



THE ONE & UDOMO



# AURA

AURA Condominium is a modern complex with a full-fledged internal infrastructure for a quiet life, work and recreation.

2

buildings

7

floors

241

apartments

Construction dates: July 2024 - June 2026

Developer: THE ONE AURA CO., LTD.









# WHY THAILAND?





# THAILAND'S POLITICAL NEUTRALITY

- | No military conflicts, no sanctions and harassment of foreign citizens
- | Political neutrality of the government, lack of propaganda in the media
- | There is no division of society according to political views, everyone is welcome in Thailand





# THE SOCIETY OF THAILAND

- | Thailand attracts people from all over the world, creating a multicultural and diverse atmosphere
- | It is easy to find a common language here, even with a minimum level of English
- | It is one of the most dynamic and diverse international communities in Asia





# THAILAND'S STABLE ECONOMY

## 2nd

the largest economy  
in Southeast Asia

## 10 years

The Thai baht is stable  
against the dollar

## Top 5

Thailand is among the top 5 countries  
in terms of popularity among tourists





# INVESTMENT ATTRACTIVENESS OF THAILAND





# COMPARISON OF REAL ESTATE MARKETS

	THAILAND PHUKET	UAE DUBAI	TURKEY ANTALYA	RUSSIAN FEDERATION SOCHI
The stability of the currency against the dollar over the past 10 years	+	+	-	-
Tourist season	12 months	12 months	6 months	6 months
Limited land resources	+	-	-	-
Maximum number of floors	7	50+	12	15
The cost of m <sup>2</sup>	2 300 \$	5 300 \$	3 000 \$	3 300 \$
The starting price of studio apartments is 30 m <sup>2</sup>	70 000 \$	160 000 \$	80 000 \$	100 000 \$
The cost of rent per month	700 \$	1600 \$	400 \$	650 \$
Payback period (for monthly rentals)	8 years	8 years	16 years	13 years



# COMPARISON OF REAL ESTATE OBJECTS

	THAILAND PHUKET	UAE DUBAI	TURKEY ANTALYA	RUSSIAN FEDERATION SOCHI
Infrastructure	3 swimming pools, 2 saunas, spa center, fitness room, restaurant, bar, coworking, underground parking	2 swimming pools, Finnish sauna, fitness room, 2 restaurants, bar, coworking, underground parking	swimming pool, fitness room, underground parking, recreation area	fitness room, golf area, table games area, underground parking, playground
Final finishing	+	+	+	-
Furniture and appliances	+	+	-	-
Management company (engaged in renting)	+	+	-	-
The cost of the apartment	72 000 \$	160 000 \$	80 000 \$	100 000 \$
Cost growth forecast	58%	35%	30%	35%

studio of 30 m<sup>2</sup>, resort real estate the deadline for the completion of the object is 2025-2026 installments with a down payment of 30-35%



# COST OF LIVING COMPARISON

	THAILAND PHUKET	UAE DUBAI	TURKEY ANTALYA	RUSSIAN FEDERATION SOCHI
Rental housing, minimum cost (1 bedroom)	450 \$	1 600 \$	400 \$	650 \$
Transport, car rental (class B)	450 \$	500 \$	500 \$	550 \$
Grocery basket for one month	330 \$	900 \$	450 \$	380 \$
SIM card with Internet connection	9 \$	110 \$	10 \$	6 \$
Utilities	40 \$	250 \$	85 \$	70 \$
Total	1 279 \$	3 360 \$	1 495 \$	1 656 \$

Calculation of the cost of living per month per person



# CONCLUSION

1

Limited land resources under construction - they will bring to increase the value of real estate in the future

2

Starting prices for real estate under construction in Thailand are the most attractive among alternative markets



3

The stability of the Thai currency in relation to \$ guarantees reliability in preserving capital for the investor

4

The increase in real estate prices by the completion of construction consistently demonstrates a level of 50% and above

5

In Thailand, the absence of seasonality ensures continuous rental income from real estate



# PHUKET

One of the best islands for traveling,  
wintering and permanent residence  
with the whole family







**300+**

**sunny days a year**

A warm and comfortable climate throughout the year

**40+**

**kilometers total length of beaches**

Shores with white sand and crystal clear water



**50+**

**types of exotic fruits**

A paradise for lovers of fruits and healthy food



**9 000 000+**

Phuket attracts more than 9 million **foreign tourists** every year

**20+**

**nature reserves and parks** are located on the territory of Phuket island

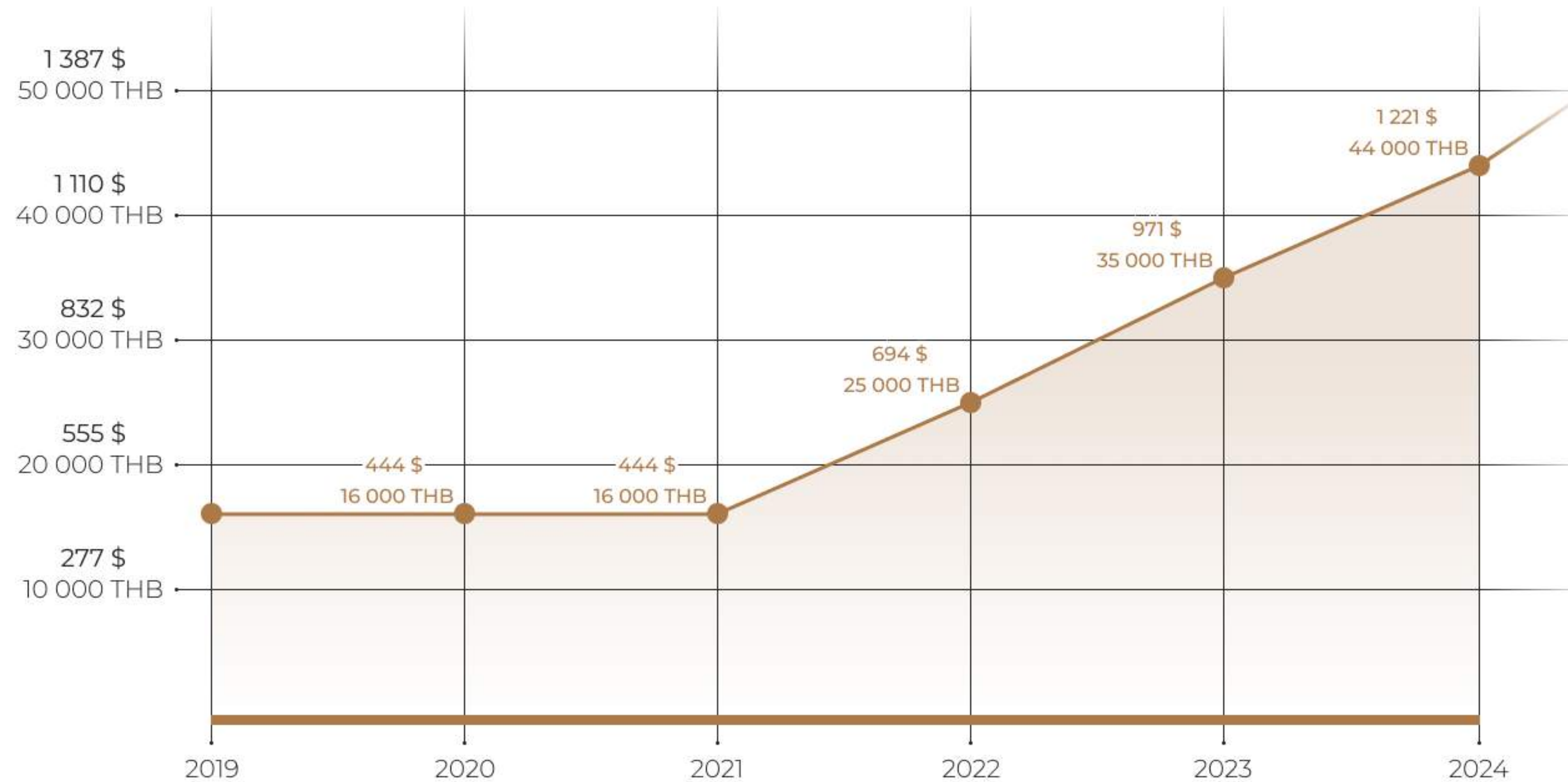
**5+**

**international events**, including sports competitions and cultural festivals, are held in Phuket





# THE TREND OF RISING RENTAL PRICES IN THE SOUTH OF PHUKET



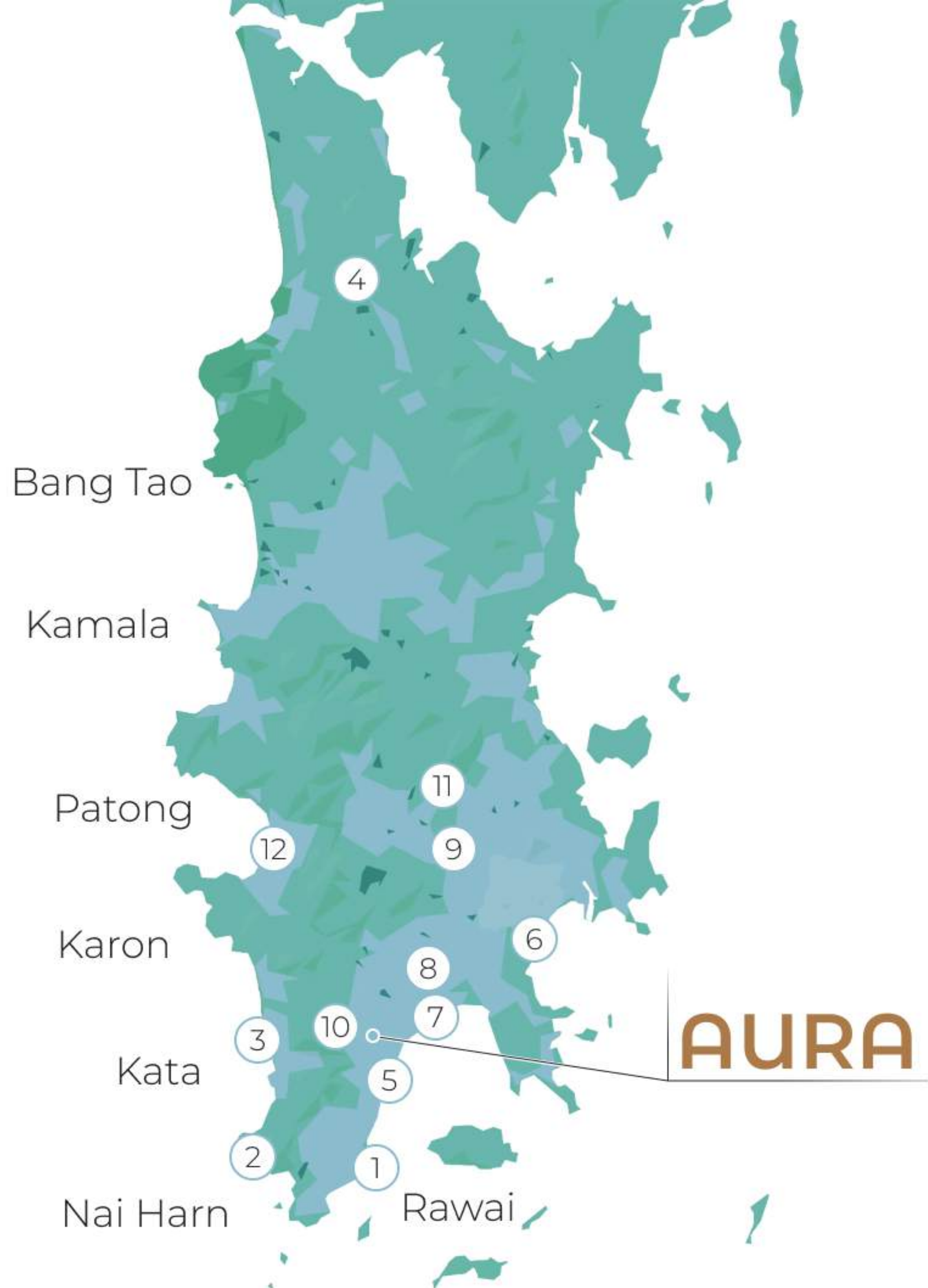
Using the example of one of the objects in high season



# LOCATION







- 1. Rawai Beach ..... 9 mins
- 2. Nai Harn Beach ..... 12 mins
- 3. Kata Beach ..... 13 mins



- 4. Airport ..... 45 mins
- 5. Chalong Pier ..... 5 mins
- 6. Migration Service ..... 15 mins



- 7. Mall "Villa market" ..... 6 mins
- 8. Mall "Robinson" ..... 8 mins
- 9. Mall "Central Phuket Festival" ..... 15 mins



- 10. Big Buddha ..... 7,3 km
- 11. Phuket Town ..... 10 km
- 12. Bangla Road ..... 17 km



# RAWAI

| A quiet area in an ideal distance from the hustle and bustle of tourism

| Housing in the Rawai area will be in demand due to its attractive location and amenities

| Developed public infrastructure for a comfortable long-term stay







Chalong roundabout Clock Tower

Chalong Pier

Clinic

International School of Phuket (ISP)

Macro

AURA



# THE INFRASTRUCTURE OF THE COMPLEX







Children's area

Gym

Lobby

SPA

Restaurant

Hammam

Sauna

Swimming pools

Coworking



# AURA

FOR HEALTH  
AND BALANCE







## **GYM**

gym with areas for strength training, cardio, stretching and yoga

## **3 swimming pools**

3 zoned swimming pools for privacy and large companies

## **SPA**

Spa area with Turkish and Finnish sauna

## **Restaurant**

A restaurant with a varied menu including healthy dishes and desserts





SPA





FITNESS

GYM



# AURA

TO LIVE WITH  
YOUR FAMILY







**10%**

layouts for families with an apartment area of up to 96 m<sup>2</sup>

### **Dressing rooms**

rooms and additional places for storing things and suitcases

### **Parking**

underground Parking for 99 cars and an area with a checkpoint system

### **Children's area**

a playground with a recreation area for parents





Recreation areas | Pools





Dressing rooms



# AURA

FOR REMOTE WORK  
AND BUSINESS







## Coworking

with convenient meeting rooms for calls

## Meeting rooms

for business meetings and speeches

## Restaurant

for business lunches

## Working area

most layouts provide areas with a spacious workplace for each room





Lobby





Restaurant



# Layouts

10%

apartments with private access to the pool

50%

apartment with sea view

100%

apartments with finishing, furniture and household appliances











Studio superior



# Type B1 29,44 M<sup>2</sup>

Living room .....	5.05 M <sup>2</sup>
Kitchen .....	6.55 M <sup>2</sup>
Bathroom .....	4.34 M <sup>2</sup>
Bedroom .....	11.19 M <sup>2</sup>
Balcony .....	2.31 M <sup>2</sup>







30,46 m<sup>2</sup> **Type B2**

Living room .....	4.03 m <sup>2</sup>
Kitchen .....	4.87 m <sup>2</sup>
Bathroom .....	3.79 m <sup>2</sup>
Bedroom .....	13.89 m <sup>2</sup>
Balcony .....	3.88 m <sup>2</sup>



# Type C 29,23 M<sup>2</sup>

Living room ..... 4.96 M<sup>2</sup>

Kitchen ..... 3.56 M<sup>2</sup>

Bathroom ..... 4.30 M<sup>2</sup>

Bedroom ..... 14.74 M<sup>2</sup>

Balcony ..... 1.67 M<sup>2</sup>







1 bedroom



# Type A 36,85 M<sup>2</sup>

Living room .....	10.67 M <sup>2</sup>
Kitchen .....	4.89 M <sup>2</sup>
Bathroom .....	4.19 M <sup>2</sup>
Bedroom .....	13.72 M <sup>2</sup>
Balcony .....	3.38 M <sup>2</sup>







49,93 m<sup>2</sup> **Type D**

Living room .....	20.92 m <sup>2</sup>
Kitchen .....	5.94 m <sup>2</sup>
Bathroom .....	4.59 m <sup>2</sup>
Bedroom .....	11.7 m <sup>2</sup>
Balcony .....	6.78 m <sup>2</sup>



# Type F 54,26 m<sup>2</sup>

Living room .....	23.84 m <sup>2</sup>
Kitchen .....	10.75 m <sup>2</sup>
Bathroom .....	3.94 m <sup>2</sup>
Bedroom .....	13.76 m <sup>2</sup>
Balcony .....	1.79 m <sup>2</sup>







1 bedroom

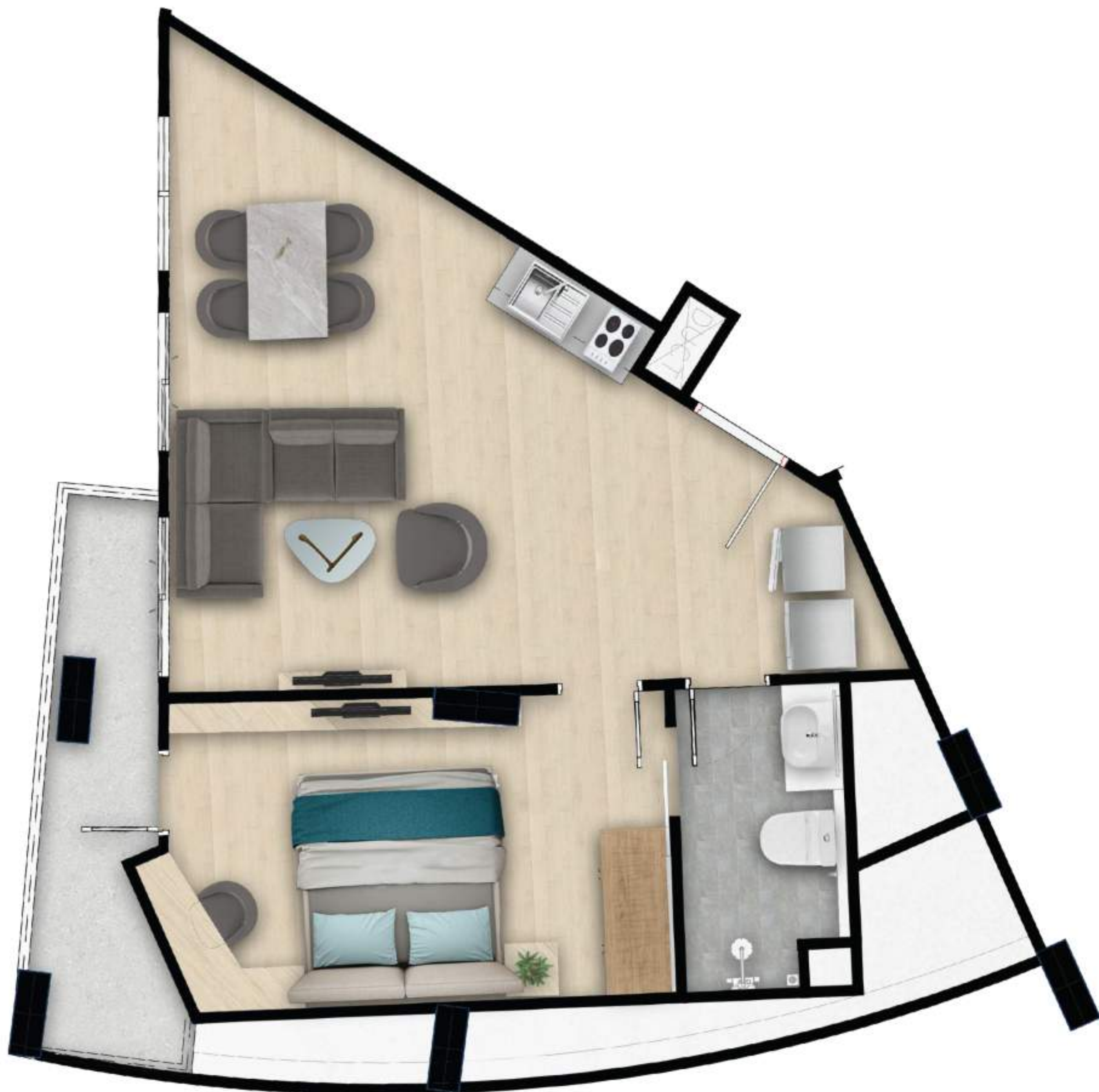


# Type H 51,07 M<sup>2</sup>

Living room .....	15.30 M <sup>2</sup>
Kitchen .....	10.89 M <sup>2</sup>
Bathroom .....	4.39 M <sup>2</sup>
Bedroom .....	12.12 M <sup>2</sup>
Balcony .....	8.37 M <sup>2</sup>







49,67 M2 **Type I**

Living room .....	18.90 M <sup>2</sup>
Kitchen .....	7.97 M <sup>2</sup>
Bathroom .....	4.40 M <sup>2</sup>
Bedroom .....	12.67 M <sup>2</sup>
Balcony .....	6.17 M <sup>2</sup>



# Type J1 54,64 m<sup>2</sup>

Living room .....	26.68 m <sup>2</sup>
Kitchen .....	6.93 m <sup>2</sup>
Bathroom .....	4.83 m <sup>2</sup>
Bedroom .....	15.48 m <sup>2</sup>
Balcony .....	3.72 m <sup>2</sup>







1 bedroom



# Type J2 43,73 M<sup>2</sup>

Living room .....	14.38 M <sup>2</sup>
Kitchen .....	7.78 M <sup>2</sup>
Bathroom .....	4.83 M <sup>2</sup>
Bedroom .....	12.36 M <sup>2</sup>
Balcony .....	4.29 M <sup>2</sup>







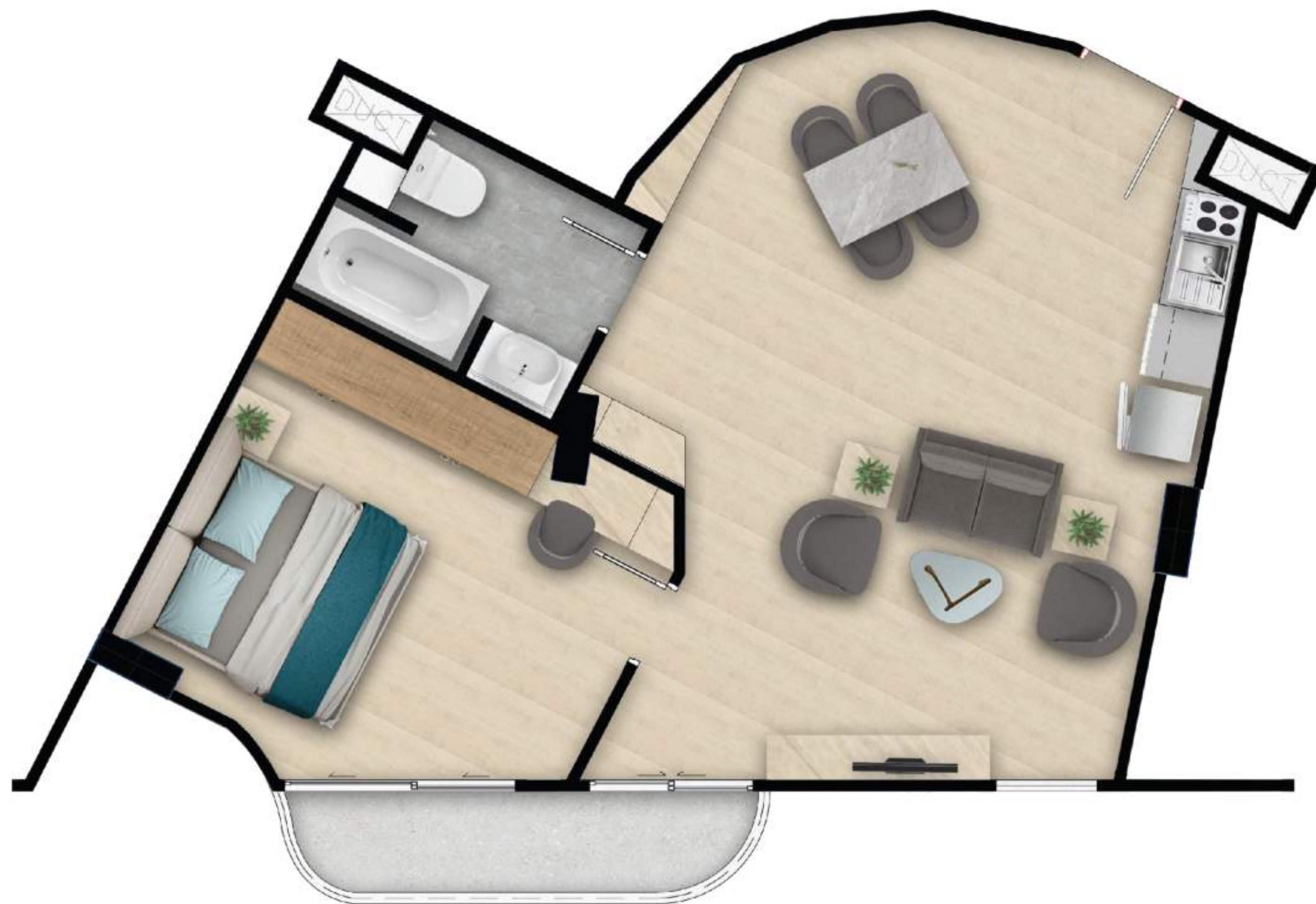
54,57 m<sup>2</sup> **Type K1**

Living room .....	27.25 m <sup>2</sup>
Kitchen .....	7.15 m <sup>2</sup>
Bathroom .....	4.37 m <sup>2</sup>
Bedroom .....	13.62 m <sup>2</sup>
Balcony .....	2.18 m <sup>2</sup>



# Type K2 56,60 M<sup>2</sup>

Living room .....	24.45 M <sup>2</sup>
Kitchen .....	6.73 M <sup>2</sup>
Bathroom .....	4.92 M <sup>2</sup>
Bedroom .....	16.03 M <sup>2</sup>
Balcony .....	4.47 M <sup>2</sup>







1 bedroom



# Type m1 74,99 m<sup>2</sup>

Living room .....	14.90 m <sup>2</sup>
Kitchen .....	5.67 m <sup>2</sup>
Bathroom .....	7.48 m <sup>2</sup>
Bedroom .....	25.46 m <sup>2</sup>
Balcony .....	21.48 m <sup>2</sup>







34,64 m<sup>2</sup> **Type n**

Living room .....	16.41 m <sup>2</sup>
Kitchen .....	5.40 m <sup>2</sup>
Bathroom .....	4.97 m <sup>2</sup>
Bedroom .....	15.23 m <sup>2</sup>
Balcony .....	2.63 m <sup>2</sup>



# Type O 43,61 m<sup>2</sup>

Living room .....	16.24 m <sup>2</sup>
Kitchen .....	6.10 m <sup>2</sup>
Bathroom .....	4.16 m <sup>2</sup>
Bedroom .....	14.16 m <sup>2</sup>
Balcony .....	2.95 m <sup>2</sup>







2 bedroom



# Type E 50,44 m<sup>2</sup>

Living room .....	14.50 m <sup>2</sup>
Kitchen .....	5.08 m <sup>2</sup>
Bathroom 1 .....	4.97 m <sup>2</sup>
Bedroom 1 .....	11.18 m <sup>2</sup>
Bedroom 2 .....	8.40 m <sup>2</sup>
Balcony .....	6.31 m <sup>2</sup>







## 77,45 m<sup>2</sup> **Type L**

Living room .....	18.08 m <sup>2</sup>
Kitchen .....	5.77 m <sup>2</sup>
Bathroom 1 .....	5.09 m <sup>2</sup>
Bathroom 2 .....	4.29 m <sup>2</sup>
Bedroom 1 .....	17.56 m <sup>2</sup>
Bedroom 2 .....	10.04 m <sup>2</sup>
Balcony .....	16.62 m <sup>2</sup>



# Type C2 58.60 m<sup>2</sup>

Living room .....	10.10 m <sup>2</sup>
Kitchen .....	11.55 m <sup>2</sup>
Bathroom 1 .....	4.82 m <sup>2</sup>
Bathroom 2 .....	4.16 m <sup>2</sup>
Bedroom 1 .....	15.51 m <sup>2</sup>
Bedroom 2 .....	9.7 m <sup>2</sup>
Balcony .....	1.38 m <sup>2</sup>
Balcony 2 .....	1.38 m <sup>2</sup>







2 bedroom





# Type m2 75,07 M<sup>2</sup>

Living room .....	13.23 M <sup>2</sup>
Kitchen .....	5.67 M <sup>2</sup>
Bathroom 1 .....	4.31 M <sup>2</sup>
Bathroom 2 .....	3.98 M <sup>2</sup>
Bedroom 1 .....	12.96 M <sup>2</sup>
Bedroom 2 .....	13.44 M <sup>2</sup>
Balcony .....	21.48 M <sup>2</sup>







# 81,86 m<sup>2</sup> Type P

Living room .....	24.20 m <sup>2</sup>
Kitchen .....	5.62 m <sup>2</sup>
Bathroom 1 .....	4.39 m <sup>2</sup>
Bathroom 2 .....	5.02 m <sup>2</sup>
Bedroom 1 .....	15.43 m <sup>2</sup>
Bedroom 2 .....	15.47 m <sup>2</sup>
Balcony .....	11.74 m <sup>2</sup>



# Type Q 54,35 M<sup>2</sup>

Living room .....	11.31 M <sup>2</sup>
Kitchen .....	1.89 M <sup>2</sup>
Bathroom 1 .....	4.22 M <sup>2</sup>
Bathroom 2 .....	3.99 M <sup>2</sup>
Bedroom 1 .....	14.08 M <sup>2</sup>
Bedroom 2 .....	9.56 M <sup>2</sup>
Balcony .....	6.19 M <sup>2</sup>
Balcony 2 .....	3.11 M <sup>2</sup>







3 bedroom



# Type G 96.07 m<sup>2</sup>

Living room .....	23.57 m <sup>2</sup>
Kitchen .....	14.44 m <sup>2</sup>
Bathroom 1 .....	4.93 m <sup>2</sup>
Bathroom 2 .....	4.81 m <sup>2</sup>
Bathroom 3 .....	5.04 m <sup>2</sup>
Bedroom 1 .....	13.14 m <sup>2</sup>
Bedroom 2 .....	13.45 m <sup>2</sup>
Bedroom 3 .....	10.33 m <sup>2</sup>
Balcony .....	6.35 m <sup>2</sup>





# THE INVESTMENT ATTRACTIVENESS OF THE AURA COMPLEX





# 1 LONG-TERM INVESTMENT STRATEGY

buying an object in order to rent it out  
and receive a stable income for many years



# FORECAST FOR THE AURA PROJECT

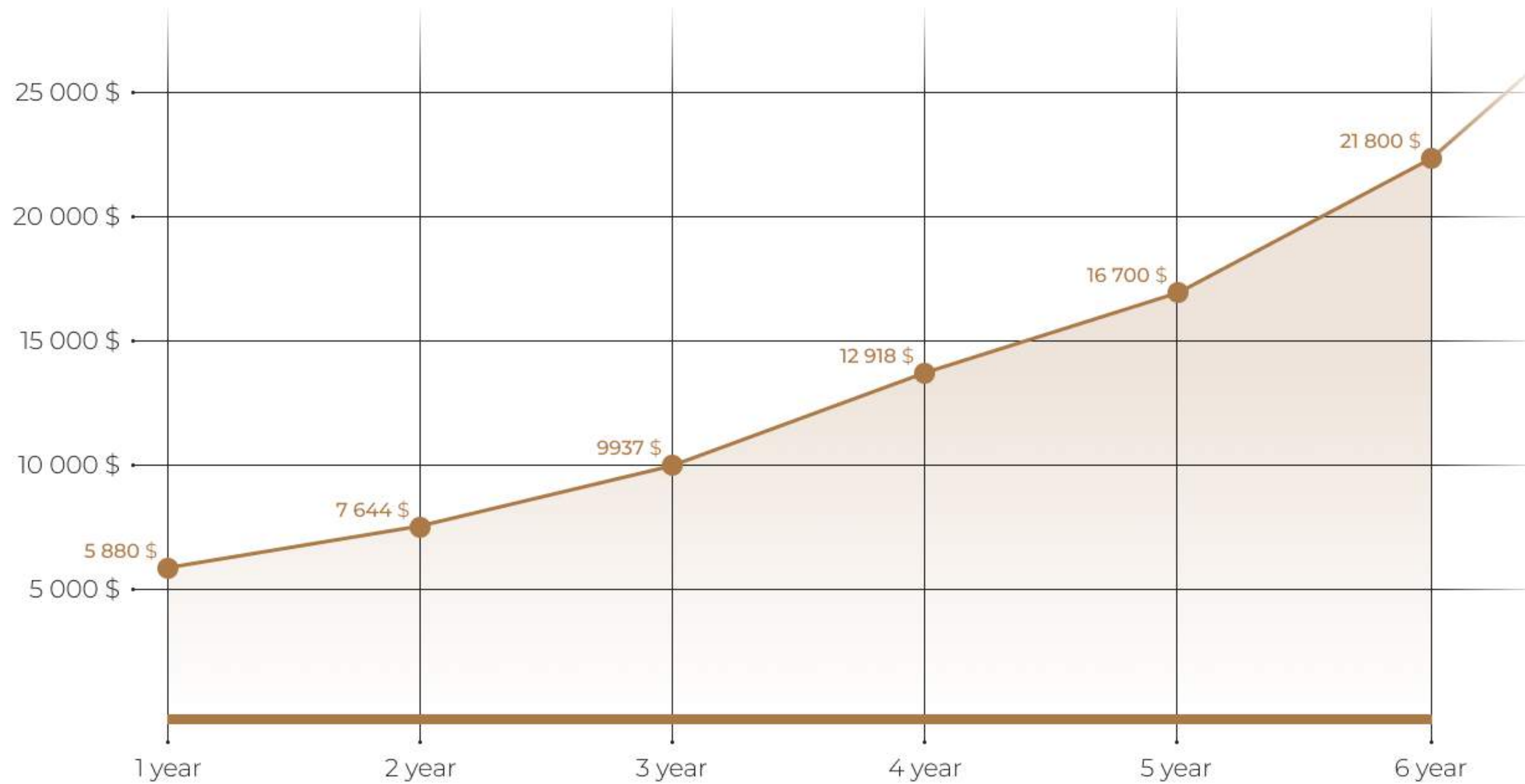
The average annual rental price is \$ 700 per month

Minus 30% of the management company - \$ 490 per month

Rental cost growth +30-40% per year



# FORECAST FOR THE AURA PROJECT



**72 000 \$** attachments

**74 969 \$** profit for 6 years





# THE RENTAL POOL PROGRAM



### **CONTRACT WITH THE MANAGEMENT COMPANY**

The owner signs a contract with the management company. According to the contract, the owner reserves the property for X days a year to spend time on his own or invite friends or family

1

### **EARNING INCOME**

After the rental period, the owner receives income. The management company calculates rental income, deducts expenses and determines net profit. After that, 70% of the net profit is transferred to the owners

3

### **FORMATION OF RENTAL POOLS**

The management company forms pools and rents them out. Pools consist of apartments of the same type combined together. At the end of the rental period, the rental income of the apartments is calculated and divided between the apartments

2





# PROFITABILITY FROM DAILY RENT

for example, a studio of 29.23 m<sup>2</sup>



## Average load

The average cost of rent per day is **1600** THB / **45** \$

**70%** owner's income from the rental pool

**4 993 \$** the owner's net profit for the year

**7%** profitability per year





# MONTHLY RENTAL YIELD

for example, a studio of 29.23 m<sup>2</sup>

The average monthly  
rental price

**20 000 THB**

**555 \$**

**70%** owner's income from the rental pool

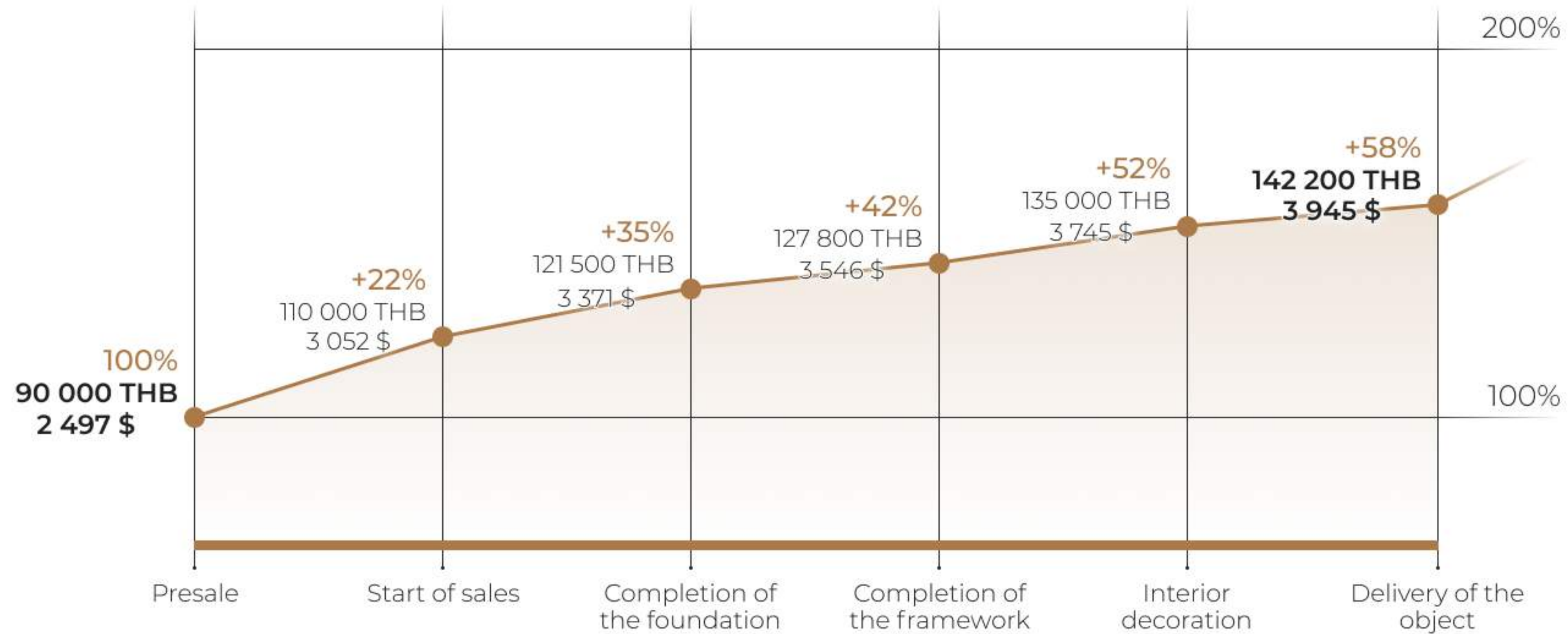
**4 660 \$** the owner's net profit for the year

**6%** profitability per year





# INVESTMENT RETURN SCHEDULE



**ROI = 42%**

with deduction of all expenses



# CONDITION OF PURCHASE





# STAGES OF PURCHASE

## CHOOSING AN APARTMENT

You receive information from us about the availability and layouts of apartments, their location in the complex

1

## RESERVATION

We conclude a preliminary agreement for booking an apartment and fixing the price. Paying the reservation fee

2

## CONCLUSION OF THE CONTRACT

We sign a purchase and sale agreement in Russian and an agreement according to international standards in English, you pay the bill for the apartment in full or in part in installments.

3

## PAYMENT

Payments are linked to the stages of construction according to the established schedule, which is attached to the purchase and sale agreement and contains information about the amounts and terms of payment. You make payments according to the schedule.

4

## APARTMENT ACCEPTANCE

The apartment is accepted in person or remotely through our manager.

5





# CONSTRUCTION STAGES





# INSTALLMENT SCHEDULE

## RESERVATION

Fixing the cost and booking of apartments

150,000 THB

1

## COMPLETION OF THE FOUNDATION

After the foundation is completed, make a payment

25% until November 2024

3

## INSTALLATION OF WINDOWS AND DOORS

After installing windows and doors, make a payment

15% until February 2026

5

## SIGNING THE CONTRACT

We sign the purchase and sale agreement and you make the payment

35% within 15 days

2

## COMPLETION OF THE FRAMEWORK

After the completion of the framework, make a payment

20% until October 2025

4

## REGISTRATION

At the stage of registration of property rights, pay the balance

5% until June 2026

6





# PRICE LIST

prices are valid  
until june 15, 2024

## THE COST OF M<sup>2</sup> BY FLOOR

Floor	THB	\$
1	108 000 THB	2 996 \$
2	90 000 THB	2 497 \$
3	90 000 THB	2 497 \$
4	94 500 THB	2 622 \$
5	99 000 THB	2 747 \$
6	103 500 THB	2 871 \$
7	108 000 THB	2 996 \$

Type of layout	Area m2	Cost THB	Cost \$
Studio superior	29,23 - 30,46	2.630.700 - 3.289.680	72.984 - 91.266
1 bedroom	36,85 - 74,99	3.316.500 - 8.098.920	92.010 - 224.689
2 bedroom	50,44 - 81,86	4.539.600 - 8.840.880	125.942 - 245.274
3 bedroom	96,07	8.646.300 - 10.375.560	239.875 - 287.850



# ADDITIONAL PAYMENTS

## MAINTENANCE OF THE COMMON AREA

60 THB/m<sup>2</sup> per month

Annually

## CAPITAL REPAIR FUND

800 THB/m<sup>2</sup>

One time

## COUNTERS: WATER AND ELECTRICITY

20,000 THB

One time

## LEASEHOLD TAX

1.1% with 50/50 payment  
= 0.55%

Tax for the registration of a Leasehold, one-time

## FREEHOLD TAX

6.7% with 50/50 payment  
= 3.35%

Tax for registration of a Freehold, one-time

## FREEHOLD QUOTA

10,000 THB/m<sup>2</sup>

Freehold quota, one-time



# THE ONE

The One is a developer, an architectural and construction company founded in 2019





# RECOGNITION IN THE INDUSTRY

The One company won in the nomination "**Best Condominium Design**" of the Dot Property Awards

The award is recognized as one of the most reputable and prestigious in the real estate industry in Southeast Asia, and its laureates are considered the leading players and innovators in this region





# THE ONE NAIHARN

A modern complex of premium apartments 900 meters from Naiharn Beach

**70%**

of units have been redeemed

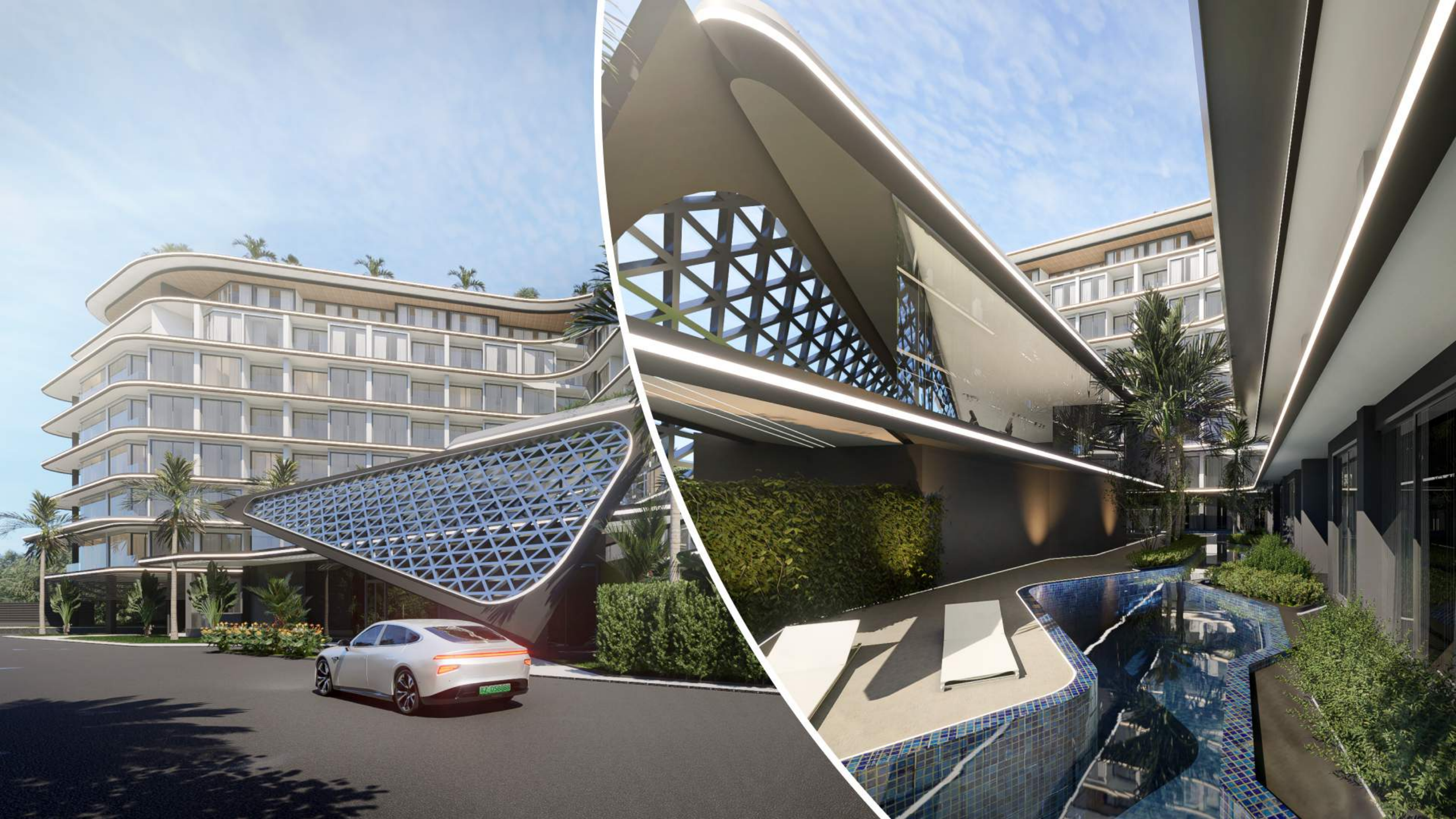
**+30%**

the actual price increase per m<sup>2</sup>

The first project of the company "The One" will be completed in December 2024









# AURORA

