



ANDAMAN

city



PHUKET

Island of safe life and investment



THAILAND STABLE ECONOMY

Stable currency

Increase by 20% in 20 years against USD.

Low inflation

12% in 20 years (UAE 15%, USA 25%, Indonesia 40%, Russia 75%, Turkey 179%).



FAVORABLE INVESTMENT CLIMATE

- Affordable prices,
- Interest-free installments,
- Rental income up to 15%,
- Capitalization of 4.9%,
- Comfort regulations,
- Low transaction costs



PROSPERING TOURISM INDUSTRY

Phuket received **14 million tourists** in 2023.

The leaders are China, Russia, India, Australia, Singapore, Kazakhstan



LIMITED LAND RESOURCE AND HEIGHT

70% of the land - parks and reserves.

Construction of the buildings higher than 23 meters is prohibited.



DEVELOPING INFRASTRUCTURE

- Second Airport,
- Medicine & Education,
- New roads,
- Restaurants & services,
- Shopping Malls,
- Ground metro (project),
- Theme Parks



ALL-YEAR-ROUND SEASON

Comfortable water and air temperature all year round.

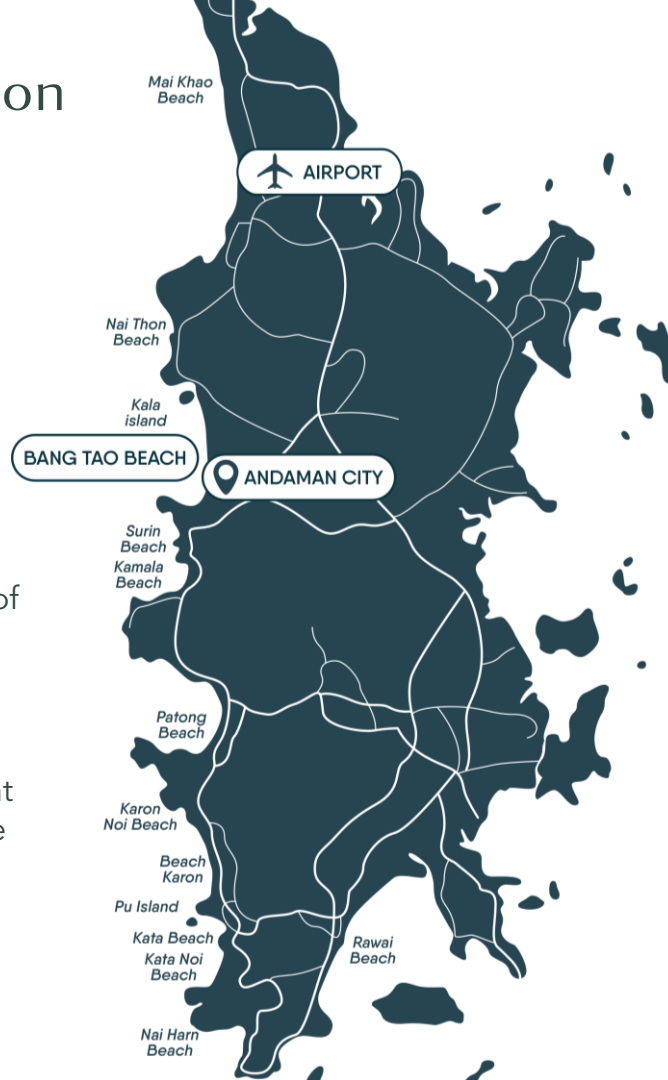
Prestigious location

Bang Tao:

- 4-5* hotels,
- Golf courses,
- Tennis clubs,
- Horse-riding clubs,
- SPA,
- Beach clubs,
- High-end restaurants,
- 7-kilometers fine sand beach,
- 30 minutes to airport,
- the most respectable area of Phuket.



- High cost of daily apartment **rentals** (30% higher than the closest beaches),
- Rapid **value growth** of properties.





6 minutes to Bang Tao beach
7 minutes to Porto de Phuket
8 minutes to Bangkok Hospital
15 minutes to Blue Tree aquapark
16 minutes to Laguna Golf
30 minutes to Phuket Airport
30 minutes to Central Mall
30 minutes to Boat Lagoon yacht club

1



ANDAMAN riviera

2



ANDAMAN boutique residences



3



ANDAMAN atrium





Andaman City Infrastructure



Beach relaxation areas near the pools



Walking area with shopping pavilions



Coworking spaces



Fine dining restaurants



Snack bars



Children's pool with water park



Cocktail cafes



Bakeries



Wellness and entertainment program



SPA center



Detox center



Children's club and playground



Fitness center



Running track



Gaming



Event stage



Movie theater



Hotel services

DURABLE MATERIALS AND ADVANCED CONSTRUCTION TECHNOLOGIES



Solid foundation - waterproofing, drainage system, dry basement



Interior partitions with a high degree of sound insulation



Modern panoramic windows



Fire-resistant doors with soundproofing and secure locks



Sprinkler fire extinguishing system



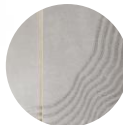
Japanese water purification system, own water tanks



Always clean water in the pool - Naked Pool



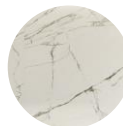
Natural large format marble and granite



Eco-friendly wall panels



Moisture-resistant plaster Terraco, paints with anti-fungal effect



Large format porcelain tiles with anti-slip effect



Cabinet furniture made of moisture-resistant materials coated with the latest generation polymer



Stone countertop



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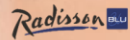
riviera

MEMBER OF

RADISSON Individuals.



managed by Radisson Hotel Group





Professional hotel management Radisson Hotel Group

Radisson Hotel Group is one of the largest, fastest growing and innovative players in the hospitality industry.

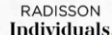
The Radisson portfolio includes 9 different brands and **more than 1,500 open and upcoming hotels in 114 countries around the world**. The company has over 80 years of experience in the hospitality industry and focuses on personalization and a personalized experience.

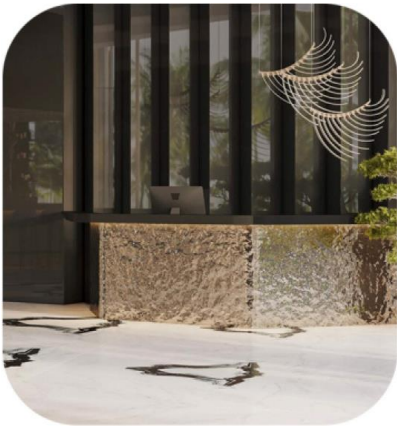
Professional hotel management from a world class brand guarantees the high level of service and stable income for our investors,

The Rental Pool system of our project with the proportion of **70/30** will allow owners to live in the apartment on his/her own.

In addition, the Radisson hotel group has its own loyalty program, which provides members with special rates and exclusive privileges, including free nights at Radisson hotels around the world.

managed by Radisson Hotel Group





Hotel infrastructure

- Spacious lobby and reception area
- 32 meters rooftop infinity pool
- Lounge area with sunbeds and bar on rooftop
- Kids club with kids' pool
- 2 restaurants: panoramic Fine Dining on the ground floor and rooftop
- Bakery

The residents have access to the infrastructure of Andaman City.

Andaman Riviera project was awarded the Best Project 2020 according to the Dot Property SEA Awards in the category Best Affordable Condominium (low rise).



Andaman Riviera Rooftop





Studio 33.67 sq.m.



Studio 38.2 sq.m.



1BD 46.9 sq.m.



2BD 67.37 sq.m.


ANDAMAN
riviera



[3D TOUR](#)




Andaman Riviera. Member of Radisson Individuals

 **8-10%** the annual rental return under **70/30 Rental pool program**

 Professional management company in the complex with Radisson hotel

 **6-7 years** return on investment

 High technologies of construction and materials, premium architecture

 Location in the best area of the island
500 meters from the beach

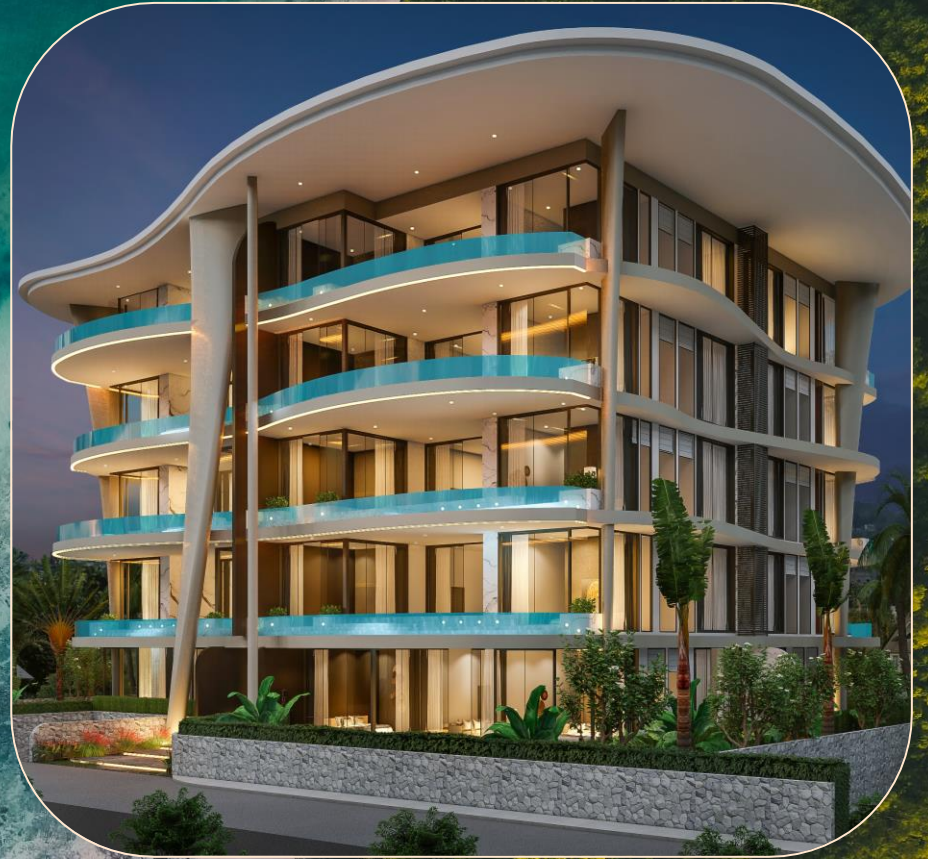
 Andaman City infrastructure

Construction completed



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boutique residences





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boutique residences

Two buildings with 24 spacious residences each - a unique format of living in private apartments with a private pool within walking distance from the sea. Full access to Andaman City infrastructure.

The project is surrounded by green plants of different levels, which will create privacy for the apartments.



Apartments interior



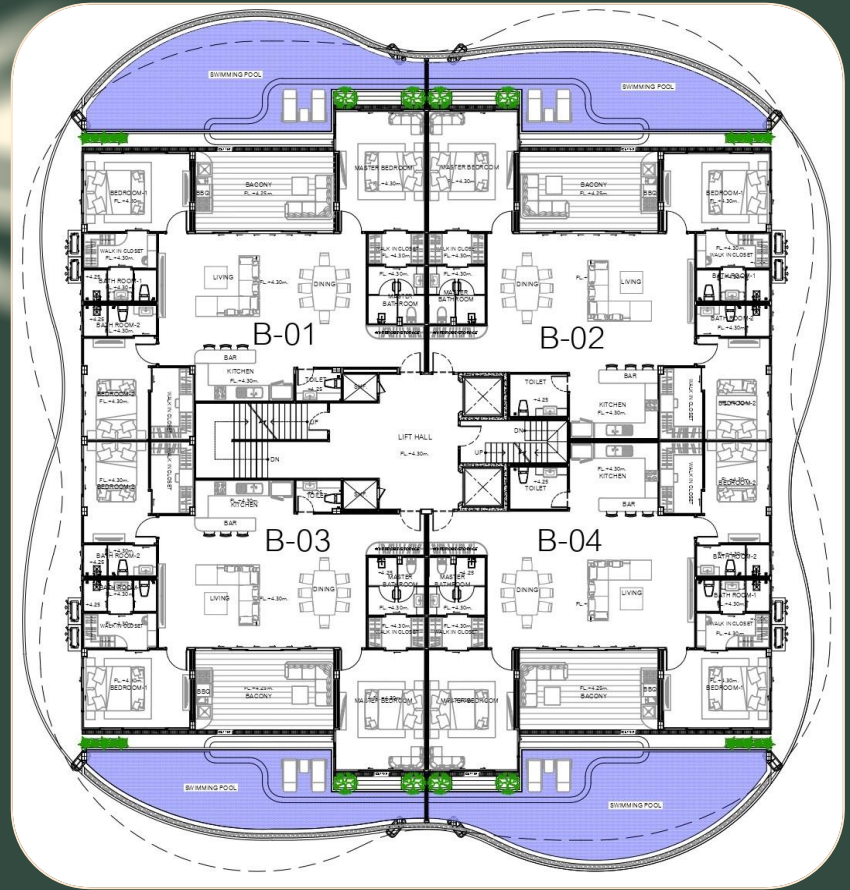
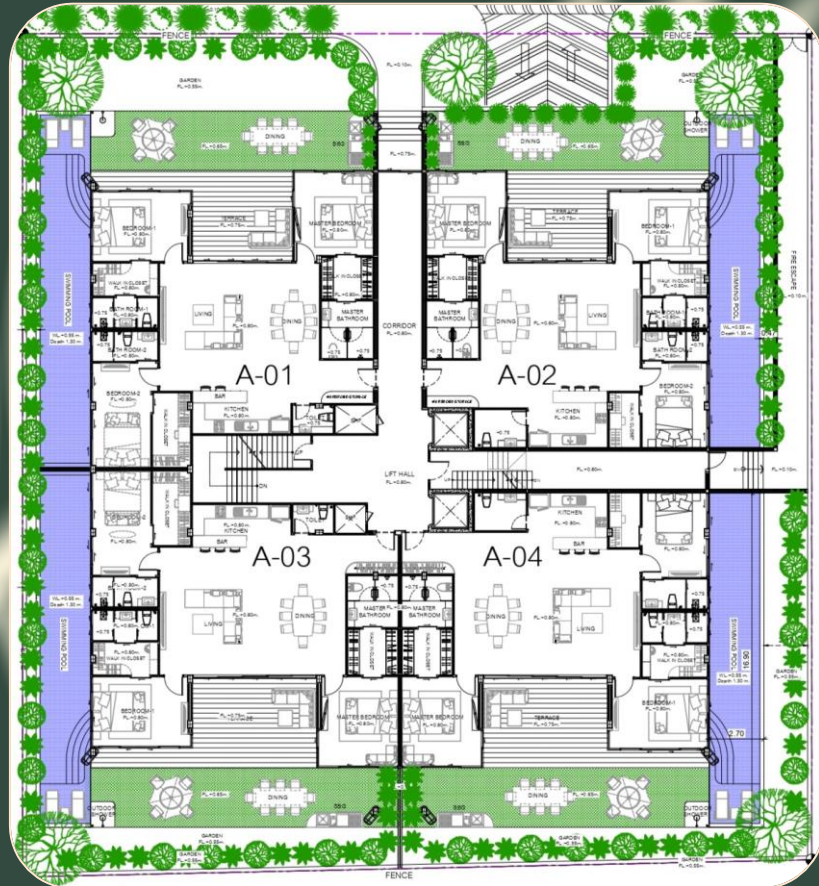
Apartments interior



Each house has its own underground parking with elevators, as well as storage rooms in which you can store your belongings while your apartments are rented out.



Floor plans

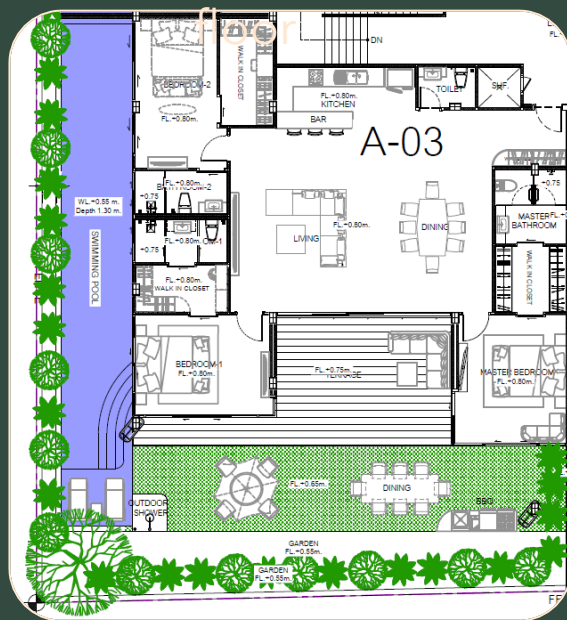




ANDAMAN
boutique residences

Layouts

Ground



2-6



Residences from 218 to
302 sq.m.

In each apartment:

- 3 master bedrooms,
large kitchen-living
room,
- guest bathroom,
- terrace,
- BBQ area,
- personal pool.

Apartments on the first
floor have a **private
green lawn**.





Andaman Boutique Residences



7-10% the annual rental return under
70/30 Rental pool program



Professional management company
in the complex with Radisson hotel



7 years return on investment



High technologies of construction
and materials, premium architecture



Location in the best area of the island
500 meters from the beach



Andaman City infrastructure



Unique project on Phuket, a residence with the "Third House" concept

Completion Q4 2026



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atrium



ANDAMAN atrium

Architecture



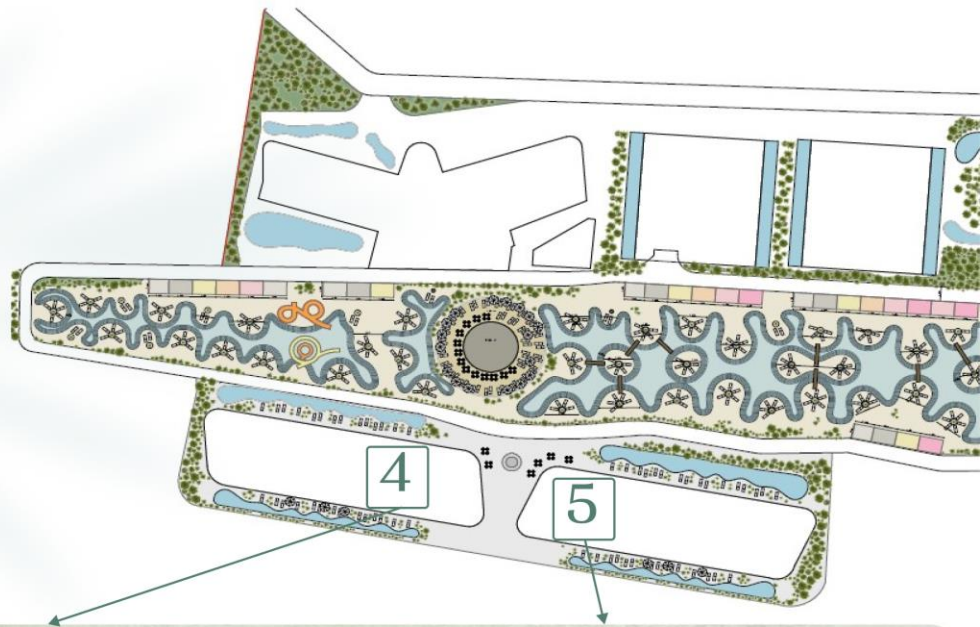
Type: Condominium **Floors:** 7

BLD 4, 164 apartments

Studio	A	35.74
Studio Type I	A-1	41.8
Studio Type II	A-2	39.7
Studio Type III	A-3	40.9
1 BD	B	53.59
1 BD Type I	B-1	53
1 BD Type II	B-2	49
1 BD Type III	B-3	54.12
1 BD Type IV	B-4	51
1 BD Type V	B-5	47.2
1 BD Type VI	B-6	55

BLD 5, 147 apartments

Studio	A	35.74
1 BD	B	53.59
1 BD Type I	B-1	53
1 BD Type II	B-2	49
2BD Type I	C1	79.43
2BD Type II	C2	98.06
3BD	D	95.95





Infrastructure in the building



Restaurant on the ground
floor connecting the buildings



Bar on the ground floor



Rooftop restaurant with sunset sea view



Rooftop bar



Co-working



Lobby



Kids area



Interior visualization



Interior visualization



Layouts 2-7 floor



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35.74 sq.m.
Studio



53.59 sq.m.
1BD

Layouts 3-7 floor



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49 sq.m.
1BD



53 sq.m.
1BD

Layouts 2-7 floor



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79.43 sq.m.
2BD C1



98.06 sq.m.
2BD C2

Layouts 2-7 floor



95.95 sq.m.
3BD

Layouts 1 floor



168 sq.m.
3BD

Layouts 1 floor



55.14 sq.m.
Studio



63.79 sq.m.
Studio



79.97 sq.m.
1BD



87 sq.m.
1BD



Andaman Atrium



8-14% the annual rental return under
70/30 Rental pool program



5-6 years return on investment



Modern architecture and spacious
layouts, private and shared swimming
pools, Smart Home technologies



Professional management company
in the complex with Radisson hotel



High technologies of construction
and materials, premium architecture



Andaman City infrastructure



Location in the best area of the island
500 meters from the beach

Completion Q4 2026



Developer

Andaman City projects are being built by the AR City developer's own company - Andaman Riviera Construction - a developer and real estate agency in Phuket with 8 years of experience in real estate.

The construction of the first project in Phuket is coming to an end. Among the company's other projects are successfully completed residential complexes in Australia (Gold Coast).

We use the experience of many builders and experts from different countries to create a technologically advanced project designed for long service life in hot and humid climates.

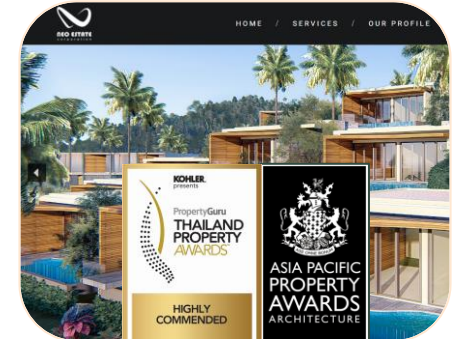


Architecture & Design

- ITER Design

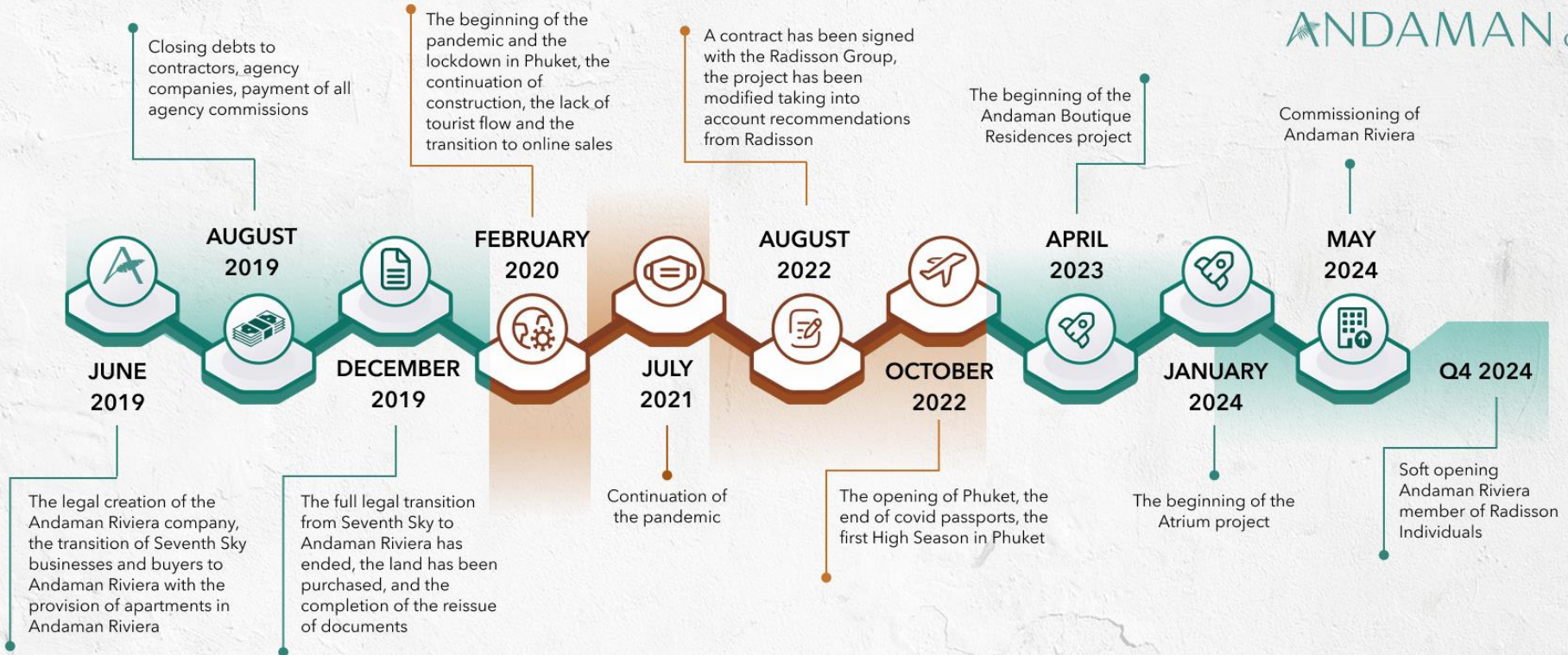


- NEO Estate



THE HISTORY OF THE COMPANY'S DEVELOPMENT

ANDAMAN city





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city

