



ALLTHAI VISTA PALMS CENTER

MAKERS PLAZA

A PREMIUM OPEN-AIR RETAIL GALLERY SOI PASAK 8, BANGTAO, PHUKET



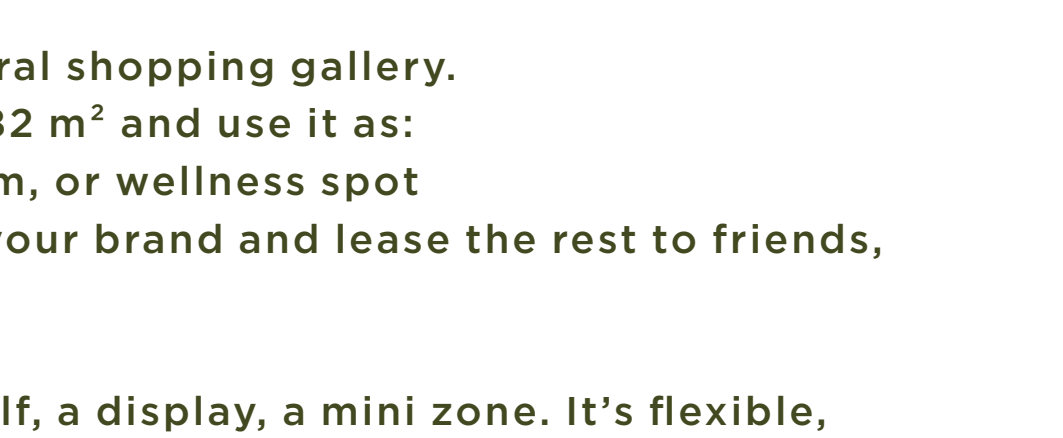
LOCATION

Soi Pasak 8 in Bangtao is one of the most prestigious areas in Phuket.

Surrounding the complex:

- Luxury residences, gated communities, and villas
- Operating Forest SPA by ALLTHAI with established daily traffic
- International schools, kindergartens, cafés, and wellness centers
- Steady flow of expats, tourists, and families who value aesthetics and quality

It's a place of constant movement, taste, and money.



CONCEPT

MAKERS PLAZA is a new-format architectural shopping gallery.

You can purchase a retail space from 3 to 182 m² and use it as:

- A boutique, concept store, café, showroom, or wellness spot
- Or divide the space — keep a portion for your brand and lease the rest to friends, collaborators, or partner brands

Everyone can take their own corner — a shelf, a display, a mini zone. It's flexible, modern, and truly premium.

SPACES

The project includes:

- **5 pavilions of 18 m²**
- **4 pavilions of 33 m²**
- **2 two-storey buildings: 178 and 182 m²**

Total retail area: 472 m²

Spaces can be purchased fully or partially — e.g., 3 m², 6 m², 9 m² — or several units can be combined into one.



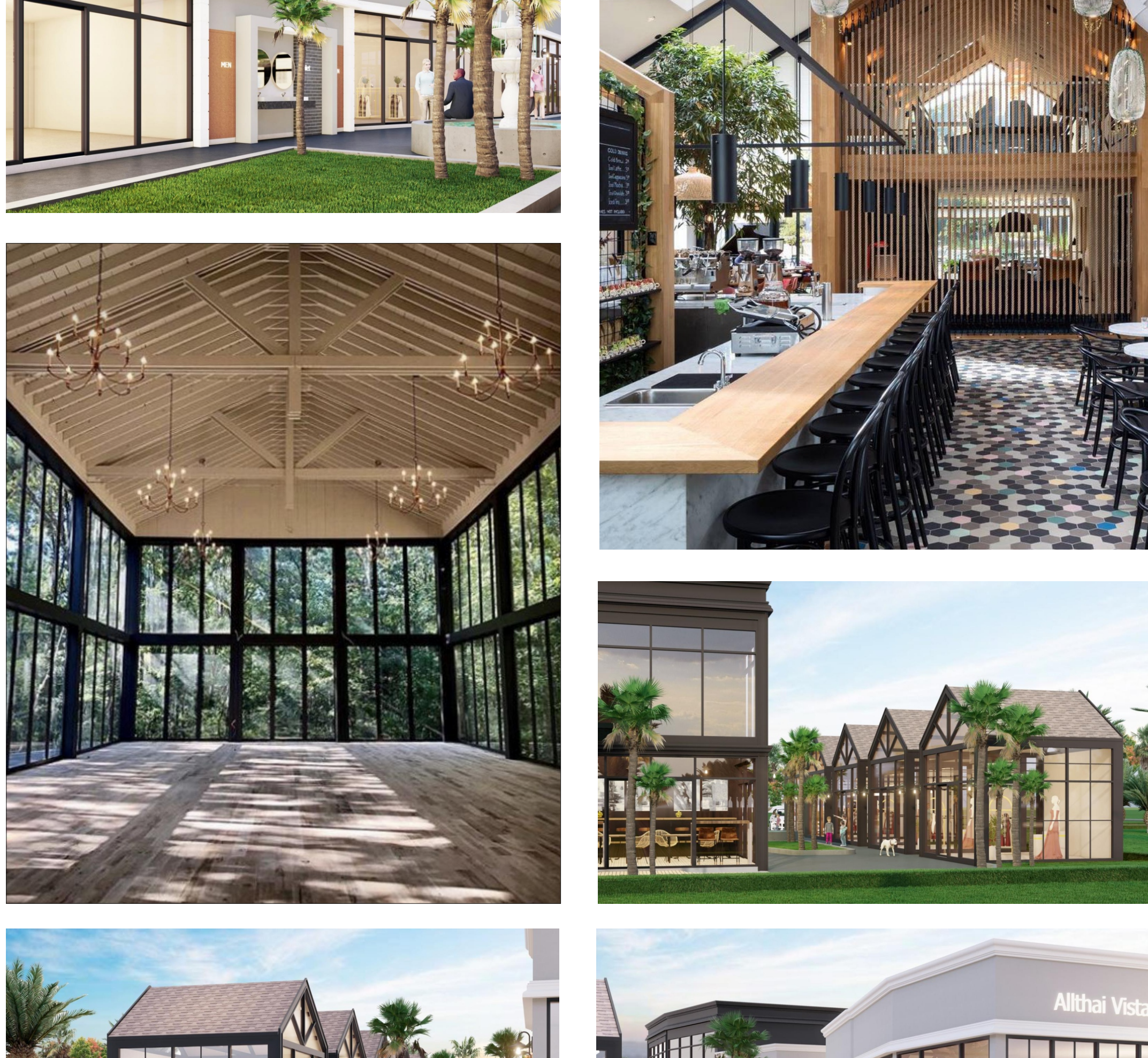
PRICING POLICY

Starting price — from 80,000 THB / m²

Pricing varies by size and location within the gallery.

Examples:

- **3 m² → from 390,000 THB**
- **6 m² → from 780,000 THB**
- **9 m² → from 1,170,000 THB**
- **18 m² → from 2,340,000 THB**
- **33 m² → from 3,300,000 THB**
- **178 m² → from 14,240,000 THB**
- **182 m² → from 14,560,000 THB**



OWNERSHIP FORMAT

You may:

- Purchase a full unit
- Split it into smaller sections
- Use part for your own brand and offer the rest to friends, brands, or tenants

All under a single concept, single design, and centralized premium management. Aesthetically unified and efficient.

COMMERCIAL MODEL: SHELF RENTAL INCOME

Example:

You own a 18 m² unit and divide it into 6 shelves (3 m² each):

- Cost per shelf = ~390,000-400,000 THB
- Potential rental per shelf = 5,000-7,000 THB / month
- Total monthly income: 30,000-42,000 THB

PAYBACK & ROI

* Purchase cost: 2,340,000 THB (18 m²)

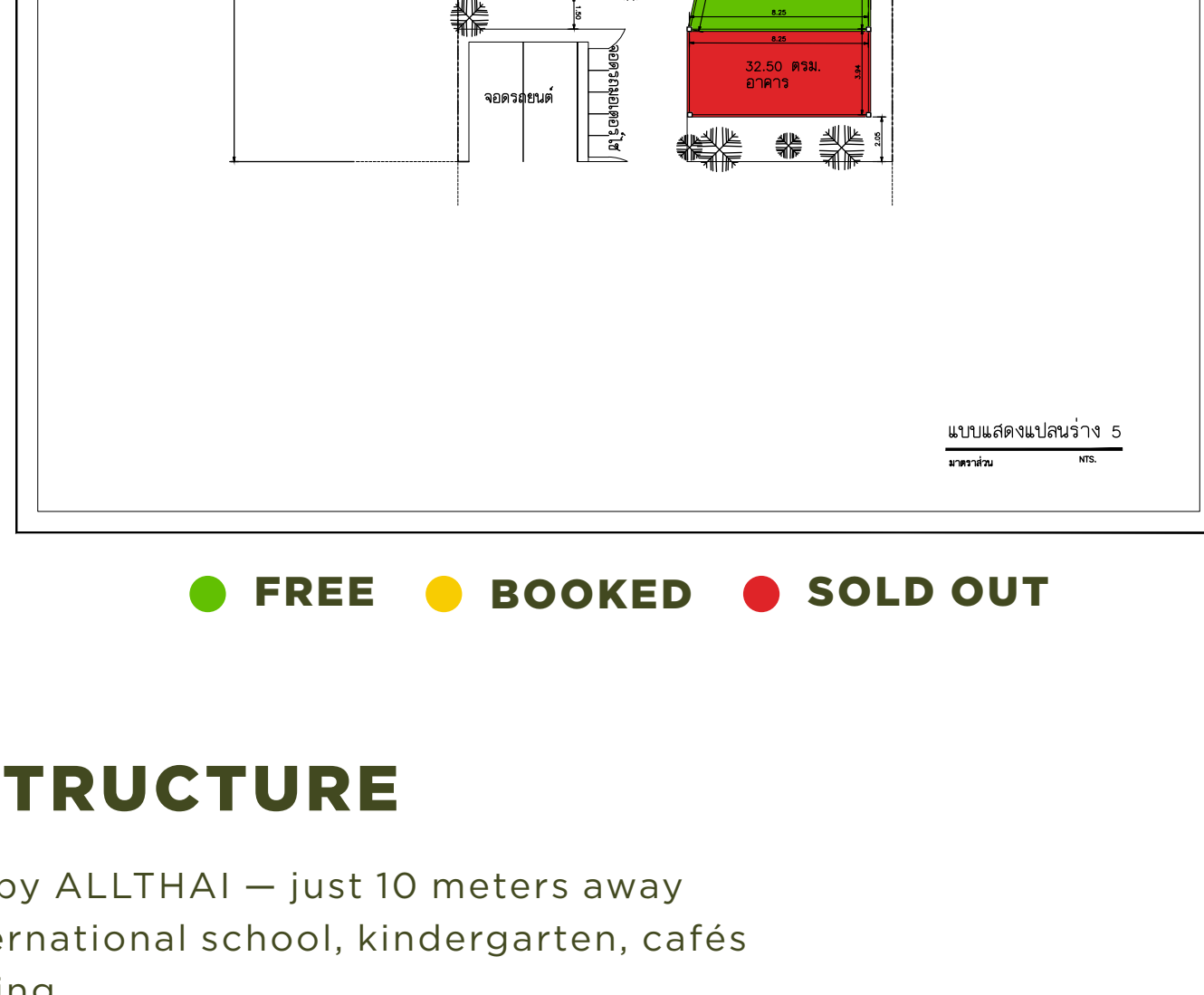
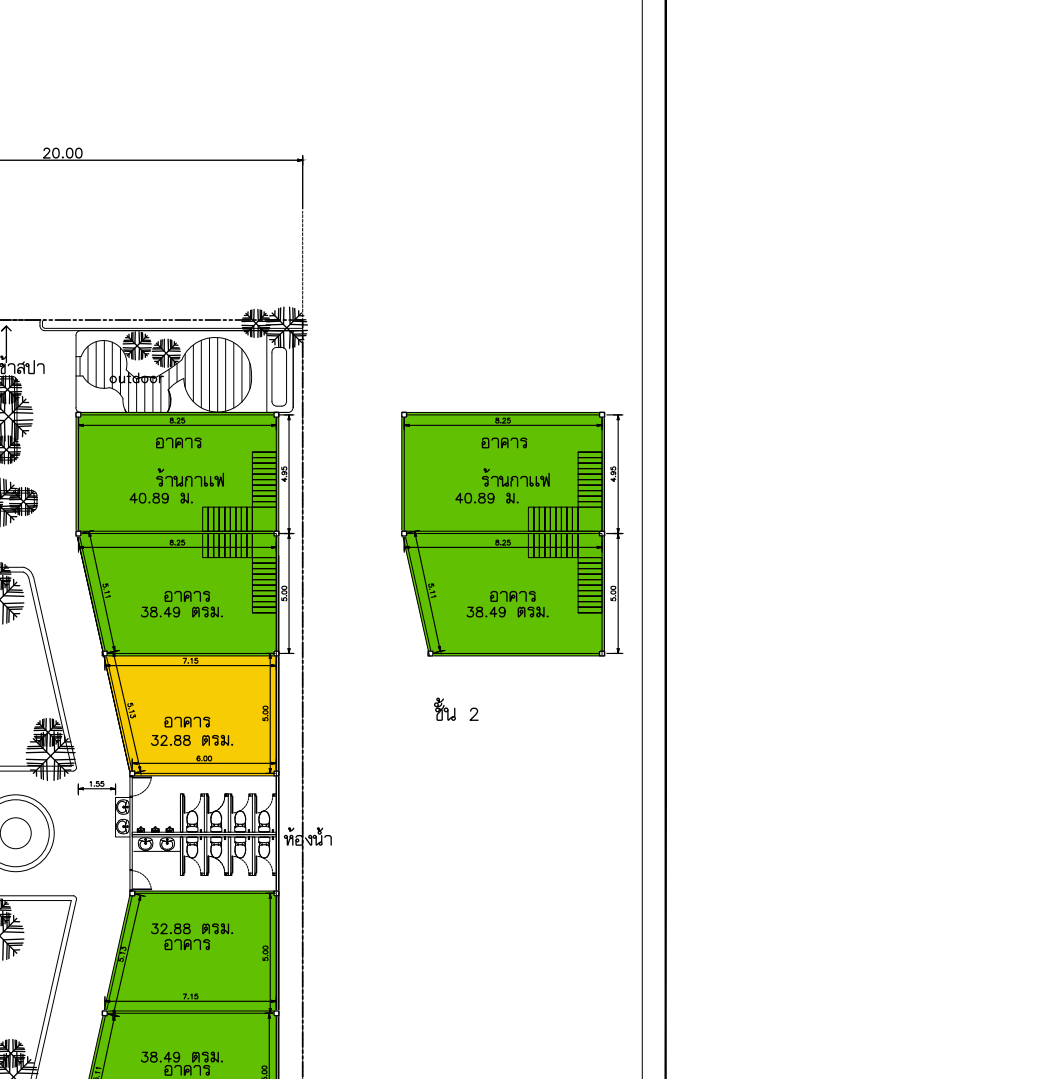
* Potential income: up to 40,000 THB / month

* Payback period: ~ 4.5-6 years

* ROI: up to 16% per year

In comparison: typical commercial ROI is 5-8%.

Here — it's up to 2-3 times higher due to liquidity and low operating costs.



INFRASTRUCTURE

- Forest SPA by ALLTHAI — just 10 meters away
- Nearby: international school, kindergarten, cafés
- Onsite parking
- High-end expat & wellness-focused community
- Managed to premium hospitality standards

VIDEO PRESENTATION

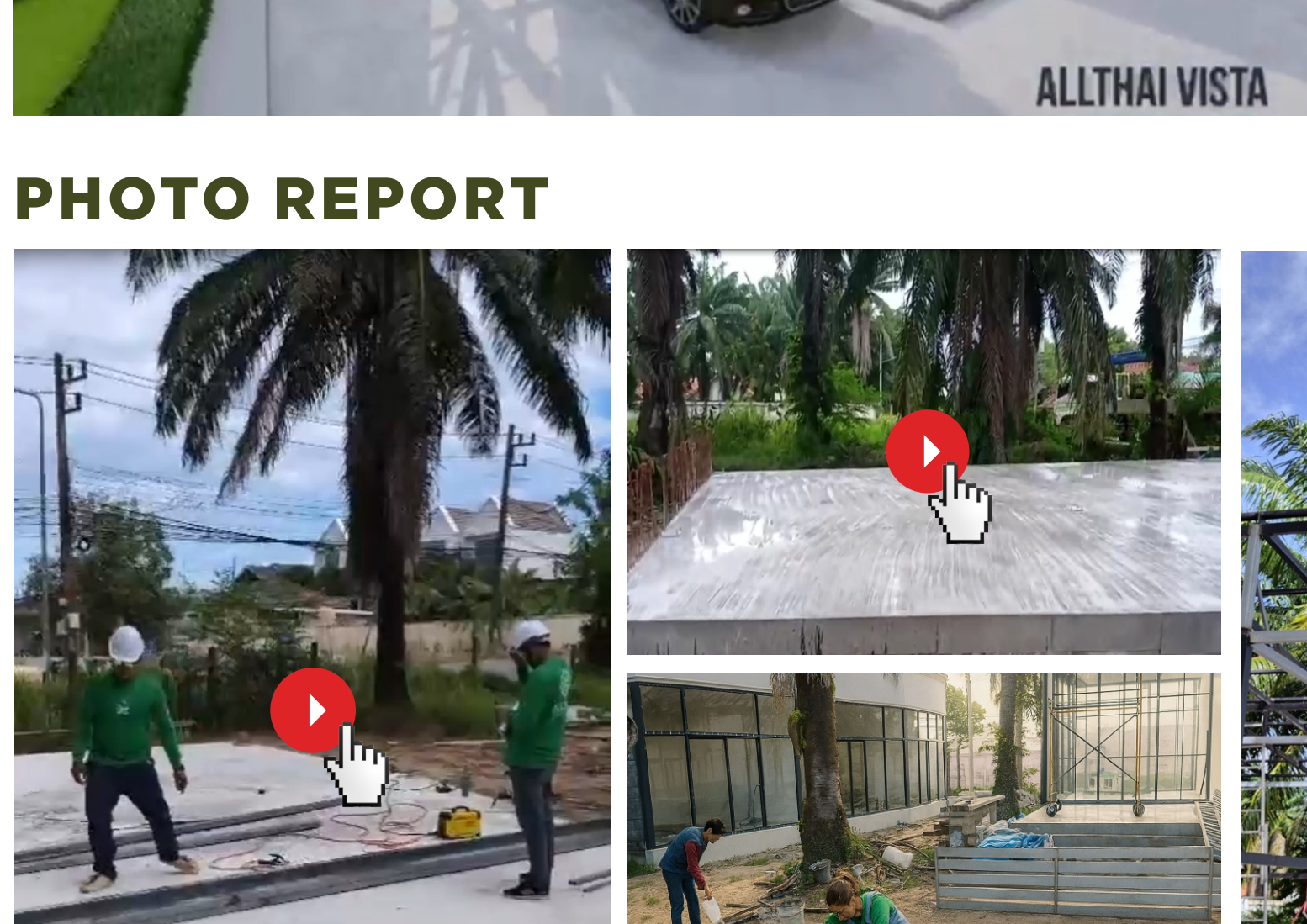


PHOTO REPORT

