



THE ONE
CONDOMINIUM & HOTEL

APARTMENTS WITH INSTALLMENT PLAN IN PHUKET

WITH PAYMENTS COVERED BY RENTAL INCOME

5
YEARS

CONDOMINIUM THE ONE NAIHARN

Apartments from 34.87 to 69.7 m²
with finishing, furniture, and appliances

7 floors

196 units

5★ hotel license

From 6,071,500 THB

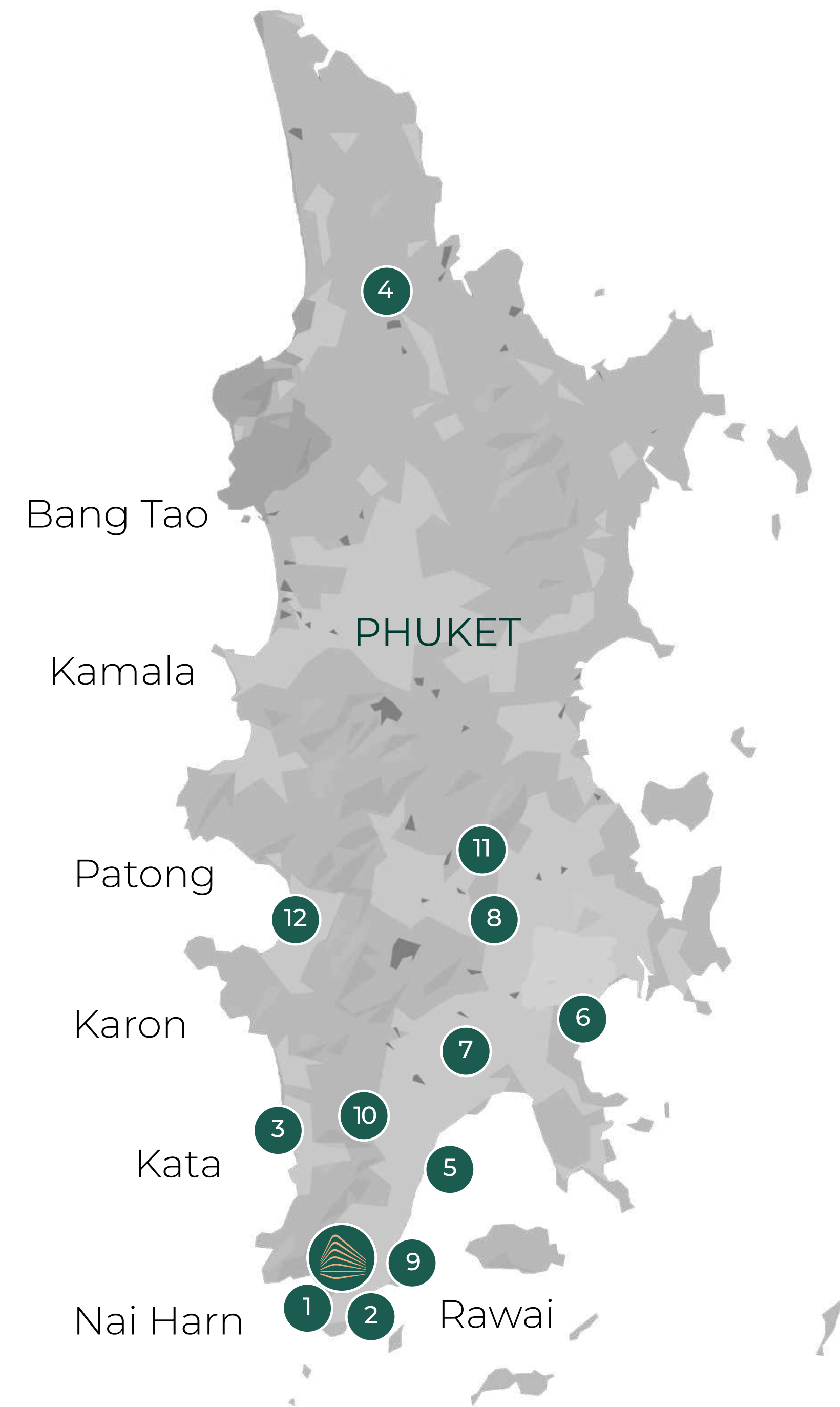
0% installment plan for 5 years

Management: Burasari Group
Developer: The ONE Group



LOCATION OF THE ONE NAIHARN

- 1. Nai Harn Beach 5 min
- 2. Rawai Beach 6 min
- 3. Kata Beach 15 min
- 4. Airport 60 min
- 5. Chalong Pier 15 min
- 6. Immigration Office 35 min
- 7. Robinson Chalong Mall 20 min
- 8. Central Phuket Festival Mall 32 min
- 9. Tops Rawayana Phuket 5 min
- 10. Big Buddha 25 min
- 11. Phuket Old Town 38 min
- 12. Bangla Road 37 min





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THE 1
CONDOMINIUM

ABOUT
THE ONE NAIHARN



KEY ADVANTAGES

The ONE NaiHarn is a premium residential and investment complex in Phuket, located in the scenic Rawai area. It is situated near Nai Harn Beach — one of the best beaches on the island according to Tripadvisor.

- High completion rate — handover in Q4 2025
- Official 5★ hotel license
- Managed by Burasari Group — an international hotel operator
- Walking distance to Nai Harn Beach
- Shuttle service to the beach and major tourist destinations

The ONE NaiHarn was awarded “Best Condominium Design” by Dot Property Awards

THE ONE NAIHARN MANAGED BY BURASARI

The complex will be operated by the international hotel operator Burasari Group, guaranteeing 5★ service and high investment appeal.

GUEST INFRASTRUCTURE:

- Panoramic pools (rooftop and ground floor)
- Pool bar and rooftop garden
- Modern fitness center
- SPA complex and sauna
- Restaurant with sea view
- Children's pool and VR club
- Underground parking

FOR INVESTORS:

- Maximum attractiveness for rental and resale
- Rental Pool: 60% income to investor / 40% to management company, contract term up to 8 years and beyond



WHY IS A HOTEL LICENSE IMPORTANT?

DAILY RENTAL BY LAW

In Thailand, daily rentals without a license are illegal. For stays under 30 days, a hotel license is required.

HIGHEST RETURNS

Income from daily rentals is 2.5 times higher than long-term. From 8% per year — even with conservative estimates.

OFFICIALLY ON BOOKING, AIRBNB, AGODA

A new bill is under discussion — online platforms will be required to request a hotel license from properties offering daily rentals.

SHORTAGE OF LICENSED PROJECTS

With tighter controls on daily rentals, demand for legal properties will rise — along with their value.

HOTEL MANAGEMENT 5★

Licensed projects are usually managed by professional hotel operators, not standard property management companies.

NO FACE ID RESTRICTIONS

Many condos use Face ID systems to block daily rentals. **At The ONE NaiHarn there are no such restrictions — rentals are fully legal thanks to the hotel license.**



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INSTALLMENT AND PAYMENT TERMS

THE ONE NAIHARN

INSTALLMENT TERMS - 5 YEARS

INITIAL PAYMENT

50% of the price

First installment starts
in a year

REMAINING BALANCE OVER 5 YEARS

Payments of 10% once a year

No interest or price increase

PAY FROM RENTAL INCOME

**Up to 100% coverage
of the annual payment**

Covered by rental earnings

LIMITED OFFER

Participation in the
program: units on
the 2nd-3rd floors

RENTAL POOL 60/40

**Operator handles guests
and service**

60% income goes to you,
valid for 8 years

FINISHING, FURNITURE & APPLIANCES INCLUDED

Ready to live in or rent out

All included
in the apartment price

PAYMENT PLAN

Stage	Amount (THB)	Payment Timing
Reservation	150,000	On the day of reservation
Initial payment, 50% (minus Reservation)	2,885,750	Within 15 days
One-time fees	106,396	Upon handover
First payment, 10%	607,150	In 1 year*
Second payment, 10%	607,150	In 2 years*
Third payment, 10%	607,150	In 3 years*
Fourth payment, 10%	607,150	In 4 years*
Fifth payment, 10%	607,150	In 5 years*

**After the initial payment*





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ANALYTICS OF PROFITABILITY
THE ONE NAIHARN

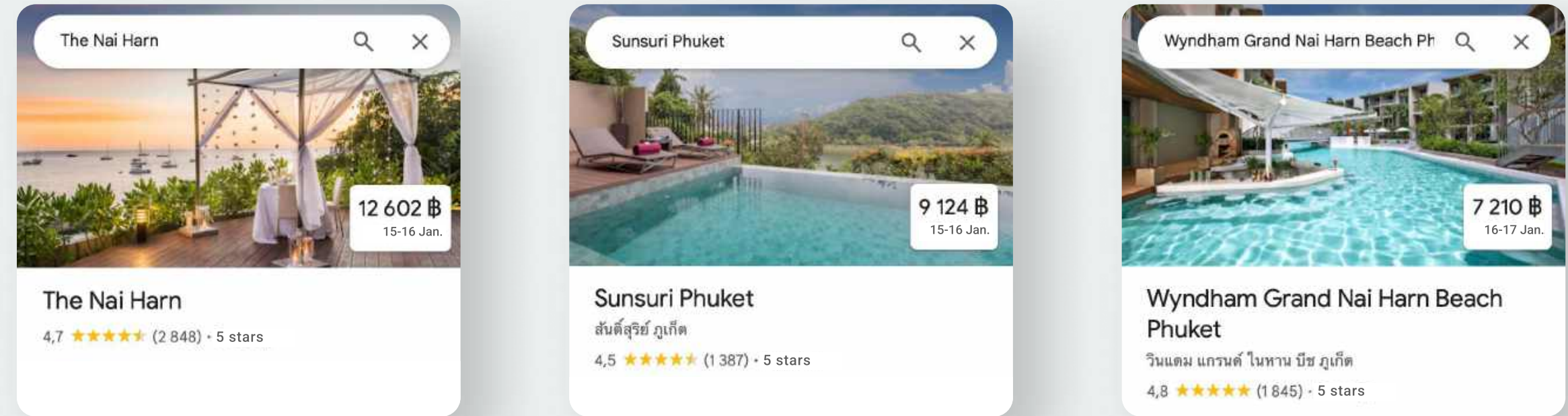
SEASONAL RENTAL TRENDS 5★ HOTELS OF SOUTHERN PHUKET

Nai Harn Beach area,
next to **The ONE NaiHarn**
condominium

*Data source: Google Maps and Booking.com,
sample of 5-star hotels in the Nai Harn area, October 2025.*

Note: The Nai Harn — opened in 1986 (renovated in 2016), Sunsuri Phuket — 2013, Wyndham Grand Nai Harn Beach — 2020. Even in these long-established hotels, rental prices remain high — the new complex The ONE NaiHarn will become a modern addition to this premium area.

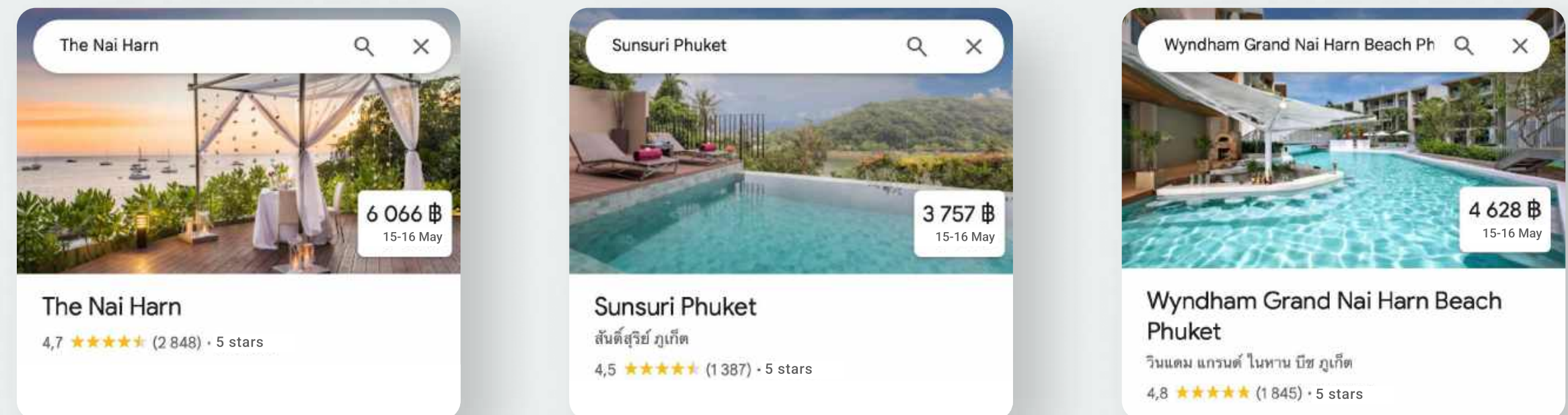
PEAK SEASON



HIGH SEASON



LOW SEASON



PHUKET HOSPITALITY REAL ESTATE MARKET

2025 market analysis for the
first half of the year

The **Luxury / Upscale segment (4-5★ hotels)** showed steady growth in the first half of 2025. The average occupancy reached **84.1%**, while the revenue per available room (**RevPAR**) increased by **13%** compared to the previous year, reaching **5,975 THB** with an average daily rate (**ADR**) of **7,104 THB**.

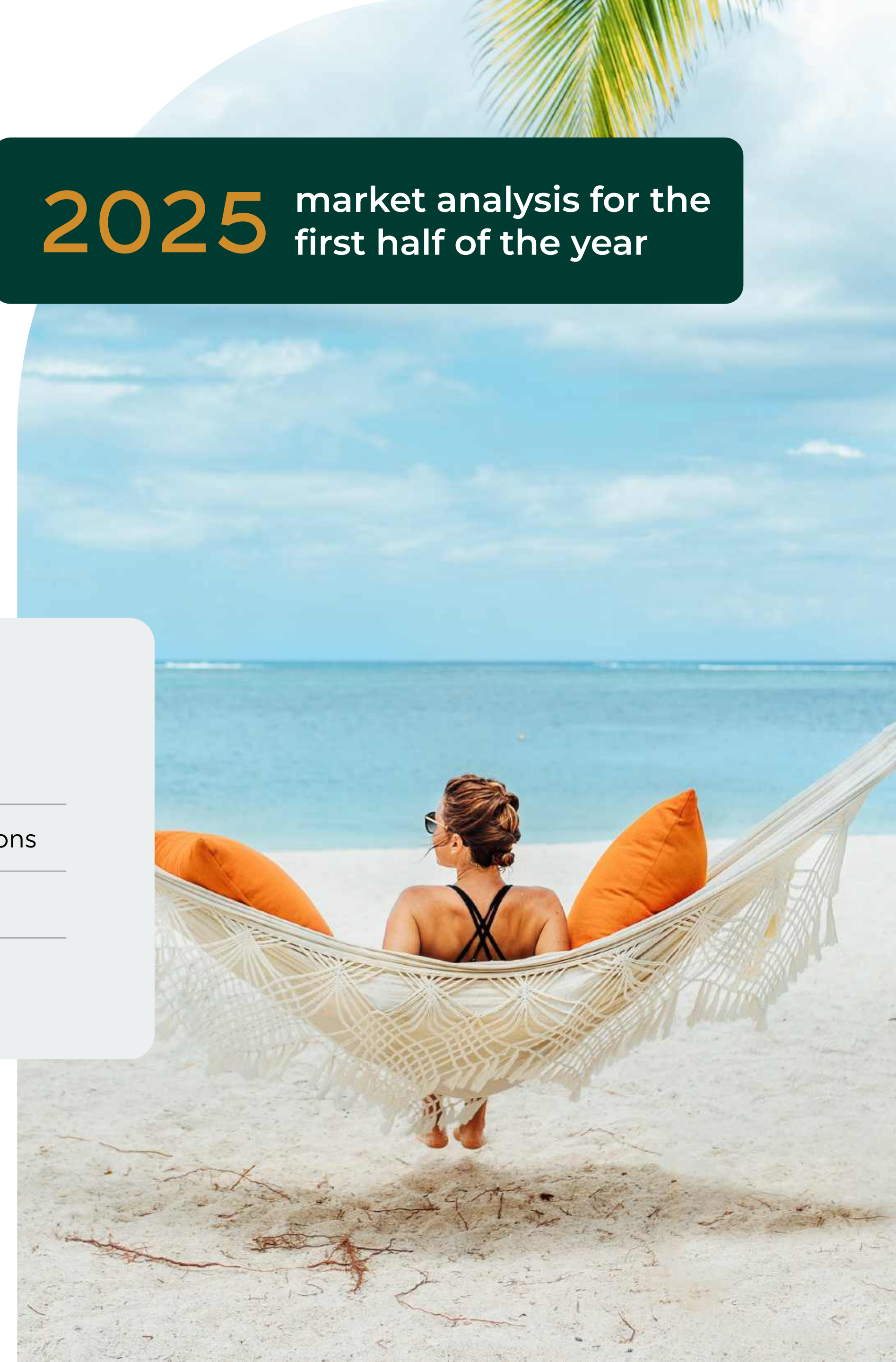
These results reflect the strong demand for premium accommodation and confirm Phuket's investment appeal in the 4-5★ hotel sector.

KEY INDICATORS (4-5★)

Indicator	Value	Comment
84.1 %	Occupancy	High demand during peak and shoulder seasons
7,104 THB	Average Daily Rate (ADR)	Average price of a booked room
5,975 THB	RevPAR*	Average annual income per room

*RevPAR — a key hotel performance indicator reflecting the average revenue per available room, taking into account both rate and occupancy.

Source: Cushman & Wakefield — MarketBeat Phuket 1H 2025 (Luxury / Upscale Segment, 4-5★).



CONSERVATIVE CASE

RENTAL INCOME PERFORMANCE

Season	Low Season May–October	High Season November–April	Peak Season December–January
Average annual occupancy	65%	75%	95%
Number of occupied days	120 days	89 days	59 days
Average daily rental (market)	5,100 THB	7,600 THB	8,900 THB
Forecasted minimum rental rate at The ONE NaiHarn	3,200 THB	5,500 THB	6,500 THB

* The tax system in Thailand is progressive. The exact amount depends on individual circumstances, so we recommend consulting an auditor.

1 bedroom

34,87 m²

2nd floor

6,071,500 THB

RENTAL POOL PROGRAM

Gross income before tax and expenses	1,257,000 THB
Operating expenses (-30%), excluding taxes*	377,100 THB
Net income	879,900 THB
40% share to management company	351,960 THB
60% share to owner	527,940 THB

ANNUAL YIELD

Of the total apartment cost

8,5%

OPTIMISTIC CASE

RENTAL INCOME PERFORMANCE

Season	Low Season May–October	High Season November–April	Peak Season December–January
Average annual occupancy	75%	90%	100%
Number of occupied days	138 days	107 days	62 days
Average daily rental (market)	5,100 THB	7,600 THB	8,900 THB
Forecasted minimum rental rate at The ONE NaiHarn	3,200 THB	5,500 THB	6,500 THB

* The tax system in Thailand is progressive. The exact amount depends on individual circumstances, so we recommend consulting an auditor.

1 bedroom

34,87 m²

2nd floor

6,071,500 THB

RENTAL POOL PROGRAM

Gross income before tax and expenses	1,433,100 THB
Operating expenses (-30%), excluding taxes*	429,930 THB
Net income	1,003,170 THB
40% share to management company	401,268 THB
60% share to owner	601,902 THB

ANNUAL YIELD

Of the total apartment cost

10%

INSTALLMENT SCENARIO WITH RENTAL INCOME

1 bedroom
34,87 m²
2nd floor

6,071,500 THB

Installment Stage	Payments (THB)	Rental Income (THB)	Balance after installment payment (THB)	Payment Deadline
Reservation	150,000	-	-	On the day of reservation
Initial payment, 50% (minus Reservation)	2,885,750	-	-	Within 15 days
Additional expenses	106,396	-	-	Upon handover
First installment, 10%	607,150	-	-	In 1 year*
Second installment, 10%	607,150	624,498	17 348	In 2 years*
Third installment, 10%	607,150	624,498	17 348	In 3 years*
Fourth payment, 10%	607,150	624,498	17 348	In 4 years*
Fifth payment, 10%	607,150	624,498	17 348	In 5 years*

*After the initial payment



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EXPENSES WHEN RENTING OUT AN APARTMENT

OPERATING EXPENSES

GUEST-RELATED EXPENSES

Consumables, water and electricity, laundry, cleaning, check-in, welcome kit, etc.

COMMISSIONS AND ASSOCIATED FEES

Airbnb, Booking, travel agents, bank commissions

PROMOTION AND MARKETING

Special offers, packages, promotions

**TOTAL OPERATING
EXPENSES**

**≈30%
of gross rental income**

ADDITIONAL EXPENSES

COMMON AREA MAINTENANCE

60 THB/m² per month

Annually

SINKING FUND

800 THB/m²

One-time

UTILITY METERS: WATER & ELECTRICITY

20,000 THB

One-time

LEASEHOLD TAX*

1.1% total,
split 50/50 = 0.55%

Leasehold registration tax,
one-time

FREEHOLD TAX*

6.7% total,
split 50/50 = 3.35%

Freehold registration tax,
one-time

FREEHOLD QUOTA*

10,000 THB/m²

Freehold quota,
one-time

**Ownership form of your choice: leasehold or freehold*



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**INVESTING IN THE ONE NAIHARN:
PROFIT, GROWTH, AND PAYMENT TERMS**

8-YEAR PROFIT PLAN WITH INSTALLMENTS

1. VALUE CAPITALIZATION:

- Price growth by completion: ~10%
- Annual price increase (4% × 8 years): +32%
- **Total asset value increase: +42%**

2. RENTAL INCOME:

- Approx. 10% of property value per year
- Over 8 years: +80%
- 5 years used for covering installments (50%)
- **Net rental income: +30%**

**TOTAL PROFIT FROM
RENTAL & VALUE GROWTH: ~+72%**

From the full property value

INCOME OVER 8 YEARS

Value appreciation: ≈ 2,550,000 THB (+42%)

Net rental income: ≈ 1,821,450 THB (+30%)

TOTAL: +72% PROFITABILITY

≈ 4.3 million THB over 8 years

SUMMARY



Apartment price including additional expenses — 6.17 million THB. You invest 3.75 million THB, with part covered by rental income. Over 8 years, you receive about 4.3 million THB in profit, and a total of around 10.47 million THB (value + income).

Investor's profit: approximately 6.7 million THB.

REAL ESTATE GROWTH OUTLOOK IN PHUKET

PROPERTY PRICE GROWTH PER YEAR (MARKET AVERAGE)

3-5% annually

Adjusted for inflation

INFLATION IN THAILAND

**0.5-2% annually
over the past 10 years**

Real estate grows faster
than inflation

TOURIST FLOW GROWTH

5% annual increase

Thailand's tourist flow
has returned to pre-COVID
levels and continues
to grow

ASSET VALUE GROWTH OVER 8 YEARS

~42%

Forecast: +10%
by completion, then 4%
annually based on market
growth

LIMITED LAND SUPPLY

**40% land price increase
in the past 5 years**

Land shortage drives up
prices and yields

All factors — price growth,
tourism, and limited land —
make buying an apartment
at The ONE NaiHarn
a profitable and forward-
looking investment.

PAYMENT OPTIONS COMPARISON

Condition	Installment Plan for 5 Years 0%*	Installment Plan Until 2026	Installment Until Completion + 1 Year	100% Payment
First payment	50% within 15 days after booking	From 5% upon booking	50% within 15 days after booking	150,000 THB
Remaining Amount	10% each year for 5 years	According to an individual schedule until the end of 2026	20% before completion	100% within 15 days
Final Payment	—	—	4 payments of 7.5% within the first year after completion (5% annual interest)	—
Total Payment Term	5 years	Until the end of 2026	Until completion + 1 year of operation	—
Total Discount	—	—	—	5%
Participation in Rental Pool	Mandatory, 8 years	Optional	Optional	Optional
Apartment Type	2nd-3rd floors (hotel zone)	All units	All units	All units
Payments Covered by Rental Income	✓	—	—	—

***Installment plan for 5 years applies to all units.**

Initial payment — 50%, the remaining amount — in installments over 5 years with no interest. The apartments participate in the Rental Pool program for 8 years under the management company. Installments can be repaid using rental income. Personal stay is allowed.

The promotion is valid for a limited time.



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BURASARI GROUP

PROFESSIONAL MANAGEMENT AND WORLD-CLASS SERVICE

Experience of International Level in Hotel Business

BURASARI GROUP

**OVER 20 YEARS OF MANAGING HOTELS,
SPAS, AND RESTAURANTS IN ASIA**

Burasari Group is a leading operator of premium hotels, resorts, and spas in Thailand and Laos.

The company manages and develops hospitality assets, providing a full range of services: marketing, sales, operations, and staff training.

Each project is created with a unique concept and a high level of service, reflecting the local culture and atmosphere.

Burasari Group also develops boutique hotel and premium residence concepts from the ground up.

All managed properties are ensured with transparent financial reporting and guaranteed profitability.



PROJECTS MANAGED BY BURASARI GROUP

1. HOTELS & RESORTS

- Burasari Phuket (Phuket)
- Shanghai Mansion (Bangkok)
- Island Escape Burasari (Phuket)
- Villa Escape Burasari (Phuket)
- W22 by Burasari (Bangkok)
- The ONE NaiHarn (Phuket)
- Misty Bar (Phuket)
- Burasari Heritage (Laos, Luang Prabang)
- Sunset Villa (Laos, Luang Prabang)
- La Siene Hotel (Laos, Vientiane)

2. RESIDENCES / APARTMENTS

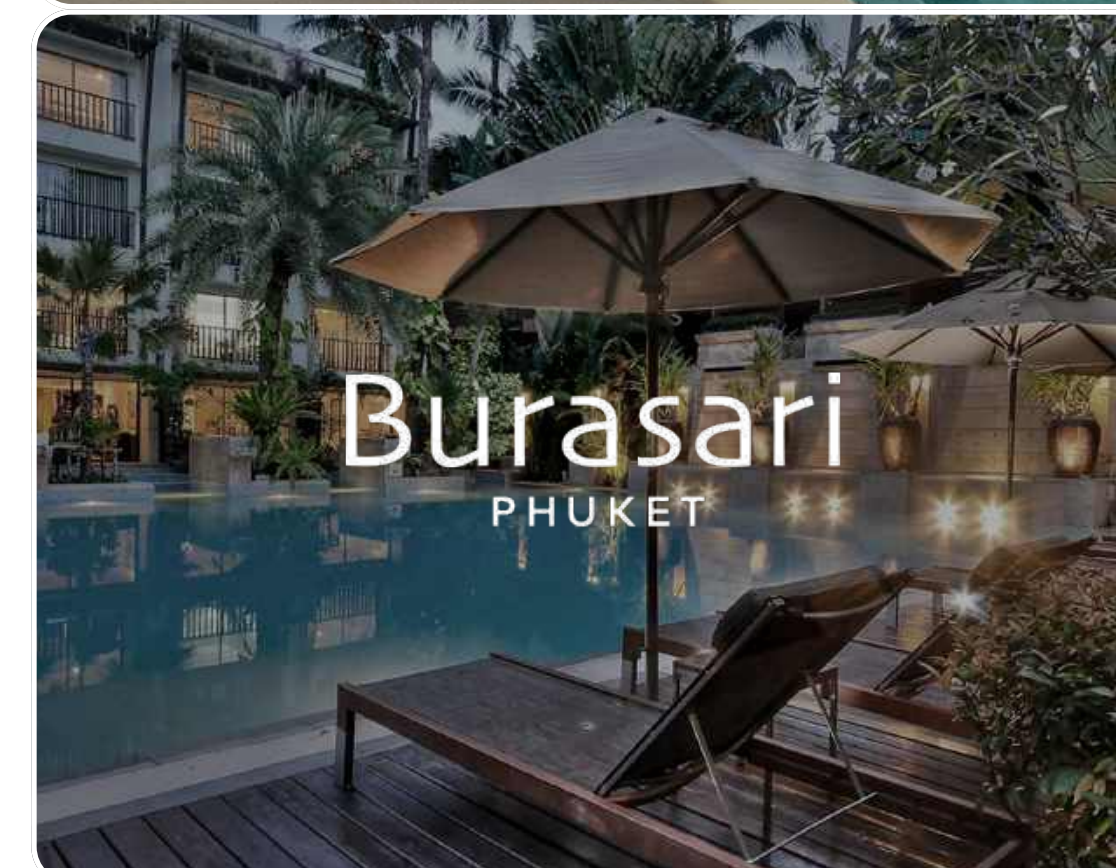
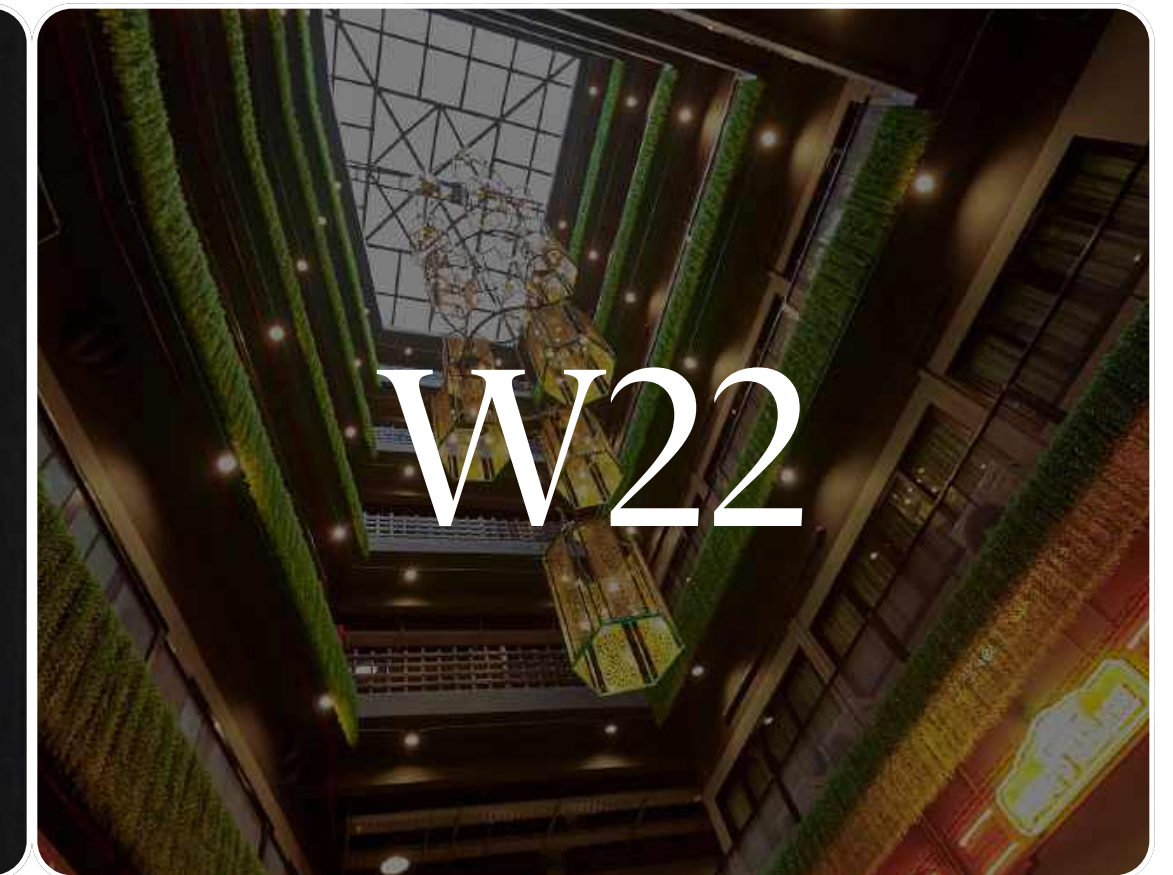
- Villa Escape, Phuket (Thailand)
- The Ocoy (Philippines)

3. RESTAURANTS & BARS


- Red Rose (Bangkok)
- Kantok (Phuket)
- Misty Bar (Phuket)
- Red Rose (Laos, Luang Prabang)
- Café de Laosi (Laos, Luang Prabang)

4. SPA

- Spa Burasari (Phuket, Bangkok, Luang Prabang)
- Spa Sunyata (Phuket)



BURASARI GROUP QUALITY STANDARDS

01	UNIQUE CONCEPTS <ul style="list-style-type: none">• Individual design reflecting local culture• For investors: high demand	
02	PREMIUM-CLASS SERVICE <ul style="list-style-type: none">• Staff training and quality control• For investors: satisfied guests and repeat visits	
03	TECHNOLOGY AND MARKETING <ul style="list-style-type: none">• Online promotion, digital platforms• For investors: stable profitability	
04	TRANSPARENT FINANCES <ul style="list-style-type: none">• Regular reporting and KPIs• For investors: minimized risks	
05	INTERNATIONAL RECOGNITION <ul style="list-style-type: none">• Brand awards and honors• For investors: prestige and asset value growth	

CONCLUSION

Burasari Group standards turn every property into a benchmark of premium hospitality, ensuring high demand and sustainable profitability.

RENTAL POOL PROGRAM

1. CONTRACT AND PERSONAL STAY

The owner signs an agreement and can use the apartment: **10 days in high season and 20 days in low season** — for themselves, family, or friends.

2. POOL FORMATION AND RENTAL

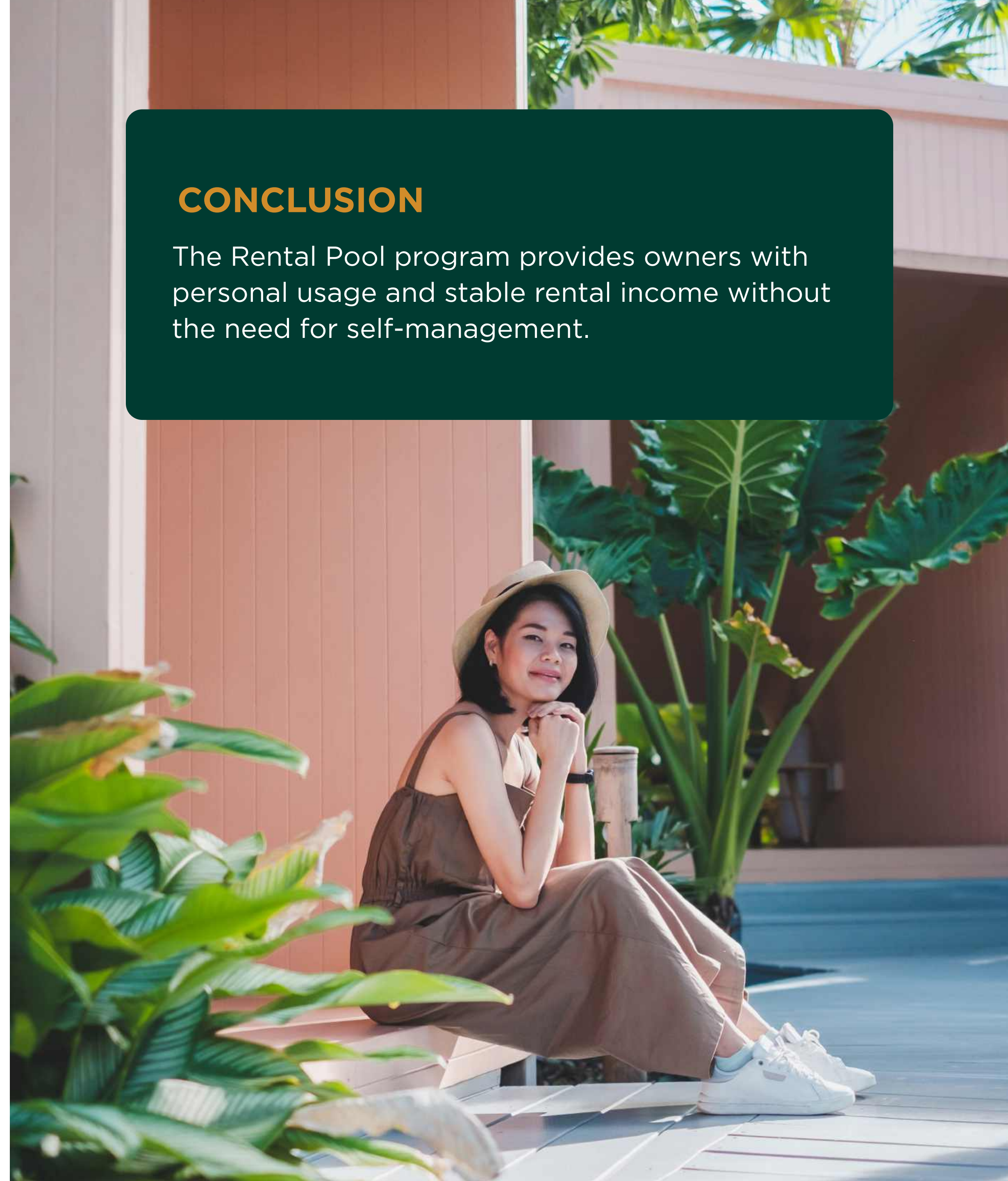
The management company groups apartments of the same type into a pool and rents them out. Income is distributed among all owners.

3. PROFIT DISTRIBUTION

After deducting expenses, the management company transfers **60% of net profit** to the owner.

CONCLUSION

The Rental Pool program provides owners with personal usage and stable rental income without the need for self-management.



BURASARI GROUP

ASSETS

RELATED ASSETS OF BURASARI GROUP

The founders of Burasari also hold shares in strategically important Thai retail brands: **HomePro**, the country's largest DIY chain, and **Robinson Lifestyle**, one of the leading shopping and entertainment mall networks.



These assets create strong consumer demand and confirm the scale and financial reliability of Burasari.



WHY IS A HOTEL OPERATOR MORE ADVANTAGEOUS?

	REGULAR MANAGEMENT COMPANY	HOTEL OPERATOR BURASARI GROUP ★★★★★
Apartment Condition	Minimal maintenance, worn furniture and equipment	Maintained in perfect condition: updated furniture, working equipment, cosmetic repairs
Profitability	Often lower prices to attract clients → dumping	Stable nightly rate, balanced occupancy, focus on brand and service
Guest Acquisition	Only listings on aggregators (Booking, Airbnb, etc.)	Full marketing: brand, loyal client base, partnerships with tour operators
Investor Benefit	Unstable returns, property loses value	Stable income, preservation of property value, strong demand in the premium segment



THE ONE

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INVESTMENT SECURITY



INTERNATIONAL FINANCIAL GUARANTEE



We are the first in Phuket to introduce international financial protection for property buyers.

WHO GUARANTEES

The ONE NaiHarn is insured by the Swiss company ISTITUTO ELVETICO DI GARANZIA S.A., specializing in real estate financial guarantees.

WHAT IS COVERED

The guarantee ensures a refund if the developer fails to meet obligations:

- does not complete construction
- does not transfer the apartment
- violates the terms of the contract

HOW IT WORKS

The insurance is already included in the apartment price and remains valid even with installment payments.

WHY IT MATTERS

It gives you confidence and peace of mind — just like buying property in Europe, but on Phuket



INSURANCE FAQ



What does the insurance cover?

The insurance covers the amount of the initial payment specified in the contract and is valid for one year from the date of signing.

When does the insurance apply?

If the developer fails to meet obligations — for example, in case of bankruptcy or project incompleteness.

What if construction is delayed?

In case of official delays, the policy can be extended to keep coverage active until the apartment is handed over.

In which currency is the policy issued?

In EUR, USD, or THB.

How fast is compensation paid?

Usually within a few weeks after submitting a claim.

How do I receive compensation if the guarantee applies?

You will submit a claim, and compensation is transferred to your account within a few weeks.

Who receives the compensation?

The buyer listed in the contract and insurance policy.

Can I extend the policy?

Yes, if needed — until the apartment is officially handed over.

How do I know the guarantee is really issued?

You receive an official insurance certificate along with the contract.

Can I increase the coverage limit?

Yes, if you want to insure a higher amount or multiple apartments under one policy.

Do I need to do anything to get the insurance?

No — the policy is arranged automatically by the developer upon purchase.

Who oversees the developer's obligations?

The project is verified and supervised by ISTITUTO ELVETICO DI GARANZIA — an international guarantor based in Switzerland.

THE ONE NAIHARN — ONE STEP FROM THE SEA





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DISCOVER THE 0% INSTALLMENT FOR 5 YEARS

Contact us - we will share details about the project,
payment options, and installment terms



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TheOnePhuket.com