



KUUL *Villas*

KOH PHANGAN | ESTONIA | VIIRELAID

KUUL VILLAS

An exclusive villa project on Koh Phangan, Thailand, combining luxury and privacy. Featuring superior design and high-yield investment opportunities.

 www.kuul.villas

 (372) 5454 2020

HOW MUCH EFFORTLESS PASSIVE INCOME CAN YOU EARN?

YOU EARN (year)

YOU EARN (month)

YOU INVEST

SHARE %

€90 019

€7 502

€450 000

16 %

€56 262

€4 689

€281 310

10%

€28 131

€2 344

€140 655

5%

€5 626

€469

€28 131

1%

→ €1 013

€84

€5 064

minimal
investment

PROJECT

Kuul Villas is a luxurious villa project on Koh Phangan, Thailand, featuring 9+9 exclusive villas with private infinity pools, spacious terraces, and premium interior design, perfectly meeting the island's growing demand for luxury accommodations.

ROI 20+%

9 Villas x 102 m² + terrace + private pool

Phase 1 Opens in July 2025 (9 villas)

Phase 2 Opens in July 2025 (9 villas)

Phase 1 - 85% of construction completed

Phase 2 - 10% of construction completed

Phase 1 funding 100% secured / 44 investors

Phase 2 funding 55% secured / 18 investors*

*We are currently bringing in new investors for this project.



INVESTMENT ROADMAP

Total Capital Raised:

€2,813,116

*As of 20.03, 55.52% completed.

Share Price

€281

Minimum investment

 **€5064**

Land rent: €20,000 per year (9 villas, over 30 years)

INVESTMENT ROADMAP

Annual Revenue:

€769,514*

9 villas

Annual Expenses &
Management:

€111,132*

Net Profit (After
Expenses & Taxes)

€604,516*

Investor ROI:


18-20+%*


(annualized)

Cash flow from day one of the first investor's contribution: monthly interest payments, annual dividends.

Expected year-round occupancy: 75-85%*

Based on KPMG Thailand audit database*

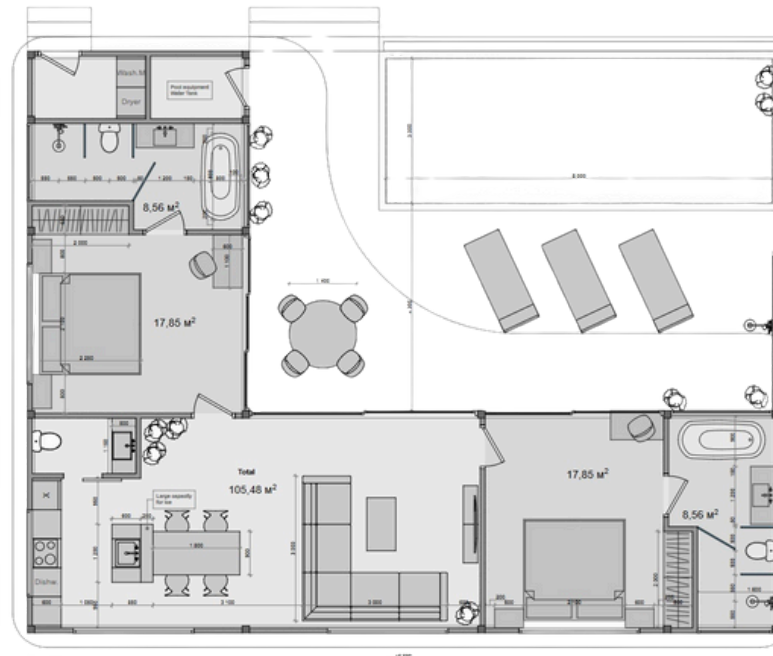
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PROJECT EXTERIOR 3D



LUXURY VILLA SPECIFICATIONS



- ✓ Total area: 102 m² interior space, plus private terrace and pool (100 m²).
- ✓ Bedrooms: Two spacious suites, each with a king-size bed.
- ✓ Bathrooms: Two large private bathrooms with rain showers and stone finishes.
- ✓ Private infinity pool and outdoor lounge area.
- ✓ Open-plan living room and dining area.
- ✓ State-of-the-art kitchen with premium appliances.
- ✓ Smart home systems: automation and climate control.
- ✓ Sustainable design: natural wood, stone, and eco-friendly materials.

Exclusive Interior design by Estonian designer Brette Lepik.

PROBLEM & SOLUTION

Market gap:

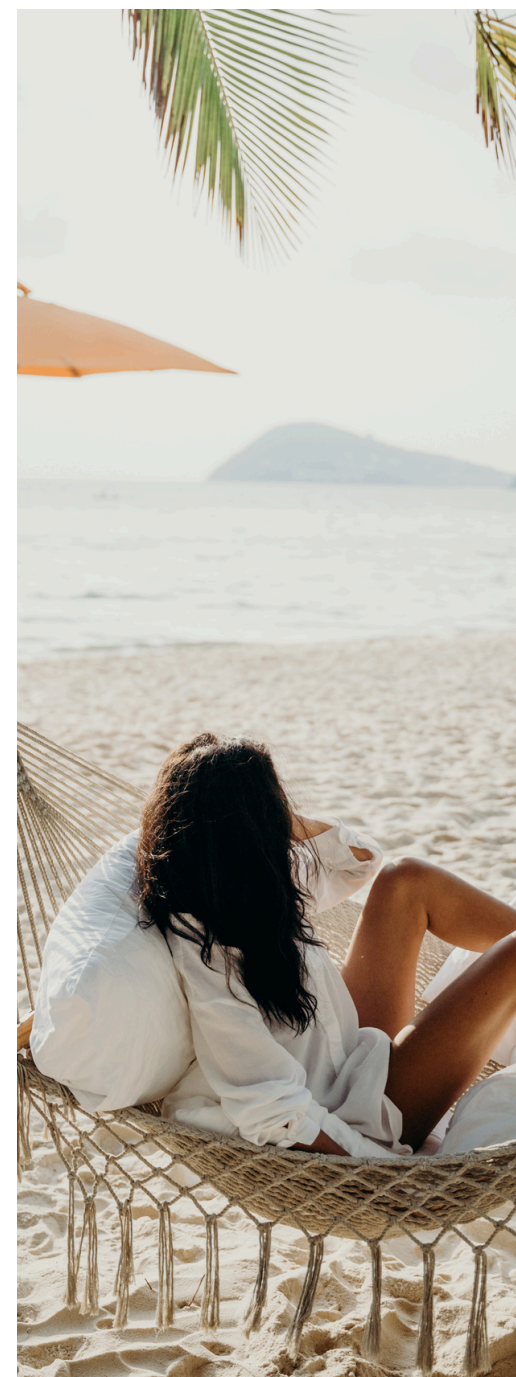
Increasing demand for private, luxurious two-bedroom villas, yet limited availability on Koh Phangan, coupled with rising accommodation prices on the island.

KUUL Villas Concept:

Luxury, privacy, nature-centric location, high-end design and furnishings, combined with exceptional service standards to create a memorable experience for high-class guests.

Competitive Advantage:

Exclusive location, superior architecture, and professional management.



Land prices have increased by 46% within a year—from €420 to €615 per rai (1,600 m²)—reflecting strong demand and growth in property value.



RISK & MITIGATION

Stable Market:

Thailand remains one of Asia’s **strongest** tourism economies.

2021	0.43M visitors	(lowest point - pandemic impact)
2022	11.15M visitors	(recovery starts)
2023	27.7M visitors	(massive comeback)
2024	35.32M visitors	(full recovery)
2025	41M+ visitors	projection
2026	43M+ visitors	projection
a steady annual growth rate of around 5% projected following years		

Koh Phangan attracts approximately 3–4 million tourists annually, with occupancy rates reaching 100% during peak seasons, such as December through March.

INVESTOR PROTECTION IN A GROWTH MARKET

Low Environmental Risk:

The villas are situated 25–30 meters above sea level, eliminating tsunami and flood risks.

Legal and Tax Compliance:

Thailand offers excellent investment opportunities; however, strict adherence to tax regulations is essential. Compliance with tax laws is mandatory. To ensure expert guidance and thorough compliance, we partner with KPMG Thailand, providing professional advisory services and compliance audits.



JOIN A COMMUNITY OF OUR INVESTORS!

Our project is backed by a **strong community of investors** who trust our vision and have personally visited the site to witness the progress firsthand. As an investor, you'll join our growing community, built on transparency, collaboration, and shared success.

Hegert Lepik
Priit Villemson
Bret Pellenen
Katrin Aron
Madis Pajo
Mart Targem
Julius-Mihkel Hiie
Cris Koppel
Marek Kesküll
Taavi Arula
Janar Saviir
Siim Niinsalu

Marit Saviir
Margo Laul
Roland Tokko
Rivo Riiner
Ergo Pank
Aune Elisarov
Timo Aleste
Jaak Roosaare
Andres Märtin
Veiko Roos
Hannes Koppel
Susann Tamm

Marju Kern
Aili Kütt
Harly Soppe
Martin Kiisküla
Markus Seppam
Signe Kallson
Silver Koppel
Risto Küket
Raul Salu
Egerth Jaansalu
Karin Oras
Tarmo Täpsi

Andres Meier
Carlos Antonio Leon Montero
Karin Vinkel
Krister Tamm
Küllil Kilkans
Madli Kaevats
Merit Hirvoja-Tamm
Merit Leib
Mihkel Lendok
Olavi Ottenson
Siim Kasterpalu



By investing with us, you not only secure high returns but also join a trusted community of like-minded individuals working together to create something extraordinary.

READY TO INVEST?

Limited Investment Slots Available – Join before Phase II closes!

First step: We will provide you with all legal documentation, prepared in collaboration with KPMG Thailand, including agreements and compliance details for your review.

Second step: We will sign an agreement between your Estonian company (OÜ) and Viirelaid Thailand Resort OÜ.

Third step: You will transfer the loan amount in 7 installments, each on the 1st day of the month. After the project's completion, we will begin paying returns of 20+% or more directly to your company.



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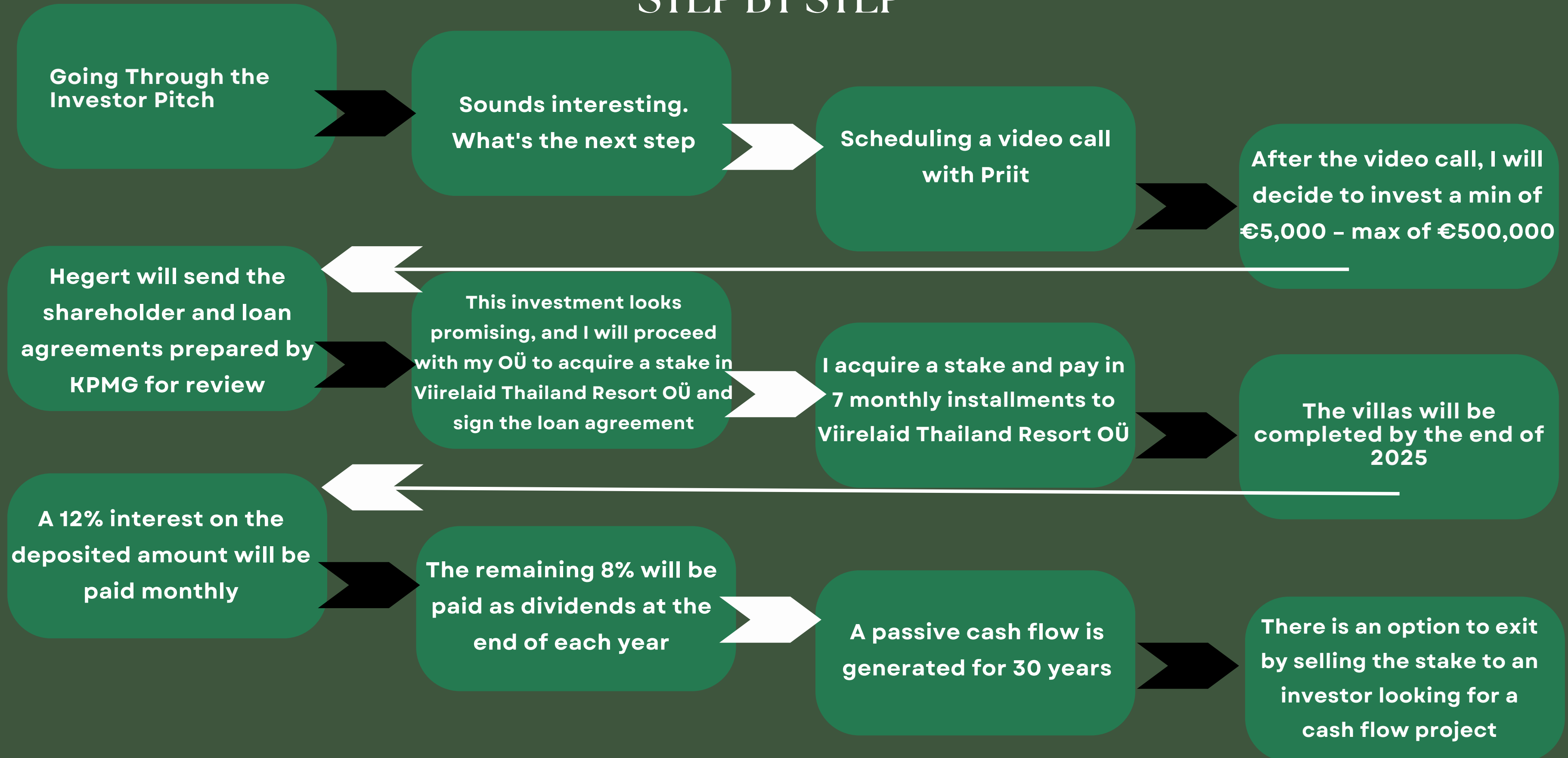
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GUIDE

STEP BY STEP



INVESTOR ASSURANCE

- All accounting, including incoming and outgoing invoices, is available for investors in a Google Drive folder.
- All bank statements from both Estonia and Thailand are available for investors in a Google Drive folder.
- Every two weeks, on Wednesdays at 10:00 AM, a shareholders' meeting is held to answer questions.
- Meetings are recorded, and the Zoom recording can be viewed later.
- Shareholders have allocated 1% of the project to lawyer Karin Oras to ensure legal documentation is correct.

Founders' References:

- Priit – 25 years of experience in the hospitality industry, founder of Viirelaid Private Island and Kuul Accommodation in Virtsu, real estate experience with 9 properties from Airbnb apartments to apartment buildings.
- Hegert – Real estate experience, built 450 private houses in Estonia, established a house manufacturing factory.

XX number of
shareholders who will
provide a loan and
purchase a stake in
Viirelaid Thailand Resort
OÜ

Viirelaid Thailand Resort
OÜ – 49% shareholder
The other shareholders
are 3 Thai individuals
who, according to the
contract, act as nominee
shareholders.

Viirelaid Thailand Resort OÜ

An Estonian private limited
company (OÜ) where the
shareholder will purchase a
stake and provide a loan.

Viirelaid Rental Villas Ltd

A Thai company to which
Viirelaid Thailand Resort
OÜ provides a loan for
the construction of the
villas.

The villas are completed
and tourists are renting
them.

The revenue goes
to Viirelaid Rental
Villas Ltd.

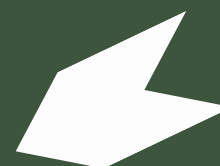
Revenue is paid
monthly to investors
as interest.

99% of the funds
return monthly as
interest to Viirelaid
Thailand Resort OÜ.

The property and the
buildings on it

Viirelaid Thailand Resort OÜ
has secured building rights
to the property for 30 years.

At the end of the year,
dividends are paid to
shareholders according
to their ownership
percentage.



ADDITIONAL INFORMATION FOR YOU

Website: www.kuul.villas

Live Zoom for Interested Investors: <https://www.youtube.com/watch?v=D858GVObz14>

Market Research with Revenues and Expenses: <https://shorturl.at/mYqIY>

Contracts and Projects: <https://shorturl.at/LcwOZ>

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