



NEBU  
RESORT RESIDENCES

WYNDHAM  
HOTELS & RESORTS

RAMADA  
encore  
BY WYNDHAM

RAMADA  
BY WYNDHAM



# Experience

**Discover the exclusive opportunity to own a piece of paradise at our boutique Bang Tao Phuket Hotel in Thailand. Nestled in the vibrant heart of Bang Tao, our luxurious hotel boasts 89 exquisitely designed rooms, each offering a unique blend of modern comfort and traditional Thai charm. Imagine waking up to stunning ocean views, enjoying world-class amenities, and immersing yourself in the rich cultural tapestry of Phuket.**

**This is more than just an investment; it's a chance to be part of a serene escape where every detail is crafted for an unforgettable experience. Embrace the potential of ownership and let your journey to tropical elegance begin here.**

# NEBU LUXURY HOTELS & RESORTS

## INVESTMENT OPPORTUNITIES, THAILAND



LICENSOR



DEVELOPER



OPERATIONS



**ARG**

AZURE RICH GROUP

# ARG - AZURE RICH GROUP

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- Established in 1996, a Thai and Australian partnership.
- Offices in Bangkok, Gold Coast, Australia, New Zealand & Singapore.
- Experienced in all areas of property development and construction.
- Previous projects include being awarded 20+ Thai Government buildings, including hospitals & universities.
- Current projects focus on providing solid investment returns for ARG's global clientele.

# WHY INVEST IN THAILAND?

Thailand is easily accessible to many S.E. Asian countries

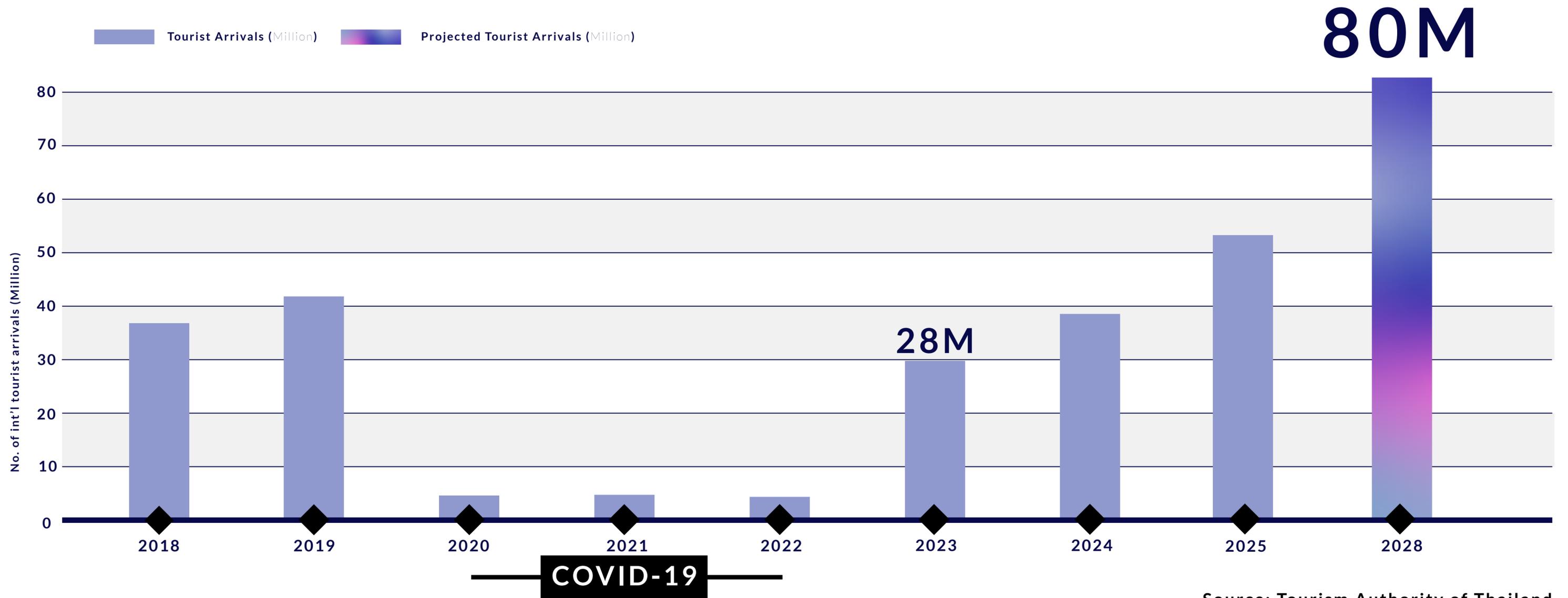


\*Thailand is central to all S.E. Asian countries and is the preferred holiday and investment location

\*Only maximum 3 hours flying time to over 3 billion people.

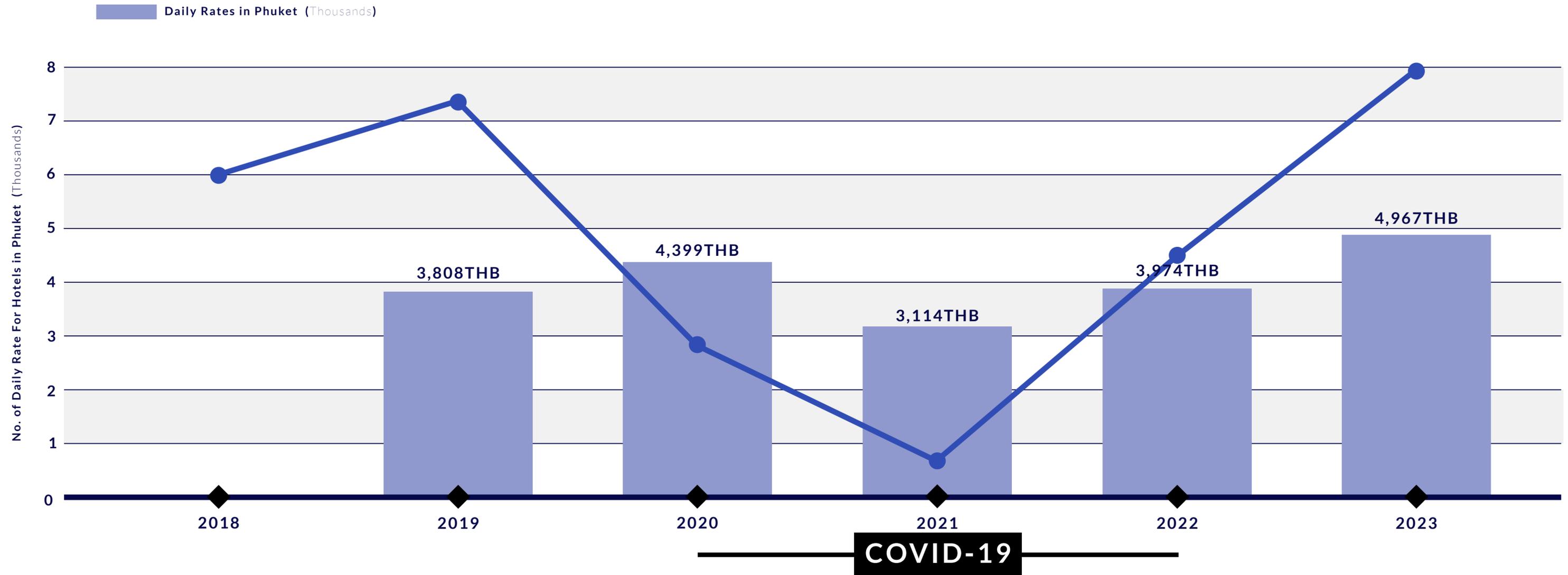
# Thailand Arrivals

## Growing tourist numbers to Thailand



Source: Tourism Authority of Thailand

# Average Daily Rates For Hotels in Phuket



Phuket's market-wide hotel occupancy rate surpassed the pre-pandemic peak of 72% in 2019, with 2023 figures reaching 78%.

# NEBU RESORT RESIDENCES

RENTAL YIELD PROJECTIONS (3 YEAR AVERAGE)

Rental Yields %

**8.98%**

**10.62%**

**12.26%**

Occupancy %

**65%**

**70%**

**75%**

Personal  
Usage is

**UNLIMITED**

\*The above rental yield is calculated using 2,500 baht per night.

Please note that future capital growth and rental yield projections are a guide only on the past 12 years and previous performance may not reflect future growth

# NEBU LUXURY HOTELS & RESORTS

BANG TAO, PHUKET



## INVESTMENT BENEFITS

- ✓ Premier location Twenty Five minutes from Phuket International Airport
- ✓ 8% per annum cashback during construction paid quarterly\*
- ✓ No ongoing monthly fees
- ✓ Capital growth potential
- ✓ 60 year leasehold, fully transferable
- ✓ Less than 95,000 baht per square metre
- ✓ Fully furnished
- ✓ Seven-year, 100% buyback option
- ✓ Attractive referral commissions @ 2%

\* Conditions apply relevant to purchasing method

# NEBU LUXURY HOTELS & RESORTS

BANG TAO, PHUKET



## PERSONAL BENEFITS

- ✓ 75%\* off accommodation stays
- ✓ Availability guaranteed / No blackout dates
- ✓ 15% off all food & beverage outlets
- ✓ 10% off all health & well-being services
- ✓ Free Nebu health & well-being membership
- ✓ Free day use of resorts facilities & amenities
- ✓ Free Wyndham rewards membership
- ✓ Quality family time enjoying your investment
- ✓ Peace of mind Licenced by the World's Largest Hotel Group

**THE BEST OF**  
**BOTH WORLD'S!!**



Site is 10 minutes drive to Bang Tao Beach

10 minutes to local eating and nightlife area



10 minutes to shopping district

10 minutes to golf courses



Driving distance to Phuket International Airport from the site is 17 km.



The site to Bang Tao beach is ten mins

### RESORT TRAVELING DISTANCE

- ✓ 25 minutes to Phuket International Airport
- ✓ 60 minutes to Bangkok by Plane

# THE RESORT LAYOUT AND FACILITIES

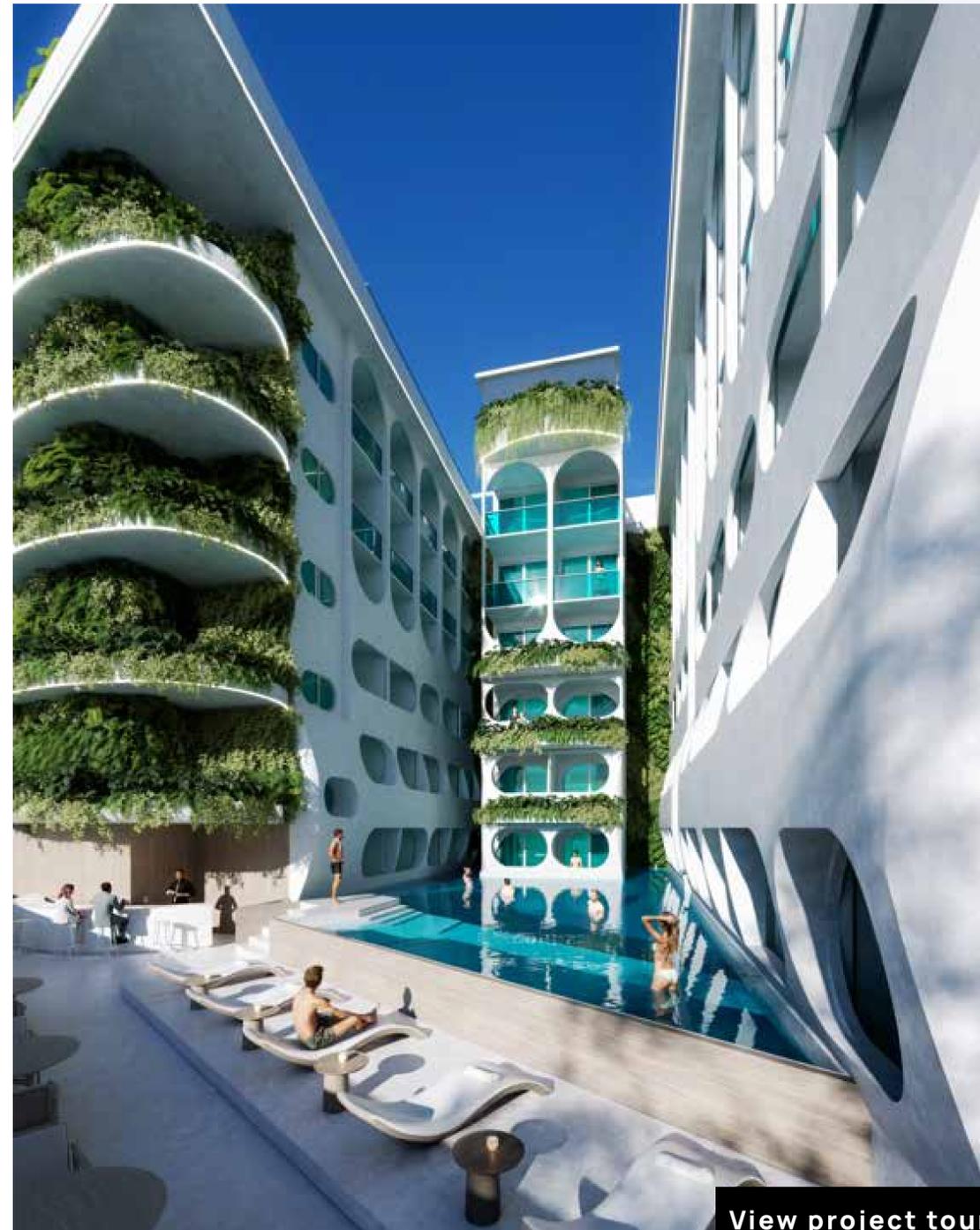
BANG TAO, PHUKET



Ground Floor Plan



Roof Top Floor Plan



[View project tour](#)

Project locations:  
2.5 km to Bang Tao beach Phuket

Building levels:  
1 basement level of car parking,  
with 7 levels of rooms and roof top

Project site: 1,260 sqm  
Total room number: 89

## Facilities:

- Coffee shop and automated check-in
- Pool and relaxing zones
- Life access to rooftop bar, restaurant, wellbeing zone and co-work areas
- Zen garden restaurant on ground level

## Features:

- Every room takes a pool and social area view
- All rooms have a balcony so indoors blends with the outdoors
- Building has a modern playful perspective inside and out
- Roof top level has amazing view of the surrounding area
- Modern building technology throughout

# THE RESORT LAYOUT AND FACILITIES

BANG TAO, PHUKET



Standard room 21.6 sqm



Standard room 21.4 sqm(east wing)



Two-bedroom 43.2 sqm



Three-bedroom 58.2 sqm

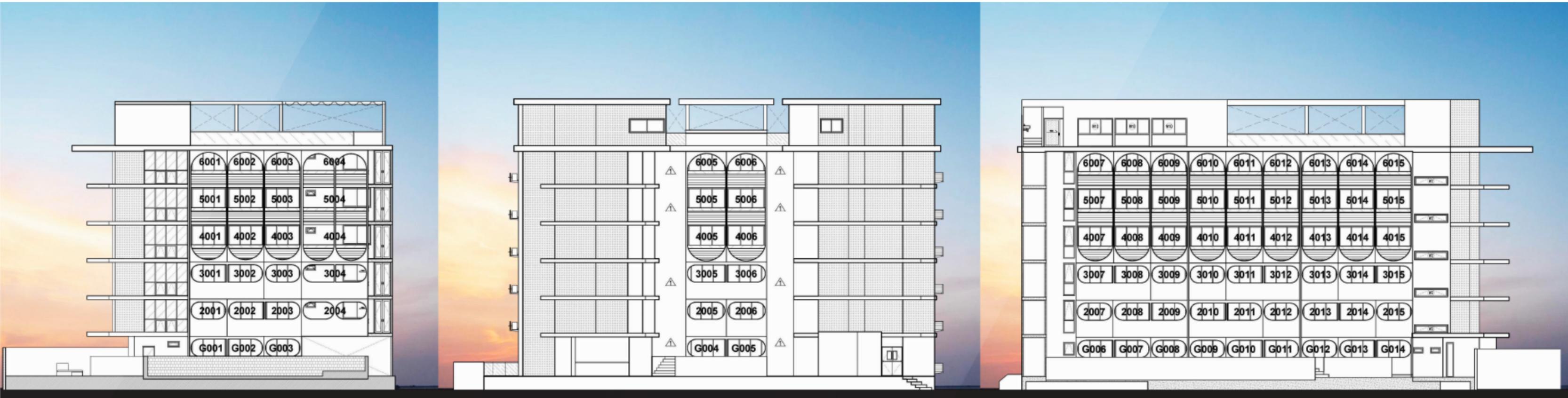


## Room Plans:

- These are 2 types of standard rooms, these can sleep 3 people
- All rooms can be combined to create a two-bedroom (these can sleep 4 people)
- Three-bedroom units have 2 double bunk beds and a couch bed, so total can sleep 8 people

# Nebu Resort Residences - Bang Tao

North - East - South Wing



North Wing

East Wing

South Wing

# PLATINUM PLUS

OWNERSHIP BENEFITS AWARDED TO YOU

## FREE

Government purchasing costs. (1.1% of purchase price).

## 100%\*

Seven-year buyback guaranteed by the developer.

\*100% Purchase Price

## ACCESS

To our referral program Refer a friend or family member and 2% referral fee will be awarded to your account on all completed sales.

## 8%\*

CASHBACK

per annum for up to two years during construction.\*

\*minimum 25% deposit required

## FREE

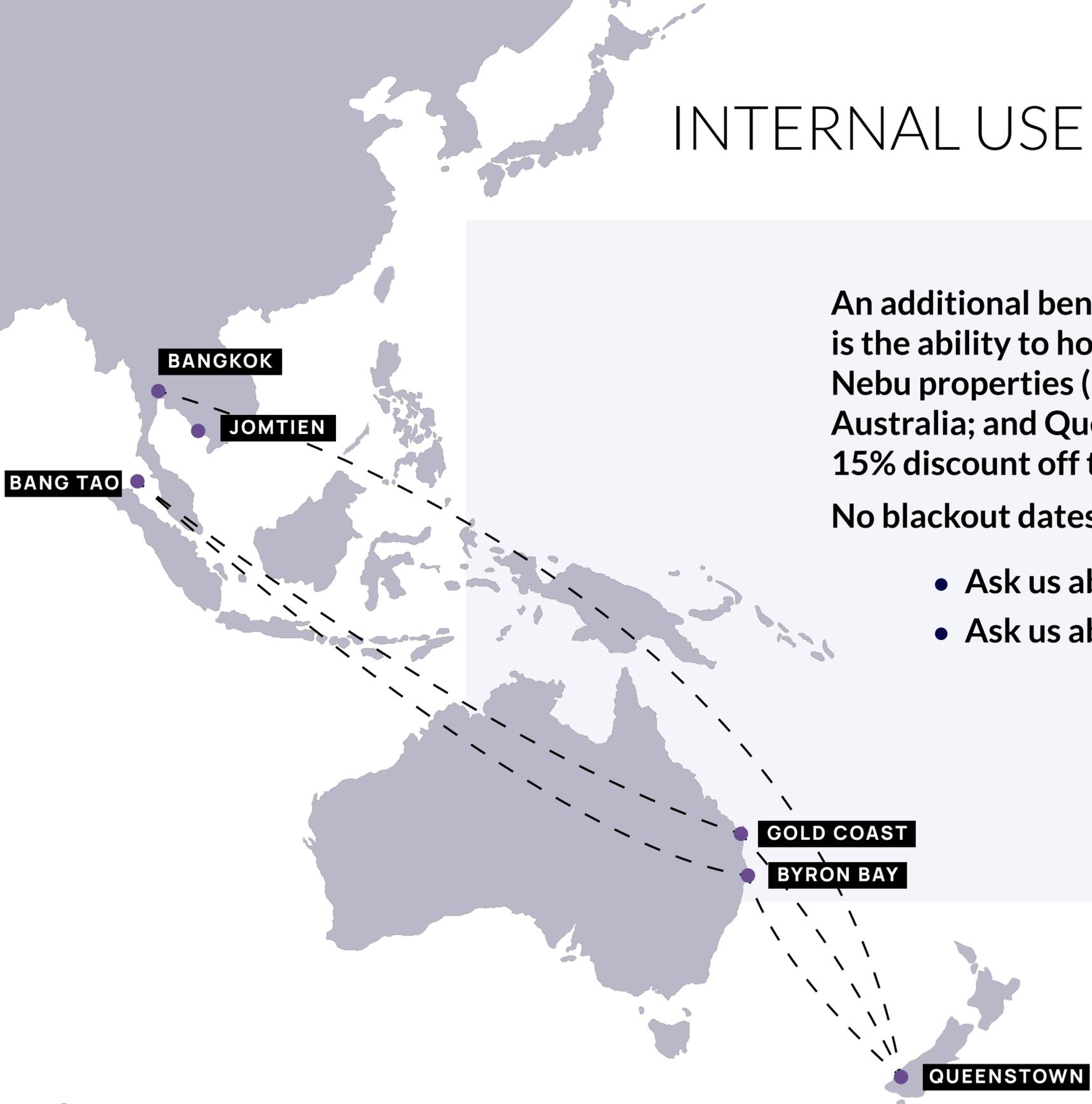
Wyndham rewards membership.

### WYNDHAM

HOTELS & RESORTS



# INTERNAL USE WITHIN THE NEBU PROPERTIES



An additional benefit to owning with Nebu Luxury Hotels & Resorts is the ability to holiday outside of your allotted time or at other future Nebu properties (Bangkok, Thailand; Gold Coast and Byron Bay, Australia; and Queenstown, New Zealand) and receive a guaranteed 15% discount off the standard nightly tariff.

No blackout dates.

- Ask us about Shared land ownership
- Ask us about Buy/Selling for short term profits (Flipping)

'Exchange Program' coming soon, this will enable an owner in one location to use their room to pay for a holiday in another location within the chain.

Subject to availability

# FOUNDATION FOR THE BETTER LIFE OF CHILDREN



**Who they help:** Underprivileged children.

**How they help:** They house children and accept donations such as food, stationary and toys, as well as essential everyday items like clothes, shoes, and toothbrushes.



# GIVING BACK AND HELPING THAILAND'S UNDERPRIVILEGED CHILDREN





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Application form:  
<https://nebuworld.com/sales-application/>

Payment details - Jomtien  
<http://bit.ly/ttmvbank>

Payment details - Bang Tao  
<http://bit.ly/neubank>



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