

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


CHALONG COVE
PHUKET9 OFFICE
RAWAI PIER



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





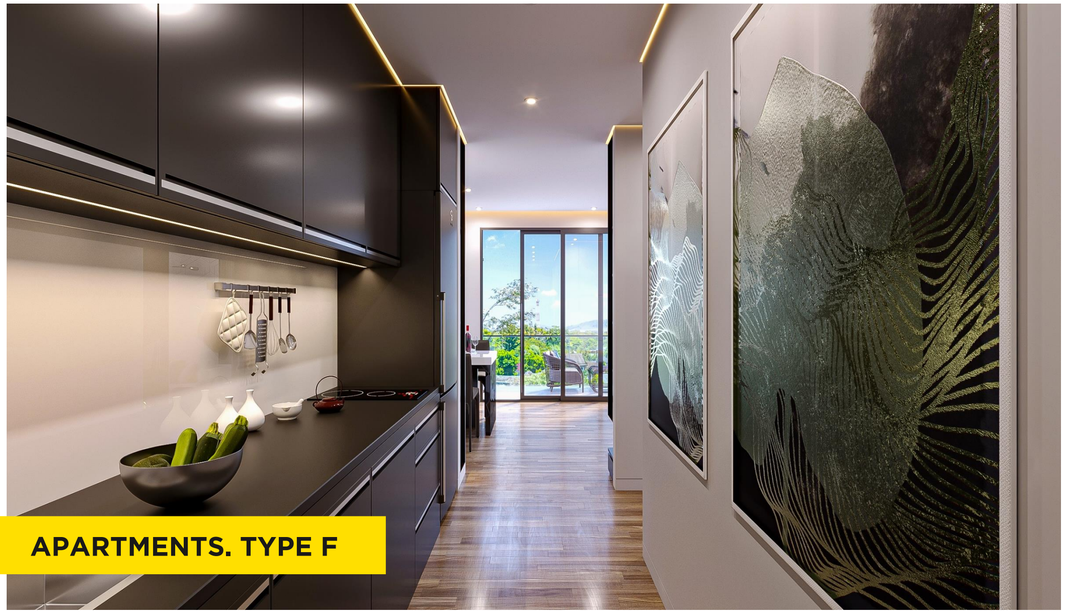




APARTMENTS. TYPE E





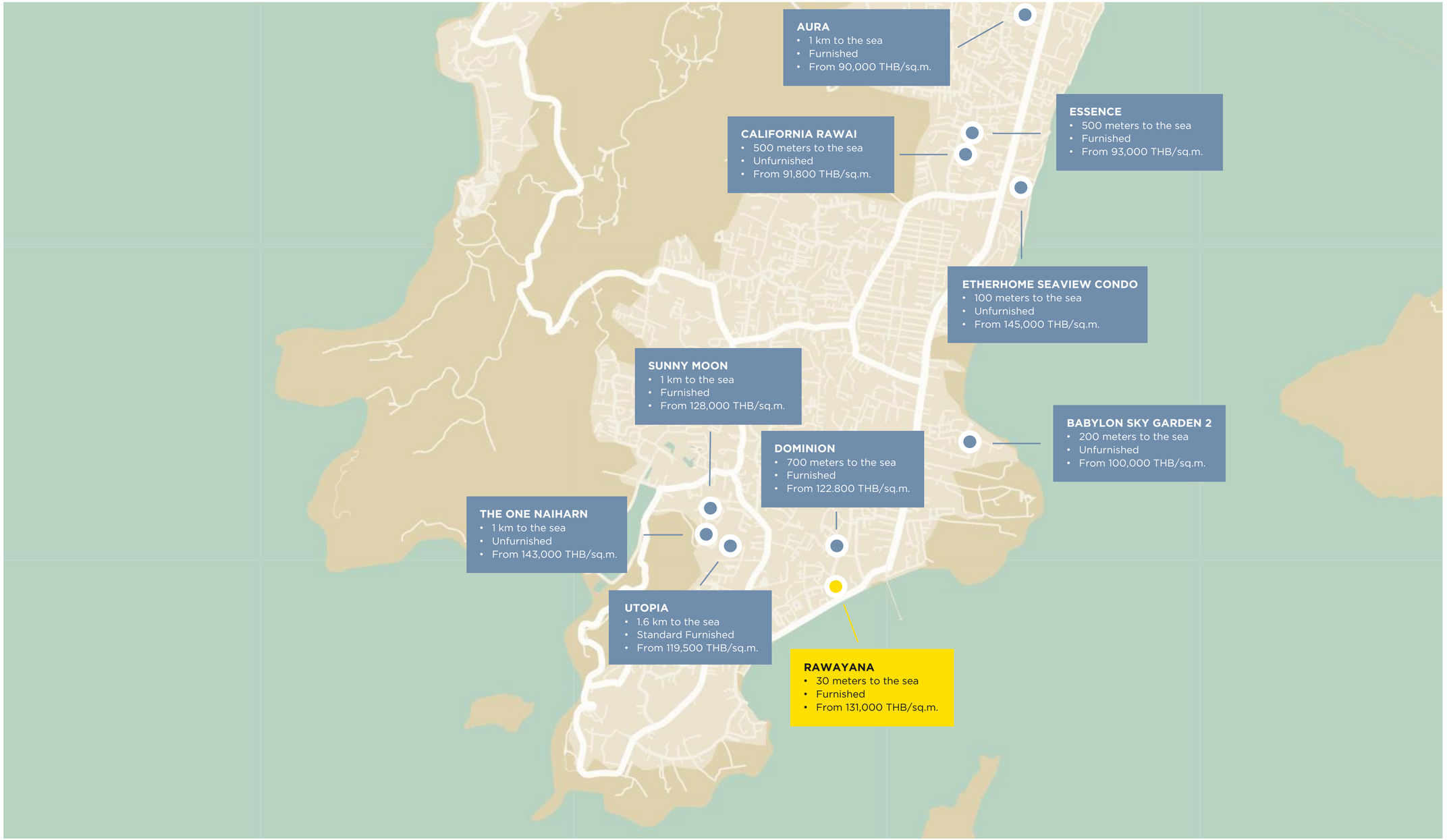




APARTMENTS. TYPE F

Competitive advantages

South condo


AURA
• 1 km to the sea
• Furnished
• From 90,000 THB/sq.m.
ESSENCE
• 500 meters to the sea
• Furnished
• From 93,000 THB/sq.m.
CALIFORNIA RAWAI
• 500 meters to the sea
• Unfurnished
• From 91,800 THB/sq.m.
ETHERHOME SEAVIEW CONDO
• 100 meters to the sea
• Unfurnished
• From 145,000 THB/sq.m.
SUNNY MOON
• 1 km to the sea
• Furnished
• From 128,000 THB/sq.m.
BABYLON SKY GARDEN 2
• 200 meters to the sea
• Unfurnished
• From 100,000 THB/sq.m.
DOMINION
• 700 meters to the sea
• Furnished
• From 122.800 THB/sq.m.
THE ONE NAIHARN
• 1 km to the sea
• Unfurnished
• From 143,000 THB/sq.m.
UTOPIA
• 1.6 km to the sea
• Standard Furnished
• From 119,500 THB/sq.m.
RAWAYANA
• 30 meters to the sea
• Furnished
• From 131,000 THB/sq.m.

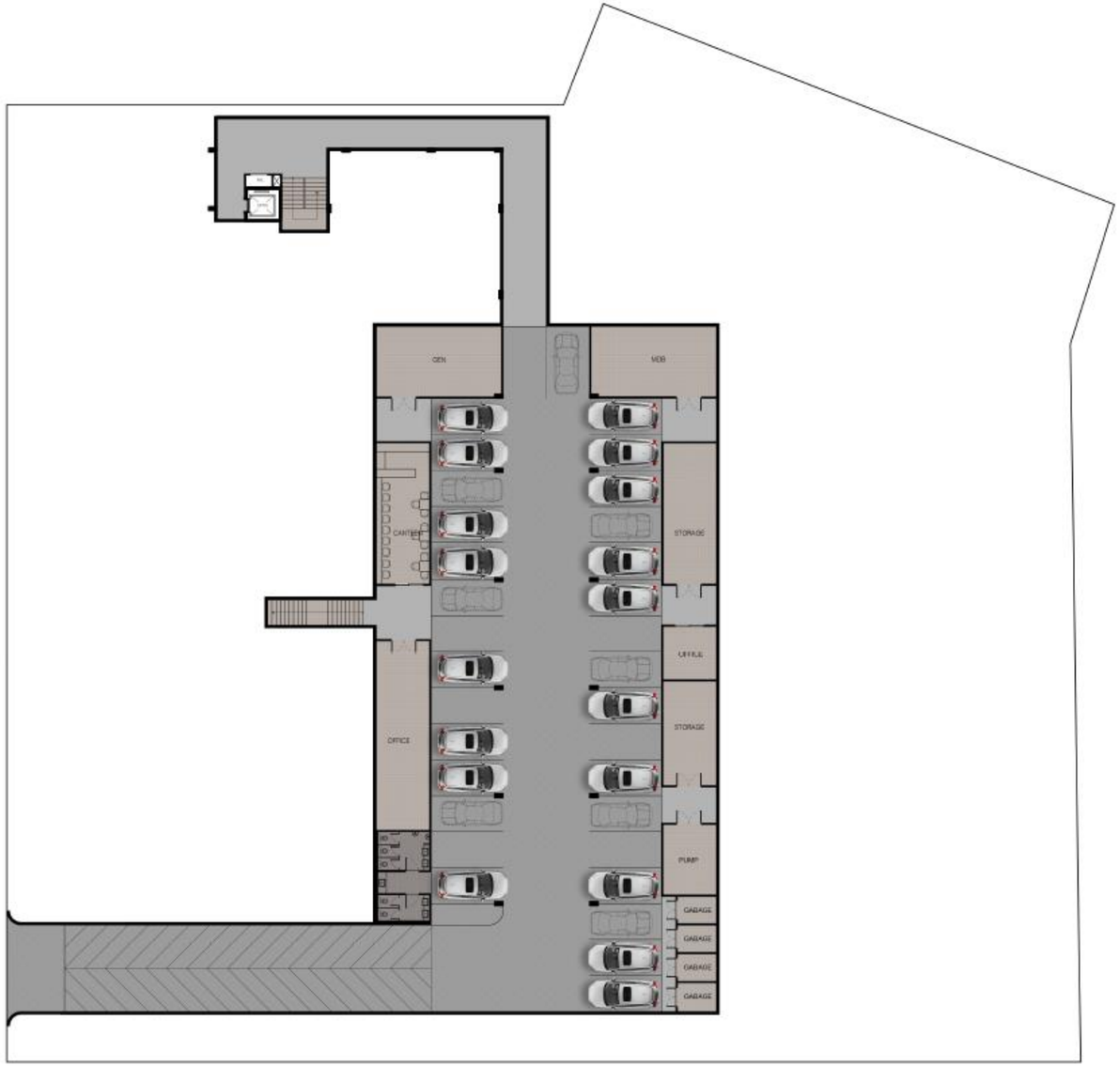
Floor plan

South condo


South condo
624.0
50 m. from coastline
Building height not over th
TYPE A
TYPE B

0

FLOOR


GEN
MDB
CANTEEN
STORAGE
UTILE
OFFICE
STORAGE
PUMP
GARAGE
GARAGE
GARAGE
GARAGE

1
FLOOR


1
2
3
4
1101
2101
2106
2102
2105
2103
2104
3101
4101
4106
3102
4102
4105
4103
4104
SHOP 1
43.30 sq.m.
SHOP 2
41.80 sq.m.
SHOP 3
42.80 sq.m.
SHOP 4
42.50 sq.m.
SHOP 5
41.80 sq.m.
SHOP 6
41.80 sq.m.
SHOP 7
43.20 sq.m.
LOBBY
OFFICE
SWIMMING POOL
KID POOL
BAR
STORAGE
WALK WAY
EE

2
FLOOR


1
1201
1202
1203
1204
1205
1208
1207
1206
2
2211
2201
2202
2203
2204
2205
2210
2209
2208
2207
2206
3
3201
3202
3203
3204
3205
3210
3209
3208
3207
3206
4
4201
4202
4203
4204
4205
4210
4209
4208
4207
4206

3
FLOOR


1
1301
1302
1303
1304
1305
1308
1307
1306
2
2307
2301
2302
2303
2306
2305
2304
3
3301
3302
3303
3304
3308
3307
3306
3305
4
4301
4302
4303
4304
4308
4307
4306
4305

4

FLOOR


1
1401
1402
1403
1406
1404
1405
2
2405
2401
2404
2402
2403
3
3401
3406
3402
3405
3403
3404
4
4401
4406
4402
4405
4403
4404

Available layouts

South condo

Apartment Type E

100% payment only

5,420,000 THB

Starting price

37,6 SQ.M

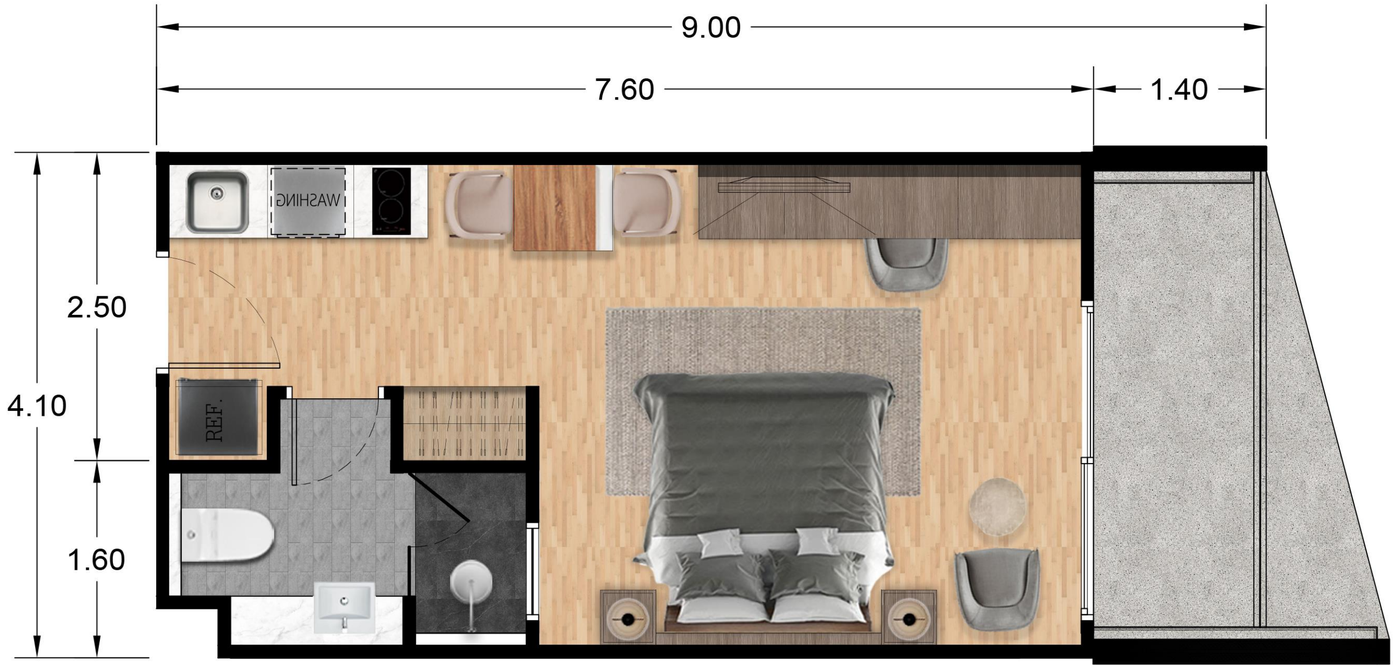
Total area

7% for 5 years

Fixed income

Studio
Bedrooms

1
Bathrooms



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



Apartment Type C

17,230,000 THB

Starting price

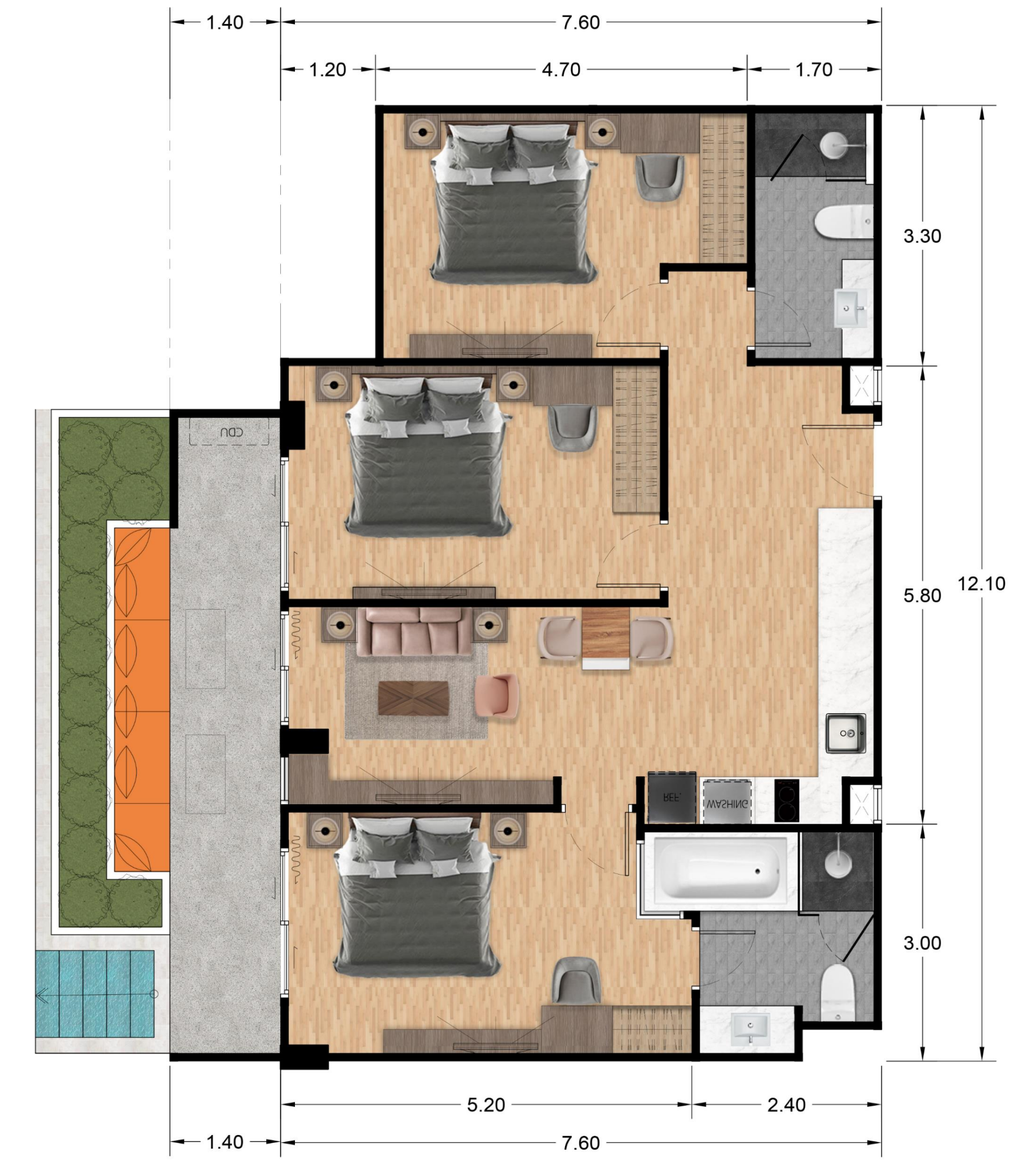
97,2 SQ.M

Total area

3
Bedrooms

2
Bathrooms

Private access to pool



Apartment Type D

SOLD OUT

10,350,000 THB

Starting price

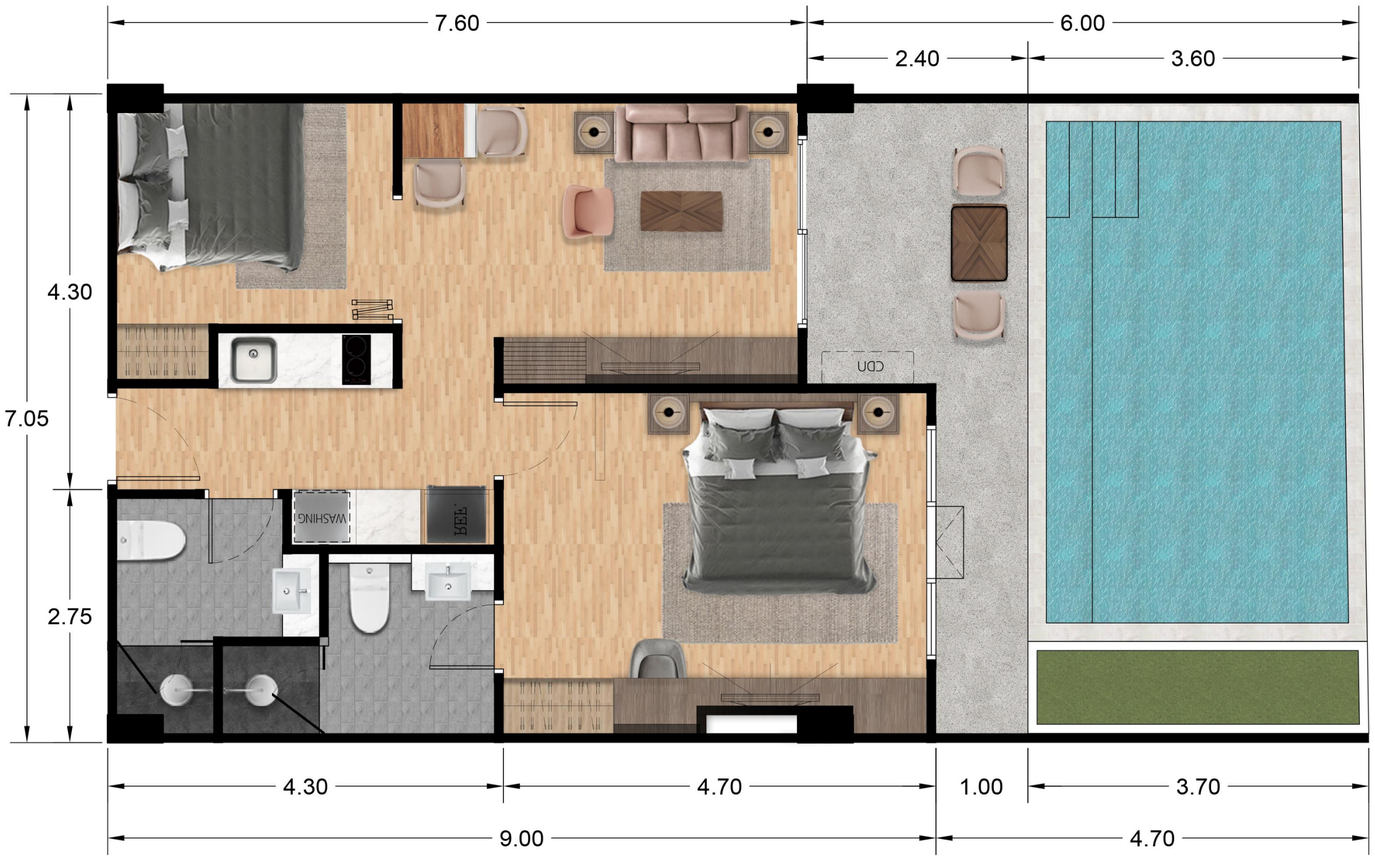
62,4 SQ.M

Total area

2
Bedrooms

2
Bathrooms

Private pool



Apartment Type A2

SOLD OUT

12,120,000 THB

Starting price

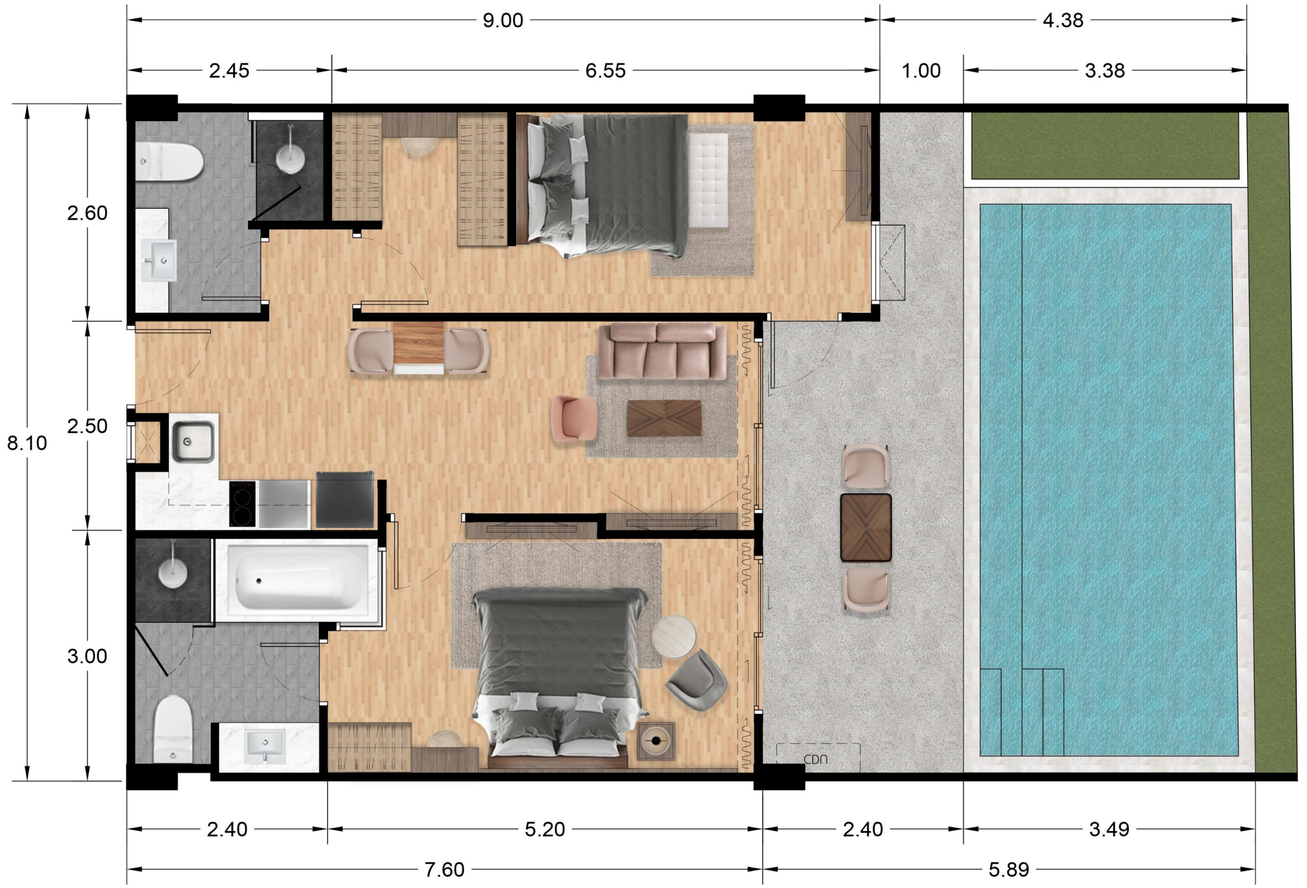
71 SQ.M

Total area

2
Bedrooms

2
Bathrooms

Private pool



Apartment Type B1

SOLD OUT

17,390,000 THB

Starting price

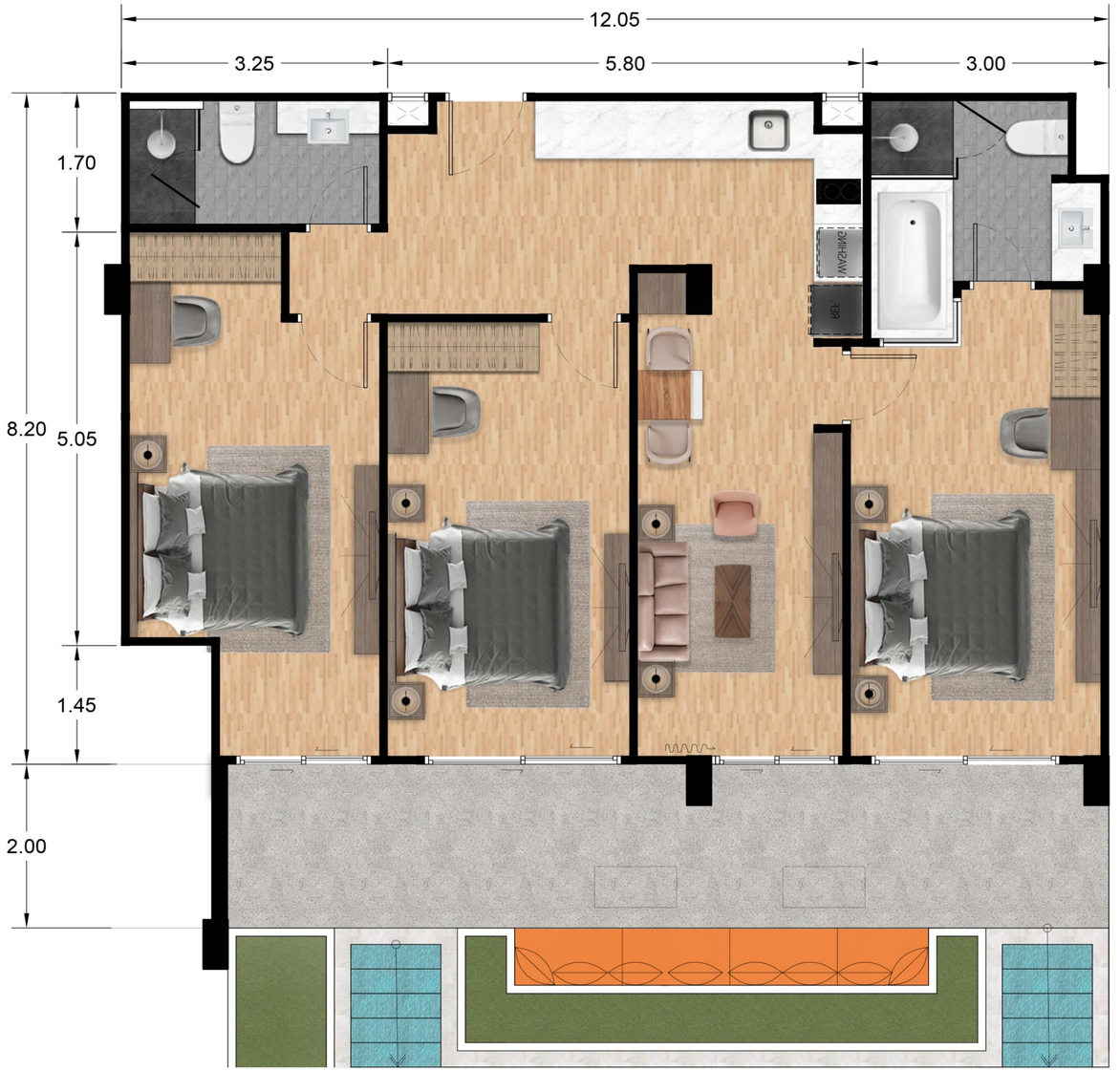
115,9 SQ.M

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

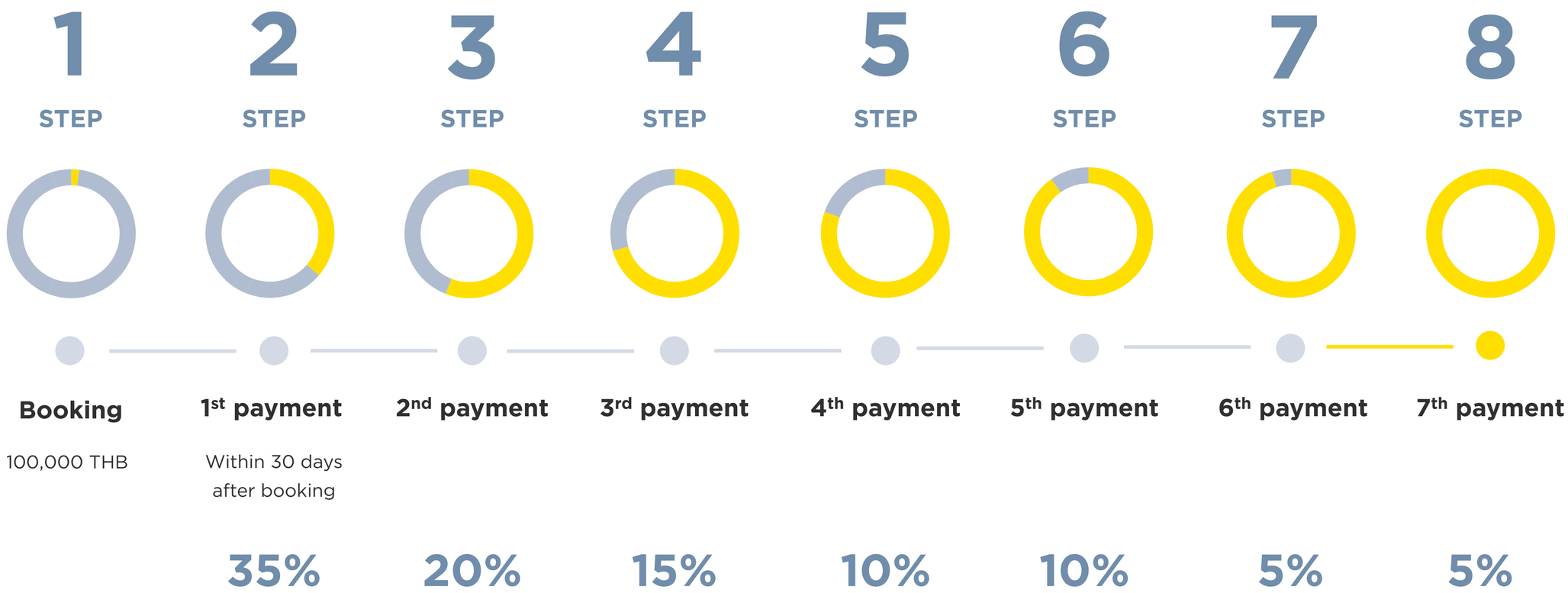


15.000 THB

Installation of water and electricity meters

One-time payment

Payment schedule



Awards


MITSUBISHI ELECTRIC
MITSUBISHI ELEVATOR (THAILAND)
PRESENTS
PropertyGuru
Thailand
Property Awards
WINNER
BEST COMMERCIAL
LANDSCAPE DESIGN
2023


MITSUBISHI ELECTRIC
MITSUBISHI ELEVATOR (THAILAND)
PRESENTS
PropertyGuru
Thailand
Property Awards
WINNER
BEST BOUTIQUE MIXED USE
DEVELOPMENT (PHUKET)
2023


MITSUBISHI ELECTRIC
MITSUBISHI ELEVATOR (THAILAND)
PRESENTS
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Thailand
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BEST BOUTIQUE MIXED USE
ARCHITECTURAL DESIGN
2023



South Condo

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