



Soneva

VILLA
OWNERSHIP

Welcome to Soneva

When we first built Soneva Fushi on the deserted island of Kunfunadhoo in the Maldives in 1995, we had no idea that our intensely personal vision of a locally crafted villa and environmentally responsible lifestyle would form the basis of a successful collection of world-class hotels, resorts and residences. But that's exactly what happened.

Soneva Fushi pioneered a trend for inspired luxury holidays. Soneva Kiri opened in Thailand in 2009 and became the first Soneva resort to offer private ownership to its discerning clientele. In 2011, Soneva became the first to offer luxury resort real estate for foreigners in the Maldives, with the launch of villa sales at Soneva Fushi. In 2016, a limited number of overwater and island villas became available for sale at Soneva's newest resort, Soneva Jani. Private villa ownership was launched upon the request of our enthusiasts: Soneva guests that enjoy our Asian service philosophy, complemented by the harmony of the environment in which we operate. We are still the only company to offer private ownership options to foreigners in the Maldives.

We hope that being a Soneva Villa Owner will be a wonderful experience for you and your loved ones... a place where your children grow up wise in the ways of nature, and where holidays become a much-anticipated reunion with family and other villa owners.

Not every Soneva guest will be a Soneva Villa Owner and for the discerning few who choose this deeper journey with us, thank you.

Discover your Soneva



Inspiring a Lifetime of Rare Experiences

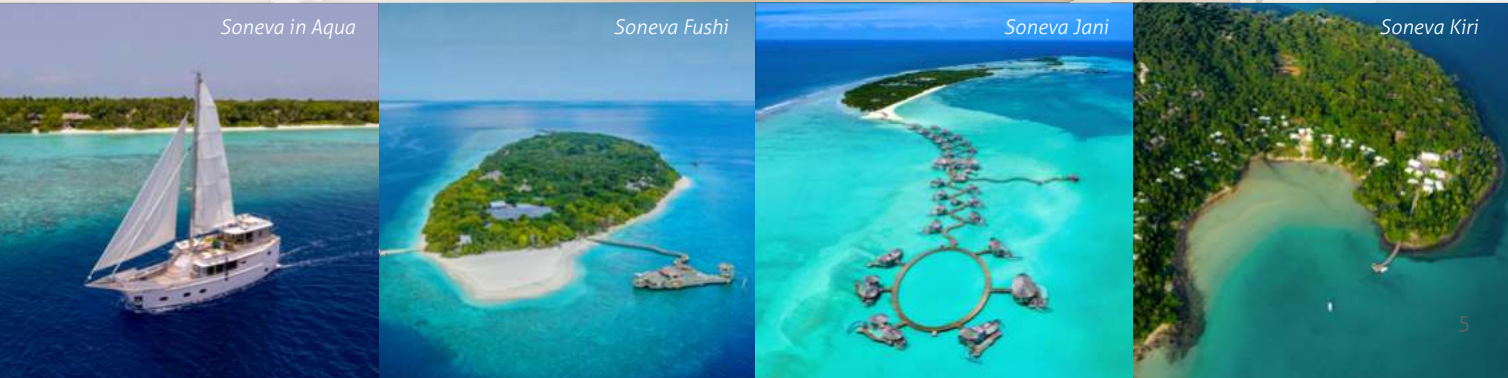
At the heart of the development and operation of each Soneva property is our ethos of 'Intelligent Luxury', creating unforgettable, enlightening experiences.

Soneva continues to raise the benchmark for intuitive service, environmental sensitivity and gracious living. The perfect synergy of these elements forms the foundations for living at our Soneva Private Residences in the Maldives and Thailand.

Our team is passionate and committed to offering you magical moments during your stay; rare and exceptional experiences that are highly desirable and one-of-a-kind.

Our Presence

Soneva is a privately owned group of companies, backed by over 25 years of operational success, leading the world in the development of sustainable luxury resorts and private residences. We own and operate all of our properties, enabling us to ensure that the outstanding standards for which the Soneva brand is renowned are consistently maintained.





Why the Maldives?

Benefitting from an ideal climate, with soothing tropical breezes and average temperatures of around 28°C (82°F) during the day and 23°C (73°F) at night, the Maldives is the perfect location for your next private residence.

Strategically located close to the Middle East and Far East, and served by an extensive travel network that includes four international and six domestic airports, the Maldives' robust tourism industry is boosted by an educated and youthful workforce, and advanced telecommunication and Information and Communications Technology coverage.

Soneva offers direct transfers in our own 9-seater Twin Otter seaplane, ensuring luxurious comfort, privacy and exclusivity for guests staying at Soneva Fushi or Soneva Jani.



Villa Ownership

Soneva is the only company in the Maldives to sell property to foreign investors. Since 2011, we have sold 35 villas to 28 owners who come from the UK, France, The Netherlands, Japan, Germany, UAE, Russia, China, Sweden, Thailand and Switzerland. (as of January 2023)

A limited number of spectacular prime beachfront Private Residences and plots are still available to purchase, each of which is uniquely-designed and carefully located to combine maximum privacy and tranquility whilst being close enough to enjoy Soneva's first-class services and amenities.

Benefitting from abundant natural light, lush foliage and picturesque views, the sprawling villas are made from sustainable materials and are comprised of detached living areas joined by wooden walkways, offering the luxury of space to villa owners and their families.

Each Private Residence is bespoke, designed to meet each owners' specific requirements while remaining true to our Soneva values. Indulge in your childhood fantasies as we build the perfect holiday home - be it a children's tree-house, a special herb garden or your own over-water deck for stargazing.



Benefits of Villa Ownership

Soneva Villa Ownership is particularly appealing to those who return to the Maldives regularly for the following reasons:

- Our residences achieve a strong cash yield when rented out.
- Capital prices, especially in the Maldives, have been appreciating by around 8% to 10% per annum.
- Owners benefit from the use of their villa during their holidays. This adds up to a significant amount of savings over several years. (Ownership days can be used within all Soneva properties in the Maldives & Thailand).

Owner Savings

Soneva offers many special savings to villa owners including:

- 20% reduction on F&B (excluding mini bar)
- 20% reduction on seaplane transfers





Soneva Jani is found in the Medhufaru lagoon in the Noonu Atoll. It comprises five islands, the largest of which is the 150-acre Medhufaru. The resort can be reached by a scenic 40-minute seaplane flight direct from Malé International Airport, a 75 minute speedboat ride from Soneva Fushi, or by a leisurely half day cruise from Soneva Fushi onboard Soneva in Aqua.

Maafaru International Airport is now open in the Noonu Atoll, with facilities for private jets and commercial planes.

Future plans for Soneva Jani include a state of the art children's club (The Den) and turtle sanctuary.



RESORT FEATURES

- (A) Arrival Jetty
- (B) Dive School
- (C) Marine Biology Centre
 - Barefoot Bookshop
 - Soneva Villa Ownership Office
- (D) The Gathering
 - Restaurants
 - Bars
 - Soneva Soul Over-water Spa
 - So Soneva
 - Gallery and Library
 - Mini Den
- (E) So Starstruck: the Observatory
- (F) Water Sports Champa
- (G) North Beach Spa Champa
- (H) Tennis Court & Jungle Gym
- (I) Screw Pine Alley
- (J) Pathways to Turtle Beach
- (K) Vegetable Garden
- (L) Eco Centro
- (M) Lakes
- (N) Director's Cut and Cinema Paradiso
- (O) Soneva Soul Island Spa
- (P) Crab Shack
- (Q) So Wild by Diana Von Cranach
- (R) So Primitive
- (S) Overseas by Mathias Dahlgren
- (T) Den
- (U) Turtle Centre by ORP



Soneva Jani comprises "The Gathering" in the middle of the lagoon, 24 overwater villas, ranging in size from one to four bedrooms.

VILLAS

- One Bedroom Island Family Retreat
- One Bedroom Water Retreat with Slide
- One Bedroom Water Reserve with Slide
- Two Bedroom Island Retreat with Slide
- Two Bedroom Water Retreat with Slide
- Two Bedroom Water Reserve with Slide
- Three Bedroom Water Retreat with Slide
- Three Bedroom Island Reserve with Slide
- Four Bedroom Water Retreat with Slide
- Four Bedroom Island Reserve with Slide
- Four Bedroom Water Reserve with Slide
- Two Bedroom Water Reserve with Slide (Coming soon - subject to change)
- Available Plot

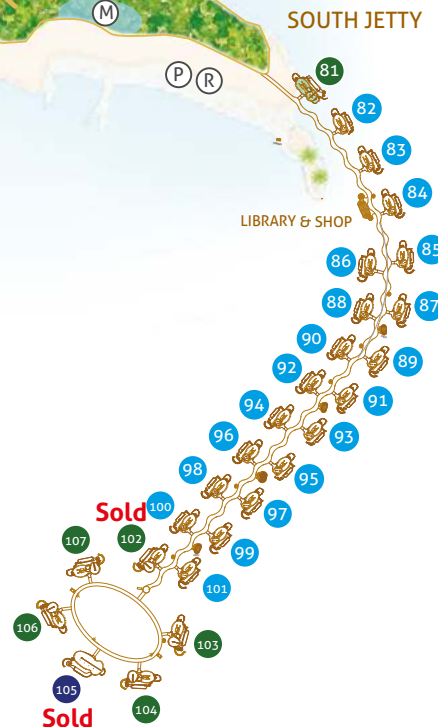
On land, the plan comprises 32 island villas (of which only villa no.28, 34 & 52 have been built), ranging in size from one to four bedrooms. Larger bespoke family villas can be built upon request.

CATEGORY	BEDROOMS	BUILT UP AREA (square feet)
Water Retreat	1	4,445 - 4,682
Water Retreat	2	6,243 - 6,555
Water Reserve	3	6,243 - 6,555
Water Reserve	4	13,401

CATEGORY	BEDROOMS	PLOT SIZE (square meters)	BUILT UP AREA (square feet)
Island Retreat	1- 2	736	3,240 - 6,265
Island Reserve	3	4,306	11,442
Island Reserve	4	4,306	18,858



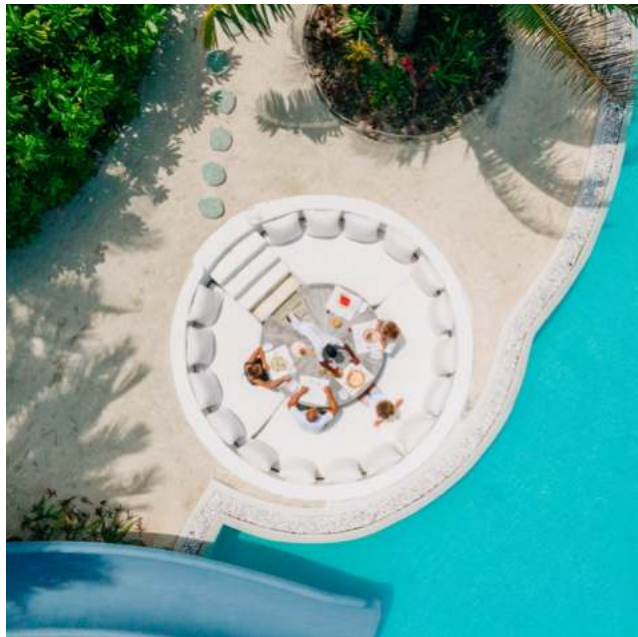
32 NAUTICAL MILES















Located in the Baa Atoll, Kunfunadhoo Island is one of the largest islands in the Maldives. The resort can be reached by a scenic 30-minute seaplane flight direct from Malé International Airport. Alternatively if you prefer to use the domestic airline to Dharavandhoo airport, this will take 30 minutes, followed by a 12-minute speedboat ride.

Resort Map

RESORT FEATURES

- (A) Mihiree Mithaa
- (B) By The Bar
- (C) Water Sports Champa
- (D) Down to Earth
- (E) Guest Relation Champa
- (F) So Glasscycle – Art & Glass Studio
- (G) Table Tennis Champa
- (H) Gzurstrassen Jewellery Galleria and Barefoot Bookshop
- (I) The DEN
- (J) Shades of Green
- (K) Out of the Sea
- (L) Soleni Dive Centre
- (M) Soneva Soul
- (N) Gym
- (O) Tennis Court
- (O1) Covered Tennis Court
- (O2) Paddle Tennis Court.
- (P) Fresh in the Garden
- (Q) Ever Soneva So Celestial (The Observatory)
- (R) Eco Centro
- (S) Turtle Beach Yoga Champa
- (T) Cinema Paradiso
- (T1) So Primitive
- (U) Kannai Arrival Jetty
- (V) Seaplane Pick Up/Drop Off
- (W) Zipline Trail
- (X) Out of the Blue
- (Y) Flying Saucers
- (Z) Jungle Gym

- ★ Snorkelling Access Points
- Jogging Trail















Villa Modifications

Villa owners who elect not to join the Rental Programme may alter their villas to the extent that the alterations do not affect the exterior of the villa itself or its appearance from the exterior. The developer's written approval is necessary if you wish to modify the floor plan/layout of the villa, the exterior of the villa or the materials used in the villa's construction.

Construction

Soneva uses top contractors and construction companies in the Maldives. For any new build villas, we commit to a one-year construction period, with construction commencing in the following low season (from May 15 every year). Usually the villas are built well within this one-year period.

Payment

Please contact the Soneva Villa Ownership Sales Team for a tailor-made payment plan to suit your requirements

Taxes

Owners are responsible for two taxes:

- 16% Tourism & Goods Service tax (this is a one-off payment at time of purchase)
- 10% Withholding Tax on Rental Income.

Land Lease and Villa Purchase Agreements

Villa ownership is structured on a sub-lease basis for the duration of the lease of the Island by Soneva and the Maldivian Government.

At Soneva Jani, the remaining lease stands at 90 years (as of January 2023), and at Soneva Fushi the remaining lease stands at 71 years (as of January 2023).

Both resorts will have an option to extend the lease for an additional 49 years on payment of extension fee.





Finance & Pricing

The purchase price is tailor-made for each villa, which is custom-designed to suit each owner's unique requirements. For more information regarding pricing, please contact our Villa Ownership Team at **residences@soneva.com**

Soneva Carbon Footprint

Soneva's vision is to become decarbonising through implementing programmes that will result in a net absorption of CO₂. An environmental levy of 2% is added to each guest's stay. The Soneva Foundation invests this in projects that have a positive environmental, social and economic impact and, importantly, offset carbon emissions from resort activities and guest flights. For more information visit our website, **www.soneva.com**.



Awards

Our 2023 Awards

Cosmopolitan Must-Visit List 2023,
Best All-Inclusive Resort, Soneva Jani – No. 8

Elite Traveler, World’s Finest Top 100 Suites 2023,
Soneva Fushi’s Private Reserve

Our 2022 Awards

Voyage Awards 2022, Best Overseas Hotel,
Soneva Jani

TripSavvy, Editors’ Choice Awards 2022,
Soneva Fushi

Luxury Lifestyle Awards, Top 100 Hotels and
Resorts of the World 2022, Soneva Fushi

Luxury Lifestyle Awards, Top 100 Hotel General
Managers 2022, Pjey Mayandi

Condé Nast Traveler China, Gold List 2022 – Global
Hotel Award, Soneva Fushi

HICAP 2022 Sustainable Hotel Awards,
Positive Community Impact, Soneva Fushi

**Condé Nast Traveler’s Readers’ Choice
Awards 2022,** #1 Resort in Asia – Indian Ocean,
Soneva Fushi

Global Spa Magazine India, The Reader’s Awards –
Favourite Eco Spa – Global, Soneva Soul

TTM Awards 2022, Most Sustainable Resort,
Soneva Fushi

Vogue India Awards 2022, Best International
Wellness Resort, Soneva Soul at Soneva Fushi and
Soneva Jani

Haute Grandeur Global Restaurant Awards 2022,
Best Luxury Beachside Restaurant in the Indian
Ocean, Crab Shack at Soneva Jani

EliteTraveller, The Most Iconic Hotels of the 21st
Century, Soneva Fushi

Travel + Leisure Global Vision Awards, one of the “6
Hotel Brands Changing Travel for the Better”,
Soneva Resorts

Kiwi Collection Luxury Hotel Awards,
Best Sustainable Luxury, Soneva Jani

Holidays with Kids, Reader’s Choice Best Family
Resorts Awards, Soneva Kiri

GIST Green Travel Awards 2022, Best Green
Accommodation Abroad, Soneva Fushi

Falstaff Hotel Guide 2022, Best Hotels of the Year,
Soneva Fushi and Soneva Jani

Travel + Leisure, Top 500 Hotels in the World,
Soneva Fushi and Soneva Jani

Awards

Our 2021 Awards

Condé Nast Traveller, India Readers’ Travel Awards
2021, Favourite Overseas Leisure Hotel,
Soneva Fushi

Condé Nast Traveler, The Best Hotels and Resorts in
Asia: The Gold List 2022, Soneva Fushi

Destination Deluxe 2021 Awards, Eco-Hotel
of the Year, Soneva Fushi – No. 2

TripSavvy.com 2021 Editors’ Choice Awards,
‘Best for Plant Moms’, Soneva Fushi

Condé Nast Traveler 2021 Readers’ Choice Awards,
Top 20 Resorts in Thailand, Soneva Kiri – No. 3

Condé Nast Traveler 2021 Readers’ Choice Awards,
Top 30 Resorts in The Indian Ocean,
Soneva Jani – No. 3

Condé Nast Traveler 2021 Readers’ Choice Awards,
Top 30 Resorts in The Indian Ocean,
Soneva Fushi – No. 4

2021 Haute Grandeur Global Awards, Best Romantic
Hotel in Indian Ocean, Soneva Jani – Winner

Travel + Leisure World’s Best,
Top 15 Resort Hotels in Asia, Soneva Fushi – No. 5
(No.1 resort in the Maldives)

Travel + Leisure World’s Best, Top 15 Resort Hotels
in Asia, Soneva Jani – No. 11 (No.2 resort in the
Maldives)

Travel + Leisure World’s Best, Top 100 Hotels in the
World, Soneva Fushi – No. 17

Travel + Leisure World’s Best, Top 100 Hotels in the
World, Soneva Jani – No. 64

Connoisseur Circle Hospitality Awards 2021, Best
Hospitality Sustainable Hotel, Soneva Jani – Winner

HOTELS Magazine Top 10 Awards 2021,
Environmental, Social and Governance Efforts,
Sonu Shivdasani, Guardian of the Culture,
CEO & Joint Creative Director Soneva Group – Top 10





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