



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 STRESS-FREE PASSIVE INCOME CAN YOU EARN?

PROJECTED INCOME FOR YOU
(PER YEAR) 15–20% annually*

PROJECTED INCOME FOR YOU
(MONTHLY) 15–20% annually*

YOU INVEST

€36 000

€3 000

€200 000

€18 000

€1 500

€100 000

€9 000

€750

€50 000

€4 500

€375

€25 000

→ €900

€75

€5000

minimum
investment

*This is projected income, consisting of loan interest, company dividends, and real estate value growth

PROJECT

Kuul Villas is a luxurious villa project on Koh Phangan, Thailand, featuring 9+9+2 exclusive villas with private infinity pools, spacious terraces, and premium interior design, perfectly meeting the island's growing demand for luxury accommodations.

Projected total income 15–20%+*

18 Villas × 102 m² + terrace + private pool

2 Villas × 51 m² + terrace + private pool

Phase 1 – opening 01.12.2025 (9 villas)

Phase 2 – opening spring 2026 (9 + 2 villas)

Phase 1: 96% of construction completed

Phase 2: 55%, 6 villas under construction

Total investors: 102 (full list on the last page)

Funds raised: 83% of the project



**This is projected income, consisting of loan interest, company dividends, and real estate value appreciation*

INVESTMENT ROADMAP

Total Capital Raised:

€5.868.985

*As of 13.08.2025 83% funded

Investors involved

102

Minimum investment

€5000

Average investment

€28 000

INVESTMENT ROADMAP

Annual Revenue
€1.600.393
20 VILLAS

Annual Expenses
€523.448

Net Profit (After
Expenses & Taxes)
€1.123.709

Investor ROI
15-20+%*
(annualized)

Cash flow from day one of the first investor's contribution:
monthly interest payments after the resort is completed, annual dividends,
plus real estate capital appreciation

Expected year-round occupancy: 70–80%*

SAMPLE INVESTMENT RETURN

Date	Amount (€)	Interest (€)	Dividend	Real Estate Appreciation 3%	Total
08.08.2025	25000	3000	750		3750
08.08.2026		3000	750	750	4500
08.08.2027		3000	750	773	4523
08.08.2028		3000	750	796	4546
08.08.2029		3000	750	820	4570
08.08.2030		3000	750	844	4594
Total 6 years		18000	4500	3982	26482

Dividend and Income Forecast

The dividend is an estimate based on current data. Income is projected.

Forecast:

- In the first year, construction will be completed. After that, guest operations will begin, generating positive cash flow.
- Interest accrual starts immediately, but interest payments will commence once guests start arriving – expected in Q1 2026.
- After 6 years, we plan to seek a buyer for the entire project. Calculations assume that the land and villas appreciate in value by 3–5% annually.

Result:

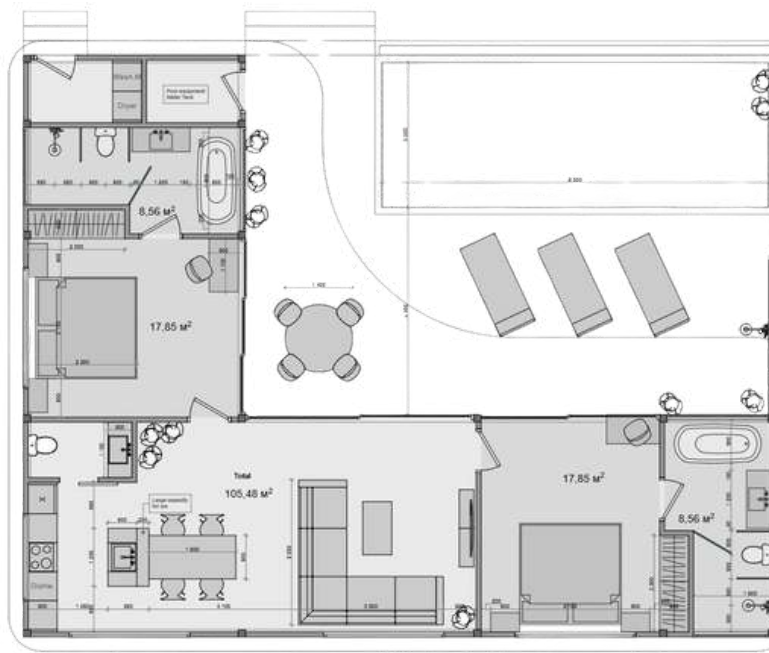
After 6 years, the total projected return from interest, dividends, and capital growth could be approximately €26,482, as described in point 3.

P.S. This is an indicative calculation based on current projections. Actual results may vary.

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:

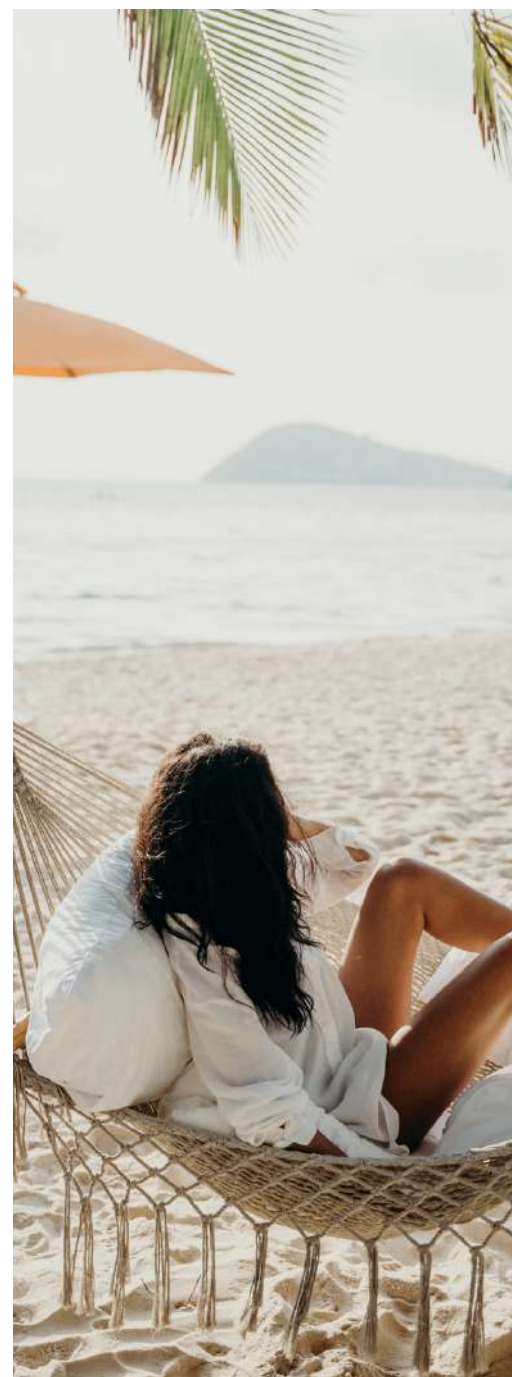
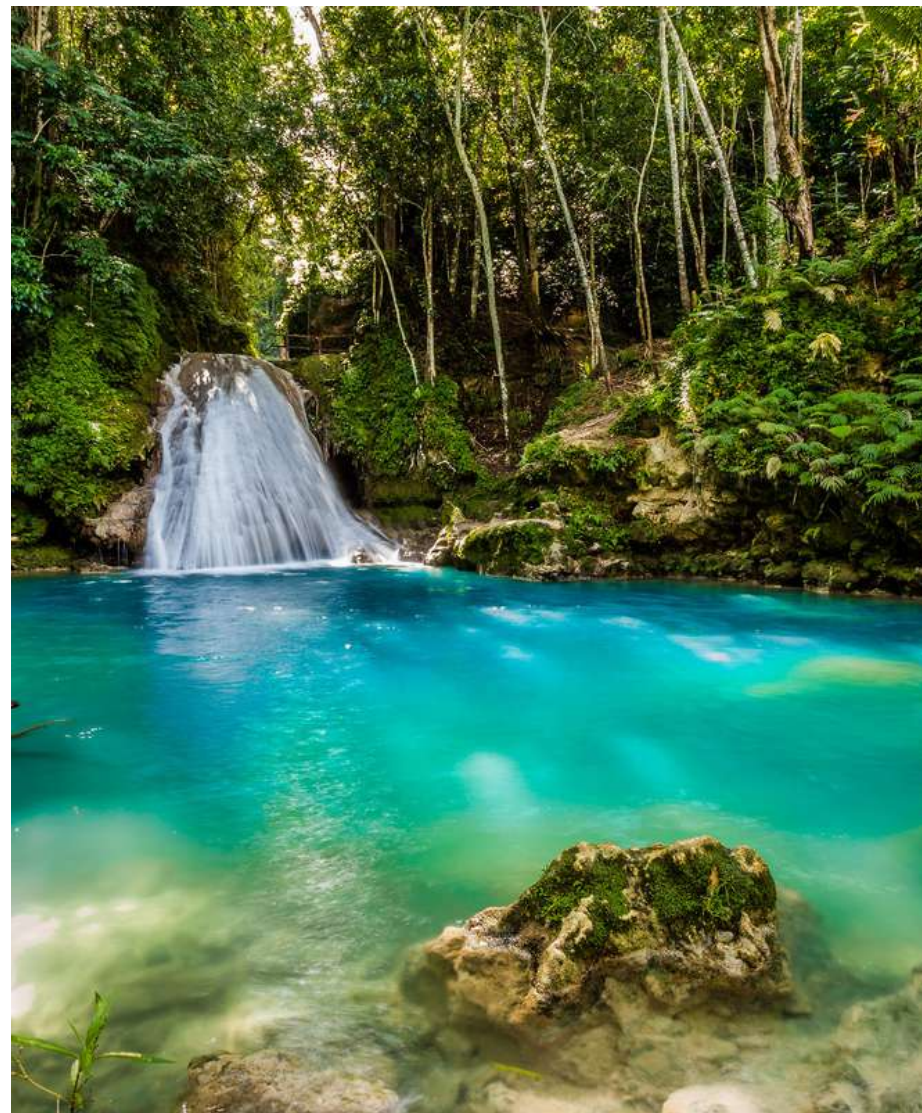
Increasing demand for private, luxurious two-bedroom villas, yet limited availability on Koh Phangan, coupled with rising accommodation prices on the island.

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
Siim Kasterpalu
Andres Märtn
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

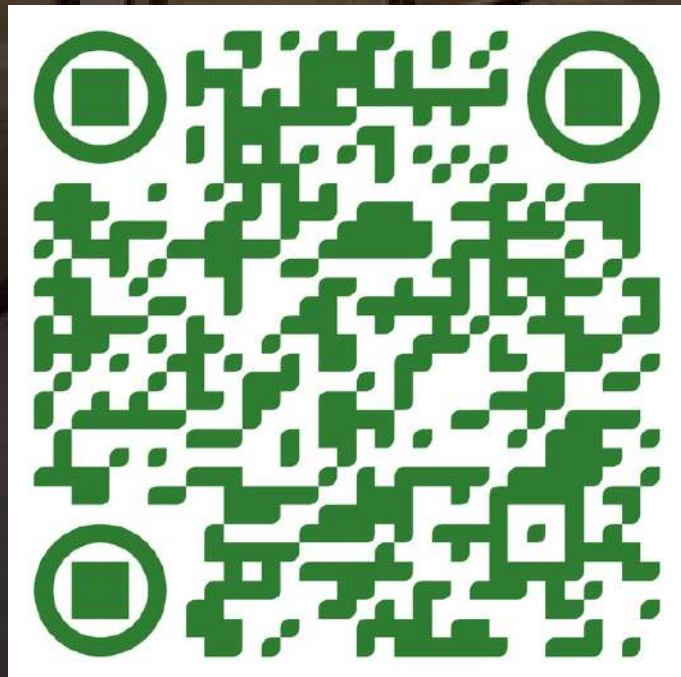
Andres Meier
Carlos Antonio Leon Montero
Karin Vinkel
Krister Tamm
Küllil Kilkans
Madli Kaevats
Merit Hirvoja-Tamm
Merit Leib
Mihkel Lendok
Olavi Ottenson
...ask for total list



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?

Schedule a call with one of the project's founders, Priit, and get your questions answered directly.



Book a 30-minute call

INVESTOR ASSURANCE

- THE LAND PLOTS AND THE BUILDINGS ON THEM BELONG TO THE ESTONIAN OÜ THROUGH A LEASE AGREEMENT AND BUILDING RIGHT
- ALL ACCOUNTING RECORDS, INCLUDING INCOMING AND OUTGOING INVOICES, ARE AVAILABLE FOR INVESTORS IN A GOOGLE DRIVE FOLDER
- ALL BANK STATEMENTS, BOTH ESTONIAN AND THAI, ARE AVAILABLE FOR INVESTORS IN THE SAME GOOGLE DRIVE FOLDER
- EVERY FIRST WEDNESDAY OF THE MONTH AT 11:00 A SHAREHOLDERS' MEETING IS HELD, WHERE QUESTIONS CAN BE ADDRESSED. THE MEETING IS MINUTED AND THE ZOOM RECORDING IS AVAILABLE FOR LATER VIEWING.
- SHAREHOLDERS HAVE ALLOCATED 1% OF THE PROJECT TO LAWYER KARIN ORAS, WHO ENSURES THAT ALL LEGAL DOCUMENTATION IS IN PROPER ORDER

FOUNDERS' REFERENCES:

- PRIIT'S EXPERIENCE: 25 YEARS IN THE HOSPITALITY BUSINESS, FOUNDER OF VIIRELAID LIGHTHOUSE COMPLEX AND KUUL STAY ACCOMMODATION IN VIRTU. IN REAL ESTATE – 9 PROJECTS RANGING FROM AIRBNB APARTMENTS TO FULL APARTMENT BUILDINGS
- HEGERT'S EXPERIENCE: BUILT 450 PRIVATE HOUSES IN ESTONIA AND ESTABLISHED A HOUSE FACTORY

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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