

# Why Thailand?

stable economy

favorable business environment

low cost of living

international schools for children

comfortable climate

high quality of medicine



# Why Phuket?

international airport

all year-round access to recreation at the resort

international community

area with sanctuaries and clean ecology

low-rise real estate development

developed infrastructure and services





**AURA Condominium** is a modern complex with a full-fledged internal infrastructure for a relaxed life, work and leisure.

2

buildings

floors

241

apartments

22

layouts

Construction timeline: Q4 2027 Developer: THE ONE AURA CO., LTD.





## **AURA**

10%

apartments with private pool access

50%

apartment with sea view

100%

fully furnished apartments

17

pet-friendly apartments

38

apartments with a «bowl» bath, which is a rarity for Phuket

99

lots in underground car parking





# Why Rawai?

3 popular beaches in 10 minutes: Nai Harn, Rawai and Kata

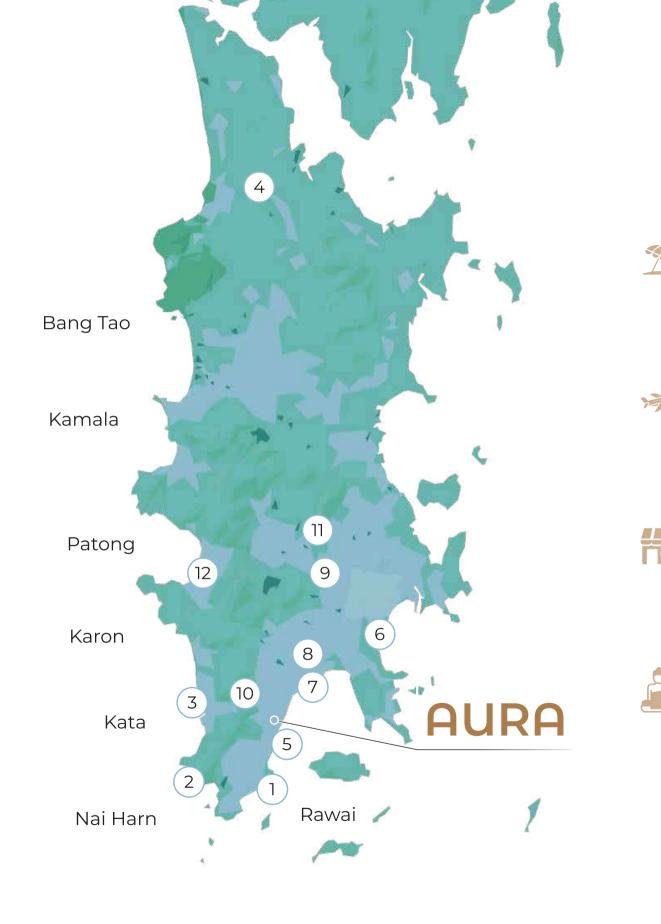
international schools near the house

Chalong Pier with direct access to the islands

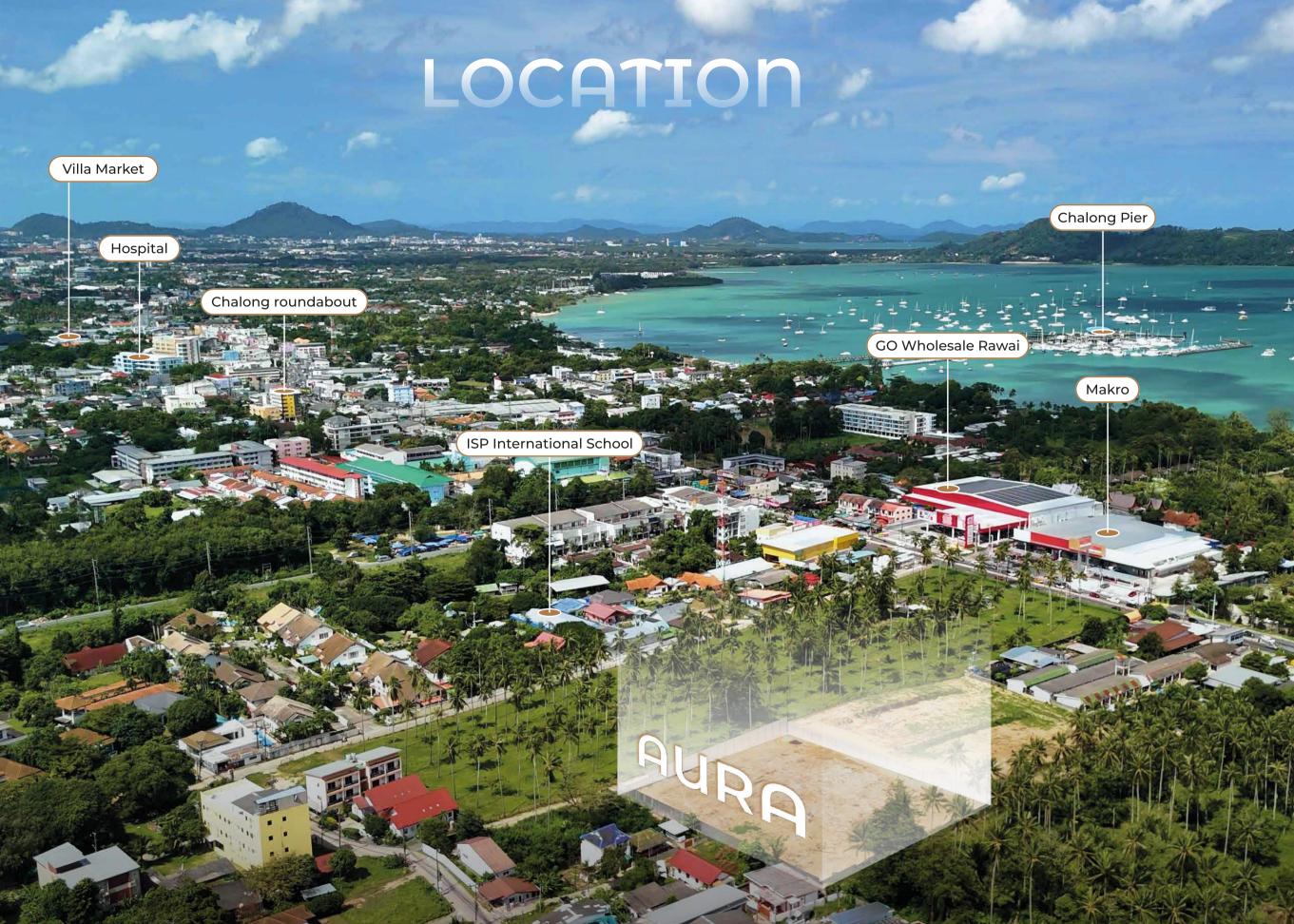
convenient road interchange and quick access to the main areas

a quiet area away from the tourist hustle and bustle

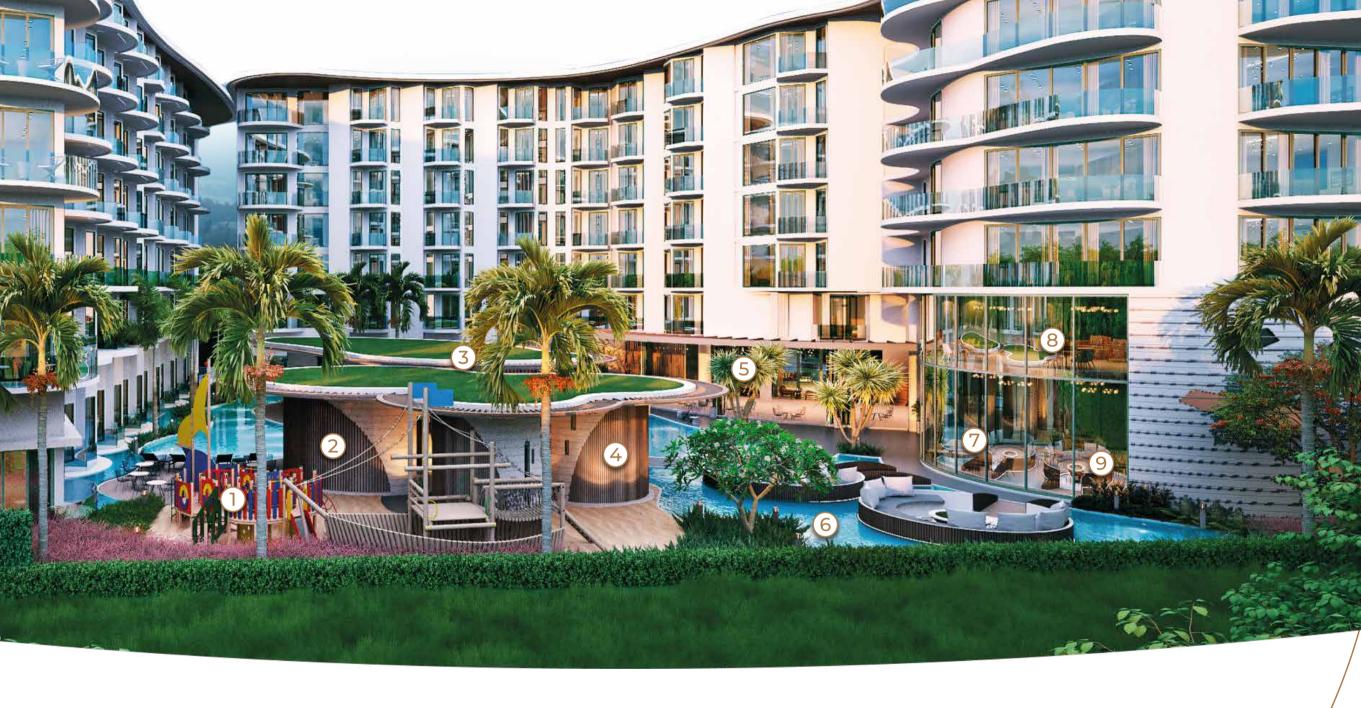
high rental demand due to the popularity of the area



/		
	1. Rawai Beach	9 min
	2. Nai Harn Beach	12 min
	3. Kata Beach	13 min
	4. Airport	45 min
	5. Chalong Pier	5 min
	6. Immigration Service	15 min
	7. Villa Market	6 min
	8. Robison Chalong	8 min
	9. Central Phuket Festival	15 min
	10. Big Buddha	16 min
	11. Phuket Old Town	30 min
	12. Bangla Road	34 min







1. Children's Zone

2. Hammam

3. Fitness room

4. Sauna

5. Lobby

6. Pools

7. Spa-center

8. Coworking

9. Restaurant

#### **Eco-Friendly Project**

wastewater treatment, solar panels

#### Panoramic view

monolithic frame building with floor-to-ceiling panoramic views

#### Soundproofing

high-quality materials with enhanced soundproofing

### Landscaping

special emphasis on site landscaping



# AURA

for health and balance

#### Fitness room

for strength training, cardio, stretching and yoga

### 3 swimming pools

with zoning for privacy and large companies of friends

#### SPA

with Turkish and Finnish saunas

#### Restaurant

with a varied menu including healthy dishes and desserts



# AURA

for family life

#### 25%

of apartment layouts for families with an area up to 96 m<sup>2</sup>

#### **Dressing Rooms**

and additional storage space for belongings and suitcases

#### Parking

Underground parking for 99 cars and area with a checkpoint system

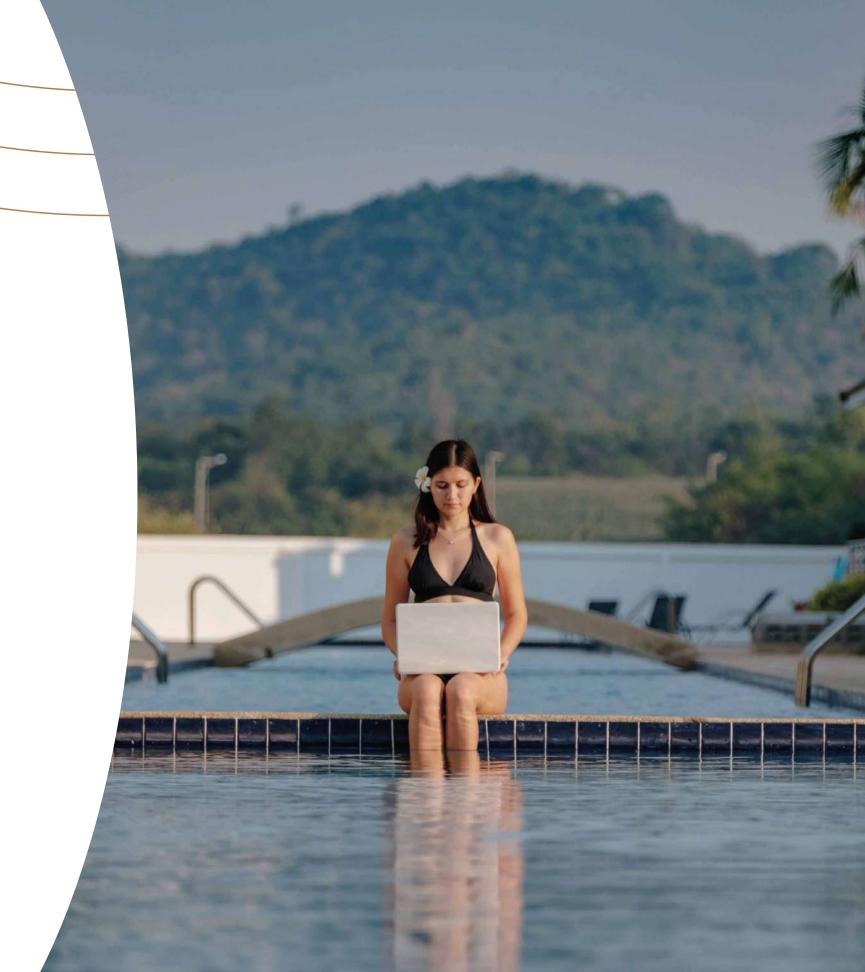
#### Children's Playground

Kids playground with a relax area for parents



# AURA

for remote work and business



### Coworking

with convenient meeting rooms

#### Meeting rooms

for business meetings and presentations

#### Restaurant

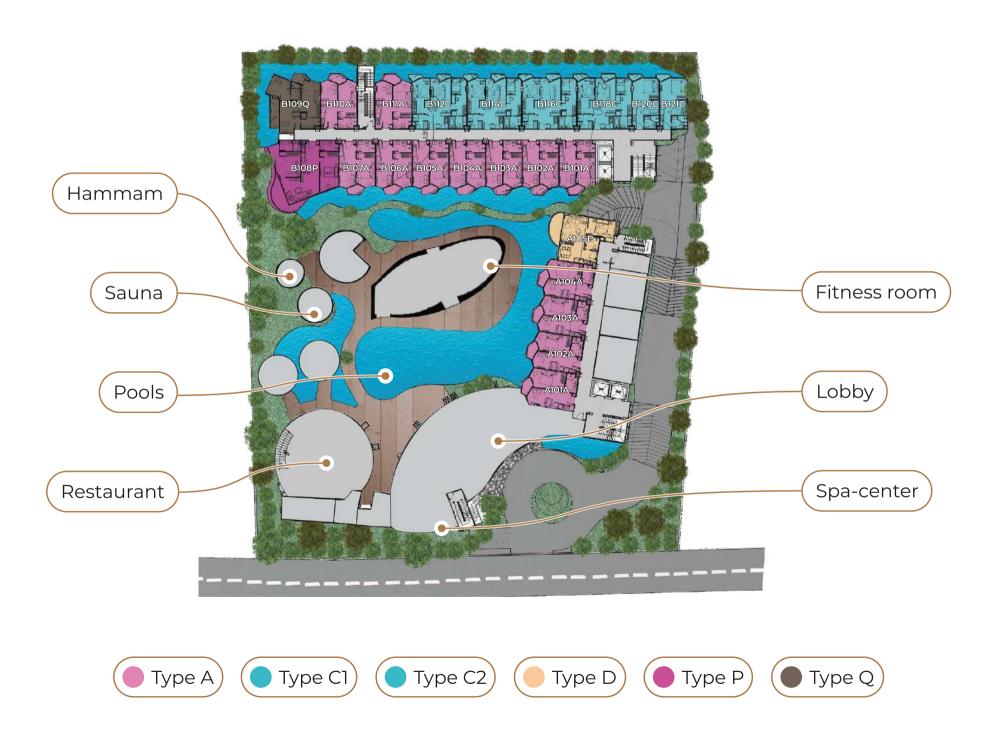
for business lunches

### Working zone

in most of layouts there are areas with a spacious workplace for each apartment



## 1-st Floor

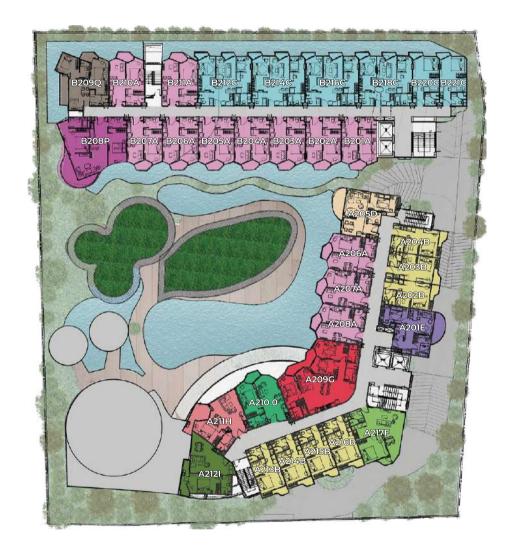


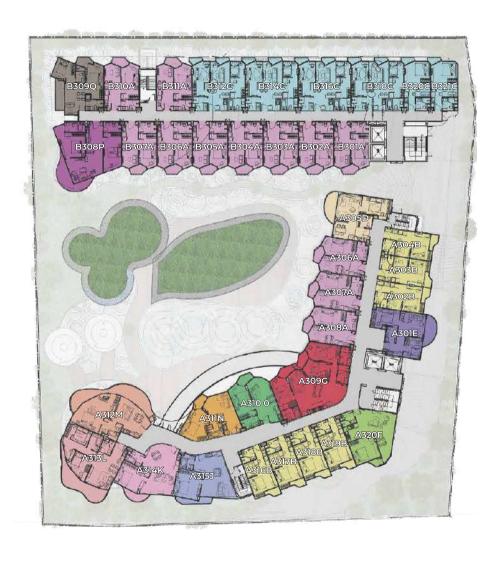
#### Rawai Area

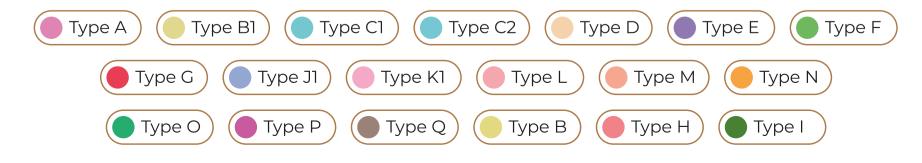


#### 3rd floor

### 2nd floor





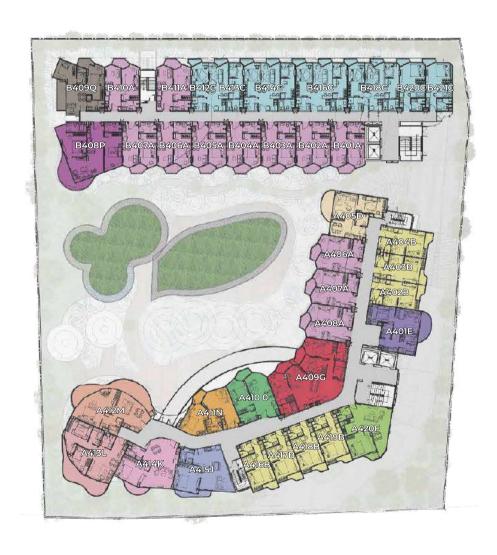


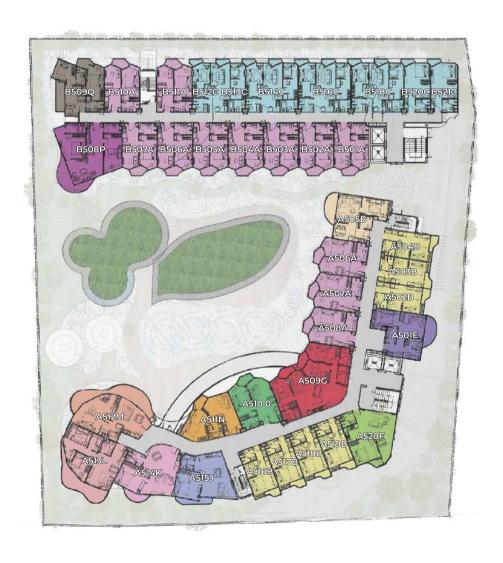
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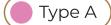


#### 4th floor

#### 5th floor







Type B1













Type J1















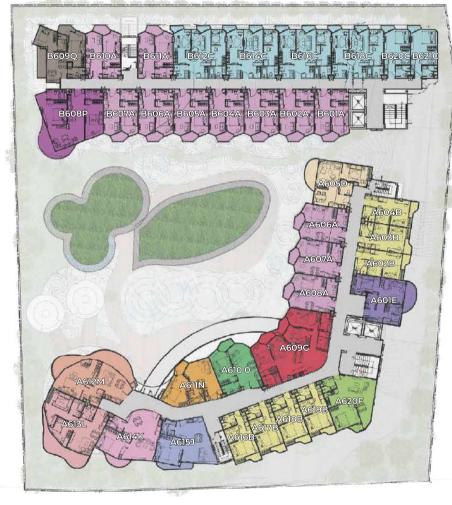
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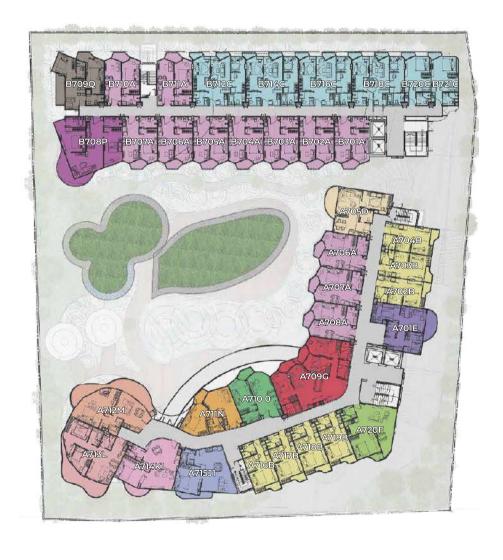


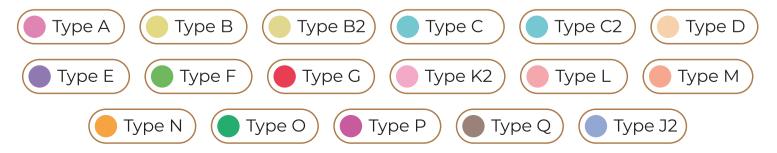
### 7th floor



6th floor







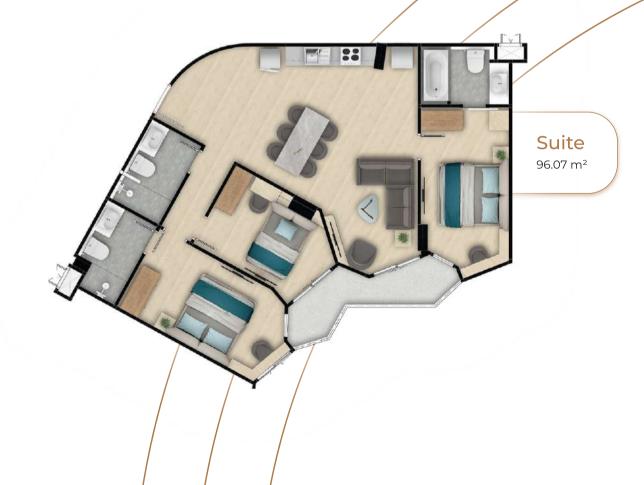


# Types of layouts









# **Studio** 29.44 m<sup>2</sup>

Living room	5.05 m <sup>2</sup>
Kitchen	6.55 m²
Bathroom	4.34 m²
Bedroom	11.19 m²
Balcony	2.31 m <sup>2</sup>



# **1-bedroom** 36.85 m<sup>2</sup>

Living room 10.67 m	12
Kitchen 4.89 m	12
Bathroom 4.19 m <sup>2</sup>	2
Bedroom 13.72 m <sup>2</sup>	2
Balcony	12



## **2-bedroom** 50.44 m<sup>2</sup>

 Living room
 14.50 m²

 Kitchen
 5.08 m²

 Bathroom
 4.97 m²

 Bedroom 1
 11.18 m²

 Bedroom 2
 8.40 m²

 Balcony
 6.31 m²



# **Suite** 96.07 m<sup>2</sup>

Living room	23.57 m²
Kitchen	14.44 m²
Bathroom 1	4.93 m²
Bathroom 2	4.81 m²
Bathroom 3	5.04 m <sup>2</sup>
Bedroom 1	13.14 m²
Bedroom 2	13.45 m²
Bedroom 3	10.33 m²
Balcony	6.35 m²











# INVESTMENT ATTRACTIVENESS

of the AURA Condominium

# Types of Investment Strategies

## Short-term

purchase of the apartment at the start of construction for the purpose of resale upon construction completion

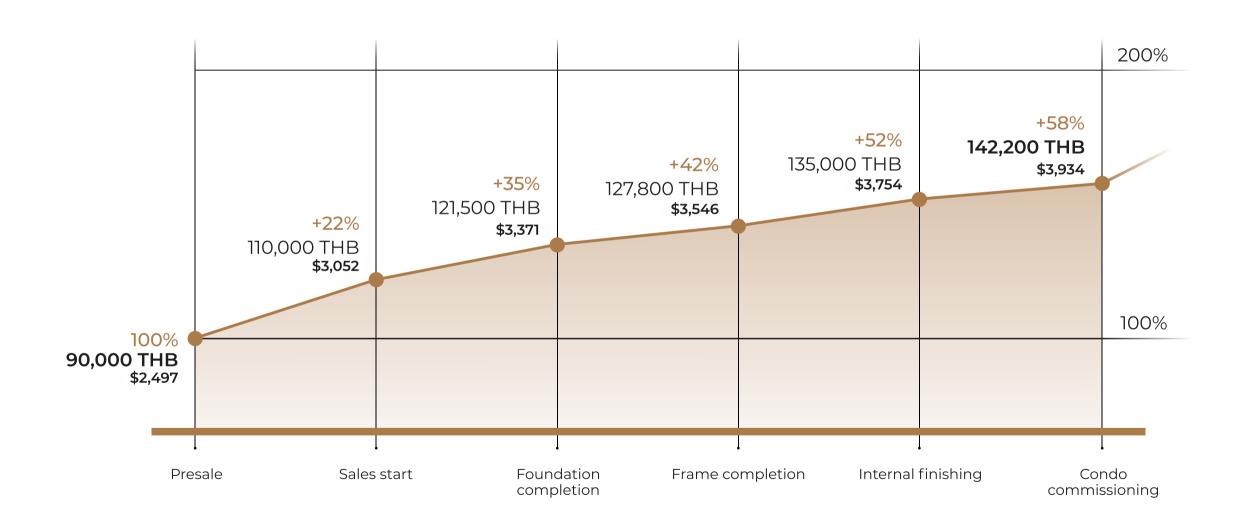
# Long-term

purchase of the apartment in order to rent it out and receive a stable income for many years

# SHORT-TERM INVESTMENT STRATEGY

# Return on investment Growth

chart of m<sup>2</sup> price increase



# LONG-TERM INVESTMENT STRATEGY

# Investor's income x2

investment potential

Source of income	Growth percentage	Term
Income from the apartment price increase within the period of construction	+58%	2 years
Income from the apartment rent through the Management Company	+42%	6 years
Total full return on investment	+100%	8 years

# Rental Pool Program

### CONTRACT WITH THE MANAGEMENT COMPANY

The Owner concludes a contract with the management company. In accordance with the contract, the owner reserves the property for X days per year to spend time on his own or invite friends or family.

### **INCOME PAYOUT**

After the rental period, the owner receives income. The management company calculates the rental income, deducts expenses and determines the net profit. After that, 70% of the net profit is transferred to the owners.

1 2

### FORMATION OF RENTAL POOLS

The management company forms the pools and rents them out. Pools consist of apartments of the same type combined together. At the end of the rental period, the rental income of the apartment is calculated and divided between the apartments.

# Income from Monthly Rent

on the example of a 29.23 m<sup>2</sup> studio

Average cost of monthly rent

~25,000 THB **\$747** 

Rental cost per m² per month

~830 THB **\$24** 

~70% owner's income from rental pool

**~\$6,000** owner's yearly net profit

~7.5% profitability per year





# Stages of purchase

### **APARTMENT SELECTION**

Get information from us about the availability and layouts of apartments, their location in the condominium

### AGREEMENT CONCLUSION

We sign a purchase agreement in accordance with international standards in two languages, you pay the bill for the apartment in full or partially in installments

### **APARTMENT ACCEPTANCE**

Acceptance of the apartment takes place in person or remotely through our manager

1 2 3 4 5

### RESERVATION

We conclude a preliminary contract to book an apartment and fix the price. Pay the reservation fee

### **PAYMENT**

Payments are tied to the stages of construction according to the established schedule, which is attached to the sale contract and contains information on the amounts and terms of each payment. You pay according to the schedule

# Payment Options

Construction stage	<b>Option A</b> Full payment	Option B Interest-free installments until completion of construction
Reservation	150,000 THB	150,000 THB
Contract signing	100%	35%
Foundation completion		20%
Framework completion		20%
Window and door installation		10%
Finishing works (minus reservation)		10%
Registration		5%

# Additional payments

### **COMMON AREA MAINTENANCE**

60 THB/m<sup>2</sup> per month

Annually

### **CAPITAL REPAIR FUND**

800 THB/m<sup>2</sup>

One-time payment

### **METERS: WATER AND ELECTRICITY**

20,000 THB

One-time payment

### LEASEHOLD TAX

1.1% with payment 50/50 = 0.55%

Leasehold registration tax, onetime

### FREEHOLD TAX

6.7% with payment 50/50 = 3.35%

Freehold registration tax, one-time

### FREEHOLD QUOTA

10,000 THB/m<sup>2</sup>

Freehold quota, one-time



The ONE Group - isn't just a construction company, but a group of companies that includes:

- · Property Developments
- · Legal services and consulting
- Construction and management of family amusement parks.

### 200+ employees

Team of professionals

### 5+ countries

Thailand, Great Britain, Italy, Russia, Lithuania

The team has international experience in construction.





industry, and its winners are considered



Construction of The ONE Group's first project will be completed in Q4 2025.

The ONE NaiHarn is a premium luxury development located within walking distance of Nai Harn Beach, one of the most beautiful and scenic beaches in Phuket, according to Tripadvisor.

70%

of units sold

+30%

actual increase in price per m<sup>2</sup>





