

FLOW YOUR WAY

# AYANA

HEIGHTS SEAVIEW RESIDENCES





**FLOW YOUR WAY**

# ORIGIN OF AYANA

IN SANSKRIT, "AYANA" SIGNIFIES "PATH," "JOURNEY," OR "DESTINATION," ENCAPSULATING THE ESSENCE OF ONE'S LIFE JOURNEY AND THE PURSUIT OF MEANING.

IN CERTAIN AFRICAN LANGUAGES, "AYANA" DENOTES "A BEAUTIFUL FLOWER" OR "ETERNAL HAPPINESS," EMBODYING THE BEAUTY AND ENDURING JOY OF LIFE. IT ALSO REFLECTS THE RHYTHM INHERENT IN OUR EXISTENCE.



**BUILDING**



**COMMUNITY**



**LIFE**



**NATURE**

A woman is shown from the chest up, holding a massive, overflowing bouquet of flowers. The bouquet is a mix of various colors including pink, orange, yellow, and white, with many different flower types like chrysanthemums, lilies, and roses. She is looking down at the flowers with a gentle expression. The background is dark and out of focus.

OVERFLOWING IN FORM  
FREE IN STYLE

FLOW YOUR WAY

“AYANA's lifestyle philosophy is about embracing your authentic self, shaping life rather than conforming to it. ”

The "flow" of AYANA is evident in seamless living experiences where Life & Health, wealth, and work transition effortlessly and naturally.

It's also mirrored in the freedom of choice live as you please, whether you seek tranquility or sociability.

This "flow" also symbolizes a state of deep concentration and ease where you're fully immersed and performing at your peak.



# FLOW YOUR WAY LIFE MOVES WITH YOU

## Life

Is the bridge connecting the self to the world.

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AYANA adapts to you, not the other way around.

## Nature

Is the connection between the self and the natural world.

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In the rhythm of life, energy and calmness co-exist harmoniously.

## Investment

Is an investment in a better life.

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Own both wealth and a promising future.

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# DEVELOPER INTRODUCTION





T.H GROUP AND ITS PARENT COMPANY OPERATE ACROSS DIVERSE GLOBAL INDUSTRIES, FORMING A FORMIDABLE INTERNATIONAL CONGLOMERATE. THE GROUP'S REACH SPANS REAL ESTATE, HOSPITALITY, GREEN ENERGY, AND MORE, WITH A PRESENCE IN CHINA, THAILAND, SPAIN, AUSTRALIA, AND BEYOND.

WITH ABUNDANT INTERNATIONAL RESOURCES, A BROAD GLOBAL PERSPECTIVE, AND A FIRST-CLASS TEAM, WE CONTINUOUSLY ENHANCE OUR CORE COMPETITIVENESS AND STRIVE FOR EXCELLENCE IN EVERY FIELD, DELIVERING EXTRAORDINARY EXPERIENCES THAT SURPASS EXPECTATIONS. TO ENSURE HIGH-QUALITY LIVING EXPERIENCES IN EVERY PROJECT, T.H GROUP HAS CONSTRUCTED A COMPREHENSIVE REAL ESTATE ECOSYSTEM AROUND THE AYANA BRAND IN THAILAND, ENCOMPASSING:

- ARCHITECTURAL DESIGN AND ENGINEERING
- INTERIOR AND LANDSCAPE FINISHING
- PROPERTY AND HOTEL MANAGEMENT (KORA BRAND)
- CUSTOM FURNITURE MANUFACTURING
- TOURISM AND QUALITY-OF-LIFE SERVICES



# • AWARDS AND RECOGNITIONS OF T.H GROUP •



# CONNECTING THE ENTIRE REAL ESTATE CHAIN



PROPERTY



CATERING



LEISURE

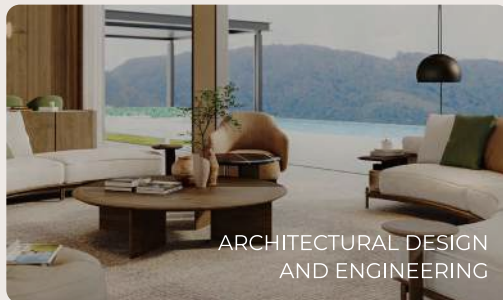


SHOPPING



LIFE

# COMPREHENSIVE HIGH-END REAL ESTATE SERVICES





**T.H GROUP**

SUBSIDIARY BRANDS OF T.H GROUP





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APARTMENT  
PROJECT INTRODUCTION

## 1:2 LOW FLOOR AREA RATIO - AN ART OF SPATIAL RESERVE

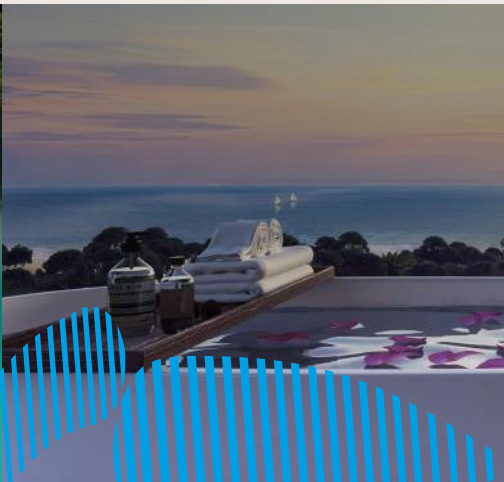
THE LOW-DENSITY LAYOUT FOLLOWS THE HILLSIDE'S CONTOURS. THE 8,000 M<sup>2</sup> AYANA PARK SEAMLESSLY BLENDS NATURE AND LIVING... ON THE MOUNTAINSIDE, WHAT YOU BEHOLD TRANSCENDS MERE SCENERY.

## 270° PANORAMIC SEA VIEW

BREAKING SPATIAL BOUNDARIES - GAZE INTO THE RIPPLING BLUE OF THE ANDAMAN SEA IN THE DISTANCE AND THE DANCING TREE CANOPY NEARBY. HERE, LIFE'S MOTION AND STILLNESS ACHIEVE A DELICATE BALANCE.

## 11,000 M<sup>2</sup> AYANA COMMUNITY PLAZA

IN PET-FRIENDLY ZONES, FEEL AYANA'S LOVE FOR EVERY LIVING BEING. IN THE RHYTHMS OF THE GYM AND THE CLARITY OF THE POOL, HEALTH AND VITALITY FLOW QUIETLY. LIFE COMPOSES A BEAUTIFUL MELODY.





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REGIONAL ADVANTAGES  
BANGTAO BAY AREA

# LOCATION & ACCESSIBILITY



## INTERNATIONAL SCHOOLS

- British International School Phuket (BISP)
- Phuket International Academy Day School
- HeadStart International School Cherngtalay Campus
- Kajonkiet International School (KIS)
- United World College Thailand (UWCT)
- QSI International School Phuket
- HEI Phuket International School
- Finway International School Phuket

## LEISURE & RECREATION

- REBEL Rock Climbing
- Niran Equestrian Center
- Phuket Padel Club
- Laguna Golf Club
- Phuket FantaSea Theme Park



## COMMERCIAL CENTERS

- Porto de Phuket
- Blue Tree Phuket
- Robison Lifestyle

## MARINAS

- Phuket Boat Lagoon
- Royal Phuket Marina (RPM)

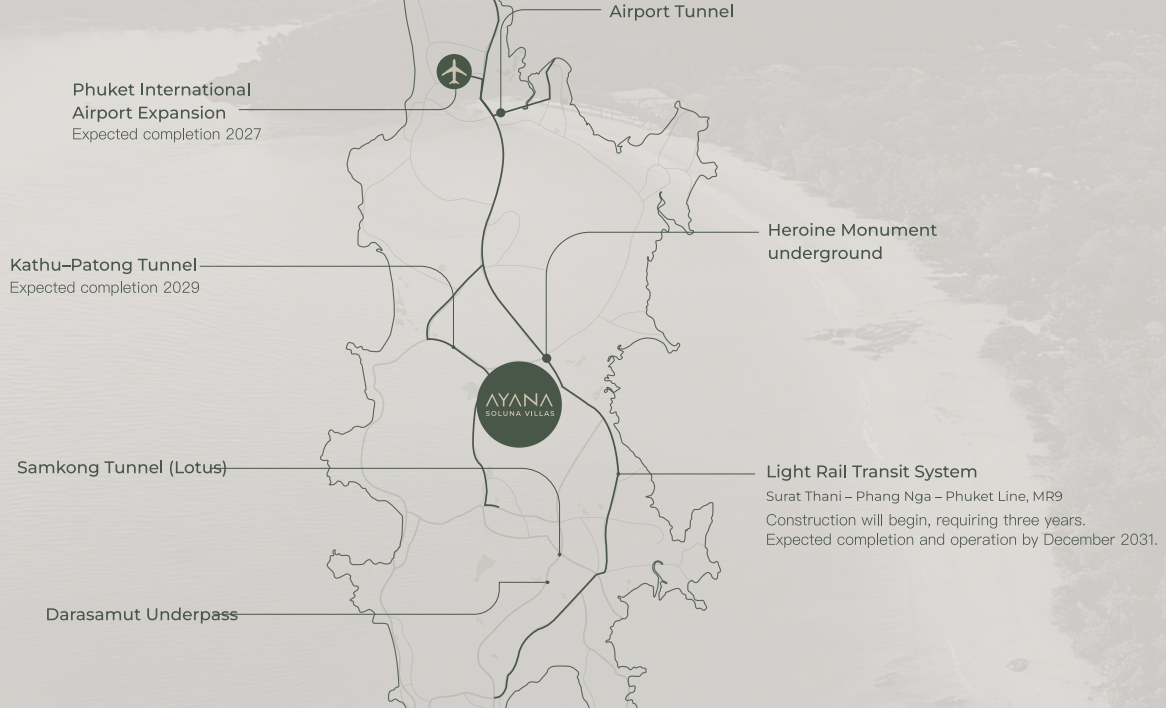
## INTERNATIONAL AIRPORT

- Phuket International Airport

## BEACHES

- Bang Tao Beach
- Surin Beach
- Layan Beach

## INFRASTRUCTURE DEVELOPMENT CONFIRMED MAJOR PROJECTS:



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INVESTMENT ADVANTAGES



# INVESTMENT IN A BEAUTIFUL LIFE

Mountain land is scarce, and among scarce resources, seaview properties are the rarest.

Annual rental yield:  
**9%-12%**

Property resale appreciation  
(within 3-5 years)  
**20%-50%**



# PRIME LOCATION PROXIMITY TO KEY AMENITIES

AYANA HEIGHTS SEAVIEW RESIDENCES | LAYAN BEACH  
EASY ACCESS TO SEVERAL GOLF COURSES

Boat Avenue  
9 Minutes

Laguna Golf Phuket  
8 Minutes

Kora Beach Resort Phuket  
4 Minutes

Layan Beach / Srinat National Park  
5 Minutes

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# PHUKET LAND PRICE 2004-2024

## Mountain & Sea View Projects



**747%**

total land appreciation  
over 20 years



**10.7%**

average annual land value  
growth



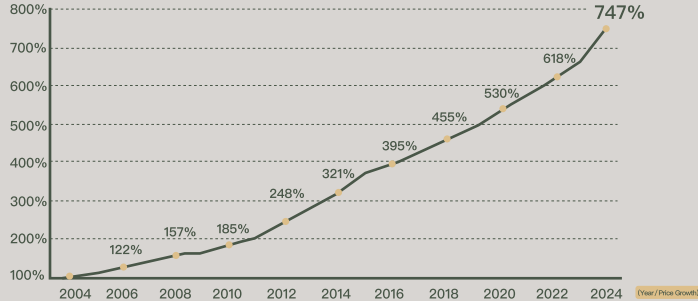
**5%-10%**

typical rental yields (ROI)  
annually



**6%-10%**

premium location hillside  
property returns



Market analysis shows consistent growth trajectory. Prime tourist areas regularly achieve 7%+ ROI. AYANA's projects offer dual sea-mountain positioning, and targets both short-term rental income and long-term capital appreciation through land value increases.

Source: Real Estate Information Center (REIC) and Knight Frank Thailand

# PHUKET'S TOURISM MARKET STRENGTH

## 2024 PERFORMANCE INDICATORS:

STRONG MIX OF INTERNATIONAL AND DOMESTIC VISITORS

**13+**

Million tourist arrivals

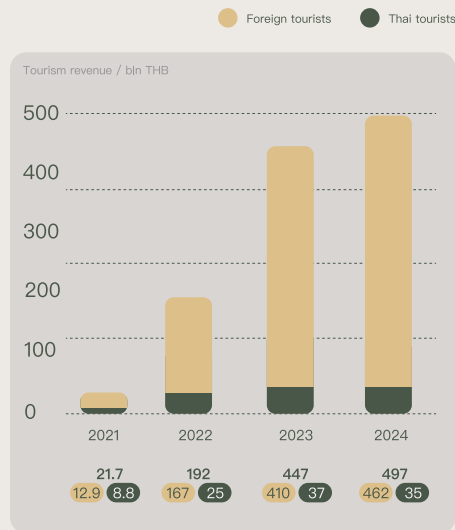
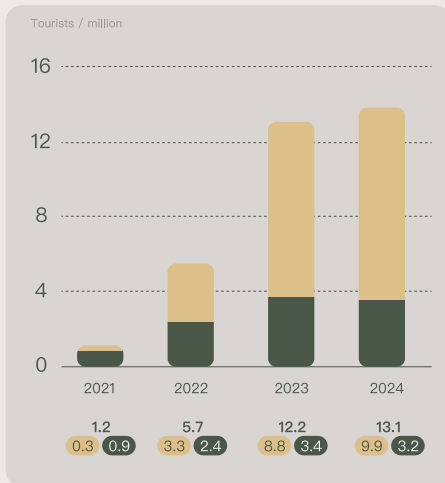
**497+**

Billion THB tourism revenue

**7–12** years

Average rental investment payback period

\* consider price increase





## ESTABLISHED INTERNATIONAL COMMUNITY COMMUNITY INFRASTRUCTURE:

**30,000+**

long-term foreign residents

**World #5**

Thailand's ranking in healthcare system  
efficiency (GHS Index)

**15** International  
Schools

established (20-year period)

**3** World  
Religions

Multi-religious community centers  
representing major international religions

Established expatriate community support sustained property values

# Unit Return Ratio

House type	Contract Price (THB)	Annual income (Daily basis)	Return on Investment	Return on investment ratio
Single room	7,000,000	1,000,000	14%	10%
One-bedroom	10,000,000	1,618,400	16%	11%
two-bedroom	15,000,000	2,526,400	17%	12%
three bedroom	23,000,000	3,236,800	14%	10%



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# PUBLIC FACILITIES OVERVIEW & AMENITIES

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**31 RAI (74.4 ACRES)**

LAND AREA

**49,600 m<sup>2</sup>**

TOTAL SITE AREA

**543**

APARTMENT UNITS

**8**

BUILDINGS

**1.2**

FAR

SPACIOUS LAYOUT ENSURES  
PRIVACY





**1800m<sup>2</sup>**  
Swimming Pool



**8000m<sup>2</sup>**  
Public Garden



**1000m<sup>2</sup>**  
Public Living Room



**270°**  
Sky Bridge

## Ayana Heights

Provide health management and relaxation space.



## Dual Elevators Per Residence

Noble Homecoming Experience

**Shared community park**  
Sunken public living room and community activity space





## Shared office

Facilitates remote work for owners and short-term vacationers.



## Children's Play Club

Abundant organization of children's activities and safety supervision



## PET-FRIENDLY ZONES

AYANA respects and loves every life that stays.

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# OVERALL LAYOUT & BUILDING FLOOR PLANS



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Top-floor residences

**WITH PRIVATE POOLS**

Buildings A-D: 7 floors

**DIFFERENT PERSPECTIVES  
DIFFERENT SEA VIEWS**

Main types

**2-AND-3 BEDROOMS**

# APARTMENT AND FACILITY PLANNING

## Leisure area

- ① Over 1700m<sup>2</sup> public swimming pool area
- ② Over 8000m<sup>2</sup> AYANA Park
- ③ Co-working space
- ④ Children's Reading Room
- ⑤ Outdoor children's area
- ⑥ Fitness Center
- ⑦ Sauna
- ⑧ lobby
- ⑨ Parking lot

Building ABCD

7 story

Building EF

6 story

Building GH

3 story



# ONE SMOOTH STEP FROM CAR TO COMFORT

The area of the underground and above-ground parking lots exceeds

**9,000m<sup>2</sup>**

Proportion of housing sources

**45%**

The standard requirement exceeds that of the government by 25%.

Total parking spaces exceed

**260**



MAIN UNIT TYPE  
ANALYSIS



# DELICATELY INDEPENDENT

Suitable for individual vacations  
or elegant small families.

## 37.6<sub>m</sub><sup>2</sup>

1 Bedroom + 1 Bathroom



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.



# EXQUISITE ONE BEDROOM

Suitable for individual vacations  
or elegant small families.

## 43.42<sup>m</sup><sup>2</sup>

1 Bedroom + 1 Bathroom



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.



# ONE-BEDROOM HOME

Suitable for small families that need more space for activities.

## 57.57 m<sup>2</sup>

1 Bedroom + 1 Bathroom



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.



# B3 TWO-BEDROOM HOME

Suitable for small families that  
need more space for activities.

## 57.57 m<sup>2</sup>

2 Bedrooms + 1 Bathroom



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.



# SEA VIEW TWO BEDROOMS

Excellent sea view; open layout with additional usable space.

## 75.51 m<sup>2</sup>

2 bedrooms + 2 bathrooms



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.

# RARE 270° OCEAN VIEW THREE-BEDROOM

SUPER LARGE L-SHAPED BALCONY  
WITH A 270° SEA VIEW.

## 112.89<sup>m</sup><sup>2</sup>

3 bedrooms + 2 bathrooms



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.

# LUXURY FLAT

Top-tier collections, possessing panoramic views.additional usable space.

## 360.79<sup>m<sup>2</sup></sup>

3 bedrooms + 5 bathrooms + maid's room  
+ utility room + laundry room



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# PROJECT SERVICES SERVICED APARTMENT





## The property services and facilities of a five-star resort hotel

### **Parking lot:**

The parking space ratio is about 45%, with a total of 260 parking spaces

### **Security system:**

24-hour CCTV monitoring, electronic access control system, security system

### **Common area fees:**

60 Thai Baht / square meter / month



**VERTICAL MANAGEMENT AT EVERY STAGE  
ENSURE TO PRESENT HIGH-QUALITY DELIVERABLES**

PROJECT  
REGISTRATION



DESIGN  
PLANNING



CONSTRUCTION  
DECORATION



MAINTAIN &  
MANAGEMENT



LIFESTYLE  
SERVICES



# COMMUNITY SERVICES

The community can enjoy events organized under the brand.

CULTURAL SALON

COMMUNITY PARTY

INDUSTRY FORUM





## Exclusive rights and benefits for owners

- A COMMUNITY MEMBERSHIP QUOTA •

ENJOY BRAND-OWNED COMMUNITY EVENTS, CULTURAL SALONS, COMMUNITY PARTIES, ETC.

- ENJOY EXCLUSIVE DISCOUNTS ON VACATION RESOURCES •

AT T.H. GROUP'S HOTELS, RESTAURANTS, SPAS, YACHT CLUBS, AND DEEP-SEA FISHING CLUBS, YOU CAN ENJOY EXCLUSIVE VIP DISCOUNTS.

- PRIORITY BOOKING RIGHTS •

PRIORITY TO PARTICIPATE IN OR RESERVE VARIOUS ACTIVITIES AND VENUES UNDER THE GROUP.

- PRIORITY FOR HOUSING MANAGEMENT AND RENTAL •

A PROFESSIONAL HOTEL MANAGEMENT TEAM CAN ASSIST OWNERS IN RENTING OUT PROPERTIES TO OBTAIN STABLE RENTAL INCOME.



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