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PREMIUM REAL ESTATE & LUXURY CONDOMINIUMS IN PHUKET, THAILAND



The Orvena Standard

PEOPLE. PROPERTY. POSSIBILITIES.

Orvena Property Group is a leading international advisory in ultra-prime residential sanctuaries. We unite world-class tropical architecture with the highest standards of discretion, private client representation, and secure land tenure options.

People

Confidential acquisition advisory tailored exclusively for international family offices, global tastemakers, and private estates.

Property

Curated estates and high-yield commercial assets offering secure Chanote land tenure, engineered with sustainable materials and panoramic sea vistas.

Possibilities

Turnkey architectural customization, bespoke legal frameworks for secure foreign ownership, and premium property management driven by global authorities.

All-In-One Infrastructure

MASTERPLAN & SCALE

372

TOTAL UNITS

4

DISTINCT
BUILDINGS

5 RAI

PREMIUM
LAND PLOT

>4,200

m²

TOTAL
AMENITIES
AREA

>770

m²

TOTAL POOL
AREA

Q4

2028

TURNKEY
DELIVERY

Comprehensive Lifestyle Ecosystem

WORLD-CLASS FACILITIES



Rooftop Infinity Pool

Engineered for premium tenant retention and high-yield short-term rentals, the expansive starry-sky infinity pool offers unobstructed, panoramic vistas of the Andaman Sea. Operating under five-star hospitality standards, this space includes serviced cabanas and acts as the crown jewel of the development's massive 4,200m² lifestyle ecosystem.



Open-Air Cinema

A unique architectural addition to the Phuket luxury market, the open-air rooftop cinema provides exclusive, reservation-based evening entertainment. This experiential amenity directly increases RevPAR (Revenue Per Available Room) by offering unparalleled social experiences tailored for affluent vacationers.



Coworking Space

Designed explicitly to capture the surging demographic of high-net-worth digital nomads and executive travelers. Featuring enterprise-grade fiber optics, soundproof private pods, and ergonomic boardrooms, this hub ensures consistent year-round occupancy well outside of traditional tourist peak seasons.



Kids' Club

A critical driver for the 'Affluent Family' demographic. This professionally staffed, video-monitored facility offers immersive childcare. By providing turnkey family solutions, the development significantly increases the Average Length of Stay (ALOS) for premium 2-bedroom and corner suite rentals.



Spa & Hammam

A comprehensive wellness sanctuary integrating traditional Thai therapies with an authentic Turkish Hammam. Managed by elite wellness operators, this facility not only drives internal ancillary revenue but heavily reinforces the project's five-star, globally accredited positioning.



Underground Parking

A rare infrastructural asset in Rawai, featuring 140 fully secure, subterranean parking bays. Future-proofed with dedicated EV charging stations and 24/7 CCTV surveillance, ensuring absolute convenience and vehicle security for long-term executive residents.



Commercial Spaces

Curated ground-floor commercial zones designed to house premium retail, boutique cafes, and essential services. This integrated micro-economy ensures residents rarely need to leave the premises, maximizing on-site spending and elevating the holistic lifestyle offering.



200m²+ Fitness Center

A sprawling wellness facility featuring state-of-the-art cardiovascular and resistance equipment, specifically engineered to attract long-term residents focused on holistic wellness and longevity.



200m² Tropical Atrium

The architectural heart of the Next Point masterplan. A soaring, 200-square-meter enclosed tropical courtyard acts as a natural climate-controlled sanctuary. It immediately immerses arriving guests in a lush, biophilic environment, setting an undeniable first impression of luxury.

Architectural Layouts

UNIT SPECIFICATIONS

UNIT TYPE	SIZE RANGE (SQ.M.)
Studios	35.00 – 51.00
1-Bedroom Apartments	50.43 – 70.50
2-Bedroom Apartments	70.00 – 104.60
Corner Apartments	48.70 – 114.22
Penthouses	55.08 – 195.40

Studio Example

39.6 sq.m.

The most highly liquid asset in the portfolio. Optimized for maximum occupancy turnover and the highest yield-per-square-meter in the 80/20 rental pool. Perfect for solo executives or short-stay tourists seeking five-star efficiency.



1-Bedroom Example

59.4 sq.m.

Designed specifically to capture the premium long-term renter. Features dedicated living partitions, dual-access bathrooms, and expansive terrace space, ensuring absolute comfort for multi-month executive deployments.



2-Bedroom Example

89.1 sq.m.

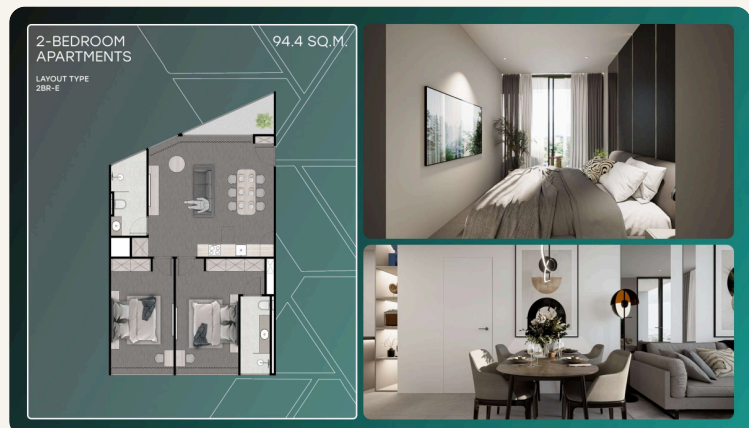
Targeting the lucrative family vacation sector. This layout offers the strict privacy and spacious communal dining areas necessary for high-net-worth families booking extended, multi-week holiday stays.



2-Bedroom E Example

94.4 sq.m.

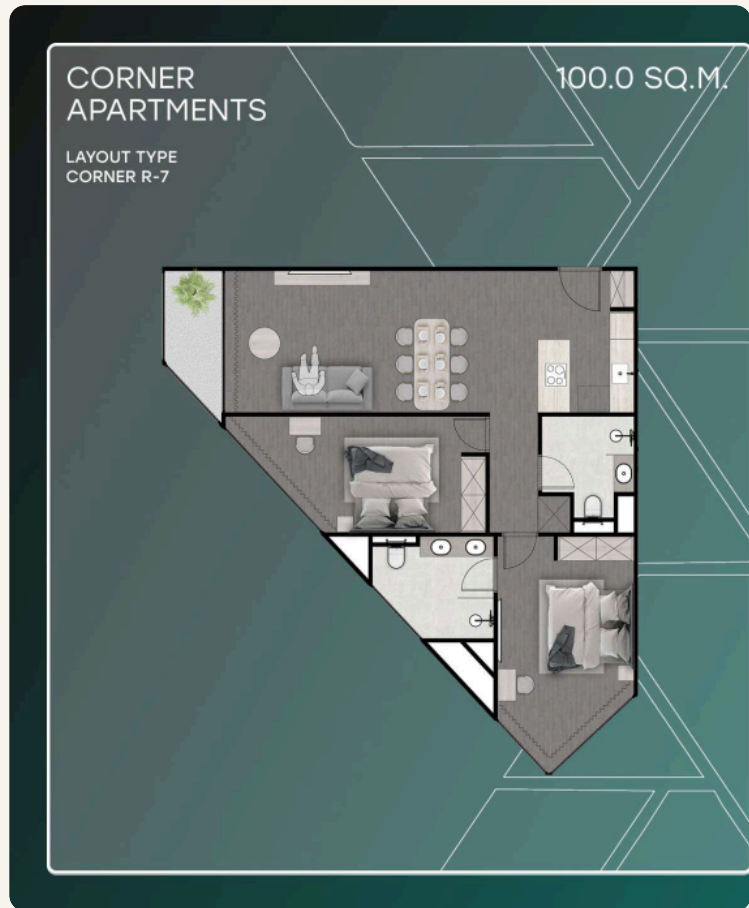
An amplified variation of the family layout, featuring oversized living and dining spaces. Premium corner-adjacent positioning provides enhanced natural light and acts as the ultimate affluent family retreat.



Corner R-7 Example

100.0 sq.m.

A highly scarce asset class within the masterplan. Offering breathtaking wrap-around panoramic views, these corner units guarantee premium nightly rental rates and command the highest tier of historical capital appreciation.



Penthouse 3BR-

3

148.3 sq.m.

The ultimate trophy asset of Next Point. Featuring soaring 3.2-meter ceilings, private terrace Jacuzzis, unmatched Andaman Sea vistas, and bespoke luxury finishes tailored strictly for ultra-high-net-worth end-users.



Ownership & Yield Analysis

FINANCIAL MODELS

Bldgs 1, 2, 3: Next Point Condominium

- Unrestricted owner occupancy.
- Freedom to rent independently.
- Turnkey management / 80:20 rental pool option.
- Pet-friendly living.
- Freehold & Leasehold (30+30+30) structures.

Bldg 4: Radisson Serviced Apartments

- First Radisson serviced residence in Phuket.
- Integrated into Radisson reservation engine.
- Strictly no owner occupancy for maximum revenue.
- 10-year lease-back program (extendable).
- Profit distributed proportionally via view-based coefficient.

Annual Yield Forecast: Building 4

(Radisson)

Example based on 89.1 sq.m. Unit | Price: 13,231,000 THB | Target ROI: 8.2% - 9.0%

METRIC	THB VALUE
Projected Gross Revenue	155,946,000
Projected Net Revenue	109,162,000
80/20 Profit Distribution (Total Pool)	87,330,000
Investor Share (Example 1.13%)	984,000
Investor Income (Premium View x1.2 Coefficient)	1,181,000 / Year

Annual Yield Forecast: Buildings 1, 2, 3

Example based on 1-Bedroom Unit | Price: 7,120,000 THB + 550,000 THB Furniture
(Total: 7,670,000 THB) | Target ROI: 7.5%

METRIC	THB VALUE
Projected Gross Revenue	1,027,000
Net Property Income	718,900
Investor Income (80/20 Split)	576,000 / Year
* Note: Program features a 6% guaranteed minimum income floor and ~40% projected capital appreciation.	

Execution & Acquisition

PACKAGES & TERMS

Flexible Furniture Packages

1. BASE

Freedom to
personalize.

2. COMFORT

Complete
furniture &
appliances.

3. RENTAL POOL

Turnkey
move-in
ready
(Required for
rental pool).

0% Installment Plan

PAYMENT MILESTONE	AMOUNT
Reservation	100,000 THB
Within 1 Month	30%
Structural Works Above Ground	20%
Completion of Structural Works	20%
Completion of Façade	20%
Final Payment (Q4 2028)	10%

Exclusive Offers

Choose ONE of the following packages:

1. Medical Insurance

Premium inpatient/outpatient coverage for 2 persons up to 2 years.

2. Investor Visa

End-to-end legal support for your Thai Investor Visa application.

10% Capital Discount

Applied immediately for full 100% upfront cash payment.

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