

Thailand | Phuket | Nai Harn



**THE ONE NaiHarn**  
CONDOMINIUM & HOTEL ★★★★★



**Burasari**  
group



# THE ONE NaiHarn

Condominium & Hotel ★★★★★

Premium Condominium in the Heart of Rawai:  
5-star service, stunning views, and the perfect  
blend of the comfort of your own home abroad  
with hotel luxury. All set amidst the nature  
of Thailand in a prime location.

**1**

building  
accommodation

**7**

floors  
+ rooftop

**196**

apartments

**13**

layouts

Completion date: Q4 2025

Developer: THE ONE PHUKET CO. LTD.





# WHY THAILAND?

Business-friendly conditions

High-quality healthcare

Stable economy

Comfortable climate

Low cost of living

International schools for children

International universities





# WHY PHUKET?

International community

Well-developed infrastructure and services

Year-round resort access

International airport

Low-rise buildings

Area with nature reserves and a clean environment





# BEAUTIFUL AREA OF PHUKET

A stroll along a picturesque road will take you to the pristine shores of Nai Harn Beach, where a tranquil and comfortable retreat awaits. The ONE NaiHarn is just a few minutes away from this paradise.

Nai Harn Beach is recognized as one of the most beautiful beaches in Phuket according to Tripadvisor. Nai Harn also made it to the top 5 most scenic beaches in Asia.


**Free shuttle bus to the beach and entertainment venues**

**Within walking distance: a park with a lake, and numerous shops, restaurants, and bars**



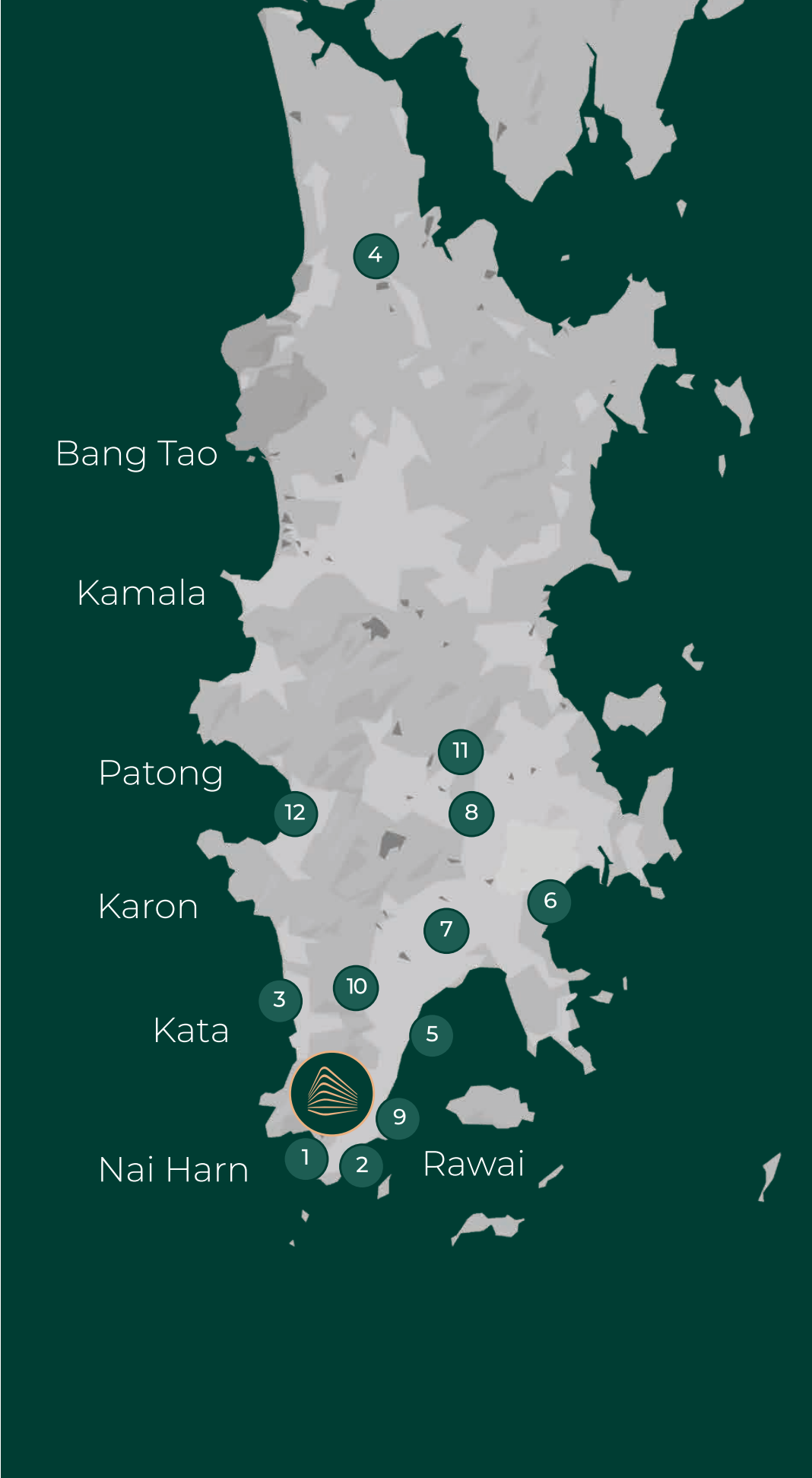
# LOCATION

1. Nai Harn Beach .....	5 mins	
2. Rawai Beach .....	6 mins	
3. Kata Beach .....	15 mins	

4. Airport .....	60 mins	
5. Chalong Pier .....	15 mins	
6. Immigration Service.....	35 mins	

7. Robison Chalong.....	20 mins	
8. Central Phuket Festival.....	32 mins	
9. Tops Rawayana Phuket.....	5 mins	

10. Big Buddha .....	25 mins	
11. Old Phuket Town.....	38 mins	
12. Bangla Road.....	37 mins	





long route 🚗  
7 minutes

Ban Nai Han Park 🌴

Wat Nai Harn 🏯

Nai Harn Beach 🏖️

short route 🚗  
5 minutes

📍 3/24 Moo. 1, Rawai Sub-district, Mueang Phuket District, Phuket



# THE ONE

facilities

## | 1st floor

Lobby Bar

Kids' club with a VR zone

## | 2nd floor

Sauna SPA

Fitness centre

## | 3rd floor

Restaurant



# INDUSTRY RECOGNITION

The ONE Condominium won the **Best Condominium Design** award at the **Dot Property Awards**.

This award is recognized as one of the most authoritative and prestigious in the Southeast Asian real estate industry, with its winners considered leading players and innovators in the region.





Kids' club with a VR zone



Fitness centre

SAUNA

Sauna





Pool on the 1st floor



Rooftop bar



Management company with over 20 years of experience in the hotel industry  
The ONE NaiHarn Project will be operated as a 5-star international hotel



## Eco-Friendly Project

wastewater treatment, solar panels

## Panoramic views

monolithic frame building  
with floor-to-ceiling panoramic glazing

## Soundproofing

high-quality materials  
with enhanced soundproofing

## Landscaping

special emphasis on site landscaping



Rooftop terrace with garden and pool

**13%**

of apartments with private pool access

**7%**

of apartments with increased space due to combined layout solutions

**70%**

of apartments with mountain view

**100%**

of apartments with finishes, furniture, and home appliances



# THE ONE

for Investment

Project completion in 2025

Initial deposit

60%

Rental Pool 60/40

4 installment plan options

Managed by Burasari Group 5 stars

Within walking distance from  
the lake and Nai Harn Beach

Shuttle bus to the beach and tourist attractions



Lobby



Restaurant

# THE ONE

for leisure and living

Studio, 1 & 2 bedroom apartments

Floors 1-4: Investment apartments for hotel use

Floors 5-7: Residential apartments

Fitness centre

SPA

Rooftop pool

Poolside bar

Rooftop garden

Kids' play area





Rooftop pool

# 1st FLOOR

1. Bar

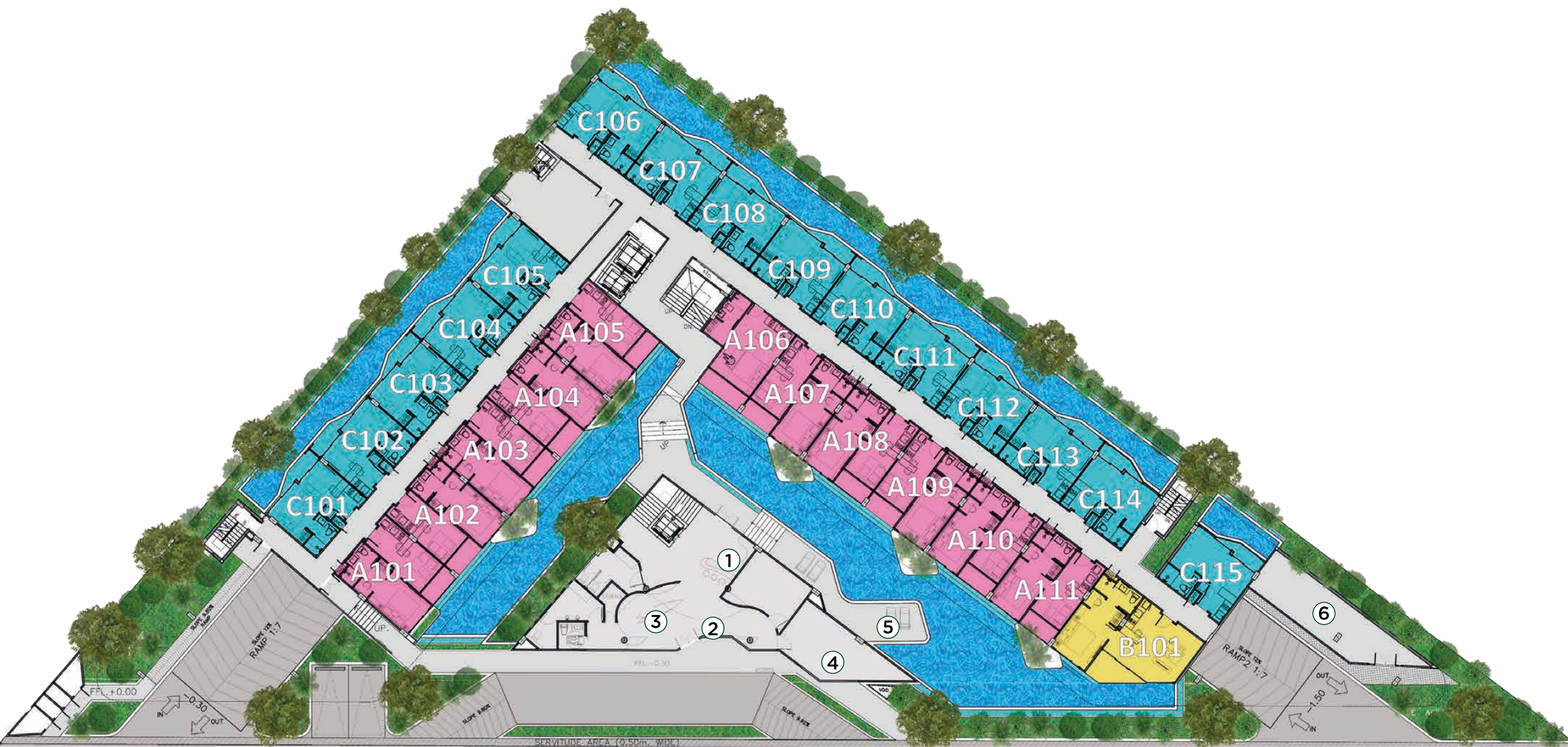
2. Lobby

3. Reception

4. Kids' Club

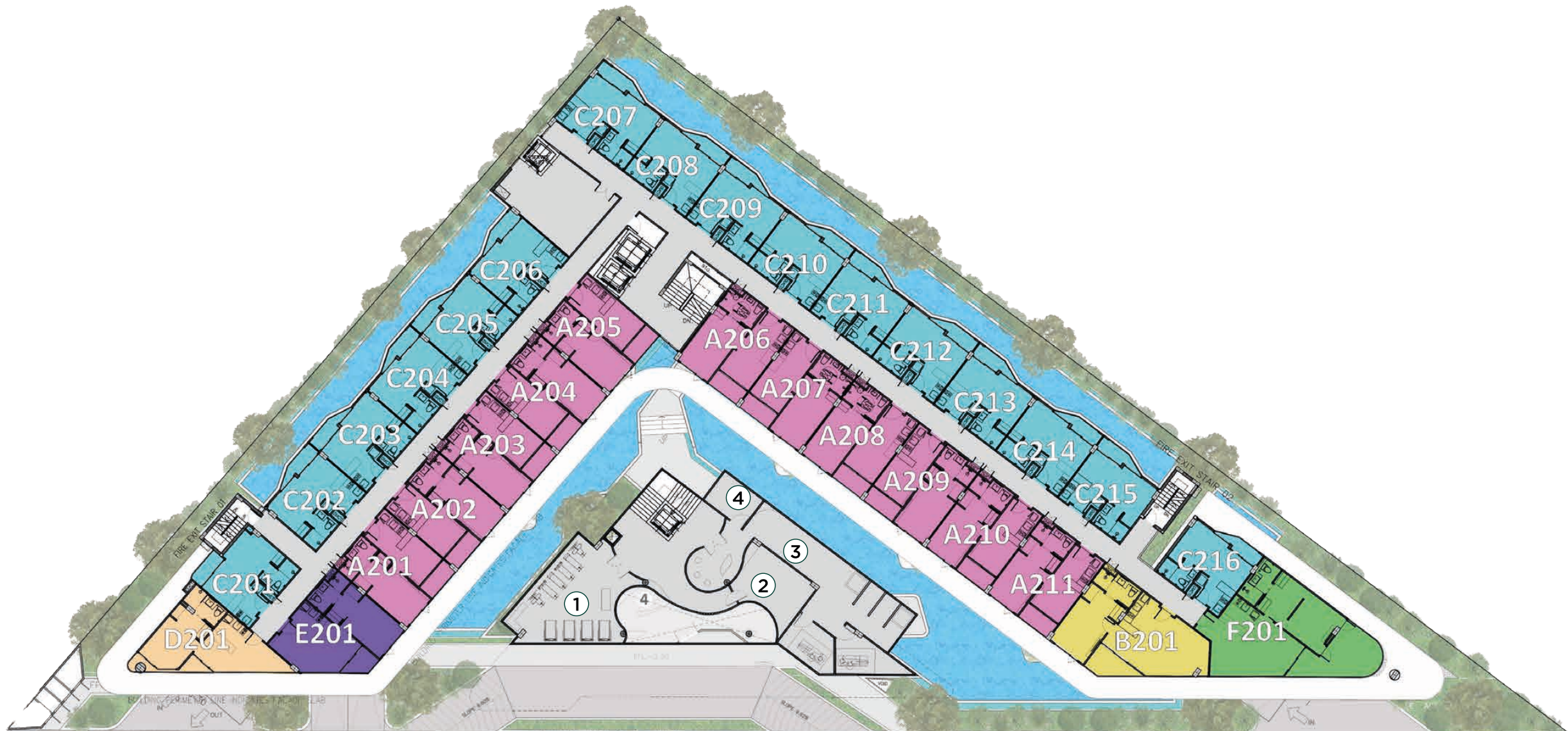
5. Sunbathing area, swimming pool

6. Staff area



# 2ST FLOOR

- 1. Fitness centre
- 2. Office
- 3. SPA
- 4. Dressing room



# 3RD FLOOR

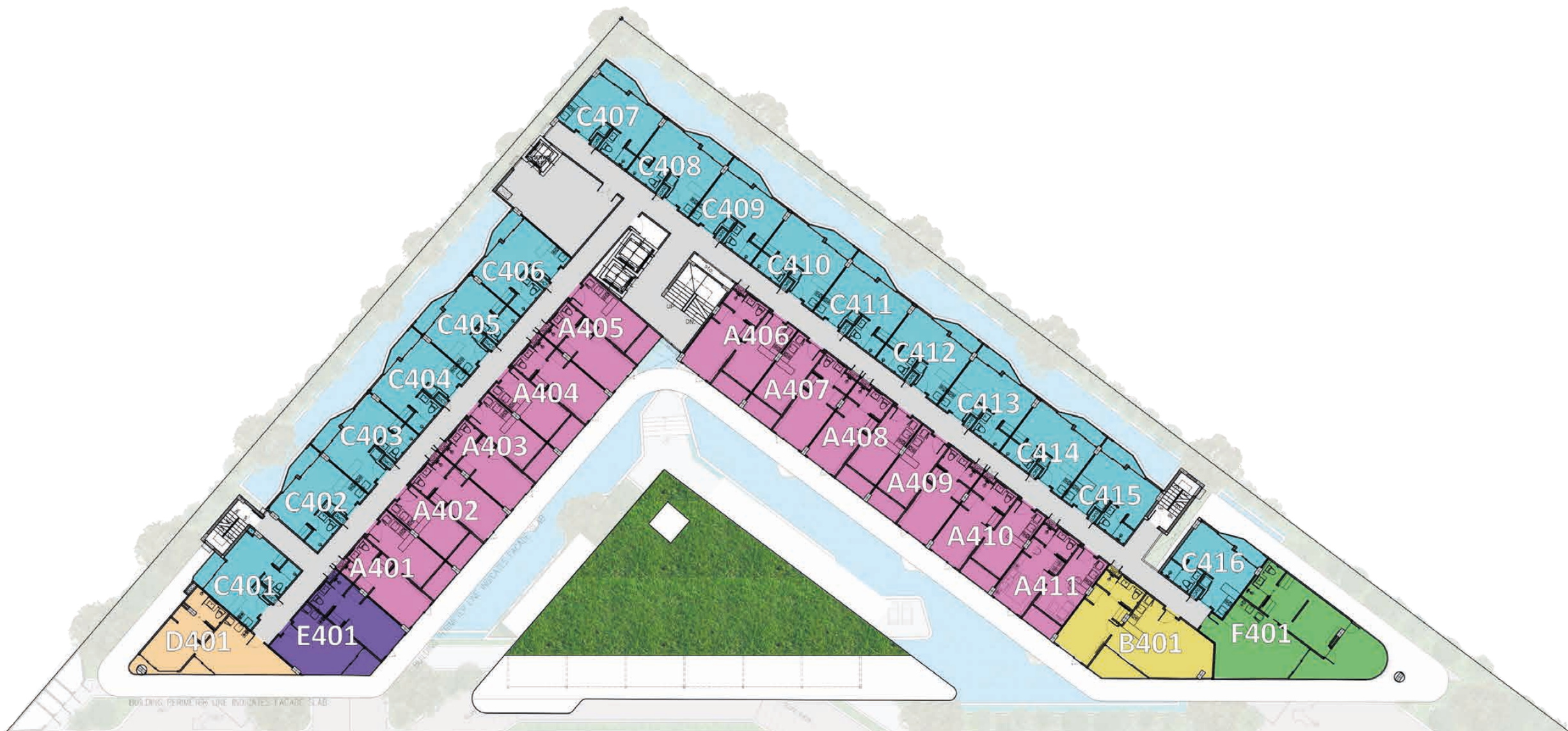
1. Kitchen

2. Restaurant



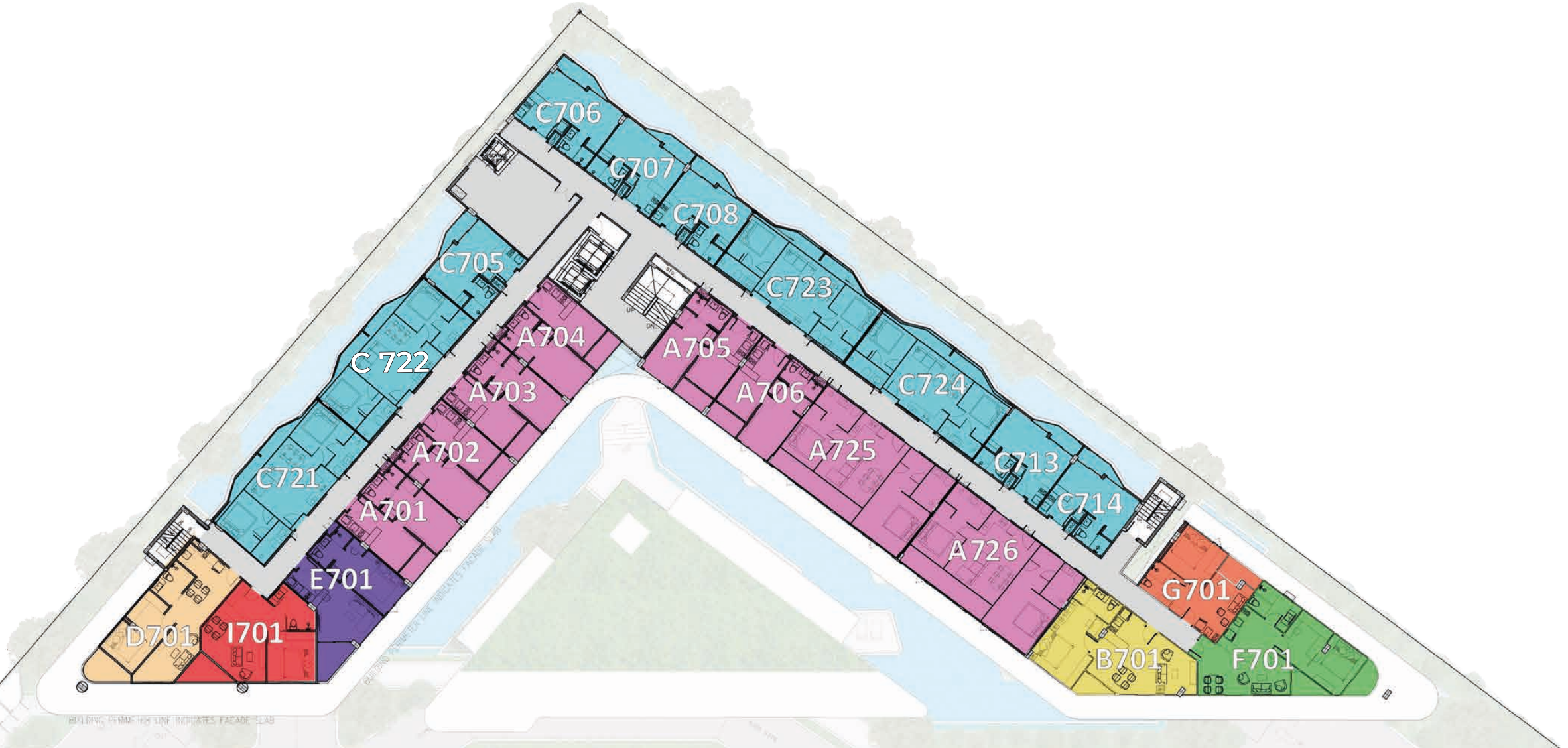
# 4-5 FLOORS

Floors 4-5 have identical layouts



# 6-7 FLOORS

Floors 6-7 have larger areas and bigger terraces

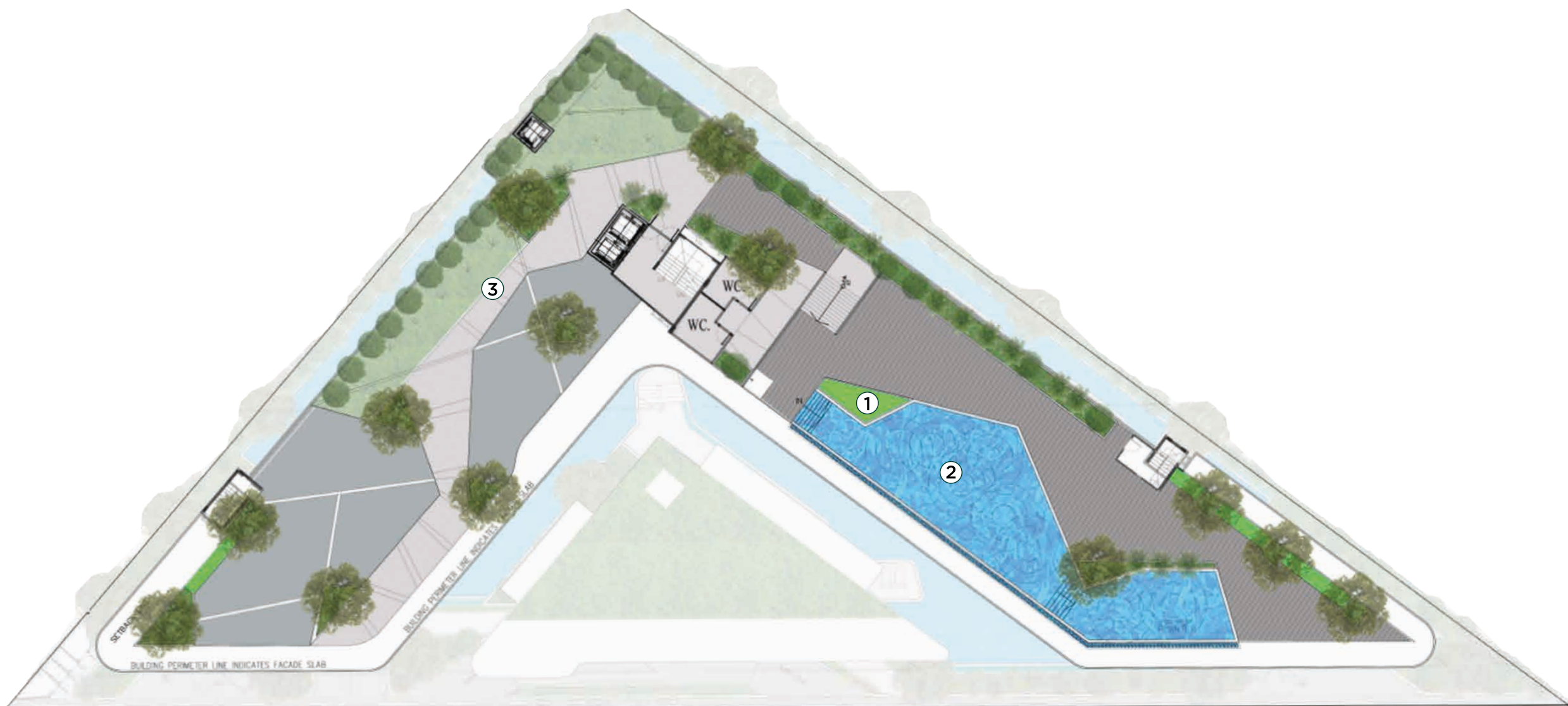


# ROOFTOP

1. Poolside bar

2. Rooftop pool

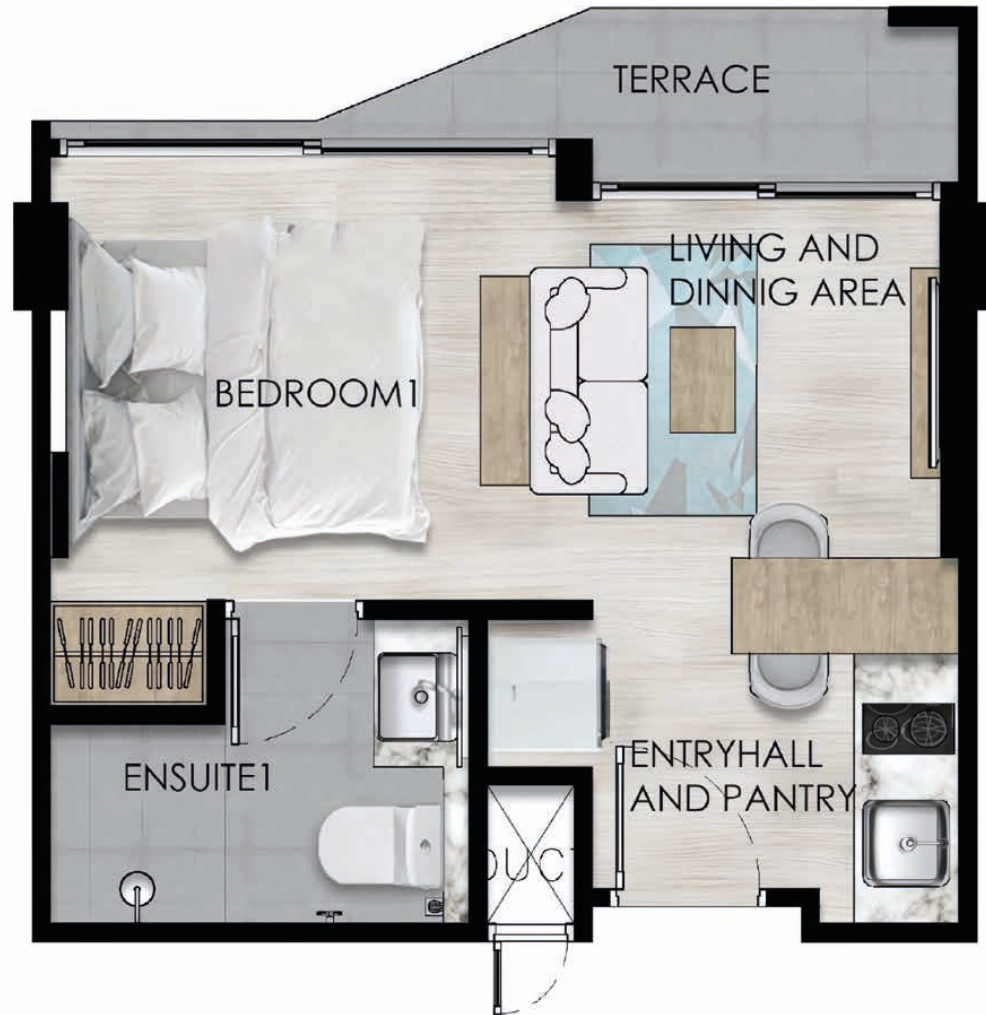
3. Rooftop garden



# TYPE C-1

26.8 m<sup>2</sup>

Studio



# TYPE A-1

34.87 m<sup>2</sup>

1 bedroom



Bathroom and wardrobe



Bedroom

# TYPE D-1 39.2 m<sup>2</sup>

1 bedroom



# TYPE E-1

39.9 m<sup>2</sup>

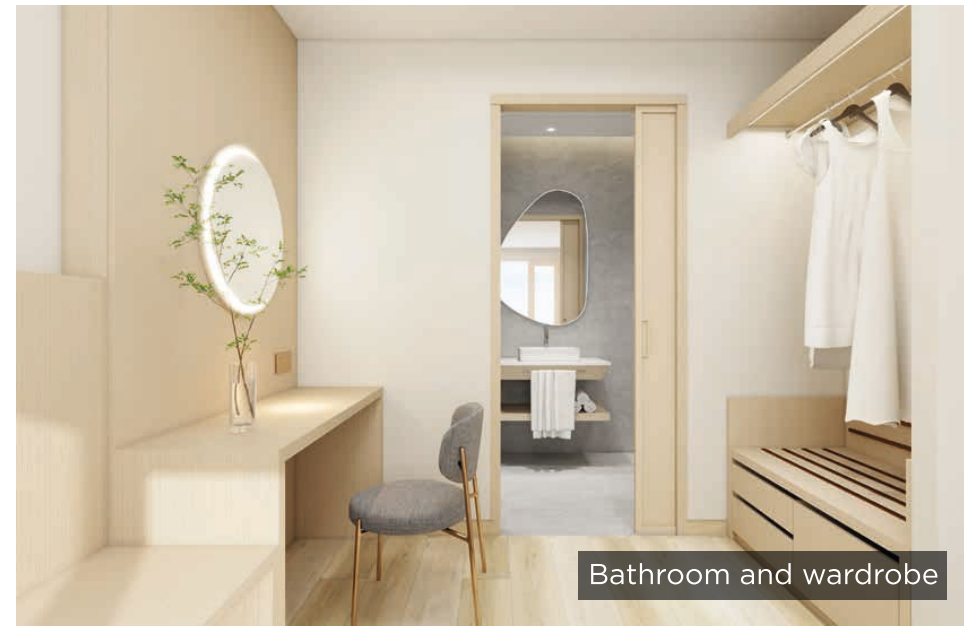
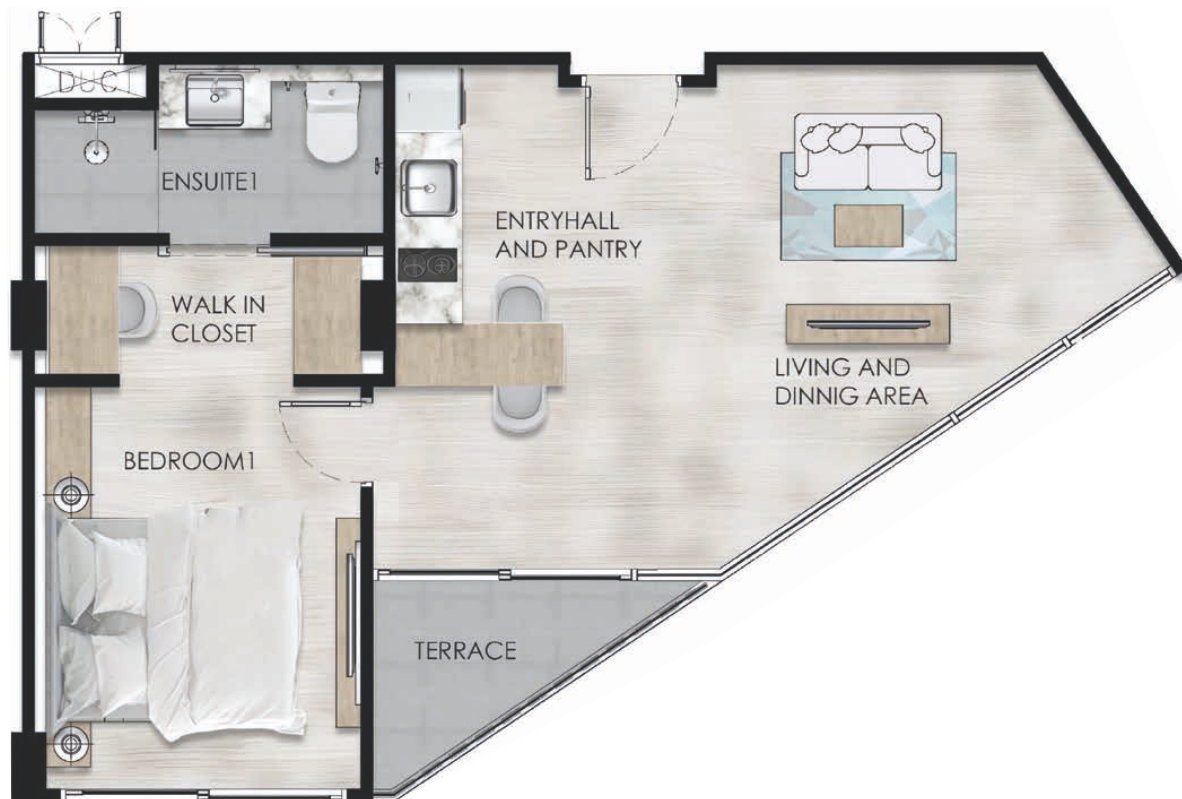
1 bedroom



# TYPE B-2

50.08 m<sup>2</sup>

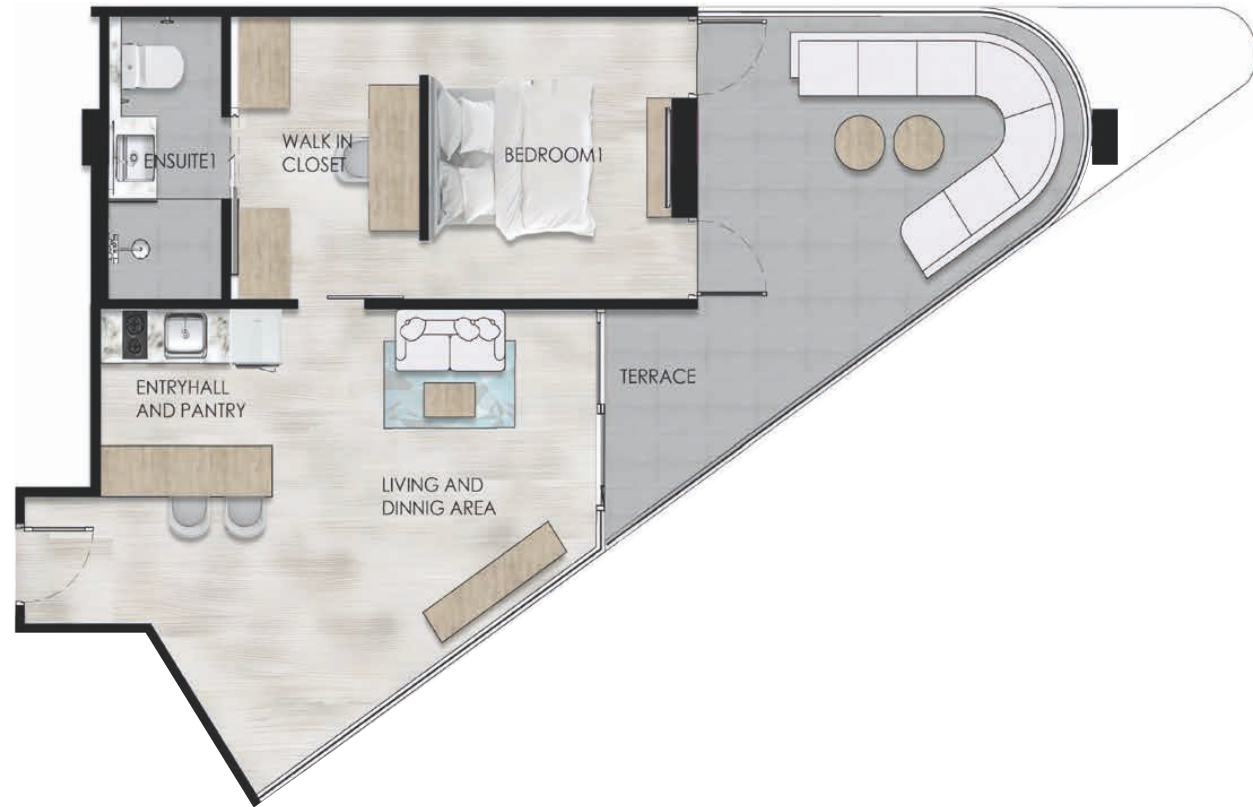
1 bedroom



# TYPE F-1

69 m<sup>2</sup>

1 bedroom





1 Quartz stone 

3 Fabric 

5 Curtain fabric 


2 Fabric 


4 SPC flooring 

6 Window screening 



1 Wood 

3 Wood 

5 Rock slap 

2 Fabric  

4 Metal 

6 Flooring 



1 Fabric  

3 Metal 

5 Ceramic 

2 Wood 

4 Flooring 

6 Ceramic 



# INVESTMENT PROGRAM

**Up to 8%**

income in a foreign currency

**10%**

increase in property value

**60/40**

Rental pool with real passive income



# RENTAL POOL PROGRAM

**1.** The owner signs a contract with the management company. According to the contract, the owner reserves the property for X days per year to spend time alone or invite friends or family.

**2.** The management company forms pools and rents them out. Pools consist of apartments of the same type grouped together. At the end of the rental period, the rental income is calculated and distributed among the apartments.

**3.** After the rental period, the owner receives income. The management company calculates the rental income, deducts expenses, and determines the net profit. The owners then receive 60% of the net profit.



# INCOME FROM DAILY RENT

using the example of a 1-bedroom, 34.87 m<sup>2</sup>

**270 days**

average occupancy

×

**4,100 THB / \$117**

average daily rental rate

**60%**

owner's income from the rental pool  
(after deducting expenses)

**~\$13,250**

owner's net profit per year

**~8.7%**

net annual return after tax 5%





# PAYMENT OPTIONS & INSTALLMENTS

## Option A – Interest-free installment plan until project completion\*\*

Reservation [non-refundable]	150,000 THB
Contract signing [within 15 days]	60%
Interior & furniture installation (minus Reservation)	30%
Registration	10%

## Option B – 5% discount for full prepayment

Reservation [non-refundable]	150,000 THB
Contract signing [within 15 days]	100%

Payments are linked to construction stages: after each stage is completed, the developer issues an invoice to be paid within 14 days.

# PAYMENT OPTIONS & INSTALLMENTS

## Option C – Custom payment schedule based on client preferences

Reservation [non-refundable]	150,000 THB
Contract signing	Custom schedule for terms and payment amounts
Installation of doors, windows	
Interior & furniture installation (minus Reservation)	
Registration	

## Option D – Extended installment plan\*\*

Reservation [non-refundable]	150,000 THB
Contract signing [within 15 days]	50%
Installation of doors, windows	10%
Interior & furniture installation [minus Reservation]	5%
Registration	5%
First year of apartment operation [every 3 months]*	7.5% each (4 payments)

\*Interest rate: 5% per annum.

\*\*Payment stages and percentage allocations are subject to change.

# PROGRESS CONSTRUCTION

## 2023

Construction started on May 7, 2023. Before the start, we received an EIA environmental certificate and all the necessary documents for construction.

## December 2024

### Main Building

- Structural works completed
- Internal and external walls completed
- MEP (Mechanical, Electrical, and Plumbing) 83% completed
- Architectural works in progress.

### Lobby Building

- Structural works on the 2nd floor completed
- MEP (Mechanical, Electrical, and Plumbing) works in progress.





**70%**  
of units sold

**+30%**  
actual price increase per m<sup>2</sup>



The ONE Group - is not just a construction company but a group of companies that includes:

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

## 200+ employees

Team of professionals

## 5+ countries

Thailand, Great Britain, Italy, Russia, Lithuania

The team has international experience in construction



# KITISAK PAOPHUN

chief engineer at The ONE



Chief Engineer, Construction Manager,  
and Project Designer with 17 years of experience

7 completed projects in Thailand

Engineer with license to design  
and construct buildings over 24 floors

# JOHN REYNOLDS

project manager and engineer at The ONE



42 years in the construction industry

Building projects in Thailand since 1996,  
fluent in Thai



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