



ANDAMAN
boutique residences



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.

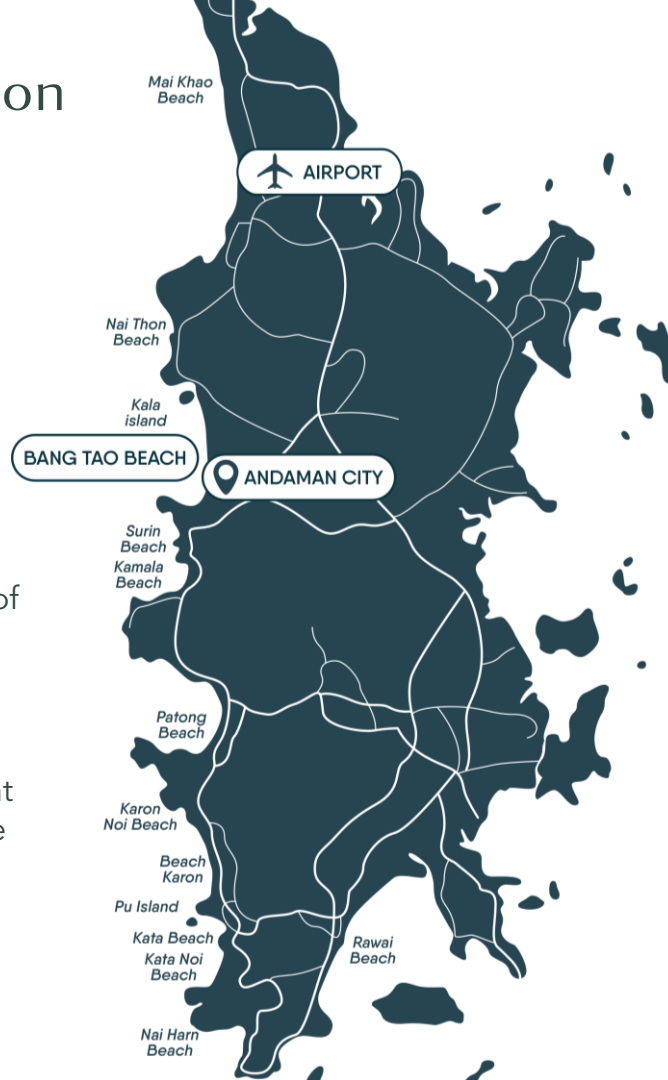
Prestigious location

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.



1



ANDAMAN riviera

2



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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



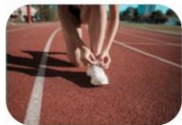
Detox center



Children's club and playground



Fitness center



Running track



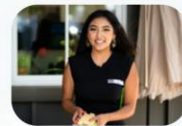
Gaming



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



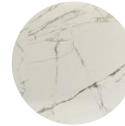
Natural large format marble and granite



Eco-friendly wall panels



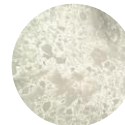
Moisture-resistant plaster Terraco, paints with anti-fungal effect



Large format porcelain tiles with anti-slip effect



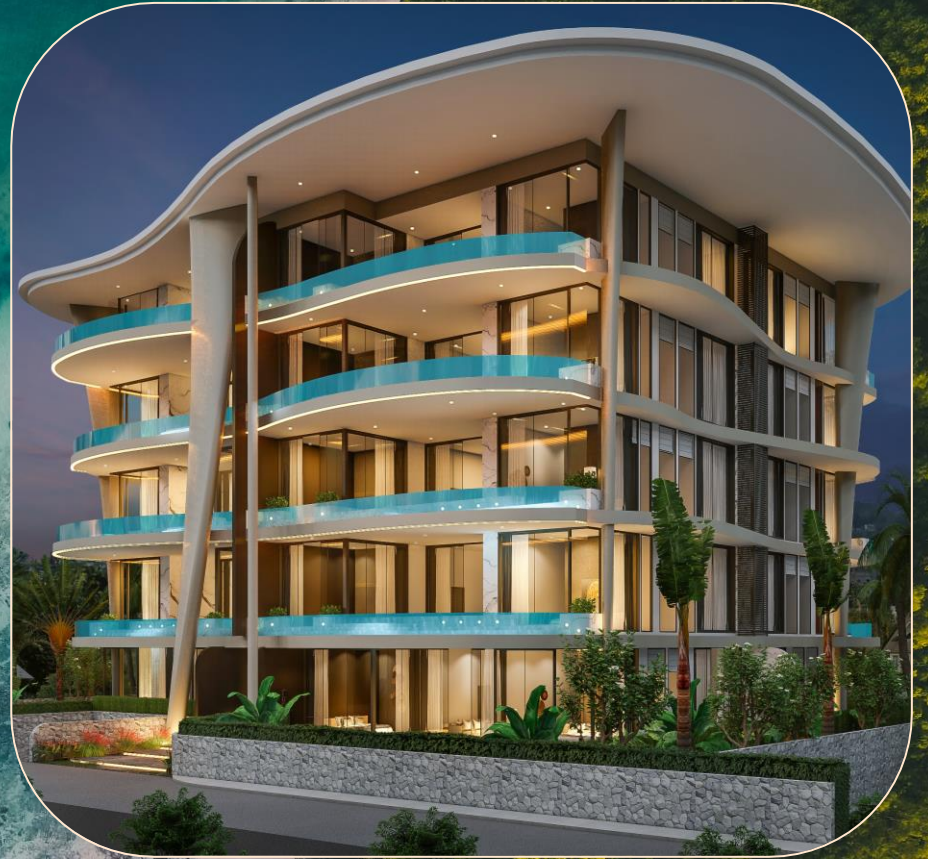
Cabinet furniture made of moisture-resistant materials coated with the latest generation polymer



Stone countertop



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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

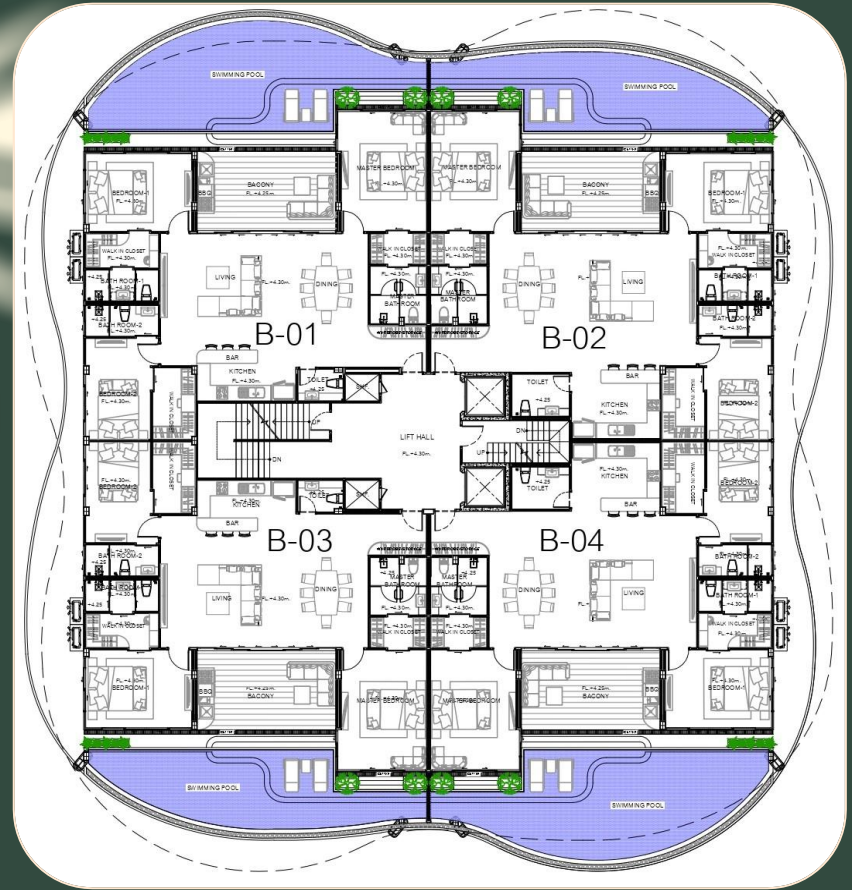
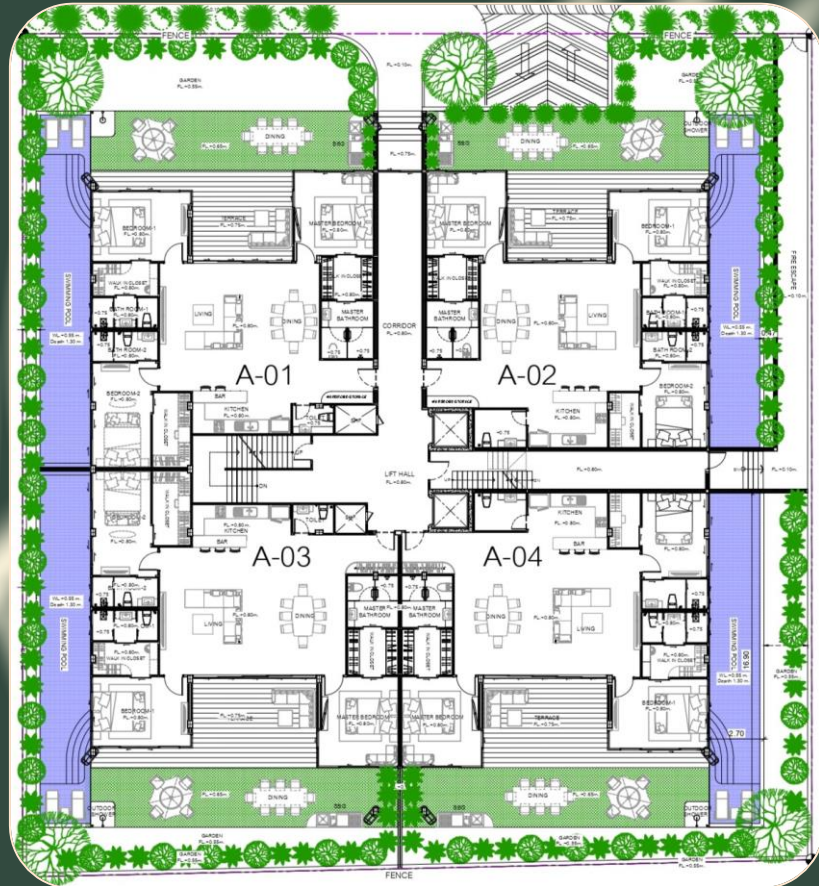


Apartments interior



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

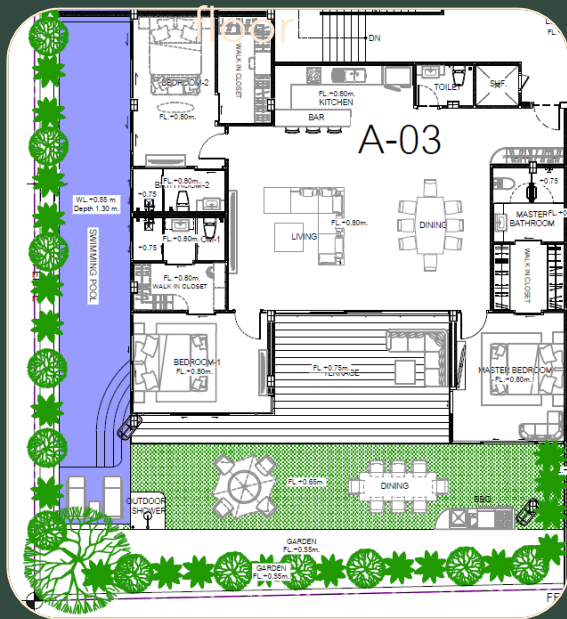




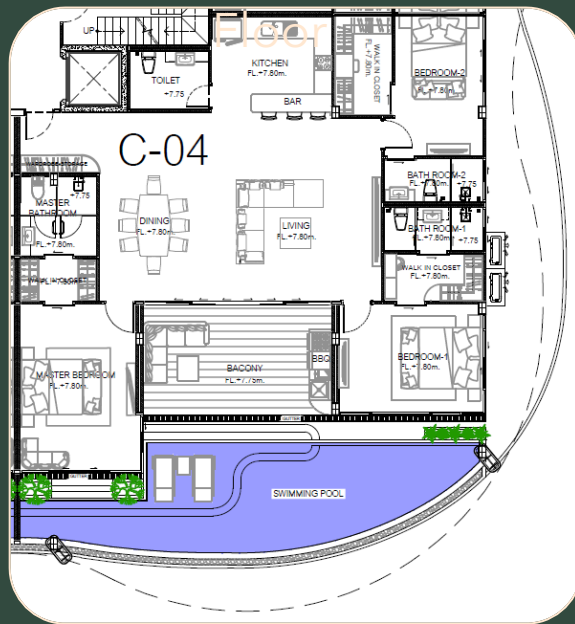
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Layouts

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



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.

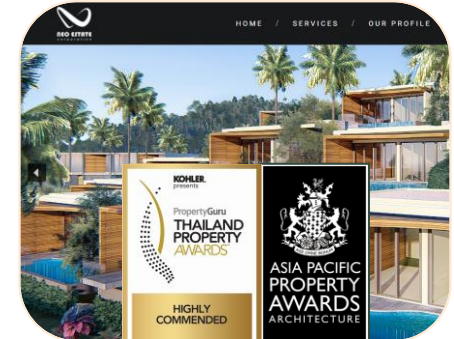


Architecture & Design

- ITER Design



- NEO Estate





ANDAMAN
city

