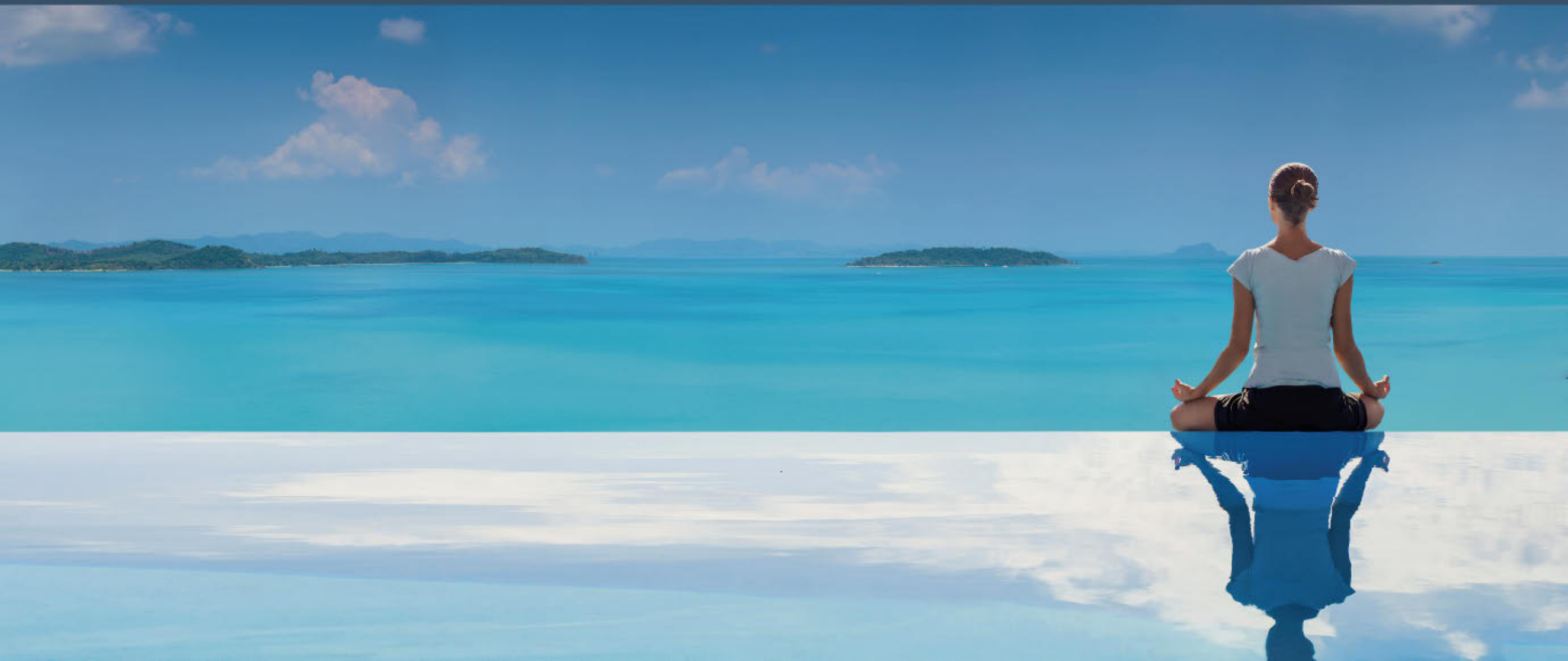




**Sheraton®**

PHUKET GRAND BAY  
THE RESIDENCES





On earth no heaven appears, but rare pieces of it can be found.

“Jules Renard, French writer”

# A Serene Location

The Residences at Sheraton Phuket Grand Bay is a haven of peace and tranquility ideally situated in the spectacular Po Bay on the serene east coast of Phuket, with a gateway to Phang Nga National Park and Phi Phi Islands. The dramatic headlands and panoramic island views of The Residences at Sheraton Phuket Grand Bay are in complete harmony with nature.



Phang Nga



# Phuket as Top Tourist Destination in Asia

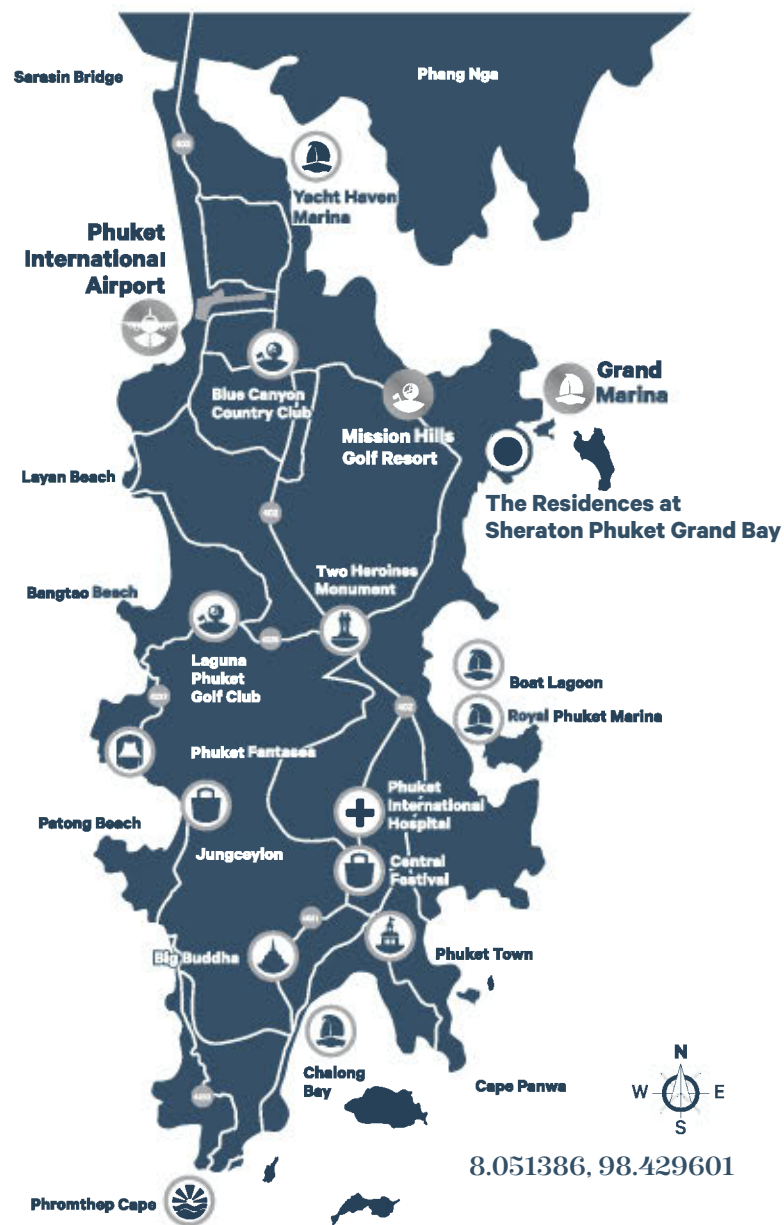
Phuket is the most popular beach resort destination of Asia with its size of approximately 540 sq. km., about the same size as Singapore.

Phuket has been famous for its natural blend of mountains and wide range of over 20 different varieties of beaches and bays, and 6 Marinas along its shoreline.

Tourist arrivals from the newly expanded Phuket International Airport are around 13 million in year 2016 with a steady growth of 8% per year. The Tourism Authority of Thailand (TAT) reports an average occupancy rate of not less than 85% for 4-star hotel with room rate between USD 180 – 300 for 4 to 5-star accommodations.

The Residences at Sheraton Phuket Grand Bay is in a serene location yet conveniently located close to all the best amenities Phuket has to offer.

- 25 minutes from Phuket International Airport
- 15 minutes from Mission Hills Golf Resort
- 10 minutes from Ao Po Grand Marina





Sunrise View from Actual Site







# Harmony of Contrasts

The Residences at Sheraton Phuket Grand Bay occupies a top-tier and exclusive hillside setting on a 66 Rai plot of land (26.4 Acres or 105,600 sq.m.), nestled on the southern cape of Po Bay overlooking the beautiful Po Bay Grand Marina, Phang Nga National Park, and Phi Phi Islands, assuring magnificent and ever-present vistas of absolute privacy for its future residents and guests.

The Master Plan features an internationally-recognized resort and a low-density villa community that maximizes privacy and breathtaking panoramic views while being in absolute harmony with the project's natural setting. The Sheraton Phuket Grand Bay Resort is at the heart of the development and is framed by the North and South Residences which all have convenient

access to the ample facilities that the resort has to offer. The 650-meter long coastline forms the natural boundary on the eastern side and features a 220-meter sandy beach for residents and guests to use.



Computer generated image

The Residences at Sheraton Phuket Grand Bay



# Exclusive Layout on our Master Plan





The Residences at Sheraton Phuket Grand Bay surrounds The Sheraton Phuket Grand Bay Resort at the center of the 107-key development, providing the branded residences with comfortable access to the hotel's 5-star facilities and amenities. The residences which are located on the northern and southern sides, featuring one to two-bedroom pool villas and suites are superbly nestled in a quiet hillside.



## HOTEL

1. Lobby  
2. All Day Dining  
3. Swimming Pool  
4. Guestroom  
5. Fitness & Spa
6. Meetings Facilities  
7. Parking  
8. Back of house  
9. 650-Meter Sea Frontage with  
220-Meter White Sand Beach

## RESIDENCES

- A. Reception Lobby & Juristic Person  
B. Restaurant  
C. Swimming Pool  
D. Fitness  
E. Parking  
F. Transfer Lobby
-  Pool Villa A
 Pool Villa B
 Pool Villa C
 Suites & Pool Suites





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Pool Villa A

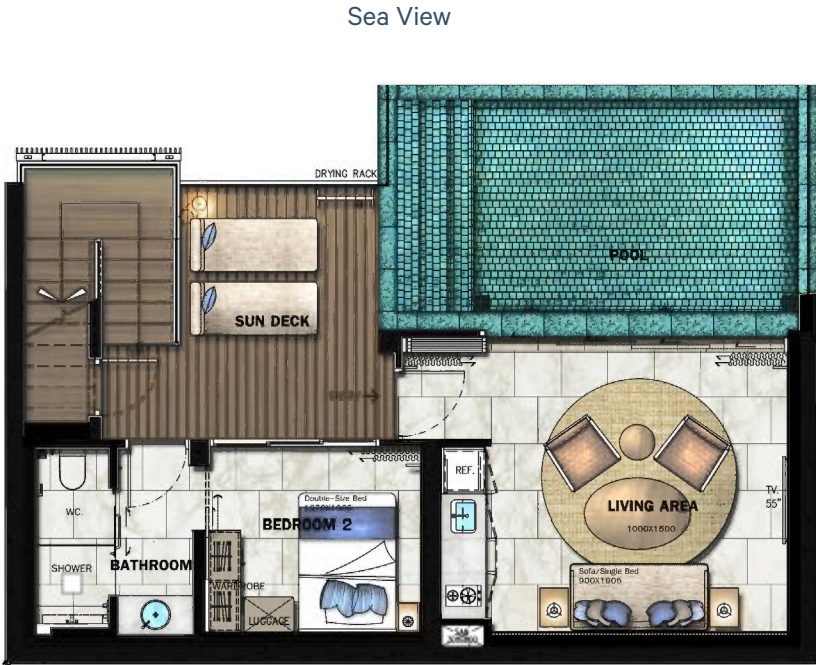


# Pool Villa A

All the pleasures of a private holiday retreat are yours to enjoy with the 2-storey Two-Bedroom Pool Villa. All Two-Bedroom Pool Villas embrace the elements of space and tropical resort living. With its 132 sq.m. of living area comprised of 84.85 sq.m. on the 1st floor, and 47.15 sq.m. on the 2nd floor in an 80 sq.m. land plot, the villas perfectly blend the contemporary interior with the outdoor terrace and pool. All villas enjoy stunning ocean and island vistas.



2nd Floor  
Area: 47.15 sq.m.



1st Floor  
Area: 84.85 sq.m.

Total Area: 132 sq.m.





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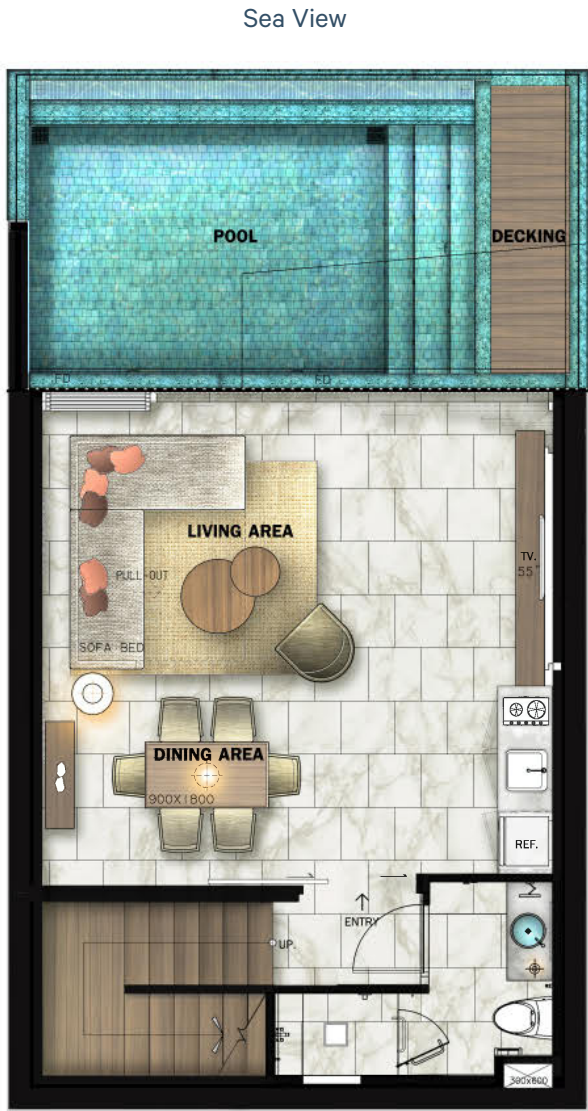
Pool Villa B



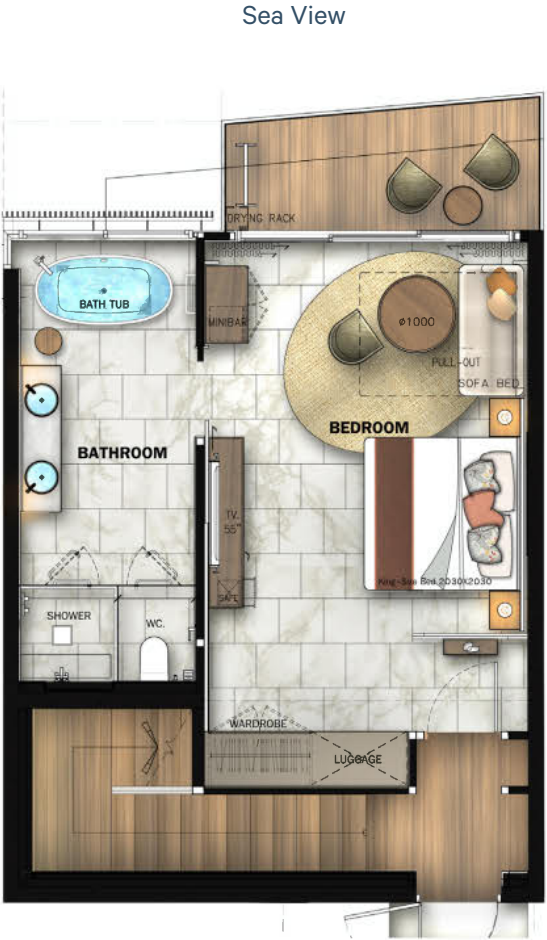
# Pool Villa B

The 2-storey One-Bedroom Villas with sofa bed are comprised of 84.50 sq.m. on the 1st floor, and 53 sq.m. on the 2nd floor with a total living area of 137.5 sq.m. on an 80 sq.m. plot of land. The villas feature contemporary interiors and enjoy stunning ocean or mountain views.

Offering an alternative configuration are 2-storey villas that feature a grand master bedroom on the upper level. The lower level is designed to maximize living space where the sofa bed, living room, swimming pool, and terrace flow seamlessly and can be opened up into one expansive space.



1st Floor  
Area: 84.50 sq.m.



2nd Floor  
Area: 53 sq.m.  
Total Area: 137.5 sq.m.





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generated image

Pool Villa C



# Pool Villa C

This One-Bedroom Pool Villa with area of 90 sq.m. on an 80 sq.m. plot of land gracefully blends spacious living area seamlessly with the outer deck and large private pool taking full advantage of the front line panoramic ocean view.

The floor to ceiling height of 3.6 meters maximizes the lofty ocean breeze for natural relaxation, and the living room with the sofa bed, dining area, and kitchen flows into one grand and lofty area for your perfect holiday.







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Suites & Pool Suites



# Pool Suites

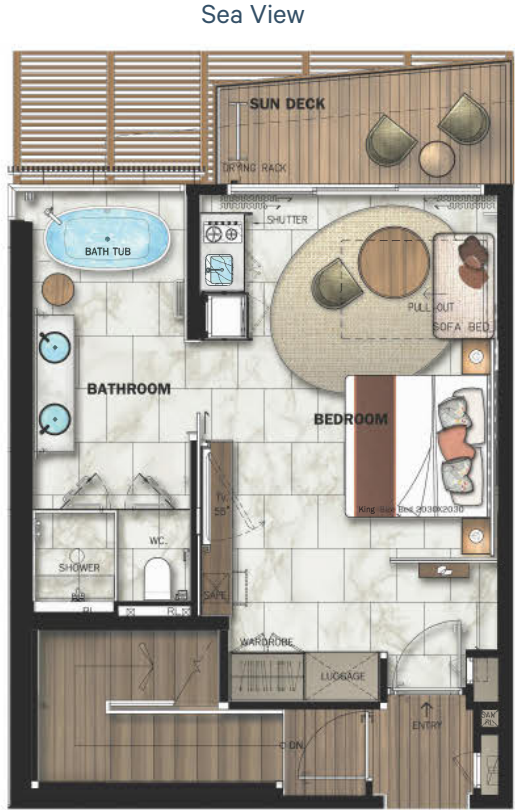
The One-Bedroom Pool Suites are located on the lower level and include 84 sq.m. of space. Each pool suite is designed to feature all one needs for the perfect holiday, filled with relaxing and unwinding in a private pool and terrace, to then resting in a spacious master bedroom and bathroom. The suites enjoy stunning ocean or mountain views.



1st Floor  
Area: 84 sq.m.

# Suites

The One-Bedroom Suites are located on the upper level and include 53 sq.m. of space. Each suite features a grand master bedroom and bathroom with a large modern bathtub and overlooks panoramic ocean or mountain views. The suites offer a compact and comfortable choice for an exclusive getaway.



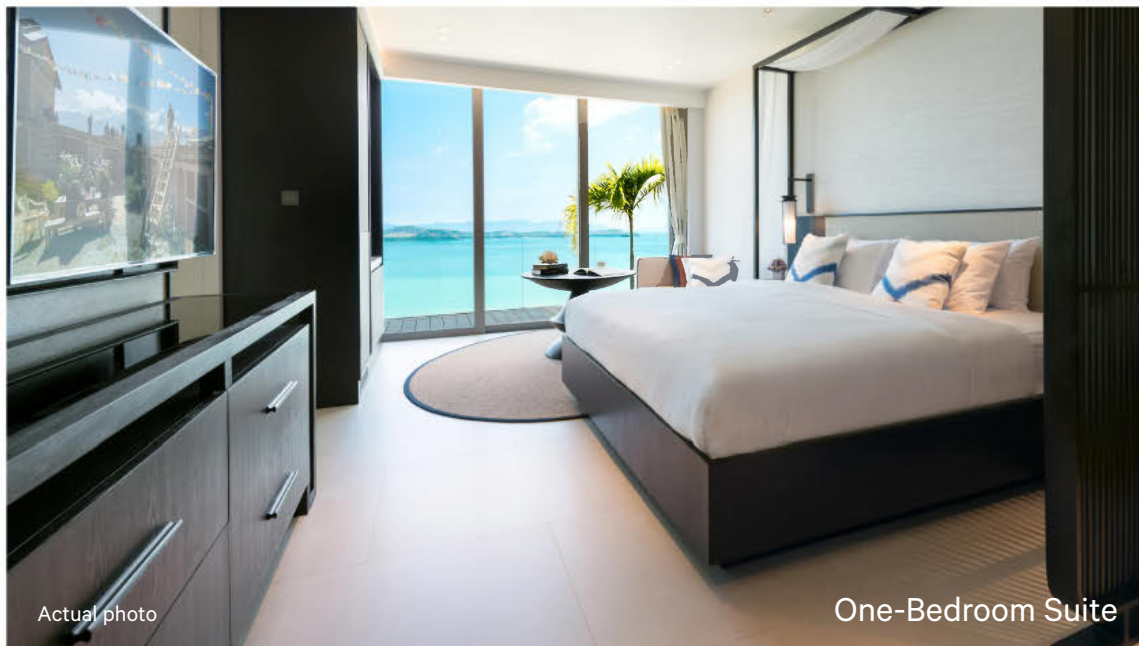
2nd Floor  
Area: 53 sq.m.

# Furnished with Impeccable Style

The Residences at Sheraton Phuket Grand Bay provides the allure of seaside living at its finest with elements of tropical contemporary resort design presenting warm and welcoming interior living spaces. Natural stone and timber are used throughout, with hints of blue to reflect the seaside setting. The interior living space seamlessly melds with the outdoor terrace and pool, blurring the lines between indoor and outdoor living and entertaining areas.















# Enhancing Value



Apex, the highest point and the pinnacle of aspiration. It is by this definition that Apex Development Public Company Limited endeavors to deliver the highest property value to our customers. The company emphasize on developments that are in sync with the bright and booming growth of Thailand's tourism industry.

## Project Highlights:

- Option to participate in a rental program managed as part of Sheraton Phuket Grand Bay Resort.
- Free-stay privileges of 30 nights per annum.
- Ability to resell at any time to any capital gain.

# An Enchanting Opportunity

Apex Development Public Company Limited, developer of The Residences at Sheraton Phuket Grand Bay, offers to those seeking to make a lifestyle purchase a unique opportunity and privileged access to world-class facilities in the spectacular location on Phuket.

In addition to the benefits in the project highlights, when you have made a deposit of 5% towards the purchase of a residence at the Sheraton Phuket Grand Bay, you are entitled to a free 8-hour, one-day cruise on a luxurious 4-bedroom Lagoon 500 Catamaran at the Ocean Marina Yacht Club Pattaya, compliments of Apex Development Public Company Limited.



Lagoon 500 Catamaran





# Enriching. Innovative. Unexpected. Experience Sheraton.

Since 1937, Sheraton Hotels & Resorts has remained at the forefront of the industry. Sheraton is dedicated to innovative, enriching, and unexpected travel experiences. Wherever you go, whatever you do, Sheraton makes it possible in over 440 Sheraton Hotels worldwide.





# Five-Star Facilities

The Residences at Sheraton Phuket Grand Bay will feature a host of five-star Sheraton facilities for guests and villa owners to enjoy including all-day dining, specialty restaurants, lobby lounge, swimming pool and pool bar, spa and fitness center, business center, 24-hour room service and housekeeping and laundry facilities.









# Developer and Project Partners



Apex Development Public Company Limited is a Property Development company with a registered capital of 2,249,887,500 Baht listed in the Stock Exchange of Thailand (SET).

Apex Development PCL specializes in developing mixed use projects which include condominiums, pool villas, and hotel. With our guiding principle of “Enhancing Value”, our project encompass the key ingredients of prime location, spectacular view, high quality development, special holiday privileges, with rental management for our investor-buyers.



Hatyai Nanthanakorn Co., Ltd. (HYN) is one of the leading construction companies in Phuket with over 15 years providing in turn-key systems for design and building structure, architecture, electrical and sanitary systems for hotels, resorts, condominiums, and luxury villas in Phuket province and nearby.

HYN specializes in high-end markets for both luxury residences and global brand resorts such as The Regent and Sofitel.



The Office of Bangkok Architect is led by Mr. Smith Obayawat, brings over 25 years of design experience, for example, Sofitel So Bangkok, Vie Hotel, and Hyatt Regency Hotel.



Shma Company Limited is a Thai landscape architectural firm working at the International level. The firm is led by 3 well known designers Yossapon Boonsom, Prapan Napawongdee and Namchai Saensupha. Shama’s works has appeared in many well-known hospitality and residential projects such as Ritz-Carlton Resort, Thailand, Hilton Bukit Bintan, Malaysia, Grande Centre Point, Thailand, Pullman@ Port Dickson, Malaysia.

## LEO INTER

Leo International Design Group with its impeccable reputation brings over 30 years of experience in Interior Design of hotels and resorts across the globe with renowned international brands such as the Marriott, Sheraton, Hilton, Kempinski, and Intercontinental.



Project Alliance Co., Ltd. is a top-tier Project Consulting and Construction Management firm specializing in high-end projects with great complexities. Some of their notable projects includes Siam Paragon Development, The Sukhothai Residences and Hotel, The Auguston, Renaissance, Koh Samui, Paradise Park, and Plaza Athénée Bangkok.



# A Golden Opportunity Awaits

Sunset View from Actual Site

For further information  
please contact:

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

SOLE AGENT  
**CBRE**



Disclaimer:

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All of the services, amenities, benefits and discounts made available to residential owners at The Residences at Sheraton Phuket Grand Bay are as currently scheduled and are subject to change, replacement, modification or discontinuance. Fees may apply.

Project Name : The Residences at Sheraton Phuket Grand Bay. Project Location : Moo 6, Paklok Sub-district, Thalang District, Phuket. Project owner : Apex Development PCL. Address : 10/53-56, 2nd Floor, The Trendy Building, Sukhumvit Soi 13, Klong Toey Nua, Wattana, Bangkok 10110. Registered Capital : 2,249,887,500 THB. Chairman : Mr.Pongphan Sampawakooop. Title deed numbers : 23710, 23711, 23712, 23713, 23714, 33561, 52371, 54006, 57204. Land area : 66-0-36.30 rai. Project started : July 2016. Estimated project completion: Q3. 2019.

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This project is under the application process to obtain an approval of an environmental impact assessment (EIA) report from the Ministry of Natural Resource and Environment and construction permit for development of condominium and hotel building. Construction of this project is only expected to commence following the anticipated obtaining of the applicable approval of the EIA report and the applicable construction permit.