

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



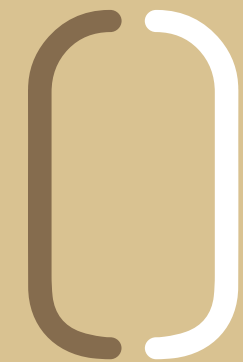
Phuket
International
Airport



Beachfront
Restaurants



350 metres
from the
beach



SUSTAINABLE LIVING

INSPIRED BY NATURE

NAI YANG – PHUKET'S HIDDEN GEM



ECO. ZERO WASTE. INSPIRED BY SUNSET SILHOUETTES



Solar panels



Rainwater harvesting



Single use plastic free



Pet friendly

EIA:

Unit Mix:

Total Units:

Condominium Size:

Condominium Saleable Area:

Total Construction Area:

Building Height:

Ownership:

Amenities:

Rental Pool:

Approved

Studios, 1-bedroom, 2-bedroom and presidential suites

150

29.5 to 108 square metres

7,224 square metres

13,476 square metres

5 storeys

Freehold and Leasehold options available

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

70/30 revenue share, professionally managed with projected circa 11% annual ROI



MORE THAN
A RESIDENCE



A DESIGNED
COMMUNITY

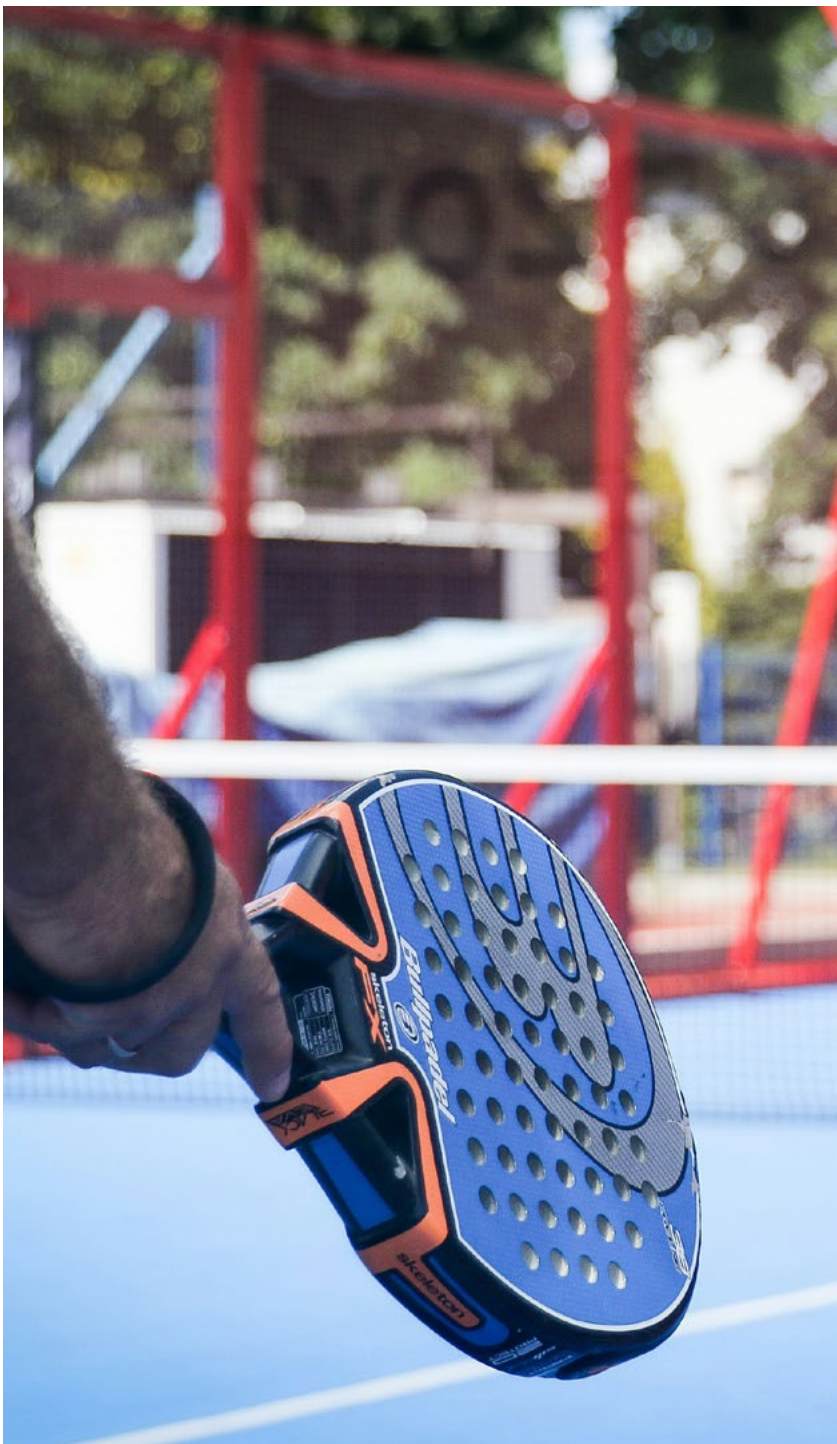


SPACES TO
CONNECT, LIVE, AND
GROW TOGETHER

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

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YEAR
-ROUND
PRACTICE

GOLF SIMULATOR

SUSTAINABLE LIVING

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WELLNESS
RETREAT

SAUNA, ICE BATH,
MASSAGE & GYM

SUSTAINABLE LIVING

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ARCHITECTURE INSPIRED BY NATURE



SUSTAINABLE
INTEGRATION



MODERN
TROPICAL
DESIGN

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

KORRAKOTH CHAROENTHURAYONT

DESIGNED BY
AWARD-WINNING
DESIGN DIRECTOR

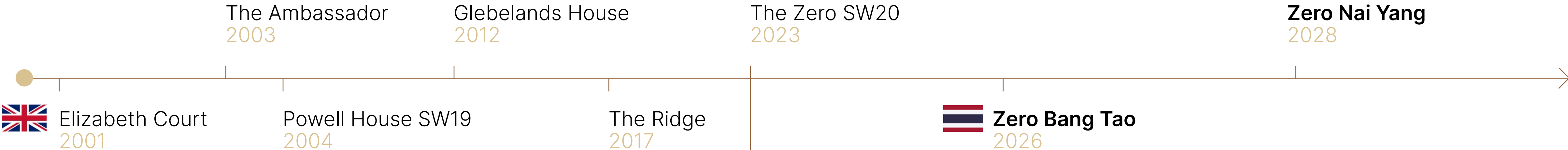
TULA DEVELOPMENTS

PREVIOUS PROJECTS



ZERO DEVELOPMENTS

OVER 20 YEARS INTERNATIONAL EXPERIENCE



As seen in:



ZERO PHUKET

OUR TEAM



ROBERT HODGE

Founder & Executive Chairman



VID RANDELOVIC

Founder & Director



TONY BYGRAVES MSyI

Chief Executive Officer



BOUTIQUE, LOW-DENSITY DESIGN

THOUGHTFUL
MASTERPLAN BLENDING
LIFESTYLE & PRIVACY.

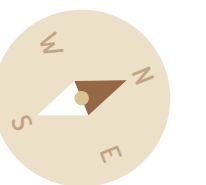
1ST FLOOR



BOUTIQUE, LOW-DENSITY DESIGN

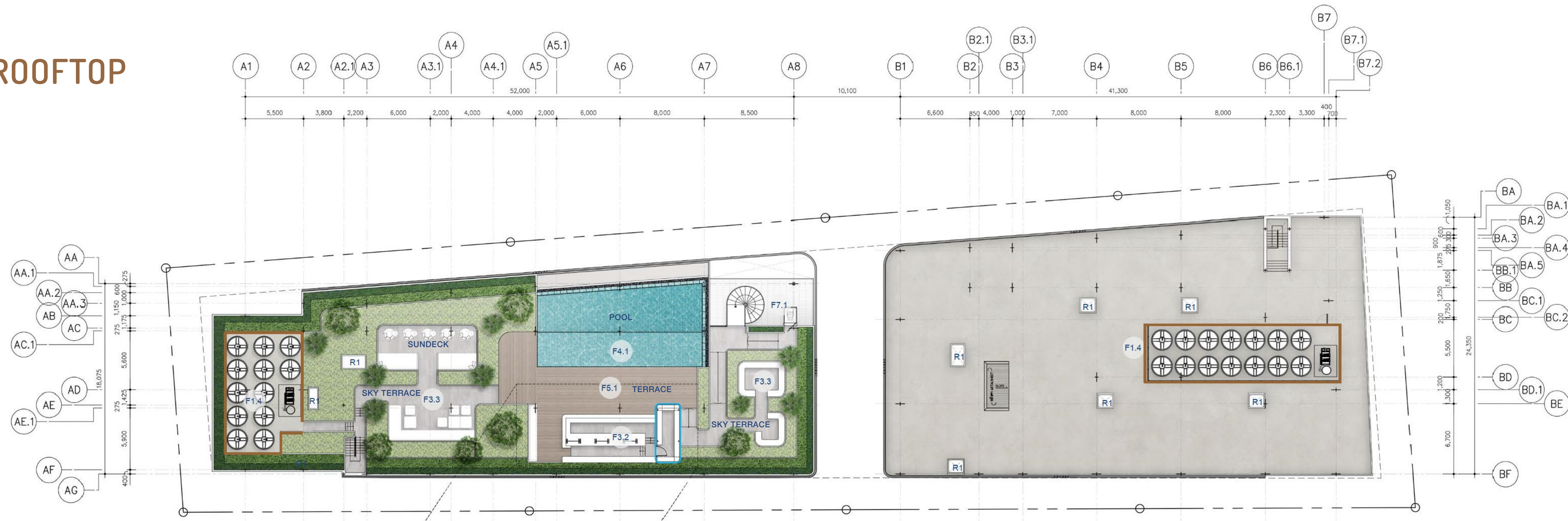


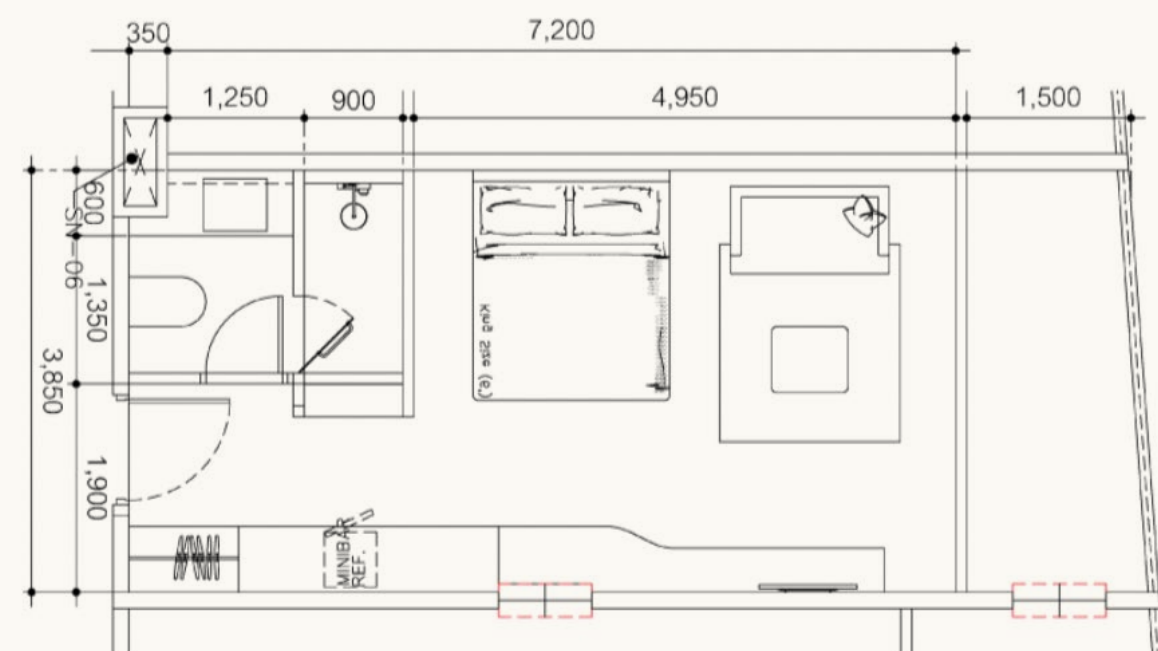
5TH FLOOR



BOUTIQUE, LOW-DENSITY DESIGN

ROOFTOP





29.5 - 36.3 square metres

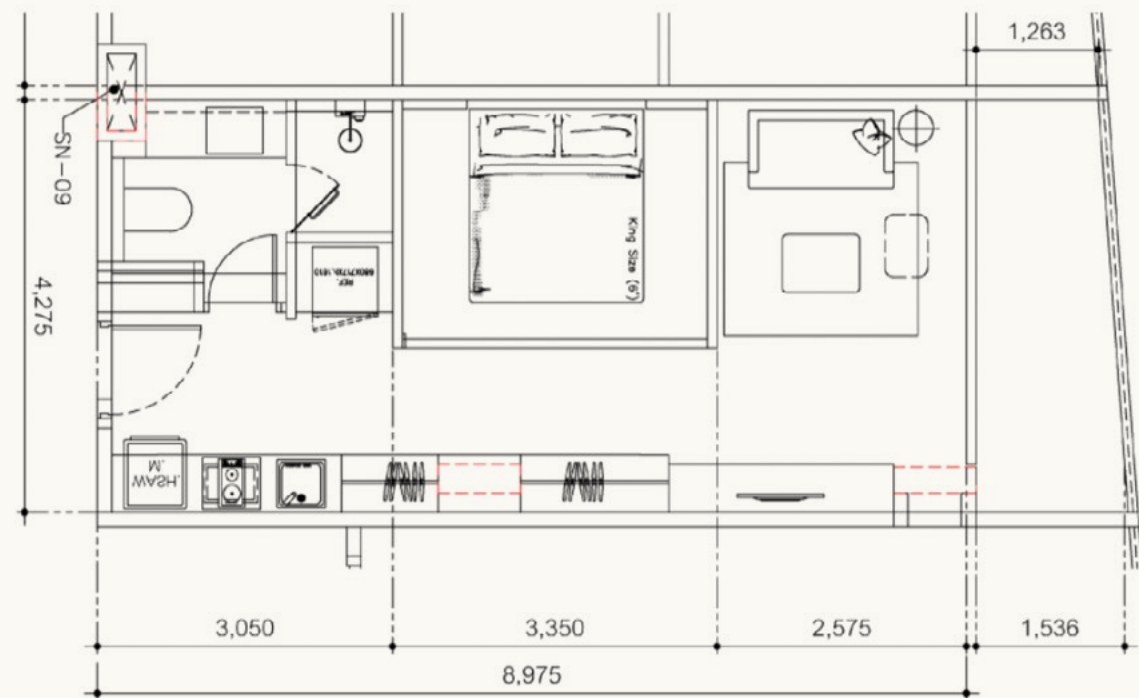
UNIT TYPE: STUDIO

SUSTAINABLE LIVING

SMART &
EFFICIENT



INSPIRED BY NATURE



37.5 - 46 square metres

UNIT TYPE: 1-BEDROOM

SUSTAINABLE LIVING

PERFECT FOR
COUPLES



INSPIRED BY NATURE



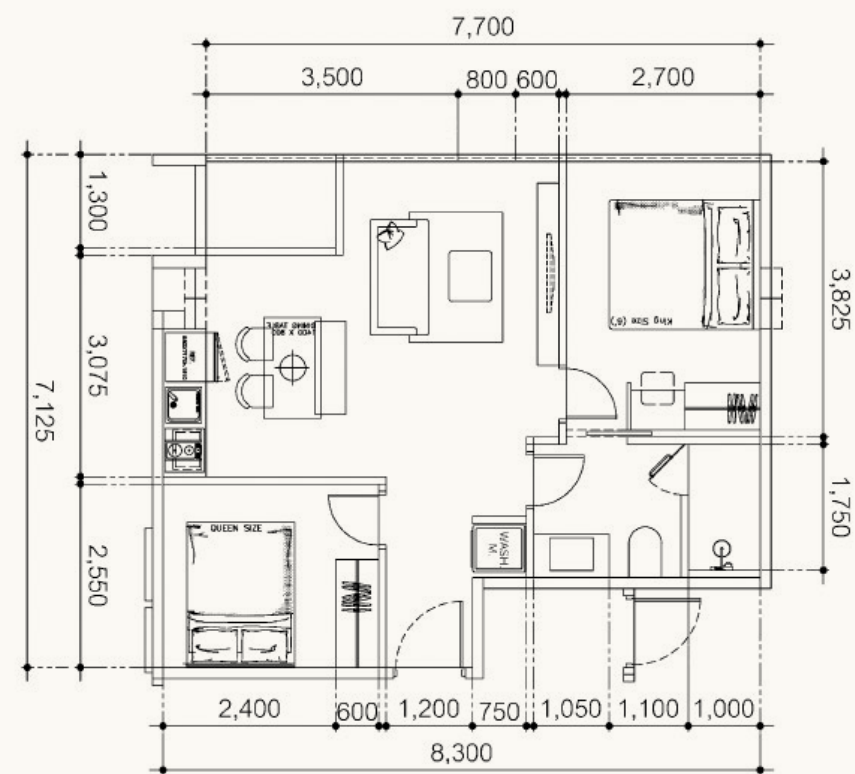
40.7 - 46.9 square metres

UNIT TYPE: 1-BEDROOM PLUS

SUSTAINABLE LIVING



INSPIRED BY NATURE



52.8 - 66.7 square metres

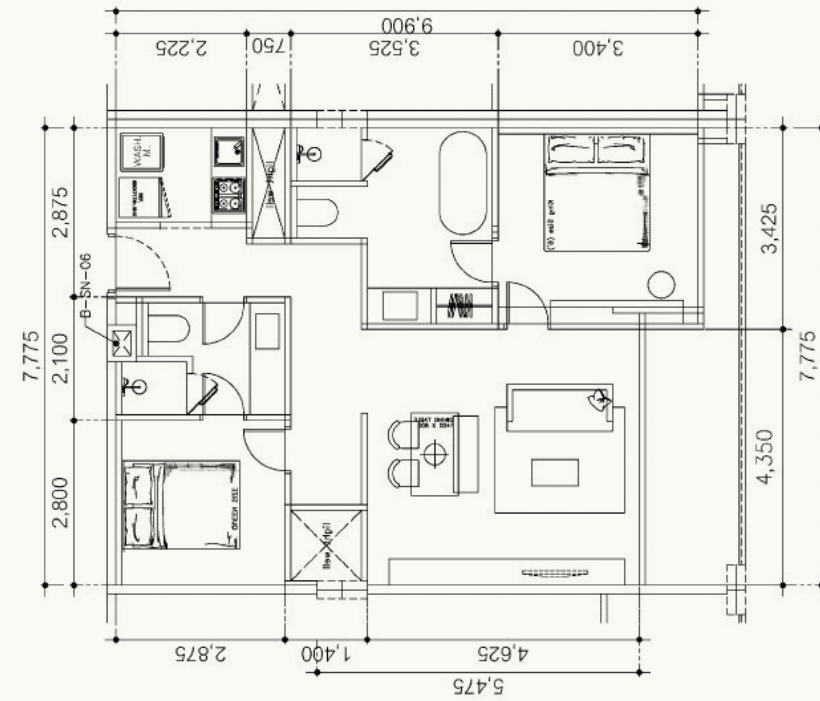
UNIT TYPE: 2-BEDROOM

SUSTAINABLE LIVING



SPACIOUS
FOR FAMILIES

INSPIRED BY NATURE



81.2 - 108.3 square metres

UNIT TYPE:
2-BEDROOM
PENTHOUSE
SUITES

SUSTAINABLE LIVING



TOP FLOOR
LIVING

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QUALITY IN EVERY DETAIL

FLOORS

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



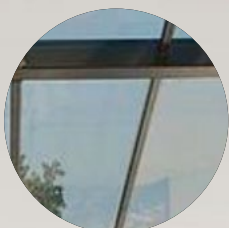
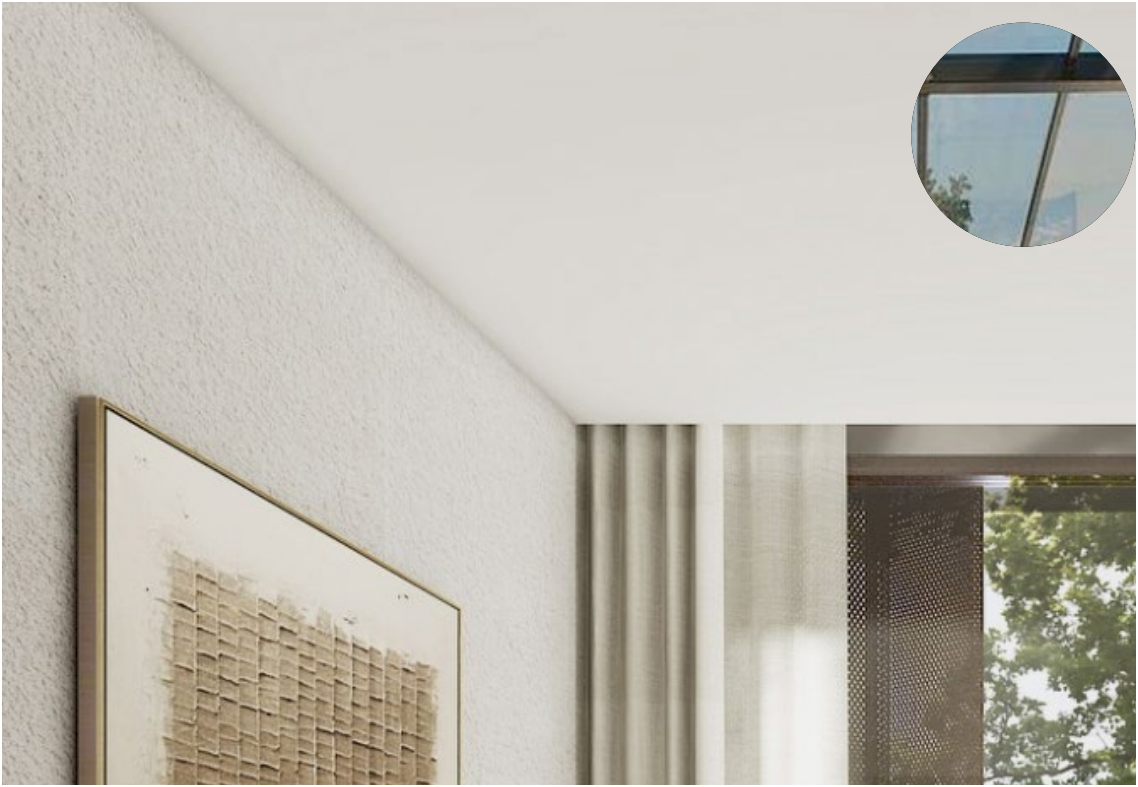
WALLS

Ivory textured paint, laminated wood, ceramic mosaics



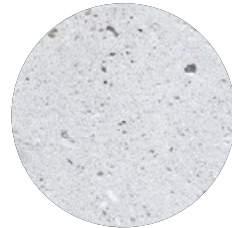
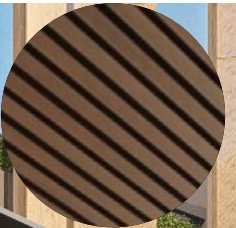
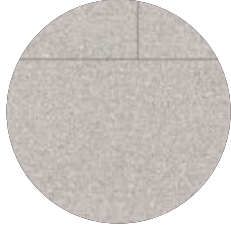
CEILINGING & ROOF

Tempered glass, waterproof membrane, aluminium ceilings



BATHROOMS

Solid-surface counters, matte grey tiles, mosaic features



EXTERIORS

Aluminium composite panels, louvre, fibre cement walls

Q2 2026



Q2 2028

CONSTRUCTION
START



HANDOVER

FROM VISION TO REALITY

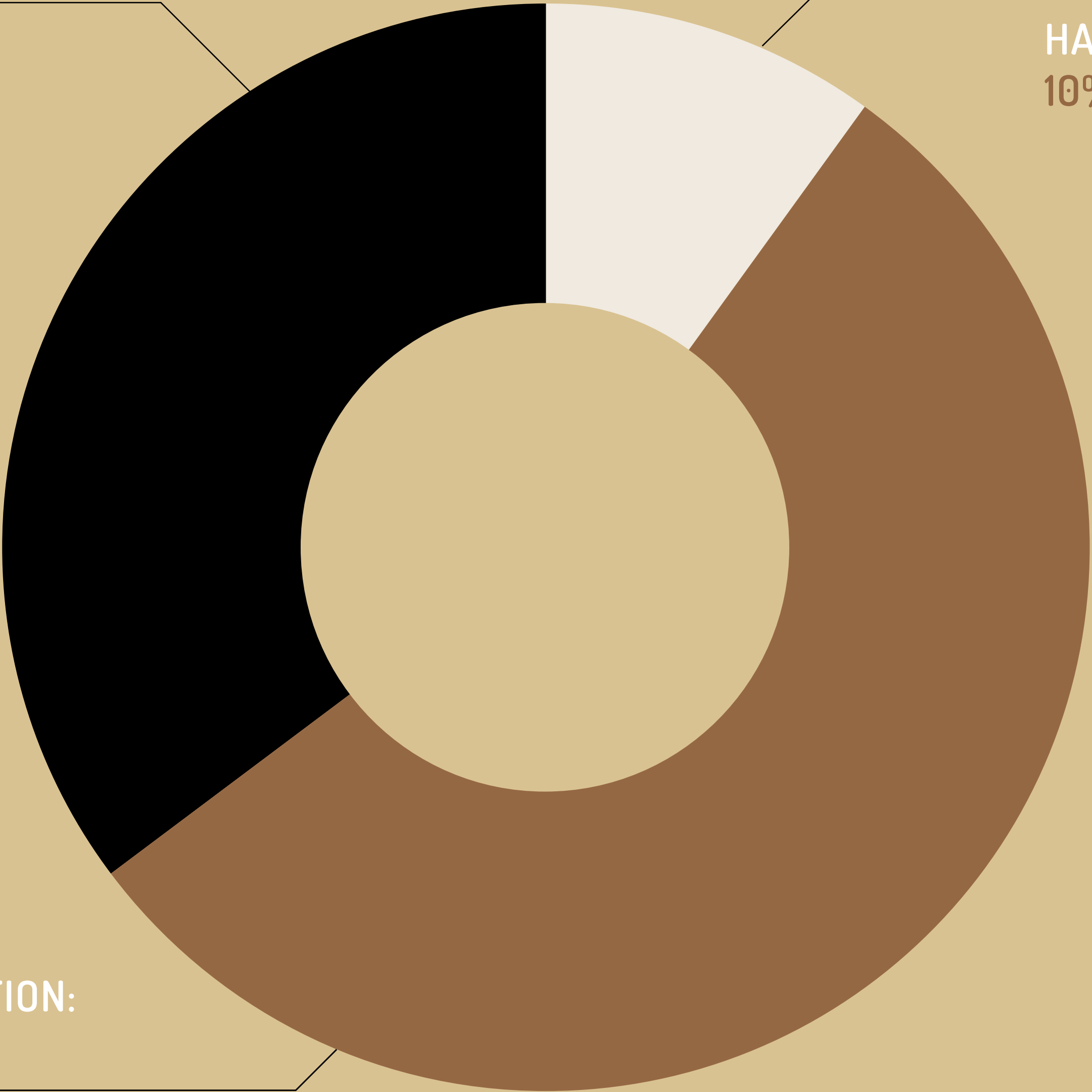
SUSTAINABLE LIVING

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FLEXIBLE PAYMENT OPTIONS

CONTRACT:
35%

HANDOVER:
10%



RESERVATION:
100,000 THB

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.

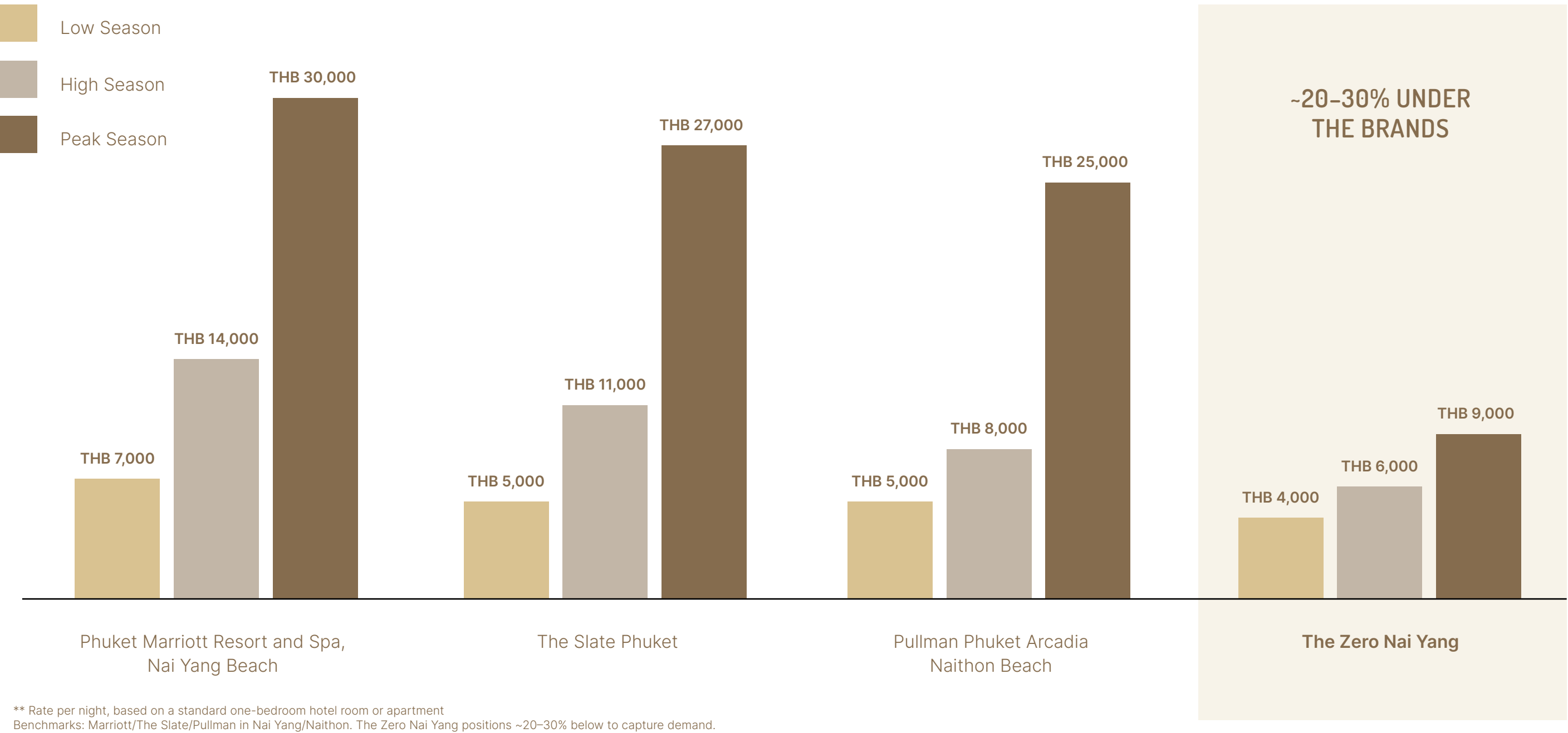
2024 closed with 8.65 million arrivals, marking a **23% increase from 2023** and just **5% below 2019’s pre-pandemic peak**. Growth was driven by Thailand’s visa-free entry programmes and strong inbound markets from Russia and India.

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 ADR IS REALISTIC (AND INTENTIONALLY LOWER THAN THE CHAINS)

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



Product fit:

Beach-area resort with wellness spa, rooftop pools, padel, outdoor cinema → 5★ 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★ range, price just below to convert in all seasons.

WHAT THIS MEANS FOR YOU

(NET, AFTER ALL COSTS)

ASSUMPTIONS:

ADR **THB 6,000**

Operating and marketing costs
~25% of gross*

Owner share **80% of net**

Unit price **THB 5.5 million**

FORMULA:

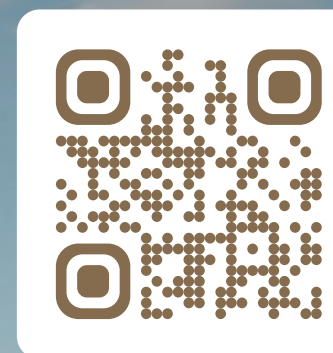
Gross = 365 × Occ × ADR → −25% costs → × 80% owner = Owner Net → ROI = Owner Net ÷ 5.5 million

SCENARIO	OCC.	NIGHTS/YR	GROSS (THB)	−25% COSTS (THB)	OWNER 80% (THB)	NET ROI
Conservative	55%	201	1,206,000	301,500	723,600	13.2%
Base Case	60%	219	1,314,000	328,500	788,400	14.3%
Upside	70%	255	1,530,000	382,500	918,000	16.7%
Floor (downside)	45%	164	984,000	246,000	590,400	10.7%

Owner 80% 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.

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