



# PHENOMENON. SEA VIEW CONDOMINIUM IN KATA AREA

EXCLUSIVE PRE-SALE

[General characteristics of the project](#) | [Infrastructure](#) | [Location advantages](#) | [Available apartments](#)



📍 KATA BEACH, PHUKET

# Phenomenon

## Kata Beach Condominium

EXCLUSIVE PRE-SALE

**5,365,000 THB**

Starting price of apartments

**37 SQ.M.**

Apartment area

**7% FOR 3 YEARS**

Fixed yield option after completion of the project  
subject to 100% payment

**2Q 2026**

Completion date

- 390 apartments
- Located on a steep hill in the Kata area with lush landscape and sea view
- 80% of apartments with diagonal sea view
- Public spaces and underground parking
- Own management company of the developer
- Installment - 50% down payment



# Phenomenon. Kata Beach Condominium

## Available management options

### Option 1. Fixed yield

**7% FOR 3 YEARS**

Fixed yield after completion of the project  
subject to 100% payment

Own use: not provided

### Option 2. Rental Pool Programme

**40 | 60 %**

40% of gross income to the investor,  
expenses on the share of management company

Own use: up to 30 days p.a. (30 days in low  
season or 15 days in high season)

Low season - May to October  
High season - November to April

### Option 3. Management Agreement

**5 - 10 %**

Projected rental income under the management  
of the management company

Own use: not limited, but affects yield



📍 KATA BEACH, PHUKET

# Phenomenon

## Kata Beach Condominium

EXCLUSIVE PRE-SALE

### 390 APARTMENTS - STUDIOS

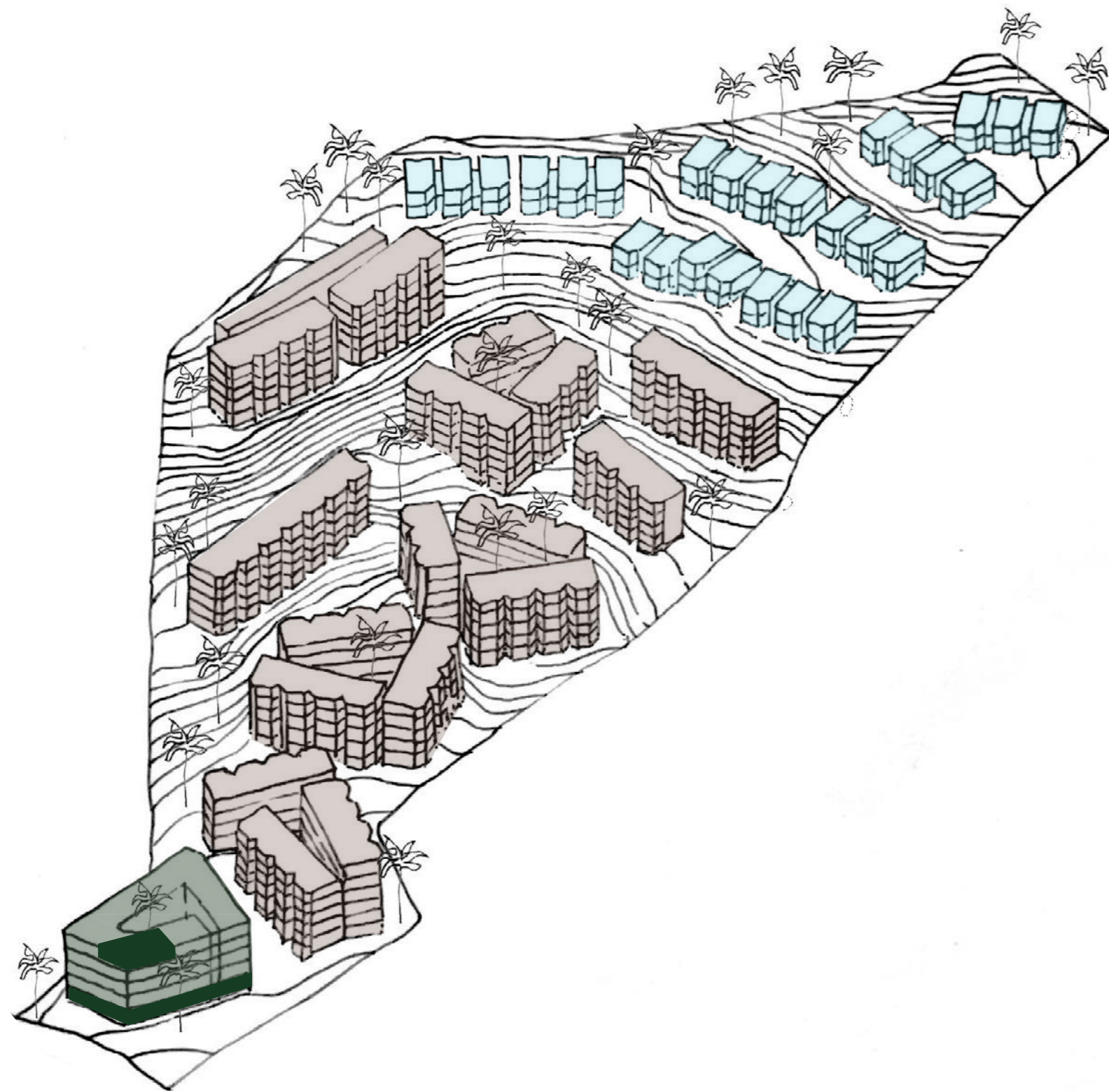
In 8 uniquely designed buildings, embedded in natural green hills

### 27 TOWNHOUSES

At the top of the hill with an unobstructed view

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The complex is further enhanced with a range of amenities including swimming pools, hotel, supermarket, restaurant, rooftop bar, café and a large underground parking.

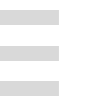


- Condominium buildings
- Townhouses
- Hotel
- Supermarket, restaurant, coffee place, rooftop bar

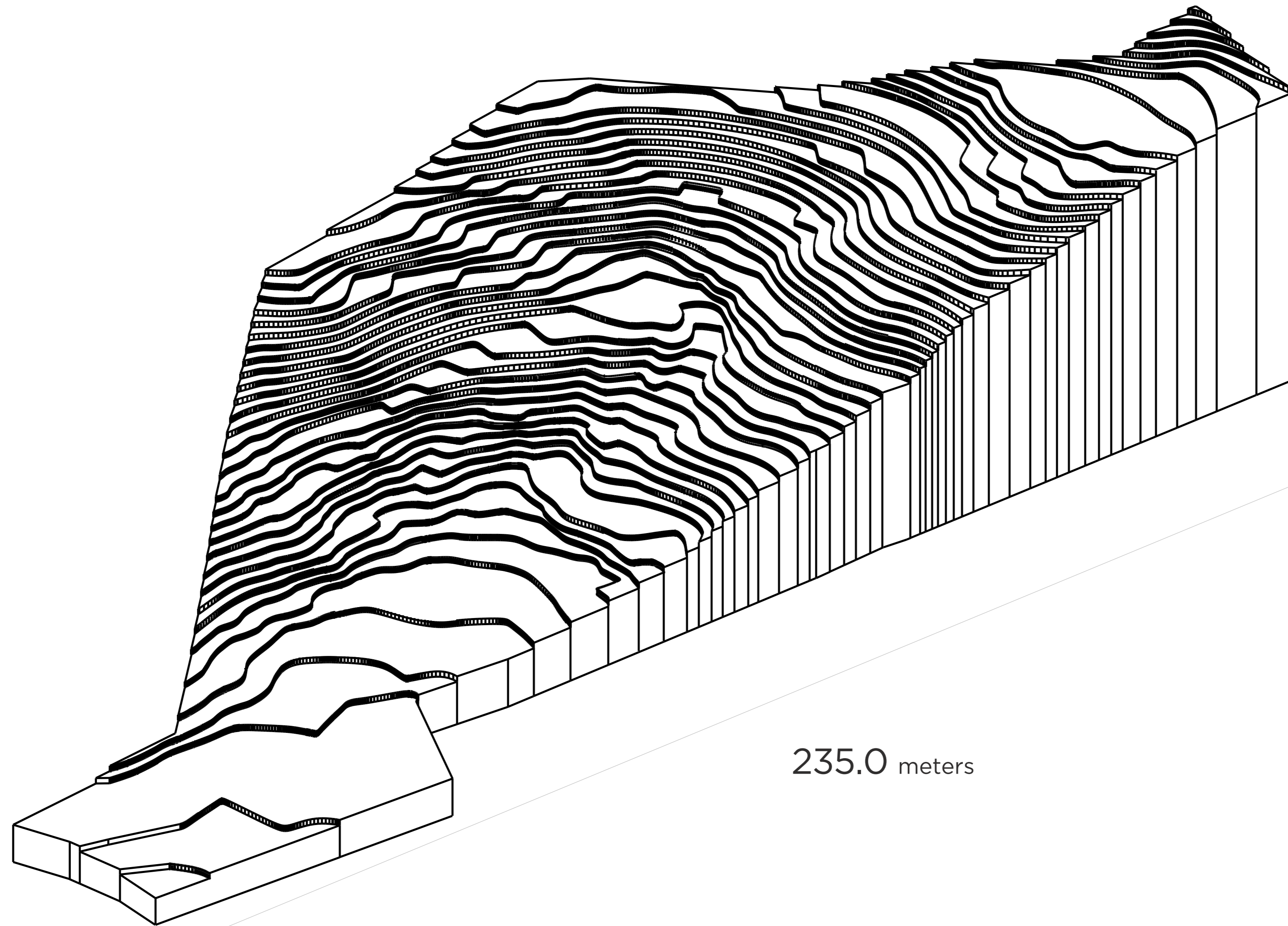


Project Master Plan



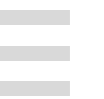


5.0 meters  
Above sea level



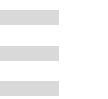
235.0 meters

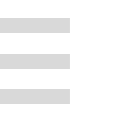
59.0 meters  
Above sea level











Sea view



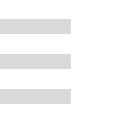
Mountain view









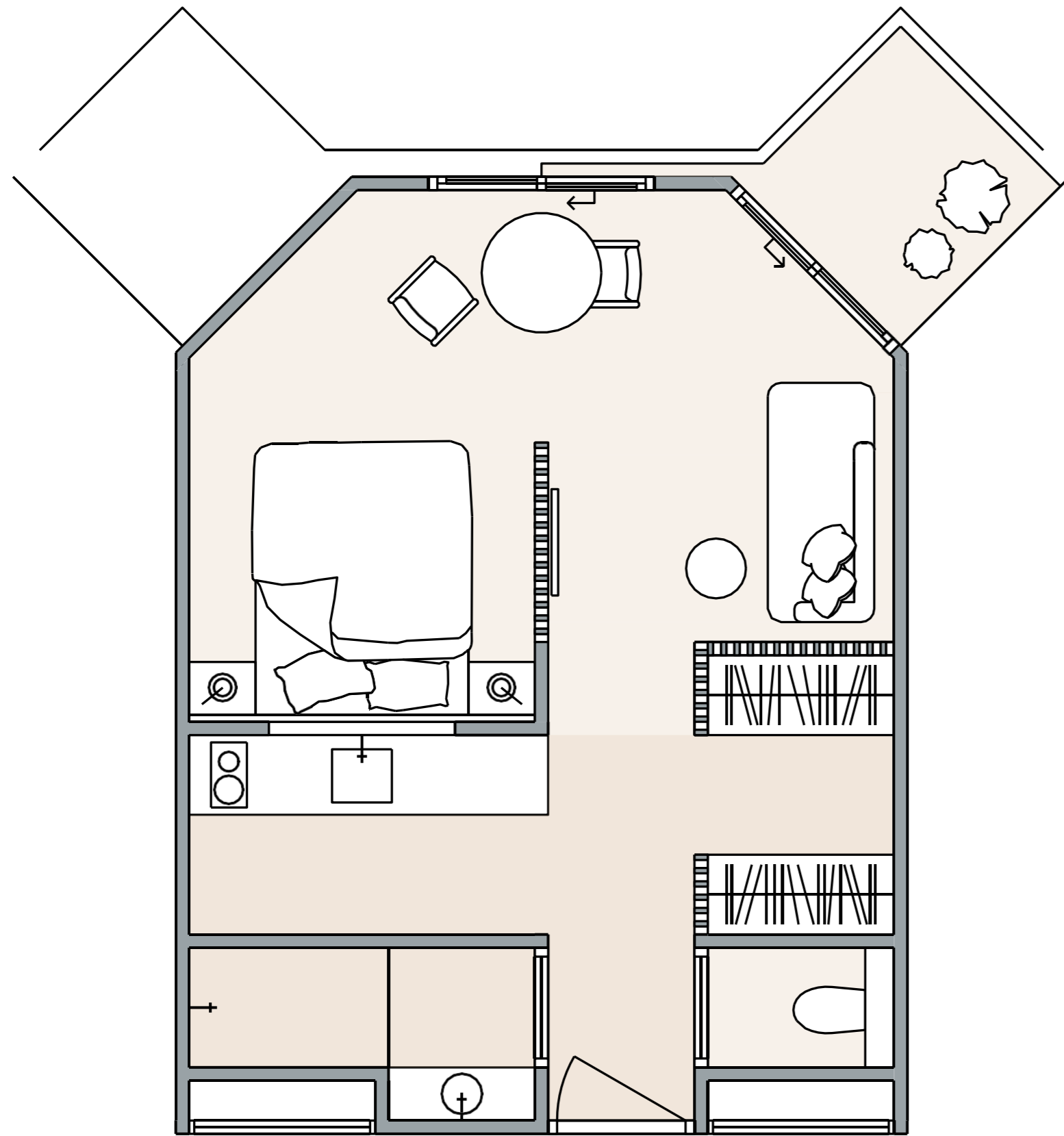




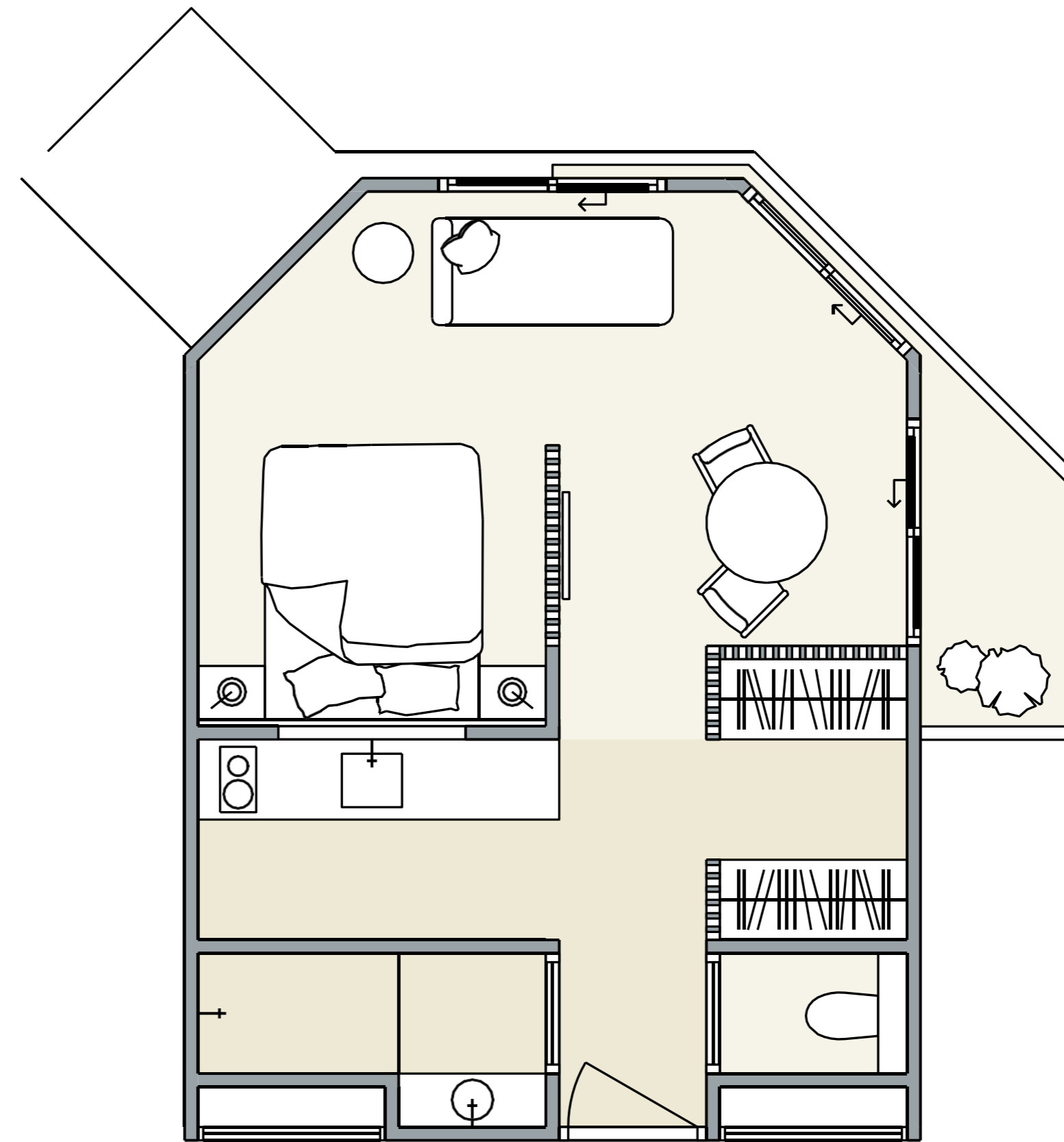




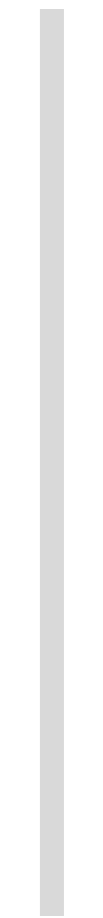
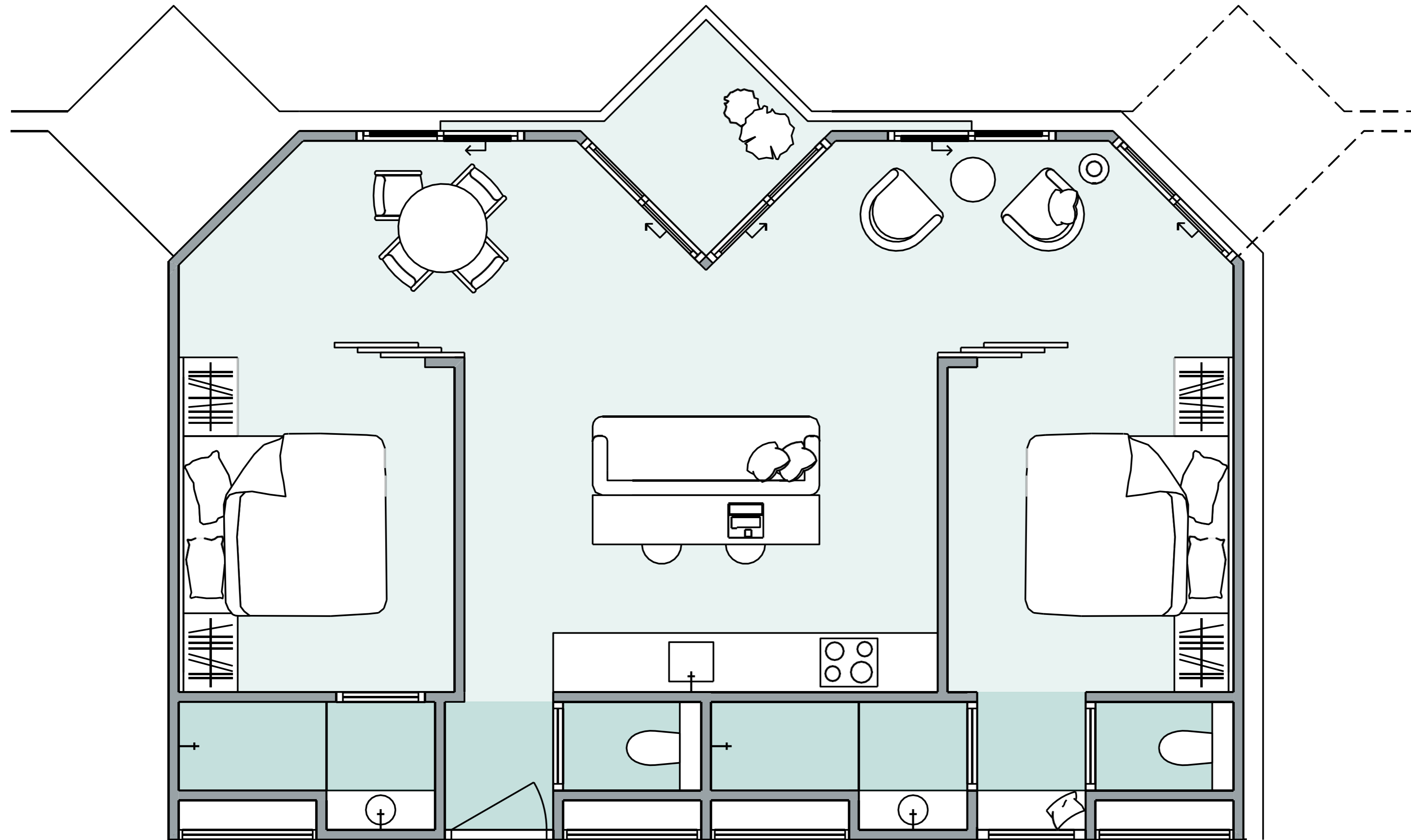
**Type A. Studio**



**Type B. Studio with side window and additional balcony**



Option of combining 2 studios



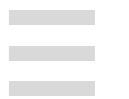
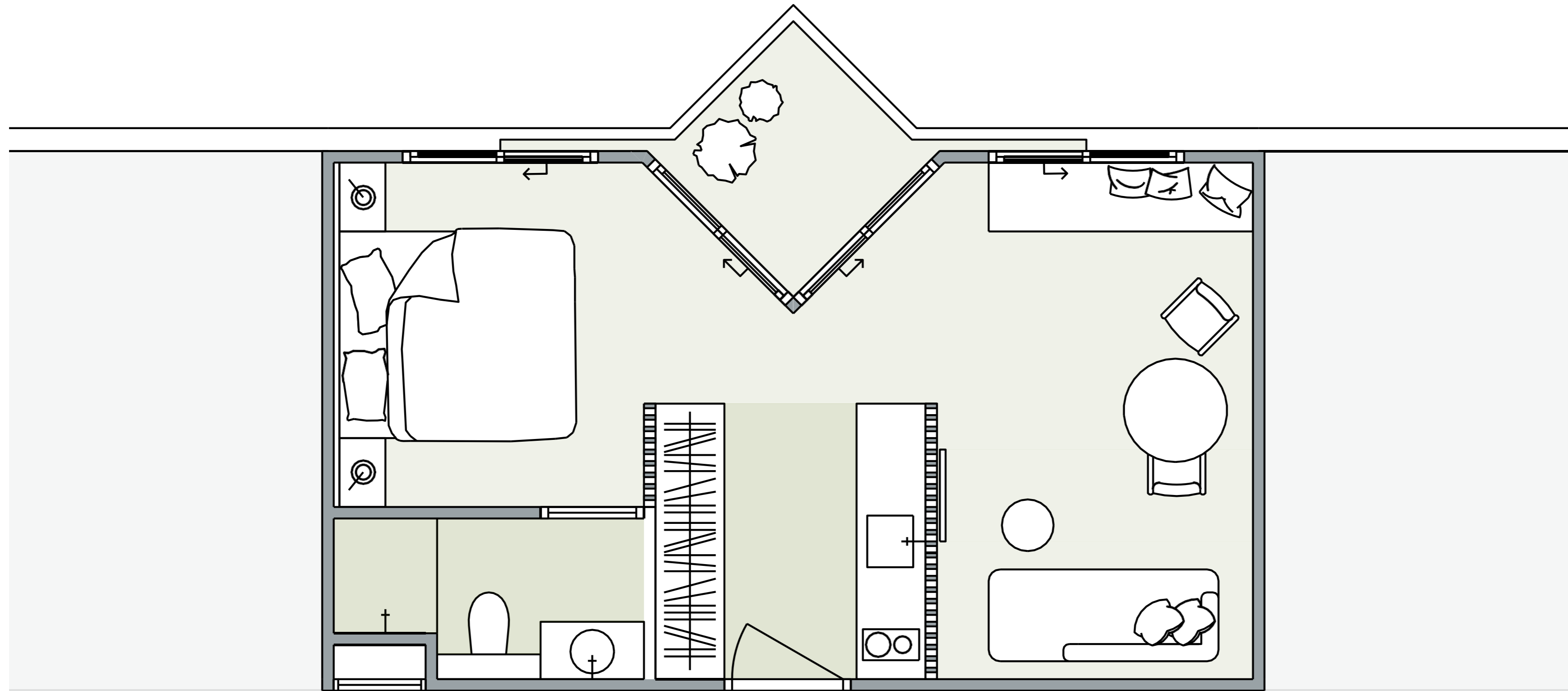
20



Option of combining 2 studios



**Type D. One bedroom apartment**





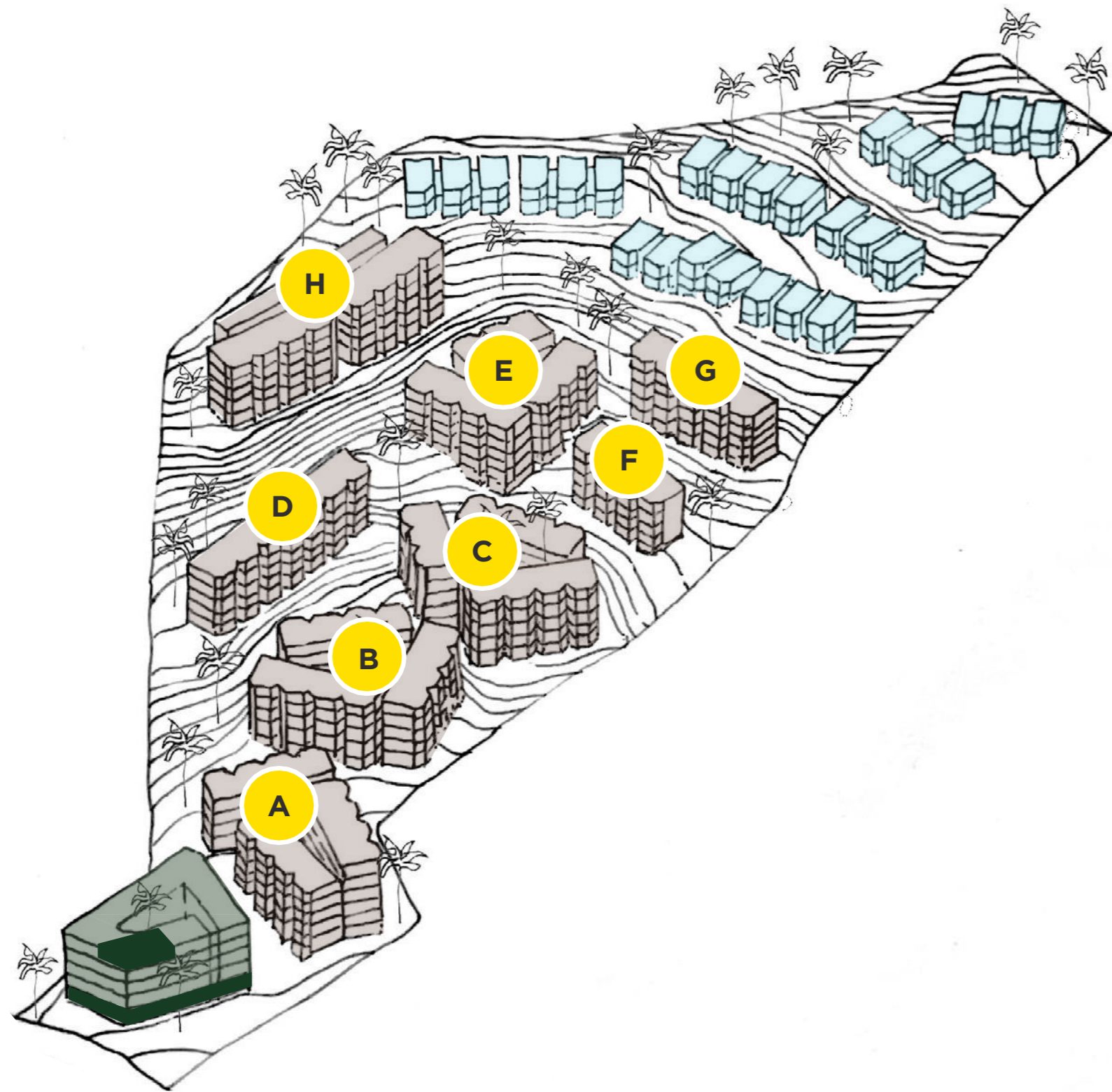




# Floor plan

■ Phenomenon. Sea view condominium in Kata area





- Condominium buildings
- Townhouses
- Hotel
- Supermarket, restaurant, coffee place, rooftop bar

| Building          | Building type   | Apartments |
|-------------------|-----------------|------------|
| A                 | Condominium     | 56         |
| B                 | Condominium     | 55         |
| C                 | Condominium     | 51         |
| D                 | Condominium     | 35         |
| E                 | Condominium     | 41         |
| F                 | Condominium     | 20         |
| G                 | Condominium     | 25         |
| H                 | Condominium     | 52         |
| I-W               | Terraced Duplex | 54         |
| <b>Apartments</b> |                 | <b>390</b> |
| Hotel             | Hotel           | 48         |



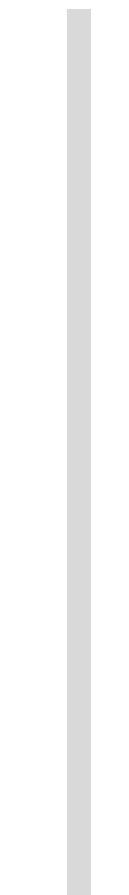
**A**  
BUILDING  
FLOOR 1



27



**A**  
BUILDING  
FLOOR 2



28



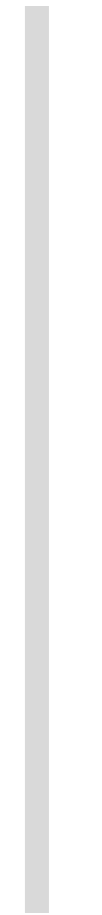
**A**  
BUILDING  
FLOOR 3



29



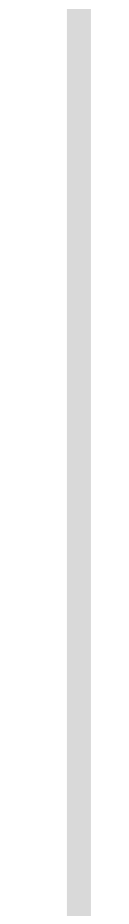
**A**  
BUILDING  
FLOOR 4



30



**A**  
BUILDING  
FLOOR 5



31



**B**  
BUILDING  
FLOOR 1



32





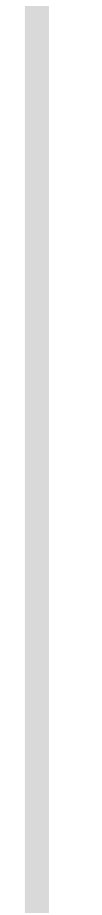
**B**  
BUILDING  
FLOOR 2



33



**B**  
BUILDING  
FLOOR 3



34



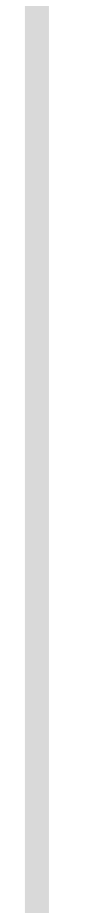
**B**  
BUILDING  
FLOOR 4



35



**B**  
BUILDING  
FLOOR 5



36





**C**  
BUILDING  
FLOOR 1



37





**C**  
BUILDING  
FLOOR 2



38





**C**  
BUILDING  
FLOOR 3

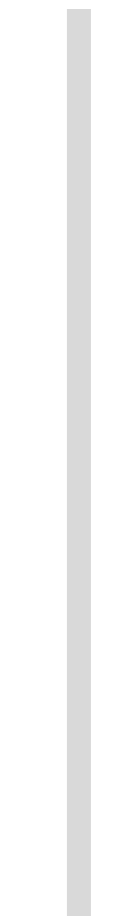


39





**C**  
BUILDING  
FLOOR 4



40





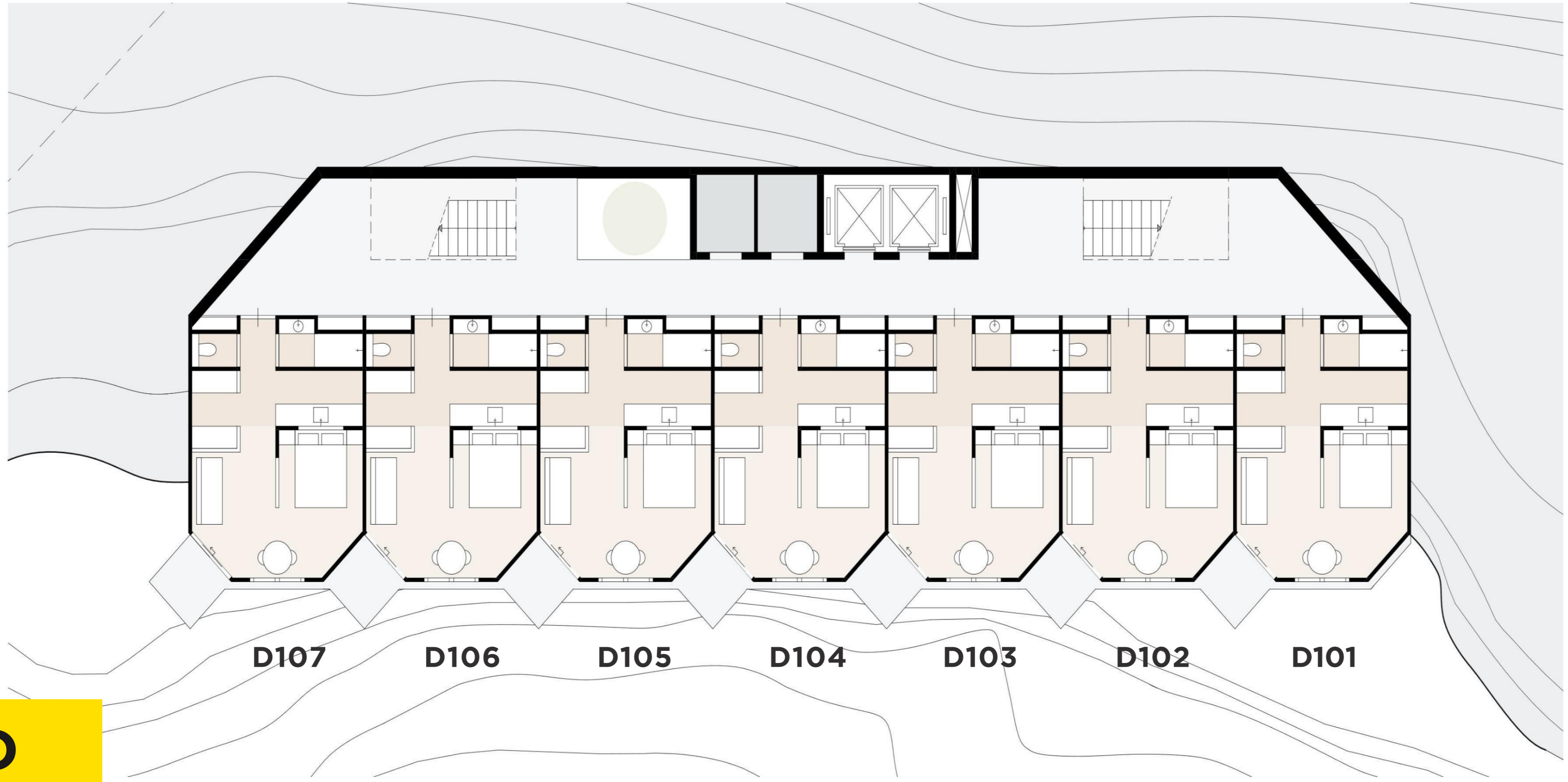


**C**  
BUILDING  
FLOOR 5



41





**D**  
BUILDING  
FLOOR 1

D107

D106

D105

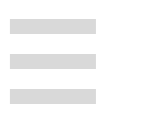
D104

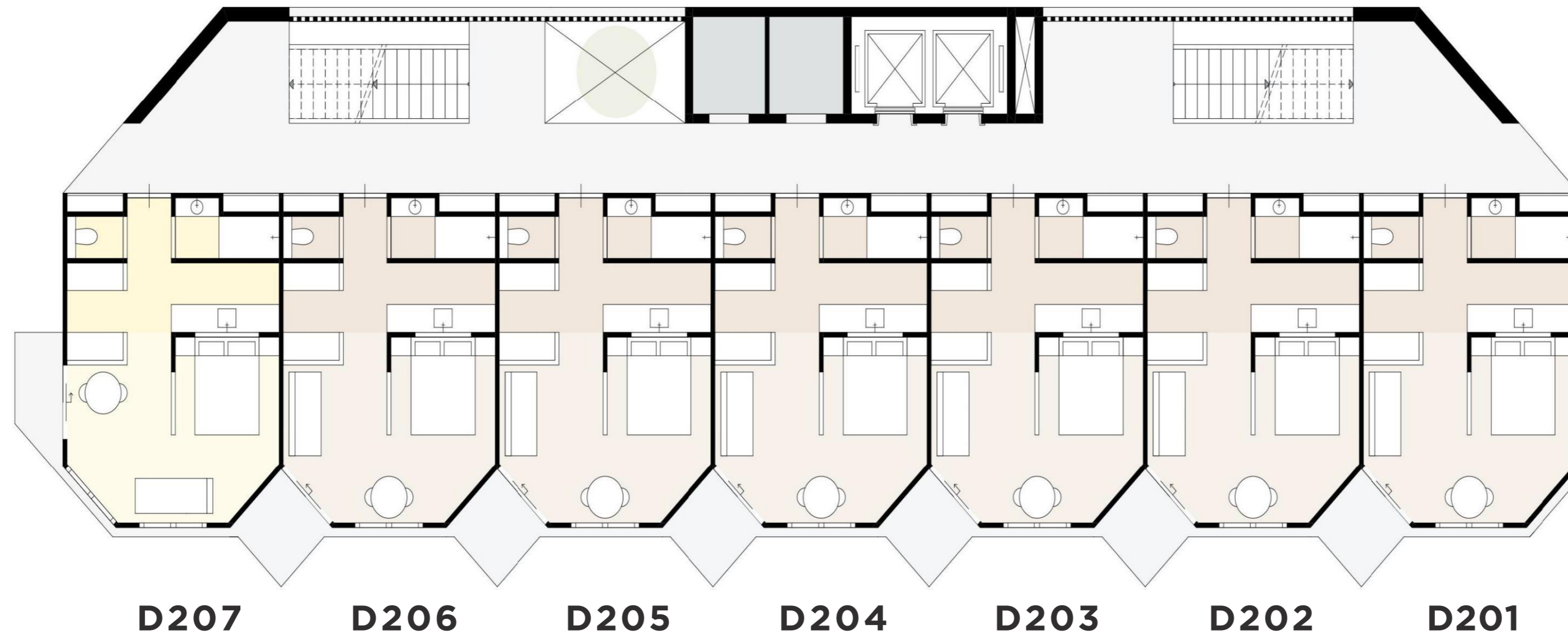
D103

D102

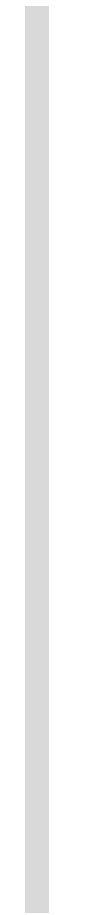
D101

42



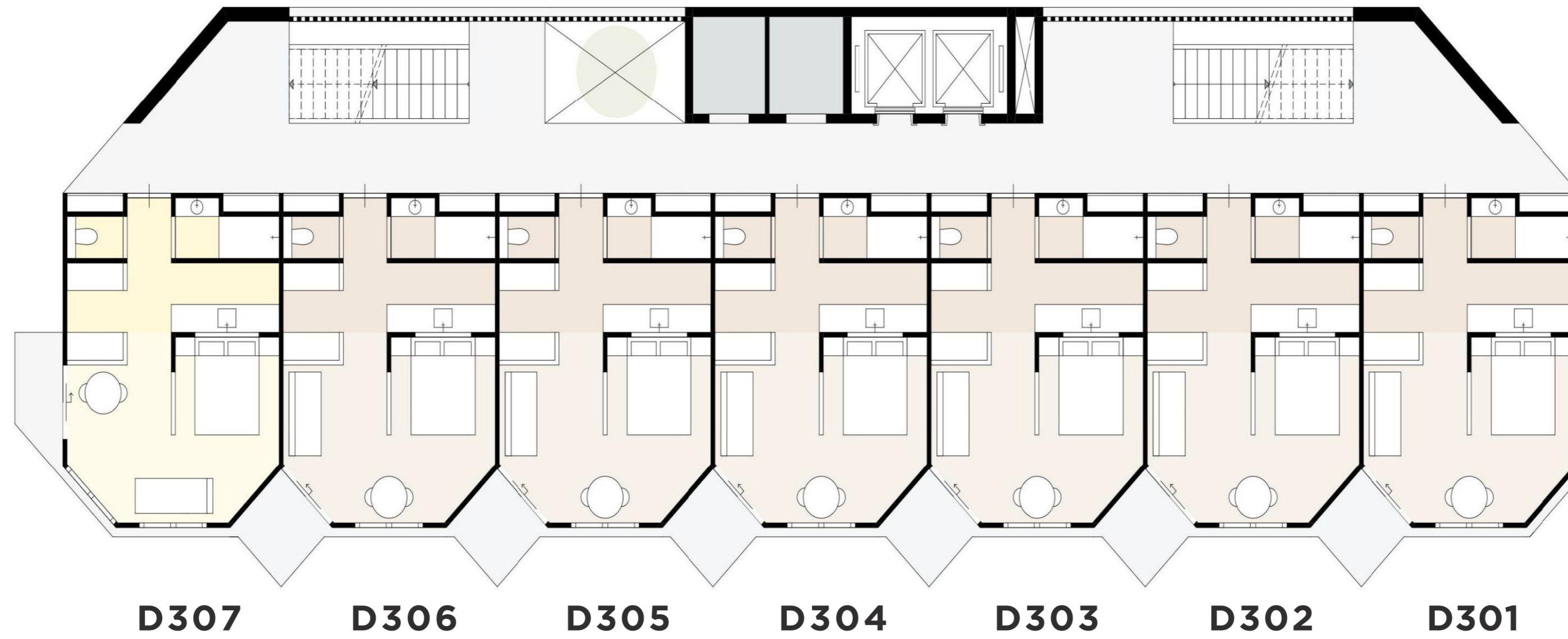


**D**  
BUILDING  
FLOOR 2

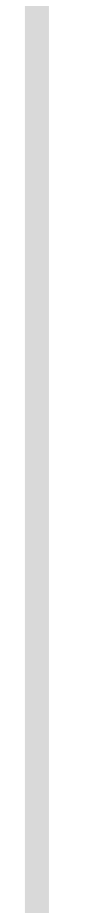


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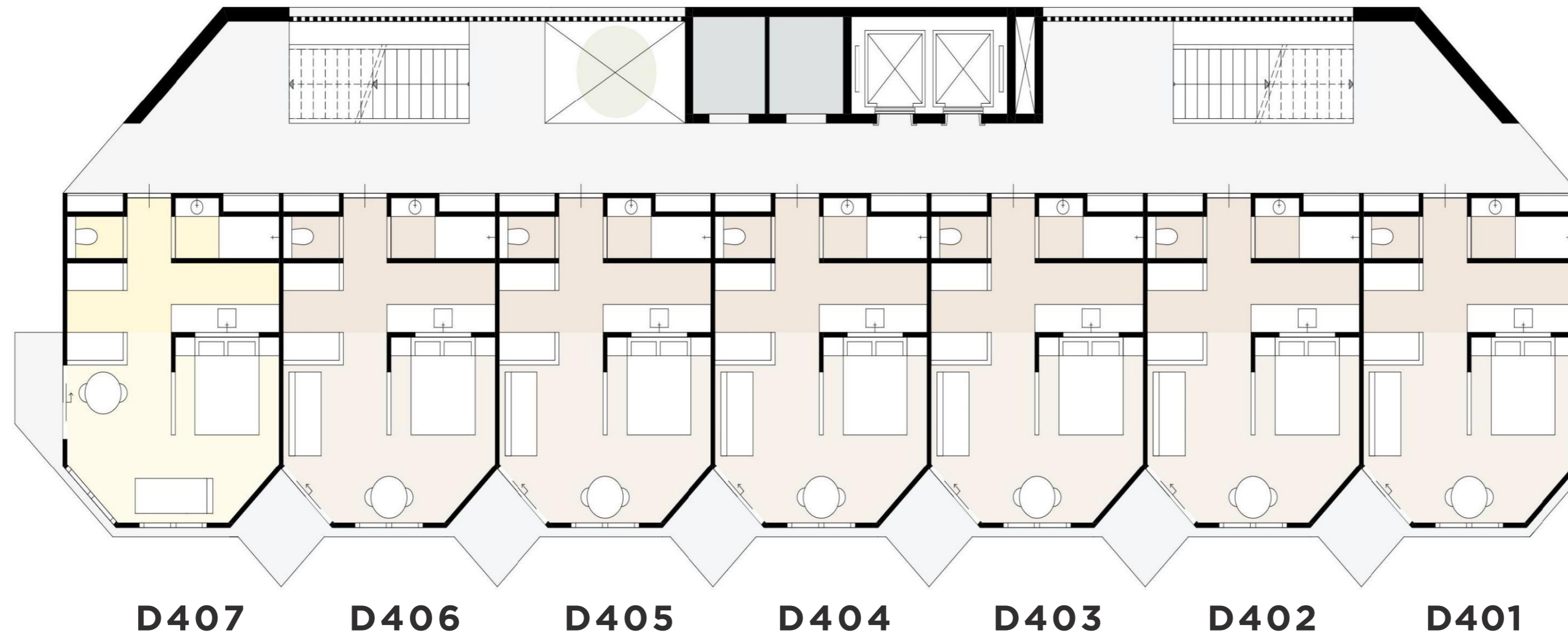


**D**  
BUILDING  
FLOOR 3

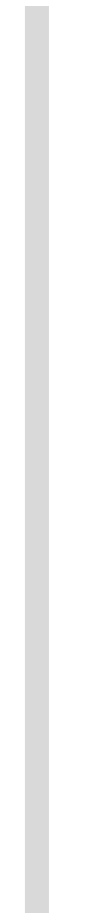


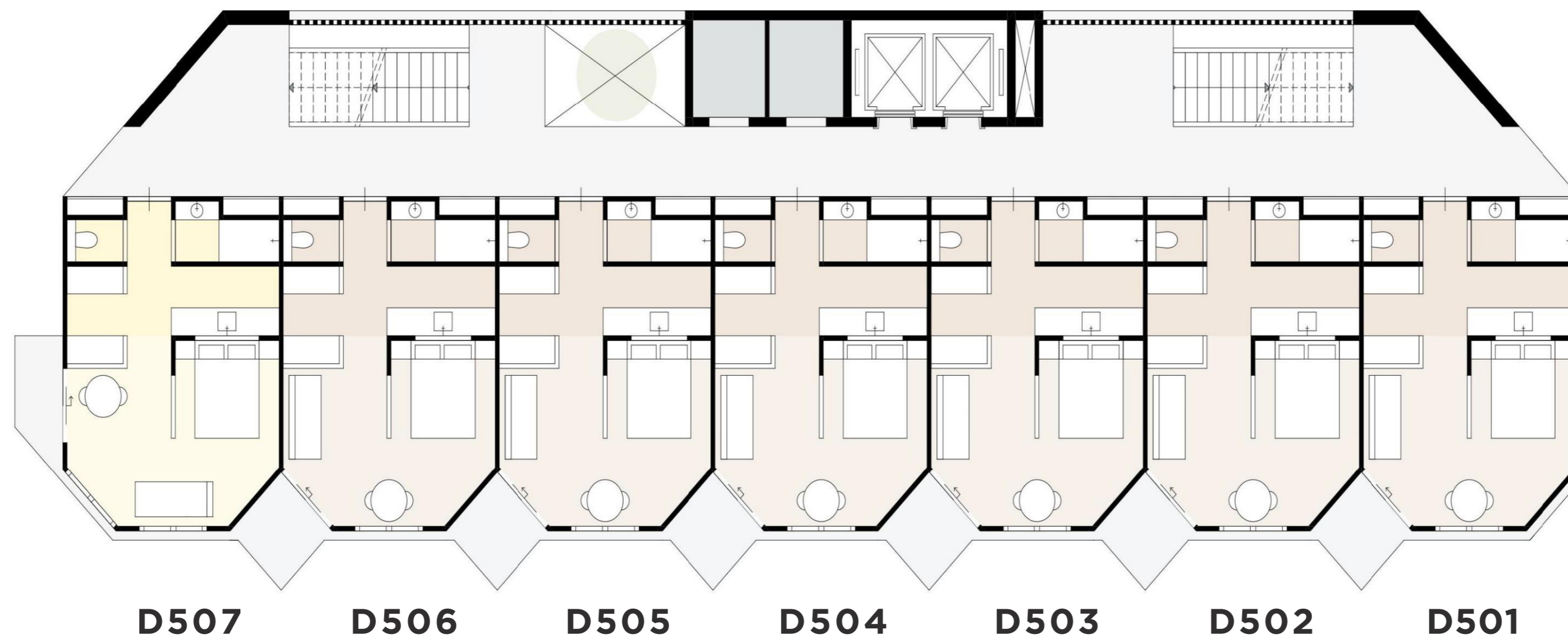
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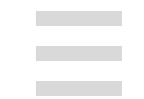
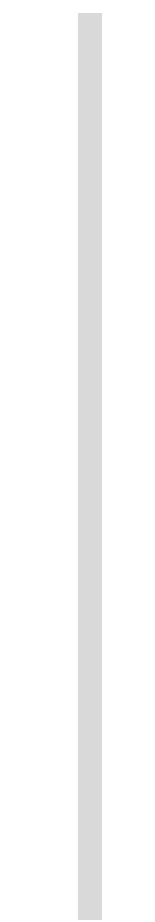


**D**  
BUILDING  
FLOOR 4





**D**  
BUILDING  
FLOOR 5



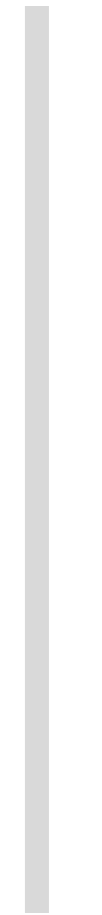
**E**  
BUILDING  
FLOOR 1



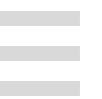
47



**E**  
BUILDING  
FLOOR 2

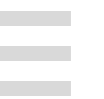


48

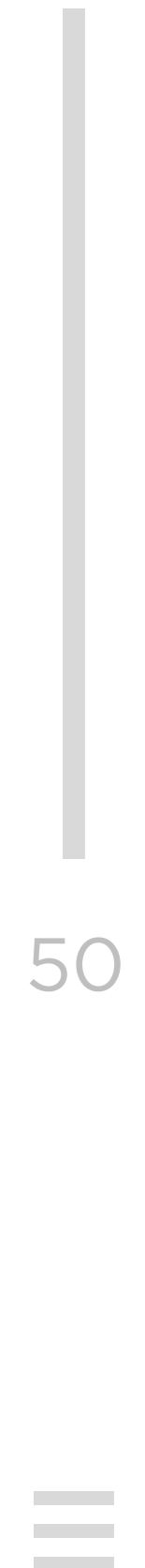




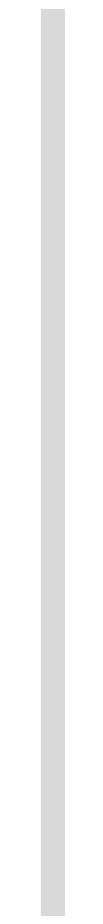
**E**  
BUILDING  
FLOOR 3



**E**  
BUILDING  
FLOOR 4

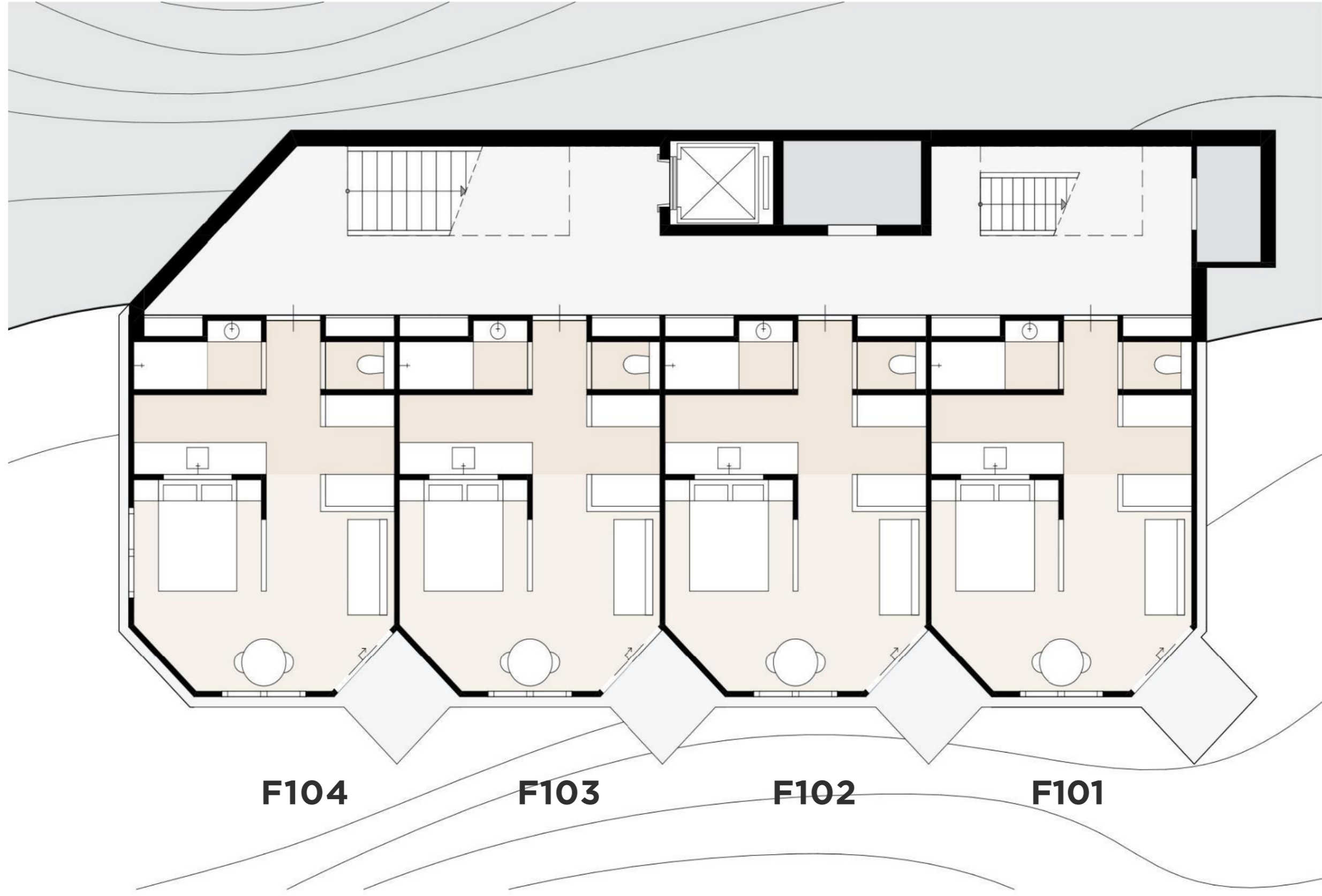


**E**  
BUILDING  
FLOOR 5



51





**F**  
BUILDING  
FLOOR 1

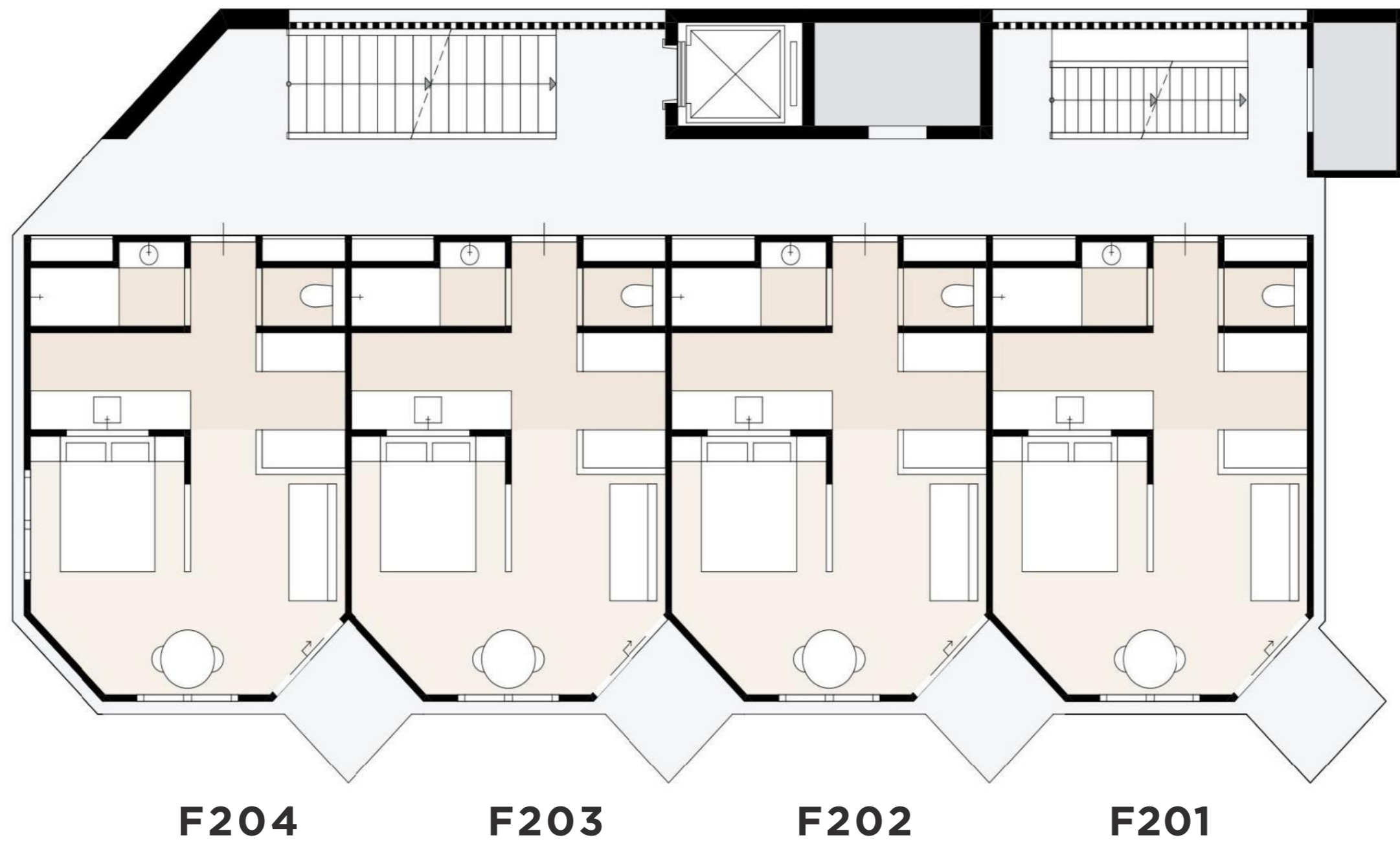
F104

F103

F102

F101



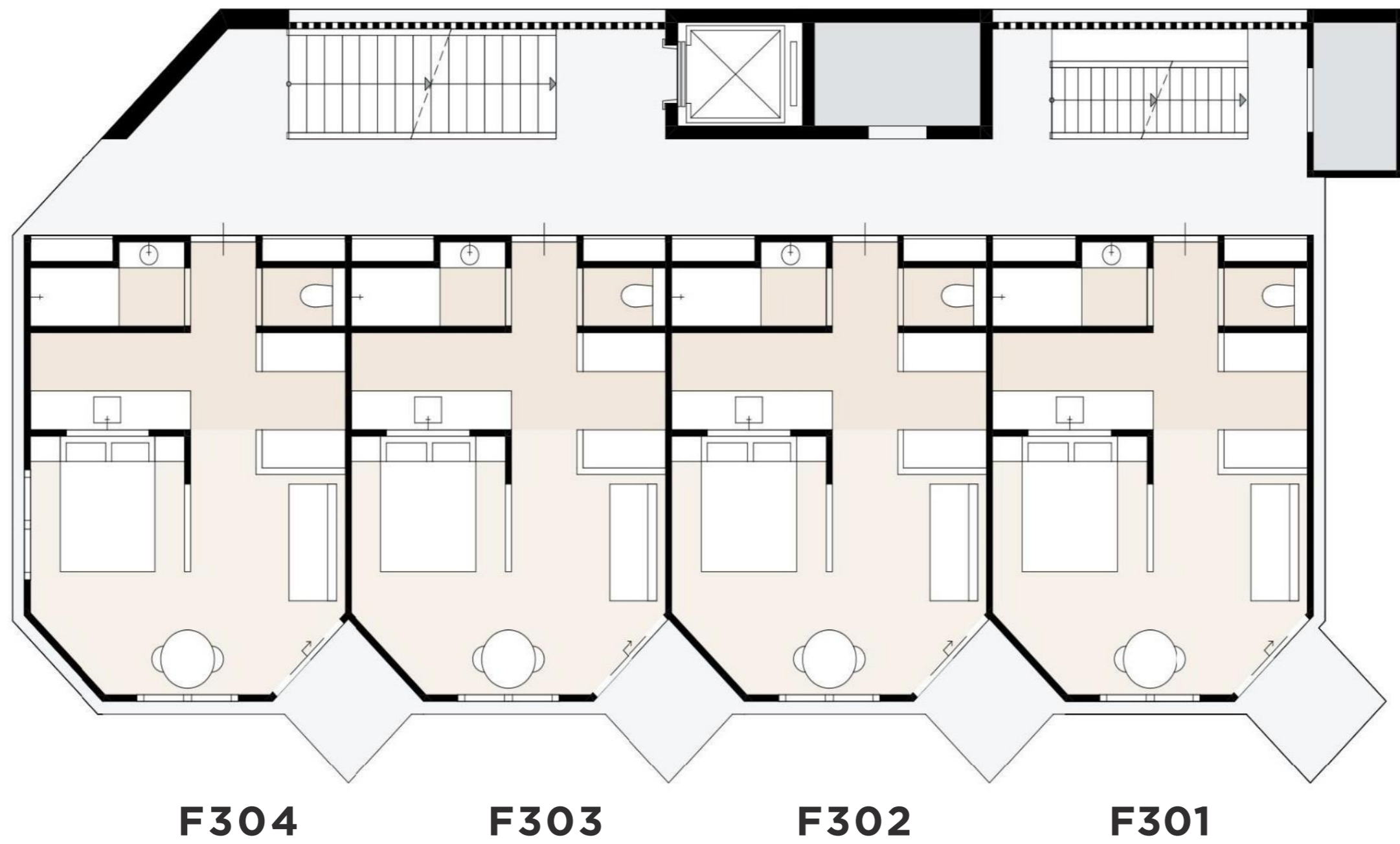


**F**  
BUILDING  
FLOOR 2



53





F304

F303

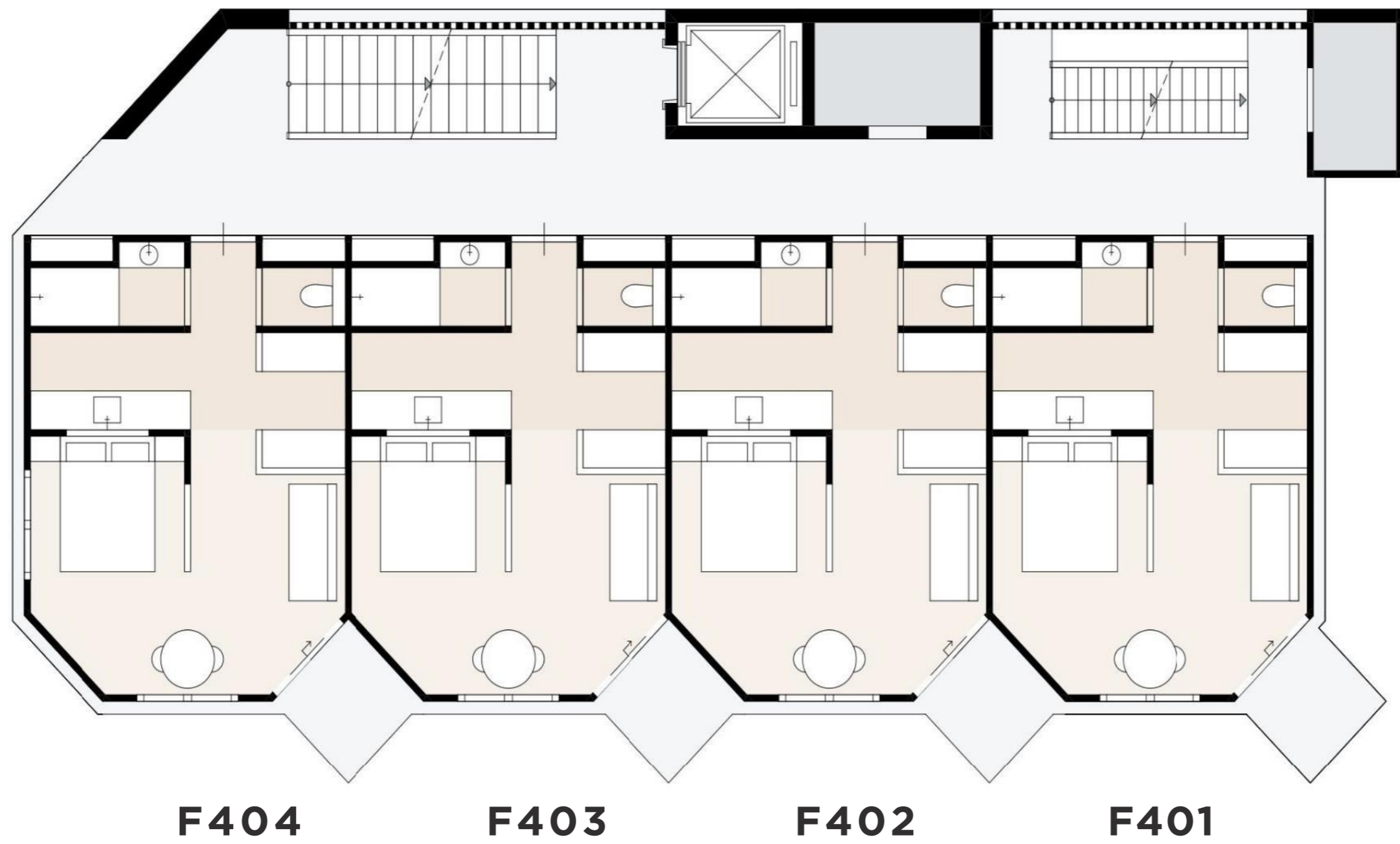
F302

F301

**F**  
BUILDING  
FLOOR 3

54



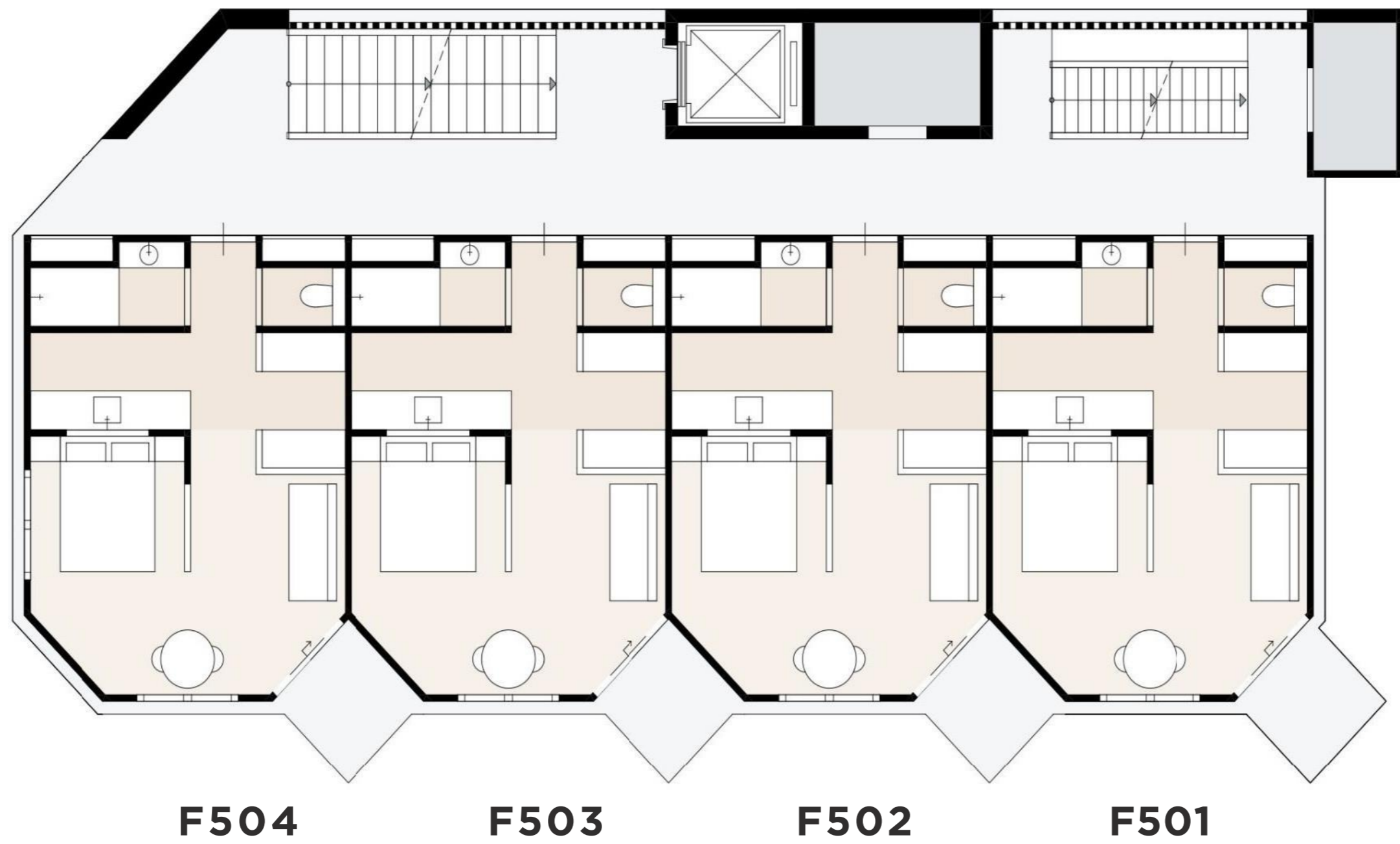


**F**  
BUILDING  
FLOOR 4



55





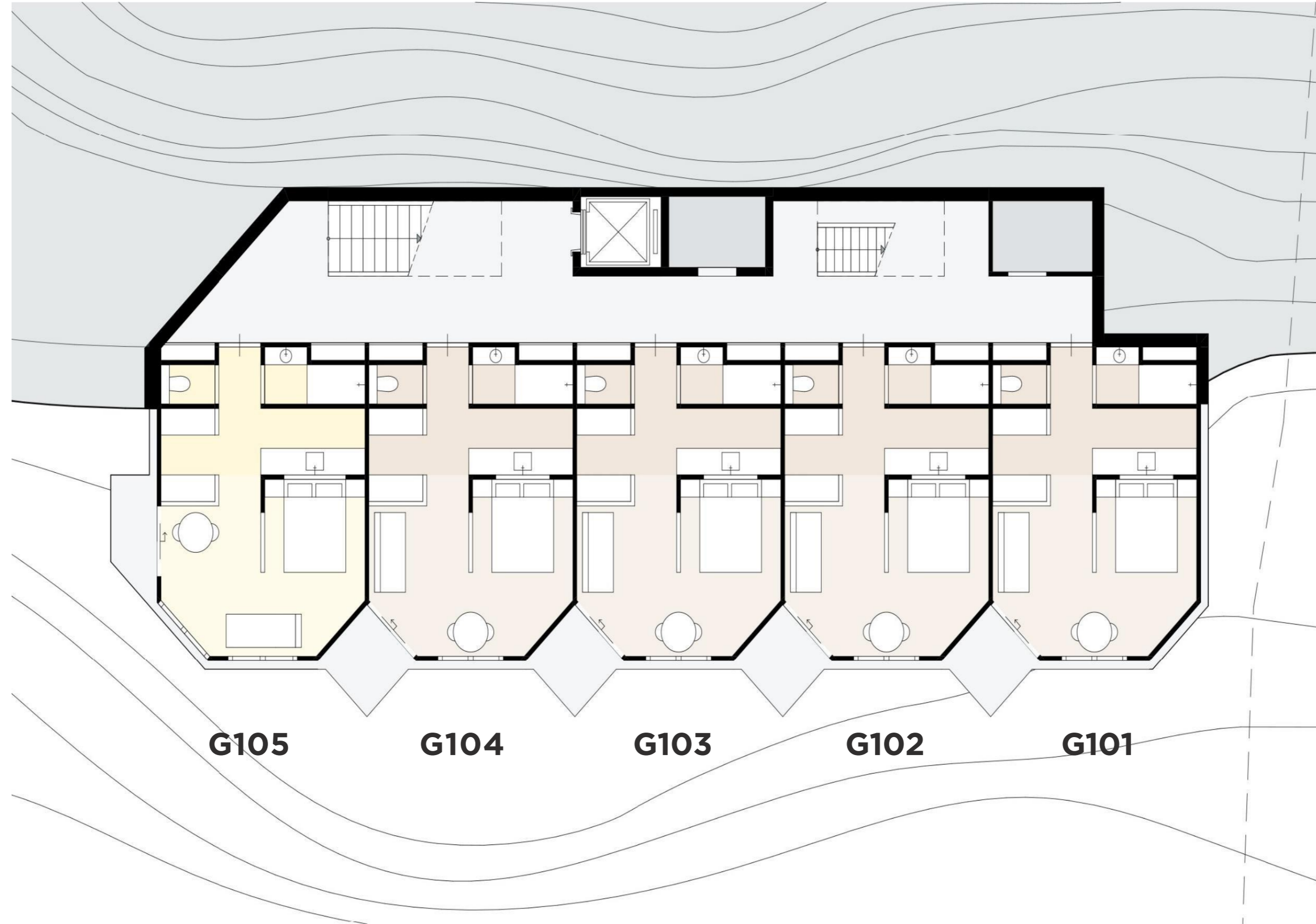
**F**  
BUILDING  
FLOOR 5



56





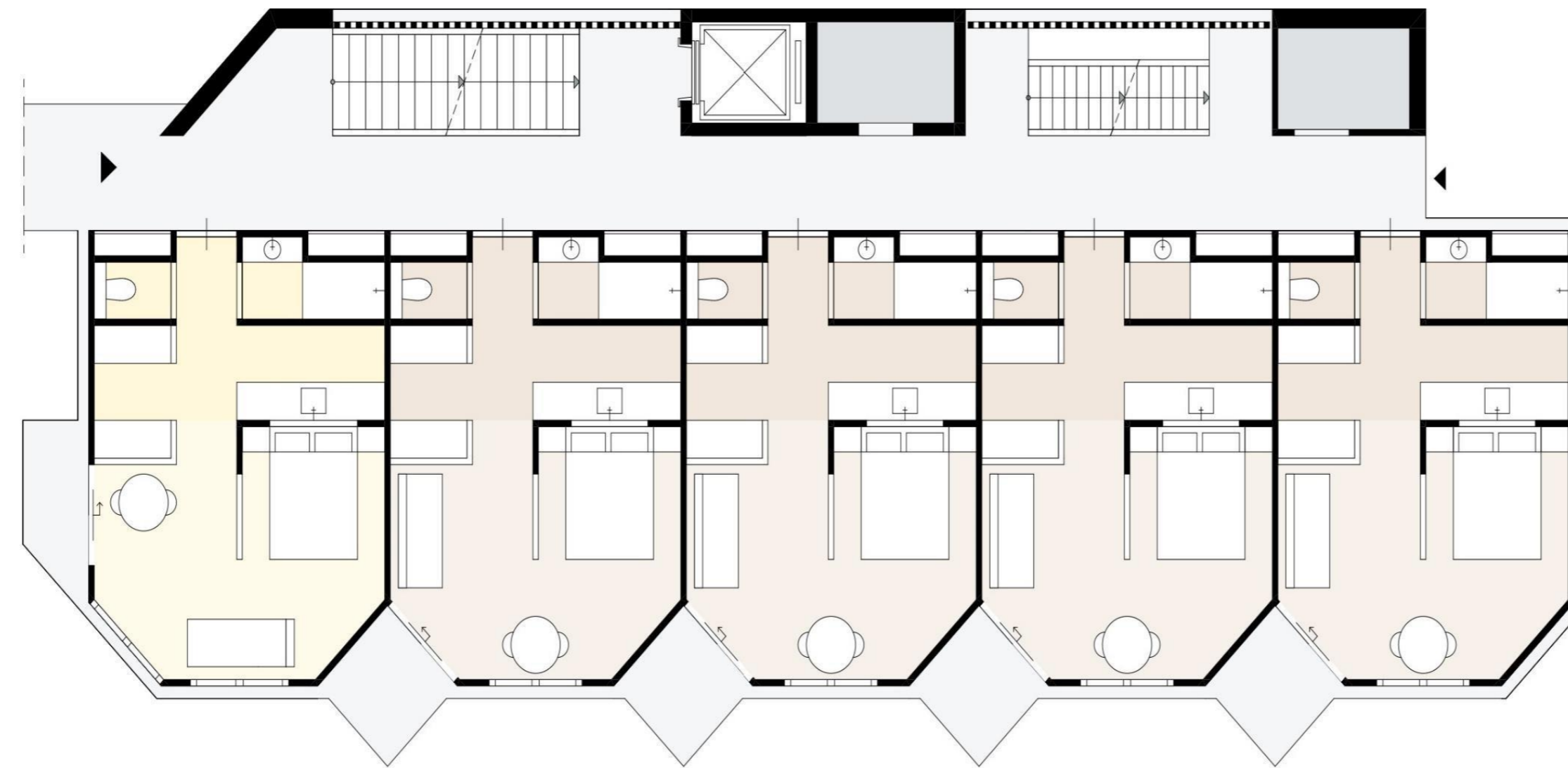


**G**  
BUILDING  
FLOOR 1



57





**G205**

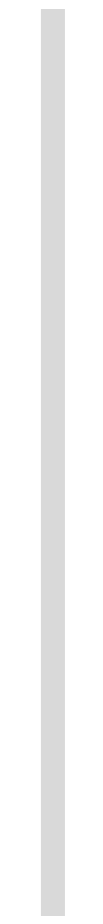
**G204**

**G203**

**G202**

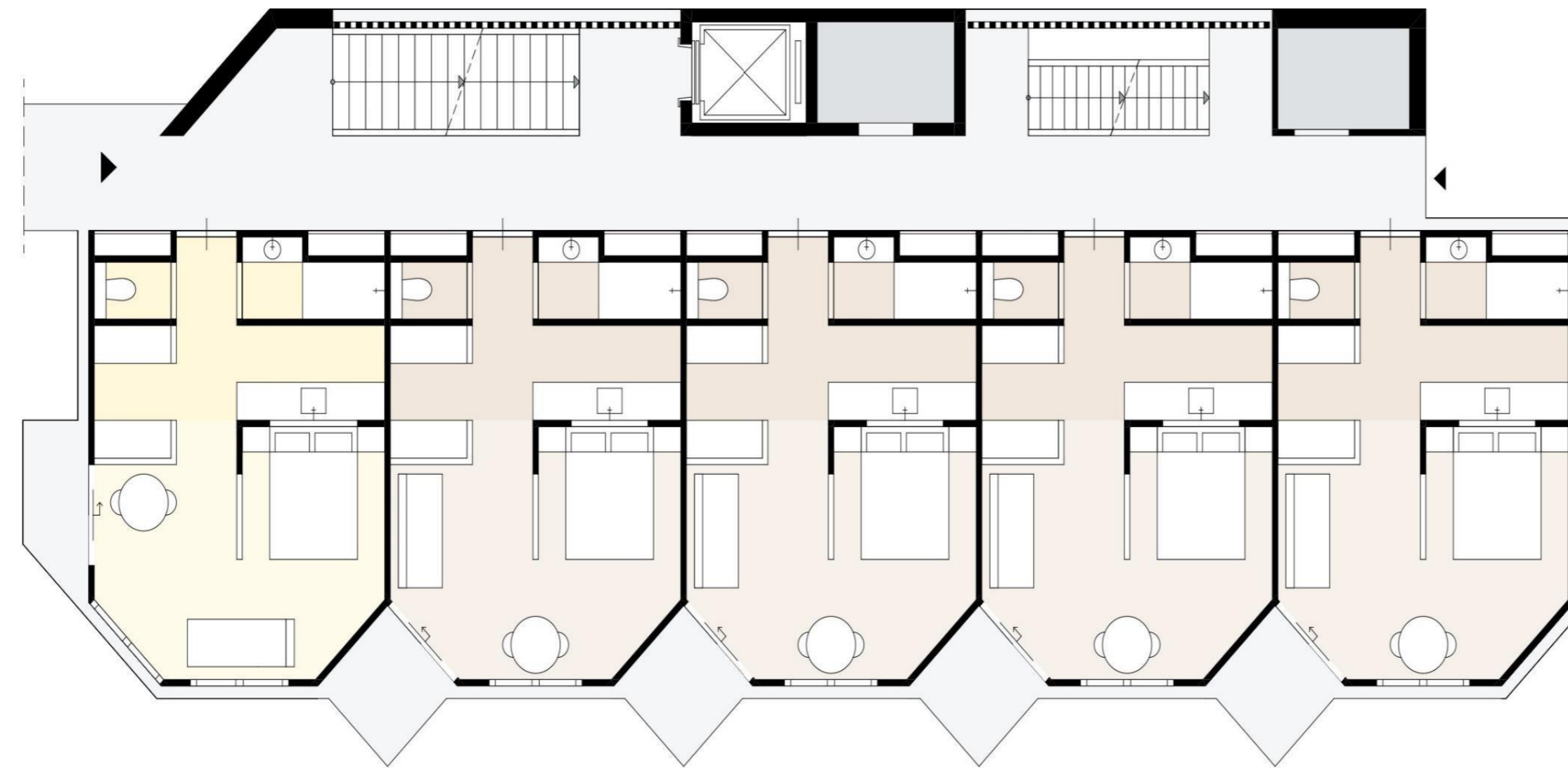
**G201**

**G**  
BUILDING  
FLOOR 2



58





**G305**

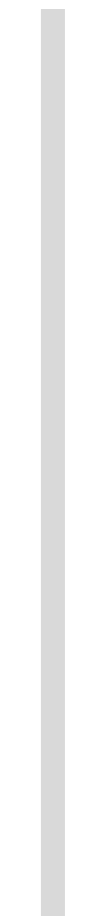
**G304**

**G303**

**G302**

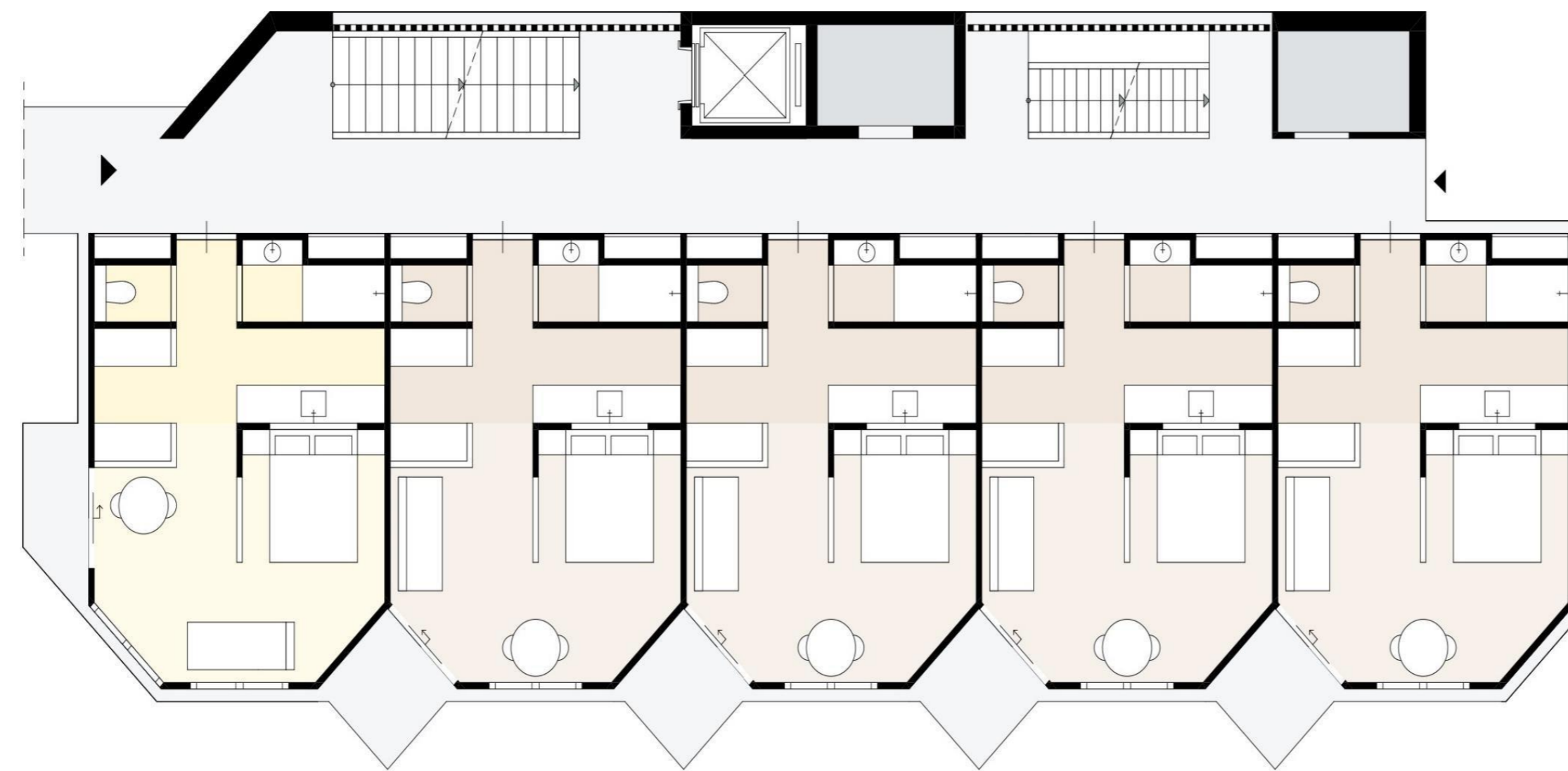
**G301**

**G**  
BUILDING  
FLOOR 3



59





**G405**

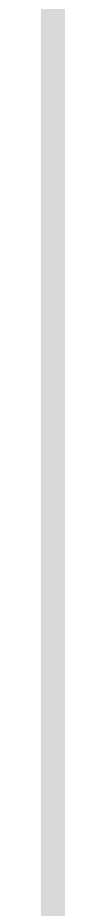
**G404**

**G403**

**G402**

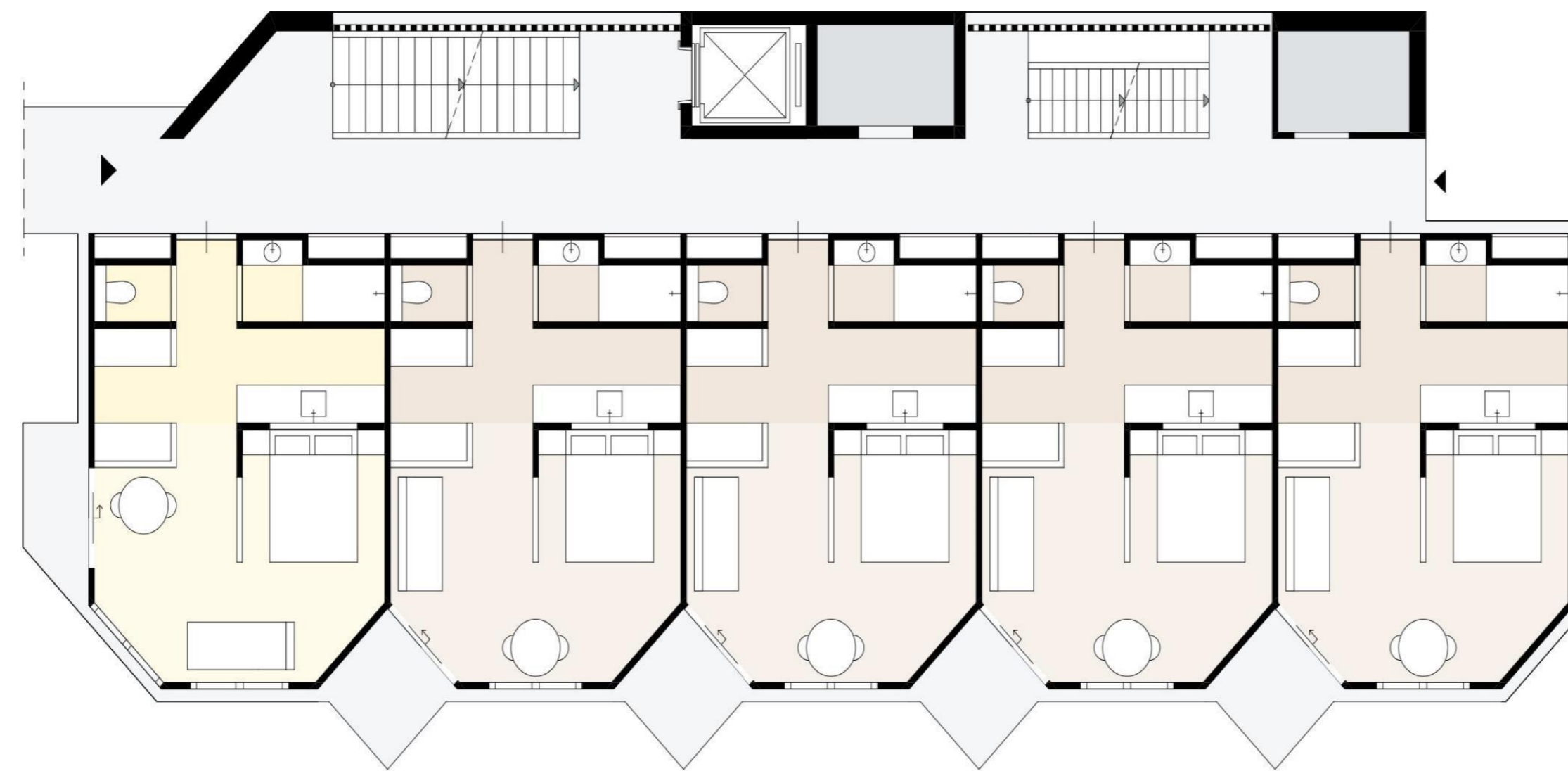
**G401**

**G**  
BUILDING  
FLOOR 4



60





G505

G504

G503

G502

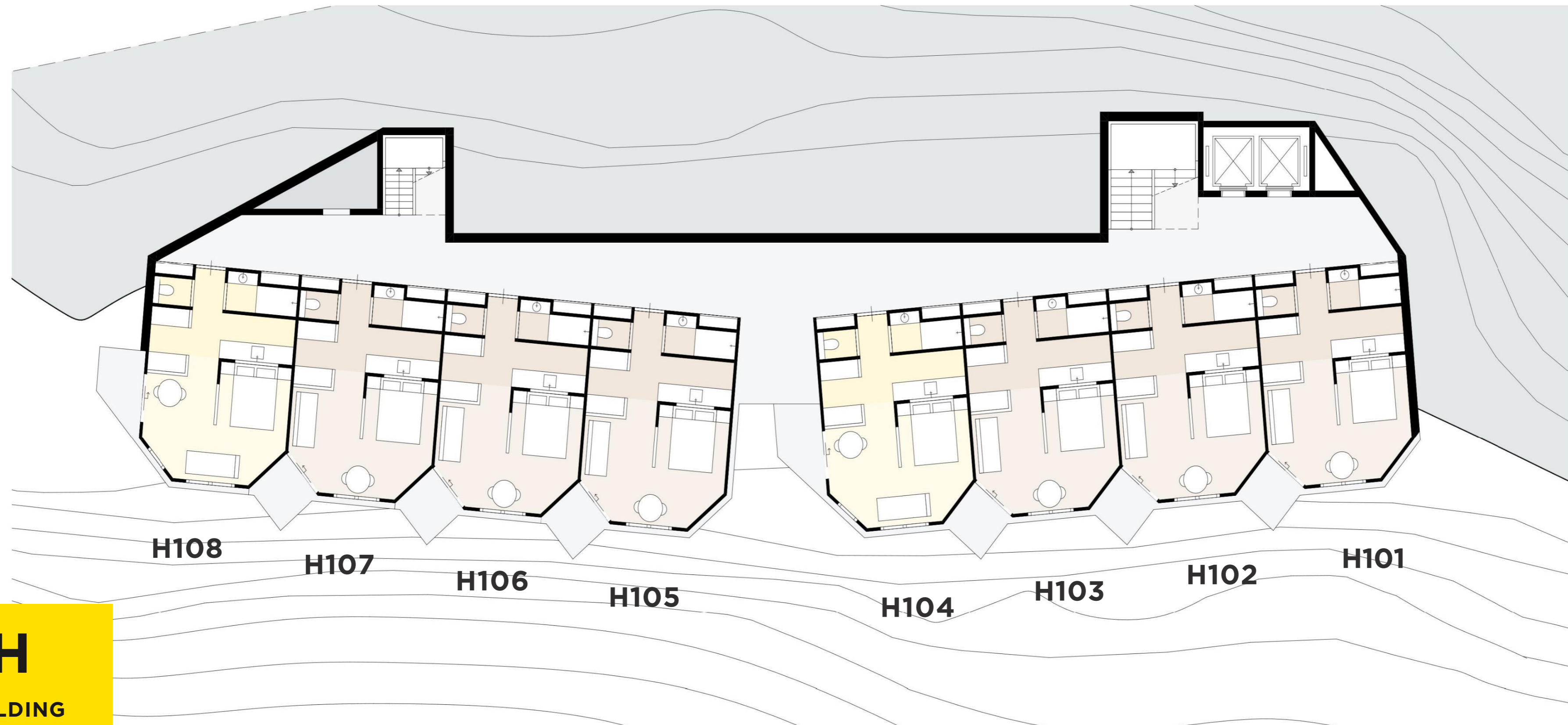
G501

**G**  
BUILDING  
FLOOR 5



61





**H**  
BUILDING  
FLOOR 1



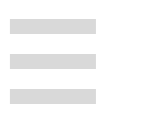
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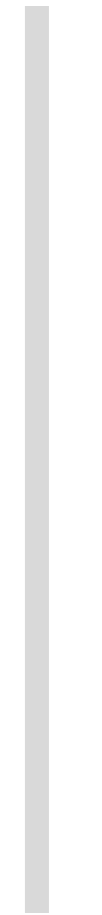
**H**  
BUILDING  
FLOOR 2

63





**H**  
BUILDING  
FLOOR 3



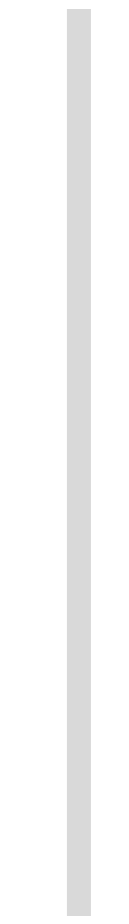
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**H**  
BUILDING  
FLOOR 4



65





**H**  
BUILDING  
FLOOR 5



66

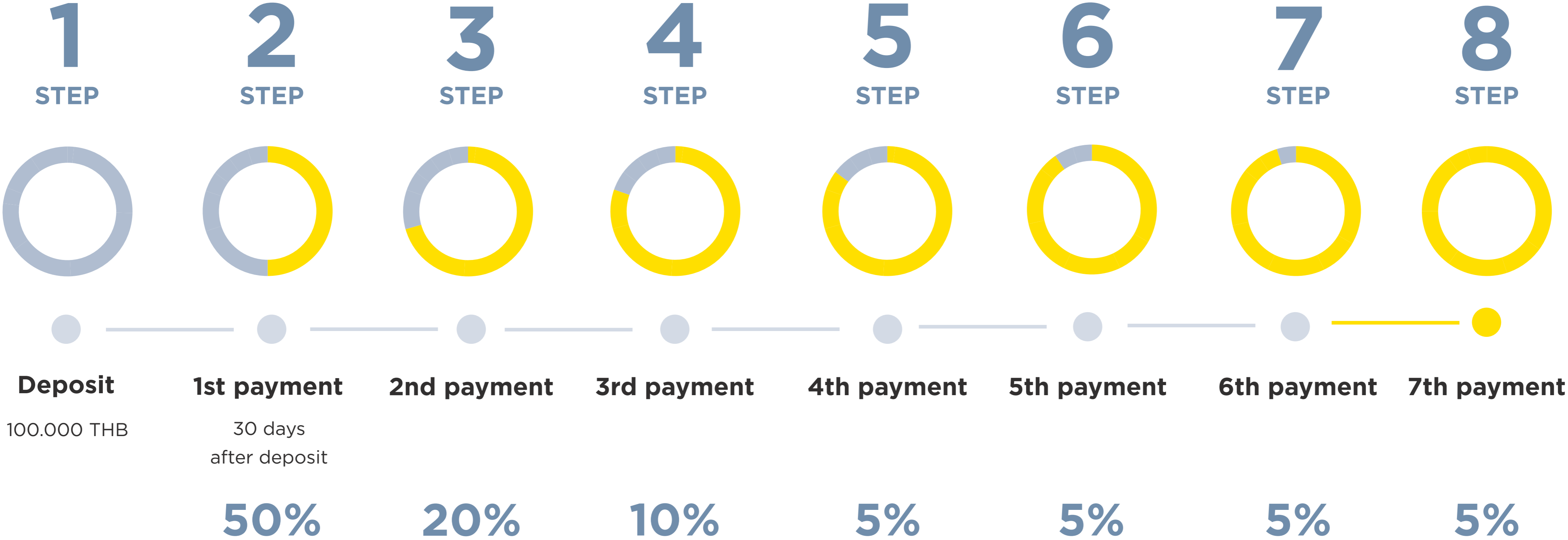


# Financial aspect

- Phenomenon. Sea view condominium in Kata area









# Purchase conditions and payment schedule



# Additional expenses



|   |   |   |
|---|---|---|
|  <p><b>60 THB   SQ.M</b></p> <p>Service per month<br/>Annual payment</p>   |  <p><b>500 THB   SQ.M</b></p> <p>Capital Improvement Fund<br/>One-time payment</p>                           |  <p><b>INCLUDED<br/>IN PRICE</b></p> <p>Furniture Package</p>  |
|  <p><b>1.25 %</b></p> <p>Leasehold registration<br/>One-time payment</p> |  <p><b>2.25 %</b></p> <p>Freehold registration<br/>Registration fee - 350.000 THB<br/>One-time payment</p> |  <p><b>15.000 THB</b></p> <p>Installation of water and<br/>electricity meters<br/>One-time payment</p> |





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EXCLUSIVE PRE-SALE

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