

# INTRODUCING NEBU LUXURY RESORT RESIDENCES

Your opportunity to own part of a world-class resort  
with master-planned saltwater 220m lagoon project with  
six hotels and 950 rooms on 64,000 SQM (40 Rai) in Jomtien,  
and now also in the 89 room Bang Tao, Phuket hotel Thailand

nebu



RAMADA  
BY WYNDHAM







**HOTEL**  
CONSTRUCTION  
APPROVAL

**nebu**

Nebu Luxury Resort Residences - Na Jomtien-Bang Saray  
Only **1 hour 40 minutes** from Bangkok





ARG

AZURE RICH GROUP

## ARG - AZURE RICH GROUP

- Established in 1996, a Thai and Australian partnership
- Offices in Bangkok, Gold Coast Australia with bases in New Zealand and Singapore
- Experience 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 clientele globally

● **BANGKOK**  
(HEAD OFFICE)

SINGAPORE

GOLD COAST

AUCKLAND

[www.azurerich.com](http://www.azurerich.com)



WYNDHAM  
REWARDS®

*You've earned this.\**

**RAMADA AND  
RAMADA ENCORE -  
NEBU RESIDENCES**

## STAGE 2

**RAMADA®**  
BY WYNDHAM

Ramada by Wyndham  
Na Jomtien Pattaya is not  
owned, developed, managed,  
or sold by Wyndham Hotels  
& Resorts Asia Pacific.\*

**Operations**

**nebu**



**Developer**



**ARG**

AZURE RICH GROUP

Including its subsidiary  
project SPV'S.

**Licensors**



**RAMADA  
encore**  
BY WYNDHAM

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[www.nebuworld.com](http://www.nebuworld.com)  
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# WHY INVEST IN THAILAND?

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

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



# WHY INVEST IN THAILAND?

- Previous capital growth for the last 12 years pre-COVID-19 (2009-2020) was an average of 5.43% per annum.
- Tourism was increasing at a considerable rate pre-COVID-19; when travel restrictions are lifted, tourism inflow will explode.
- Thailand was number one for S.E. Asian countries to invest in property (2018 and 2019), and this will only see massive increases post COVID-19.
- **A high-speed train** is scheduled to be completed, in approximately 2028, from China to Don Mueang airport / Bangkok / Pattaya.
- **U-Tapao International Airport** extension completed mid-2025, creating more visitors per annum (only 20 minutes drive from the resort)

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





# THAILAND ARRIVALS 2005 - 2019

## Growing tourist numbers to Thailand China No.1 Malaysia No.2

Figure 1: Number of international tourist arrivals

No. of int'l tourist arrivals (Million)



**Tourist Arrivals**  
+15.4% Y-o-Y

**Occupancy**  
+2.4% Y-o-Y

**ADR (THB)**  
+7.0% Y-o-Y

**REVPAR (THB)**  
+10.3% Y-o-Y



## THAILAND'S REAL ESTATE GROWTH PAST 12 YEARS: 2009-2020

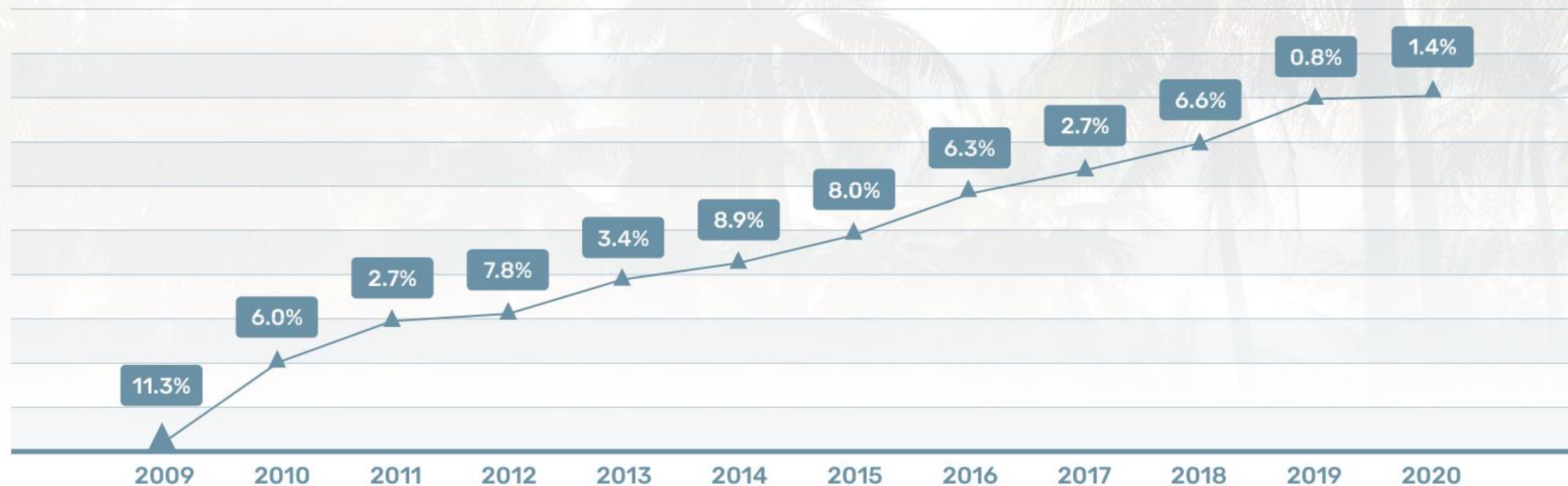
nebu

### ANNUAL PROPERTY GROWTH

12-year Thailand condominium capital growth: 2009-2020

Average

**5.43% \*\***



Source Bank of Thailand

\*\* Past performance is not indicative of future results



## Nebu Luxury Resort Residences

Previous Years Capital Gains  
Annual % (Average)  
from 2009-2020

**5.43%**

Rental Yield %

**8.98%\***  
**10.62%**  
**12.26%**

Occupancy %

**55%**  
**65%**  
**75%**

Personal  
Usage Yearly  
savings %

**\* \* \***

Return on  
Investment  
(ROI %)

**14.41%**  
**16.05%**  
**17.69%**

\* The above rental yield is based on approximately 55% occupancy of the cheapest rooms and calculated using 1,800 baht per night, Investor rental option. (two people) (2015-2019 PATA)  
More expensive rooms have a higher per night rate, and so these yields are still a relevant guide.

\* 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 RESORT RESIDENCES

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## INVESTMENT BENEFITS

- ✓ Premier location 1.4 hours from Bangkok for the Jomtien project
- ✓ 8% per annum cashback during construction for up to two years\*
- ✓ No ongoing monthly fees
- ✓ Capital growth potential
- ✓ 60 year leasehold, fully transferable
- ✓ Less than 65,000 baht per square metre
- ✓ Fully furnished
- ✓ Seven-year, 100% buyback option
- ✓ Attractive referral commissions @ 2%

THE BEST OF BOTH  
WORLD!!

## PERSONAL BENEFITS

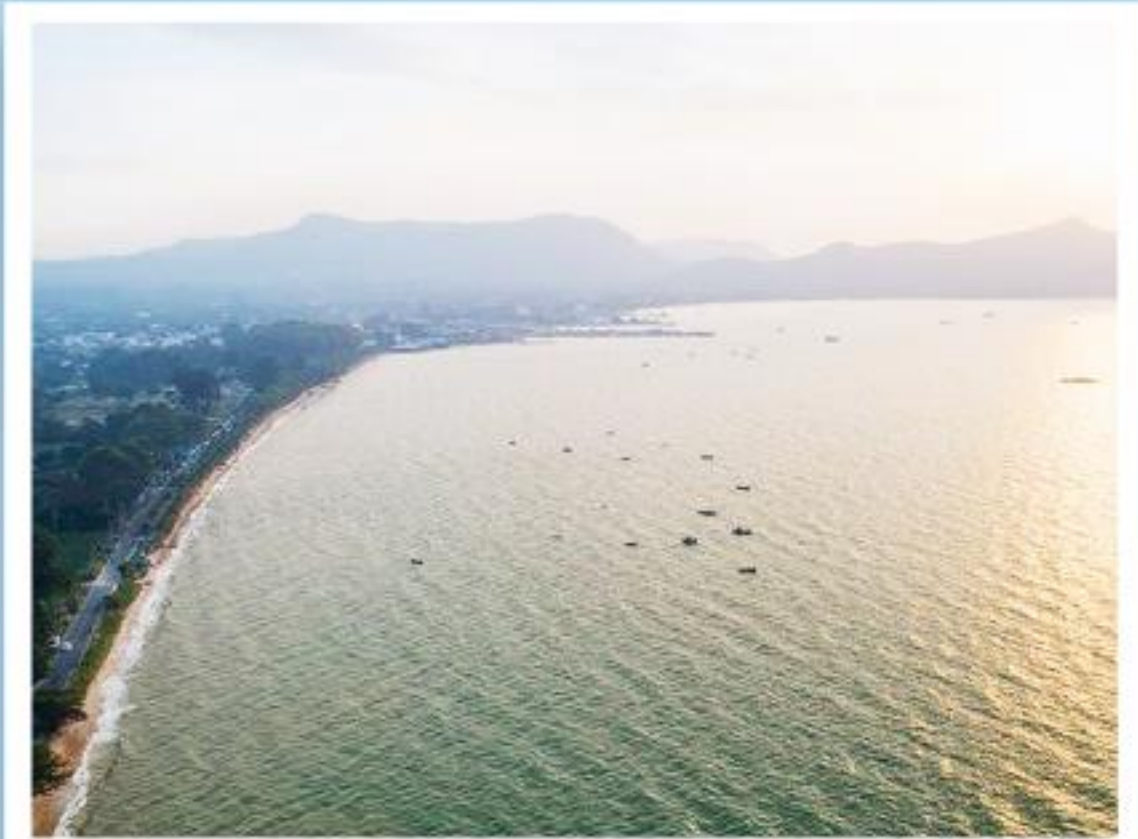
- ✓ 75%\* off accommodation stays
- ✓ Availability guaranteed / No blackout dates
- ✓ 15% off all food & beverage outlets
- ✓ 10% off all health & well-being services
- ✓ Free Nebu health & well-being membership
- ✓ Free day use of resorts facilities & amenities
- ✓ Free Wyndham rewards membership
-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

\* Conditions apply relevant to purchasing method



# NEBU LUXURY RESORT RESIDENCES

Na Jomtien / Bang Saray, South of Pattaya.  
Beautiful coastal location only eight minutes  
from the beach



Pattaya - Bang Saray beach

## TRAVELLING DISTANCES

- ✓ Site is eight minutes drive to Bang Saray & Jomtien beaches
- ✓ Ten minutes to local eating and market areas
- ✓ Ten minutes to a newly-opened golf course
- ✓ Ten minutes to temples and other tourist attractions
- ✓ 15-20 minutes to Pattaya walking street and nightlife area
- ✓ 20 minutes to U-Tapao International Airport
- ✓ One and a half hours drive to Bangkok





## NA JOMTIEN / BANG SARAY BEACH

Quiet & Relaxed

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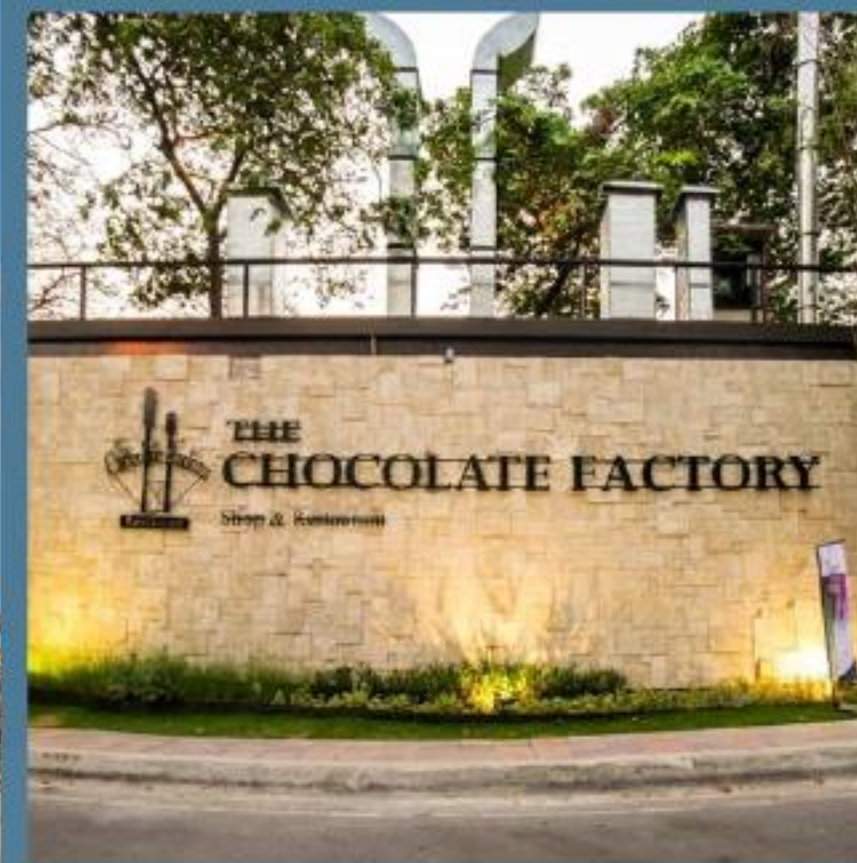
**HOLLYWOOD  
THEME PARK ON  
YOUR DOORSTEP!**

**7 MINUTES FROM  
OUR RESORT!**



# MANY LOCAL ATTRACTIONS FOR TOURISTS AND WEEKENDERS

The Chocolate Factory  
and floating markets





# THE RESORTS LAYOUT AND FACILITIES



Phase 1&2

## Building names

Resort A - Koh Samet  
Resort B - Koh Lan  
Hotel C - Koh Kood  
Hotel D - Koh Chang  
Hotel E - Koh Sak  
Hotel F - Koh Krok  
Buildings J - Koh Nebu  
BG - Bangkalows

■ Co-work facility on level 7 of building P, with over 1,000 sqm of space.

■ The retail complex (Building N) at the drop-off area includes a 7/11 travel shop and security/ administration centre.

■ Man-made beach lagoon (L) is more than 200m long, with islands, sliders, private, and more public areas.

■ Music entertainment stage and facilities (K) at the northern end of the lagoon pool provide nightly entertainment.

■ State of the art 950 sqm bird's nest coffee shop, co-work, fitness and social gathering (J) overlooking the lagoon.

■ Health & well-being centre (I) (1,280 sqm complex) includes fitness, spa, health food restaurant, yoga, pilates, and personal trainers.

■ Building H is a mixed-use 1,800 sqm complex with a nightclub, retail and mice centre.

■ Check-in centre 'terminal building' (P), bus/van/car/ motorbike hire, valet parking, and covered secured car-parking facility (Q).

■ Car-free project with electric bikes and buggies (Q).

■ (A,B,C,D,E,F) are mixed-use accommodation buildings (resort and hotels).

[View project tour](#)



**Bird's Nest Coffee Shop, Co-Work, Fitness  
and Social Gathering - 950 SQM**







Modern Lagoon Side Bungalows and  
Roof Top Dining on level 8



A vibrant nighttime architectural rendering of a resort complex. In the center is a large, rectangular lagoon with a pinkish-purple hue. To the left, a multi-level water slide structure with red slides and wooden framing sits on a raised platform. The foreground and middle ground are filled with numerous palm trees and lush tropical plants. Scattered throughout the sandy area are several transparent, cube-shaped glass enclosures, each containing people relaxing. To the right, a long, modern building with a series of arched windows and balconies is visible. In front of this building, there's an outdoor seating area with tables and chairs, and a few golf carts parked nearby. A person is seen riding a bicycle on a path that winds through the scene. The overall atmosphere is lively and tropical, with warm lighting from the buildings and the moonlight reflecting on the water.

**Night view of Lagoon from the rooms,  
with evening street market and entertainment**



**International Health and  
Well-Being Centre - 1,280 SQM**

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# Retail Shopping Centre and Mice facility - 4,200 SQM

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**Entrance and Convenience Store,  
lagoon and landscaping area**

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Hotel E**



**STAGE I, 124 ROOMS MIXED-USE ACCOMMODATION,  
BUNGALOWS AND INCLUDES LOUNGE BAR,  
LOBBY AND ALFRESCO DINING.**







**Two-bedroom  
59 - 83 SQM**

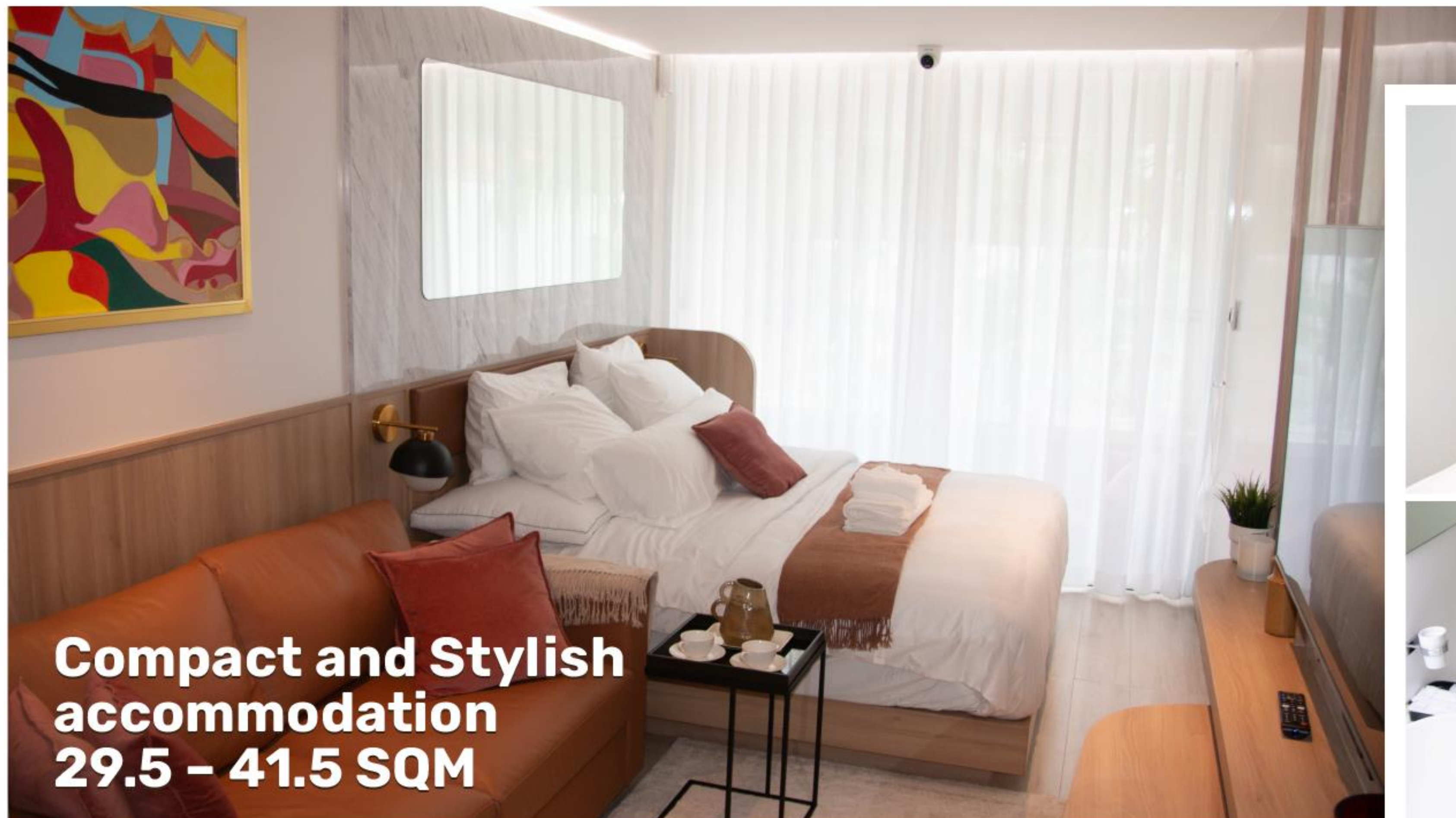


## ROOM FEATURES

- ✓ Fully furnished with quality fittings
- ✓ Three separate sleeping areas
- ✓ Rooms have a fast internet connection and a large TV with Bluetooth connectivity for smartphones and tablets
- ✓ Rooms are set up for short-term or long-term stays
- ✓ All rooms have a balcony with a daybed
- ✓ All rooms have a full kitchen

**Ground floor rooms  
have balcony plus  
courtyard & pet friendly!!**





## Compact and Stylish accommodation 29.5 – 41.5 SQM

### ROOM FEATURES

- ✓ Fully furnished with quality fittings
- ✓ Two separate sleeping areas
- ✓ Rooms have a fast internet connection and a large TV with Bluetooth connectivity for smartphones and tablets
- ✓ Rooms are set up for short-term or long-term stays
- ✓ All rooms have a balcony with a daybed
- ✓ All rooms have a full kitchen



**Ground floor rooms  
have balcony plus  
courtyard & pet friendly!!**



**THREE TYPES OF SINGLE ROOM;** Standard sleeps four, 4th floor Jacuzzi sleeps four people, and the ground floor private plunge pool sleeps four; the two-bedroom units have the same options and sleeping up to eight people



**Standard rooms 29.5 - 41.5 sqm**  
**Two-bedroom 59 - 83 sqm**



**Stage I, 124 keys mixed-use accommodation building and bungalows including lounge bar, lobby, and alfresco dining. Entrance and convenience store, lagoon, and landscaping area**

**nebu**  
**Hotel E**

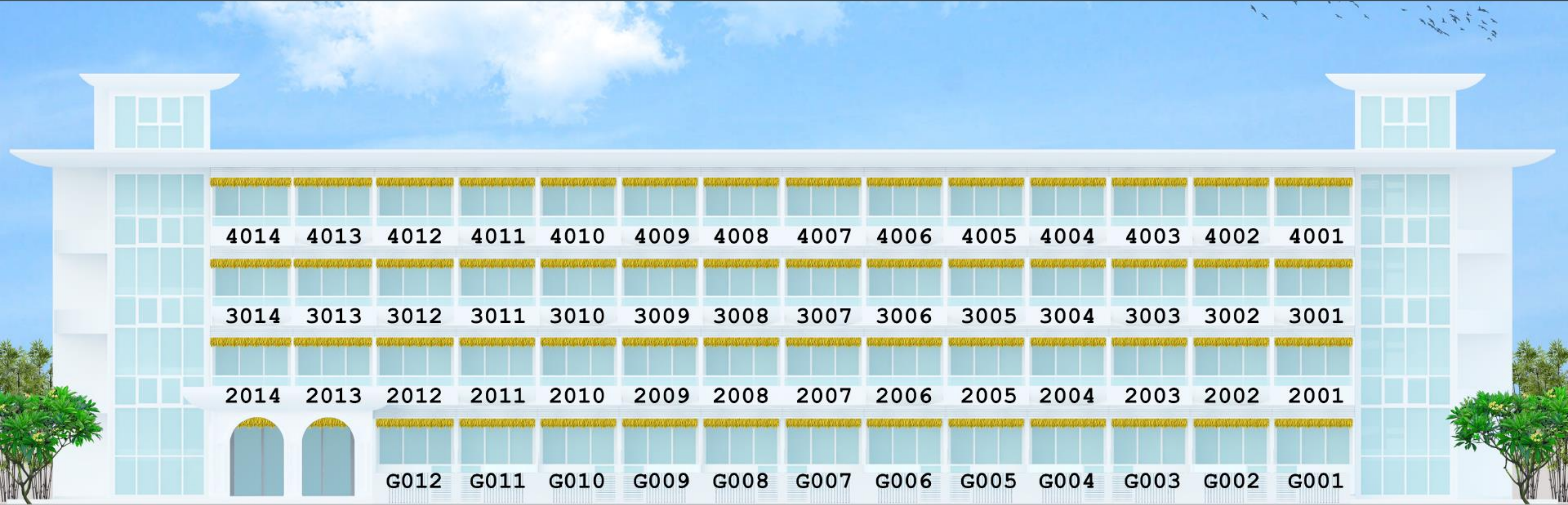




# NEBU LUXURY RESORT RESIDENCES - JOMTIEN

## Wing A - Frontal Elevation Courtyard View

Active price list : <http://bit.ly/3yvcea9>



(3rd- and 4th-floor units have partial Lagoon views)



# NEBU LUXURY RESORT RESIDENCES - JOMTIEN

## Wing B – Frontal Elevation Lagoon View

Active price list : <http://bit.ly/3yvcea9>





## Free

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

## Four nights\*

accommodation for up to two people in a hotel/resort of similar quality close to the project. This holiday is also an opportunity to tour the project.

\* Blackout dates may apply

\*\* 100% ownership and payment only

## One-yr option\*

To upgrade your ownership at today's prices before settlement on your existing purchase today.

## NEBU LUXURY RESORT RESIDENCES PLATINUM PLUS OWNERSHIP BENEFITS AWARDED TO YOU

## 8%\* Cashback

per annum for up to two years during construction option

\* Conditions apply

## Access

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

## 100%\*\*

**Seven-year buyback guaranteed by the developer**

## Free

**Wyndham rewards membership**

**WYNDHAM  
REWARDS**  
*You've earned this.*





Bangkok  
Jomtien

Phuket

## INTERNAL USE WITHIN THE NEBU PROPERTIES

An additional benefit to owning with Nebu Luxury Resort Residences 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)

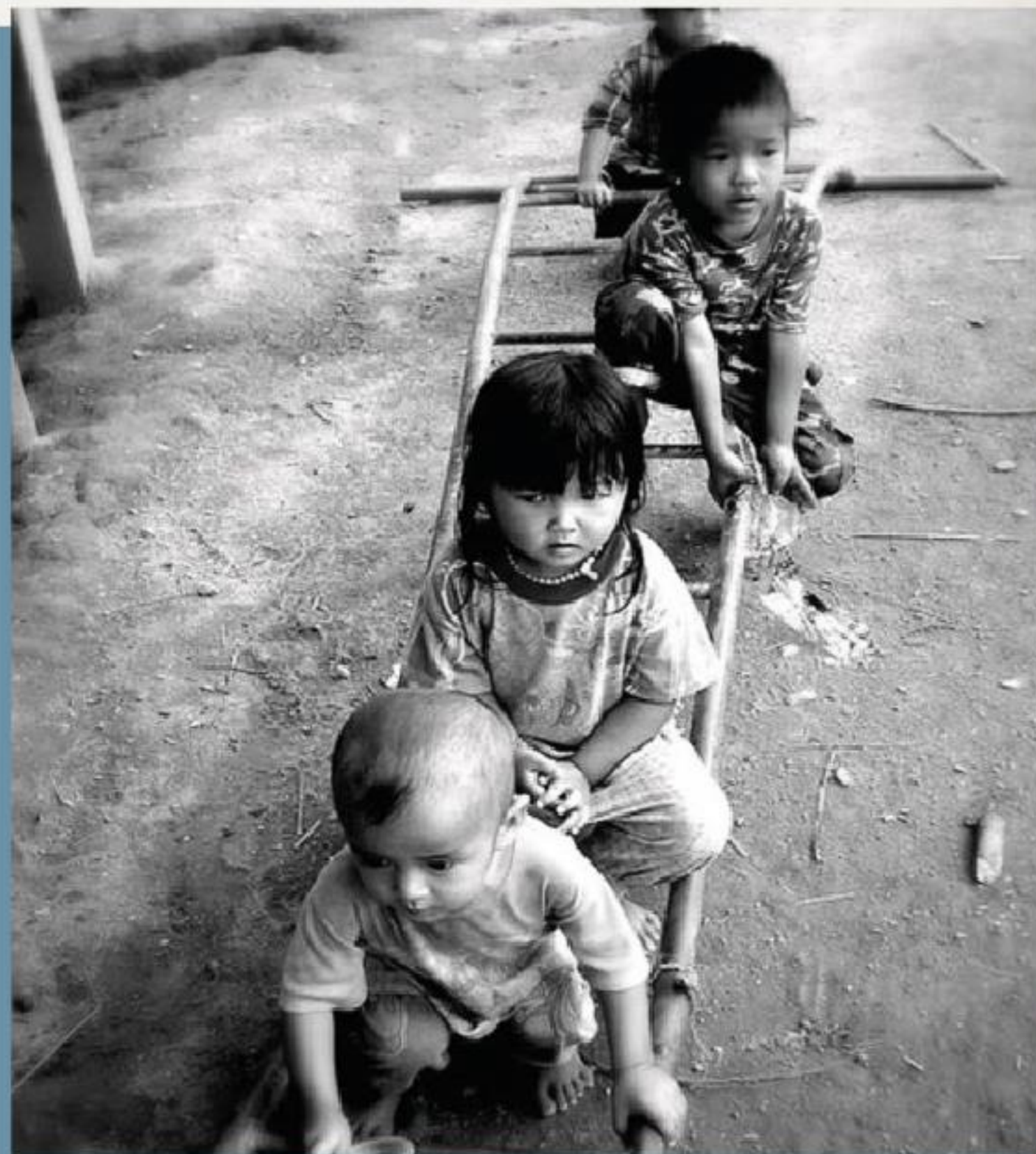
Gold Coast

Byron Bay

Queenstown

**'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.





## 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**



**Application form :**  
[nebuworld.com/sales-application](http://nebuworld.com/sales-application)

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

**Payment details - Bangtao :**  
<https://bit.ly/nebubank>

A person is shown in a yoga pose (Urdhva Dhanurasana) on a beach at sunset. The sun is low on the horizon, creating a warm, golden glow. The person's silhouette is dark against the bright sky. The word "nebu" is written in a large, gold, 3D font across the center of the image.

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Discover the possibilities  
[www.nebuworld.com](http://www.nebuworld.com)



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# Bungalows

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Bungalows with courtyards are pet friendly!!

## Modern lagoon side Bungalows 70 - 105 SQM



### Bungalows

Future Price

Promotional Price

From

Phase 1

7,144,500

**6,072,825**

Active price list : <https://bit.ly/ttmvbungalow>

**NOTE :**

- Ground floor courtyard and plungepool excluded
- Slider off rooftop level excluded

### ROOM FEATURES

- ✓ Fully furnished with quality fittings
- ✓ Two separate sleeping areas
- ✓ Rooms have a fast internet connection and a large TV with Bluetooth connectivity for smartphones and tablets
- ✓ All rooms have a balcony with a daybed

- ✓ Rooms are set up for short-term or long-term stays
- ✓ All rooms have a full kitchen
- ✓ Courtyards are optional
- ✓ Private slider off roof top into lagoon is optional



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Nebu Luxury Resort Residences - Bang Tao - Phuket  
Secluded but **close to everything**





# NEBU LUXURY RESORT RESIDENCES

Bang Tao beach, Phuket.



Phuket - Bang Tao Beach

## TRAVELLING DISTANCES

- ✓ Site is ten minutes drive to Bang Tao beach
- ✓ Ten minutes to local eating and nightlife areas
- ✓ Ten minutes to shopping district
- ✓ Ten minutes to golf courses
- ✓ 25 minutes to Phuket International Airport
- ✓ One hour to Bangkok by plane





## BANG TAO BEACH

Quiet & Relaxed

nebu



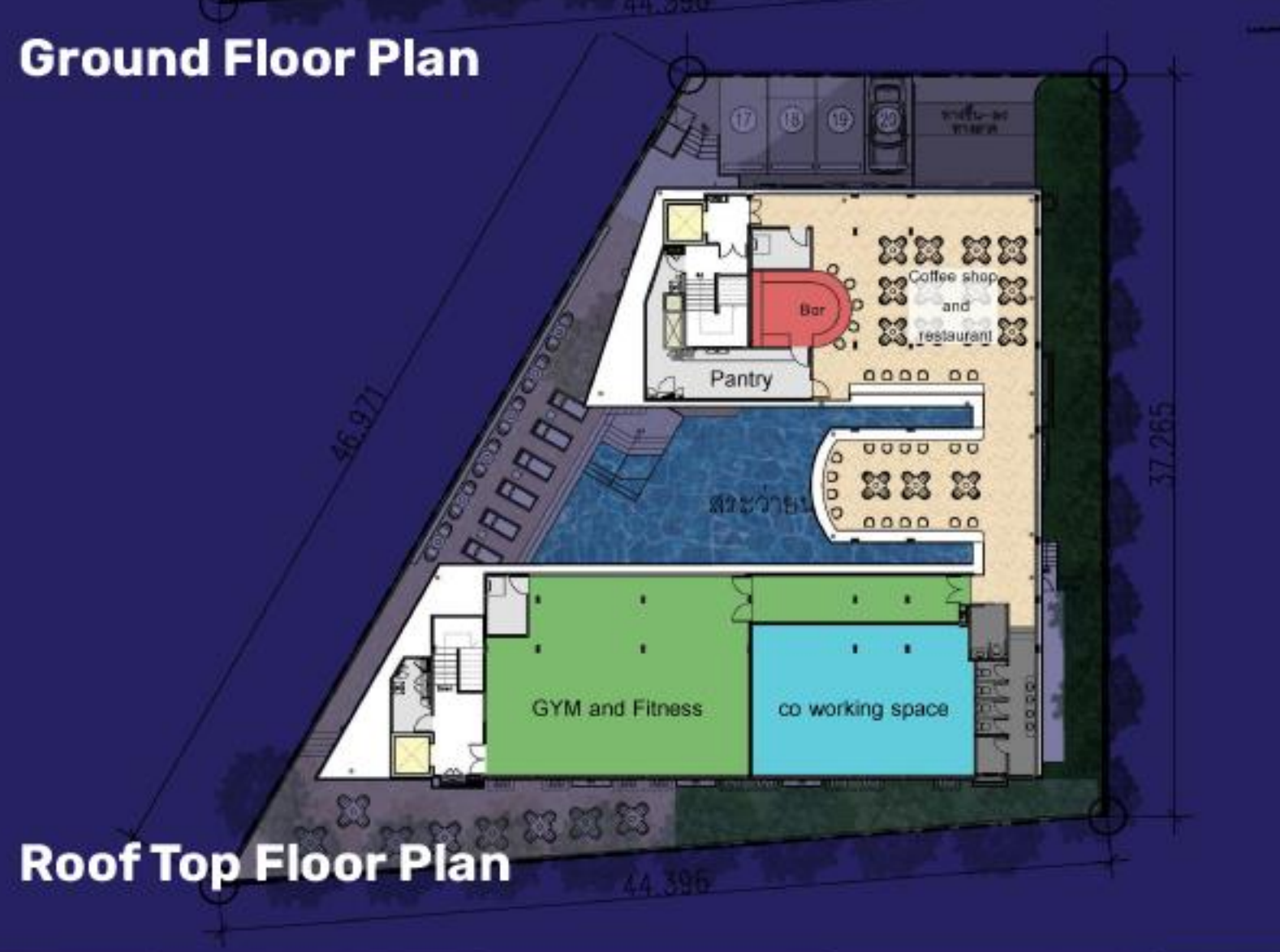


# THE RESORTS LAYOUT AND FACILITIES - BANG TAO

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Ground Floor Plan



Roof Top Floor Plan

**Project location :**  
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
- Lift 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 views of the surrounding area
- Modern building technology throughout



# THE RESORTS LAYOUT AND FACILITIES - BANG TAO



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



# 100%

## FUTURE PRICE LIST / PROMOTIONAL PRICE LIST 100% OWNERSHIP

**BANG TAO**

Floor	Future Price	Promotional Price From
Ground Floor	2,845,920	<b>1,992,144</b>
2nd Floor	2,683,296	<b>1,878,307</b>
3rd Floor	2,871,440	<b>2,010,008</b>
4th Floor	2,981,000	<b>2,086,700</b>
5th Floor	3,169,584	<b>2,218,708</b>
6th Floor	3,499,100	<b>2,449,370</b>

(Price in Thai Baht)

Limited stock available