



**THAILAND**  
Property Investment

 **WYNDHAM GRAND**<sup>®</sup>  
NAI HARN BEACH CONDOTEL  
PHUKET

The Smarter Way to Invest.

# Discover the Difference: 3 Classification of Properties

There are three classifications of property separation based on their intended use:

- 1. Residential properties**
  - 2. Vacation properties**
  - 3. Commercial properties**
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## Residential Properties

Residential property refers to real estate that is primarily designed for habitation. This category encompasses various types of dwellings, including single-family homes, multi-family units, apartments, and condominiums. The primary purpose of residential properties is to provide a living space for individuals and families, and they are often located in residential neighborhoods that offer amenities such as schools, parks, and community services.

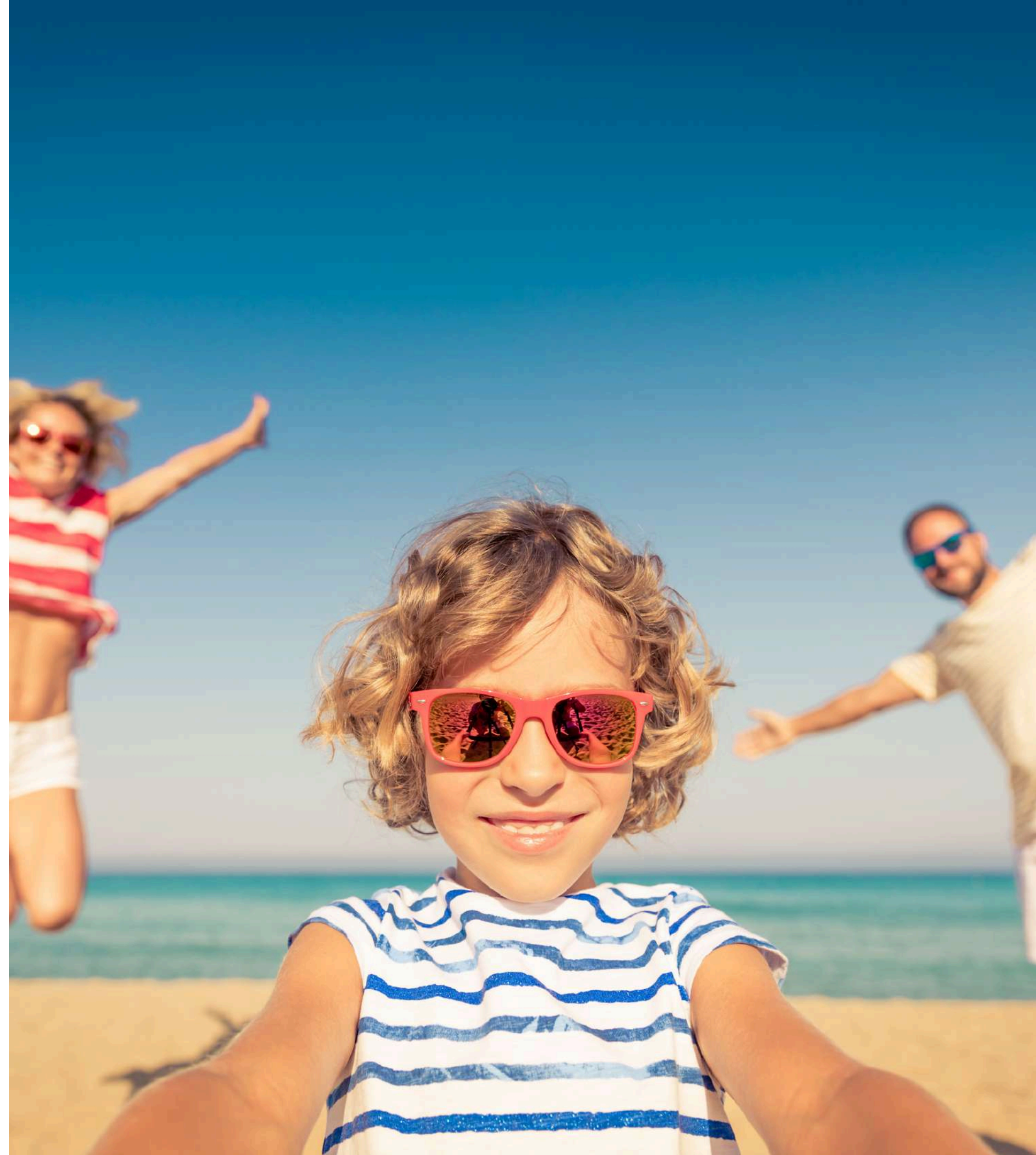
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# Vacation Properties

Vacation property refers to real estate specifically intended for leisure and recreational purposes. These properties can include holiday homes, beach houses, cabins, and timeshares, typically located in tourist-friendly areas. They are designed to offer a comfortable retreat for individuals and families during holidays or vacations, providing a space to relax and enjoy various activities in scenic environments.

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# Commercial Properties

Commercial property refers to real estate designated for business purposes. Commercial properties are intended for generating profit through rental income or business operations and are strategically located to attract customers and facilitate access to services and amenities.

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# The Perfect Combination: Investment Property

Welcome to a distinguished group of owners who benefit from high-yield investment returns while enjoying luxurious leisure hospitality. Wyndham Grand Naiharn Beach Condotel represents a new paradigm in property investment, specifically tailored for investors seeking secure investments, high returns, and exceptional vacation accommodations—managed by a world-class hotel brand—all in one.

The Investment Property we have meticulously designed stands as a versatile solution catering to a diverse range of investors, complete with a variety of investment programs specifically tailored to meet the unique needs of each individual. In comparison to traditional property investments, such as condominiums or pool villas, our Investment Property effectively mitigates the inherent weaknesses of these conventional models, particularly in the realms of rental returns, occupancy rates, and management efficiency.

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**A combination** of vacation property and commercial property together, and we call it **Investment Property.**



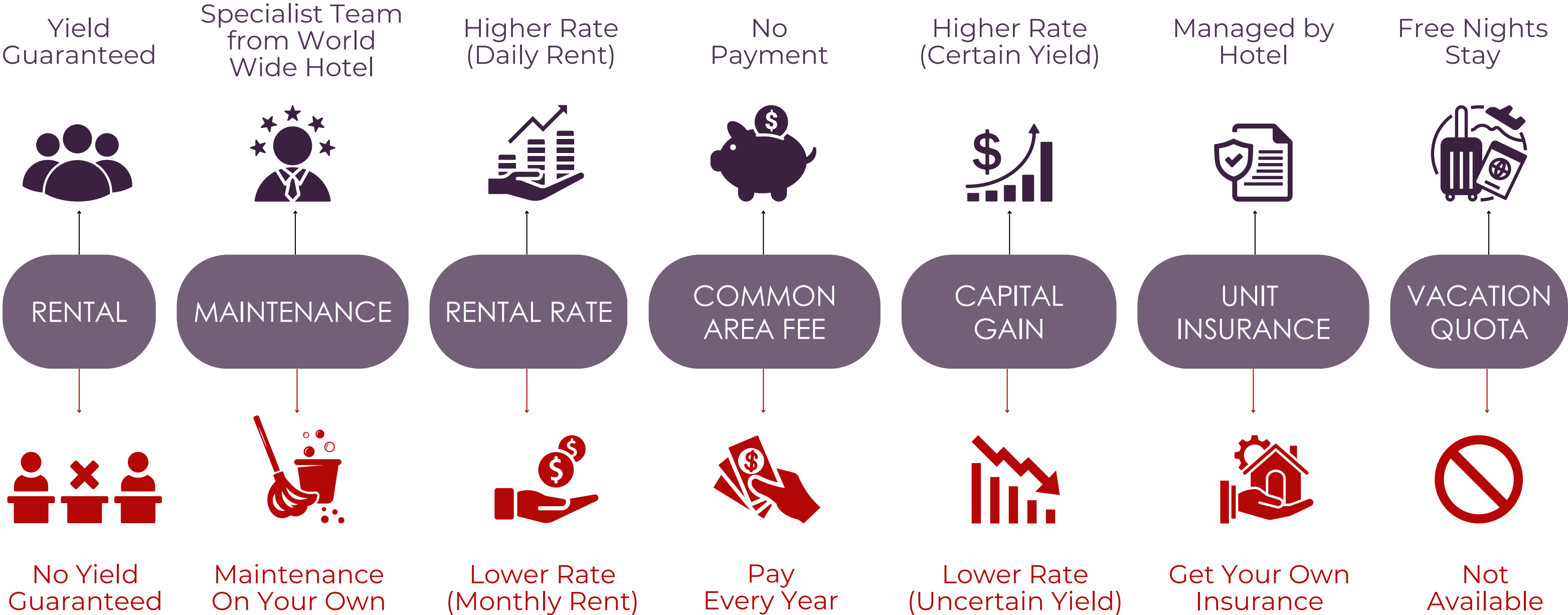


INVESTMENT PROPERTY

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PHUKET



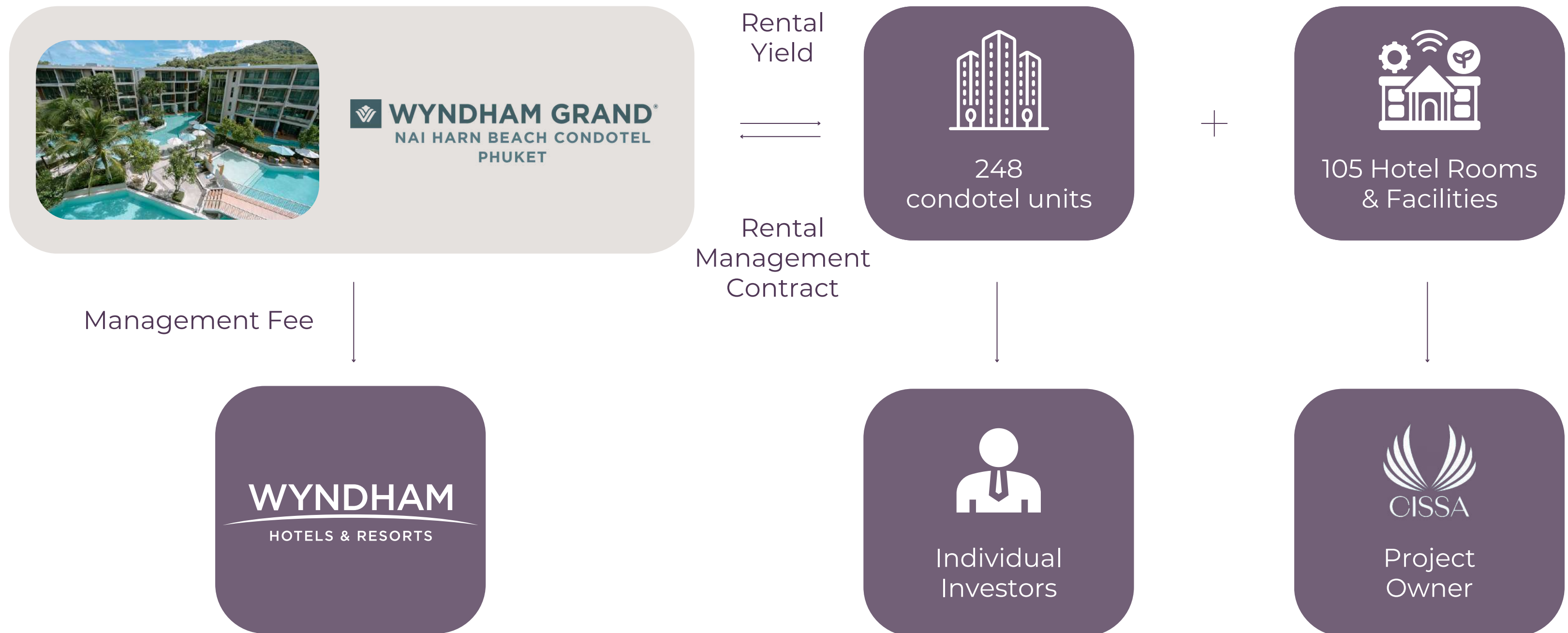
# OUR INVESTMENT PROPERTY VS RESIDENTIAL



## RESIDENTIAL PROPERTY

# INVESTMENT STRUCTURE

FOR WYNDHAM GRAND NAI HARN BEACH CONDOTEL









# Discover the Difference: A World-Leading Hotel Brand

Welcome to the enchanting world of Wyndham—a renowned hotel brand featuring over 9,000 properties across 95 countries. It stands as a symbol of diversity and excellence in the realm of hospitality.

Nestled within this collection is Wyndham Grand, the embodiment of distinction within the Wyndham family, reserved as a premium hotel brand. It represents unparalleled quality, design, and service, signifying a truly exceptional experience amidst sophistication and elegance.

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ABOUT HOTEL MANAGEMENT COMPANY

# WYNDHAM

## HOTELS & RESORTS

The world's largest hotel franchisor, Wyndham boasts an impressive collection of over

24  
Brands

9,000  
Hotels

95  
Countries

100 M+  
Members

800,000+  
Rooms





 **WYNDHAM GRAND**  
NAI HARN BEACH PHUKET



# Location:

Wyndham Grand Naiharn Beach Condotel is situated on the southern shores of Phuket Island, at the renowned Nai Harn Beach. This stunning beach is celebrated as one of the top destinations in Asia, featuring pristine white sands, crystal-clear waters, and a tranquil atmosphere. Furthermore, the surrounding area boasts numerous attractions and shopping venues. Many say that Nai Harn Beach is the most beautiful and relaxing beach in Phuket.



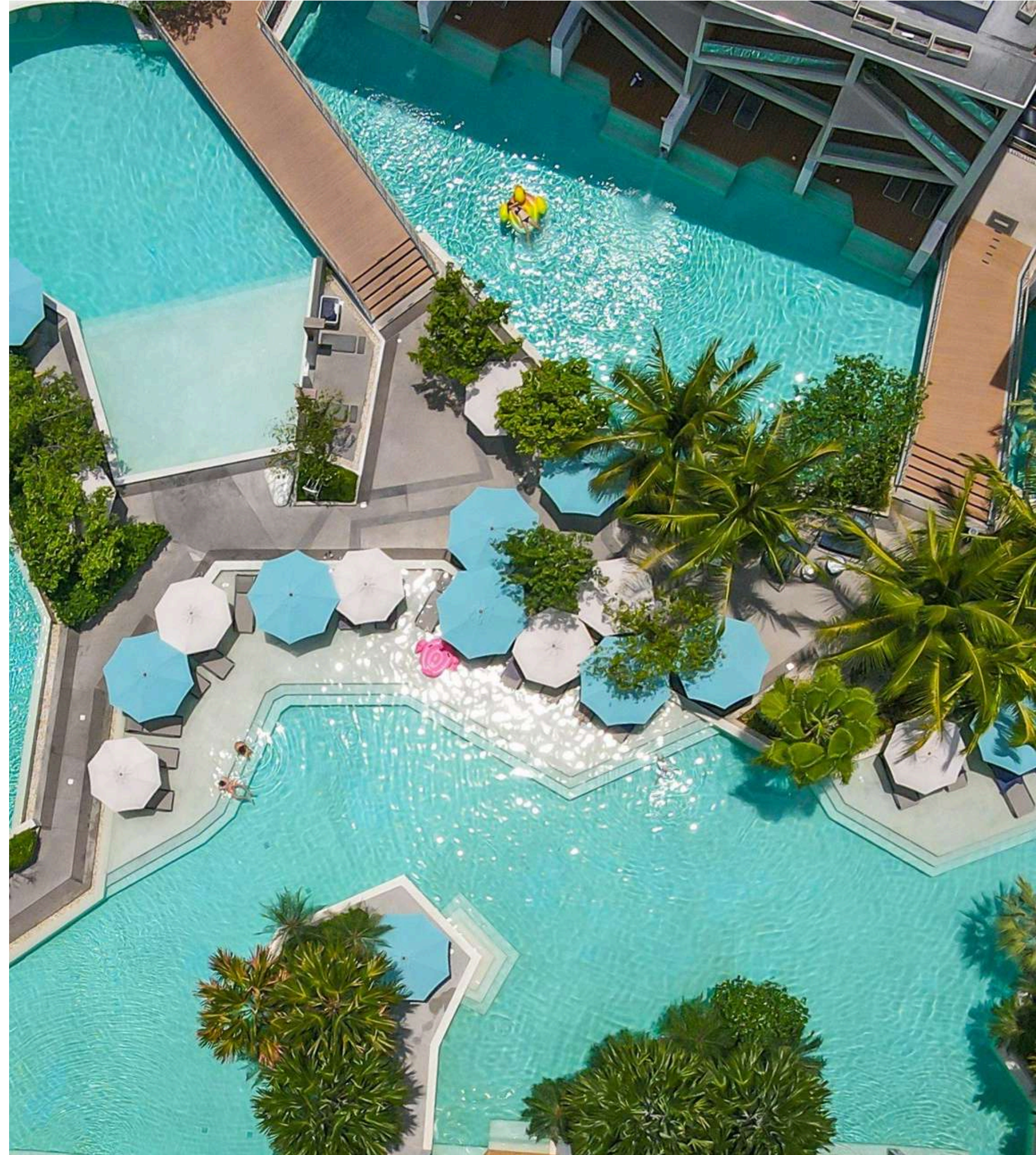






# Property Overview:

Product Type	: Freehold and Leasehold, 353 keys Hotel
Land Size	: ~11 Rai (~17,500 sqm.)
Total Building	: 12 Buildings, 4-Storey Each
Total Room Keys	: 353 rooms (248 Condotel rooms + 105 Hotel rooms)
Total Restaurants	: 5 Restaurants
Total Bars	: 5 Bars
SPA	: 1 SPA
Wellness	: 1 Comprehensive Wellness
Salon	: 1 Comprehensive Salon
Meeting Room	: 2 Meeting Rooms with Capacities for 80 and 300 people
Other Facilities	: Gym, Kid's Club
Room Size	: Type A 40.60 / 42.25 sqm. Type A 45.25 sqm. (pool access) Type B 61.75 sqm. Type B 64.05 sqm. (pool access)
Management Brand	: Wyndham Grand
Location	: 600M to Naiharn Beach







## Master Plan

The conceptual design for this project, entitled “Coconut and Sea,” encapsulates the essence of a tropical atmosphere. The intricate layout features a swimming pool that envelops the building, symbolizing the serene expanse of the sea. The architecture is reminiscent of natural stone formations, evoking the image of a tranquil island.

Complementing this, the landscaping prominently incorporates coconut palms as the primary trees, further enhancing the tropical aesthetic. Collectively, these elements harmonize to create the cohesive theme known as “Coco Sea.”

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MASTER PLAN











## UNIT TYPE A

40.60 / 42.50 / 45.25 SQ.M.

**WYNDHAM GRAND**  
 NAI HARN BEACH CONDOTEL  
 PHUKET















# Facilities & Services

The Wyndham Grand Naiharn Beach Hotel proudly stands as a premier five-star establishment, offering a comprehensive array of facilities and services that meet the highest standards of luxury hospitality. Our hotel boasts an exquisite selection of restaurants, vibrant bars, and an assortment of amenities, all thoughtfully designed to entice guests to enjoy our offerings or choose our venue as their preferred destination.

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# Food & Beverage

At the Wyndham Grand Naiharn Hotel, we offer 5 restaurants and bars featuring a diverse selection of international cuisine and beverages. Our culinary concept celebrates the use of fresh and organic ingredients through the 'Farm to Table' and 'Sea to Table' philosophy.

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# Farm to Table, Organic Cafe

The freshest ingredients make all the difference. From harvesting to plating, care and attention create an exceptional experience. Supporting local farms strengthens our community. Savor the flavors of the season, bursting with natural goodness. Join us in celebrating the journey of food from its source to your plate.

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# Sea to Table

This concept emphasizes the use of fresh and organic seafood, sourced directly from local fishermen who deliver their catch to us promptly. Situated just 5 minutes from the hotel, the Rawai area is home to a vibrant fishing village where residents regularly venture to sea, bringing back an array of seafood for sale.

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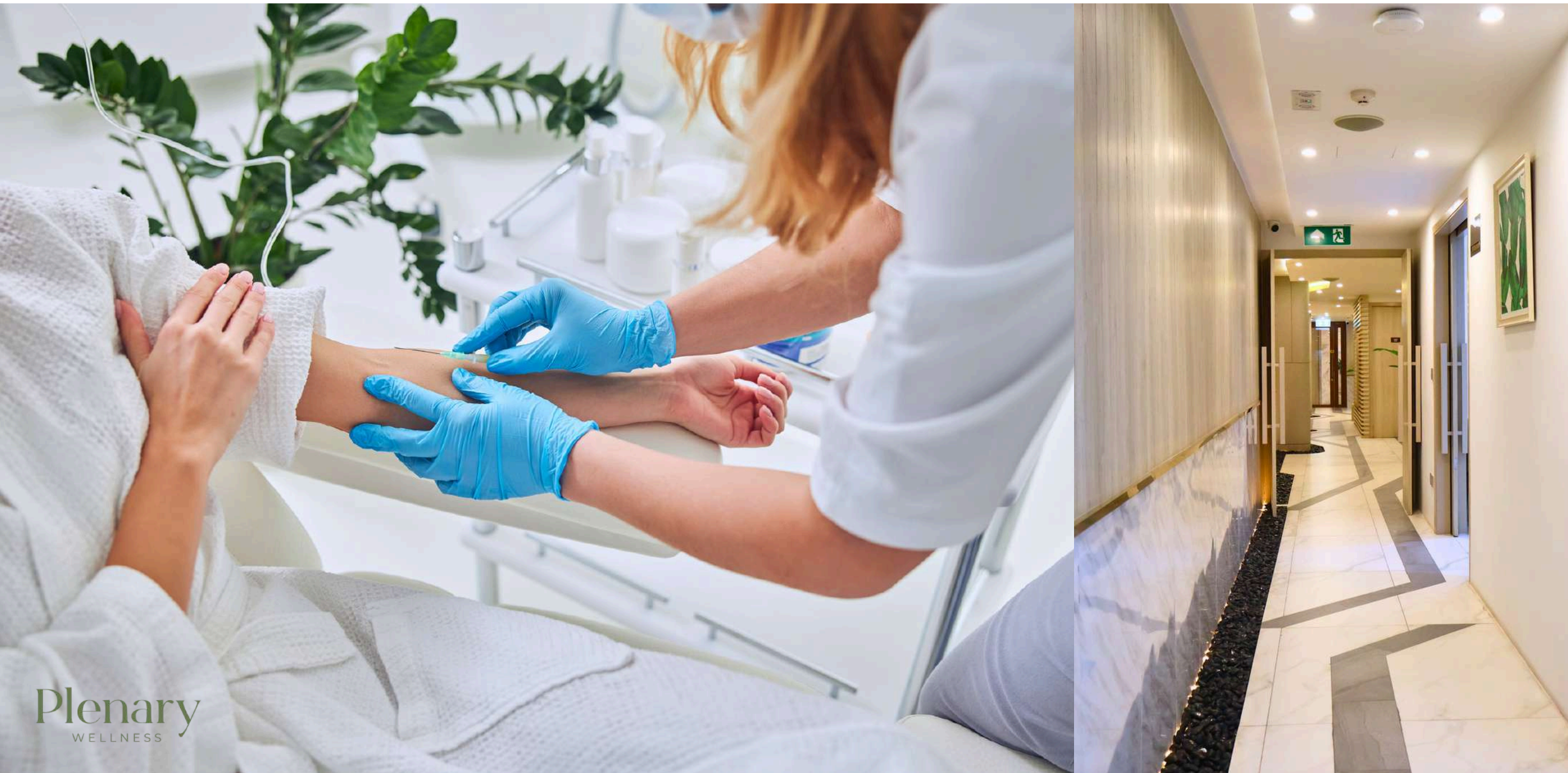
# Breakfast & All Day Dining

Start your day with a delightful breakfast, fueling your adventures ahead. Our kitchen remains open throughout the day, offering culinary delights at your convenience. Whether you crave a leisurely brunch or a late-night snack, we are here to satisfy your appetite. Join us for a memorable dining experience, where each meal is crafted with care. We look forward to welcoming you and exceeding your expectations.

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Plenary  
WELLNESS

## Comprehensive Wellness Center

A unique hallmark of the Wyndham Grand Naiharn Beach Hotel is our exceptional health services. We are pleased to feature Plenary Wellness, a comprehensive wellness center in Phuket which provides an array of medical services focused on, anti-aging, aesthetics, health check ups and preventive healthcare. This dedication to holistic wellness not only enhances the experience for our guests but also attracts a diverse clientele.

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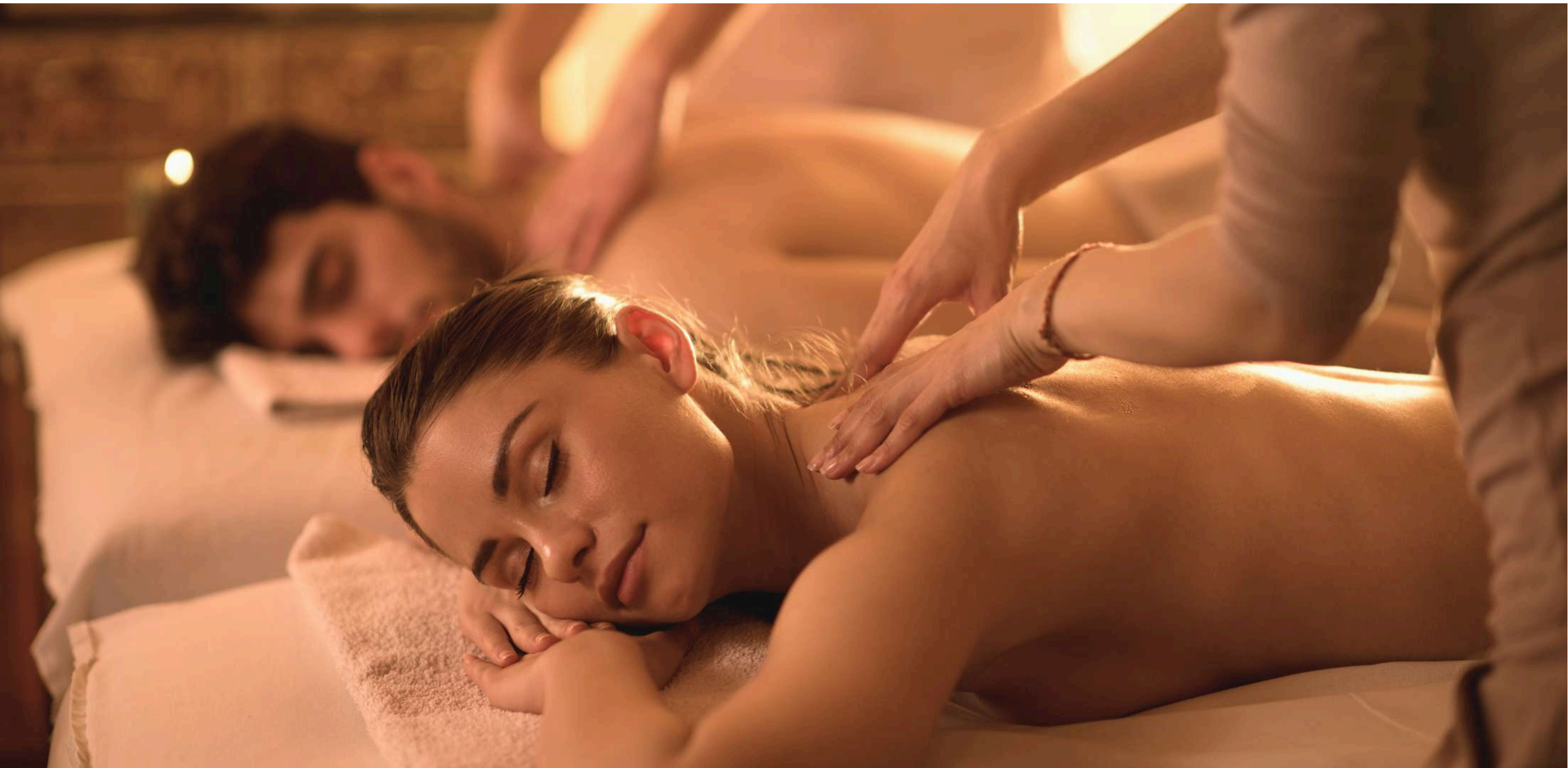
# Comprehensive Salon

Experience the epitome of hair care at our distinguished salon. We pride ourselves on providing a comprehensive range of services, all executed with meticulous attention to detail. Our team of skilled stylists is dedicated to using only the highest quality products to ensure exceptional results. Relax in our inviting atmosphere and allow us to exceed your expectations. Your hair deserves the very best.

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# SPA & Detox Program

Taking time for wellness is essential for a balanced life. A spa and detox program offers a wonderful opportunity to rejuvenate your body and mind. Gentle treatments and nourishing foods can help you feel refreshed and revitalized. Imagine emerging from this experience feeling lighter and more energized. Give yourself the gift of well-being and explore the benefits of a spa and detox program.

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# Health & Fitness Center

Maintaining a healthy lifestyle involves incorporating physical activity into our routines. Both gym workouts and yoga sessions offer unique benefits for our well-being. Finding a balance between these two practices can lead to a well-rounded approach to fitness. Whether you prefer high-intensity training or mindful movements, consistency is key for optimal results. Remember to listen to your body and choose activities that bring you joy and rejuvenation.

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# Kid's Club

A kids club can provide a fun and engaging space for children to connect with others. Meanwhile, parents can enjoy some well-deserved relaxation time. These breaks are important for families, offering a chance to recharge and reconnect. Ultimately, happy individuals contribute to a happier family unit. Everyone benefits from dedicated time for both individual pursuits and shared experiences.

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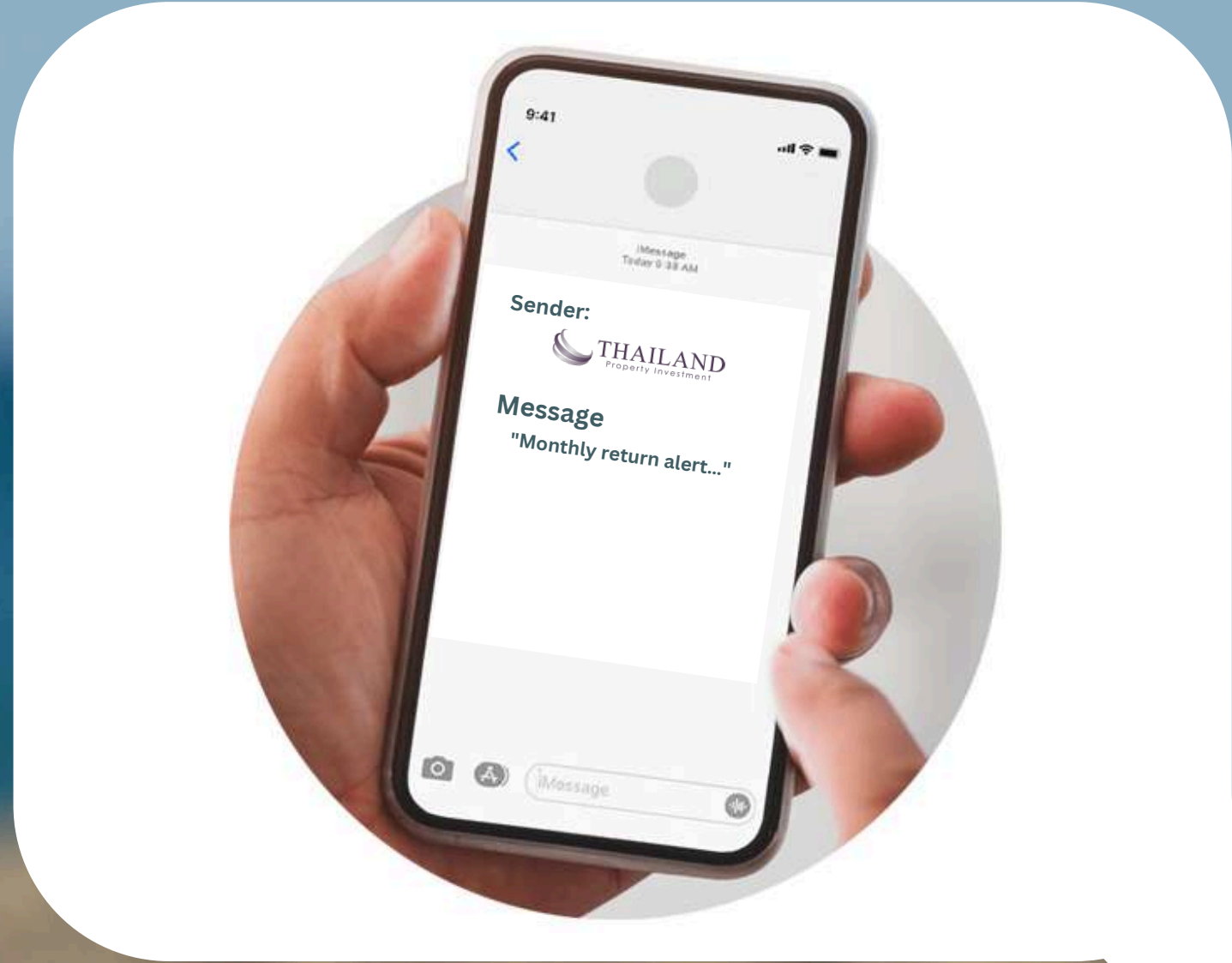
# Convention Center

Our convention center offers top-notch facilities for your next event. From spacious meeting rooms to state-of-the-art technology, we have everything you need to make your event a success. Our experienced staff is dedicated to providing exceptional service and support every step of the way. We understand the importance of creating a seamless and productive experience for your attendees. Let us help you plan an unforgettable event that exceeds your expectations.

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# How to Invest

Our investment programs offer 3 unique options:  
Program A, Program B, and Program C.

**Program A:** Condotel Unit Program

**Program B:** Condotel Investment Unit Program

**Program C:** Fractional Unit Program

To begin, buyers should choose their preferred unit from the master plan and floor plan, followed by a review of the associated benefits upon purchase.

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## Program A - Condotel Unit Program

1 unit

Freehold (Chanote Title)

or

Leasehold (Chanote Title)

**Program A:** Profit Sharing Returns and Unlimited Stay.

This program is designed for investors who frequently visit Phuket, Thailand, for vacations while also seeking high-yield returns from rental income managed by a professional hotel brand during their absence.



# Program A - Condotel Unit Program

Choose the unit you desire and make your purchase.

Following this, you will receive all of the benefits outlined below:

<p><b>Ownership Registration</b></p>	<p><b>Please Choose Between:</b>  <b>Freehold</b> - The buyer owns the condotel unit outright and has complete control over it. The owner can sell the unit or pass it on as inheritance to their family.  <b>Leasehold</b> -The buyer is granted the right to utilize and occupy the Condotel for a designated period of 30 years.Upon the conclusion of this term, the buyer is entitled to renew the lease for two additional periods of 30 years each.</p>
<p><b>Rental Returns</b></p>	<p><b>90% Profit Sharing</b> - The hotel management will rent out rooms when the unit owner is not using them. Owners receive 90% of the net profits each month. A monthly report detailing income and expenses will be provided by the 15th day of each month, and rental returns will be paid to the owner within 30 days after the month ends.</p>
<p><b>Accommodations</b></p>	<p><b>Unlimited Stays</b> - Booking: Reservations must be made at least 60 days in advance.  Standard Season: Unlimited nights.  Peak Season (1st December - 31st March): Maximum stay of 30 nights.</p>
<p><b>Ownership Benefits</b></p>	<p><b>30% Discount:</b> Hotel room rates  <b>15% Discount:</b> Food and Beverage  <b>15% Discount:</b> Wellness Clinic and Salon  <b>15% Discount:</b> Other hotel facilities</p>
<p><b>Privileges</b></p>	<p><b>Wyndham Rewards Loyalty Program - GOLD Member Benefits:</b></p> <ul style="list-style-type: none"> <li>- Exclusive Member Savings</li> <li>- Earn Points with go get 'em®</li> <li>- Access to go free® &amp; go fast® Award Nights</li> <li>- Rollover Nights that Never Expire</li> <li>- Complimentary WiFi</li> <li>- Dedicated Member Services</li> <li>- Preferred Room Choice</li> <li>- Accelerated Earning Opportunities</li> <li>- Late Checkout</li> </ul>





## Program B - Condotel Investment Unit Program

1 unit

Freehold (Chanote Title)

or

Leasehold (Chanote Title)

**Program B:** Guaranteed Returns and Limited Room Night Stays.

This option is for those who value security, offering guaranteed rental returns. It is ideal for investors who may not visit Phuket often but wish to enjoy reliable income.



# Program B - Condotel Investment Unit Program

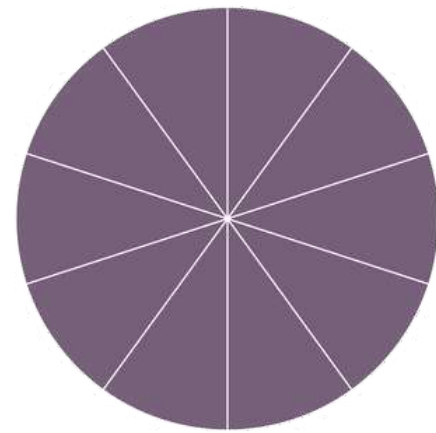
Choose the unit you desire and make your purchase.  
Following this, you will receive all of the benefits outlined below:

<p><b>Ownership Registration</b></p>	<p><b>Please Choose Between:</b>  <b>Freehold</b> - The buyer owns the condotel unit outright and has complete control over it. The owner can sell the unit or pass it on as inheritance to their family.  <b>Leasehold</b> -The buyer is granted the right to utilize and occupy the Condotel for a designated period of 30 years.Upon the conclusion of this term, the buyer is entitled to renew the lease for two additional periods of 30 years each.</p>
<p><b>Rental Returns</b></p>	<p><b>7% Yield Rental Returns</b> - Receive a guaranteed 7% return on the purchase price each year, disbursed after the year-end on January 31. After the 5th year, the return will transition to a 90% profit-sharing model until Year 30.</p>
<p><b>Accommodations</b></p>	<p><b>Limited Stays</b> - Enjoy up to 15 complimentary nights per year for the first five years. After the 5th year, the accommodations will automatically transition to unlimited stays until Year 30.          Booking: Reservations must be made at least 60 days in advance.          Standard Season: 15 nights per year.          Peak Season: 15th December - 15th February complimentary nights are not available.</p>
<p><b>Ownership Benefits</b></p>	<p><b>30% Discount:</b> Hotel room rates  <b>15% Discount:</b> Food and Beverage.</p> <p><b>15% Discount:</b> Wellness Clinic and Salon  <b>15% Discount:</b> Other hotel facilities</p>
<p><b>Privileges</b></p>	<p><b>Wyndham Rewards Loyalty Program - GOLD Member Benefits:</b></p> <ul style="list-style-type: none"> <li>- Exclusive Member Savings</li> <li>- Earn Points with go get 'em®</li> <li>- Access to go free® &amp; go fast® Award Nights</li> <li>- Rollover Nights that Never Expire</li> <li>- Complimentary WiFi</li> <li>- Dedicated Member Services</li> <li>- Preferred Room Choice</li> <li>- Accelerated Earning Opportunities</li> <li>- Late Checkout</li> </ul>





## Program C - Fractional Unit Program



1 Unit, 10 Owners

90 Years Leasehold (Chanote Title)

**Program C:** Voucher Exchange for Free Room Nights and Rental Return. This program is perfect for investors with limited capital who are open to shared ownership. It caters to frequent vacationers in Phuket seeking complimentary stays in luxurious five-star accommodations while potentially earning rental returns when not utilizing their free nights.



# Program C - Fractional Unit Program

Choose the unit you desire and make your purchase.  
Following this, you will receive all of the benefits outlined below:

<p><b>Ownership Registration</b></p>	<p><b>Leasehold</b> - 1 unit is divided to 10 ownerships The buyer is granted the right to utilize and occupy the Condotel for a designated period of 30 years, in accordance with the regulations governing fractional ownership. Upon the conclusion of this term, the buyer is entitled to renew the lease for two additional periods of 30 years each.</p>
<p><b>Rental Returns</b></p>	<p><b>30 Vouchers Per Year</b> - Each year, buyers will receive 30 vouchers, granting the holder the privilege of enjoying 30 complimentary nights of accommodation by presenting this voucher each time they stay at the hotel. Buyers will receive these vouchers throughout the duration of a 90-year lease agreement. In the event that the vouchers are not utilized in any given year, the remaining vouchers can be exchanged for rental returns at the end of each year for all unused vouchers.</p>
<p><b>Buy Back</b></p>	<p><b>Buyback Guarantee</b> - Allows investors to exit this investment after a period of 10 years. The buyback will be at 120% of the original purchase price. This offer not only secures the investors' initial investment but also ensures a benefit of a 20% return.</p>
<p><b>Accomodations</b></p>	<p><b>Vouchers</b> - Booking: Reservations must be made at least 60 days in advance. Standard Season: 1 voucher per night. High Season (16th March - 30th April and 1st November - 15th December): 3 vouchers per night. Peak Season (16th December - 15th March): 4 vouchers per night.</p>
<p><b>Ownership Benefits</b></p>	<p><b>30% Discount:</b> Hotel room rates <b>15% Discount:</b> Food and Beverage.</p> <p><b>15% Discount:</b> Wellness Clinic and Salon <b>15% Discount:</b> Other hotel facilities</p>



# Resale Assistant Program

We proudly offer a Resale Assistance Program that provides dedicated support to unit owners, enabling them to sell their properties at their convenience.

Transferable or resalable with a Resale Assistant Program during the 90 years.

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