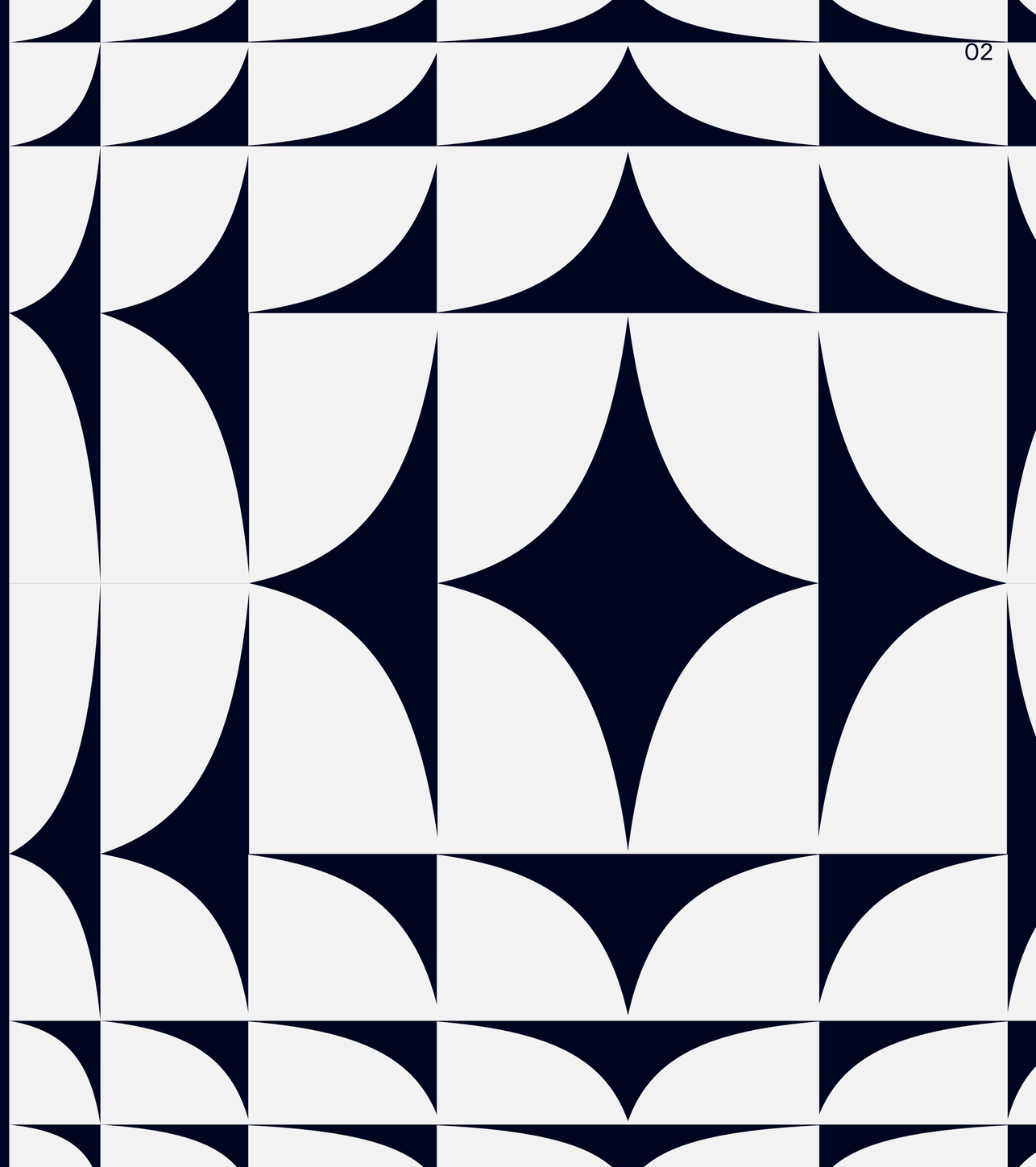

ESSENCE
by HARMONY GROUP
Deluxe Pet-Friendly Condominium
Phuket Island, Thailand

Harmony Group — smart approach, life in harmony



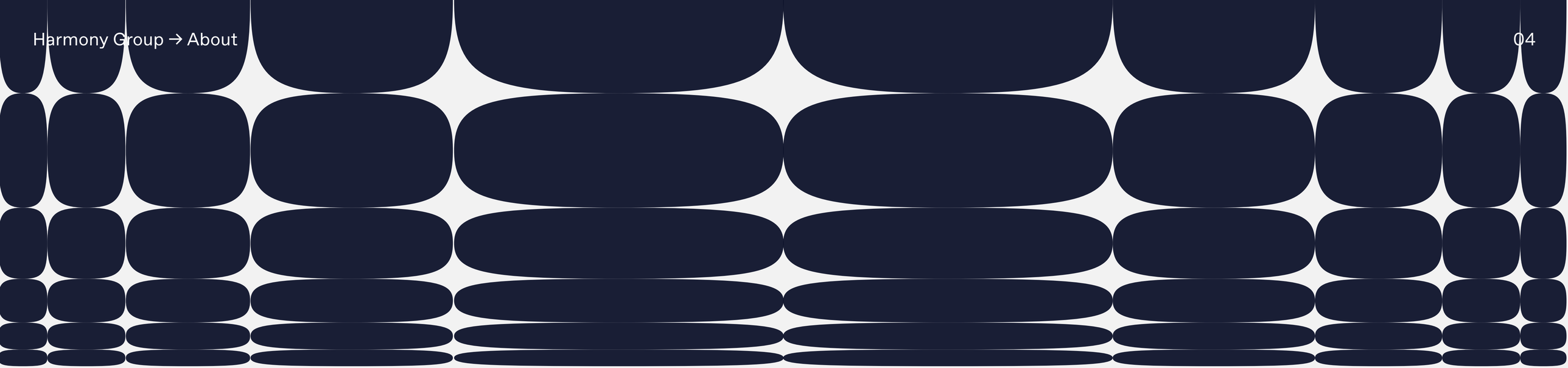
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Harmony Group develops Thailand's real estate culture by creating places for **harmonious living**, resident Maintenances and investment opportunities



Development

We thoughtfully select locations for our future projects, develop concepts and choose the best technological construction solutions.



Property management

Our careful and competent real estate management will guarantee that you receive passive income. Our reports are transparent and available for every owner.



Interior solutions

We create our buildings and interiors in collaboration with the most forward-thinking architecture bureaus. Our goals are functional layouts and modern minimalistic interior design.



Impeccable Maintenance

Every day we put all our effort into enhancing the quality of life for our residents. We do all the menial tasks so that you can focus on what is really important for you.



Harmony Group has its own maintenance company that manages all the current real estate properties.

We carry out scheduled maintenance, current and major repairs. This is how we sustain the technical condition of objects and the appearance of buildings unchanged for many years forward.

You don't have to worry about earnings from your property — we'll do everything from rent to maintenance by ourselves.



Investing in Thai real estate with Harmony Group is **profitable, simple and reliable.**

Our buildings will last for decades despite high humidity and hot climate — because we always use high quality materials and rely on technologies that have proven the test of time.

Our team will cover all legal and organizational issues. We'll tell you about local peculiarities of the Phuket market, explain the advantages and differences between different forms of ownership — and calculate your taxes.

Harmony Group properties are consistently attractive despite the growing Phuket market thanks to their conceptual approach and meticulous attention to detail on every project.

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Over the 9 years we have built three condominiums on the island, which remain under the company's management. Harmony is at the stage of active construction, and one new project Essence is opening sales.

Essence
New Deluxe condominium near the Rawai promenade with rooftop infinity pool and terrace, a restaurant with panoramic glazing, gym with mountain view, kids pool and playground. The pinnacle of modern architecture capabilities.



Pandora
Condominium for quiet and comfortable life in luxury. Pandora consists of only thirteen two- and four-story apartments with exquisite interiors and is located on a hill in the middle of the famous Rawai area, surrounded by pristine nature.



Harmony
Harmony Condominium is designed for those who prefer to comfortably work or relax staying at home. Classic facades conceal ultra modern interior design, and cozy apartments are supplemented by co-working space and a bar. Above them there are a rooftop swimming pool and a gym with a magnificent view, beneath it — underground parking for residents and their guests, and not far outside the gate are the famous beaches of the Rawai area.

Calypso Condo
Comfortable condominium in one of the best areas of Phuket — Nai Harn, on the Andaman coast.

Calypso Garden
Family condominium Calypso Garden with children's pool, children's playground and a rooftop with gym and infinity pool.



Calypso Condo
Nai Harn area, Phuket
43 apartments

12.2016



Pandora
Rawai district, Phuket
13 apartments

05.2017



Calypso Garden
Rawai district, Phuket
86 apartments

06.2020



Harmony
Rawai district, Phuket
83 apartments

12.2024



Essence
Rawai district, Phuket
160 apartments

06.2026

Harmony Group is a growing development enterprise in the premium real estate segment in Phuket and the international market.

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ESSENCE

New Deluxe pet-friendly condominium near the Rawai promenade with rooftop infinity pool and terrace, kids pool and playground, gym with mountain view.

The apple of Essence’s eye is a separate fully mirror-glazed building — the pinnacle of modern architecture capabilities.

There are a lobby on the ground floor and a restaurant with panoramic glazing on the second and third floors.



The project has layout types with a wide range of functionality: double-sided studios, spacious one-bedroom apartments with kitchen islands, family apartments with two master bedrooms and two-level duplexes with private roof gardens.

An impressive mountainous or seaside landscape can be seen from the windows.High-quality and reliable Maintenance will ensure a high level of living comfort.

Near Essence there are Chalong Pier, Nai Harn and Yanui beaches and the Rawai promenade. From some apartments you can even see the Big Buddha at the very top of the mountain.

Essence is located in a prestigious area in the south part of the island. Everything you need for a comfortable life and relaxation is within walking distance.

BEACHES
Kata 8 km
Karon 9 km
Nai Harn 5,4 km
Yanui 6,5 km
Rawai 4 km

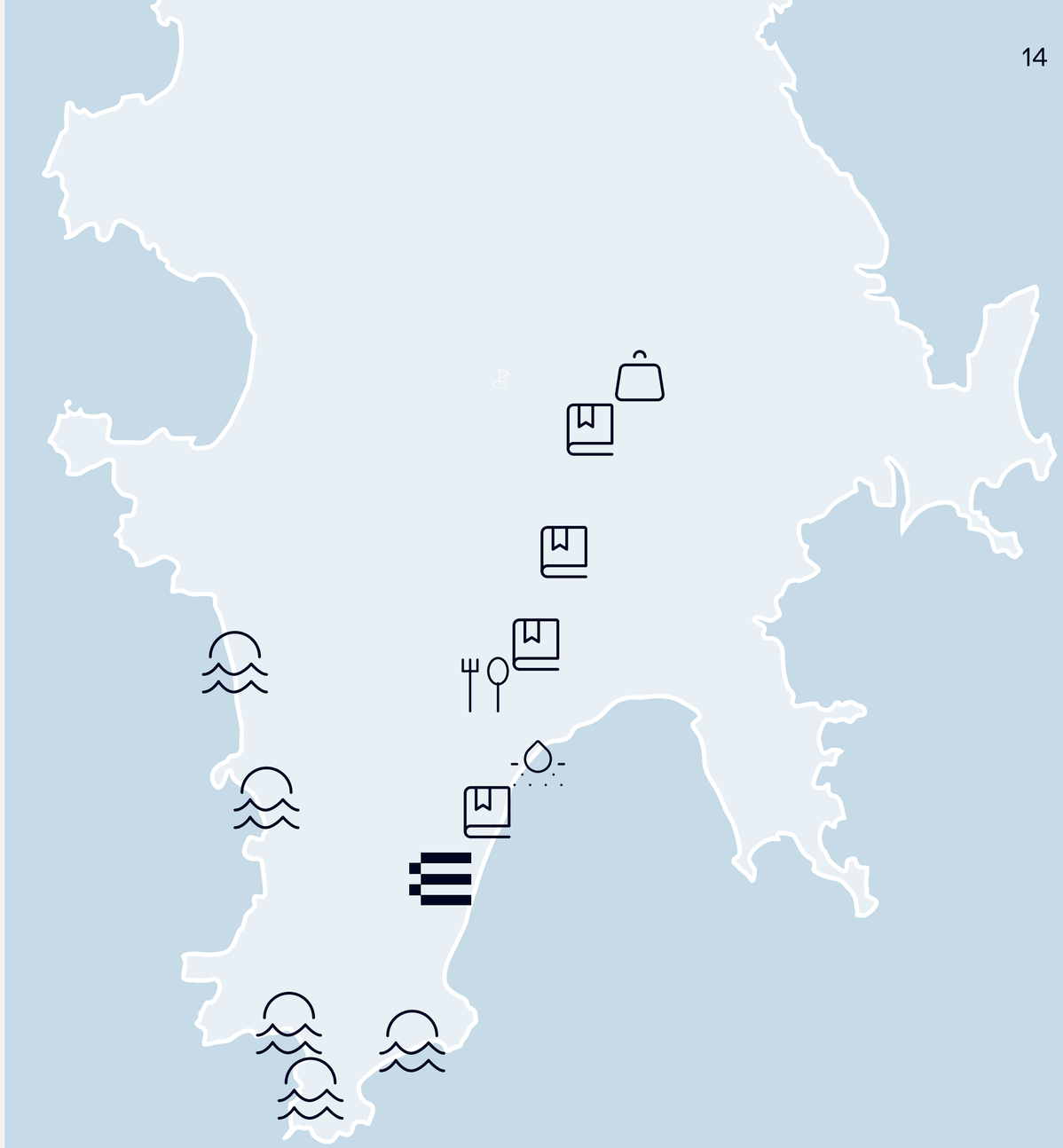
PRIVATE SCHOOLS / KINDERGARTENS
BCIS 5 km
Headstart International School 12 km
International School of Phuket (ISP) 2 km
OAK Meadow 8 km

SHOPPING CENTER
The largest shopping center on the island in Central Floresta with a cinema and many famous brands stores. 12 km

SUPERMARKETS
Villa Market 2,8 km
Lotus Rawai 1,9 km
Makro Rawai 1,9 km

CHALONG PIER
Many excursions to the nearby islands start from this pier. 3 km

Essence
Harmony Group



Phuket, Thailand

Phuket, Thailand

Kata Beach



Karon Beach



Nai Harn Beach



Yanui Beach



Rawai Beach

→ Back to contents

Architecture



The facades are decorated with panoramic mirror glazing, which provides the building with a modern look and preserves your privacy in sunny weather. Furthermore, such windows are energy efficient — they let less sunlight in and thus reduce the load on the climate control system.



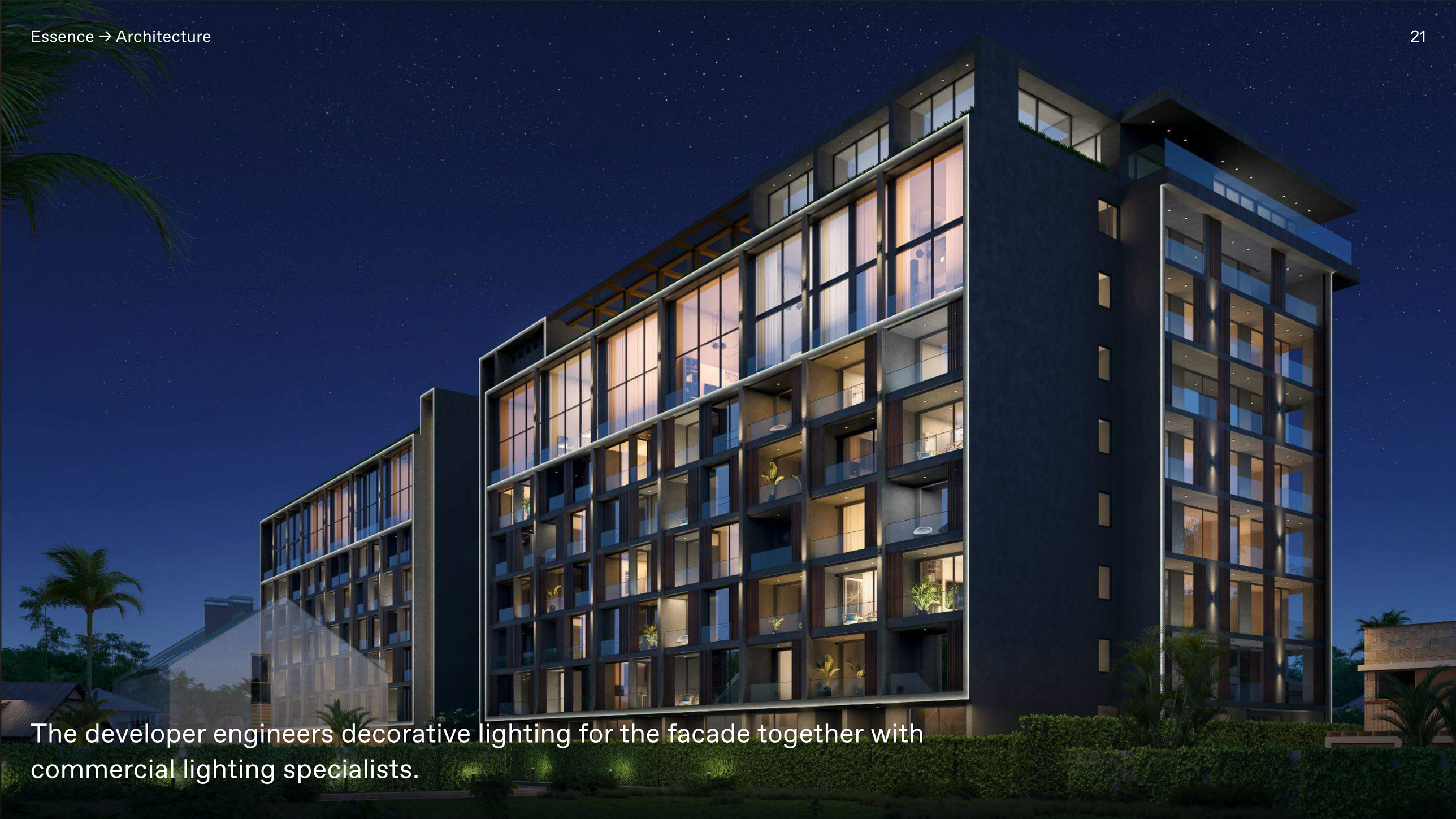
Decorative sun-protection grids allow you to sit on the balcony covered from the sun, or to create shade in the apartment. It is also a bright element of facade decor.



The lobby building is a bright dominant feature that welcomes all guests to Essence. Two upper floors of the lobby are covered with mirror glazing, and all supporting structures are hidden from view. Clear geometric silhouette embodies the achievements of modern architecture and design.



Night lighting is another design element that gives Essence an original and memorable look. The clear boundaries of the building resemble an ideal geometric figure, and night lighting only complements this architectural solution.



The developer engineers decorative lighting for the facade together with commercial lighting specialists.



The roof — a unique public space with an infinity pool, lounge area and gym.

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Infrastructure

Essence Advantages

1 Rooftop infinity pool

Every Essence apartment resident has access to an infinity pool with a stunning view of the island and the opportunity to sunbathe far away from the crowded and noisy beaches.

2 Terrace

During the day after training or sunbathing you can enjoy a panoramic view of the island. At night the roof turns into a starry sky due to decorative floor lighting and bright pool lighting. A great place for an evening relaxation with friends and loved ones.

3 Gym with mountain view

Essence residents are provided with an opportunity to stay fit right in the condominium. All the exercise equipment one can imagine and panoramic windows overlooking the mountains turn training into pure pleasure. And after the training you can swim in the pool and have a healthy fresh juice at the terrace bar.

4 Kids pool and playground

A separate swimming pool for families with children, where everyone can safely and comfortably spend time together.

5 Two-story restaurant

A healthy breakfast or a romantic dinner in few minutes — in a two-story restaurant located above the lobby with an excellent cuisine, a wide selection of drinks and the opportunity to admire the island.

6 Lobby

Five-star Maintenance in a premium condo. We will take care of everything you may need: laundry, cleaning, calling a taxi or concierge Maintenance. For the residents' convenience there is even a Maintenance department that will help you solve any problem: from a serious leak or breakdown to replacing a light bulb.

7 Underground parking

The underground parking is equipped with charging points for electric vehicles and is available only to Essence residents. The above-ground parking is equipped with chargers for electric vehicles and is available to both residents and restaurant guests. Capacity: 66 parking spaces for cars and 24 for motobikes.



Terrace with infinity pool

Lobby





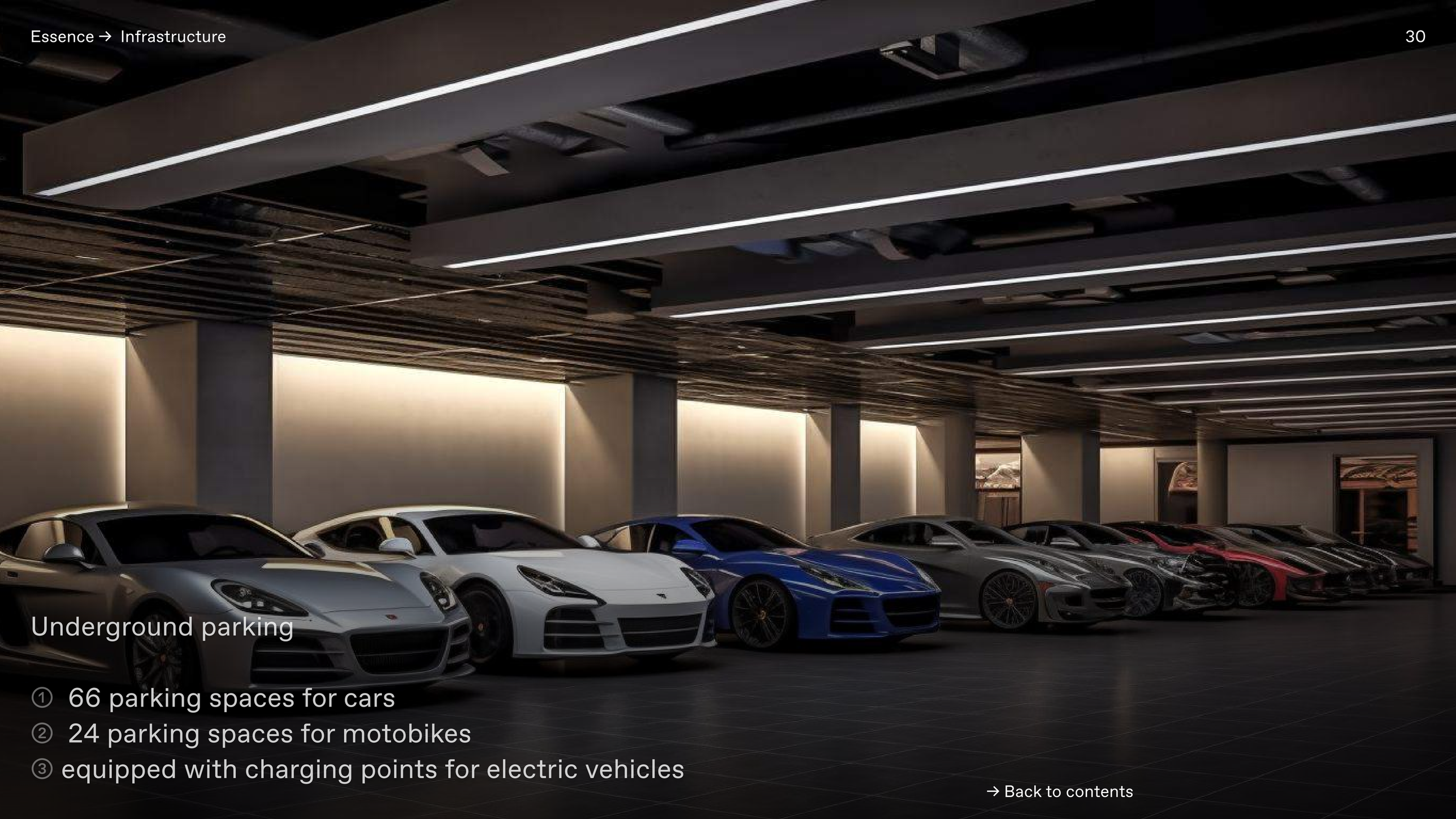
Two-story restaurant
with panoramic glazing



Gym with mountain view



Kids pool and playground



Underground parking

① 66 parking spaces for cars
② 24 parking spaces for motobikes
③ equipped with charging points for electric vehicles

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Pet-friendly



Essence Deluxe Condominium allows pets up to 15 kg. The pet-friendly accommodation is not a common condition on the island. In our condominium, we have thought through everything for the comfort of your furry pet friend.

We will provide all necessary accessories for your pet just upon request: feeding bowls, cat tray and scratching post, disposable diapers for dogs, gloves and bags for walking around the city. The territory of the condominium has its dog-walking area.

If you need any medical assistance, you can ask the receptionist for help. We cooperate with a veterinary clinic and will help to organize your visit to the vet.

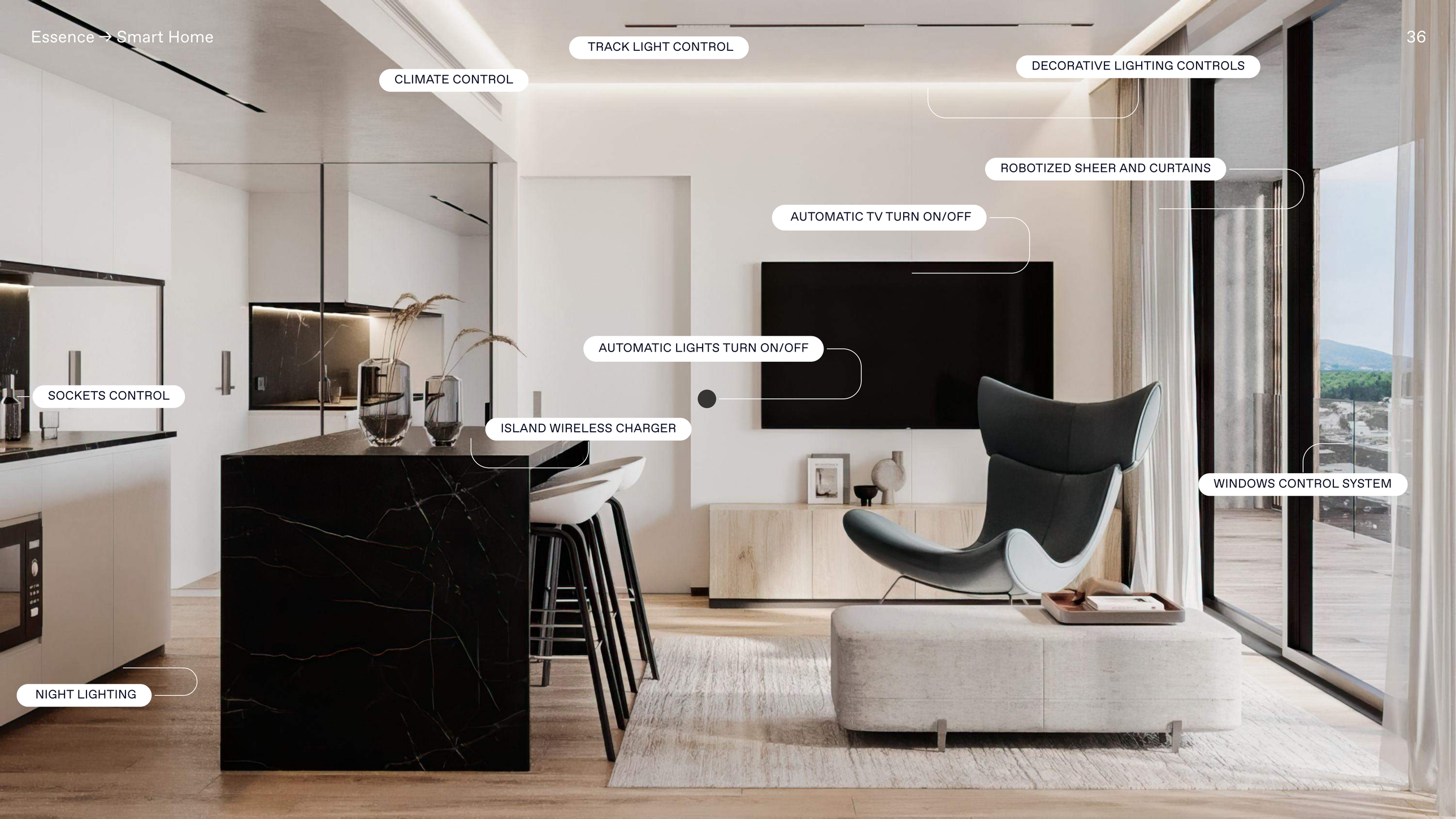
Smart Home

Smart home system is one of the project’s most attractive features. All technological capabilities of the apartments are automated and adjusted to your needs. You can control your apartment remotely and configure any parameters in a few clicks — it’s especially helpful during long journeys, business trips or vacations.

Scenarios developed in advance by designers will help you to save energy, protect the apartment from excessive humidity and maintain a comfortable microclimate. You can also set up the scenarios yourself — to make the home feel like your own.

You can monitor all the parameters of your apartment remotely via a special application - or entrust it to the management company.


CEILING LIGHTING
ROBOTIZED SHEER AND CURTAINS
WIRELESS CHARGERS
TRACK LIGHTING
SMART GLASS
BUTTON CURTAINS AND LIGHTS CONTROL
DECORATIVE BED LIGHTING


TRACK LIGHT CONTROL
CLIMATE CONTROL
DECORATIVE LIGHTING CONTROLS
ROBOTIZED SHEER AND CURTAINS
AUTOMATIC TV TURN ON/OFF
AUTOMATIC LIGHTS TURN ON/OFF
SOCKETS CONTROL
ISLAND WIRELESS CHARGER
WINDOWS CONTROL SYSTEM
NIGHT LIGHTING



Manage scenarios

A smart home makes it possible to choose the appropriate scenario depending on the situation, time of day and mood — in just a few seconds.

Say **“Good morning”** to the new day: all curtains in the rooms will automatically open.

Your apartment will greet you: track lights and air conditioning will turn on, the curtains in the rooms will open (the tulle remains closed).



Manage scenarios

Finish a busy day with the Relax scenario: Room curtains will close, the TV will turn off, the lighting under the bed in the bedroom will turn on, and relaxing music will play quietly.

Ask your smart home to “turn on the climate control” before traveling for a week or going away for a year: climate control sensors will regularly measure the humidity and temperature in the rooms, from time to time turning the central air conditioning on and off, opening and closing curtains and tulle.

Turning off appliances during a long absence and balancing the temperature in the apartment is the key to energy saving and optimal humidity levels.

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Interior and Layouts Advantages

Interior and Layouts Advantages

1 View from the window

From the windows of apartments one can see a stunning panorama of the island — a seaside or mountainous landscape.

2 Design

The elegant interior in light and soft colors was made in a minimalist style by Ekaterina Gerdt European Design and Architecture Studio.

3 Mirror panoramic glazing

Special mirror energy-saving glazing will improve air conditioning and maintain your privacy

4 Smart Home

The HITE PRO company has developed and implemented a smart home system with many convenient programs and technologies, including a ducted air conditioning system.

5 Layout solutions

All apartments are quite spacious — even in a studio you will feel unrestrained and free. Available spaces:

- studios from 50.21 to 84 m^2;
- one-bedroom apartments from 48.7 to 69 m^2;
- apartments with two bedrooms from 99 to 112 m^2;
- duplexes from 80 to 260 m^2.

Some studios have windows on both sides, and some apartments have a bathroom window.

Interior and Layouts Advantages

6 Terrace and private garden

Duplexes on the upper floors have private terraces, and apartments on the ground floor have their own private garden.

7 Workspace

All apartments have a workspace with a multifunctional desk and chair. From the table you'll be able to see a beautiful seaside or mountainous landscape, and also the table is automatically adjusted in height and has a memory function. You can even work while standing (maximum height is 180 cm). The table also has wireless charging and a built-in card reader.

8 Wireless chargers

You no longer need to look for an outlet and think about wires: there are wireless chargers at the head of the bed, in the kitchen and on the desktop.

9 Kitchen island

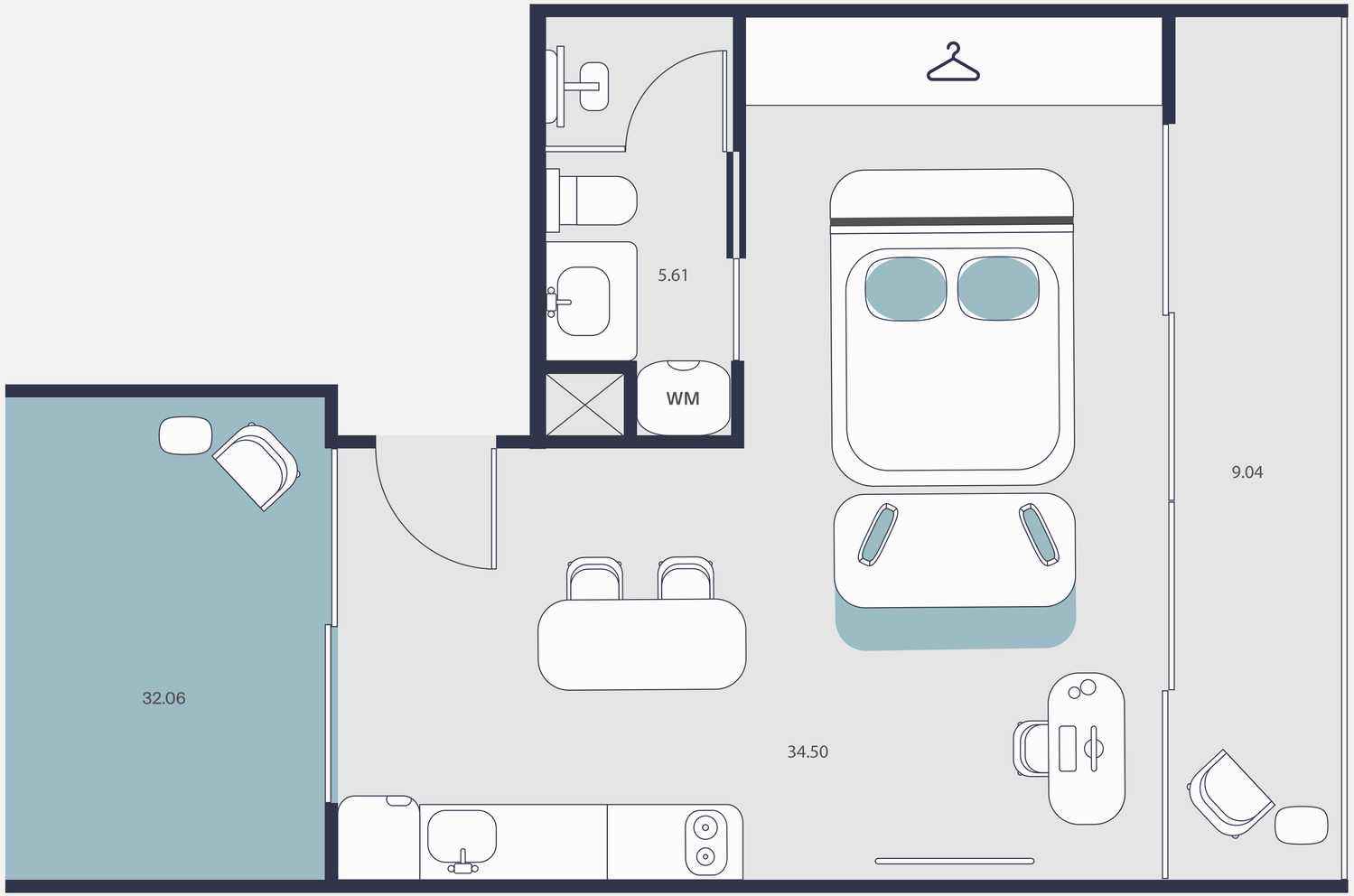
We think about the comfort of our residents: all apartments have kitchen islands with storage drawers — it makes cooking more convenient and aesthetically pleasing.

10 Bedroom view

You can choose between two-bedroom apartments with different master bedrooms: a spacious 35 m^2 master bedroom with a dressing room and a bathroom window overlooking the mountains or sea — or a 24.5 m^2 master bedroom with corner glazing that visually expands the space and makes it more comfortable. Choose what you like best!

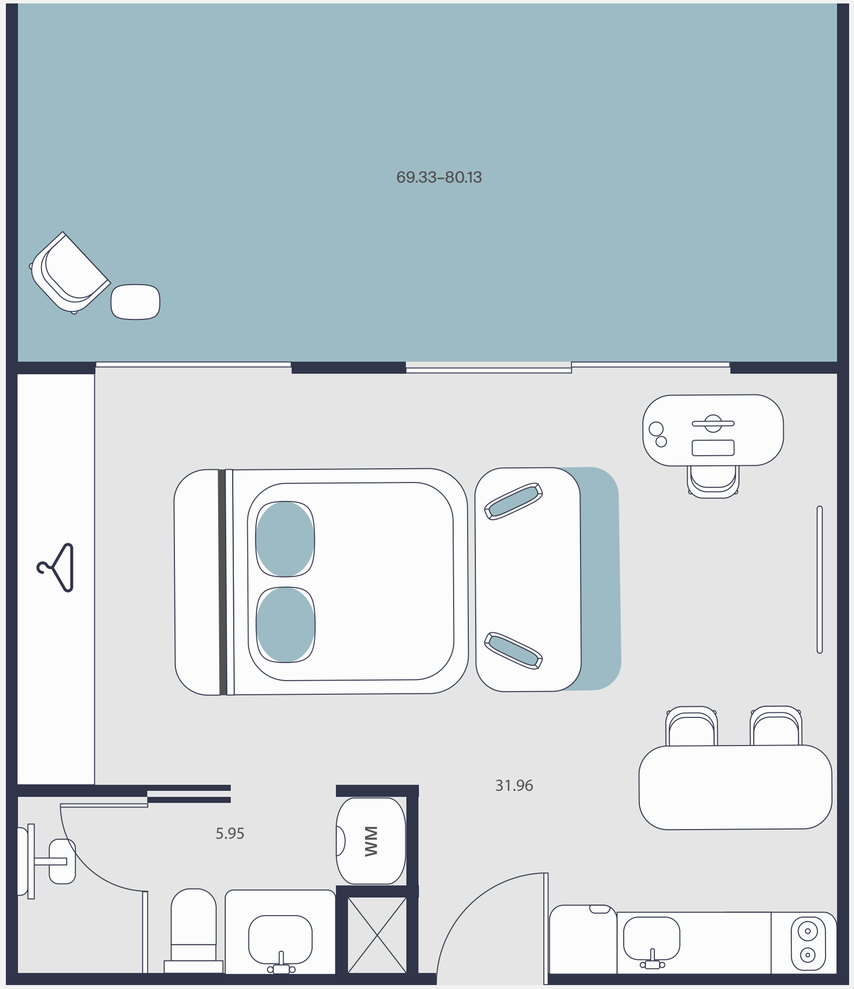
Studio

1. layout type A
2. total area: 84.45 m²
3. private gerdens area: 32.06 m²
4. balconies area: 12.28 m²
5. ceiling height: 2.55 m



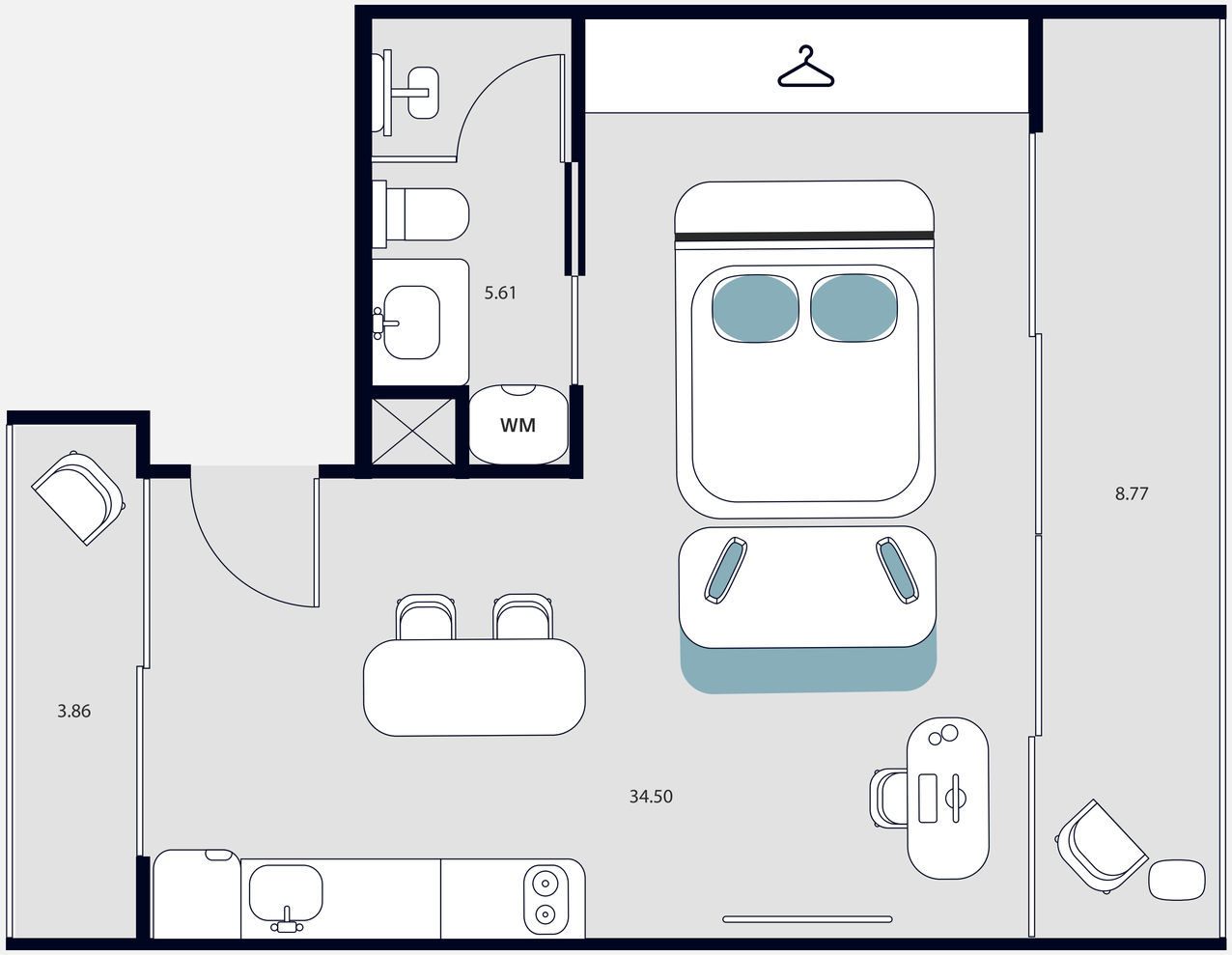
Studio

1. layout type A1, A2, A3
2. total area: 69.33–80.13 m²
3. private gerdens area: 19.12–29.92 m²
4. balconies area: 12.30 m²
5. ceiling height: 2.55 m



Studio

1. layout type A4
2. total area: 52.74 m²
3. total area балконов: 12.63 m²
4. ceiling height: 2.55 m





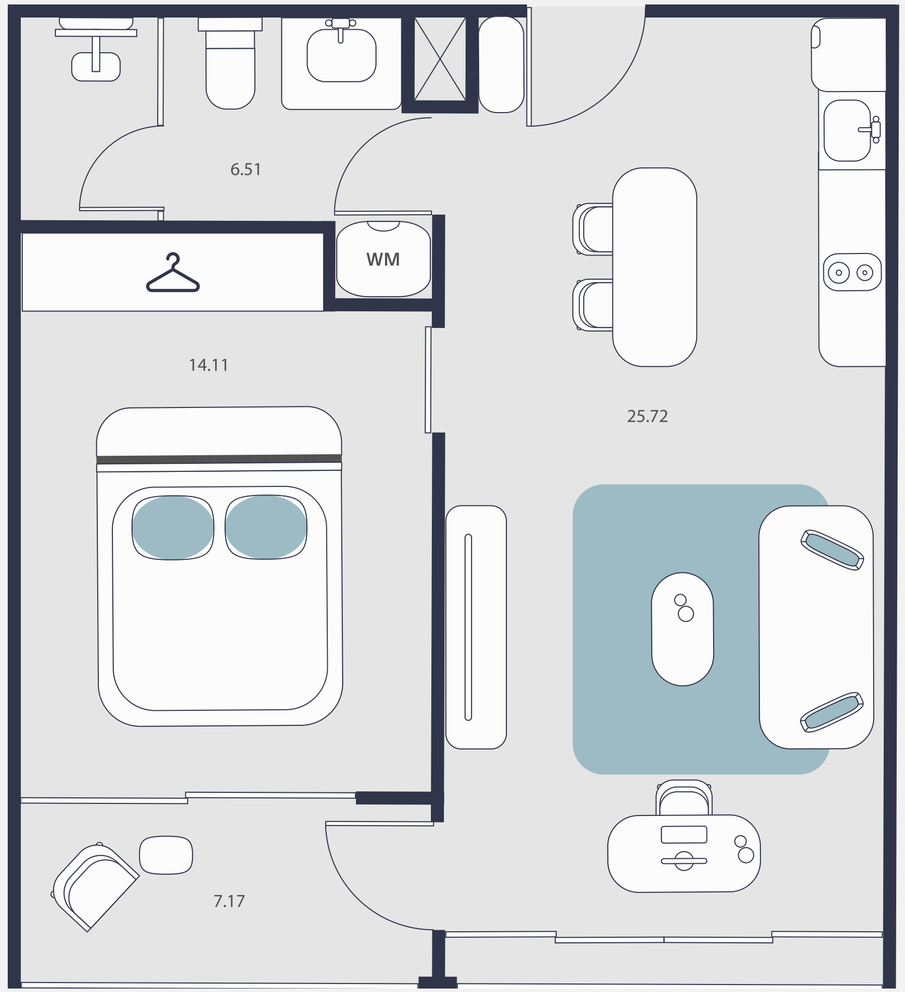
Studio interior



Studio interior

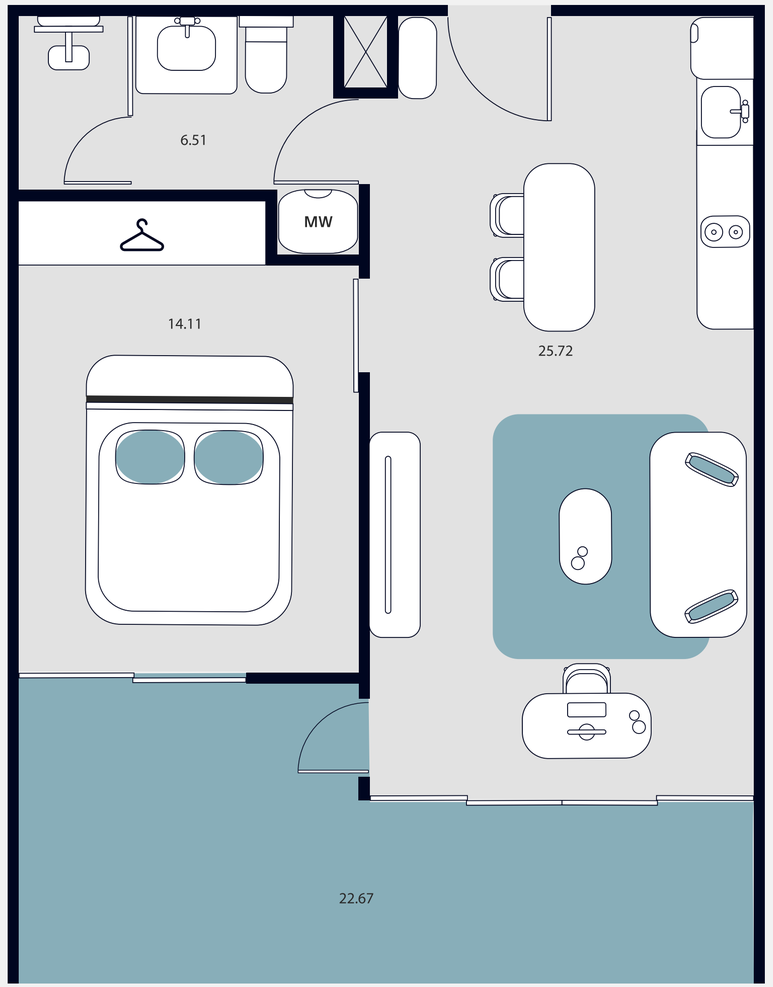
1-bedroom apartment

1. layout type B
2. total area: 53.51 m²
3. balcony area: 7.17 m²
4. ceiling height: 2.55 m



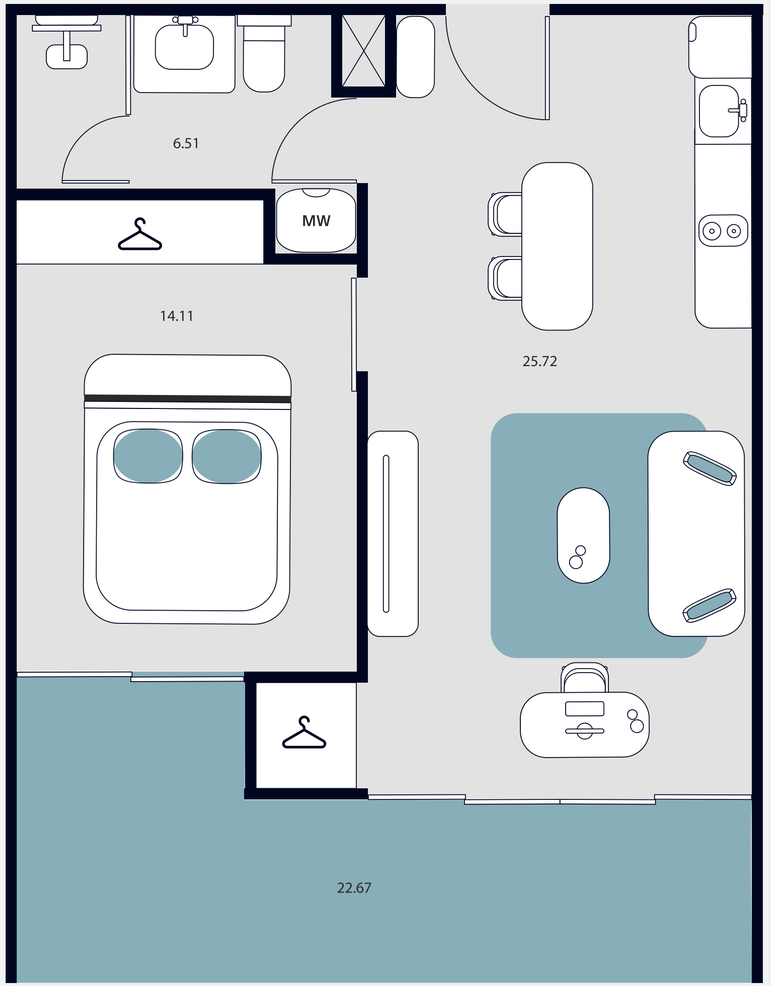
1-bedroom apartment

1. layout type B1
2. total area: 69.01 m²
3. private gerden area: 19.15 m²
4. balcony area: 3.52 m²
5. ceiling height: 2.55 m



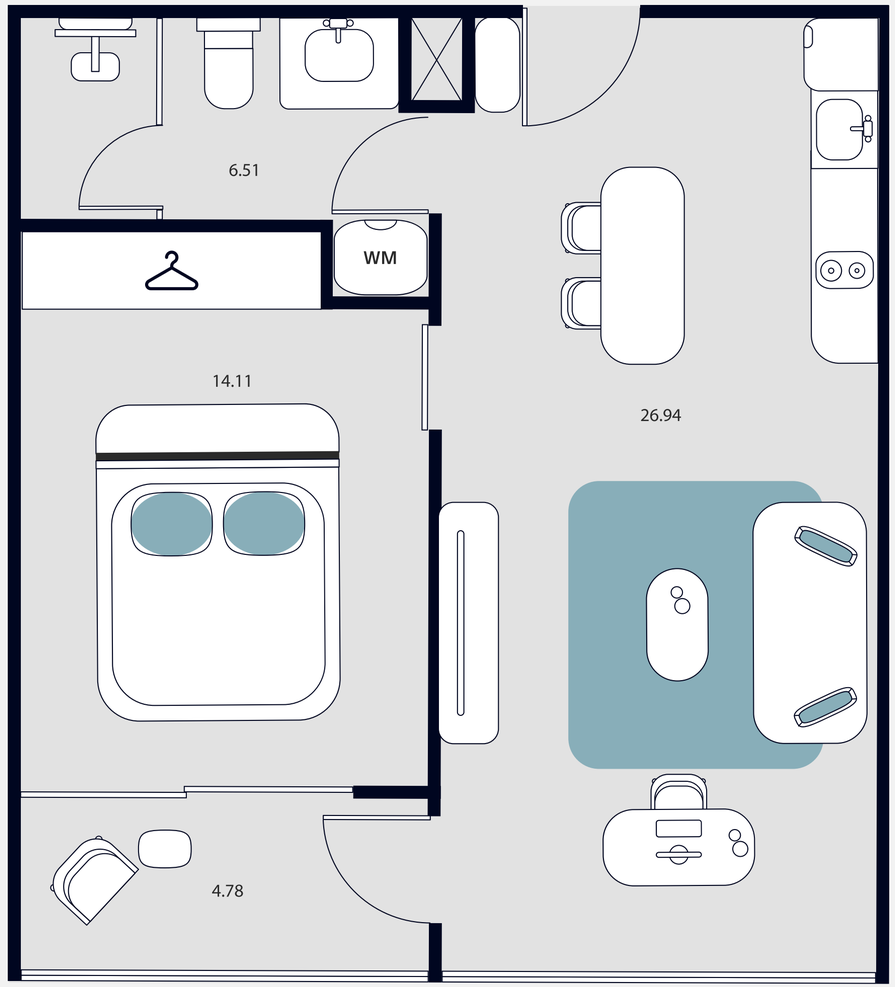
1-bedroom apartment

1. layout type B2, B3
2. total area: 68.13–69.01 m²
3. private gerden area: 19.43–20.31 m²
4. balcony area: 2.36 m²
5. ceiling height: 2.55 m



1-bedroom apartment

1. layout type B4
2. total area: 52.34 m²
3. balcony area: 4.78 m²
4. ceiling height: 2.55 m





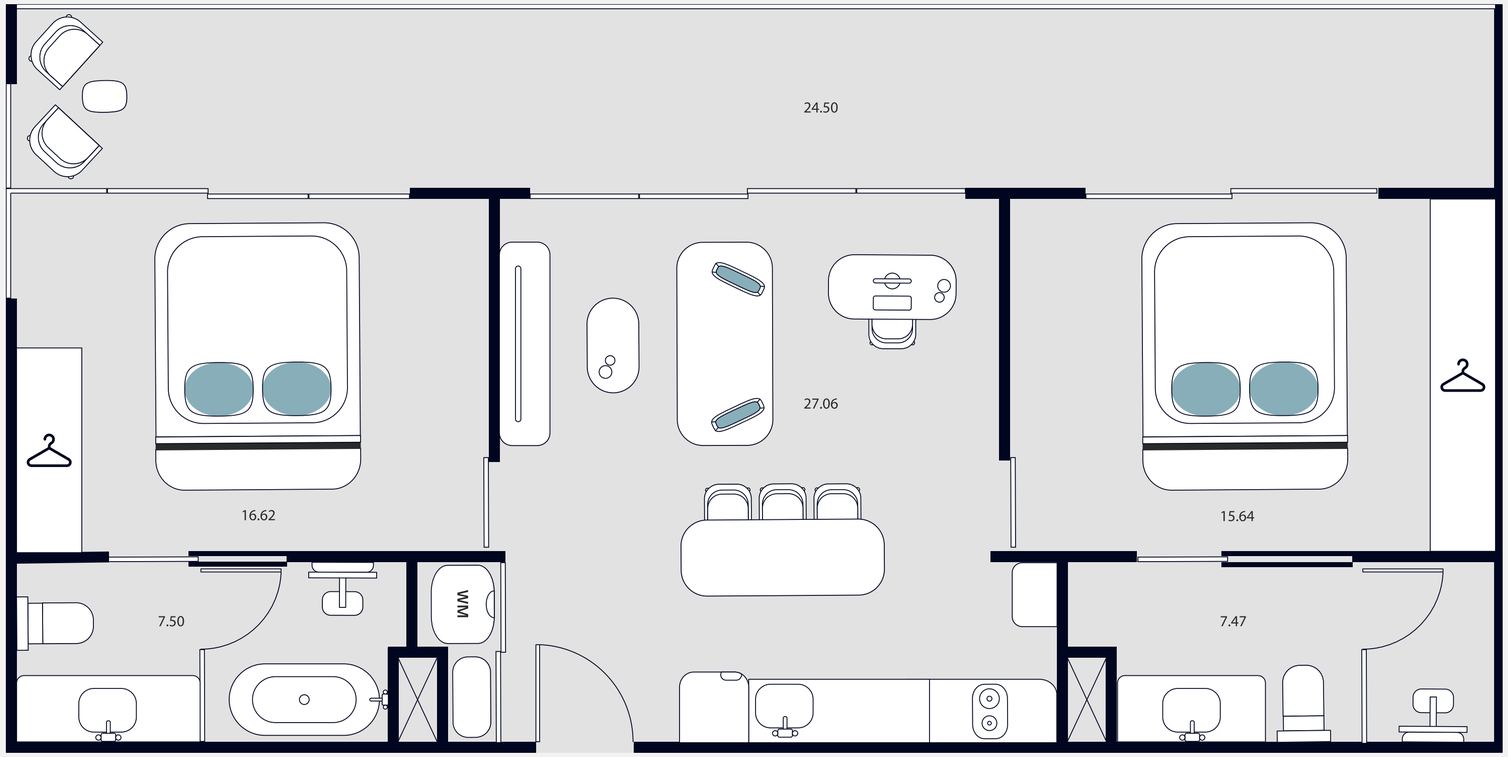
1-bedroom apartment interior



1-bedroom apartment interior

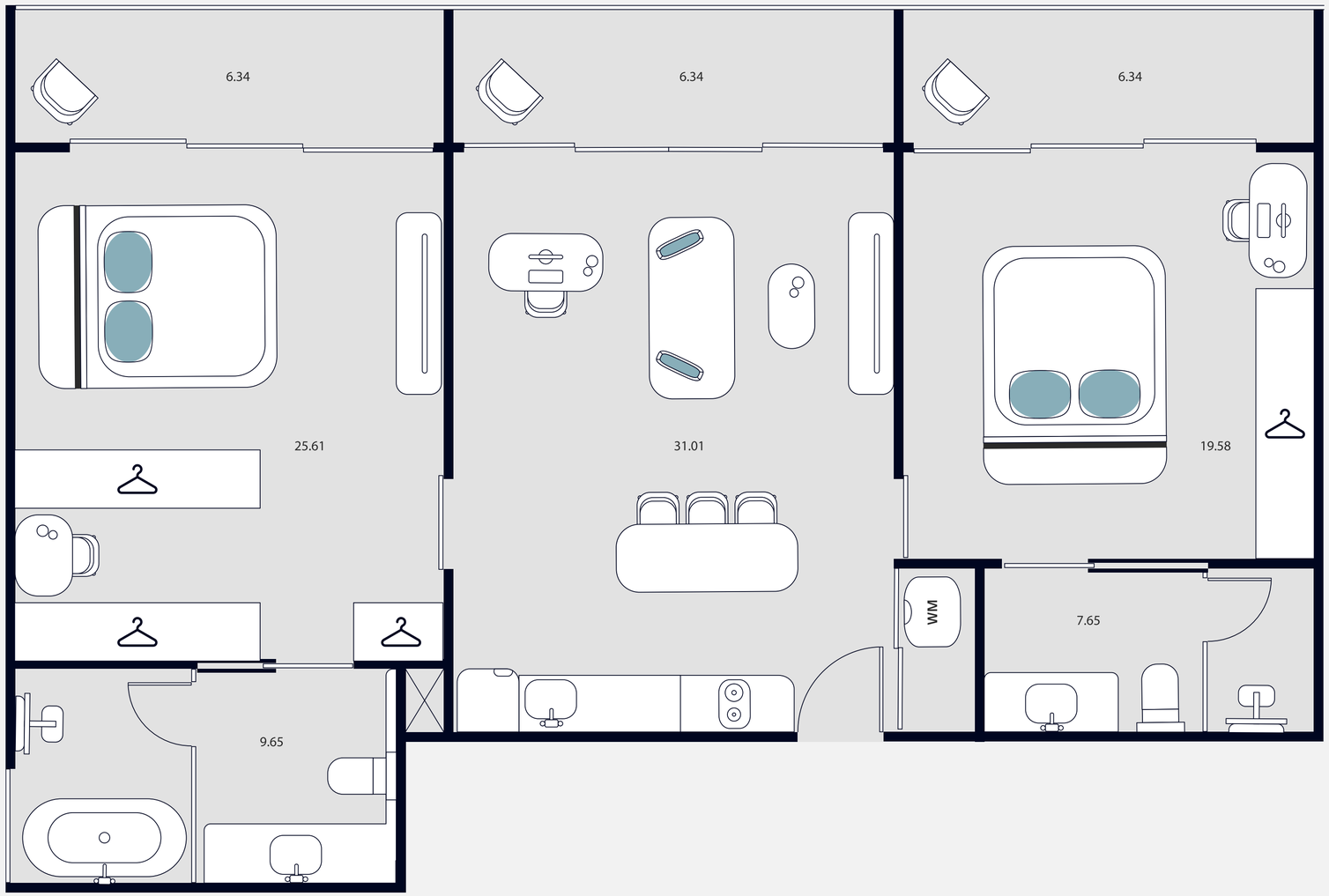
2-bedroom apartment

1. layout type C
2. total area: 98.79 m²
3. balcony area: 24.50 m²
4. ceiling height: 2.55 m



2-bedroom apartment

1. layout type C1
2. total area: 112.37 m²
3. balcony area: 19.04 m²
4. ceiling height: 2.55 m



2-bedroom apartment interior



2-bedroom apartment interior





2-bedroom apartment interior



2-bedroom apartment interior

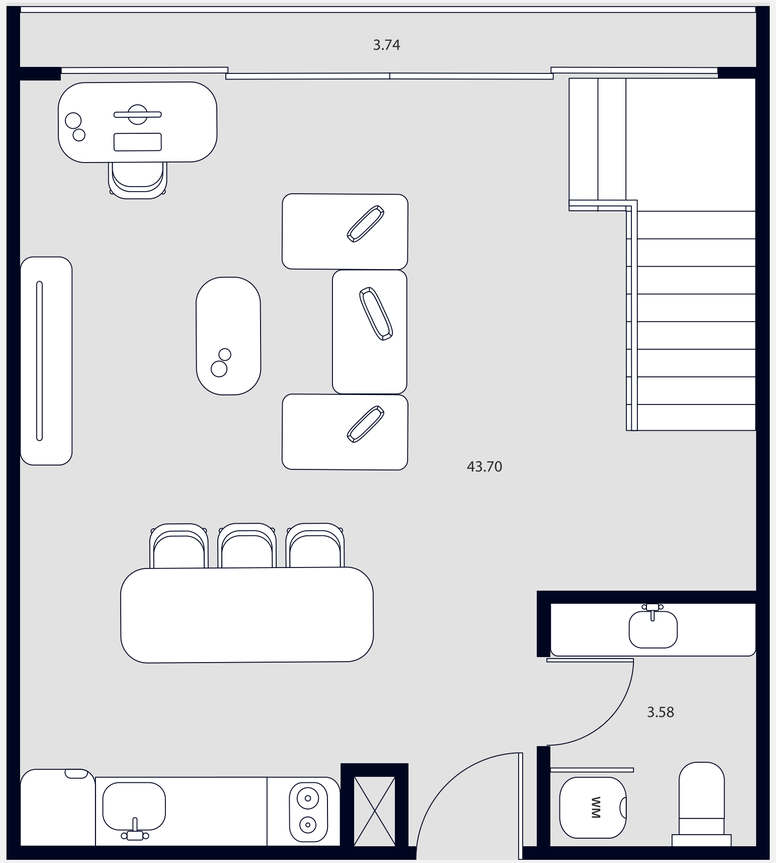


2-bedroom apartment interior

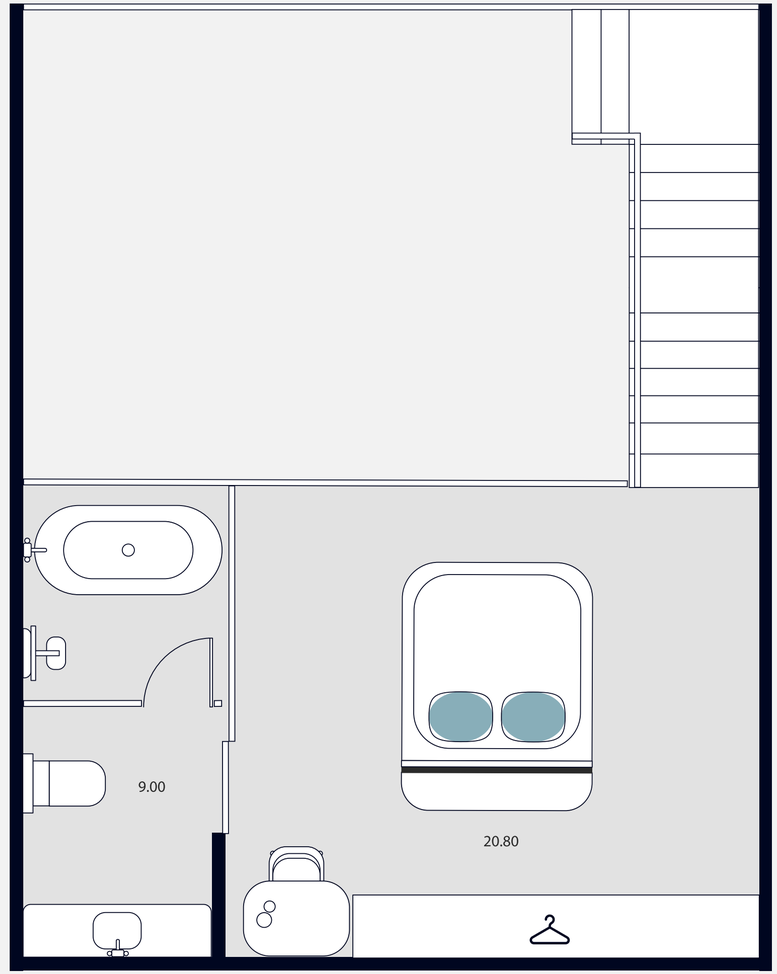
Duplex D

1. layout type D
2. total area: 80.82 m²
3. balcony area: 3.74 m²
4. ceiling height: 2.55 m

first level type D



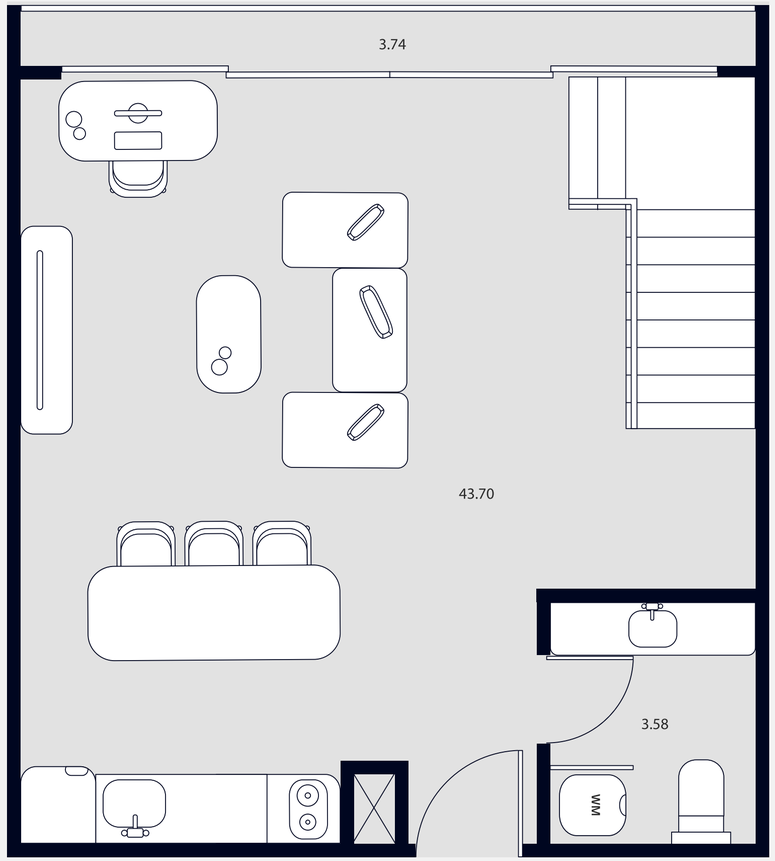
second level type D



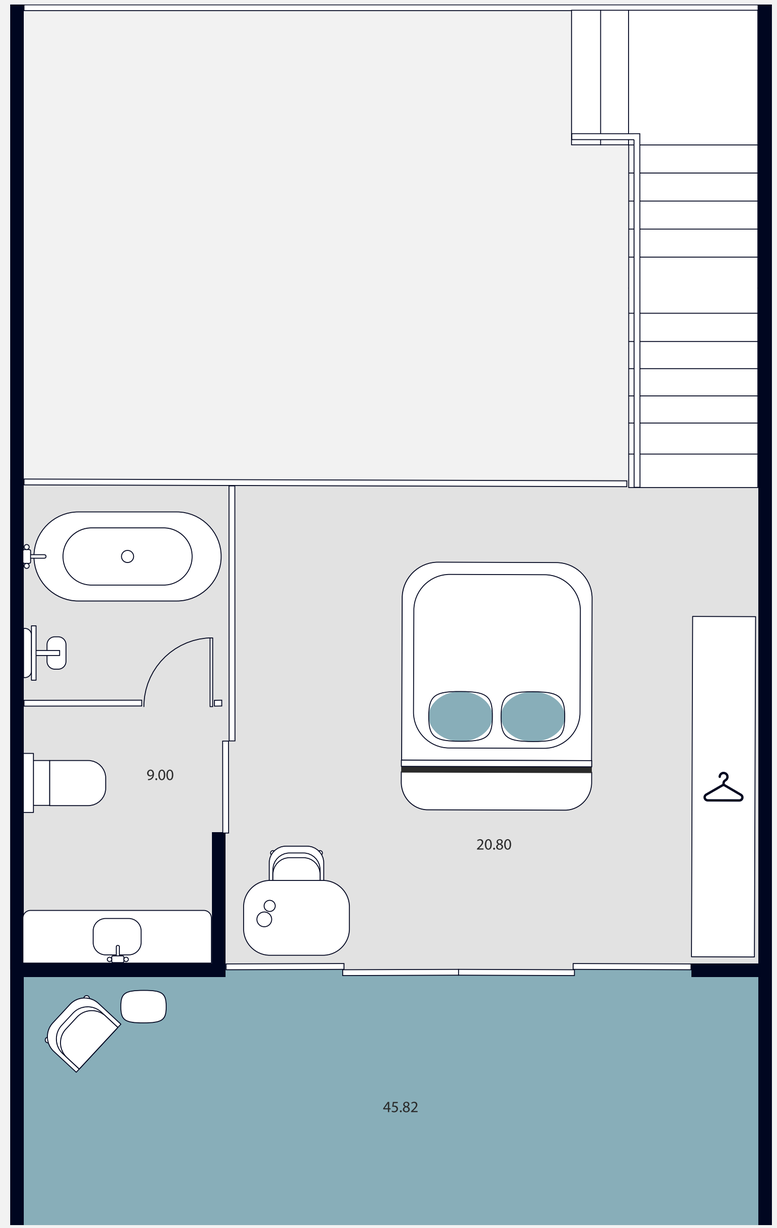
Duplex D1

1. layout type D1
2. total area: 126.64 m²
3. terrace area: 45.82 m²
4. balcony area: 3.74 m²
5. ceiling height: 2.55 m

first level type D1



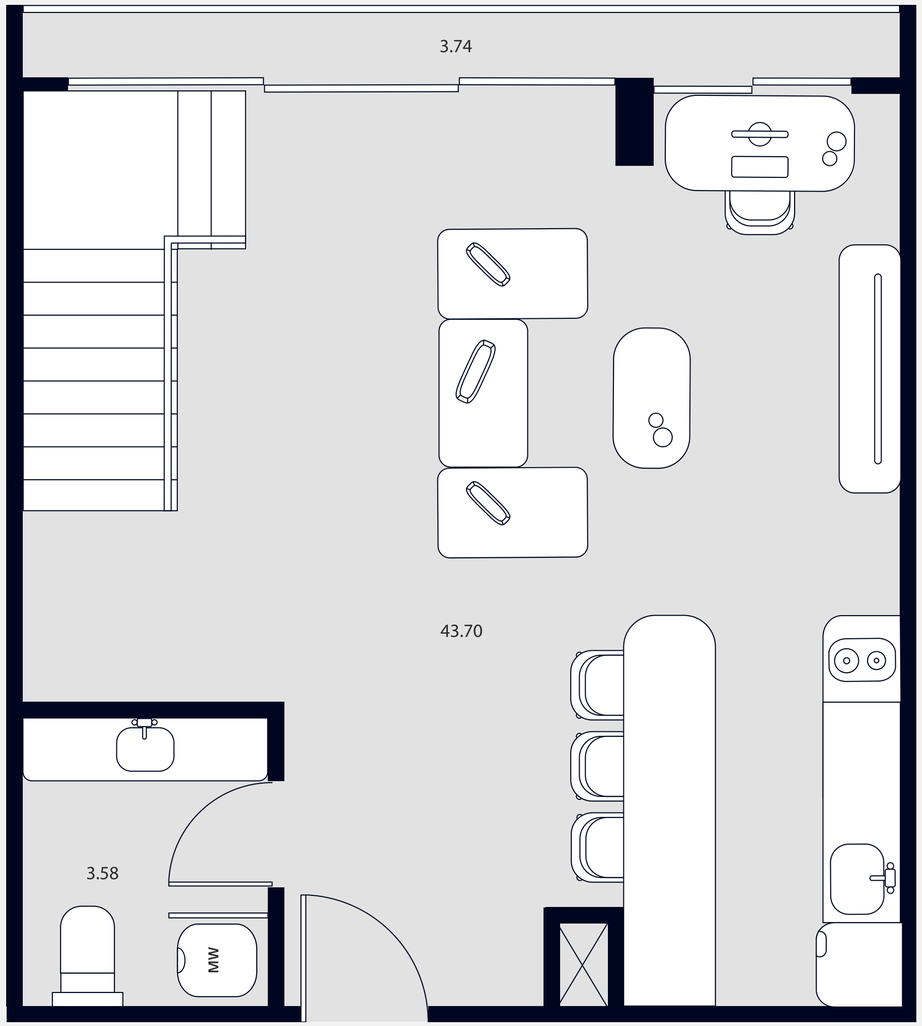
second level type D1



first level type D2

Duplex D2
1 floor

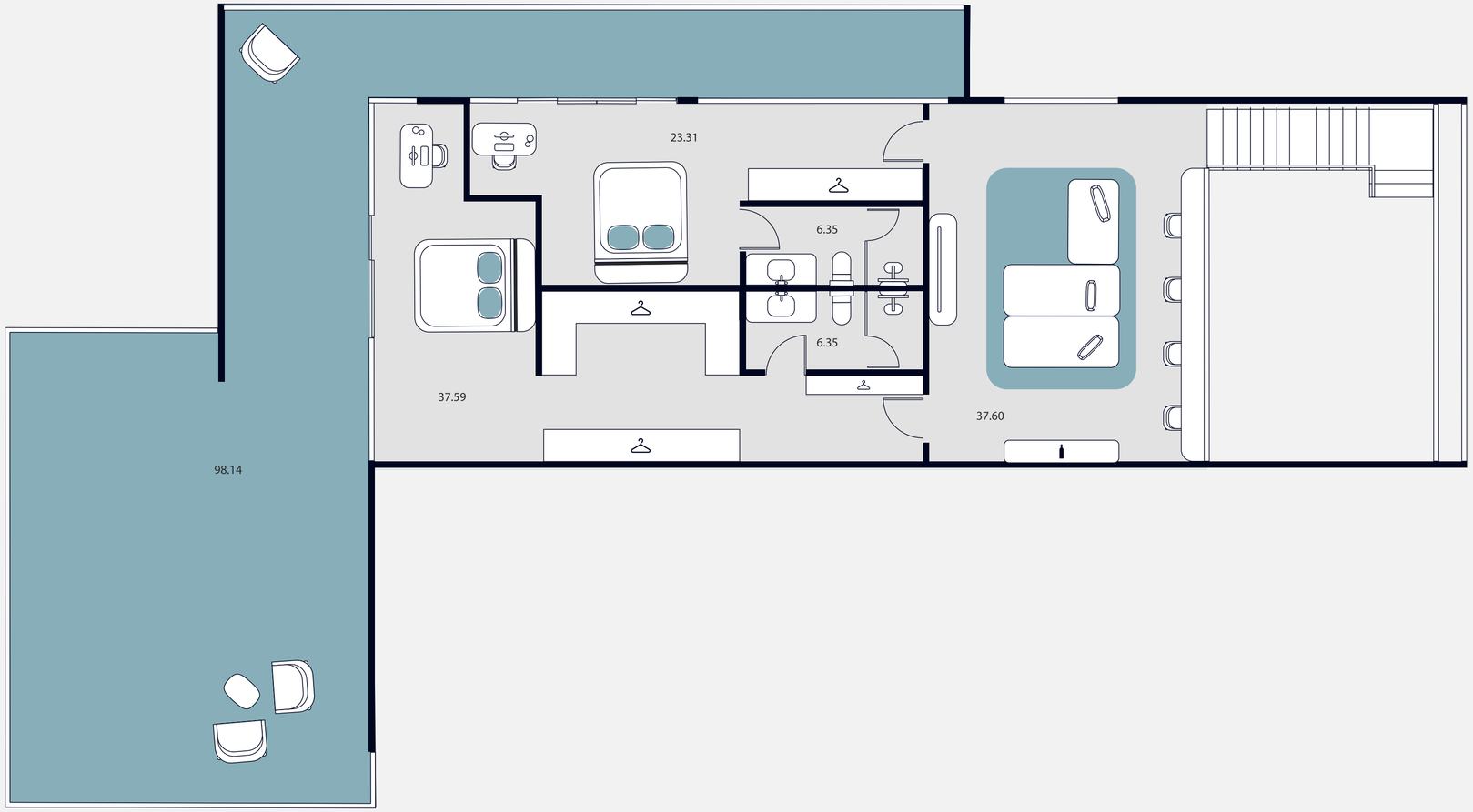
1. layout type D2
2. total area: 260.19 m²
3. terrace area: 98.14 m²
4. balcony area: 3.74 m²
5. ceiling height: 2.55 m



second level type D2

Duplex D2
2 floor

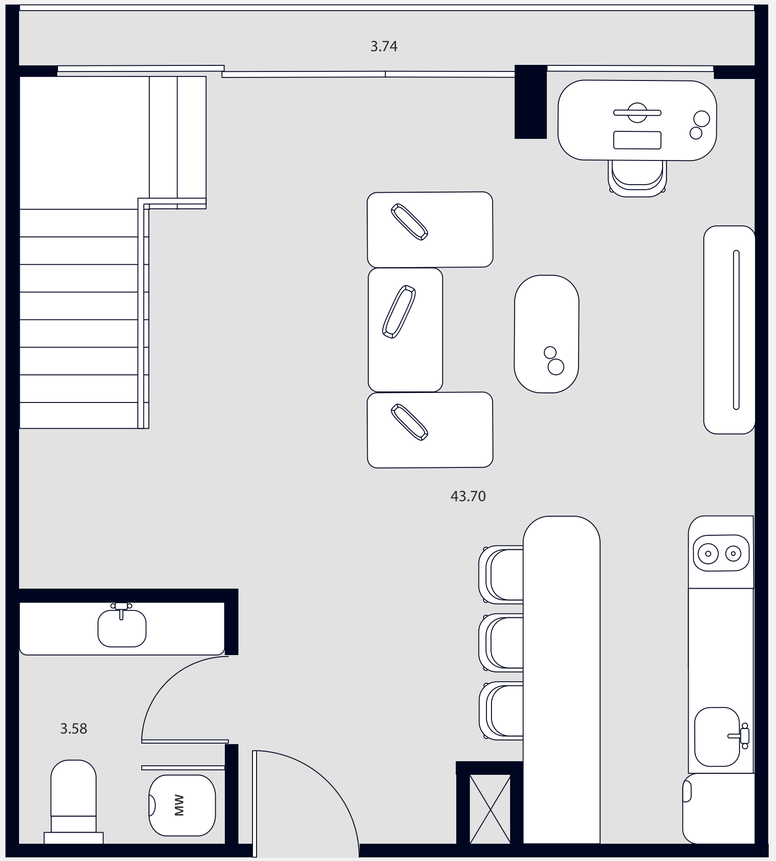
1. layout type D2
2. total area: 260.19 m²
3. terrace area: 98.14 m²
4. balcony area: 3.74 m²
5. ceiling height: 2.4 m



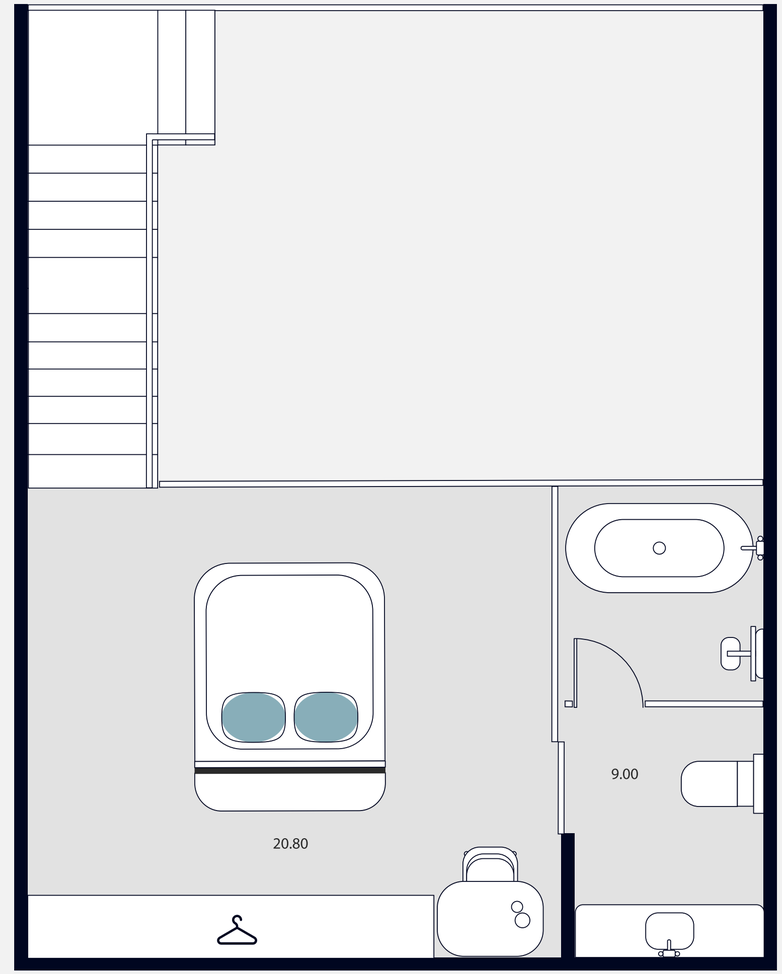
Duplex D3

1. layout type D3
2. total area: 80.82 m²
3. balcony area: 3.74 m²
4. ceiling height: 2.55 m

first level type D3



second level type D3





Duplex’s private terrace



Duplex interior

Duplex interior





Duplex interior

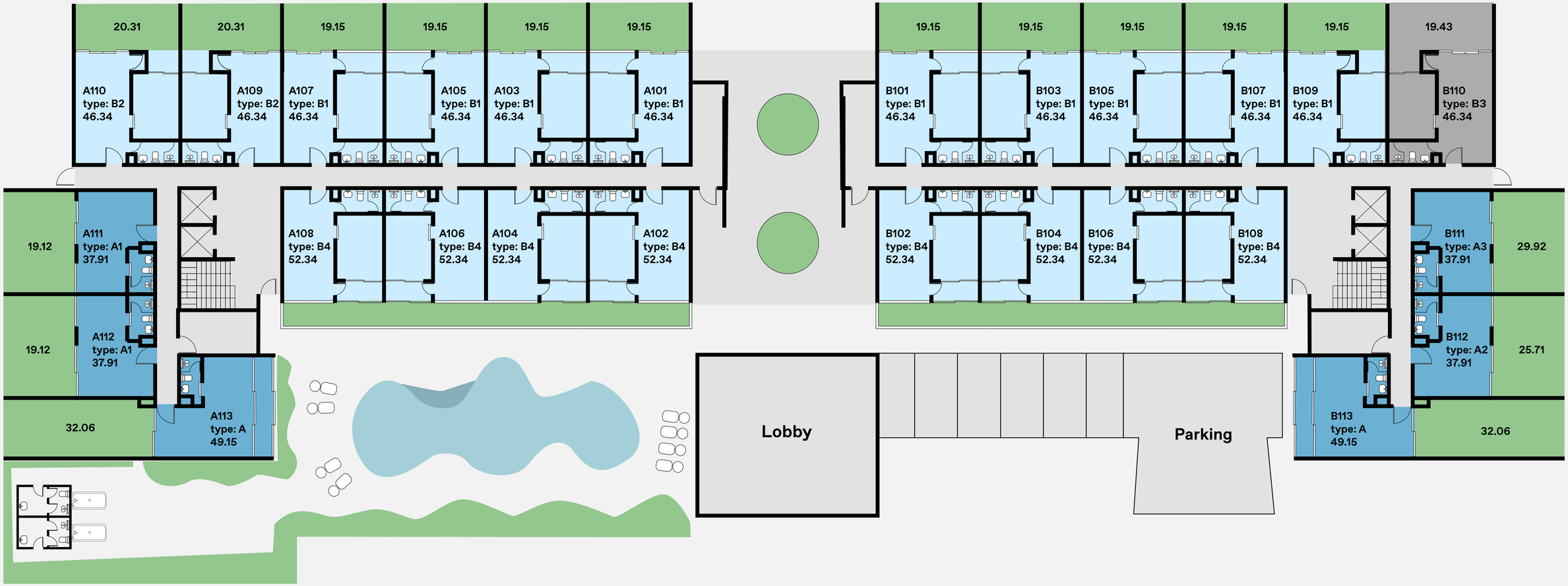


Duplex interior

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Layouts

1 floor

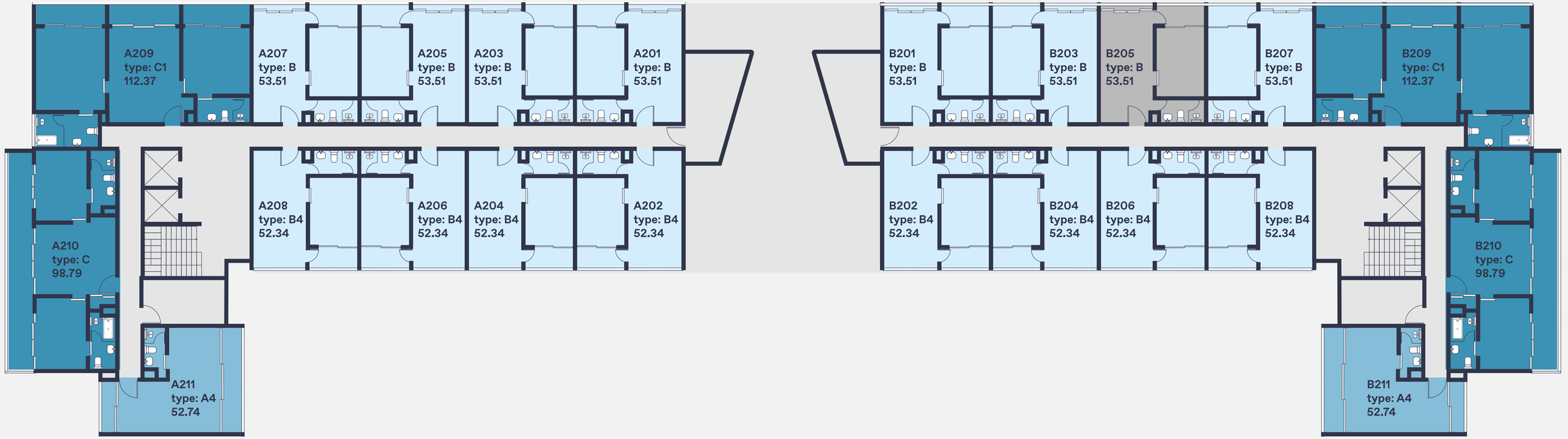


Studio
1-bedroom apartment
Private garden

A111 — number of apartment
A1 — type of apartment

N
W
E
S

2 floor

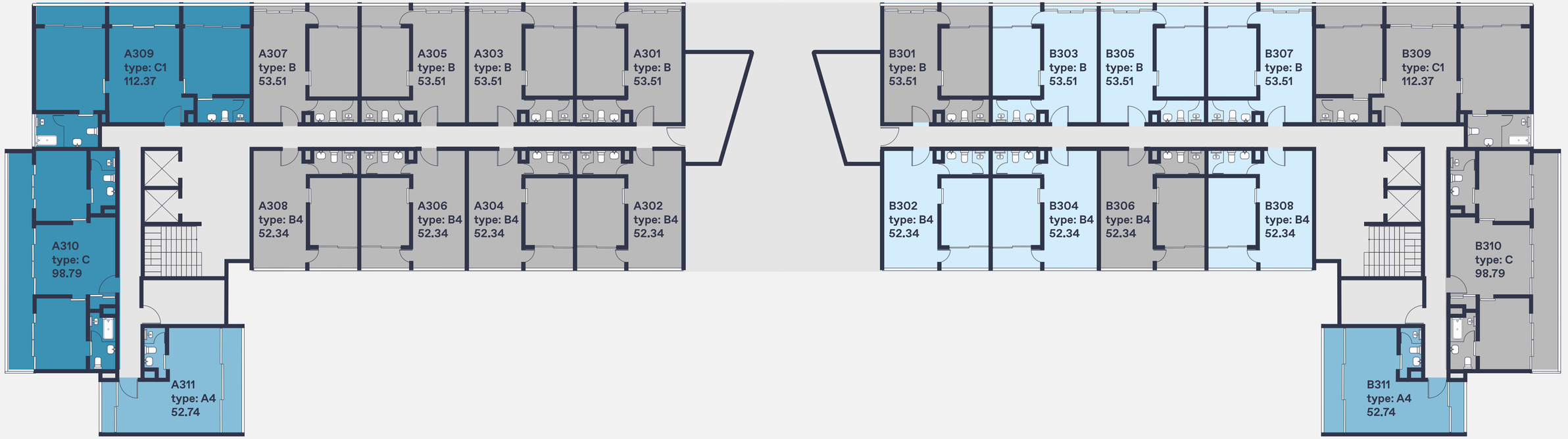


Studio
1-bedroom apartment
2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

N
W E
S

3 floor

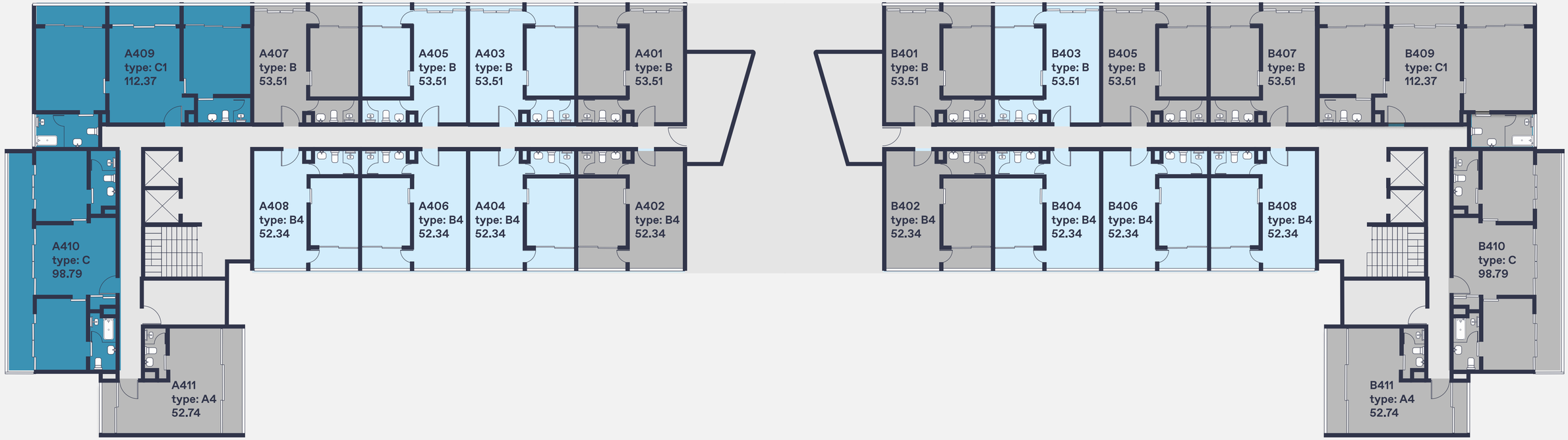


Studio
1-bedroom apartment
2-bedroom apartment
Apartments sold

A111 — number of apartment
A1 — type of apartment

N
W E
S

4 floor

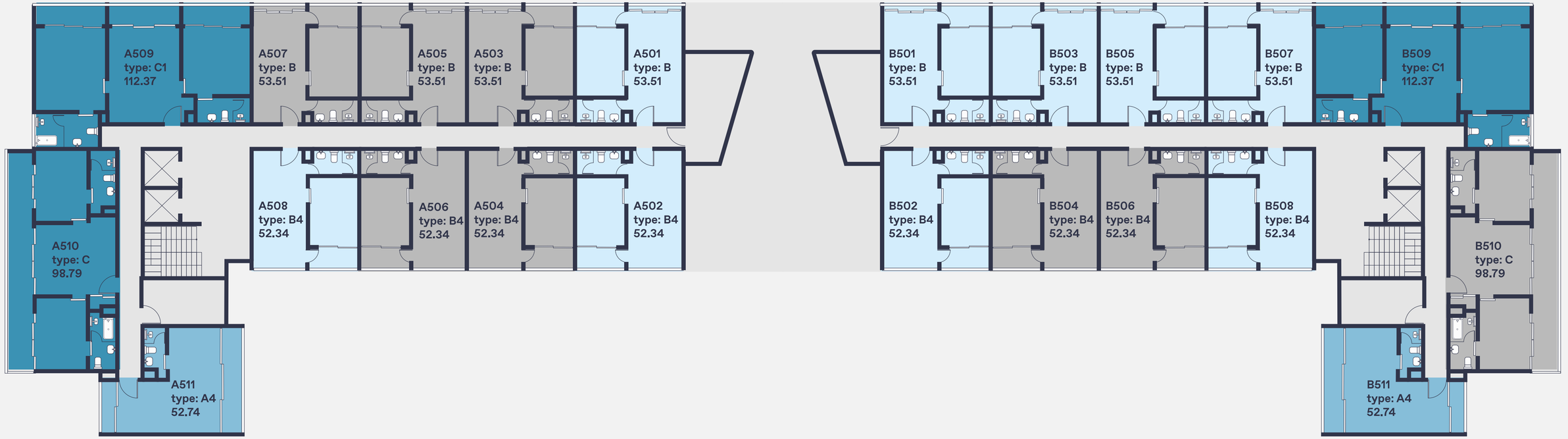


Studio
1-bedroom apartment
2-bedroom apartment
Apartments sold

A111 — number of apartment
A1 — type of apartment

N
W E
S

5 floor

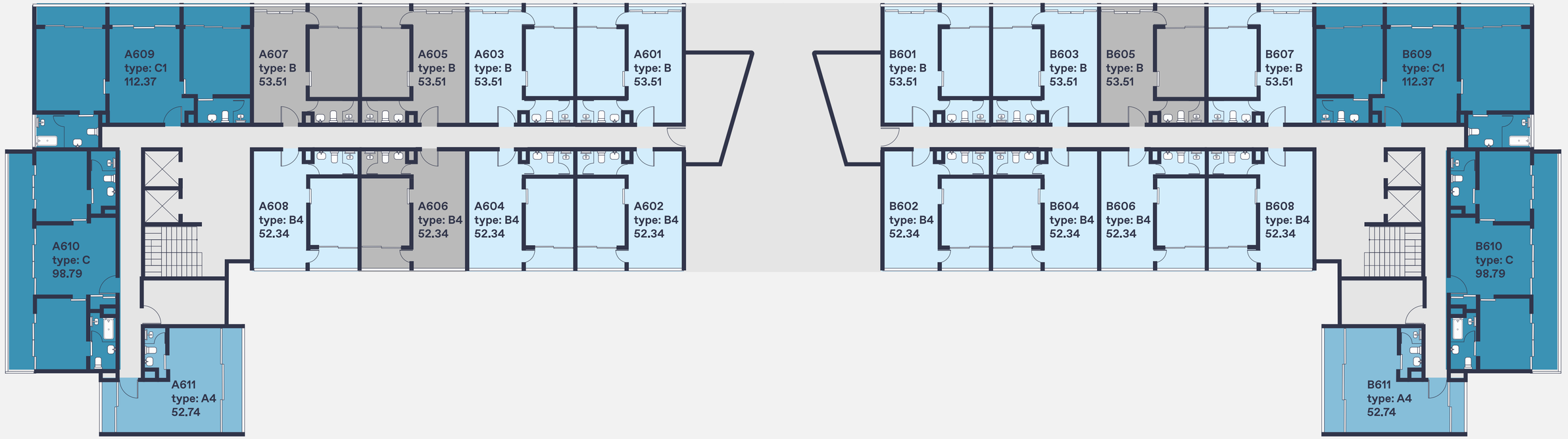


Studio
1-bedroom apartment
2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

N
W
E
S

6 floor

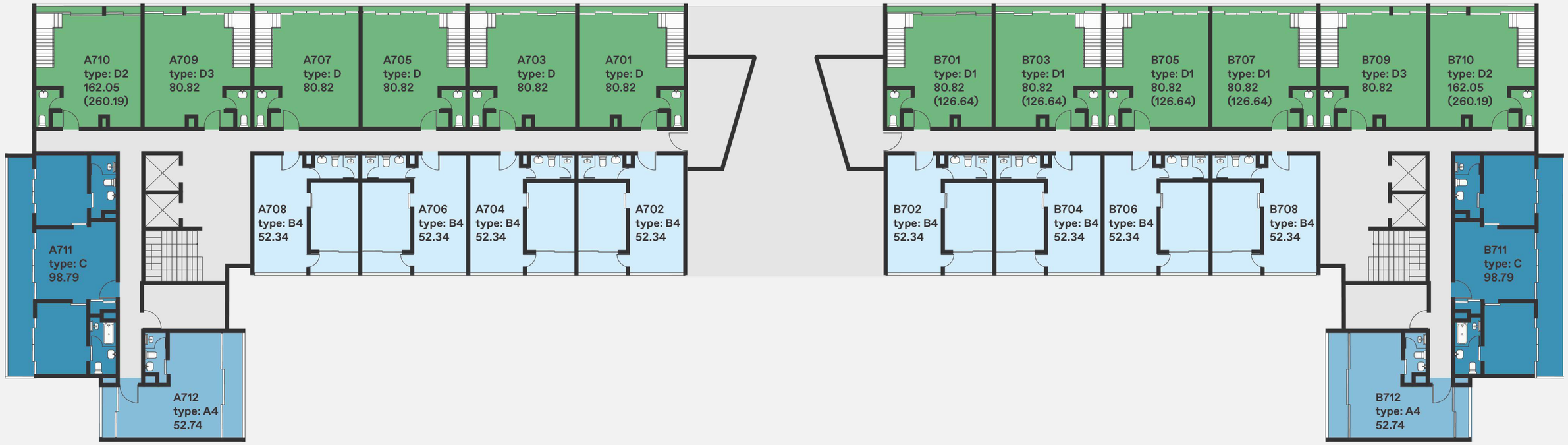


Studio
1-bedroom apartment
2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

N
W E
S

7 floor

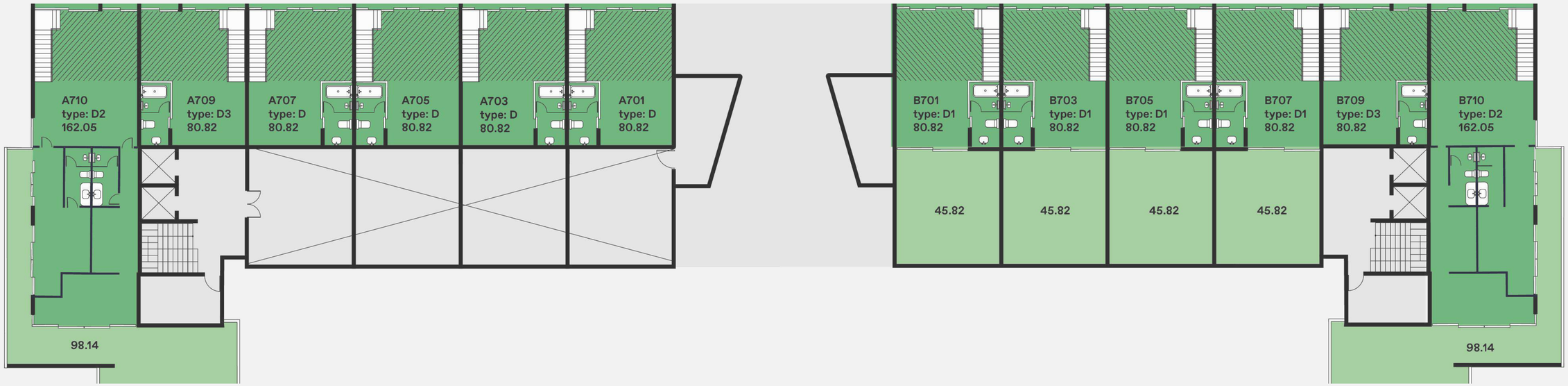


Studio
1-bedroom apartment
2-bedroom apartment
Duplex

A111 — number of apartment
A1 — type of apartment

N
W E
S

8 floor



Duplex

A111 — number of apartment
A1 — type of apartment

N
W E
S

9 floor



Pool

N
W E
S

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Income Program

We’ll help you rent out your property, ensure constant occupancy and get maximum income.

You won't have to waste your time managing the profitability of your property. All rental and maintenance work on your apartments is carried out by Harmony Group.

Our company will cover all legal and organizational issues: tell you about the local features of the market, explain the advantages and differences in forms of ownership, and calculate taxes.

Guaranteed Income Program

1

Regardless of seasonality and rental load your apartment brings an annual income of 7% of its cost. The contract is concluded for 5 years.

2

The owner can live in it up to 30 days a year. The rest of the time the apartment is managed by Harmony Group and is rented out.

3

Only studios and one-bedroom apartments can participate in Guaranteed Income program.

Personal Management Program

1

Income is divided proportionally between the owner and the management company — 70% to 30%.

2

The main advantage of the program: the owner can use the apartment unlimited number of days per year.

3

All types of apartments can participate in Personal Management program.



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