

**FACT SHEET**

**ARISE VIBE PHUKET – THALANG**

ARISE VIBE is an affordable project in a rapidly developing location with a trustworthy developer in Thailand.

**Developer Background**

Onsirin Holding Public Co., Ltd. is a Chiang Mai-based real estate developer established in 2015. Specializing in residential and commercial projects, the company has developed single houses, condominiums, townhomes, and shophouses. Listed on the Stock Exchange of Thailand (SET) in 2024 under the ticker "ORN," Onsirin emphasizes quality and sustainable development. Recent expansions include the establishment of an international school in Chiang Mai. Notable projects include Arise Vibe Phuket, a 1,115-million-THB condominium development in Phuket.

**Why Choose Arise Vibe?**

- The developer is publicly listed and has a proven track record with over 25 developments in Chiang Mai and is now expanding to Phuket.
- The project is located in an upcoming strategic area near The Heroines Monument , with convenient access to major roads. It is also close to five renowned international schools: Headstart International School, HEI School, Kajornkiet (Thalang) school and British inter school, UWC Thailand.
- Another brand new shopping mall brand new shopping mall has also been announced only 7 min drive from Arise Vibe
- This up-and-coming area is set to benefit from significant infrastructure development, including the Phuket Skytrain, Phuket Expressway, new malls and other amenities. It also offers easy access to Bangtao and Surin Beach as well as Phuket Town.
- The project’s pet-allowed units are a standout feature, making it unique among modern condominiums, which narrow down the available options in future.
- The project supports short term rentals, appealing to investors seeking higher ROI, allowing investors to use it for holiday homes and make profit while they are away.
- For those visiting Phuket, relaxation is often a priority. Arise Vibe offers full facilities designed for a balanced and fulfilling lifestyle:

<b>HARMONY HUB</b>	Library • Meeting Room • Live Studio • Co-Working/Living Lounge
<b>SPORT CLUB</b>	Yoga Studio • Rock Climbing • Boxing Gym/Fitness
<b>SOCIAL CLUB</b>	Private Dining • Kids’ Room
<b>ACTIVE OASIS</b>	Jogging Track • Garden • 60-Meter Swimming Pool (salted water) • Kids’ Pool, Sunken Seating Area • Jacuzzi • Sauna & Steam Room

Additional amenities include a basement car park, EV charging stations, and a community mall for added convenience.



# ARISE

vibe

## PROJECT OVERVIEW

<b>Project Owner</b>	Northhome Co.,LTD	<b>Unit Type</b>	Studio, 1 Bedroom, 1 Bedroom Plus, 2 Bedroom, 2 Bedroom Plus
<b>Location</b>	Sri Sunthon Subdistrict, Thalang District, Phuket	<b>Unit Size</b>	28.85 - 91.62 Sq.m.
<b>Building Type</b>	3 Building, 7 Storey +Basement Car Park	<b>Project Area</b>	5.5 Rai (APPROX.)
<b>Total Units</b>	411 Units	<b>Parking Space</b>	50% (APPROX.)
		<b>Completion</b>	Q1 - 2027

## UNIT TYPE

**Studio (70 units)**  
≈ 25.58 - 26.92 Sq.m.



**1 Bedroom (143 units)**  
≈ 31.55 - 34.59 Sq.m.



**1 Bedroom Plus (102 units)**  
≈ 38.88 - 42.90 Sq.m.



**2 Bedroom (68 units)**  
≈ 58.38 - 73.03 Sq.m.



**2 Bedroom Plus (28 units)**  
≈ 76.27 - 102.66 Sq.m.



**FITTED FURNITURE ARE INCLUDED IN THE PRICE**

## INVESTMENT HIGHLIGHT & ROI

### Unbeatable Price / Sqm

With an average price range of 89,000–97,000 THB/sqm, the Arise Vibe project is positioned on the lower end of the Cherg Talay market range (150,000 THB/sqm).

So, Arise Vibe is priced 22.4–28.8% below the average market price, reinforcing its position as an affordable option in the Cherg Talay area.

### Return of Investment

Projected Rental Price per Square Meter for 2027 Let's project rental prices per square meter (sqm) based on current non-beachfront rental prices and a 5% annual increase until 2027.

- Current rental price (non-beachfront Cherg Talay properties): ~700–1,000 THB/sqm/month.
- Projected growth (5% annually over 2 years)

Estimated Rental Price for Arise Vibe (2027):

By 2027, the projected rental price for a property in this location is ~500 THB/sqm/month.

Updated Summary of ROI by Unit Type

UNIT TYPE	AVERAGE SIZE (SQ.M.)	SELLING PRICE (THB)	MONTHLY RENT (THB)	ANNUAL RENT (THB)	ROI (%)
Studio	26.07	~2,425,503	17,500	210,000	8.6%
1 Bedroom	33.07	~3,076,511	22,500	270,000	8.7%
1 Bedroom Plus	40.86	~3,802,827	26,000	312,000	8.2%
2 Bedroom	65.71	~6,110,103	42,500	510,000	8.3%
2 Bedroom Plus	89.47	~8,319,714	55,000	660,000	7.9%

### Payment Plan

#### Terms and Conditions for Thai Buyers:

<b>Reservation:</b>	20,000 THB for Studio 30,000 THB for 1Bed, 1Bedroom Plus, 2Bed, and 2Bed Plus
<b>Contracting signing:</b>	5% of the total price
<b>Down Payment:</b>	15% payable in 18 installments.
<b>Transfer of Ownership:</b>	80% of the total price upon ownership transfer.

\*Thai Prices are the same as Leasehold Prices

## Terms and Conditions for Foreign Buyers:

<b>Reservation:</b>	100,000 THB for Studio, 1Bed, 1Bedroom Plus 200,000 THB for, 2Bed, and 2Bed Plus
<b>Contracting singing:</b>	30% of the total price
<b>Down Payment:</b>	30% payable in 18 installments.
<b>Transfer of Ownership:</b>	40% of the total price upon ownership transfer.

\* Leasehold & Freehold Options: Payment terms are the same for both options, but pricing varies based on the selected ownership type.

## Conditions for Changing the Name on the Purchase Contract:

- 1. Change of Reservation Name (non-family members): 30,000 THB**
- 2. Change of Name on the Contract: Fee: 5,000 THB**
- 3. Change or Transfer to a Different Unit: Fee: 5,000 THB.**

### Additional Note:

If the buyer's mortgage application is rejected, the company reserves the right to withhold all payments made by the buyer.

