



Top 5 Exclusive Off-Market Projects in Phuket

A private selection of properties offering exceptional value and exclusive opportunities unavailable on the open market.

- 1 Significant Discounts**
Selected properties are available below current developer or market prices.
- 2 Exclusive Opportunities**
Rare units and properties that are no longer publicly available or have never been openly listed.
- 3 Private Access**
Direct access to selected opportunities through our network of developers, owners, and trusted partners.

SELECTED BY NOMAD INTERNATIONAL

The ONE NaiHarn

The ONE NaiHarn is a premium condo-hotel in southern Phuket, located just minutes from Nai Harn Beach. The project combines fully furnished residences with 5-star hotel services and a dedicated rental management program, making it particularly suitable for investors looking for a professionally managed income-generating property.

from \$130.000 instead of \$150.000



1

Key Advantages

1

5-Star Hotel Management

Professional management by Burasari Group, bringing established hospitality standards to the project.

2

Nai Harn Location

Just minutes from Nai Harn Beach, with Rawai, local restaurants, cafés and everyday infrastructure nearby.

3

Freehold Ownership

Foreign buyers can purchase qualifying units under the freehold structure, subject to the condominium's foreign ownership quota.

4

Resort-Style Facilities

Rooftop pool and garden, restaurant, bar, spa, sauna, fitness centre, kids' club and cinema create a hotel-like experience for guests.

5

Rental Income Program

A structured rental program with currently advertised **7% guaranteed income for the first three years**, followed by a rental pool.





AYANA Heights

AYANA Heights is a seaview residential development in the Layan area, just minutes from Layan Beach. The project combines spacious layouts, resort-style infrastructure and professional rental management, making it suitable for both investment and personal use. A particularly strong feature is the availability of sea-view units even on the first floor, thanks to the project's elevated hillside position.

from \$145.000 instead of \$180.000

2

Key Advantages

1

Sea Views Even From the First Floor

The elevated location allows selected first-floor apartments to enjoy unobstructed sea views, making them particularly attractive for both rental demand and resale.

2

Just Minutes From Layan Beach

Located in one of Phuket's quieter premium areas, with Layan Beach approximately 3–5 minutes away.

3

Large Resort-Style Grounds

The project is planned across approximately 49,600 m², with extensive landscaped gardens, large swimming pools and a wide range of resident facilities.

4

Strong Rental Potential

Professional rental management and the project's sea-view positioning create an attractive proposition for holiday rentals. The developer currently advertises potential rental yields of up to 10%.

5

Spacious Family-Friendly Layouts

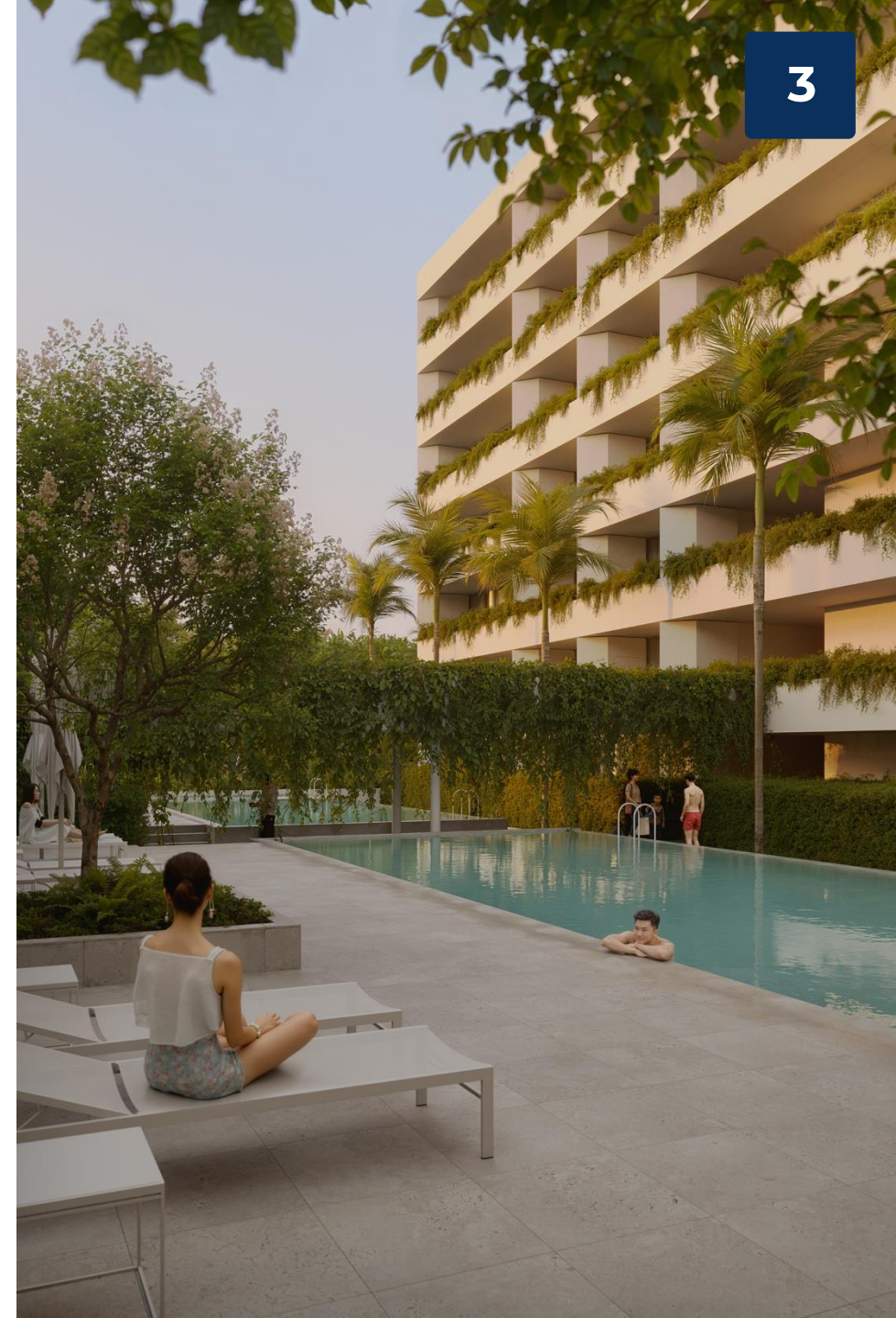
The project offers studios and 1–3 bedroom residences, up to 186 sqm.



THE MOMENTUM

The Momentum Layan is a modern residential district in Layan, designed around permanent living and everyday convenience. The development combines residential buildings with restaurants, cafés, wellness facilities, coworking spaces, pools and family amenities, creating a self-contained community surrounded by nature. Layan Beach is around 2 km away.

from \$110.000 instead of \$135.000



3

Key Advantages

1

Designed for Permanent Living

The residential component includes larger 1–3 bedroom apartments, with layouts designed around space, comfort and long-term living rather than short holiday stays.

2

A Self-Contained Community

The Momentum is planned as a mixed-use district with restaurants, cafés, supermarket, coworking and business spaces, wellness facilities and entertainment areas.

3

Peaceful Layan Location

The project is surrounded by greenery and natural landscapes while remaining close to Layan and Bang Tao beaches, Laguna Golf, Boat Avenue and Porto de Phuket.

4

Family-Friendly Infrastructure

Nine swimming pools, a kids' club, fitness facilities, yoga areas, spa and other shared amenities make the project particularly suitable for families and long-term residents.

5

Long-Term Rental Potential

The combination of residences, extensive on-site infrastructure and proximity to Phuket's established west-coast lifestyle hubs makes the project suitable for tenants looking for longer-term accommodation rather than short holiday stays.



*for illustrative purpose only





SEA HEAVEN Naithon

Sea Heaven Naithon is a low-rise residential community just steps from Nai Thon Beach, surrounded by greenery and the protected Sirinat National Park area. The project offers studios, 1- and 2-bedroom residences, with a strong focus on comfortable resort-style living. Its location combines a quiet beach environment with convenient access to the airport and Phuket's main infrastructure.

from \$120.000 instead of \$165.000

4

Key Advantages

1

Sea Views Even From the First Floor

The elevated location allows selected first-floor apartments to enjoy unobstructed sea views, making them particularly attractive for both rental demand and resale.

2

Just Minutes From Layan Beach

Located in one of Phuket's quieter premium areas, with Layan Beach approximately 3–5 minutes away.

3

Large Resort-Style Grounds

The project is planned across approximately 49,600 m², with extensive landscaped gardens, large swimming pools and a wide range of resident facilities.

4

Strong Rental Potential

Professional rental management and the project's sea-view positioning create an attractive proposition for holiday rentals. The developer currently advertises potential rental yields of up to 10%.

5

Resort-Style Community

Residents have access to swimming pools, fitness facilities, yoga, spa services, restaurants, landscaped gardens, rooftop areas and other amenities within the wider development.





Vimannaya Rawai

Vimannaya Residence is a boutique collection of just seven private pool villas, designed around privacy, spacious living and a strong connection with nature. The single-storey 3–4 bedroom villas offer approximately 372–464 sqm of built-up space on plots of 600–756 sqm, with mountain and garden views.

from \$1.000.000 instead of 1.300.000

5

Key Advantages

1

Only 7 Private Villas

A boutique development offering exceptional privacy and a quiet residential atmosphere.

2

Spacious Single-Storey Layouts

3–4 bedroom villas offer generous living areas of up to approximately 464 sqm

3

Private Saltwater Pools

Every villa includes a private swimming pool, jacuzzi and landscaped outdoor areas.

4

Smart & Sustainable Features

Smart-home technology, solar panels, CCTV and modern energy-conscious design are integrated into the villas.

5

Pet-Friendly Living

The project allows pets, making it particularly suitable for families planning to live in Phuket with their animals.

