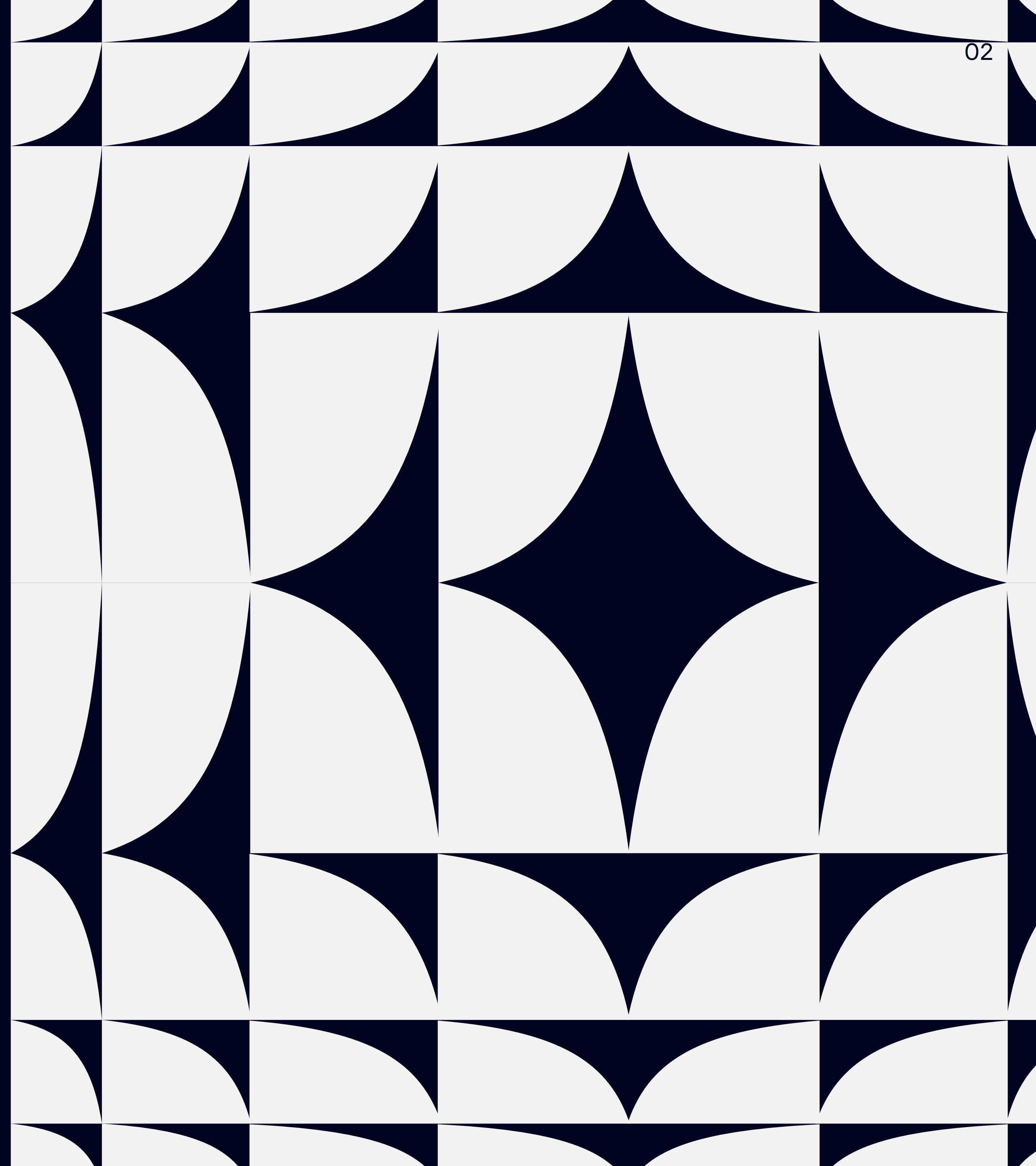


ESSENCE

by HARMONY GROUP

Deluxe Pet-Friendly Condominium
Phuket Island, Thailand

Harmony Group —
smart approach,
life in harmony



Harmony Group

About 4—5

Maintenance 6

Investments 7—8

Projects 9—10

Essence

Concept 12—13

Location 14—15

Architecture 17—22

Infrastructure 23—30

Lobby & other Common Areas 31—37

Pet-friendly 38—39

Smart Home 40—45

Interior and Layouts Advantages

Advantages 47—48

Studios 49—53

1-bedroom apartments 54—59

2-bedroom apartments 60—66

Duplexes 67—76

Showroom Essence 77—82

Layouts 83—92

Income Program

Estate management 94

Income Programs 95—96

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.

Bamboo Forest

Bang Tao area, Phuket
completed on: 12.2027
135 apartments



Essence

Rawai area, Phuket
completed on: 12.2026
160 apartments



Pandora

Rawai area, Phuket
completed on: 05.2017
13 apartments



BAMBOO FOREST

HARMONY

ESSENCE

CALYPSO CONDO

CALYPSO GARDEN

PANDORA



Harmony

Rawai area, Phuket
completed on: 06.2025
83 apartments



Calypso Condo

Nai Harn area, Phuket
completed on: 12.2016
46 apartments



Calypso Garden

Rawai area, Phuket
completed on: 06.2020
86 apartments



Calypso Condo
Nai Harn area
43 apartments

12.2016



Pandora
Rawai district
13 apartments

05.2017



Calypso Garden
Rawai district
86 apartments

06.2020



Harmony
Rawai district
83 apartments

06.2025



Essence
Rawai district
160 apartments

12.2026



Bamboo Forest
Bang Tao district
135 apartments

12.2027

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



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.










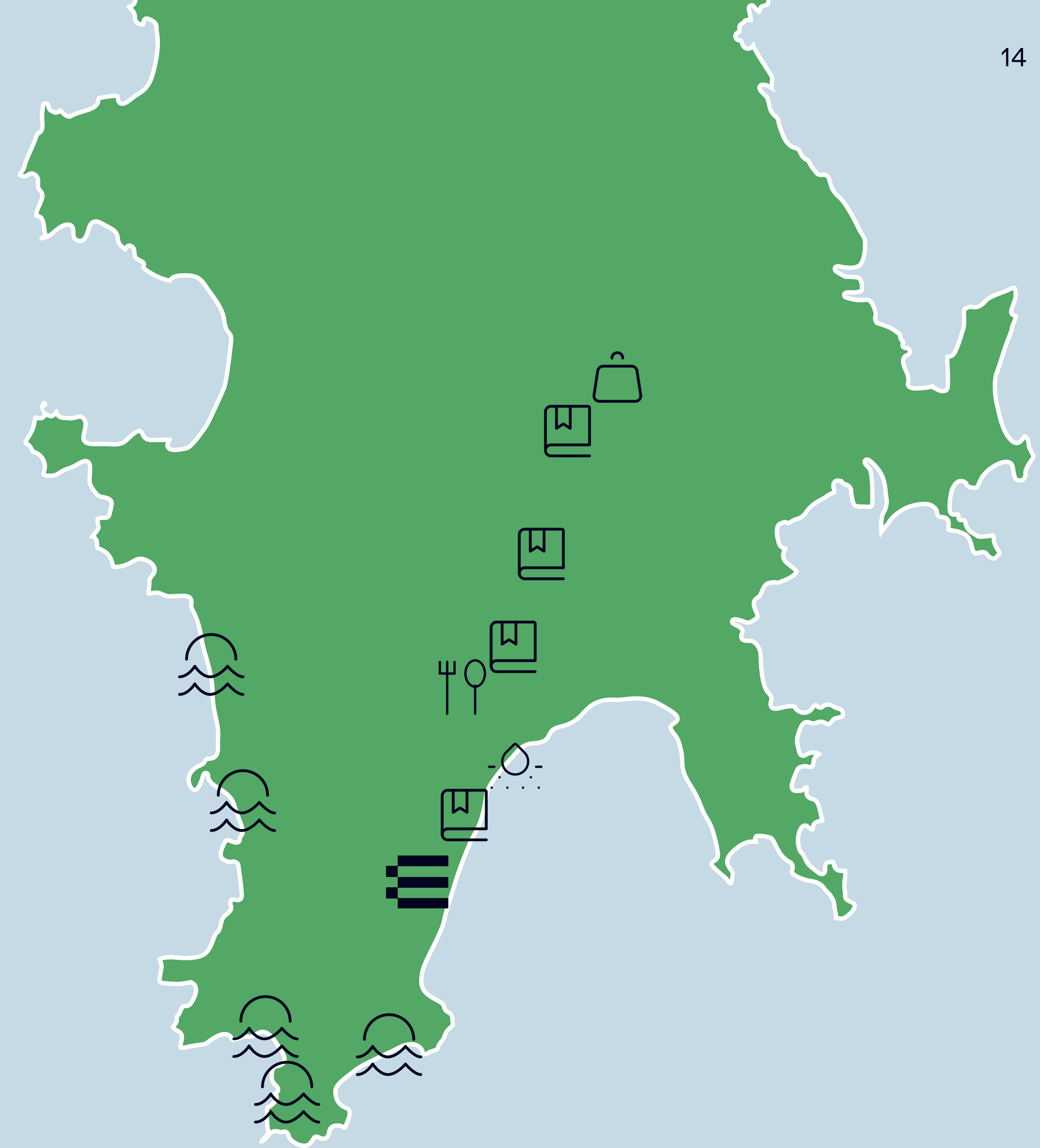
The project has layout types with a wide range of functionality: double-sided studios, spacious one-bedroom apartments with kitchen islands, family apartments with two master bedrooms and two-level duplexes with private roof gardens.

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

Kata Beach



Karon Beach



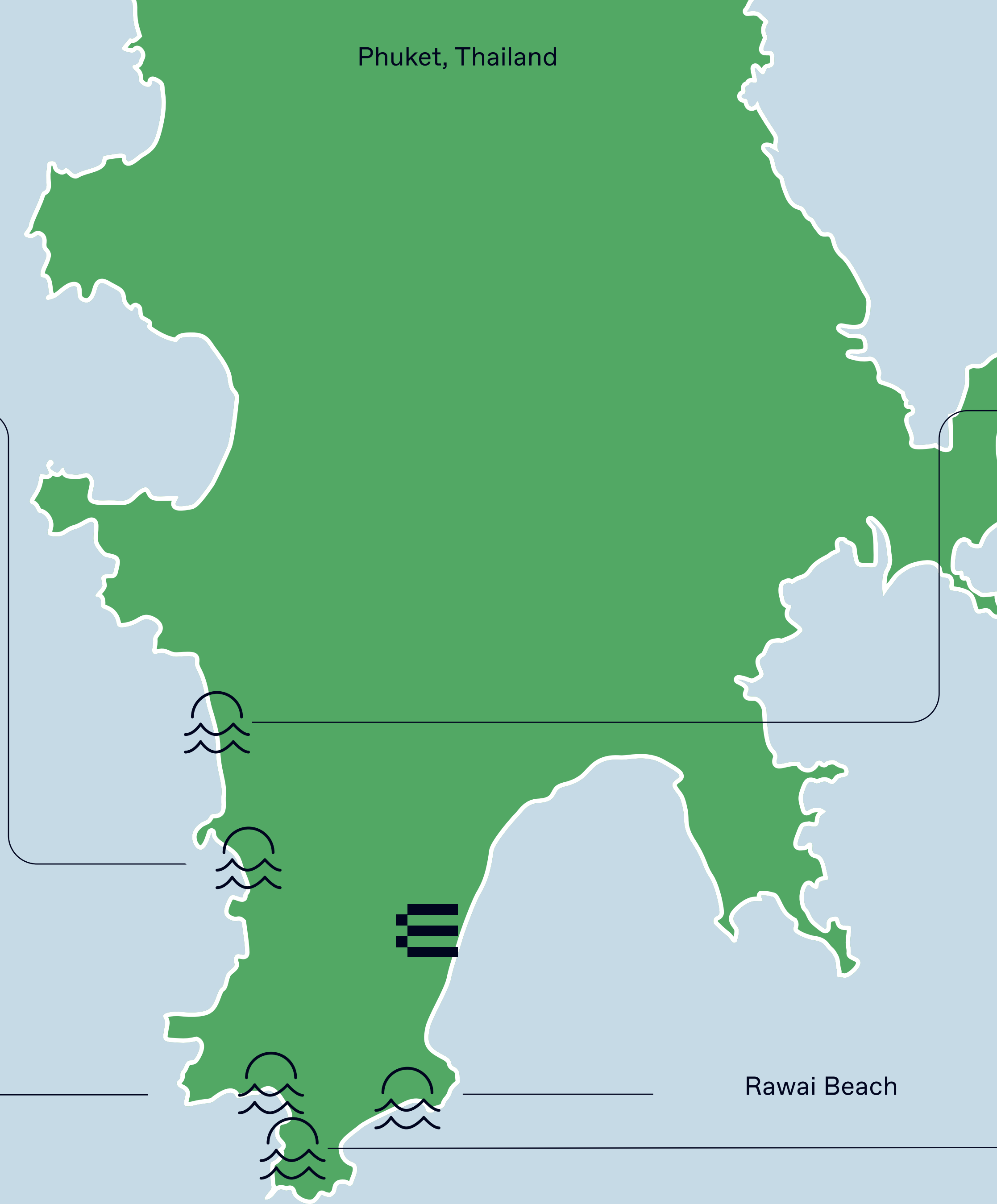
Nai Harn Beach



Yanui Beach

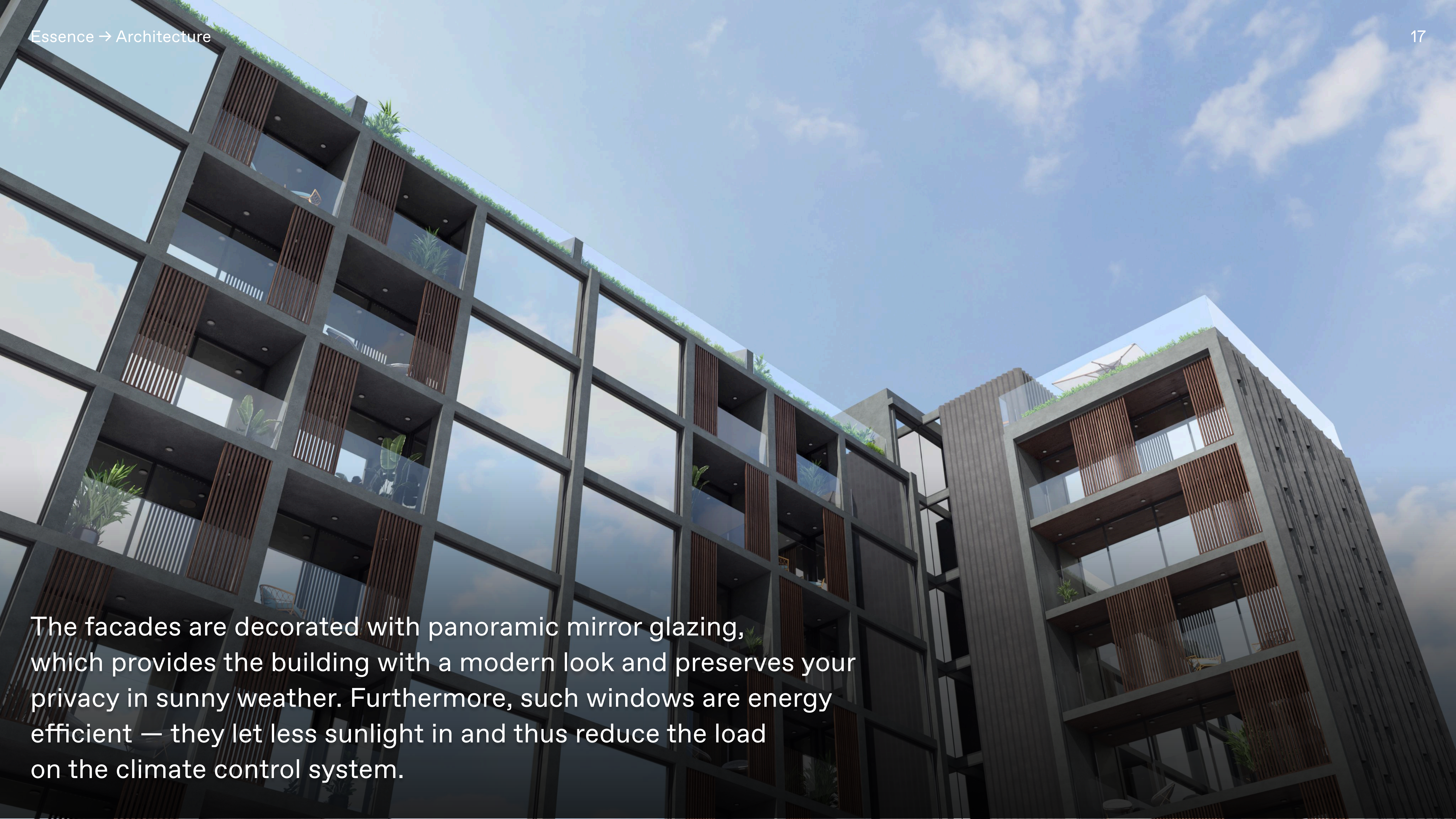


Phuket, Thailand



Rawai Beach


Architecture



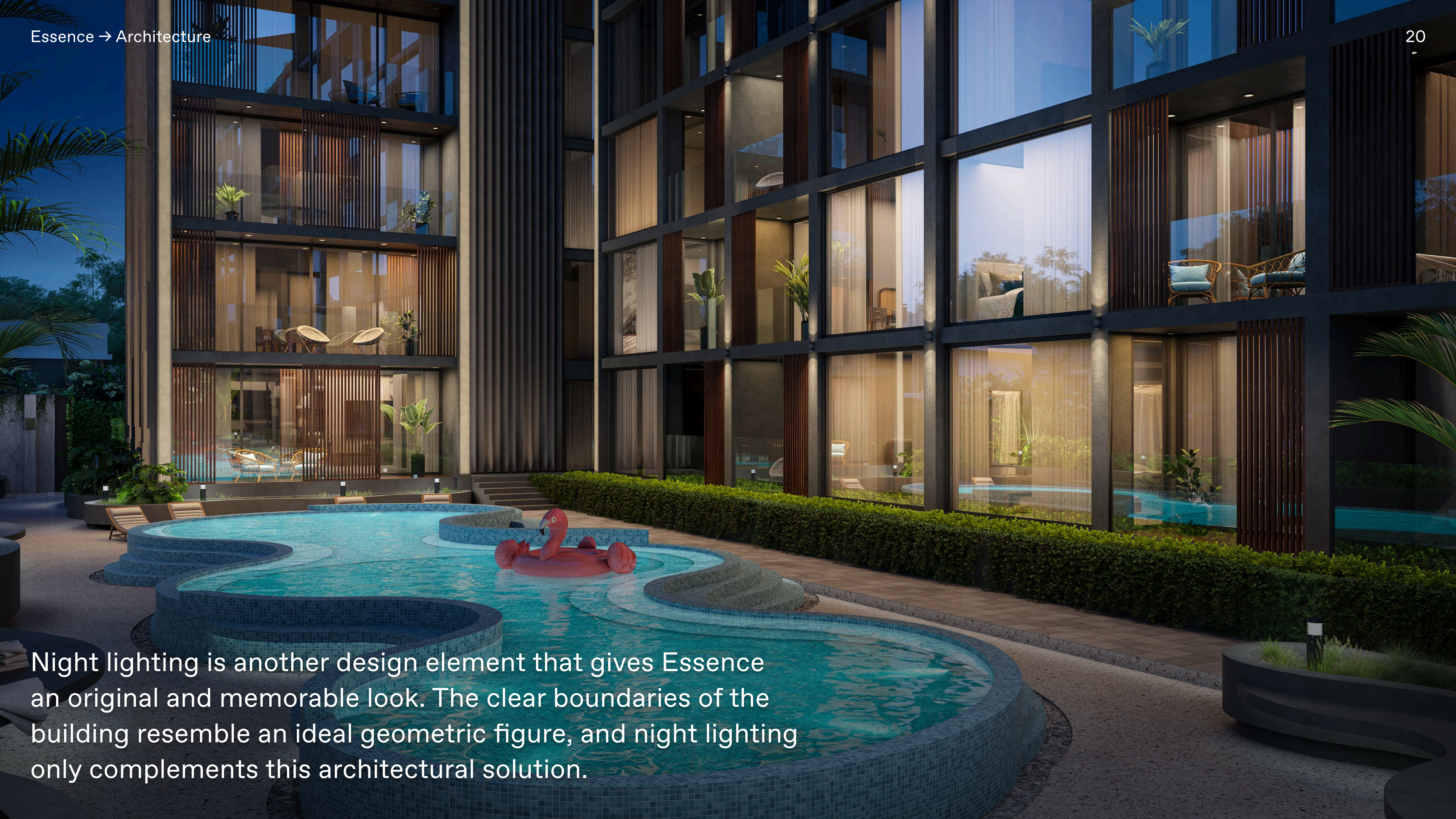
The facades are decorated with panoramic mirror glazing, which provides the building with a modern look and preserves your privacy in sunny weather. Furthermore, such windows are energy efficient — they let less sunlight in and thus reduce the load on the climate control system.



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.

A modern multi-story building with a prominent glass lobby and balconies, set against a sunset sky. The building features a mix of dark grey concrete, large glass panels, and vertical wooden slats. The lobby is a bright, multi-level glass structure that reflects the surrounding environment. The balconies are enclosed with glass and have wooden slat railings. The building is surrounded by lush greenery and a paved walkway. The sky is a mix of orange, pink, and blue, indicating a sunset or sunrise. The overall aesthetic is clean, modern, and sophisticated.

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.

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 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



Gym with mountain view



Gym with mountain view

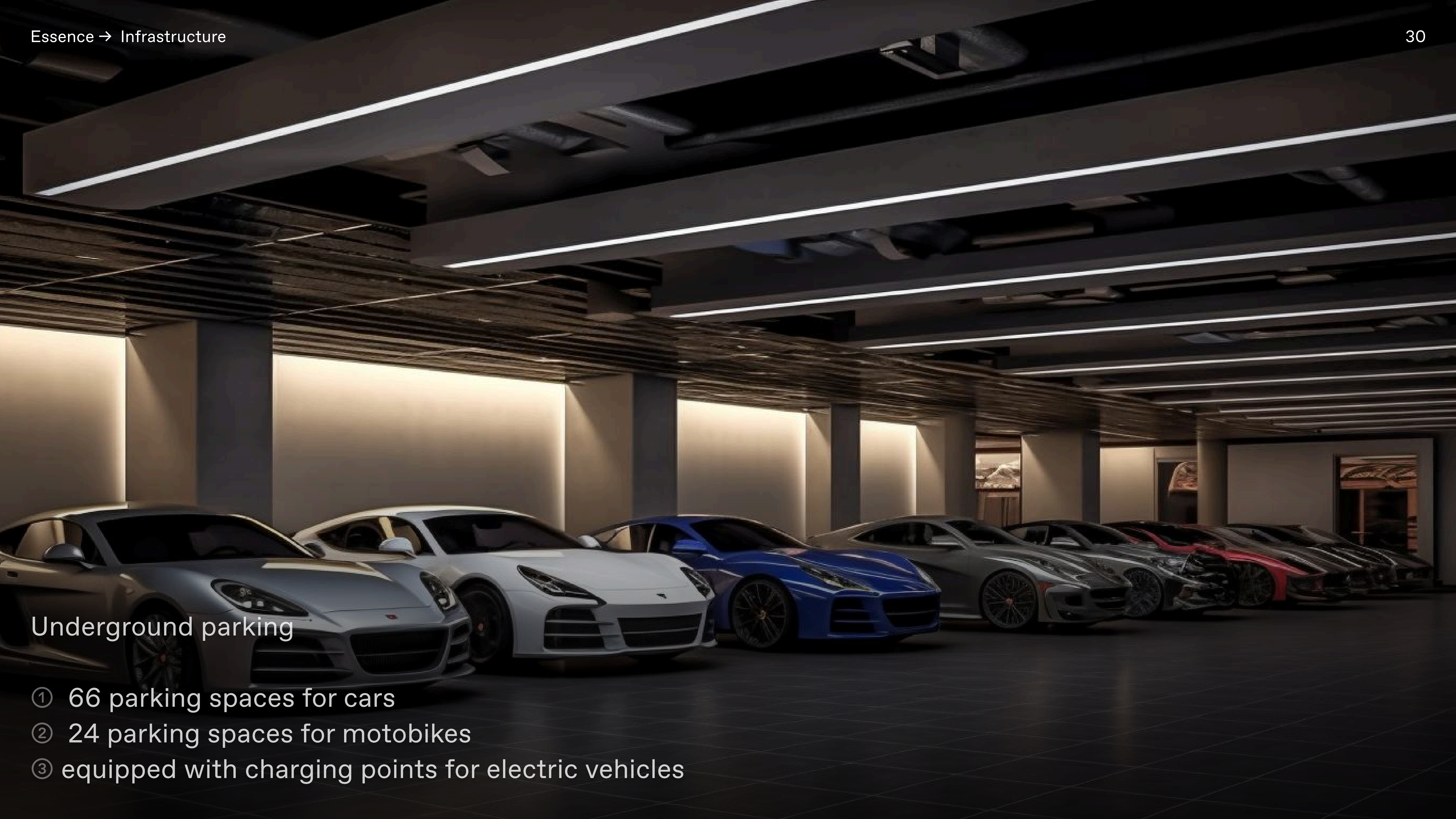


Kids pool and playground



Two-story restaurant
with panoramic glazing





Underground parking

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

Interior Architecture and Common Areas

At Harmony Group, we create not just buildings — we design environments.

Entrance areas, corridors, and elevator halls are designed in a unified modern style that combines aesthetics and durability.

Even in the details invisible at first glance, you can feel the thoughtfulness that creates a sense of comfort and coziness.

① Corridors

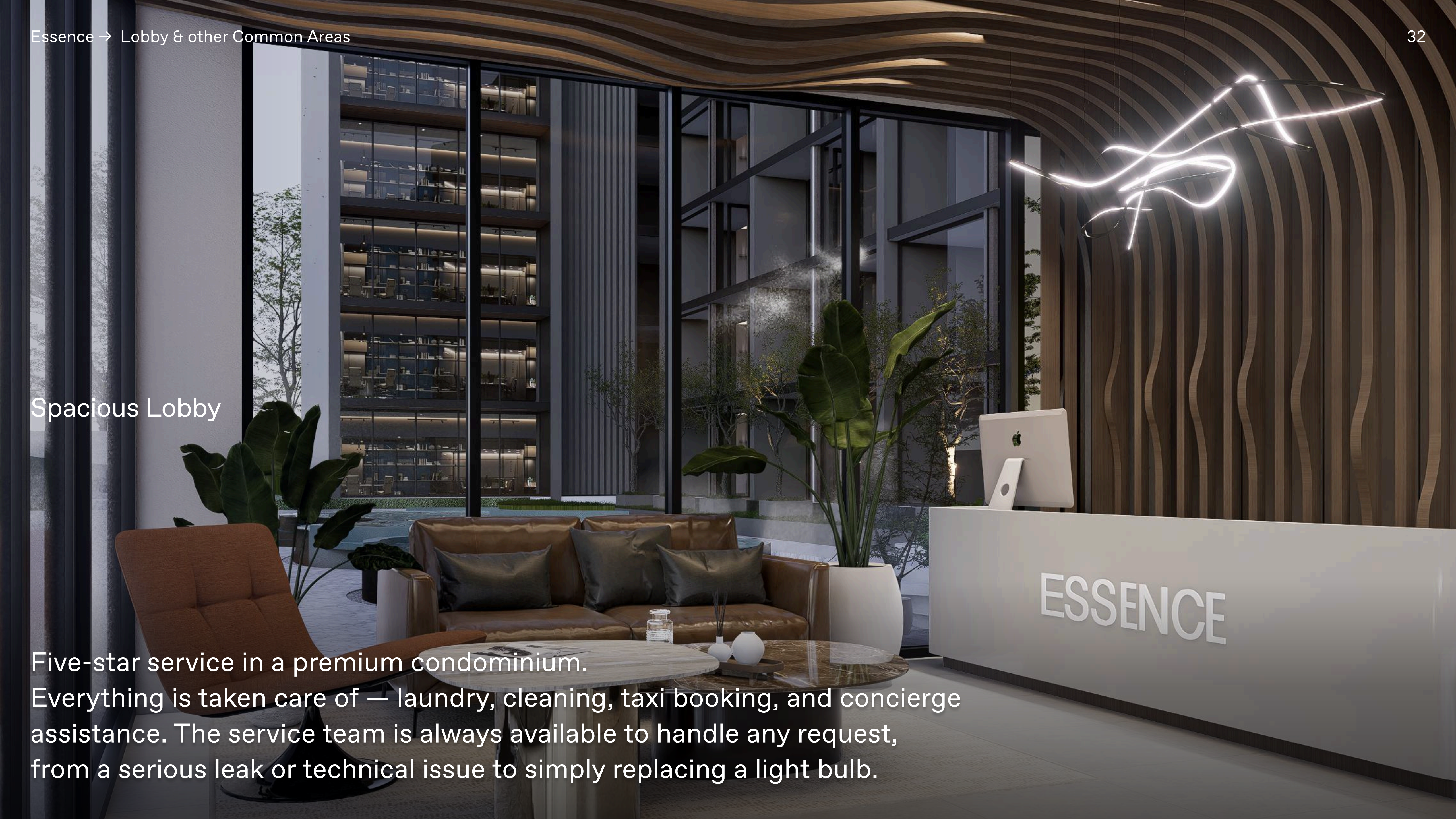
Walls feature anti-vandal decorative plaster, washable paint, large-format matte porcelain tiles, and architectural lighting.

② Lighting

Ceilings include concealed profiles with integrated lighting, while track and spot fixtures provide illumination along the perimeter of the spaces.

Spacious Lobby

Five-star service in a premium condominium. Everything is taken care of — laundry, cleaning, taxi booking, and concierge assistance. The service team is always available to handle any request, from a serious leak or technical issue to simply replacing a light bulb.

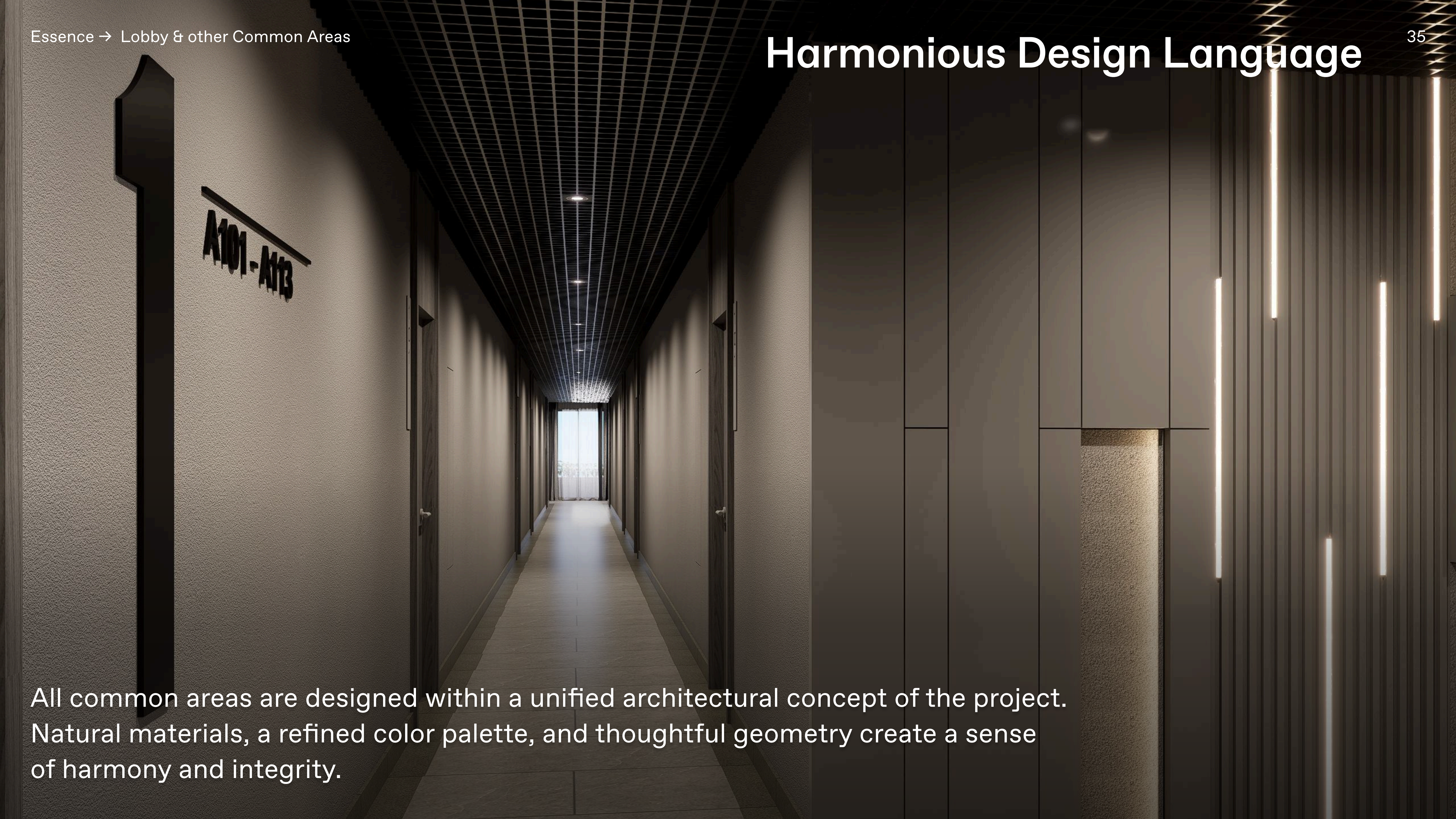


Spacious Lobby



Spacious Lobby





All common areas are designed within a unified architectural concept of the project. Natural materials, a refined color palette, and thoughtful geometry create a sense of harmony and integrity.

Elevator Hall



Harmonious Design Language

Entrance Area



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

BUTTON CURTAINS AND LIGHTS CONTROL

SMART GLASS

DECORATIVE BED LIGHTING



CLIMATE CONTROL

TRACK LIGHT CONTROL

DECORATIVE LIGHTING CONTROLS

ROBOTIZED SHEER AND CURTAINS

AUTOMATIC TV TURN ON/OFF

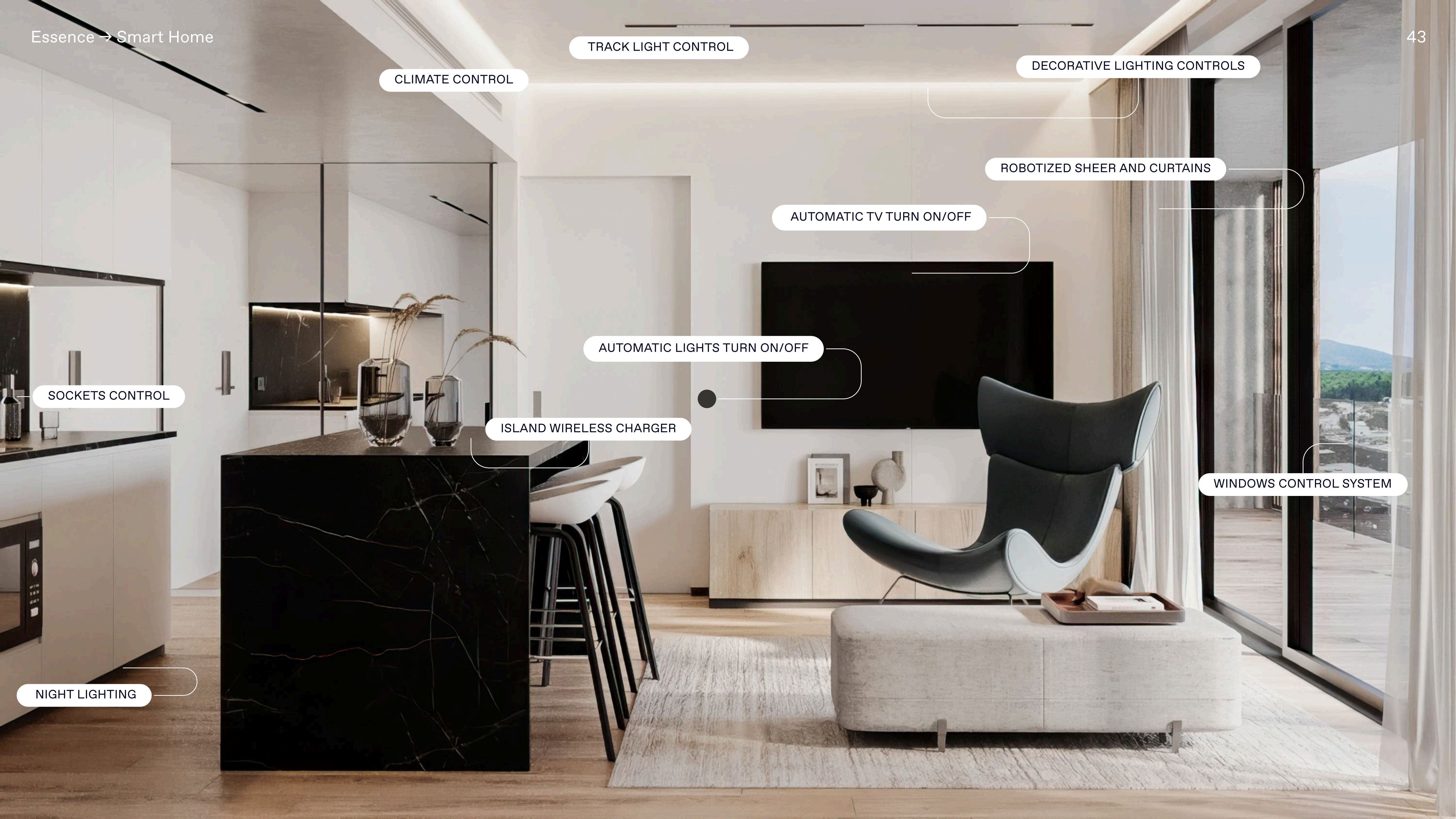
AUTOMATIC LIGHTS TURN ON/OFF

ISLAND WIRELESS CHARGER

WINDOWS CONTROL SYSTEM

SOCKETS CONTROL

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.



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 m²;
- one-bedroom apartments from 48.7 to 69 m²;
- apartments with two bedrooms from 99 to 112 m²;
- duplexes from 80 to 260 m².

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

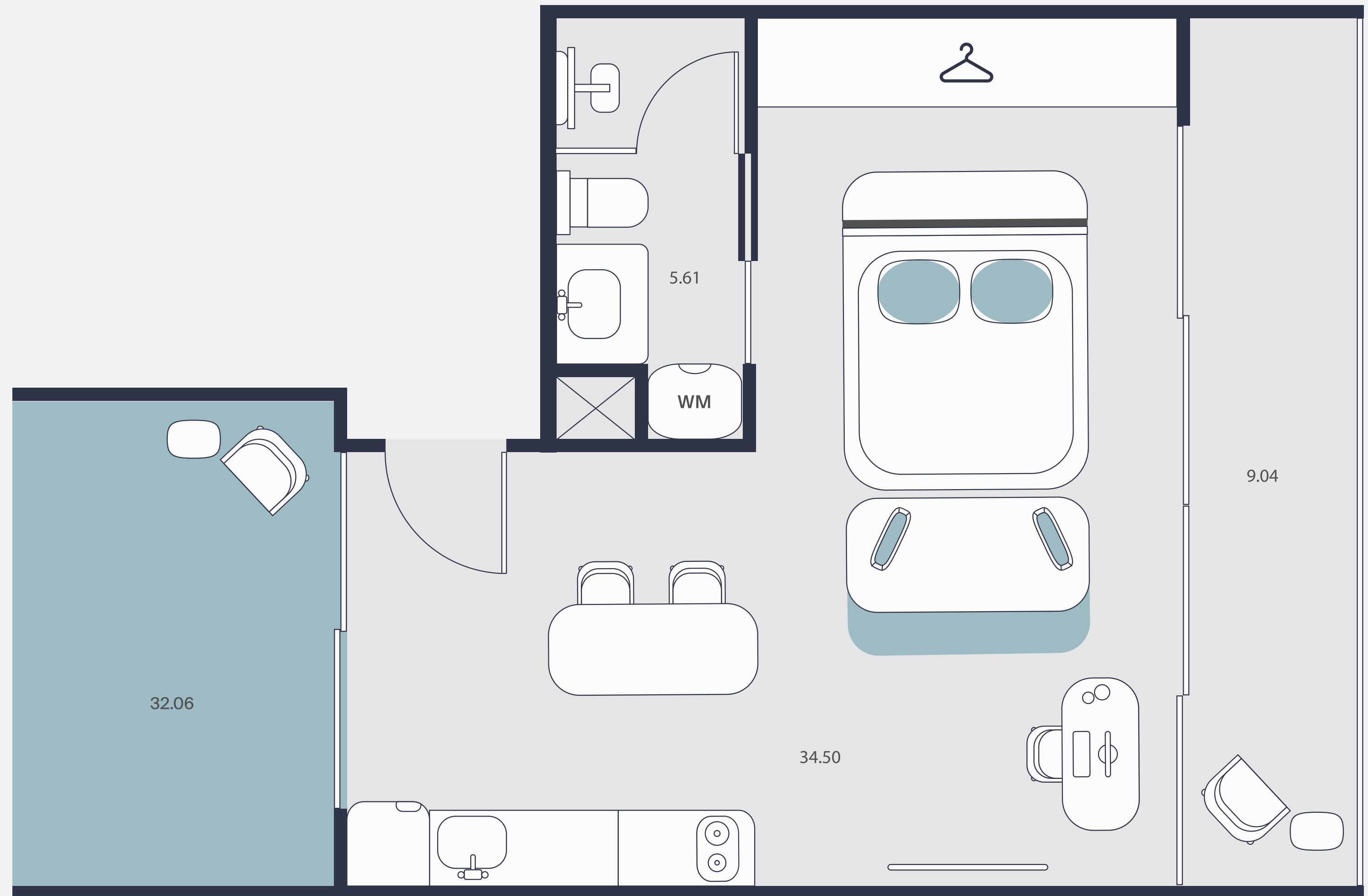
We think about the comfort of our residents: all apartments have kitchen islands with storage drawers — it makes cooking more convenient and aesthetically pleasing.

⑩ Bedroom view

You can choose between two-bedroom apartments with different master bedrooms: a spacious 35 m² master bedroom with a dressing room and a bathroom window overlooking the mountains or sea — or a 24.5 m² master bedroom with corner glazing that visually expands the space and makes it more comfortable. Choose what you like best!

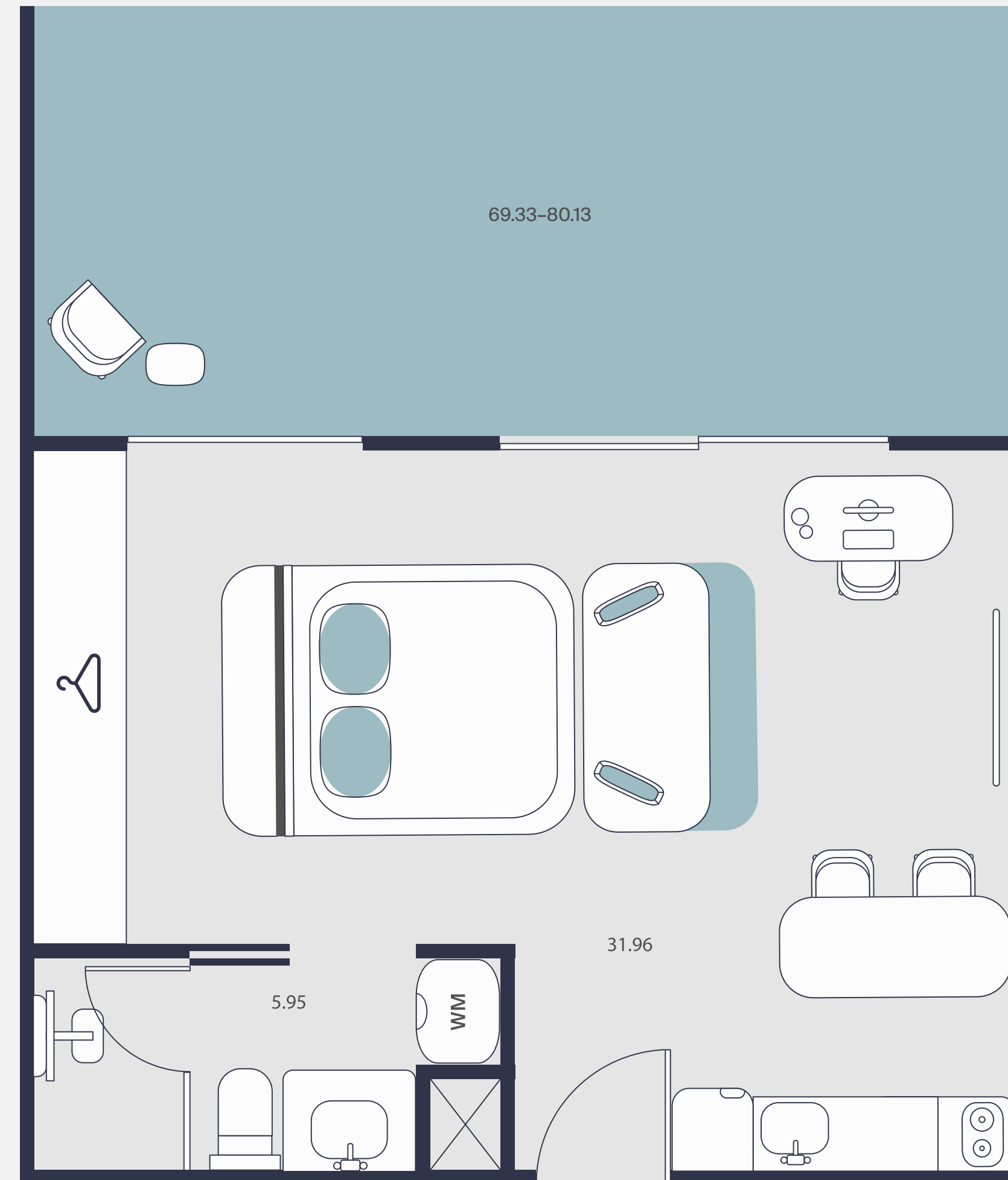
Studio

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



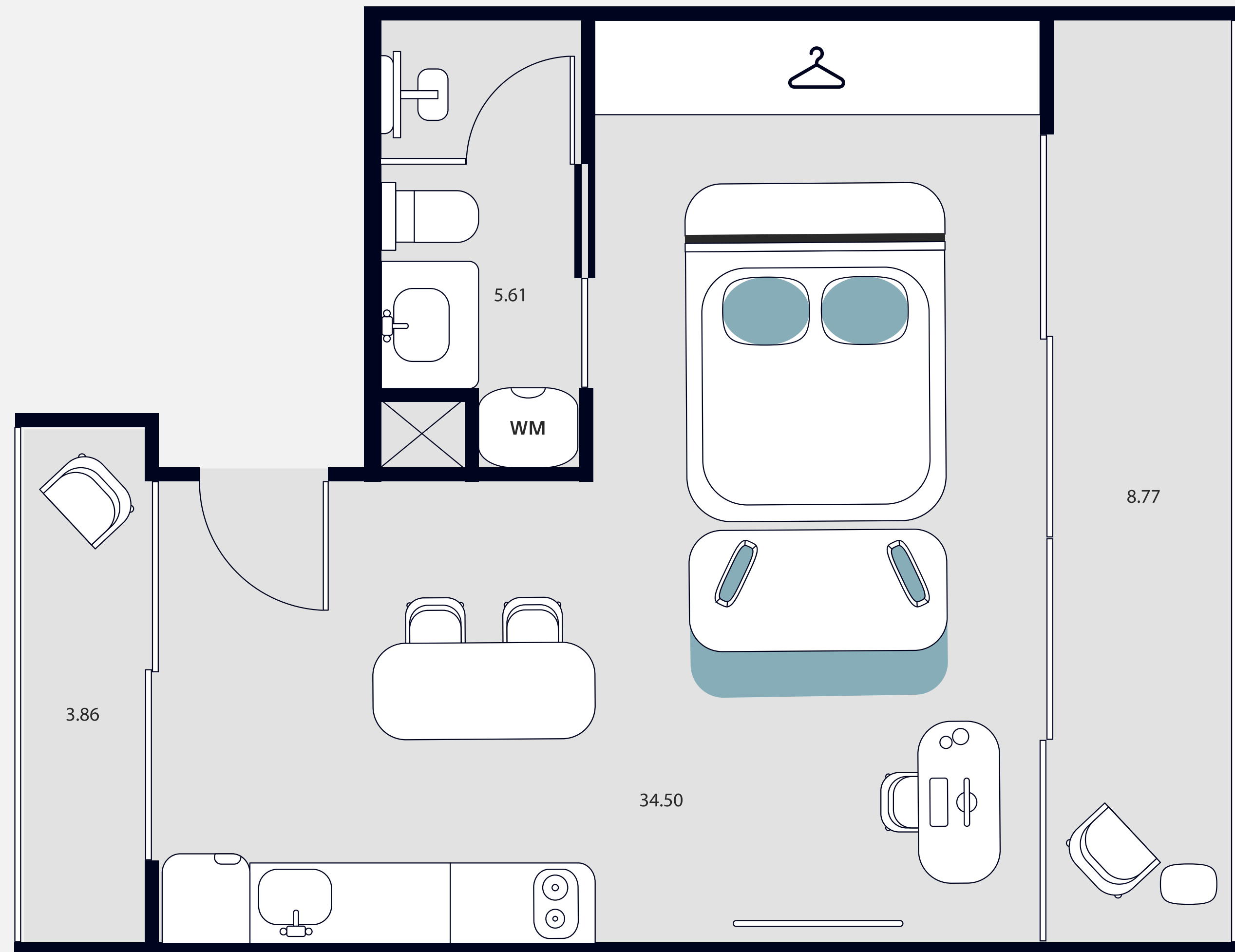
Studio

- ① layout type A1, A2, A3
- ② total area: 69.33–80.13 m²
- ③ private gardens 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



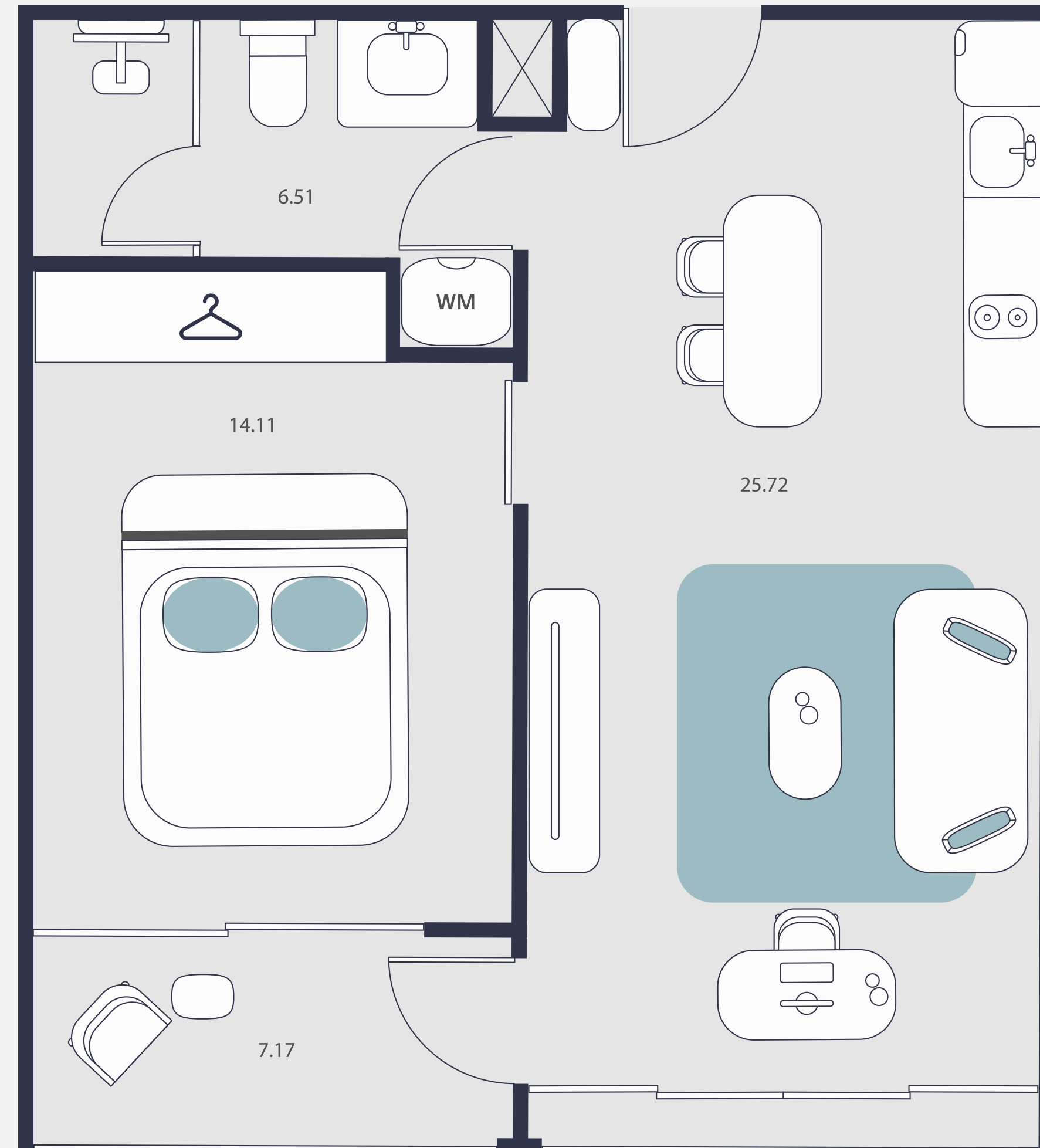
Studio interior



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

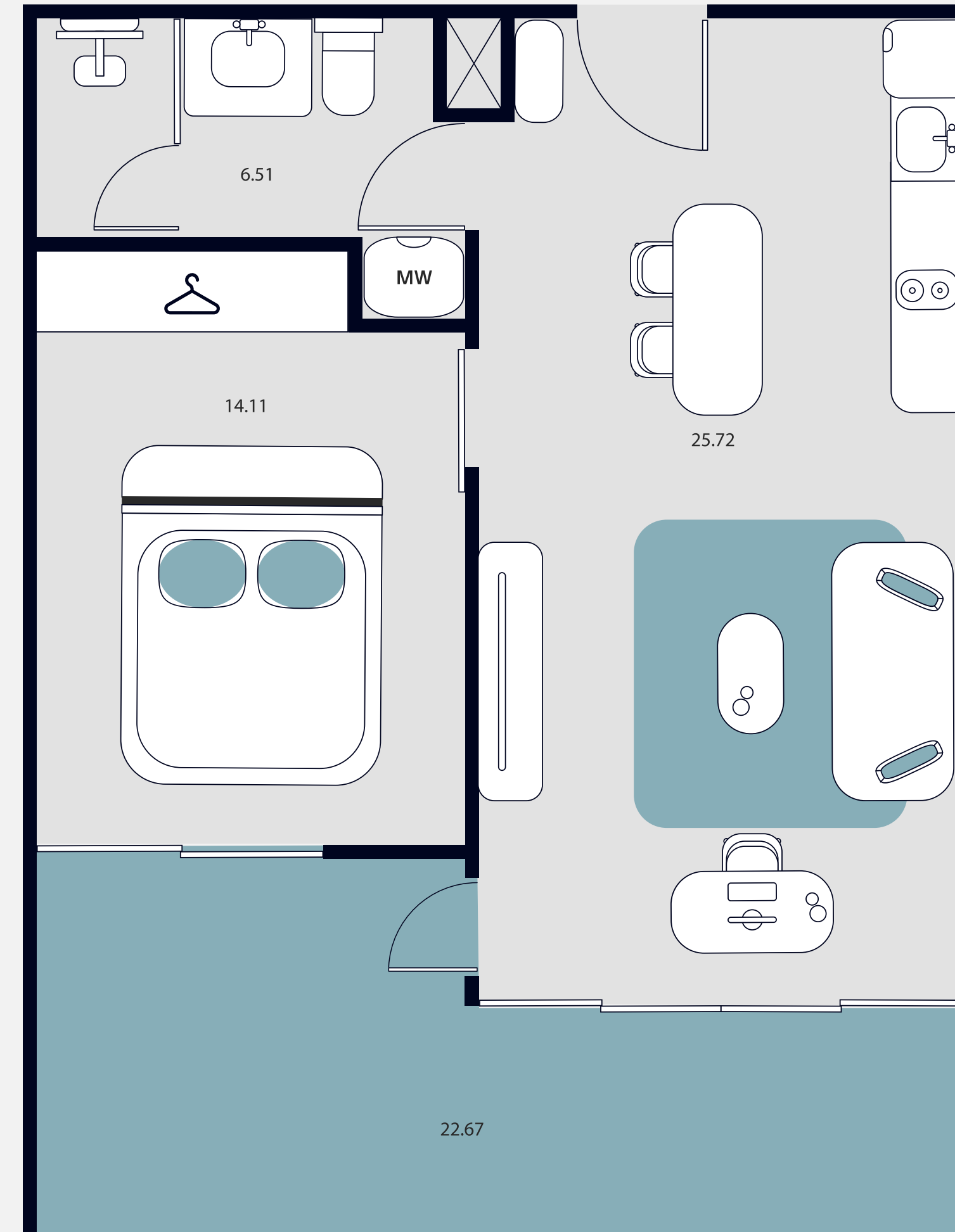
layout type B



1-bedroom apartment

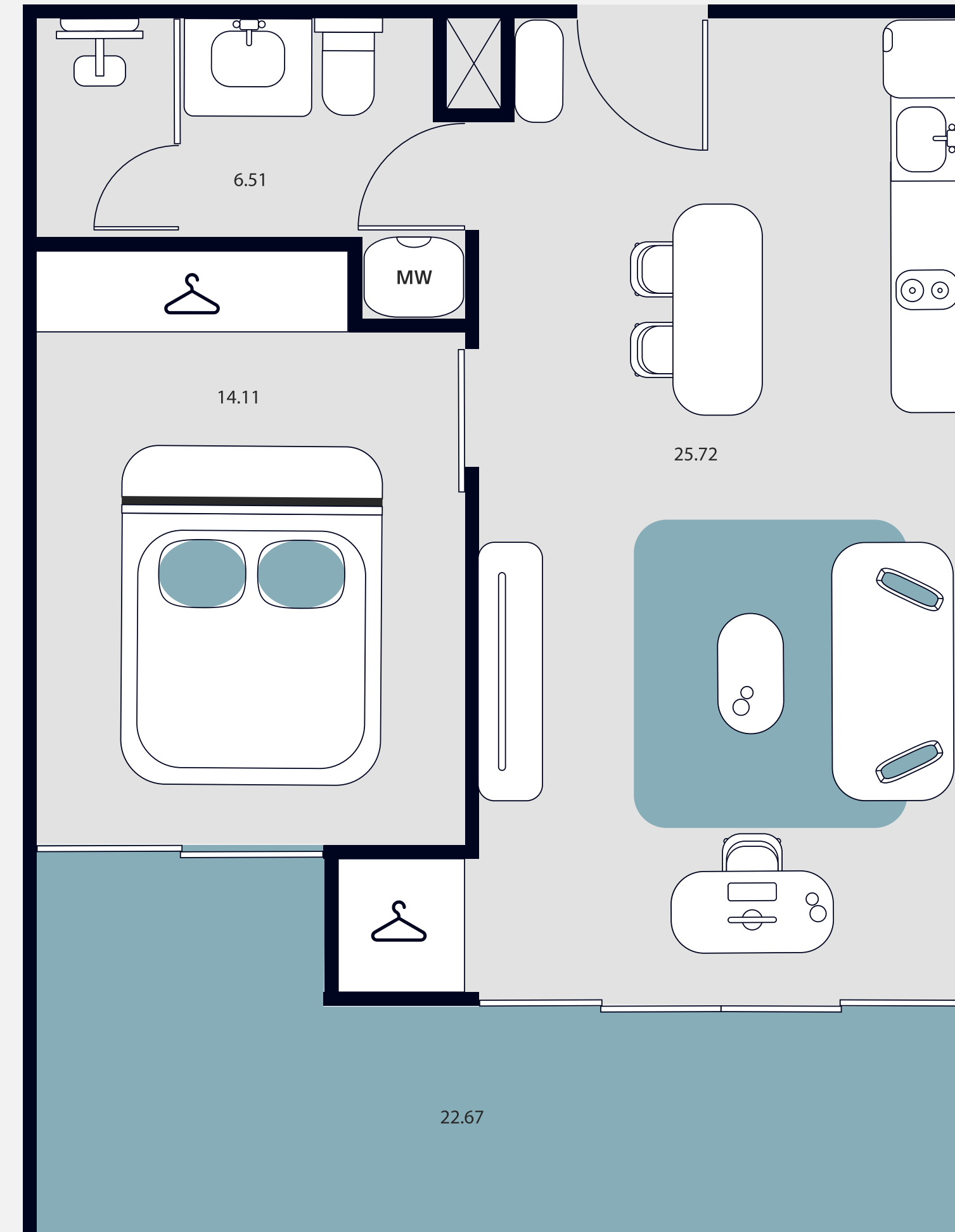
- ① layout type B1
- ② total area: 69.01 m²
- ③ private garden area: 19.15 m²
- ④ balcony area: 3.52 m²
- ⑤ ceiling height: 2.55 m

layout type B1



1-bedroom apartment

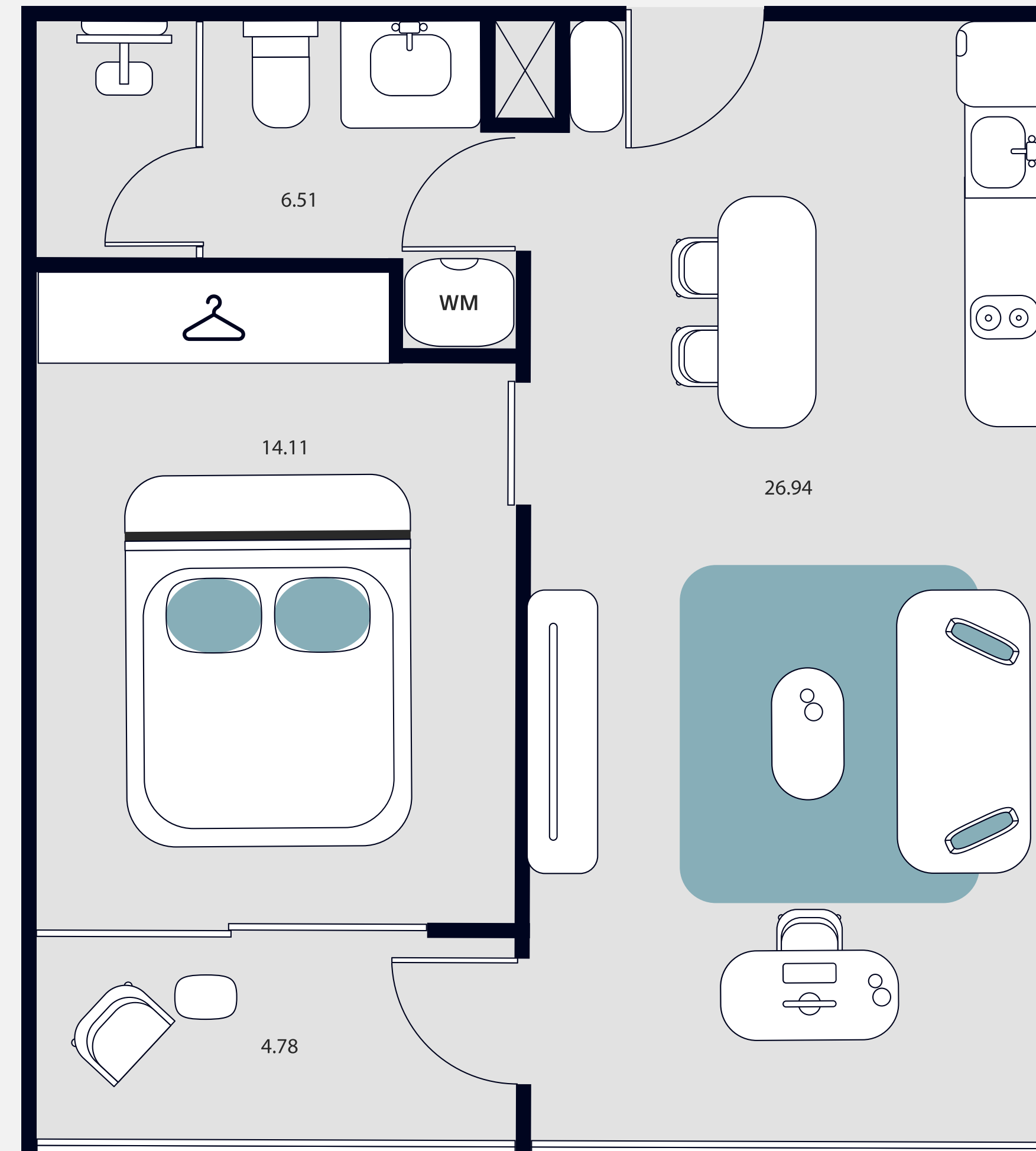
- ① layout type B2, B3
- ② total area: 68.13–69.01 m²
- ③ private garden area: 19.43–20.31 m²
- ④ balcony area: 2.36 m²
- ⑤ ceiling height: 2.55 m



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

layout type B4



1-bedroom apartment
interior

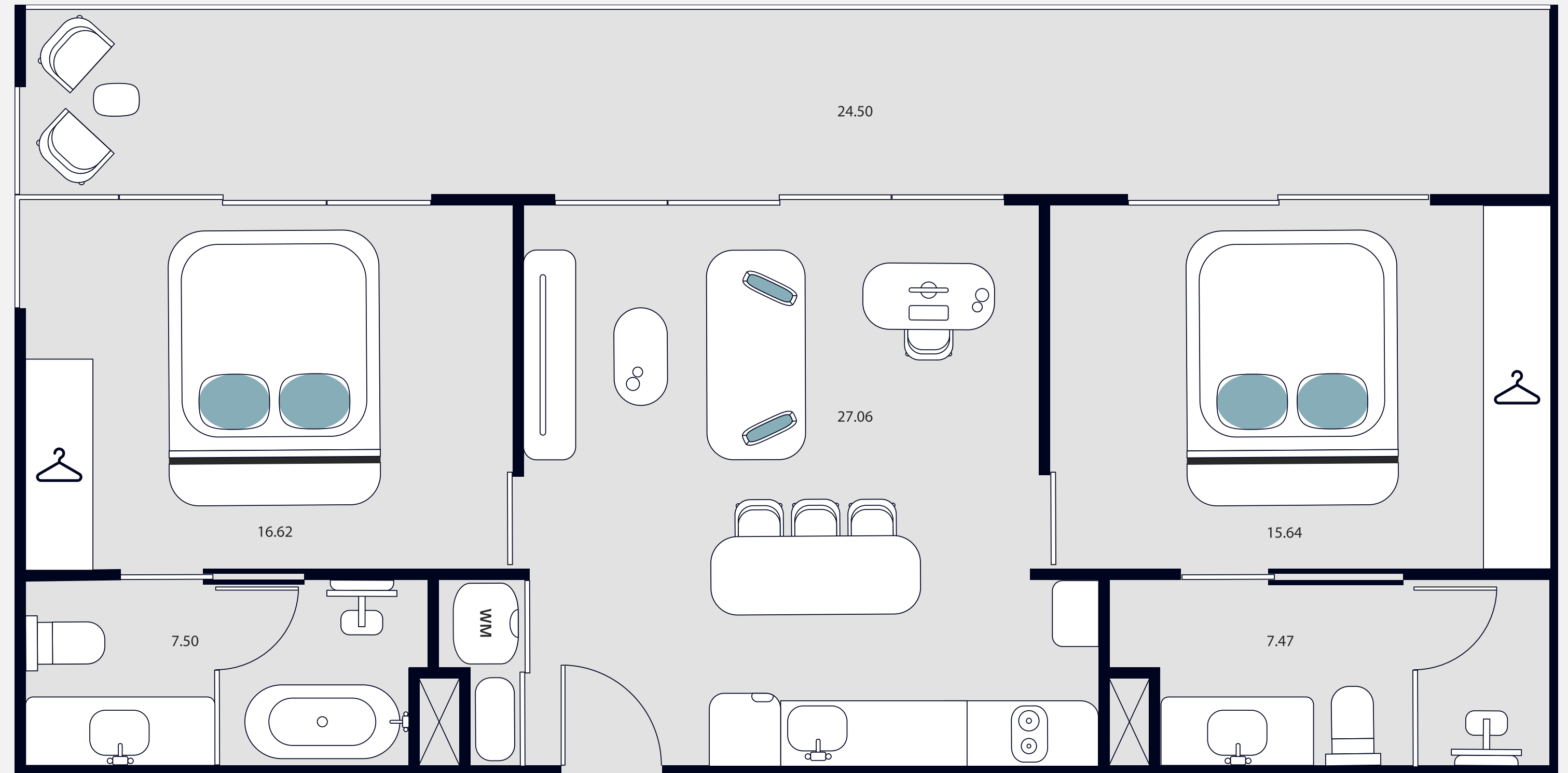


1-bedroom apartment
interior



2-bedroom apartment

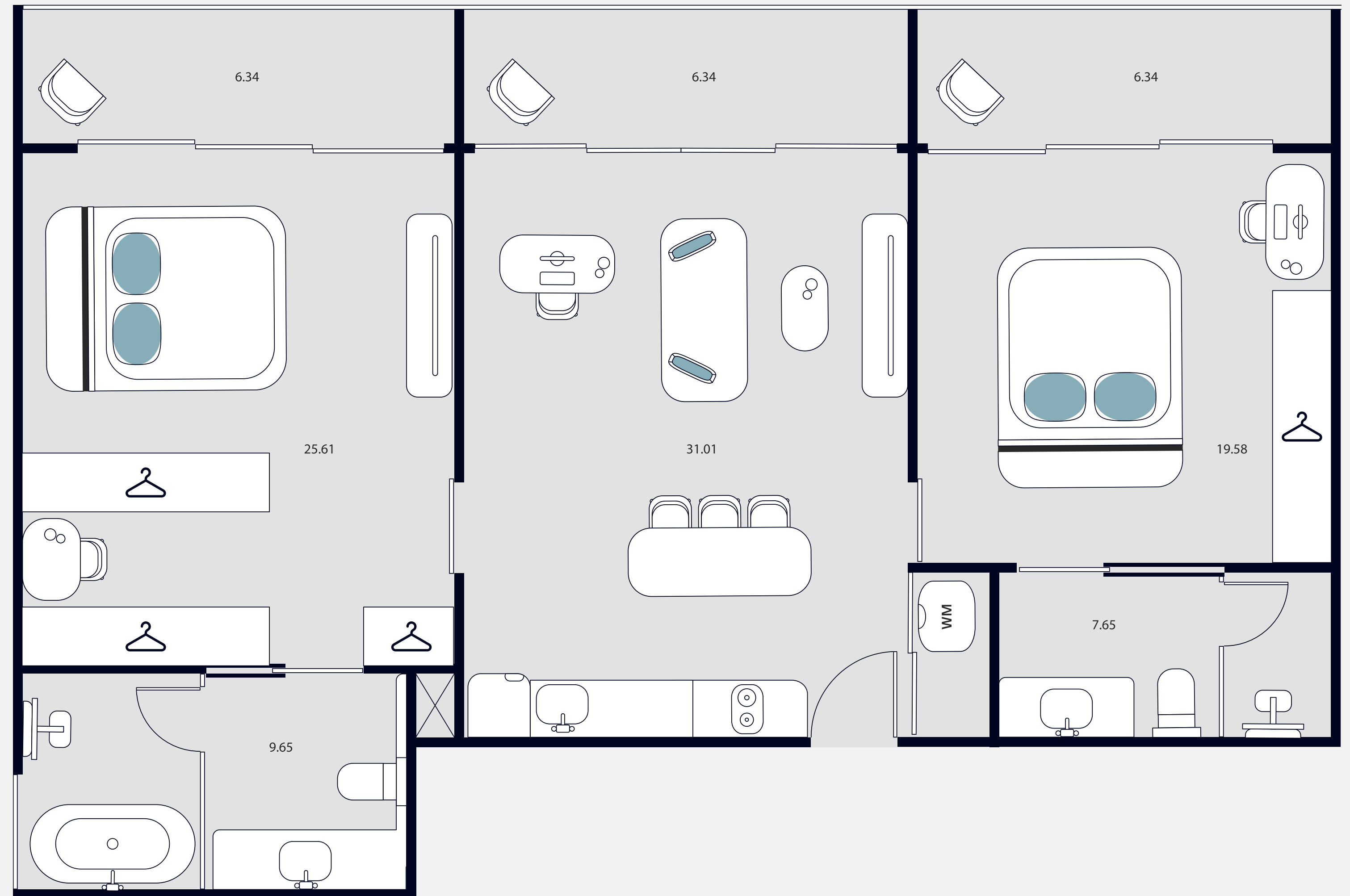
- ① layout type C
- ② total area: 98.79 m²
- ③ balcony area: 24.50 m²
- ④ ceiling height: 2.55 m



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

layout type C1



2-bedroom apartment
interior



2-bedroom apartment
interior



2-bedroom apartment
interior



2-bedroom apartment
interior



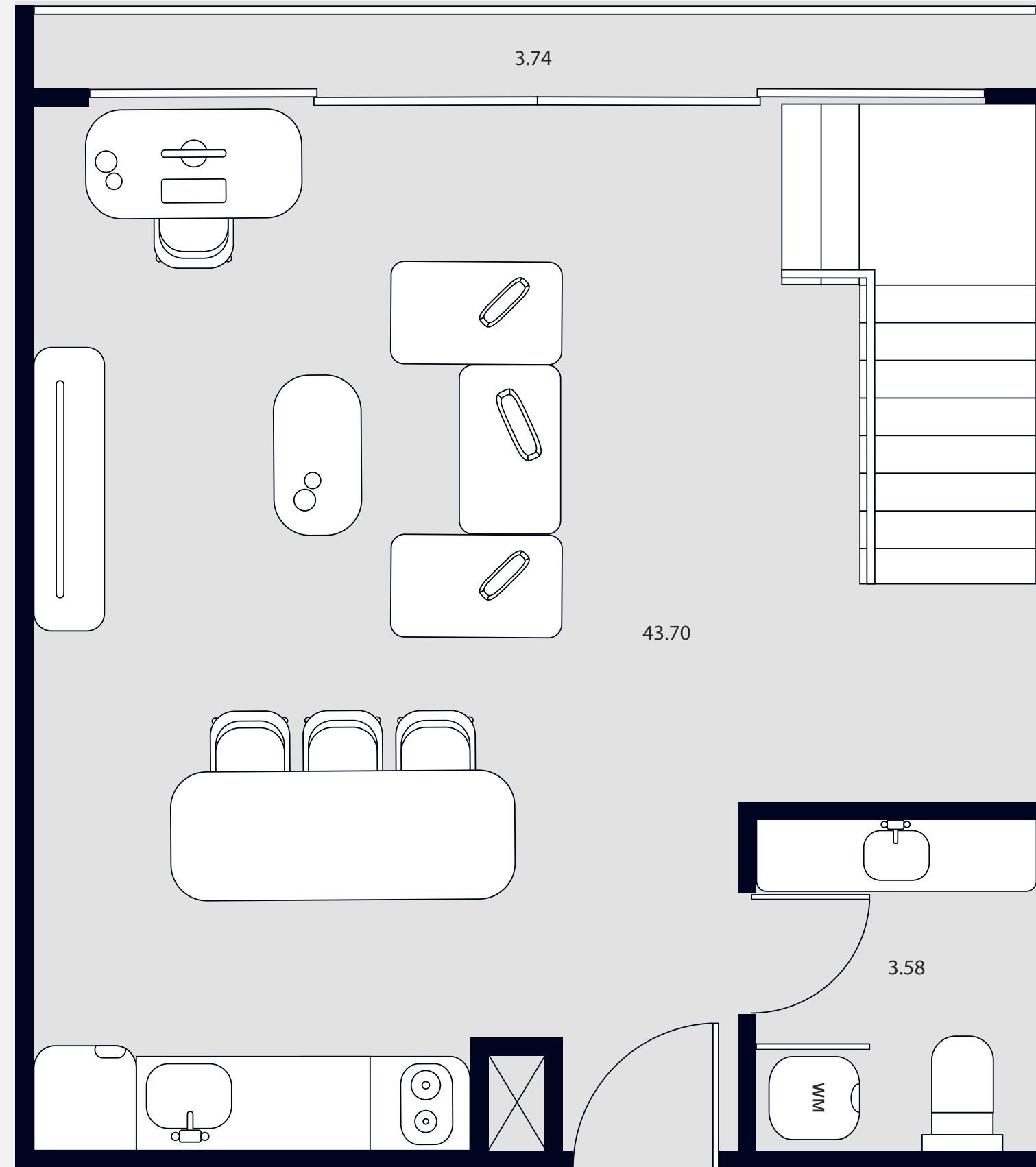
2-bedroom apartment
interior



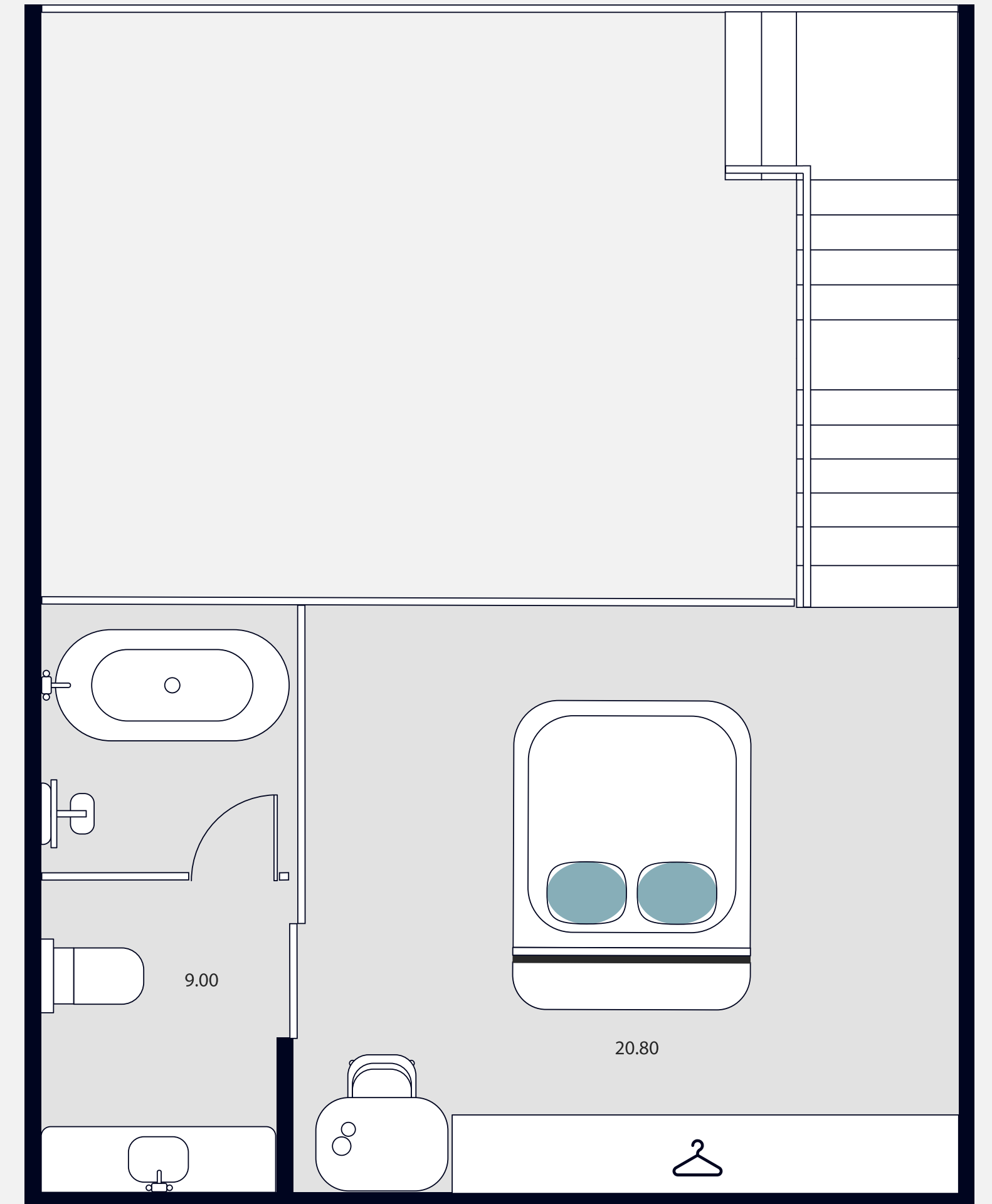
Duplex D

- 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



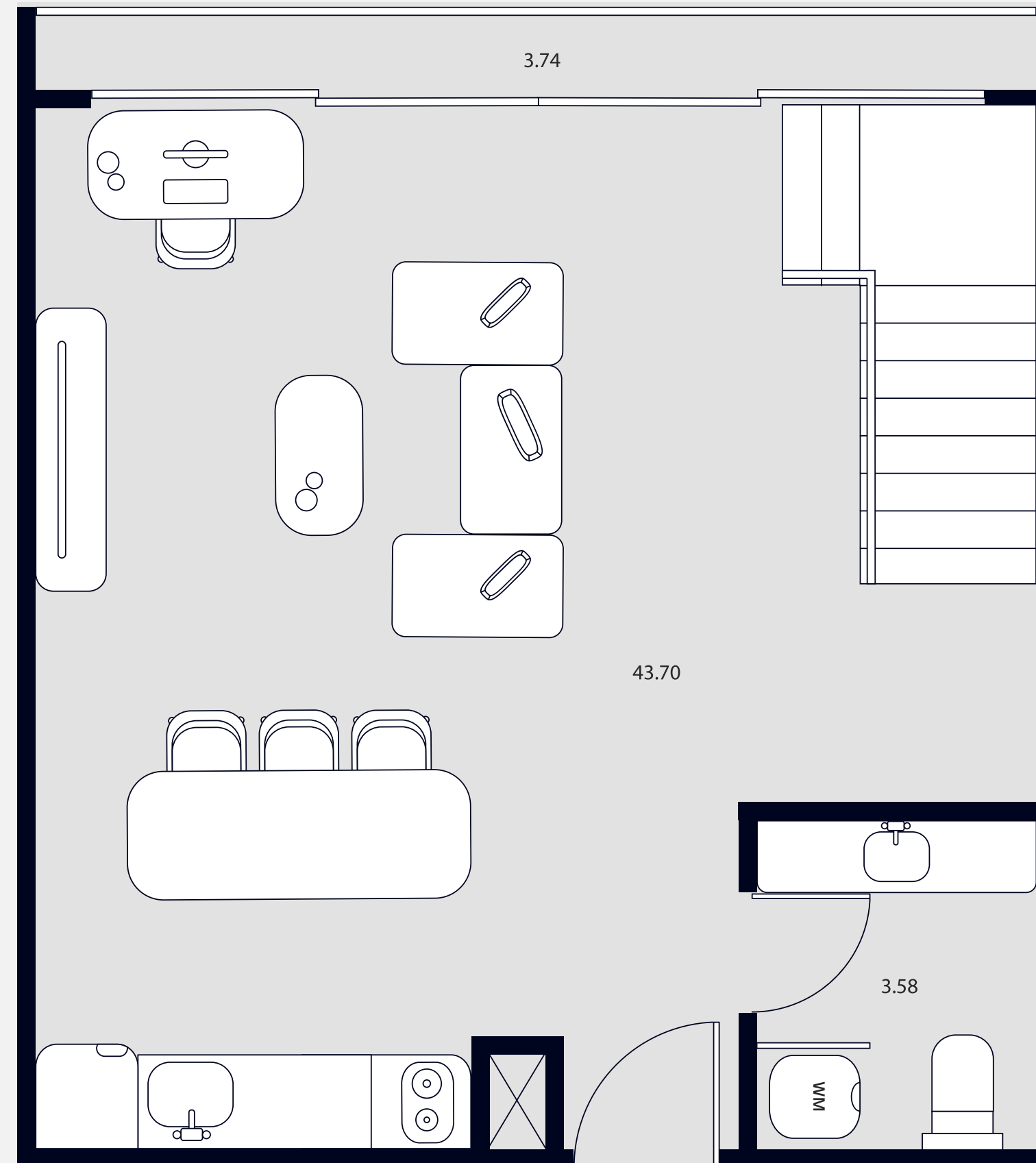
second level type D



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



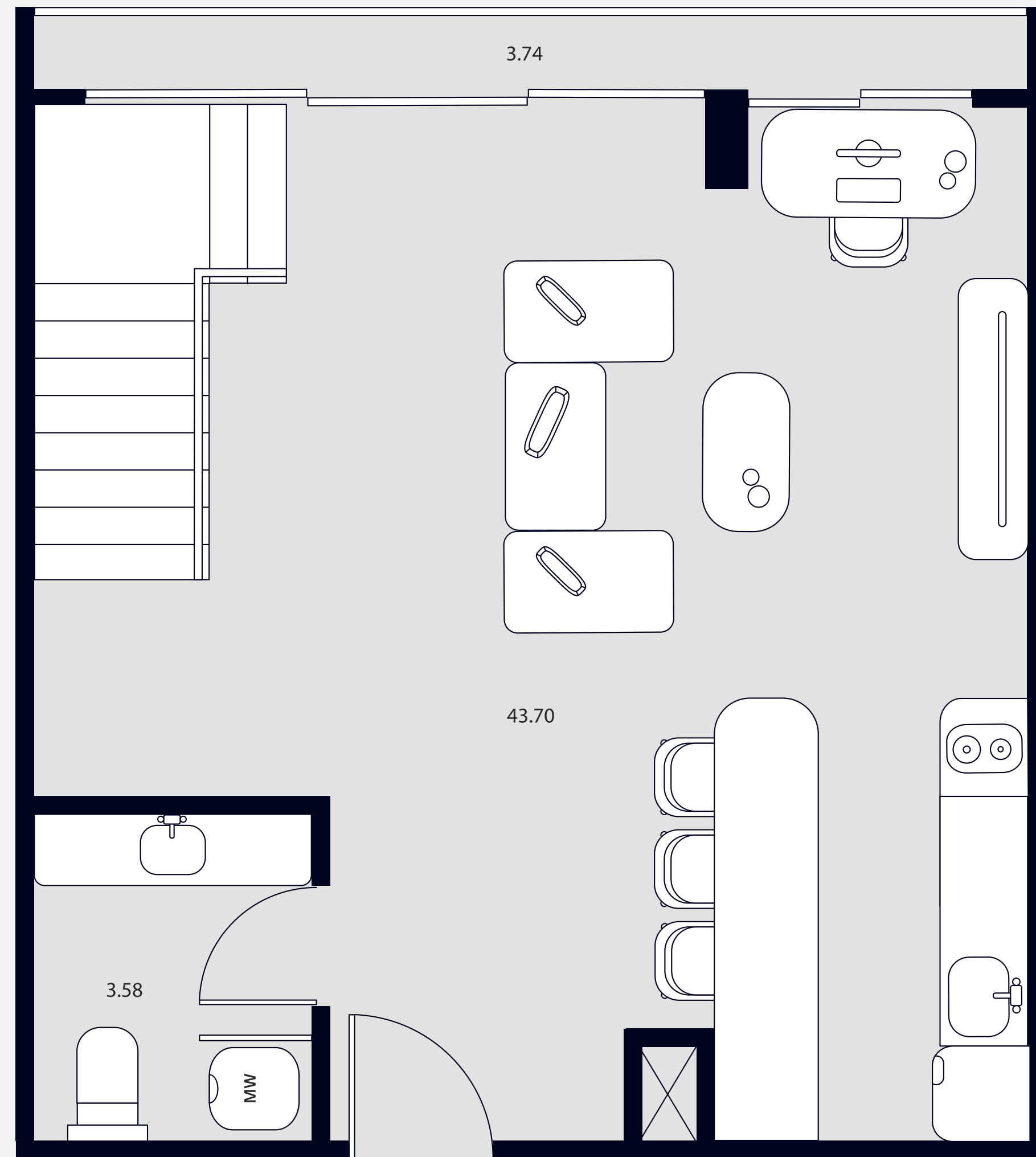
second level type D1



Duplex D2

1 floor

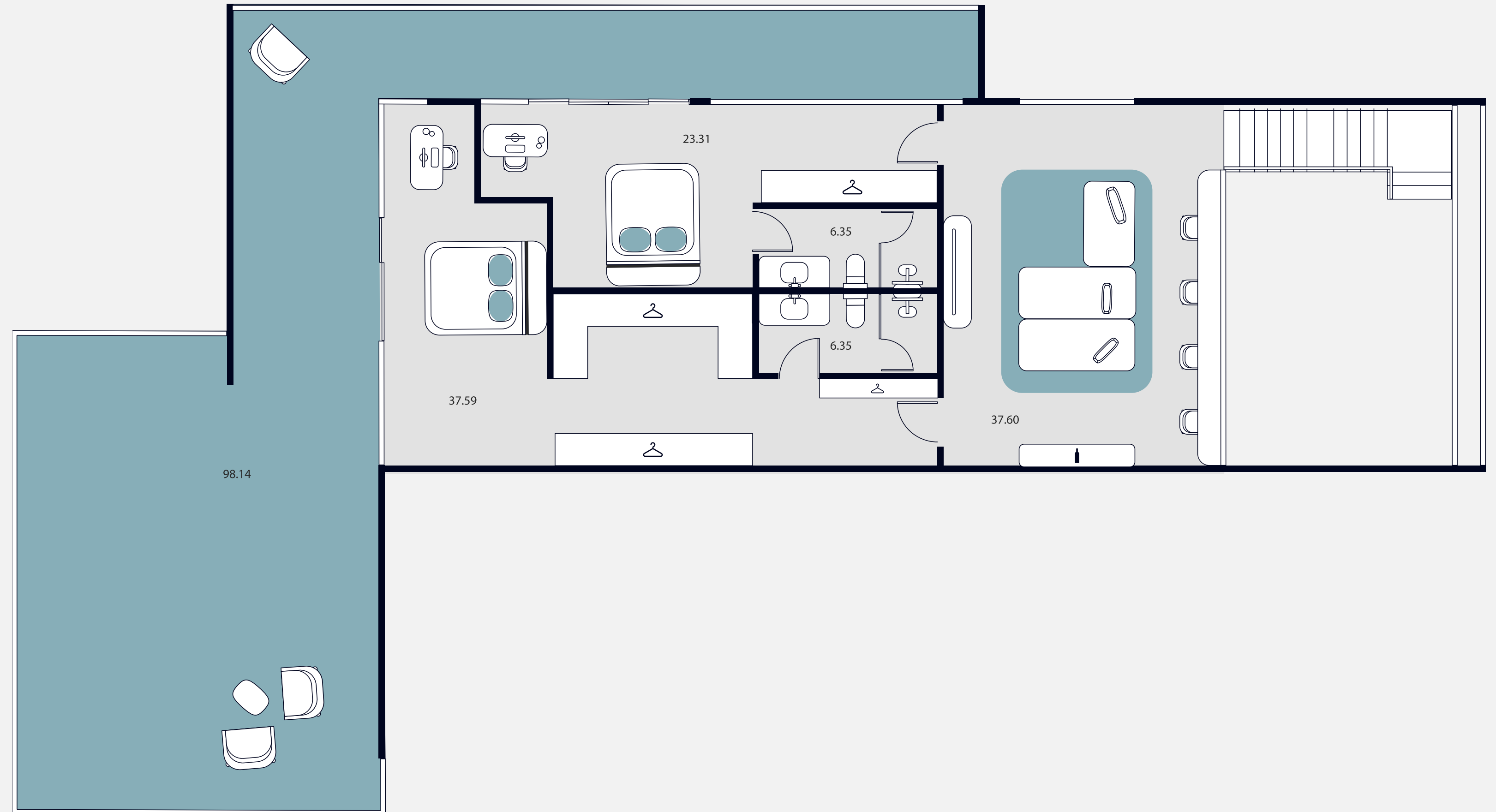
- ① layout type D2
- ② total area: 260.19 m²
- ③ terrace area: 98.14 m²
- ④ balcony area: 3.74 m²
- ⑤ ceiling height: 2.55 m



Duplex D2

2 floor

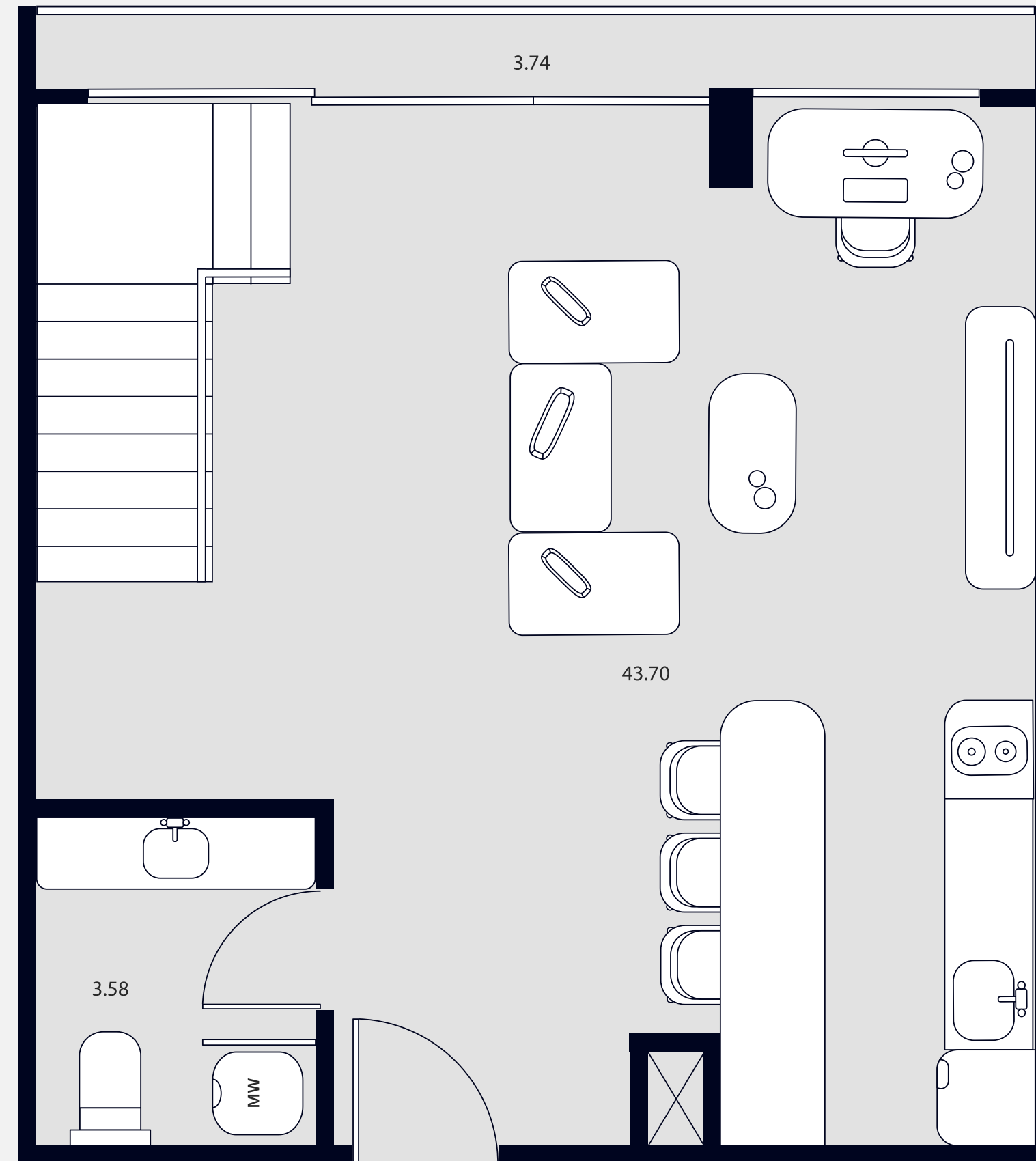
- ① layout type D2
- ② total area: 260.19 m²
- ③ terrace area: 98.14 m²
- ④ balcony area: 3.74 m²
- ⑤ ceiling height: 2.4 m



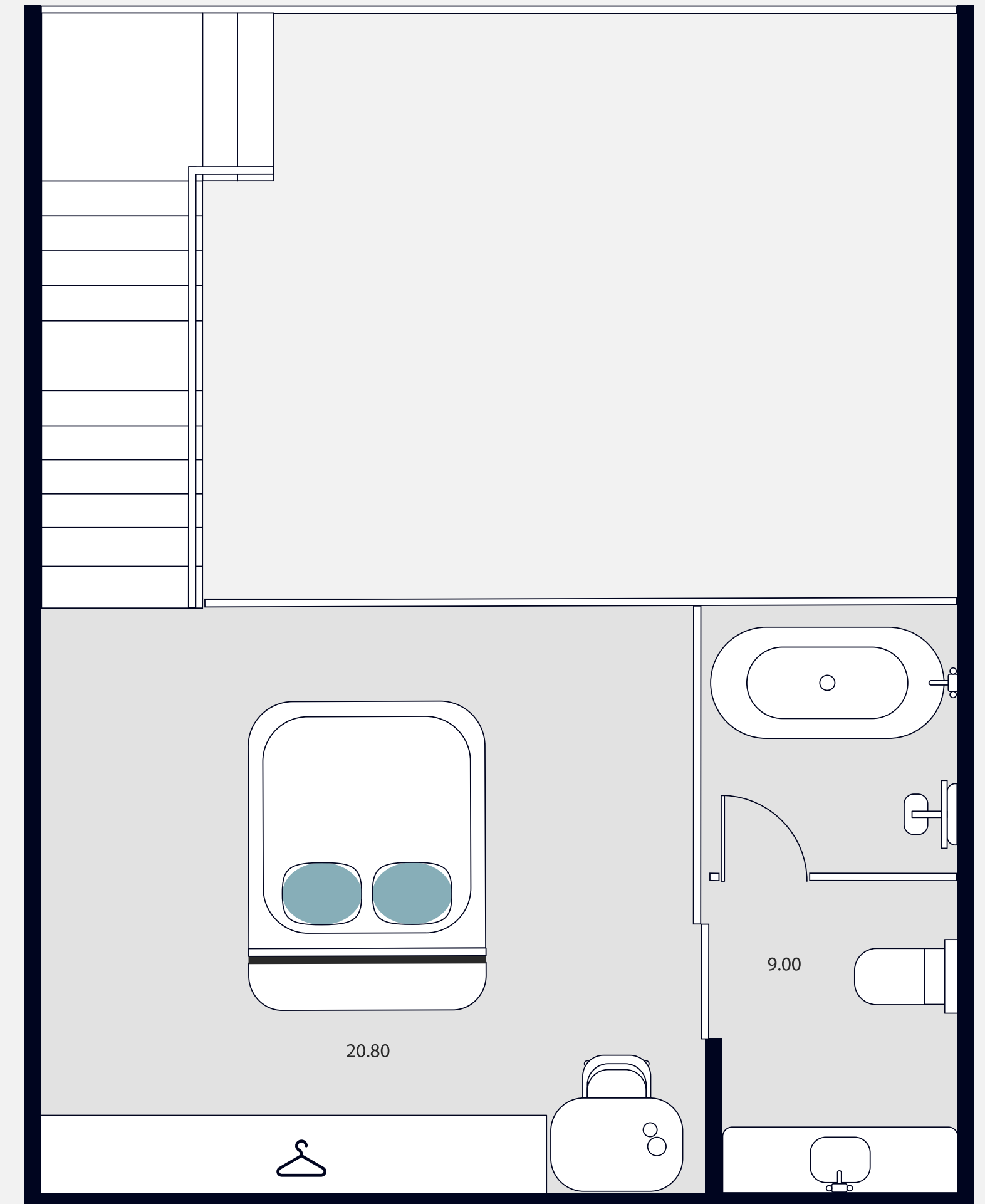
Duplex D3

- 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



Showroom Essence



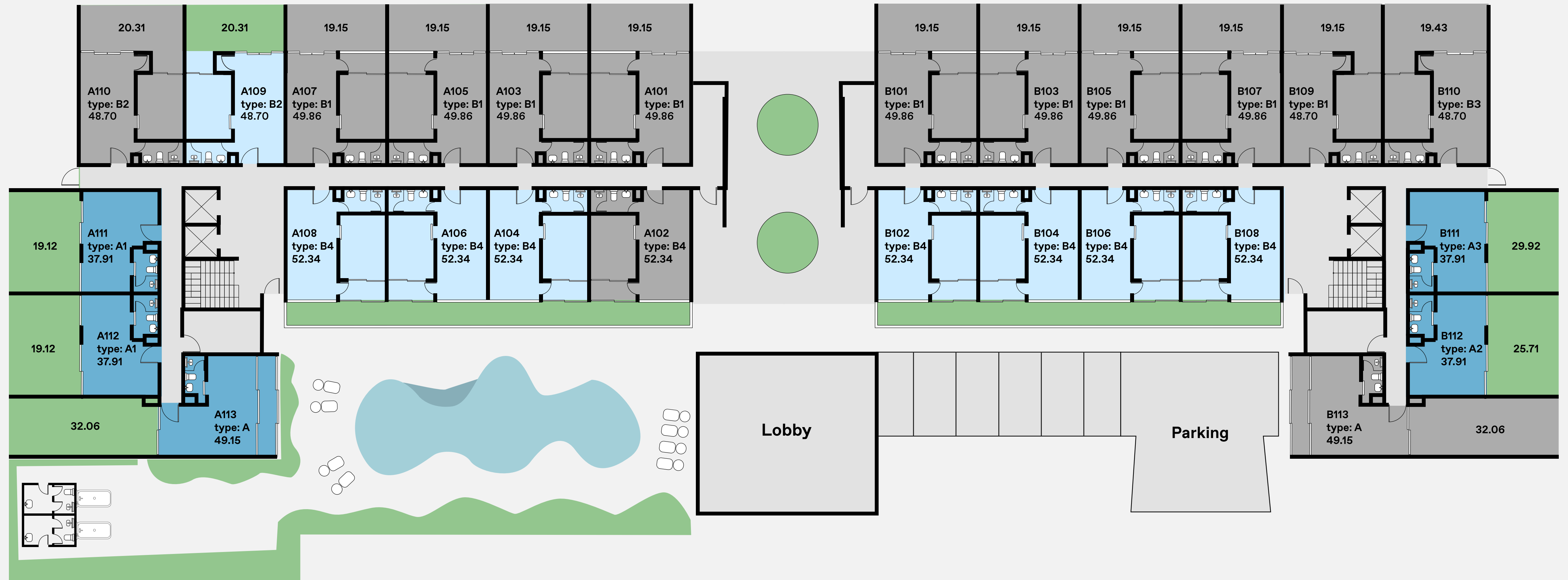








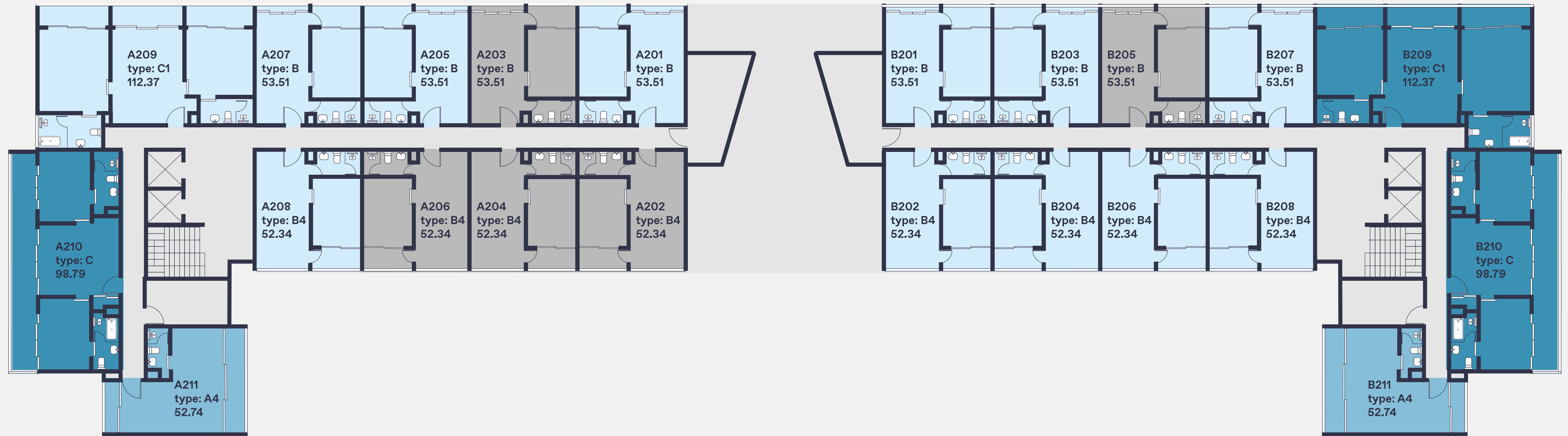
Layouts



- Studio
- 1-bedroom apartment
- Private garden

A111 — number of apartment
 A1 — type of apartment

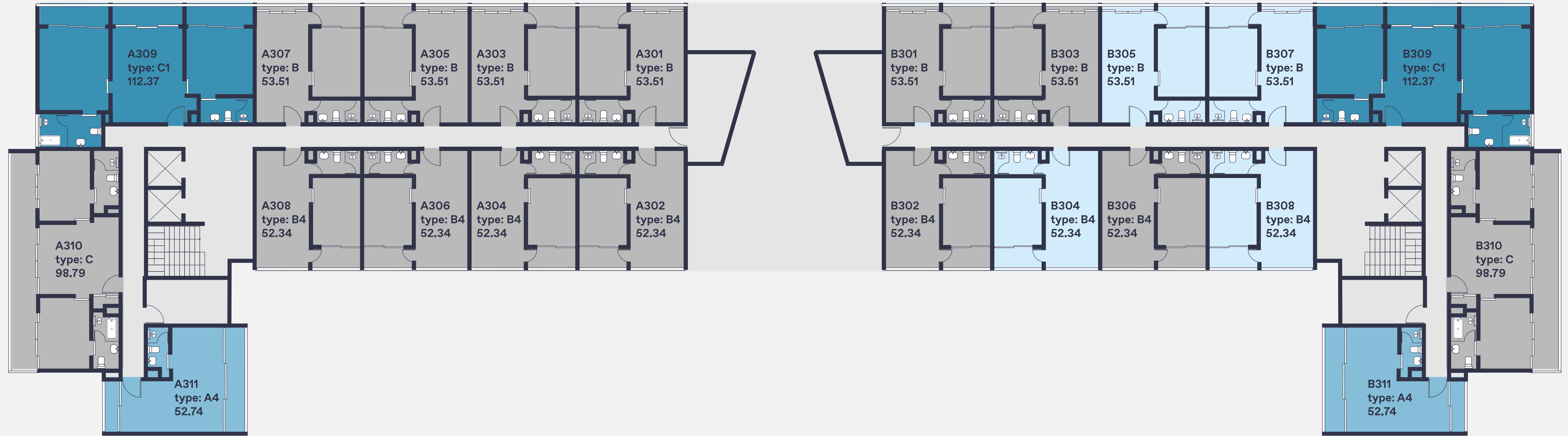




- Studio
- 1-bedroom apartment
- 2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

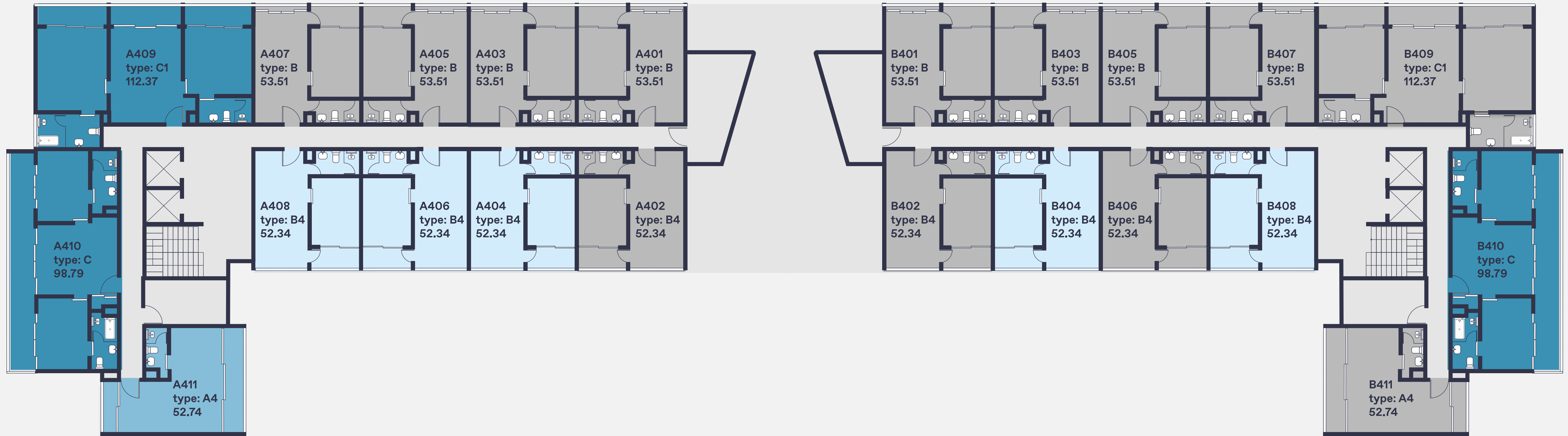




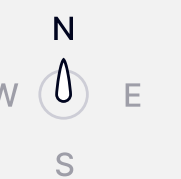
- Studio
- 1-bedroom apartment
- 2-bedroom apartment
- Apartments sold

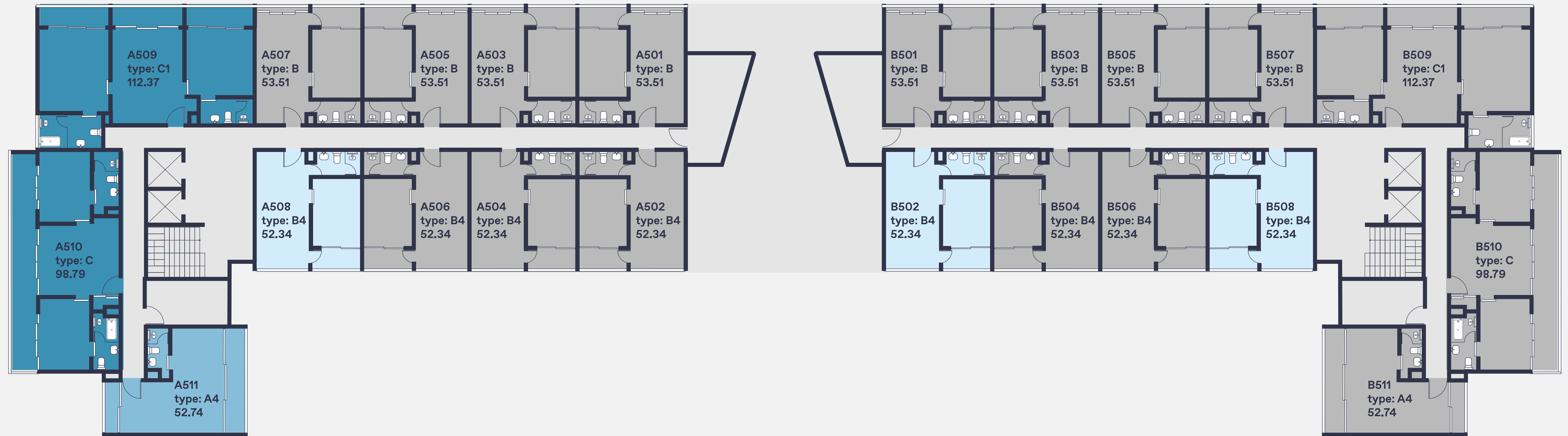
A111 — number of apartment
A1 — type of apartment





A111 — number of apartment
A1 — type of apartment

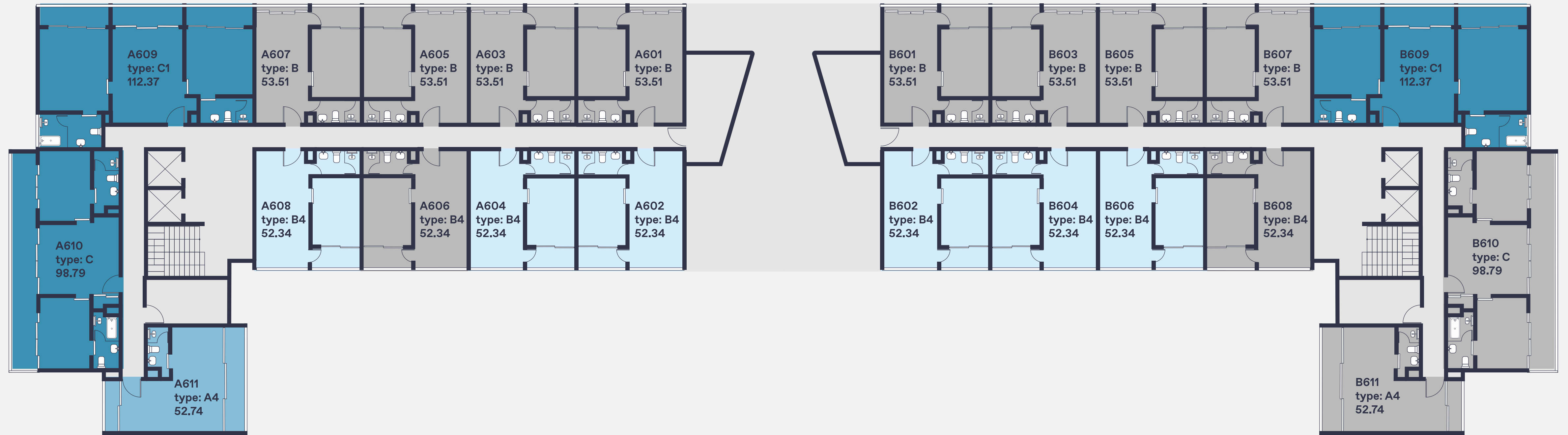




- Studio
- 1-bedroom apartment
- 2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

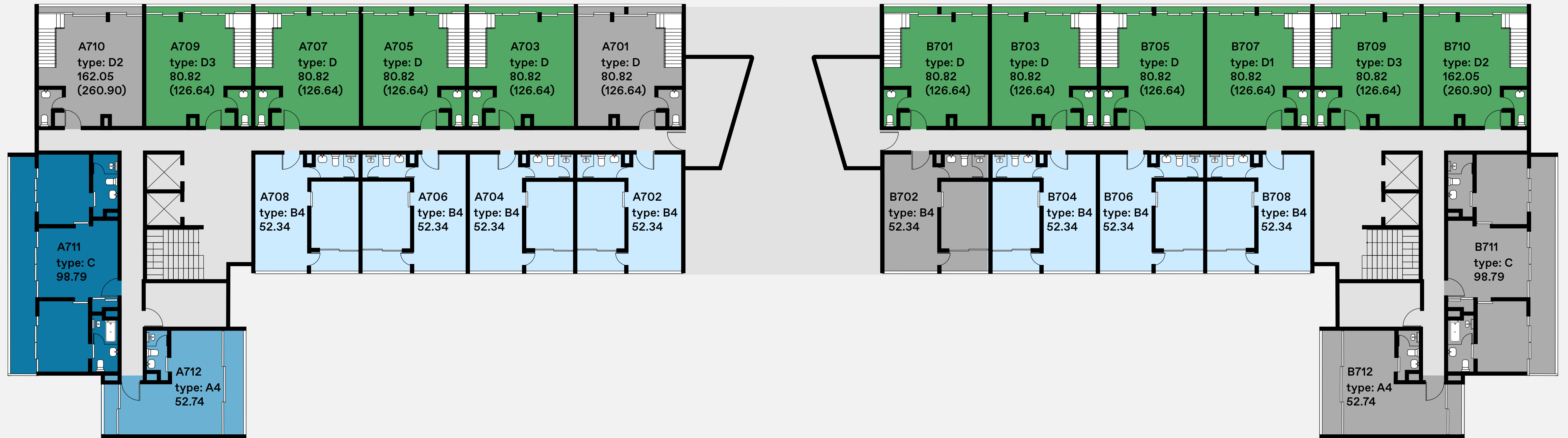




- Studio
- 1-bedroom apartment
- 2-bedroom apartment

A111 — number of apartment
A1 — type of apartment

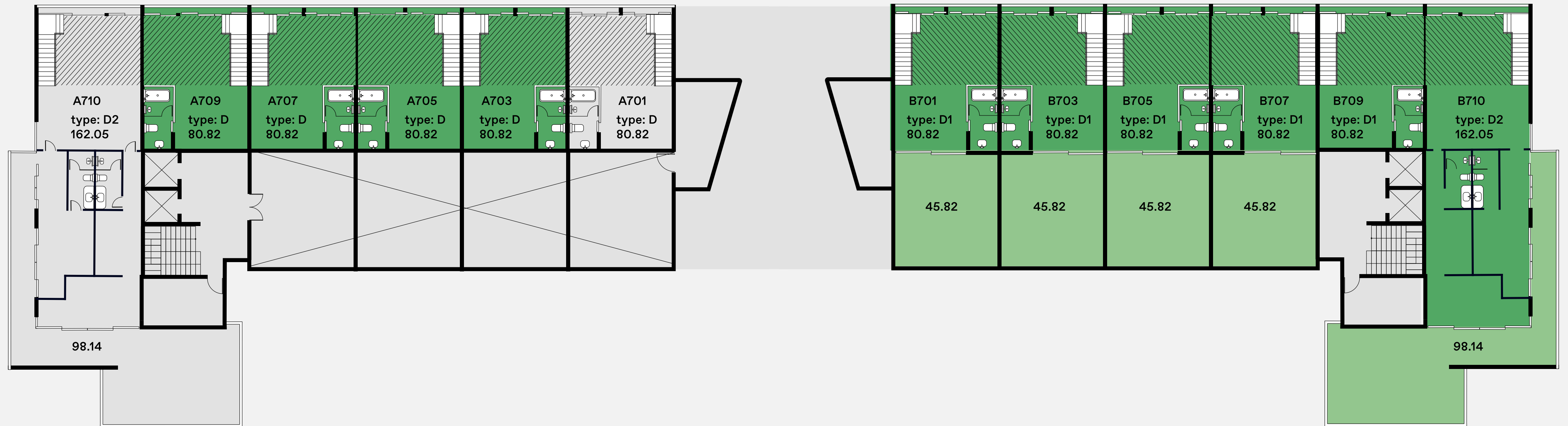




- Studio
- 1-bedroom apartment
- 2-bedroom apartment
- Duplex

A111 — number of apartment
A1 — type of apartment

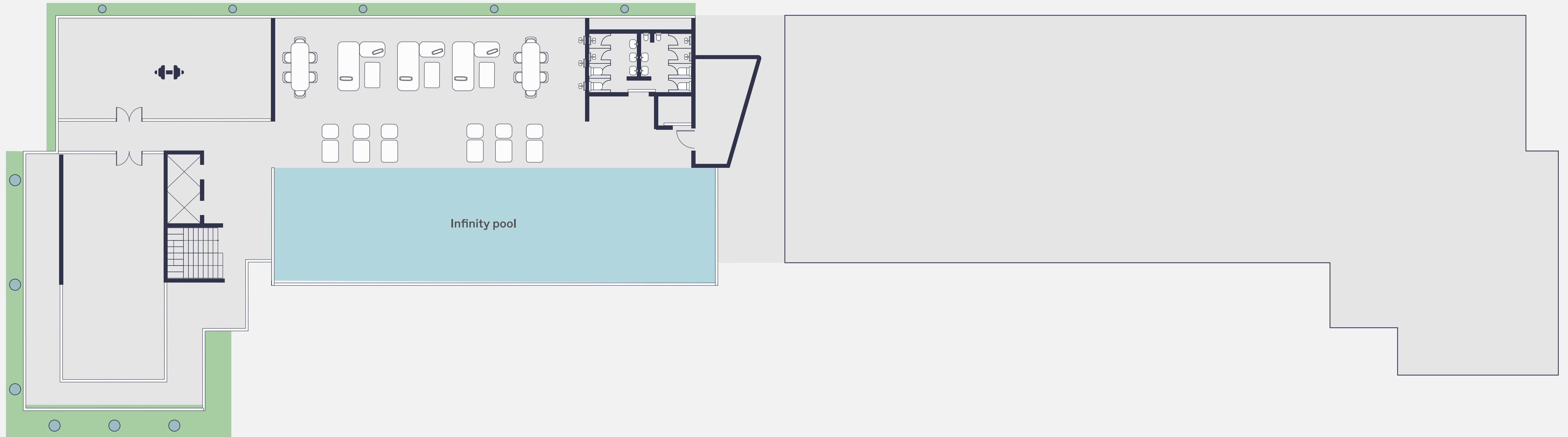




■ Duplex

A111 — number of apartment
A1 — type of apartment





Pool



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 6% 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.

Essence

97

ESSENCE

