

# Panelka

**Allthai  
Panelka Horizon**



Combining 80's nostalgia  
with modern technology



## INVESTMENT PROPOSAL

Premium-class residential complex in Rawai, Phuket, Thailand

### ABOUT THE PROJECT

**ALLTHAI PANELKA HORIZON** is a modern premium-class residential complex located in the heart of Rawai — one of Phuket's most popular and rapidly growing areas.

The project offers a solid combination of high-quality construction, modern tropical design, and an excellent location near the sea and major tourist infrastructure. This is a perfect investment opportunity for those looking to diversify their portfolio with a highly liquid and income-generating real estate asset in Southeast Asia.

### KEY ADVANTAGES

- Modern and distinctive architectural style
- Durable construction technologies suitable for a tropical climate
- Optimal layouts with spacious kitchens and private balconies
- Strong demand from key target groups: international clients and a large segment of buyers from CIS countries
- Perfect balance between long-term rental income potential and resale value
- Professional property management and service infrastructure on site

### PROJECT OVERVIEW

- 8-story building: ground floor with commercial units + 7 residential floors
- Total units: 96
- Studios (41 m<sup>2</sup>) with full kitchens and balconies
- One-bedroom apartments (55 m<sup>2</sup>) with separate kitchen zones and terraces
- Open and underground parking with a total capacity of over 130 vehicles

### AMENITIES

- Reception and property management office
- Commercial spaces for restaurants, spa and cafes
- Rooftop infinity pool, fitness center, sauna-hammam zone, and green lounge areas
- Premium finishes and contemporary tropical landscaping

### INVESTMENT MODEL

- Total project area: 4,838 m<sup>2</sup>
- Turnkey construction cost (with furniture and all infrastructure): 27,000 THB per m<sup>2</sup>
- Total integrated cost (including land acquisition and licensing): 145,140,000 THB

Investment for a 1/3 equity stake: 48,380,000 THB (~1,214,000 USD)

### PROJECT PROFITABILITY FORECAST

Estimated unit sales price range:

- Pessimistic scenario: from 90,000 THB per m<sup>2</sup>
- Base case scenario: from 110,000 THB per m<sup>2</sup>
- Optimistic scenario: from 120,000 THB per m<sup>2</sup>

### NET PROFIT ESTIMATION

(after full operational expenses & amortization):

- Pessimistic case: approx. 270 million THB
- Base case: approx. 370 million THB
- Optimistic case: approx. 420 million THB

### WHY THIS PROJECT IS ATTRACTIVE FOR INVESTORS

- Core client base: strong and stable demand from CIS countries (Russia, Kazakhstan, Ukraine, etc.), as well as growing interest from European and Asian clients
- Premium location in one of Phuket's most in-demand tourist hubs
- Fully integrated development with commercial, leisure, and residential zones
- Opportunity to participate as an equity partner with significant profit upside on exit through sales or rental operations

**Allthai Panelka Horizon**—  
is a secure and forward-thinking  
real estate project in Phuket with  
a strong focus on ROI and long-  
term market relevance



ALLTHAI  
group