

THE
ZERO
NAI YANG

SUSTAINABLE LIVING, INSPIRED BY NATURE



SUSTAINABLE LIVING

INSPIRED BY NATURE

NAI YANG – PHUKET'S HIDDEN GEM

Surfing/
Snorkelling
Reef



Sirinat
National
Park



Phuket
International
Airport



Beachfront
Restaurants



350 metres
from the
beach



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NAI YANG – PHUKET'S HIDDEN GEM

Nai Yang Beach	350 metres – 3 minute walk
Sirinat National Park	600 metres – 5 minute walk
Phuket International Airport	2.5 kilometres – 7 minute drive
Mingle Mall Nai Yang	1.2 kilometres – 3 minute drive
Nai Yang Village Market	900 metres – 2 minute drive
Shops & Supermarket	350 metres – 3 minute walk
Local Restaurants & Cafés	250 metres – 2 minute walk
Wellness & Spa Centres	600 metres – 5 minute walk

Mai Khao Beach	6 kilometres – 15 minute drive
Bang Tao Beach	25 kilometres – 30 minute drive
UWC Thailand International School	10 kilometres – 15 minute drive
Blue Canyon Golf Course	7 kilometres – 10 minute drive
Yacht Haven Marina	13 kilometres – 20 minute drive
Bumrungrad International Hospital	5 kilometres – 7 minute drive
The Zero Bang Tao	15 kilometres – 25 minute walk



ECO. ZERO WASTE. INSPIRED BY SUNSET SILHOUETTES



Solar
panels



Rainwater
harvesting



Single use
plastic free

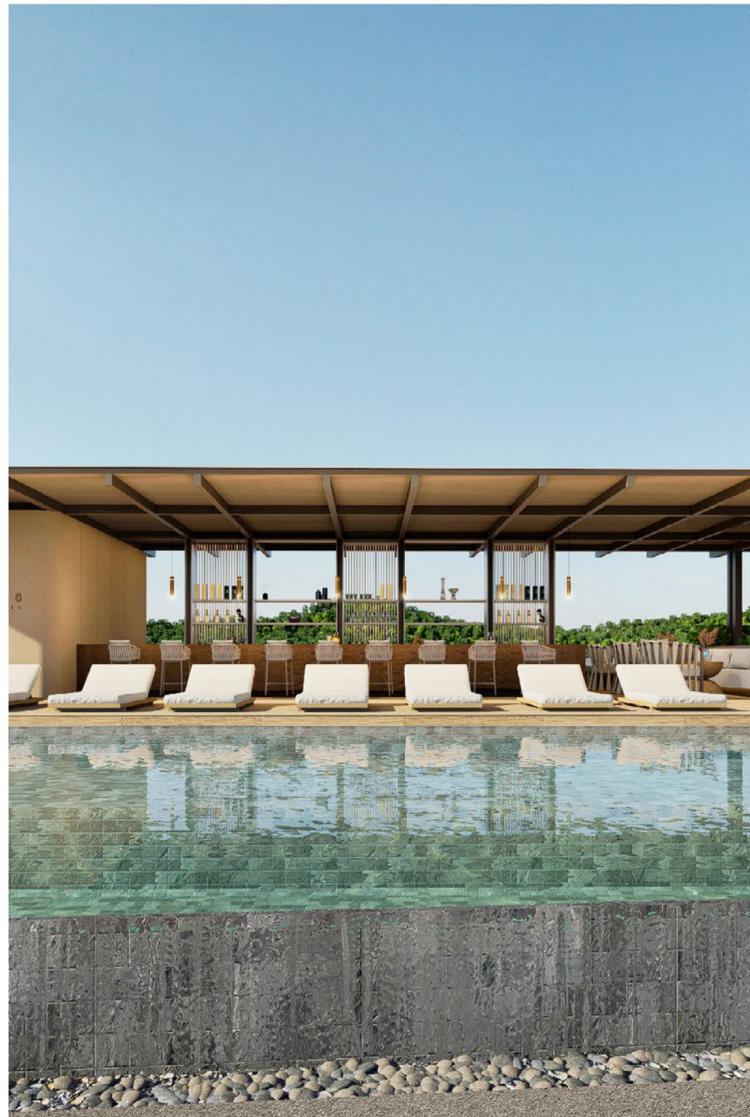


Pet
friendly

EIA:	Approved
Unit Mix:	Studios, 1-bedroom, 2-bedroom and presidential suites
Total Units:	150
Condominium Size:	29.5 to 108 square metres
Condominium Saleable Area:	7,224 square metres
Total Construction Area:	13,476 square metres
Building Height:	5 storeys
Ownership:	Freehold and Leasehold options available
Amenities:	Rooftop pool, gym, spa, sauna, steam room, ice bath, co-working space, kids club, EV charging stations, solar-powered shuttle, underground parking, pet-friendly, wellness spa, rooftop swimming pool, padel courts, outdoor cinema, golf simulator
Rental Pool:	70/30 revenue share, professionally managed with projected circa 11% annual ROI



MORE THAN A RESIDENCE



A DESIGNED COMMUNITY



SPACES TO CONNECT, LIVE, AND GROW TOGETHER

COMMUNITY SPACES

PADEL COURTS

Play. Compete. Connect.



FUSION RESTAURANT

Sunsets. Friends. Dine.



KID'S CLUB

Safe. Creative. Fun.



COWORKING & EVENT SPACE

Work. Network. Grow.

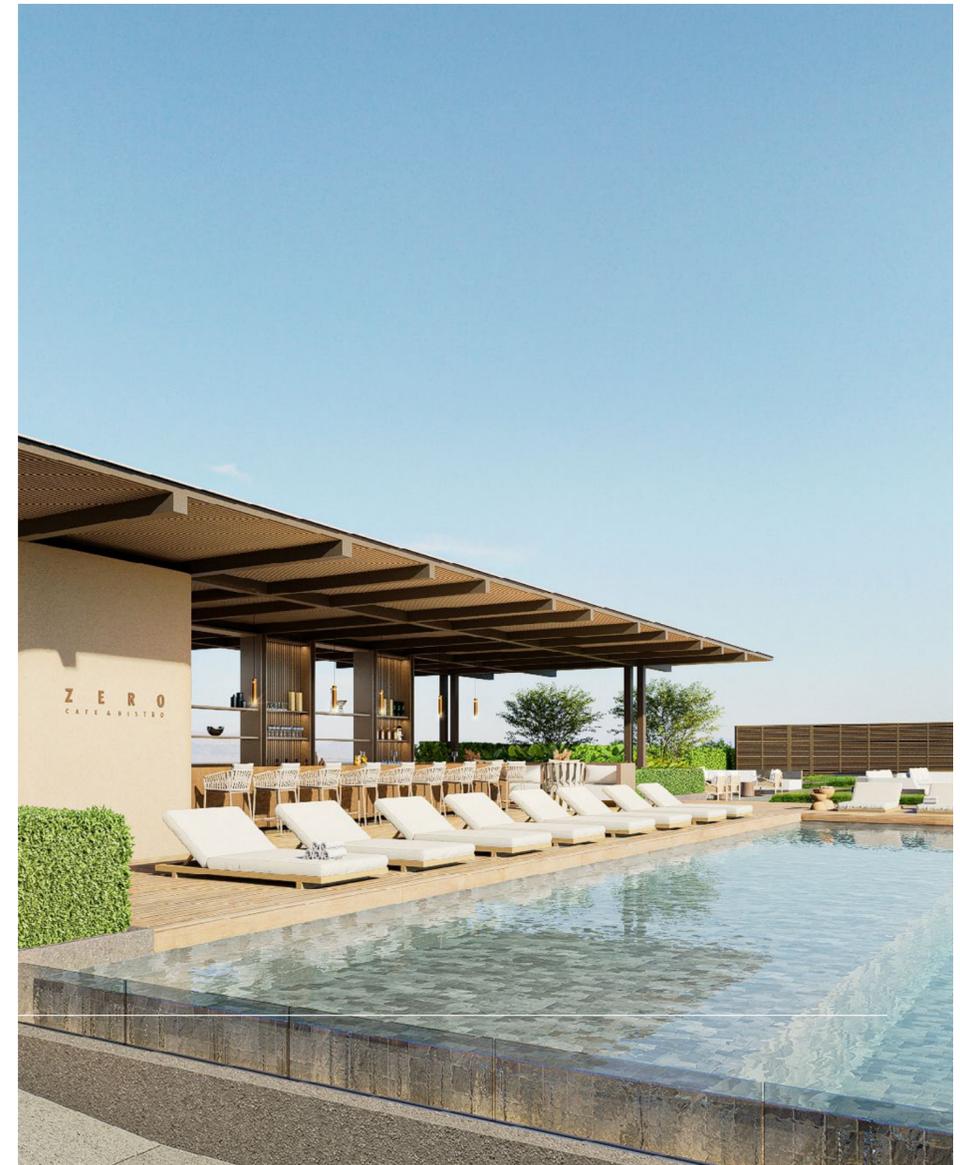


RESORT
-STYLE
LEISURE

ROOFTOP POOL & BAR

SUSTAINABLE LIVING

INSPIRED BY NATURE



YEAR
-ROUND
PRACTICE

GOLF SIMULATOR

SUSTAINABLE LIVING

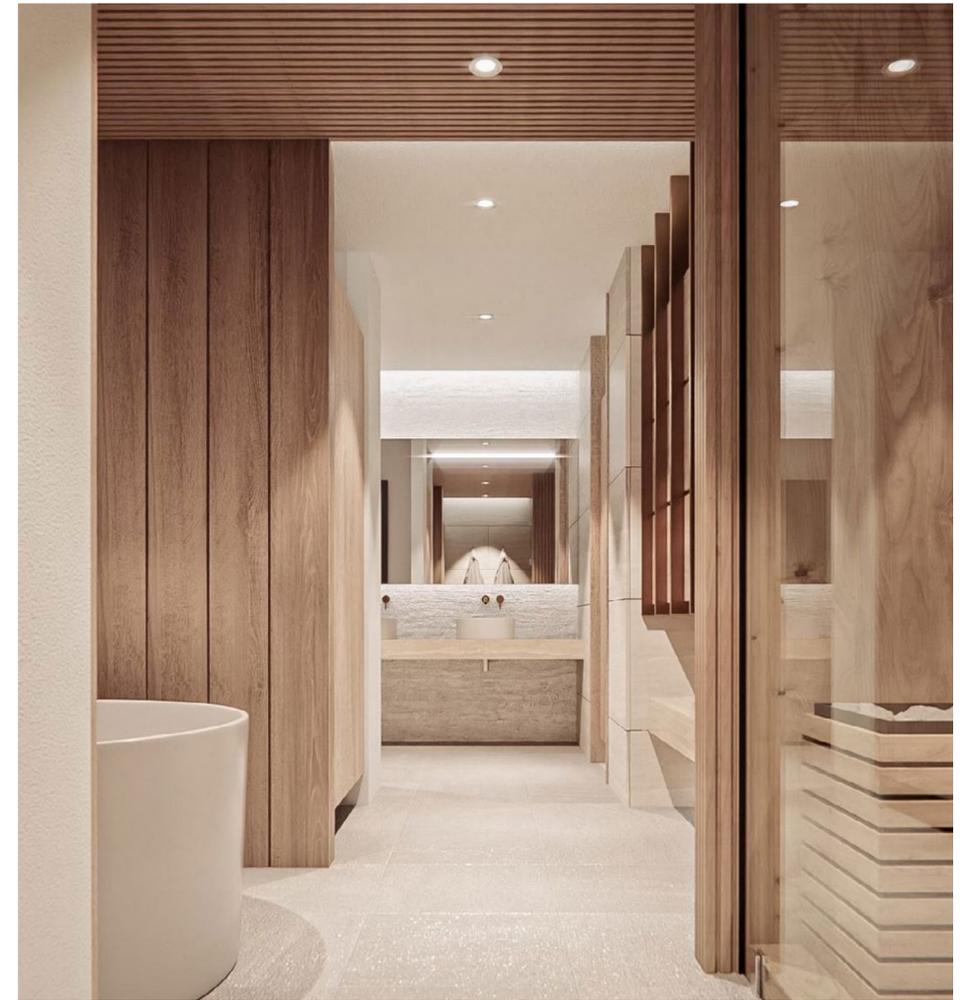
INSPIRED BY NATURE

WELLNESS
RETREAT

SAUNA, ICE BATH,
MASSAGE & GYM

SUSTAINABLE LIVING

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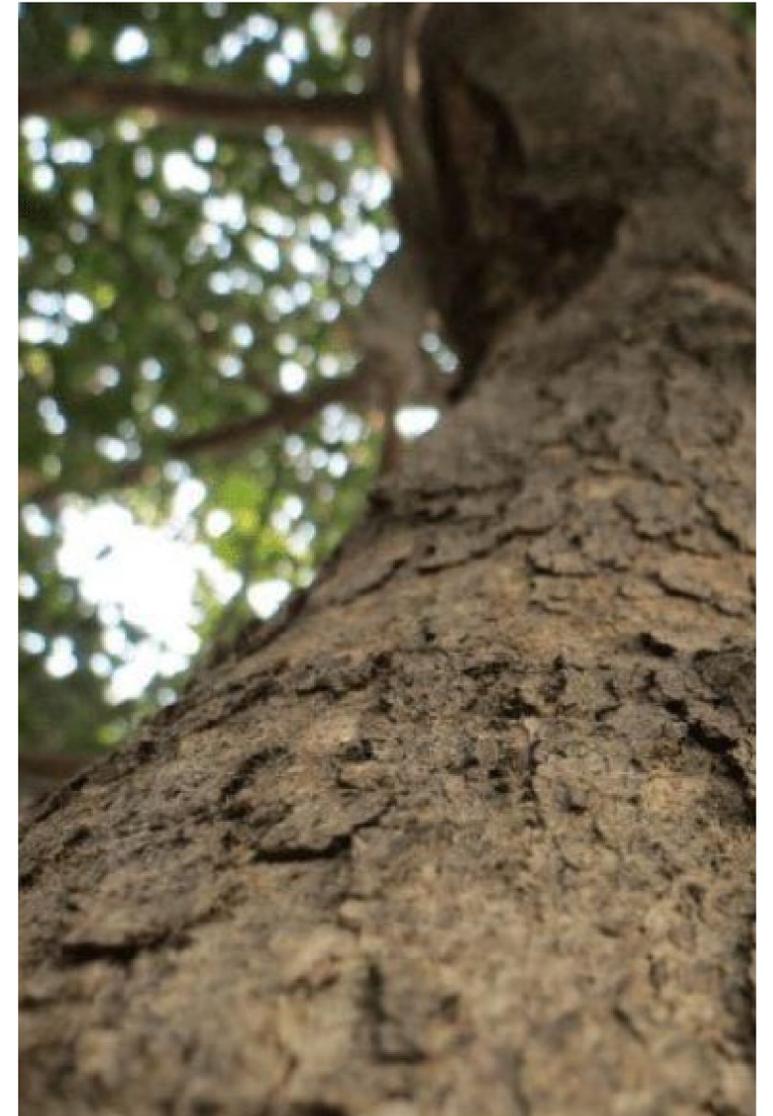


ARCHITECTURE INSPIRED BY NATURE



MODERN
TROPICAL
DESIGN

SUSTAINABLE
INTEGRATION



QUALITY IN EVERY DETAIL

FLOORS

Porcelain tile, Tribeca stone, luxury vinyl, wood in bedrooms



WALLS

Ivory textured paint, laminated wood, ceramic mosaics

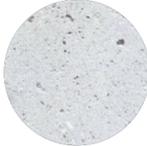
CEILING & ROOF

Tempered glass, waterproof membrane, aluminium ceilings



BATHROOMS

Solid-surface counters, matte grey tiles, mosaic features



EXTERIORS

Aluminium composite panels, louvre, fibre cement walls

“USING SUSTAINABLE
MATERIALS, OUR
DESIGNS HARMONISE
WITH NATURE —
CREATING SPACES THAT
NURTURE AND INSPIRE.”

KORRAKOTH CHAROENTHURAYONT

DESIGNED BY
AWARD-WINNING
DESIGN DIRECTOR

TULA DEVELOPMENTS

PREVIOUS PROJECTS



ZERO DEVELOPMENTS OVER 20 YEARS INTERNATIONAL EXPERIENCE



As seen in:



ZERO PHUKET OUR TEAM



ROBERT HODGE

Founder & Executive Chairman



VID RANDELUVIC

Founder & Director



TONY BYGRAVES MSyI

Chief Executive Officer



BOUTIQUE, LOW-DENSITY DESIGN

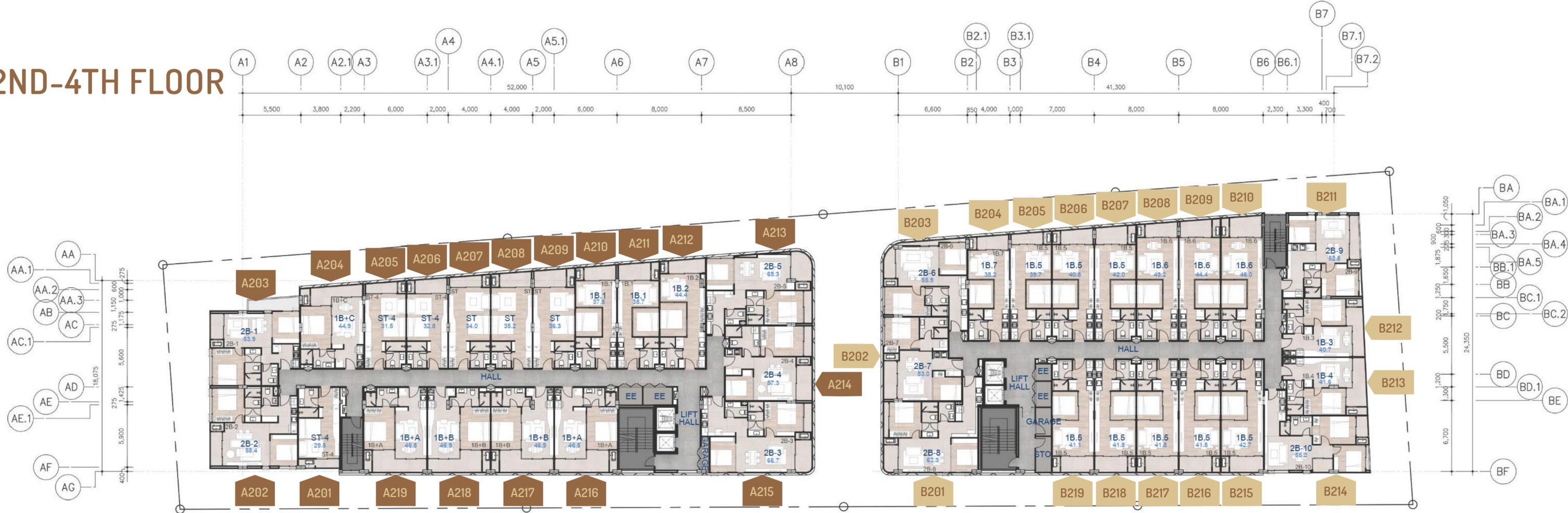
THOUGHTFUL MASTERPLAN BLENDING LIFESTYLE & PRIVACY.

1ST FLOOR



BOUTIQUE, LOW-DENSITY DESIGN

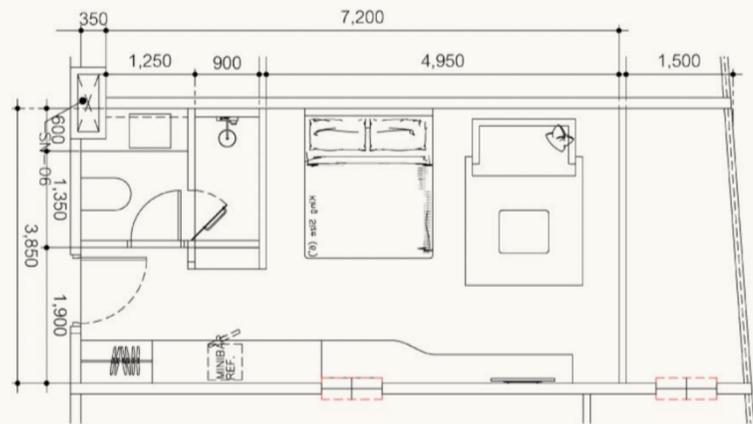
2ND-4TH FLOOR



BOUTIQUE, LOW-DENSITY DESIGN

5TH FLOOR





29.5 - 36.3 square metres

UNIT TYPE: STUDIO

SUSTAINABLE LIVING

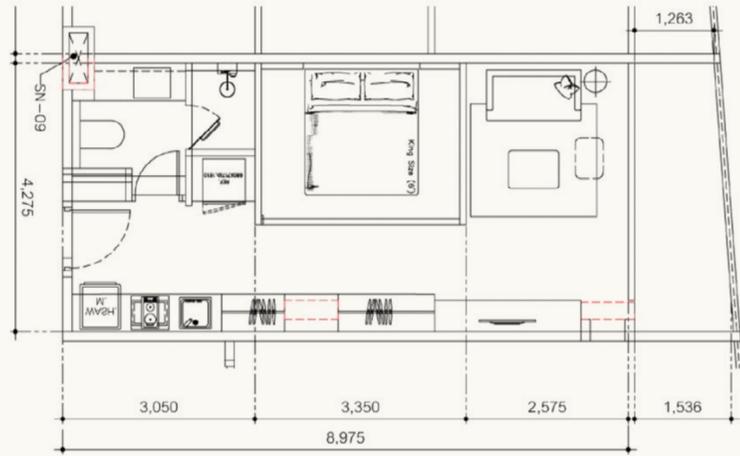


SMART &
EFFICIENT

From ~~THB 5.60M~~

THB 3.95M

INSPIRED BY NATURE



37.5 - 46 square metres

UNIT TYPE: 1-BEDROOM

SUSTAINABLE LIVING



PERFECT FOR
COUPLES

From ~~THB 7.01M~~
THB 4.91M

INSPIRED BY NATURE



40.7 - 46.9 square metres

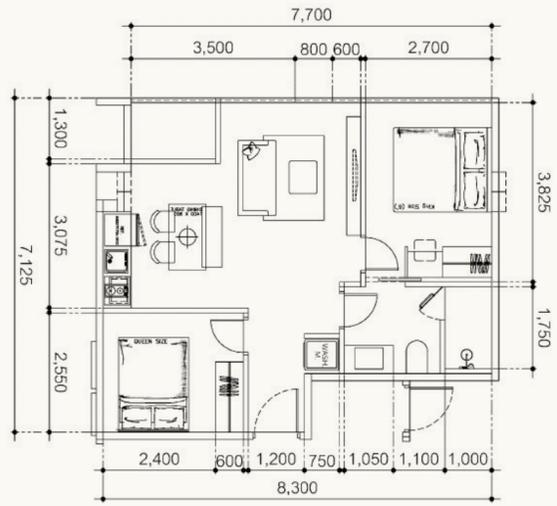
UNIT TYPE: 1-BEDROOM PLUS

SUSTAINABLE LIVING



From ~~THB 7.90M~~
THB 5.60M

INSPIRED BY NATURE



52.8 - 66.7 square metres

UNIT TYPE: 2-BEDROOM

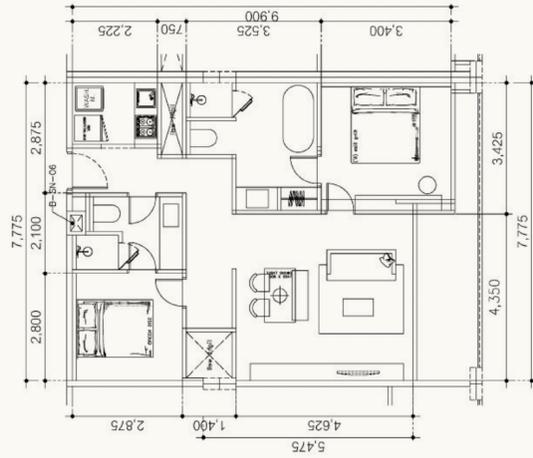
SUSTAINABLE LIVING



SPACIOUS
FOR FAMILIES

From ~~THB 10.23M~~
THB 7.16M

INSPIRED BY NATURE



81.2 - 108.3 square metres

UNIT TYPE: 2-BEDROOM PENTHOUSE SUITES

SUSTAINABLE LIVING



TOP FLOOR
LIVING

From ~~THB 18.71M~~
THB 13.10M

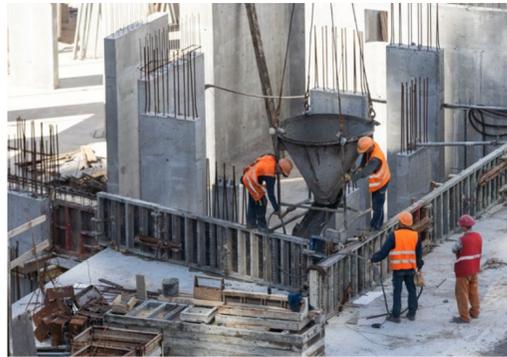
INSPIRED BY NATURE

Q2 2026



Q2 2028

CONSTRUCTION
START



HANDOVER

FROM VISION TO REALITY

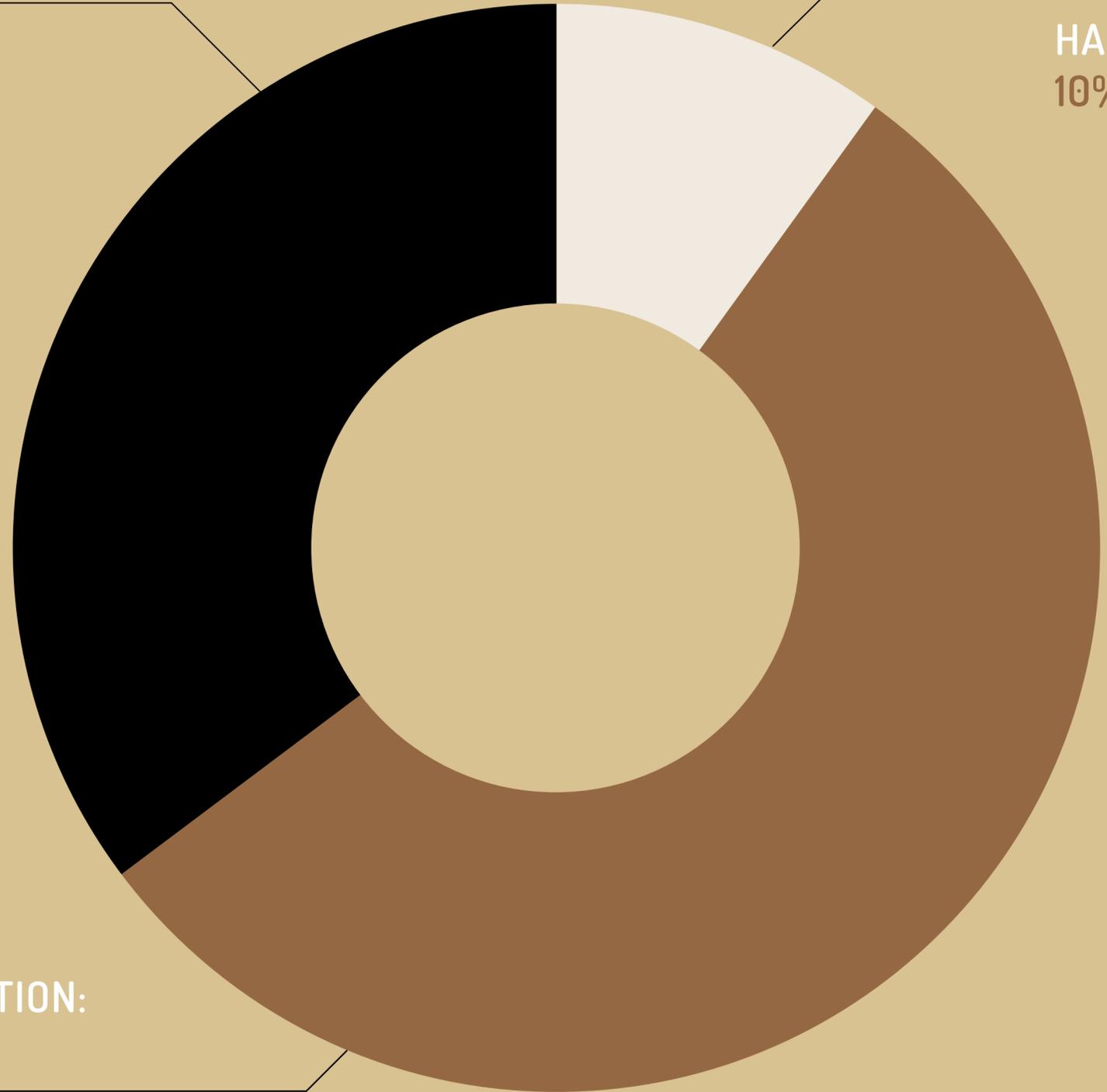
SUSTAINABLE LIVING

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FLEXIBLE PAYMENT OPTIONS

CONTRACT:
35%

HANDOVER:
10%



RESERVATION:
THB 100,000

CONSTRUCTION:
55%

SMART LIVING. SMART INVESTMENT.

ANNUAL GROWTH

+8-10%

RENTAL POOL

70/30

OCCUPANCY

75-85%

ROI EXPECTED

circa 11%

PHUKET TOURISM

Phuket's tourism performance in 2024 and 2025 reflects steady, sustained growth following its post-pandemic rebound.

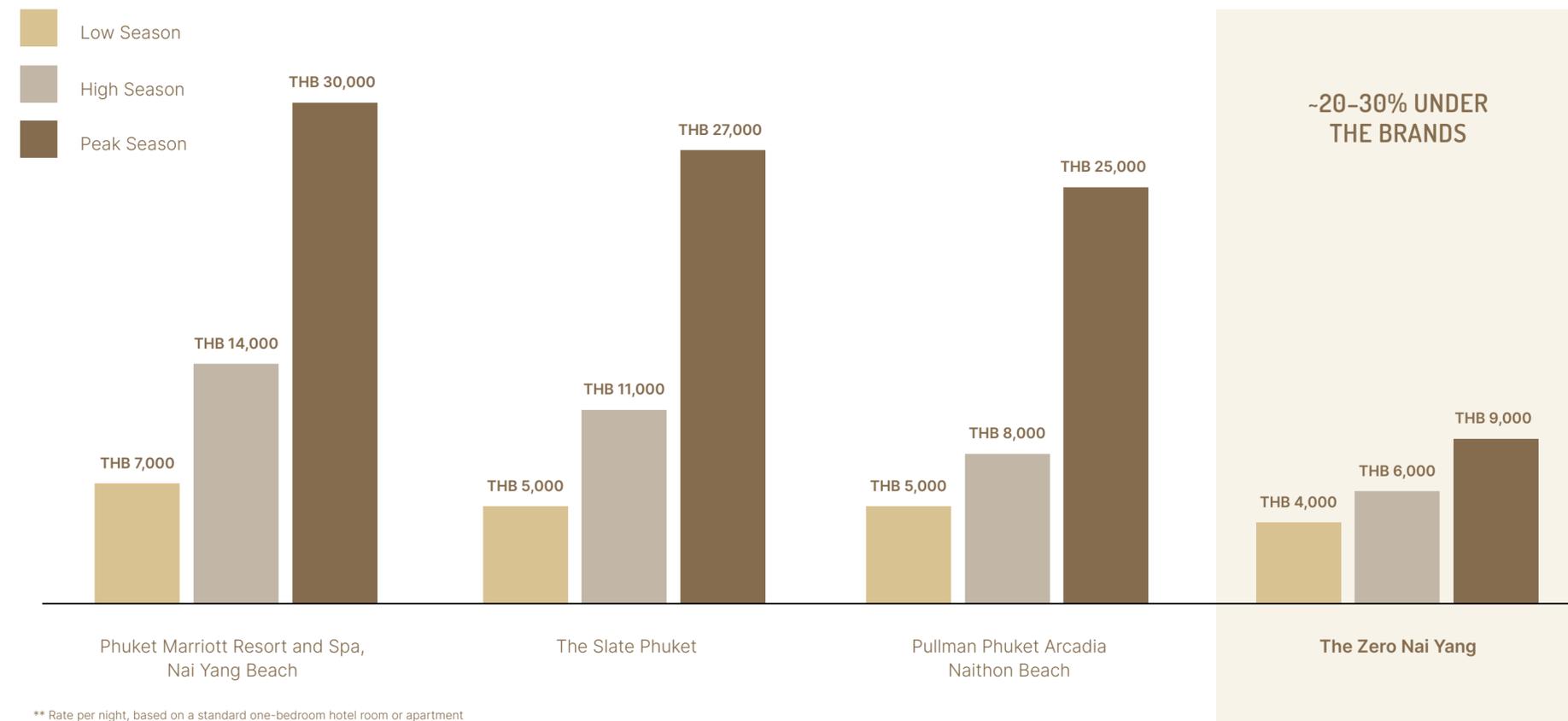
2024 closed with 8.65 million arrivals, marking a **23% increase from 2023** and just **5% below 2019's pre-pandemic peak**. Growth was driven by Thailand's visa-free entry programmes and strong inbound markets from Russia and India.

From **January to May 2025**, the island welcomed **5.9 million visitors, up 3.1% year-on-year**, signalling continued recovery and market stability.

Phuket International Airport handled 2.76 million passengers in the first half of 2025, a **5.6% increase, positioning it among Southeast Asia's most active leisure hubs**.

WHY OUR DAILY RATE IS REALISTIC (AND INTENTIONALLY LOWER THAN THE CHAINS)

5 STAR LOCATION & AMENITIES.
4 STAR PRICE POINT. DESIGNED TO FILL NIGHTS.



** Rate per night, based on a standard one-bedroom hotel room or apartment
Benchmarks: Marriott/The Slate/Pullman in Nai Yang/Naithon. The Zero Nai Yang positions ~20-30% below to capture demand.

Product fit:

Beach-area resort with wellness spa, rooftop pools, padel, outdoor cinema → 5 star guest experience.

Pricing logic:

Boutique brand (not a global chain) = strategic discount vs. Marriott/Slate/Pullman to drive occupancy.

Market-fit goal:

Stay inside the 5 star range, price just below to convert in all seasons.

WHAT THIS MEANS FOR YOU (NET, AFTER ALL COSTS)

ASSUMPTIONS:

Daily Rate **THB 6,000**

Operating and marketing costs
~25% of gross*

Owner share **70% of net**

Unit price **THB 5.5 million**

FORMULA:

Gross = 365 × Occ × Daily Rate → -25% costs → × 70% owner = Owner Net → ROI = Owner Net ÷ 5.5 million

SCENARIO	OCC.	NIGHTS/YR	GROSS (THB)	-25% COSTS (THB)	OWNER 70% (THB)	NET ROI
Conservative	55%	201	1,206,000	301,500	633,150	13.2%
Base	60%	219	1,314,000	328,500	689,850	14.3%
Upside	70%	255	1,530,000	382,500	803,250	16.7%
Downside	45%	164	984,000	246,000	516,600	10.7%

Owner 70% is after operating and marketing costs (~25%).
Illustrative; seasonality and channel mix vary.
Optional stabiliser: long-term leases (8% agent fee only) typically deliver ~6-9% net and can be mixed in low season.

LONG-TERM RENTAL & ROI OVERVIEW

- Designed to mirror the official Zero Naiyang presentation style
- Lifestyle-led, end-user friendly format
- Rental figures are estimates and subject to market conditions

UNIT TYPE	MONTHLY (THB)	YEARLY (THB)	NET AFTER 10%	ROI
Studio	35,000 – 40,000	420,000 – 480,000	378,000 – 432,00	9%
1 Bedroom	45,000 – 55,000	540,000 – 660,000	486,000 – 594,000	9%
1 Bed Pool Access	60,000	720,000	648,000	9%
2 Bedroom	70,000 – 80,000	840,000 – 960,000	756,000 – 864,000	9%
Penthouse Suite	100,000	1,200,000	1,080,000	7.5%

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