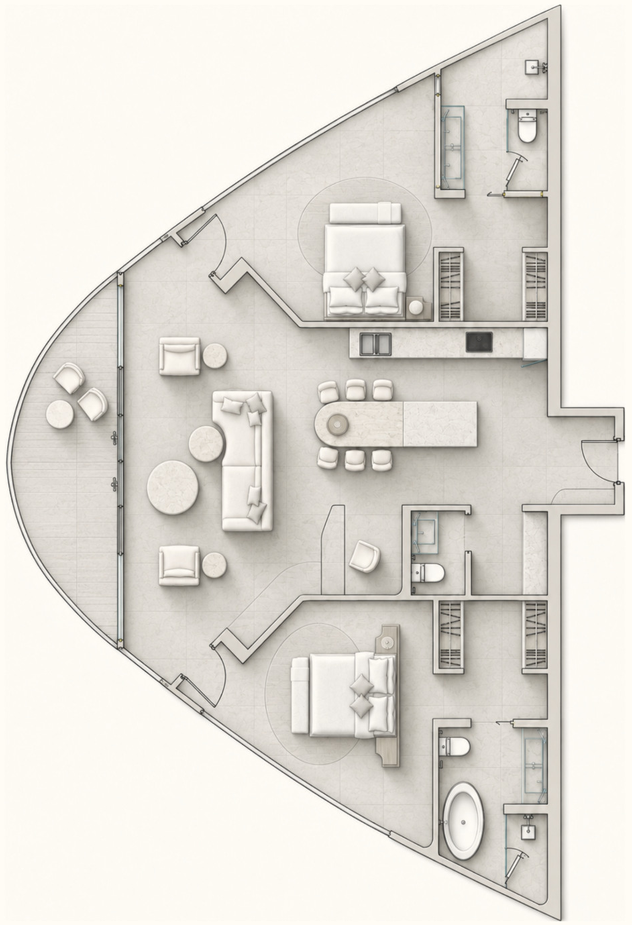
Two bedrooms, an open-plan kitchen and living area, and a generous terrace.

4
3
2
1

Example location · A201

Building A · floor 2

2 bedrooms Sea-facing view







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Penthouse

487.47 m²

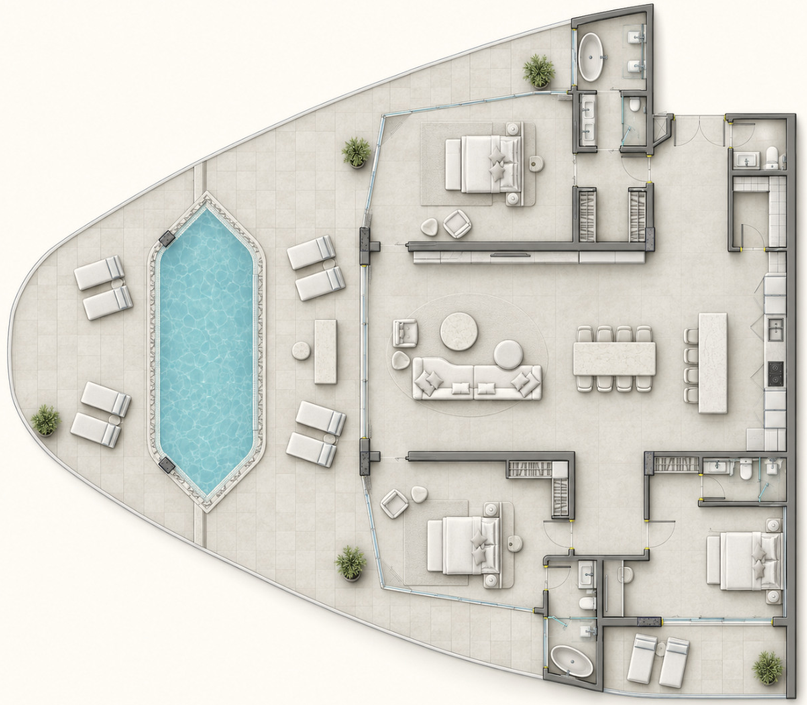
Three bedrooms, an expansive shared living area and a private pool.

7
6
5
4
3
2
1

Example location · B601

Building B · floor 6

3 bedrooms Sea-facing view



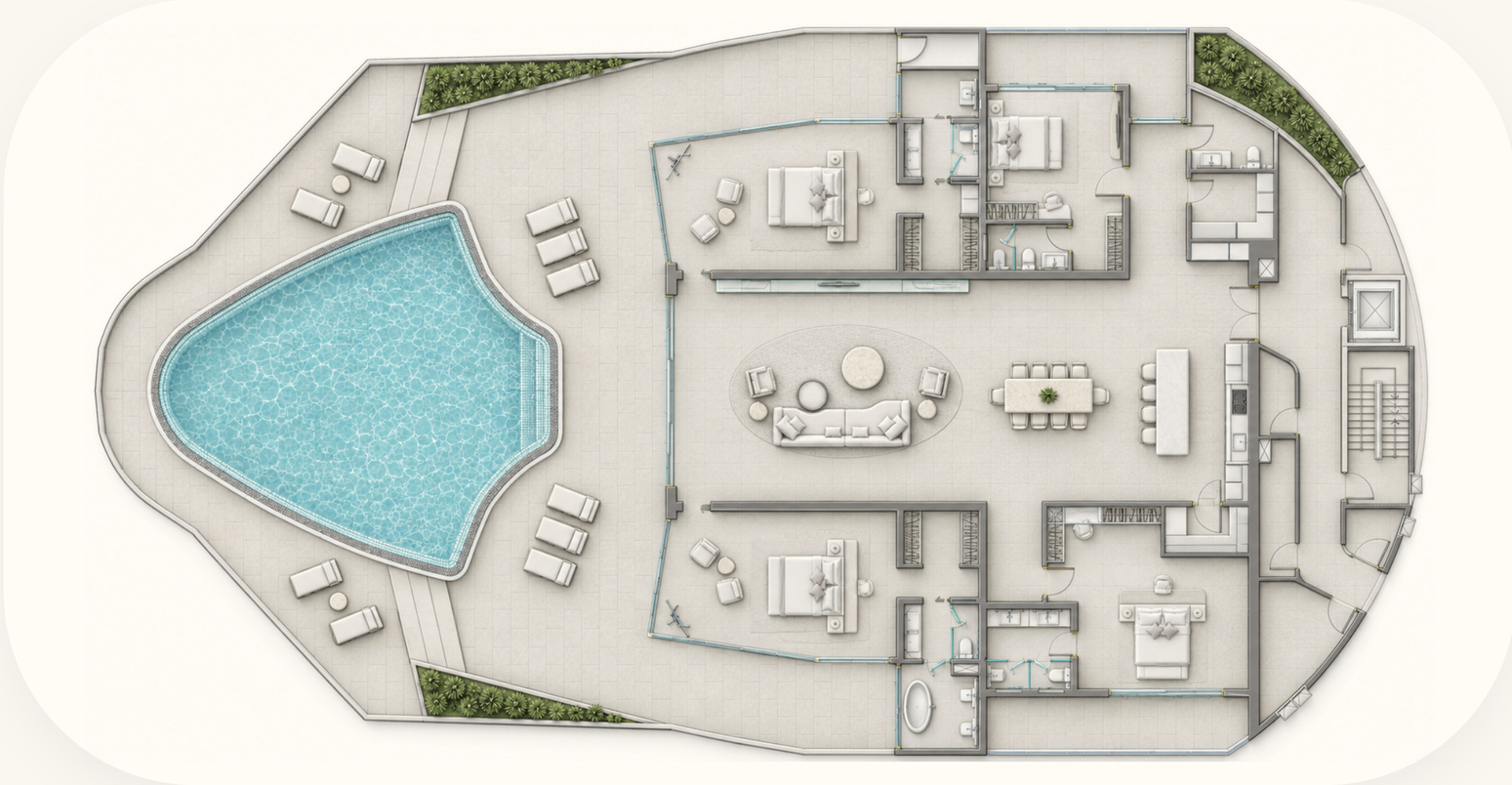




Penthouse

857.40 m²

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



7
6
5
4
3
2
1

Example location · B701

Building B · floor 7

4 bedrooms Sea-facing view





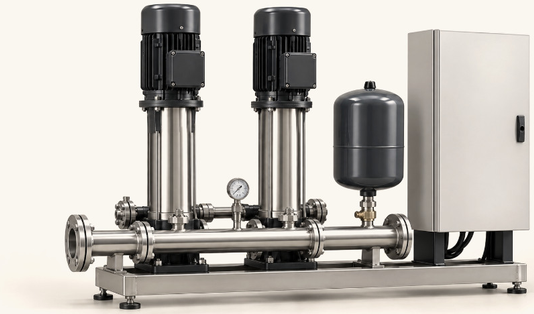


Comfort. Every day.



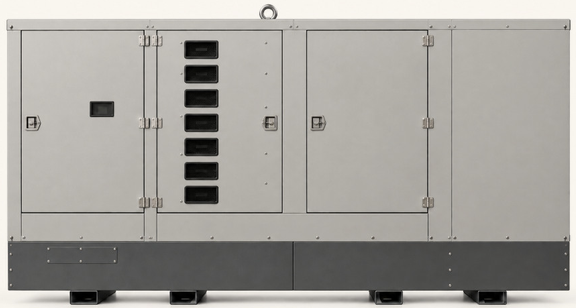
Cooling and ventilation

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.

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Experience backed by results



20+

years of experience in Phuket

60 000+ m^2

delivered

7

completed projects

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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

4Q 2028
Sole Mio Residences
Planned completion

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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 4Q 2028.



4 November 2025	EIA approval granted
25 November 2025	Construction permit issued
4Q 2028	Construction completion and residence handover

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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 m² per month · common-area maintenance, payable annually in advance
500 THB	per m² · sinking-fund contribution payable on handover
20 000 THB	one-off · utility meter installation
0 THB	complete furniture package · included in the price

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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	4Q 2028
5%	Registration of ownership at the Land Department	4Q 2028

OPTION 2

100%

full payment

5% per annum

Return on full payment

Accrued and paid annually until project completion.

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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

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Choose your residence by the sea

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