



South Condo

EXCLUSIVE VILLAS AND APARTMENTS PROJECT IN PHUKET

General characteristics of the project | Infrastructure | Location advantages | Available apartments



📍 RAWAI BEACH, PHUKET

Exclusive condominium 10 meters from the beach

5,420,000 - 17,230,000 THB

Apartments price



36,6 - 97,2 sq.m

Area



Q1 2026

Handover

The unique concept of the project makes it a focal point for the entire Rawai area. Properties here have high rental potential regardless of the season. There are 35 premium villas and 2 condominiums in the complex.

Fixed income 7% p.a. for 5 years for studios. Accrues 30 days after full payment. Personal use: 15 / 30 days high season / low season.

Rental Pool program for the remaining units - 40% of the income to the investor, 60% - to the management company, from its share it covers all expenses. Projected income: 5-10% p.a. The income is after the handover.

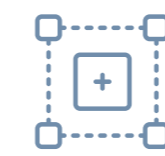
Installment for the construction period for the units without fixed income. Down payment is 35% (for low season, limited time).





📍 RAWAI BEACH, PHUKET

Exclusive condominium 10 meters from the beach



108 APARTMENTS

With premium designer furniture, decor and appliances



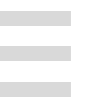
10 METRES FROM RAWAI BEACH

There are many bars and restaurants along the waterfront. Big Buddha is 30 minutes away



4500 SQ.M OF INFRASTRUCTURES

Shopping center, supermarket, sports complex and gym, 3 swimming pools with panoramic sea view, trampoline center, school and nursery school

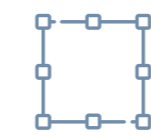






Rawai

Advantages of location



Phuket's largest district



Convenient transport accessibility



Located in the south of the island



Nayharn, Yanui, Ao San, Rawai Beaches



Popular with expats and winterers

5 KM

To Chalong Pier

40 KM

From the International Airport





Rawai

Advantages of location



Transfer services for residents of the complex



Free shuttle bus to Nai Harn Beach



Transfer to the neighbouring Bon Island





ADVANTAGES OF THE SOUTHERN RAWAI AREA OVER NORTHERN THALANG

1. Year-round rental demand

As Rawai is a neighborhood where both locals and expats live, but also tourists come for short-term rentals

2. High land cost

The cost of land in Rawai is 30-35% higher than, for example, in Bang Tao area

3. Fewer projects under construction

The number of projects under construction in Thalang area is 60, in Rawai - 10. Projects in Bang Tao are condominium complexes with large number of rooms; in Rawai - small, chamber projects

4. Land limitation

Total lack of large plots of land for development in Rawai area

5. Transportation logistics

Availability of convenient and well thought-out transportation logistics in Rawai area. The rate of construction of new projects far outpaces the rate of new road construction in Thalang





ADVANTAGES OF THE SOUTHERN RAWAI AREA OVER NORTHERN THALANG

6. Developed amenities

Availability of all the infrastructure for living and leisure on Rawai and the lack, at the moment, in Thalang area

7. Near kindergartens, schools, hospitals

Kindergartens, schools, hospitals are within walking distance or close proximity in Rawai. From Thalang district, these facilities can only be reached by transportation

8. High level of comfort and service

Rawai area and its projects are evolving towards a higher level of comfort and service. Thalang (particularly Bang Tao) is changing its original concept of exclusivity and moving into a more affordable segment

9. Affordable price of projects

Availability of unique projects at an affordable price in Rawai. A large number of similar projects in Thalang area

10. No tendency of overpricing

Due to the limited supply in the Rawai area, owners will have no need to dump prices





Sports complex

North condo

Villas

1

2

South condo

3

4

British pub

Shopping center

Rawai Beach





Lifestyle activities to explore



Shopping center: food supermarket and children's supermarket



Sports complex and gym



Hammam



3 shared pools with panoramic sea views



Private International School (Cambridge program)



Private kindergarten





Lifestyle activities to explore



Children's entertainment park and trampoline center



Professional Rejuvenation Clinic



Restaurants and a British pub



SPA and cosmetology



Underground parking





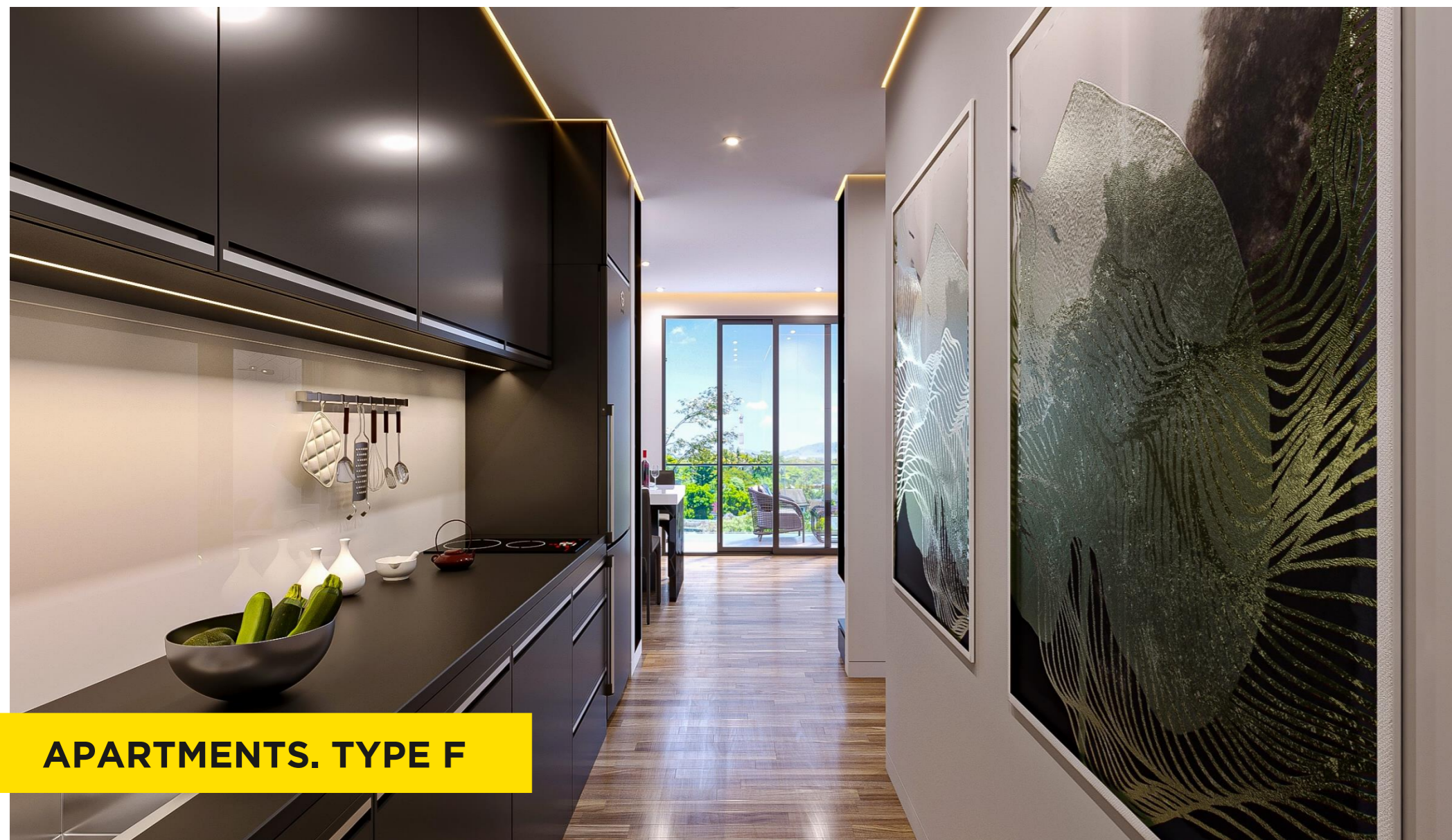
APARTMENTS. TYPE A





APARTMENTS. TYPE E





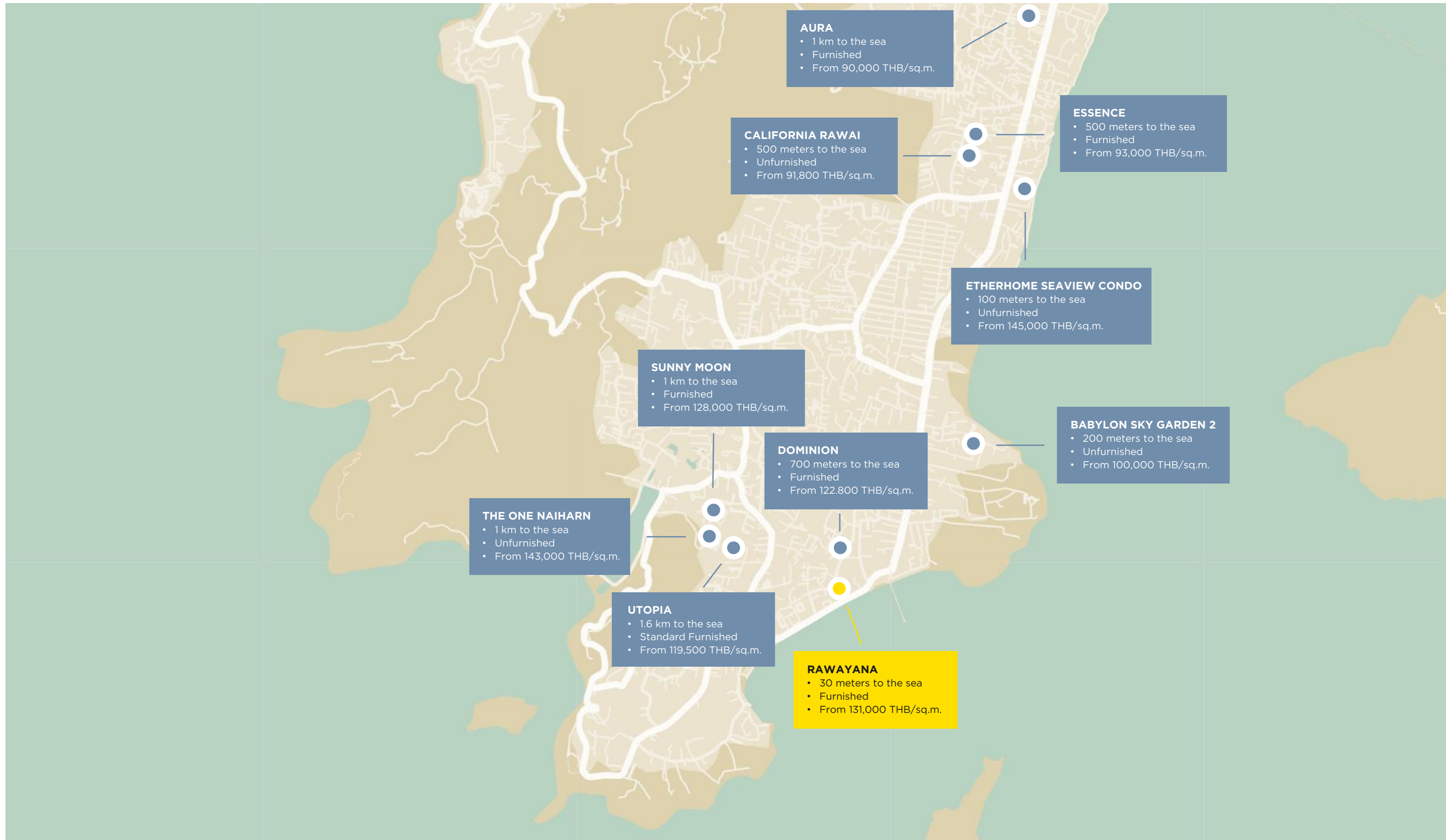
APARTMENTS. TYPE F



Competitive advantages

■ South condo





Floor plan

 South condo





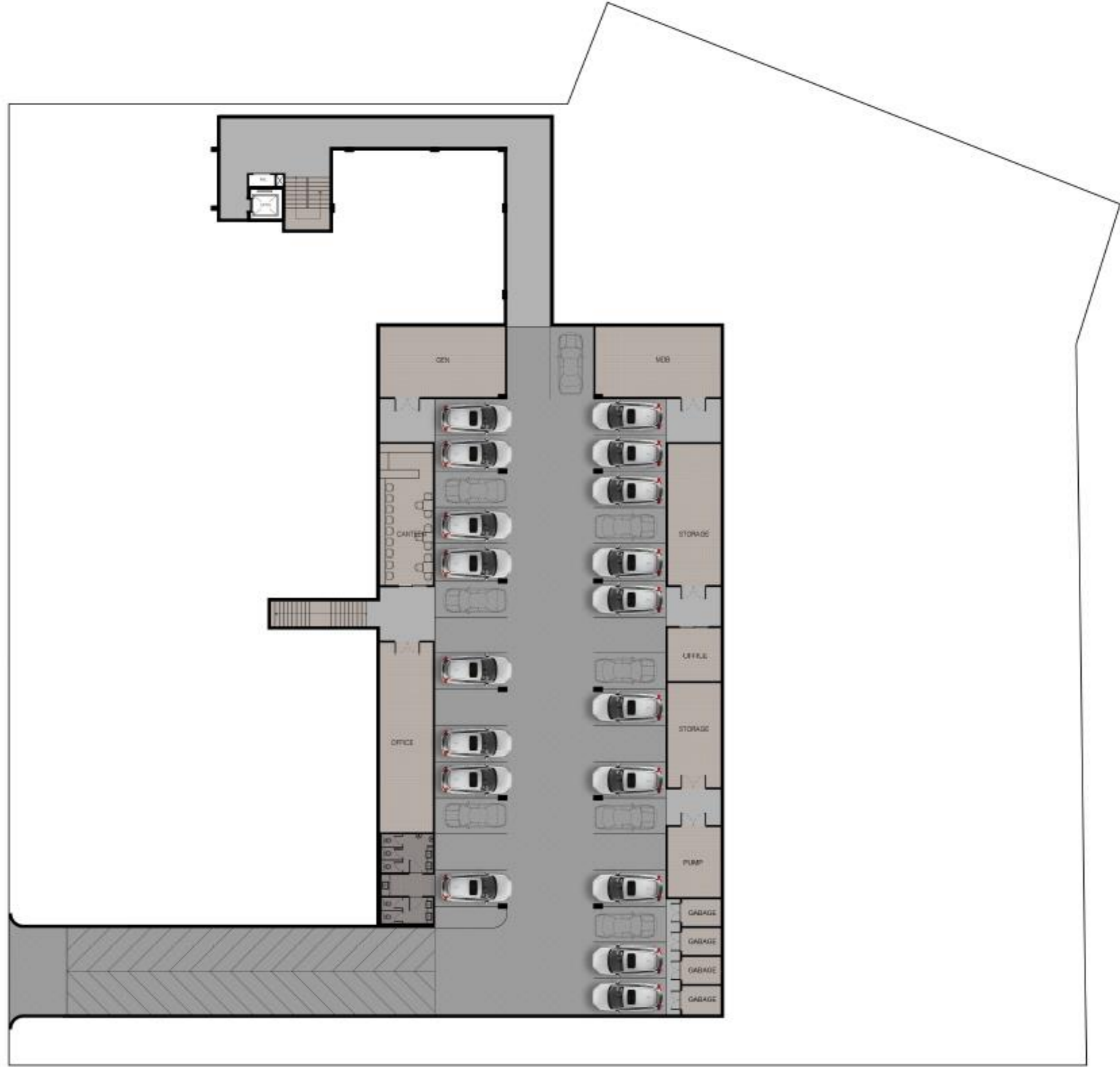
South condo

50 m. from coastline
Building height not over 10

50 m. from coastline
Building height not over 10



0
FLOOR



1 FLOOR

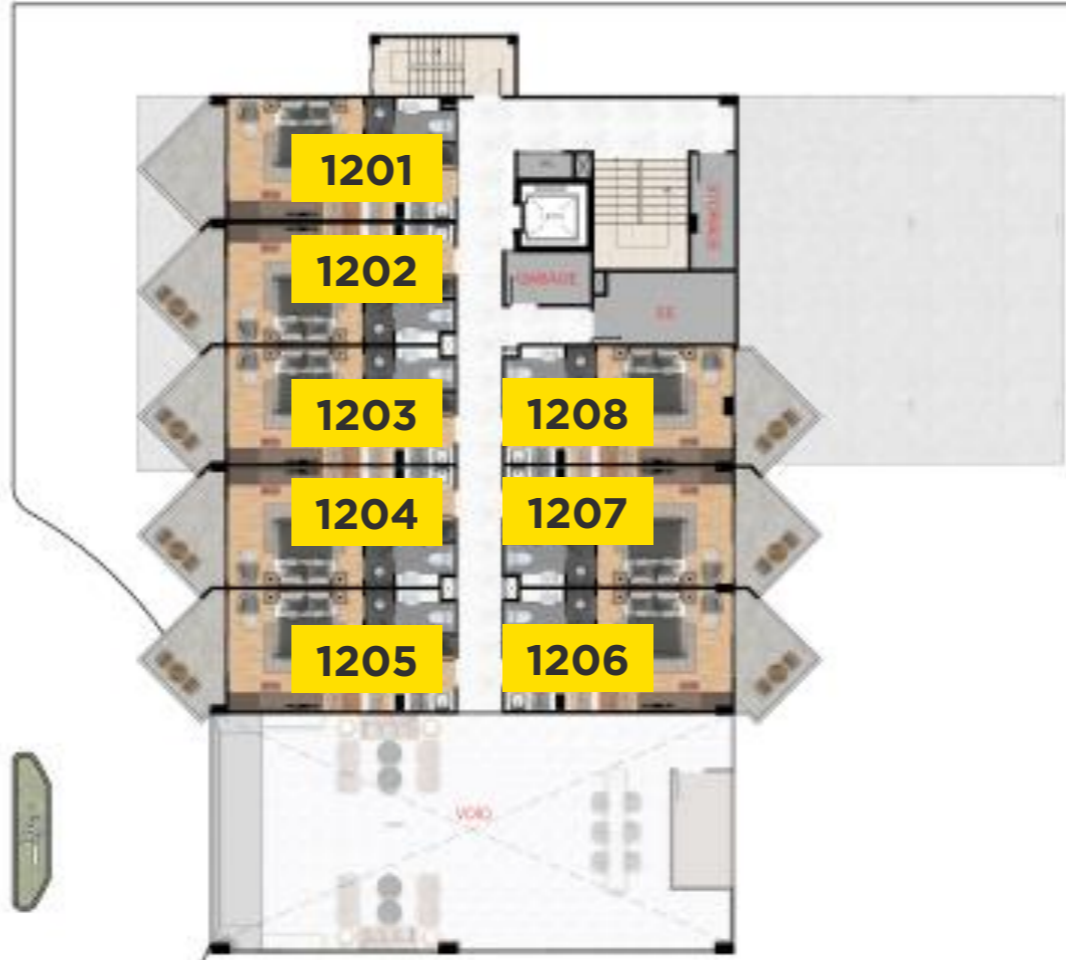


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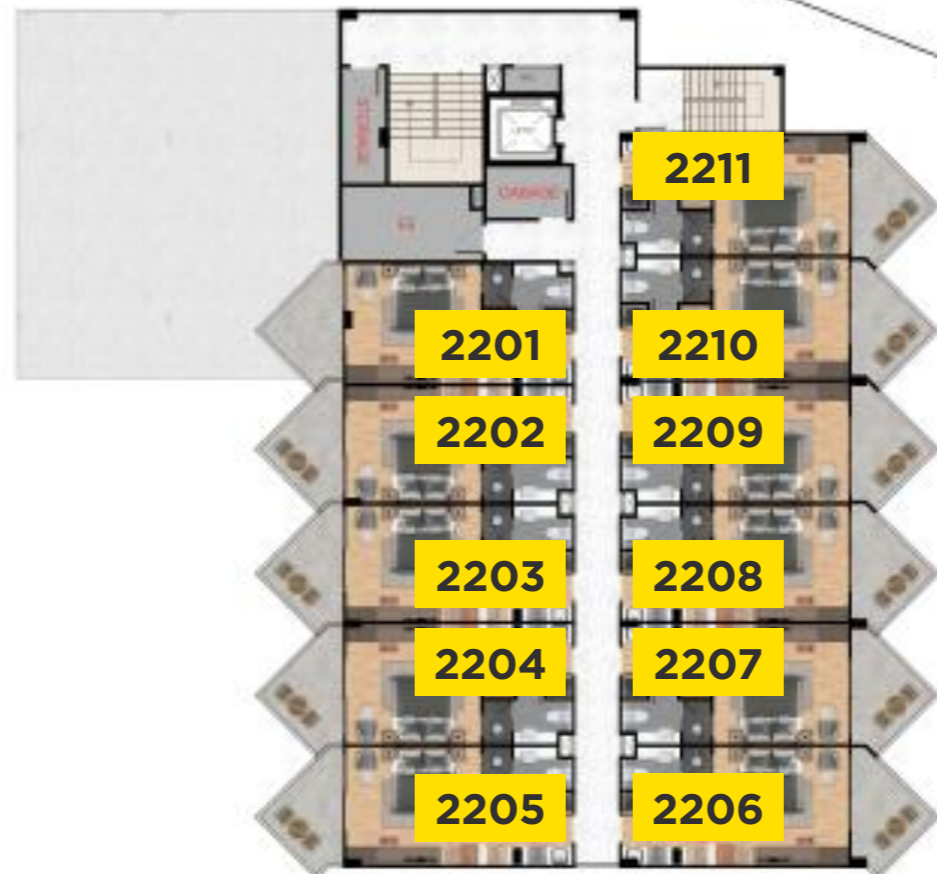


2 FLOOR

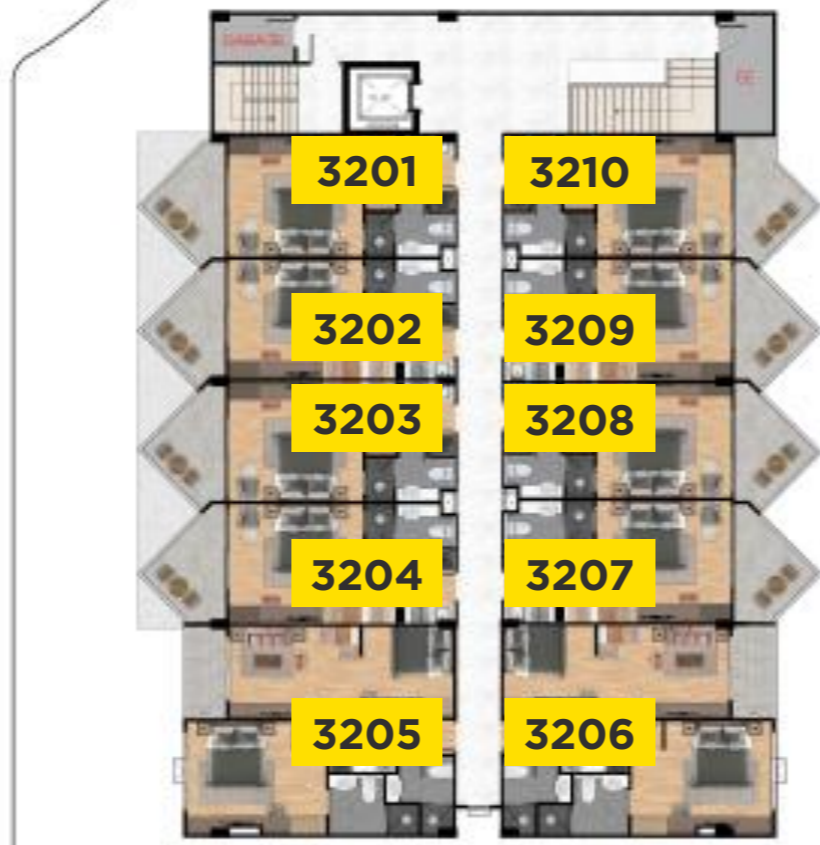
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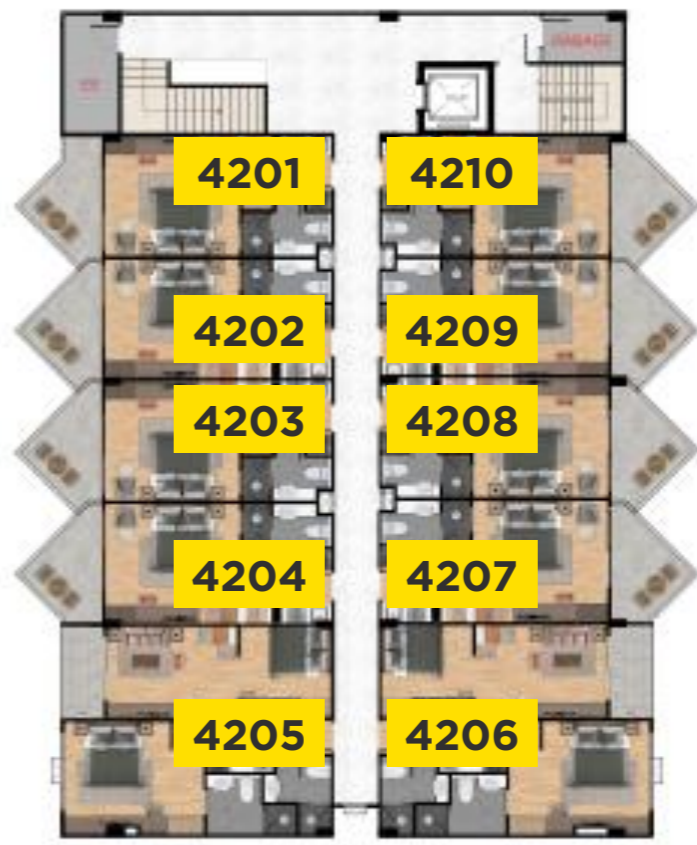
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3



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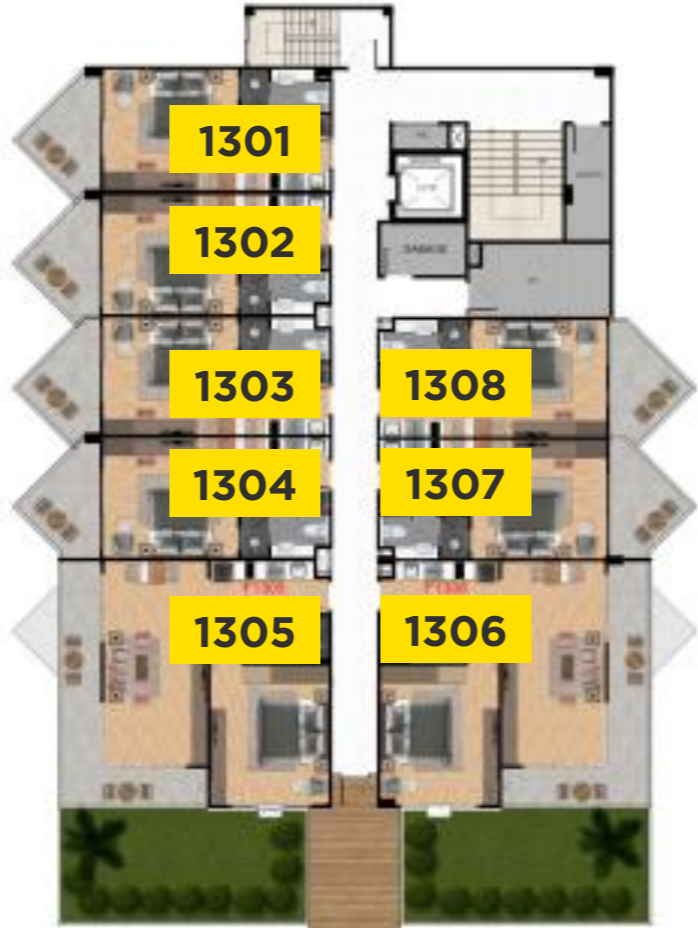


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3 FLOOR

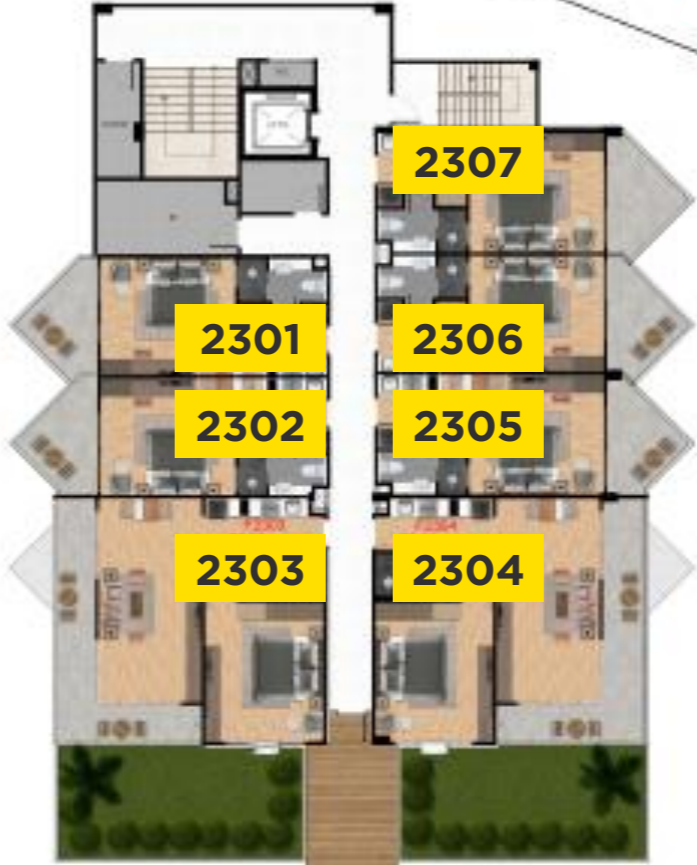
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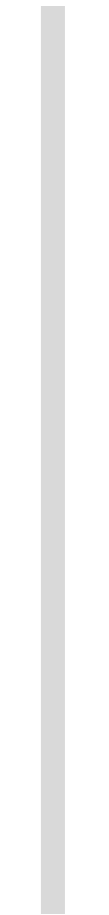
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2



4



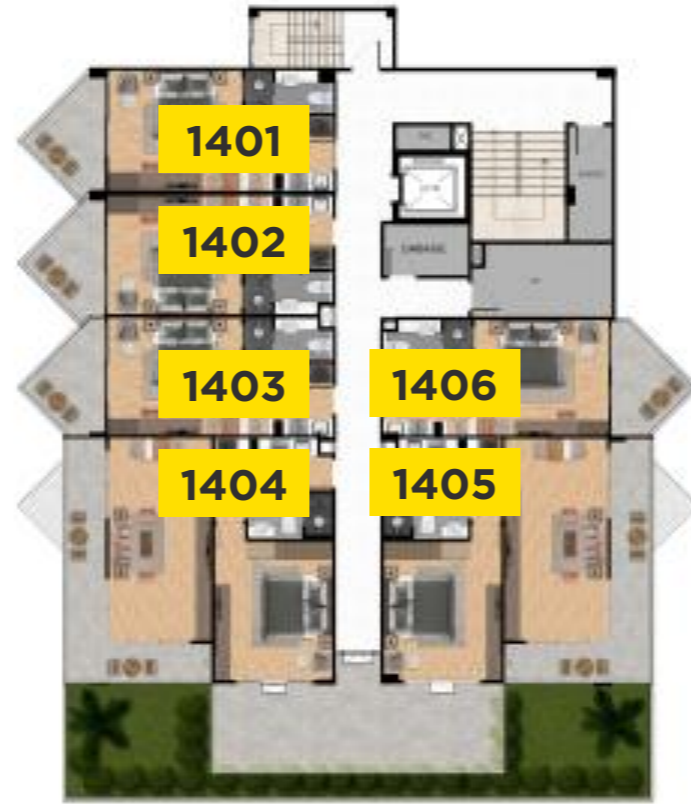
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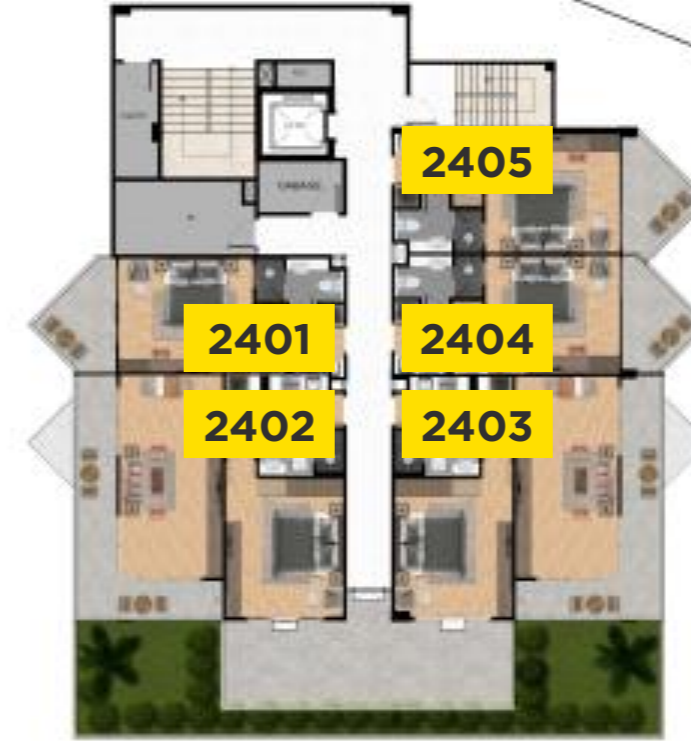
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FLOOR

1



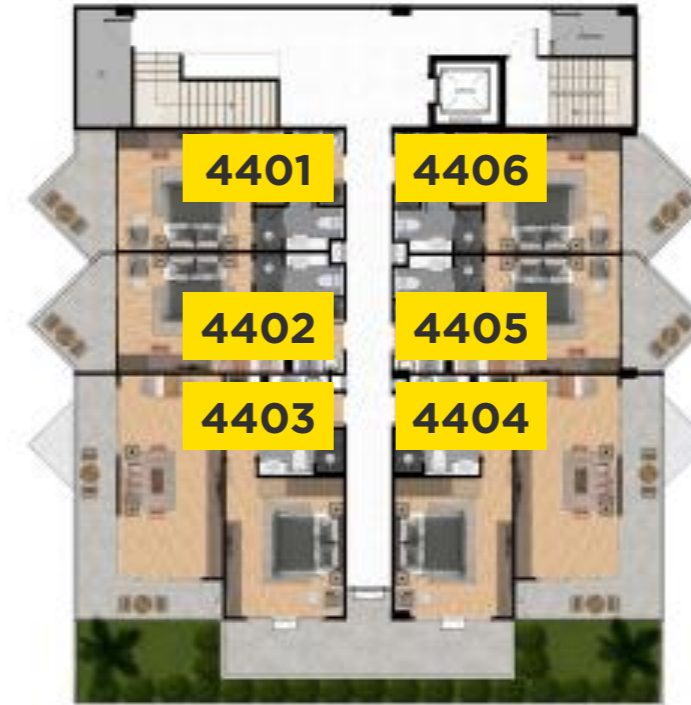
2



3



4



Available layouts

 South condo



Apartment Type E

100% payment only

5,420,000 THB

Starting price

37,6 sq.m

Total area

7% for 5 years

Fixed income



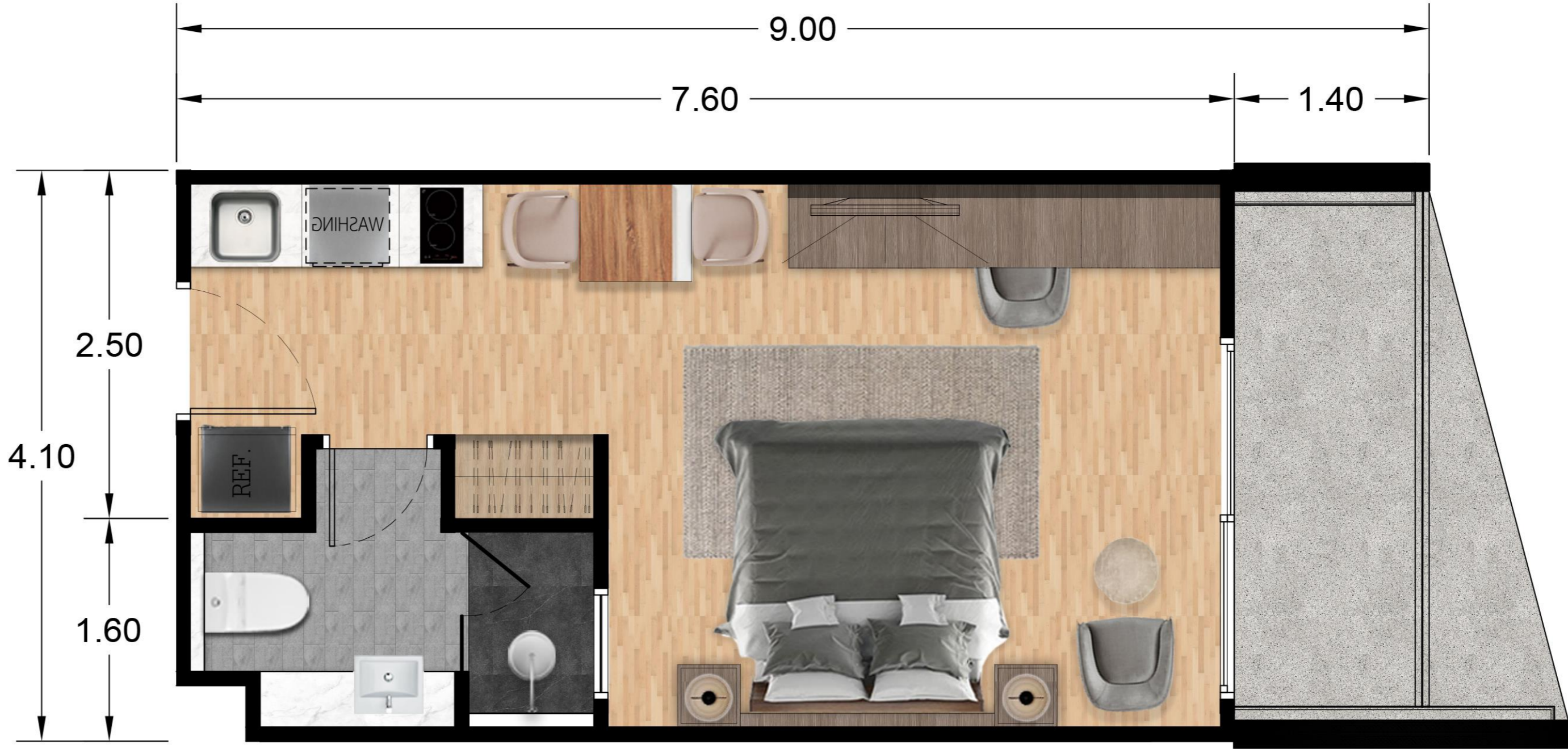
Studio

Bedrooms



1

Bathrooms



25



Apartment Type F

11,670,000 THB

Starting price

72,6 sq.m

Total area

1
Bedrooms

1
Bathrooms



Apartment Type D



9,320,000 THB

Starting price

62,4 sq.m

Total area



2
Bedrooms



2
Bathrooms



Apartment Type A1

SOLD OUT

12,025,800 THB

Starting price

71,2 SQ.M

Total area

2
Bedrooms

2
Bathrooms

Private access
to pool



28



Apartment Type C

17,230,000 THB

Starting price

97,2 SQ.M

Total area



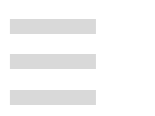
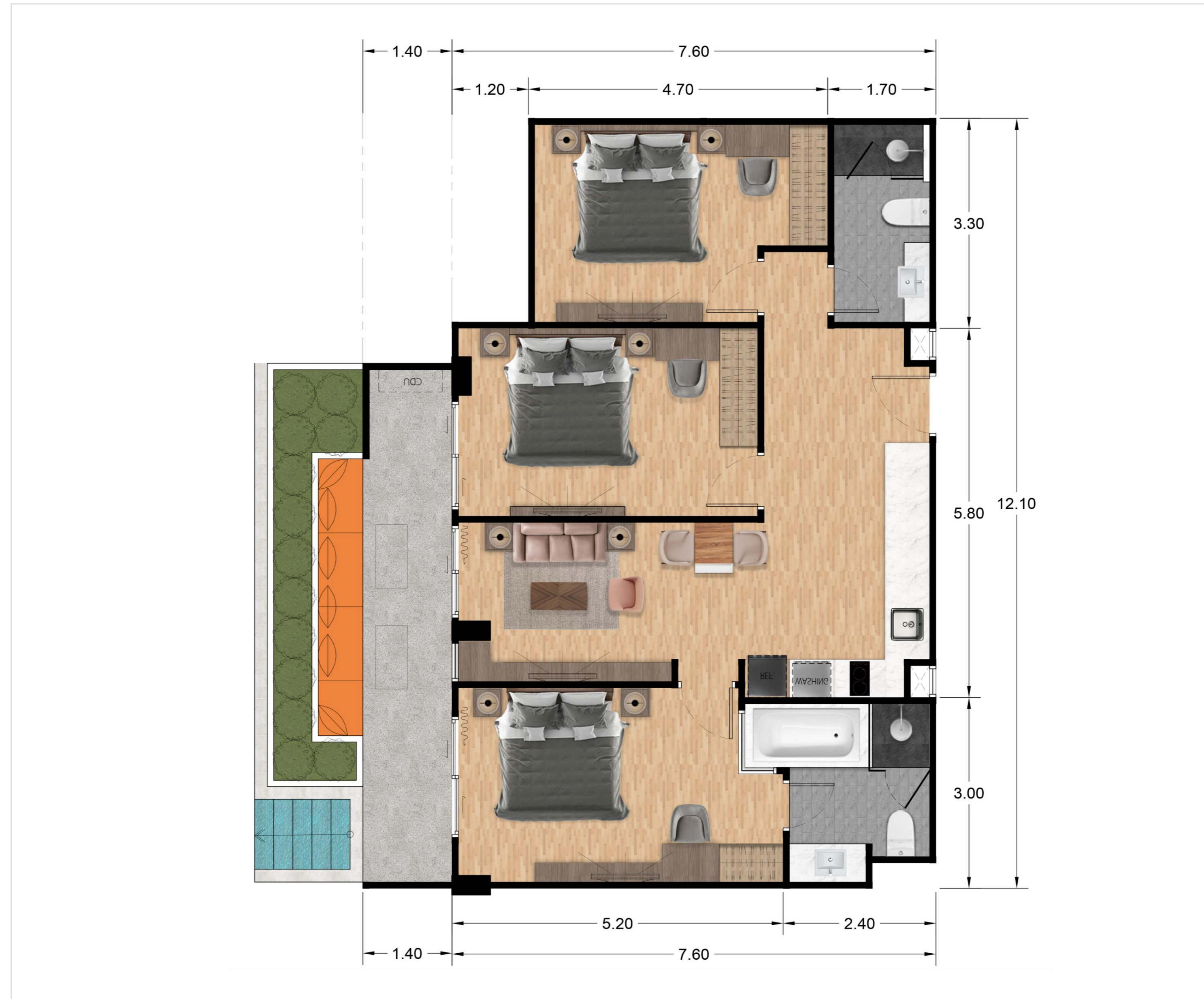
3
Bedrooms



2
Bathrooms



Private access
to pool



Apartment Type D

SOLD OUT

10,350,000 THB

Starting price

62,4 SQ.M

Total area



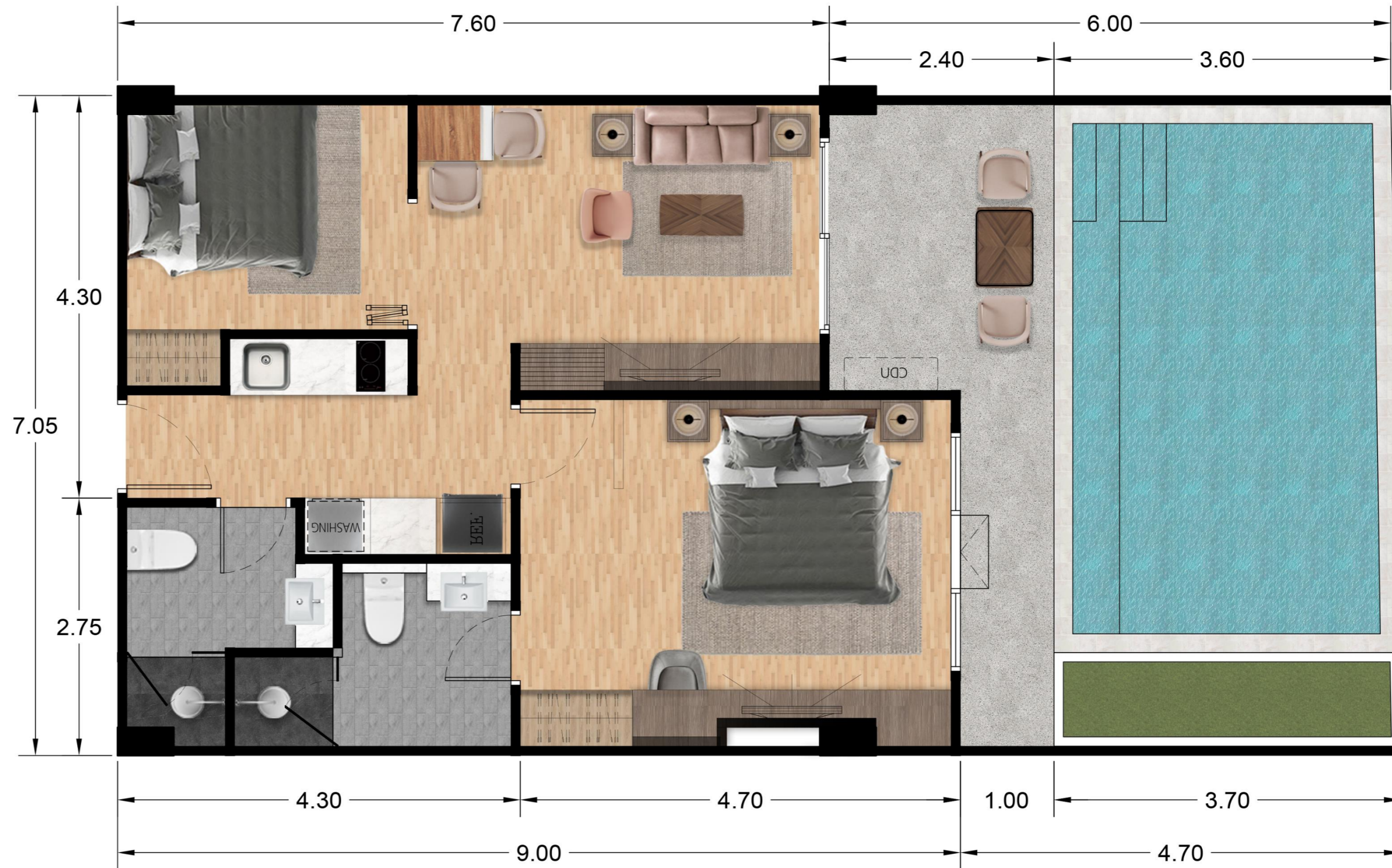
2
Bedrooms



2
Bathrooms



Private
pool



30



Apartment Type A2

SOLD OUT

12,120,000 THB

Starting price

71 SQ.M

Total area



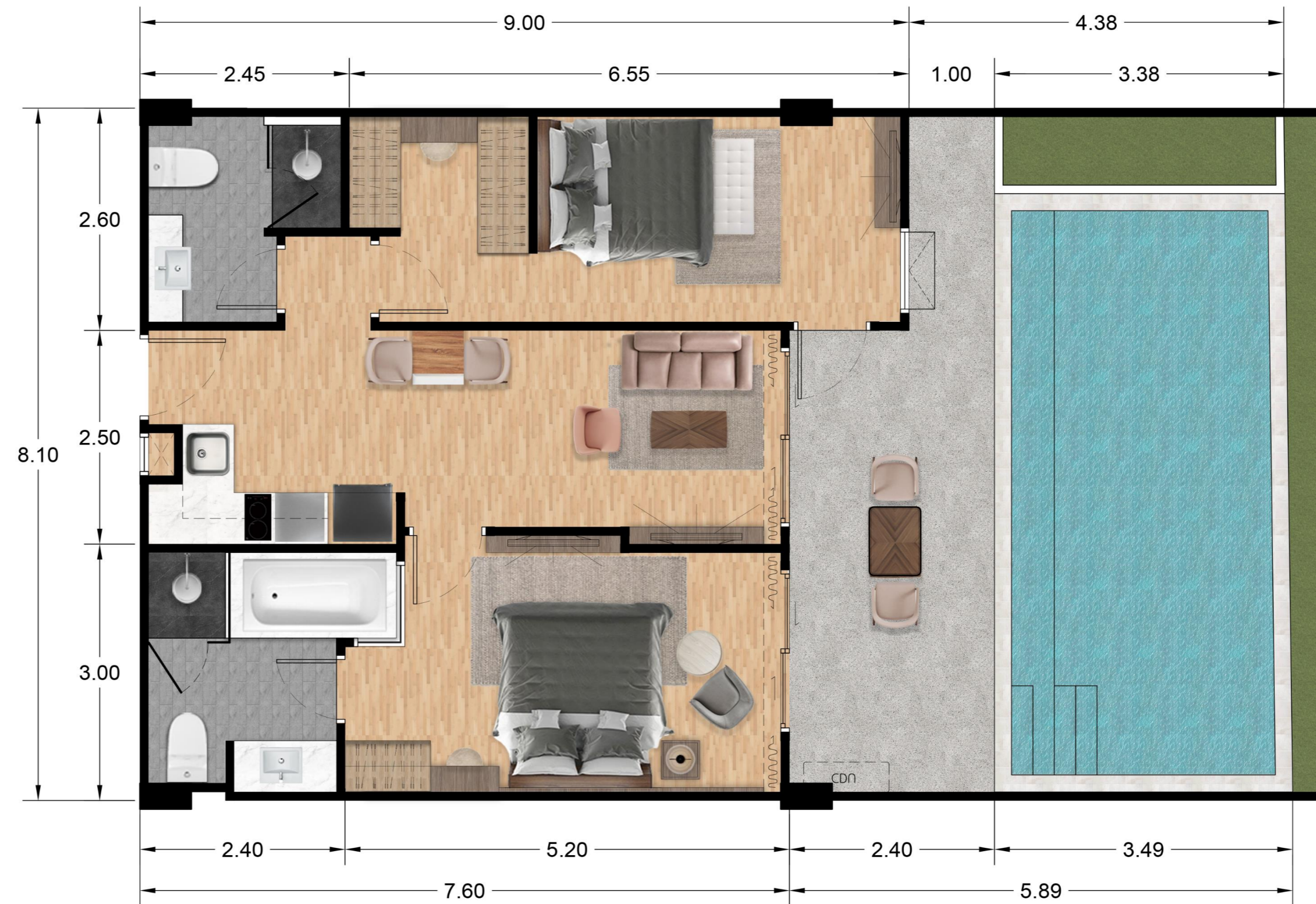
2
Bedrooms



2
Bathrooms



Private
pool



Apartment Type B1

SOLD OUT

17,390,000 THB


Starting price

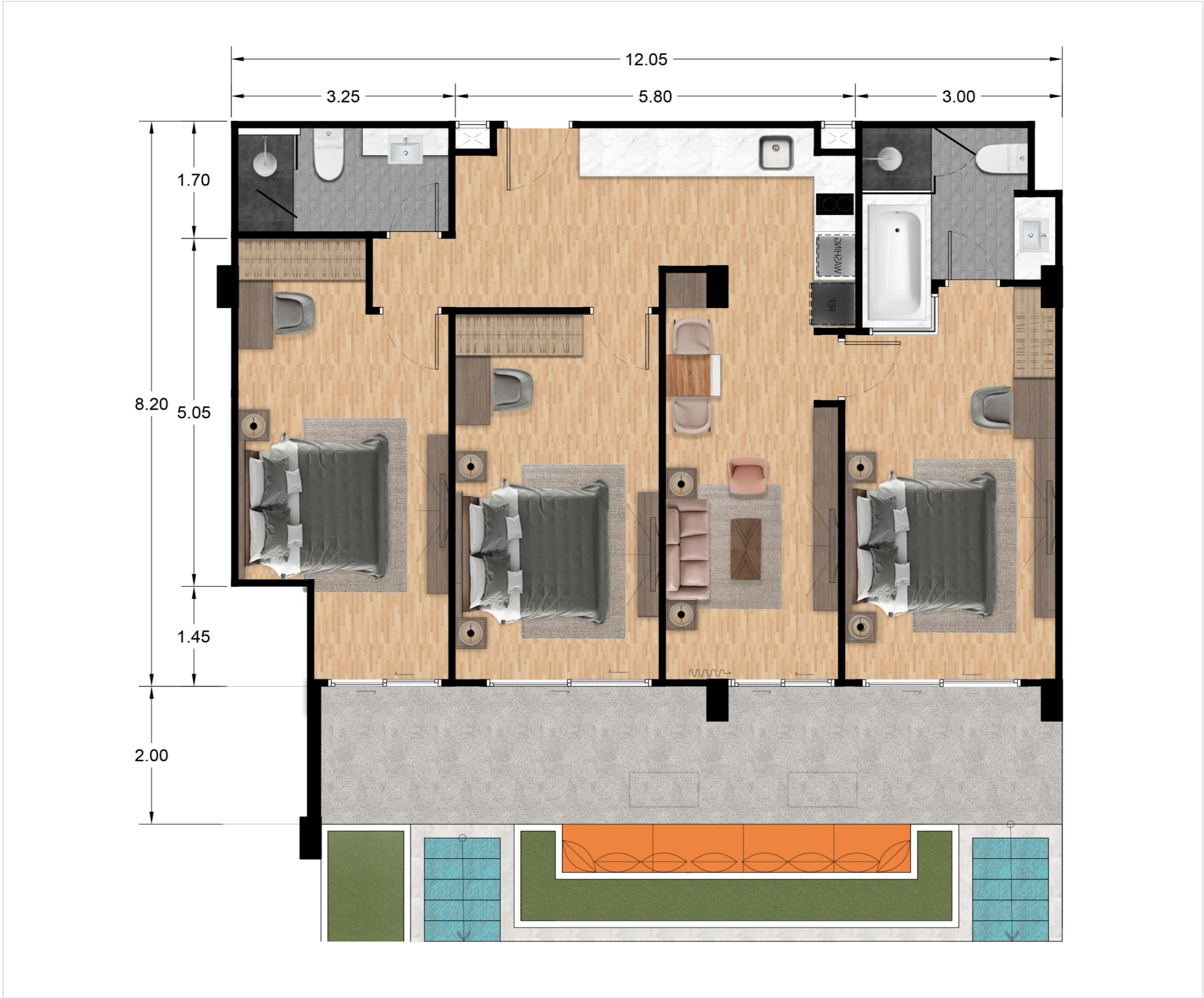
115,9 sq.m

Total area

 **3**
Bedrooms

 **2**
Bathrooms

 Private access
to pool



Apartment Type B

SOLD OUT

18,784,500 THB


Starting price

119,2 sq.m

Total area

 **3**
Bedrooms

 **2**
Bathrooms

 Private
pool









Additional expenses & Payment schedule

■ South condo



Additional expenses



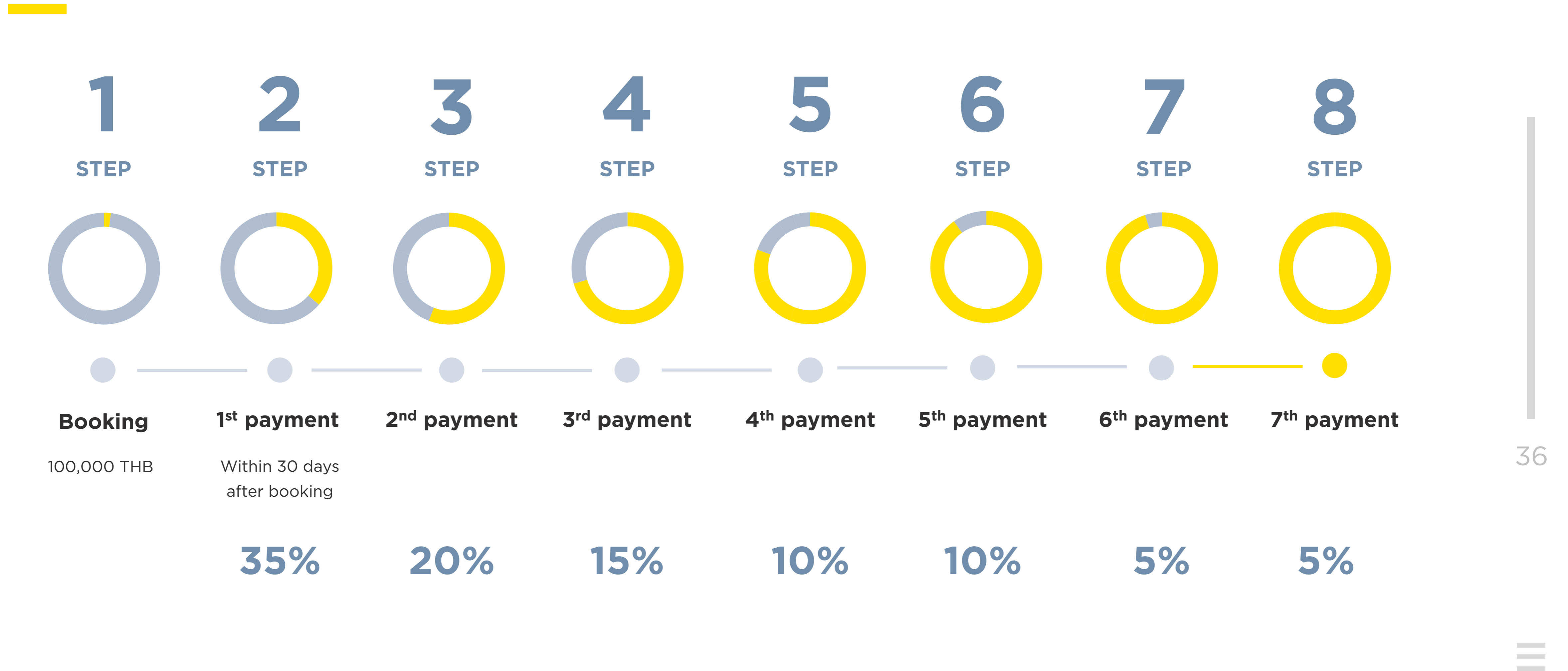
 60 THB SQ.M Service per month Annual payment	 500 THB SQ.M Capital Improvement Fund One-time payment	 INCLUDED IN PRICE Furniture Package
 1.25 % Leasehold registration One-time payment	 2.25 % Freehold registration Registration fee - 350.000 THB One-time payment	 15.000 THB Installation of water and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



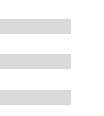
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Payment schedule



Awards





South Condo

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