

Phenomen

on

New Residential Complex

by PHUKET



CONTENTS

WELCOME TO KATA	02	APARTMENTS INTERIOR	19
PROJECT LOCATION	05	EXCLUSIVE PRE-SALE	22
MASTER PLAN	07	MANAGEMENT OPTIONS	23
FLOOR PLANS	08	PURCHASE CONDITIONS	24
ROOM TYPE	10	ADDITIONAL EXPENSES	25
VILLAS FLOOR PLANS	16	ABOUT PHUKET9	26

WELCOME TO KATA

The **Phenomenon** complex is situated just 150 m. from the popular tourist beach of Kata, and a leisurely walk to the shoreline takes no more than 3-5 minutes.

Currently, the Kata area ranks among the top three most visited tourist destinations in Phuket. Despite its modest size, this area is fully equipped with tourist infrastructure, including restaurants, massage parlors, banks, pharmacies, bars, shops, tourist agencies, and souvenir stalls.

The beach itself, stretching approximately one and a half kilometers, ensures the area's popularity. Its dazzling white sand, crystal-clear water, and year-round summer weather allow tourists to enjoy comfortable stays here regardless of the season.

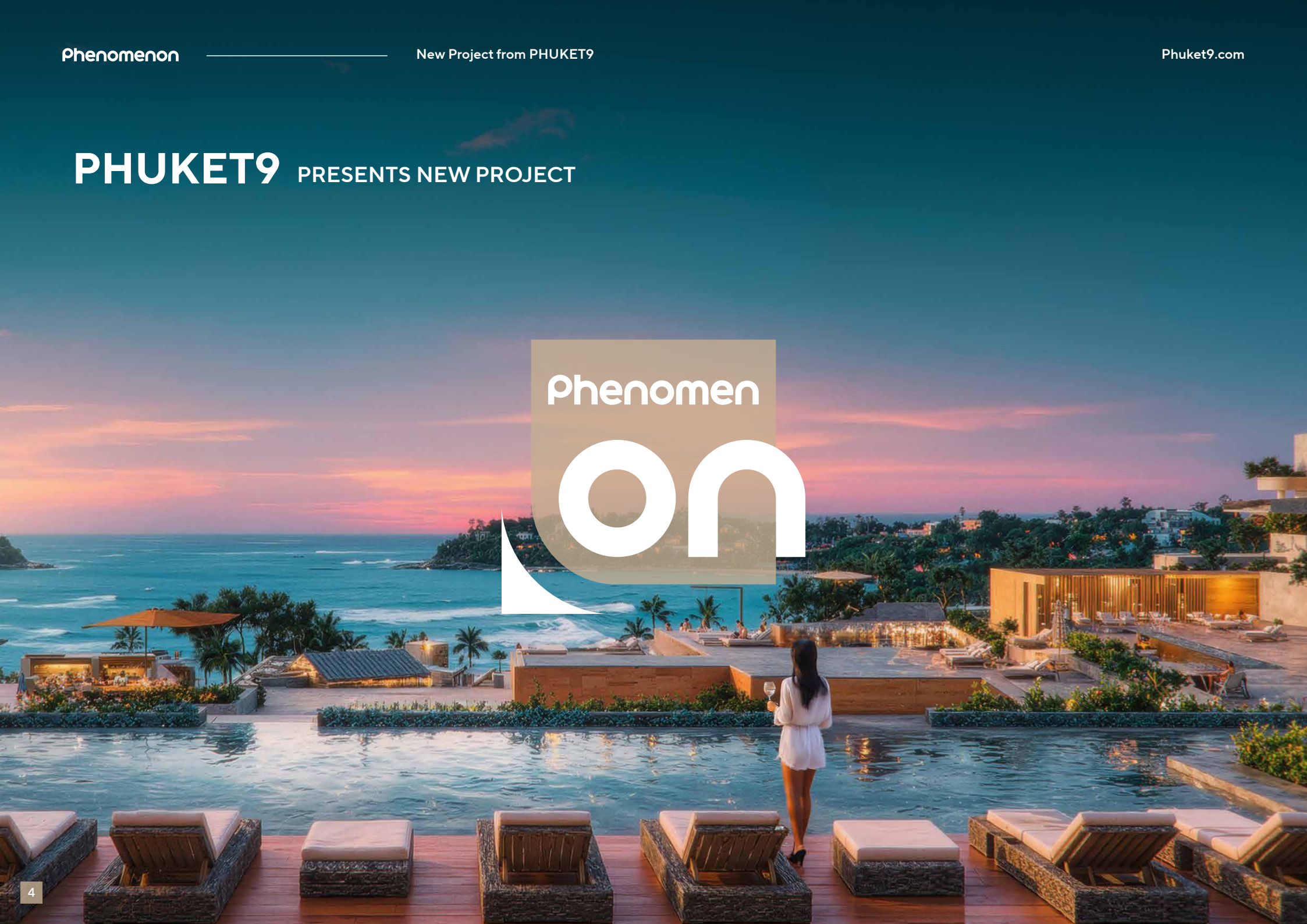
In the northern part of the beach's waters lies a colorful coral reef, ideal for shore diving. From May to October, the waves reach a height suitable for comfortable surfing, with the Quiksilver World Championship taking place here in the autumn. Additionally, the Kata Surf House training center, equipped with an artificial wave generator, provides a safe environment for aspiring surfers to learn their skills.



PHUKET9 PRESENTS NEW PROJECT

Phenomen

on



PROJECT LOCATION

The area of the land is 8 rai (13,800 square meters), and the plot itself has a significant slope. It is located just under 150 meters from the shoreline, allowing one to cover this distance on foot in less than 5 minutes at a relaxed pace. Along the way, there are numerous shops, food courts, restaurants serving various cuisines from around the world, massage parlors, a bank branch, currency exchange offices, clothing stores, stalls selling fresh Thai fruits, seafood vendors, pharmacies, and bars.





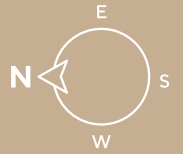
Phenomen
on

MASTER PLAN

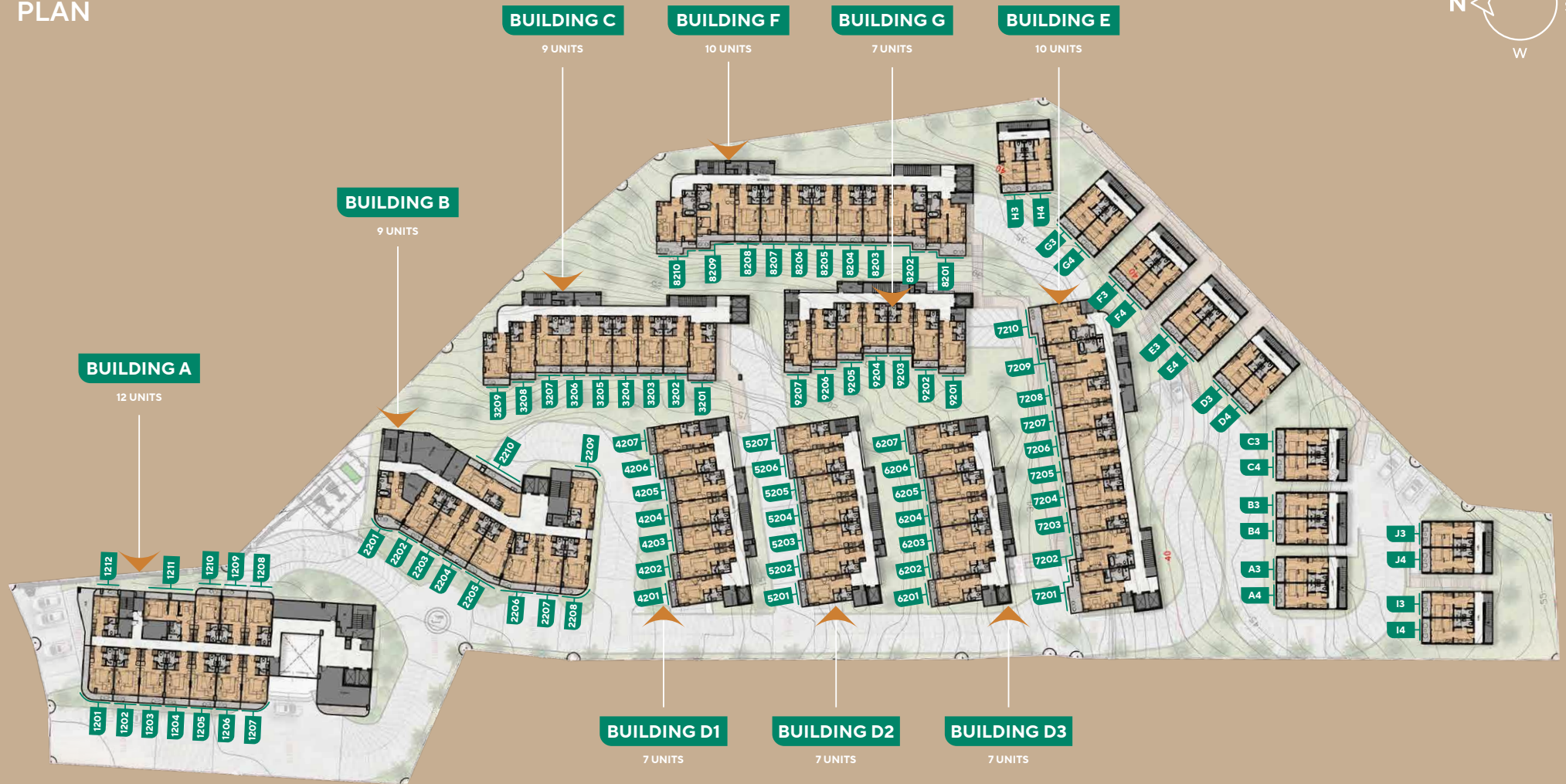
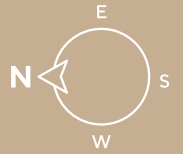


The architecture of the Phenomenon complex represents a harmonious balance of contemporary design, spatial efficiency, and deep integration with the surrounding environment. Each building features expansive rooftop swimming pools offering breathtaking panoramic views of the Andaman Sea. The internal landscape is conceived as a tropical garden, providing an ideal setting both for short-term retreats and year-round living. The master plan strategically positions the buildings to maximize sea views from the majority of apartments, ensuring optimal orientation and visual connectivity with the natural surroundings.

GROUND FLOOR PLAN



2ND FLOOR PLAN



35.43 SQ.M.

STUDIO | TYPE B-A



38.7 SQ.M.

STUDIO | TYPE B-A1



44 SQ.M.

STUDIO | TYPE B-A2



60.05 SQ.M.

ONE BEDROOM | TYPE B-B



51.32 SQ.M.

ONE BEDROOM | TYPE B-B1



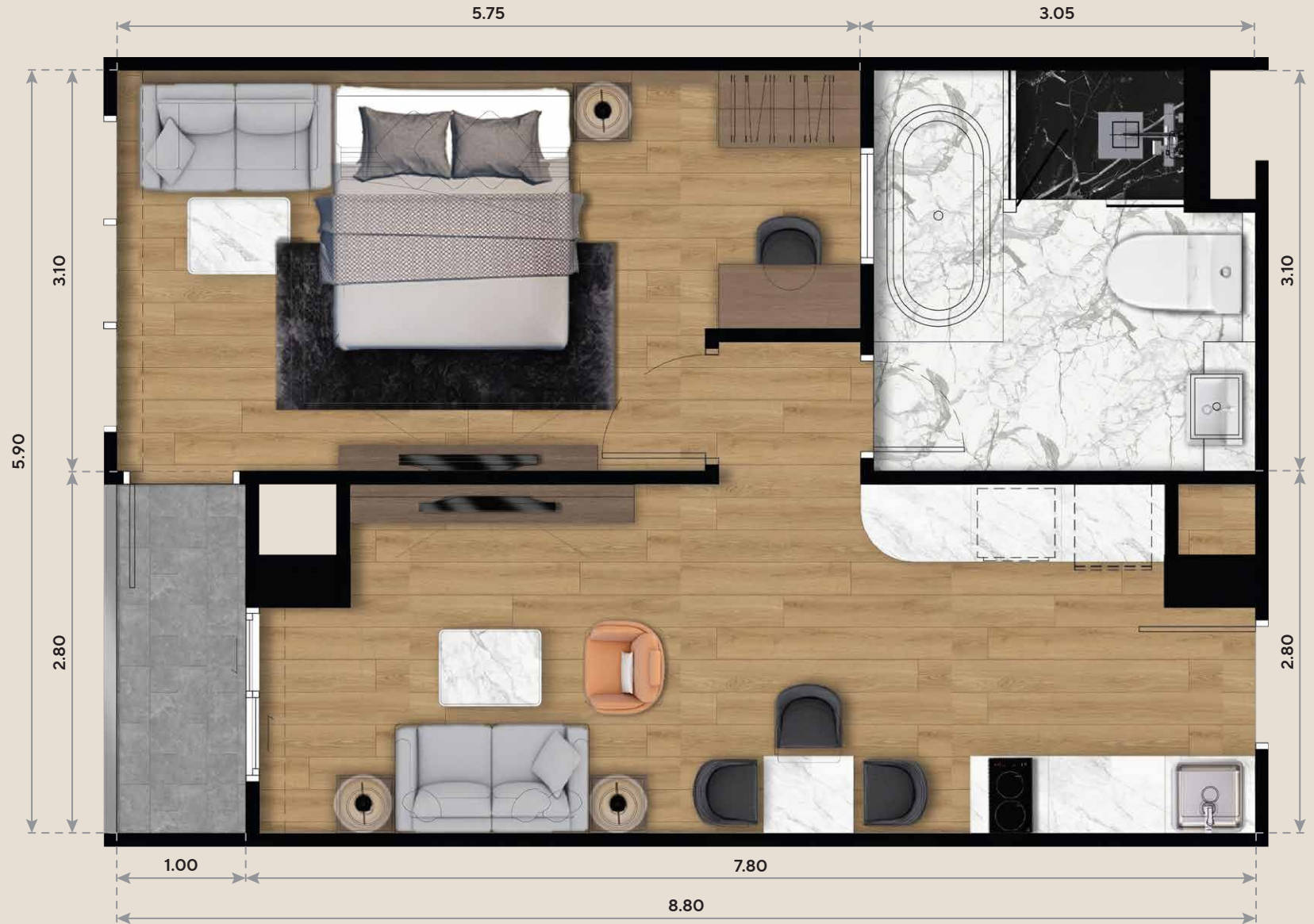
52 SQ.M.

ONE BEDROOM | TYPE C-B



53 SQ.M.

ONE BEDROOM | TYPE F-B



53.67 SQ.M.

ONE BEDROOM | TYPE G-B1



266.63 SQ. M.

UNIT 1 - 31.865 SQ. M.

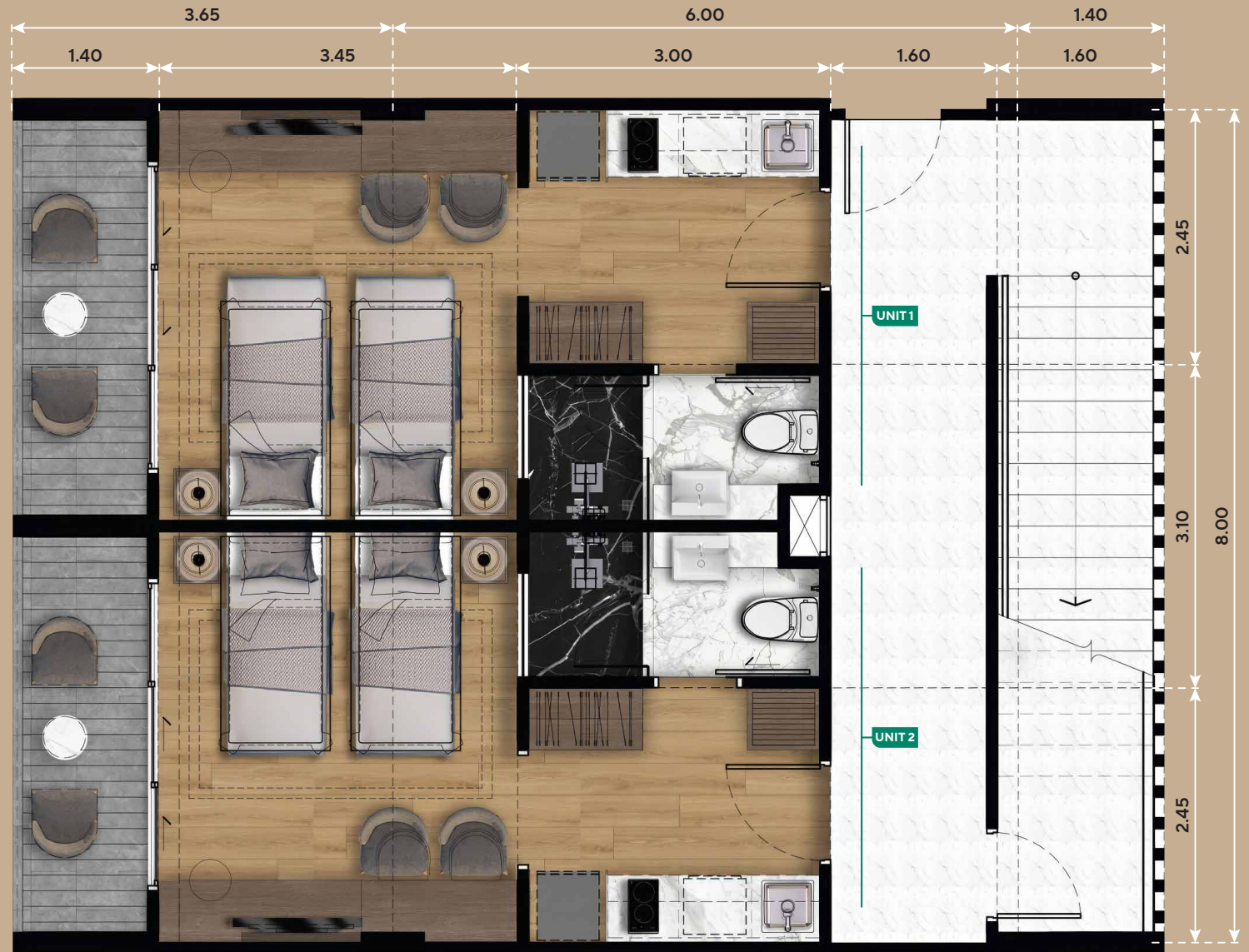
UNIT 2 - 31.865 SQ. M.

1ST FLOOR AREA - 89.970 SQ.M.

CORRIDOR, STAIR - 19.270 SQ.M.

STORAGE - 6.970 SQ.M.

VILLA 01 | 1ST FLOOR



266.63 SQ. M.

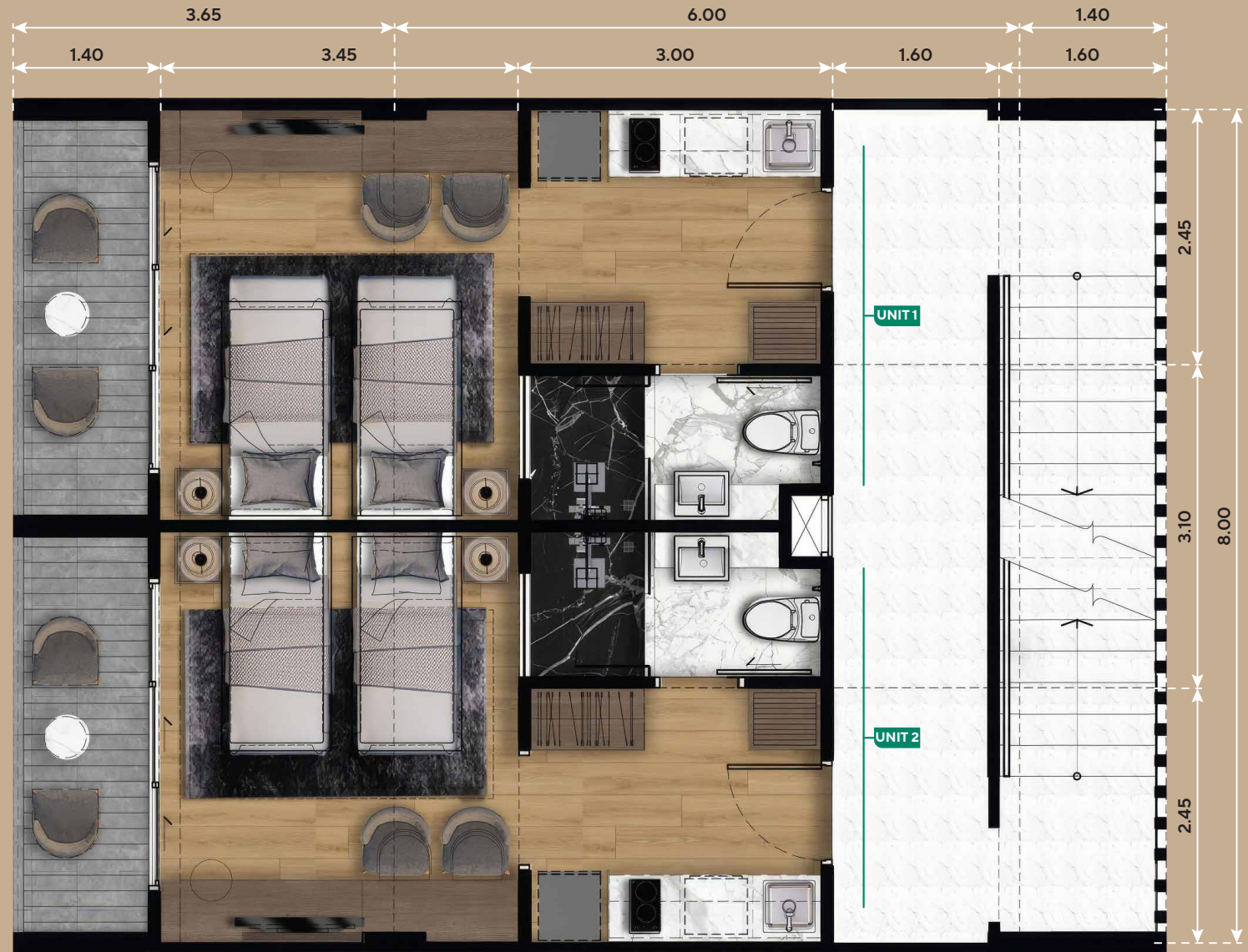
UNIT 1 - 31.865 SQ. M.

UNIT 2 - 31.865 SQ. M.

2ND FLOOR AREA - 89.970 SQ.M.

CORRIDOR, STAIR - 26.240 SQ.M.

VILLA 01 | 2ND FLOOR



266.63 SQ. M.

- SWIMMING POOL - 42.200 SQ. M.
- POOL DECK - 40.700 SQ. M.
- ROOFTOP FLOOR AREA - 86.740 SQ.M.
- STAIR - 3.840 SQ.M.

VILLA 01 | ROOFTOP



APARTMENTS **INTERIOR**

Interior solutions, quite logically, continue the overall concept of the **Phenomenon**. The original geometry of space with emphasized minimalism and functionality, combined with magnificent views, create truly outstanding apartments. Bay windows, as a tribute to absolutely ingenious solutions rooted in the classics of architecture, have defined the unmistakable character and volume of the apartment space.



Phenomen
on



PHENOMENON

RESIDENTIAL COMPLEX

EXCLUSIVE PRE-SALE

Starting price of apartments

5,365,000 THB

Apartment area

37 SQ.M.

Completion date

4Q 2027

- 390 apartments.
- Located on a steep hill in the Kata area with lush landscape & sea view.
- 80% of apartments with diagonal sea view.
- Public spaces and underground parking.
- Own management company of the developer.
- Installment -50% down payment.

AVAILABLE MANAGEMENT OPTIONS

OPTION 1. RENTAL POOL PROGRAMM



40 | 60 %

40% of gross income to the investors,
expenses on the share of management company.

OWN USE: up to 30 days p. a. (30 days in Low season
or 15 days in High season).

LOW SEASON - May to October
HIGH SEASON - November to April

OPTION 2. MANAGEMENT AGREEMENT

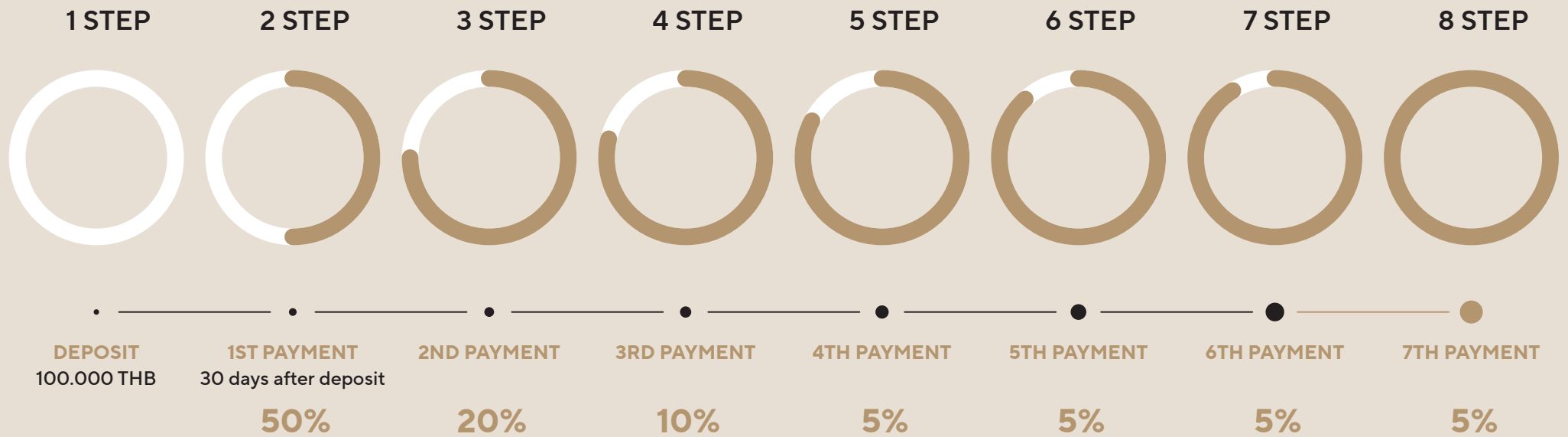


5 - 10 %

Projected rental income under
the management company.

OWN USE: not limited, but affects yield.

PURCHASE **CONDITIONS** AND **PAYMENT** SCHEDULE





60 THB SQ. M.

Service per month.
Annual payment.



500 THB SQ. M.

Capital improvement Fund.
One-time payment.



INCLUDED IN PRICE

Furniture Package.



1.25%

Leasehold registration.
One-time payment.



2.25%

Freehold registration.
Registrayion fee - 350.000 THB.
One-time payment.



15.000 THB

Installation of water and electricity meters.
One-time payment.

10 REASONS

TO INVEST IN PHUKET PROPERTY

Phuket is one of the world’s most popular tropical destinations, attracting over 13 million tourists annually.

- 

HIGH OCCUPANCY RATES
- 

NO BANK COMPLIANCE BARRIERS
- 

STRONG CAPITAL GROWTH
- 

GEOPOLITICAL NEUTRALITY
- 

FREEHOLD OWNERSHIP FOR FOREIGNERS
- 

SIMPLE EXIT STRATEGY
- 

STABLE AND GROWING ECONOMY
- 

PERSONAL USE
- 

WORLD-CLASS INFRASTRUCTURE
- 

TOURISM GROWTH



The company Phuket9 has been operating since 2004. Over the course of 20 years, the company’s management has succeeded in scaling up from a small developer to the largest construction and management company on the island of Phuket. As of today, the company’s assets include various enterprises with different structures and operational principles.

Each division of the company shares a common goal - to make the company’s properties attractive to guests and ensure a regular return on investment. This approach enables the company to grow annually and expand its presence in the Phuket market. We are experts in forming a unified strategy for interdepartmental cooperation, creating new products while clearly understanding their future trajectory.





NEW PROJECT BY



 [phuket9develop](#)

 [phuket9](#)

[phuket9.com](#)