



Introducing Nebu Luxury Resort Residences
and your opportunity to own
a part of a world class hotel and resort complex



Mega Village



Developer



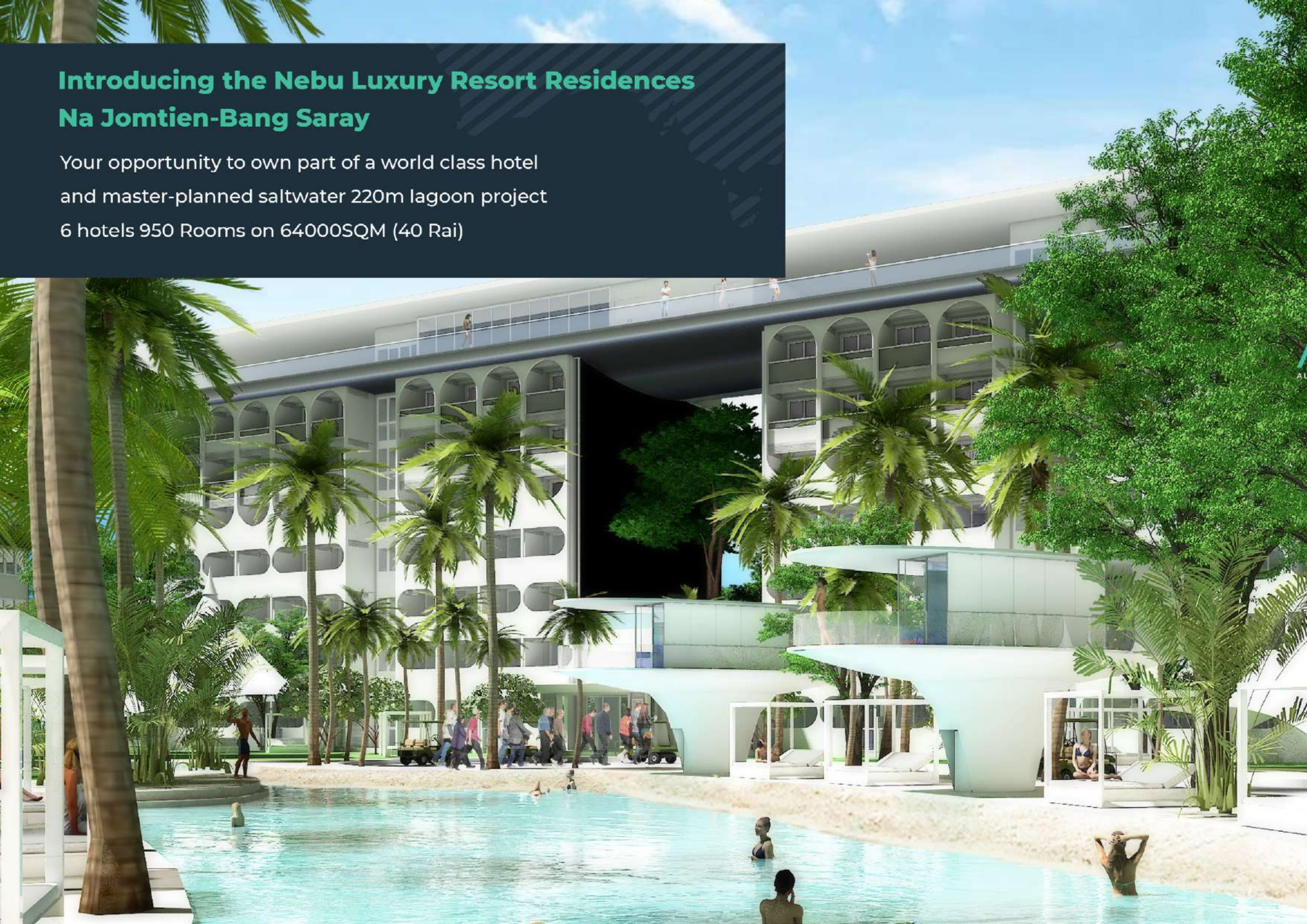
Operations



Hotel Brand

Introducing the Nebu Luxury Resort Residences Na Jomtien-Bang Saray

Your opportunity to own part of a world class hotel
and master-planned saltwater 220m lagoon project
6 hotels 950 Rooms on 64000SQM (40 Rai)





**Nebu Luxury Resort Residences
only 1 hour 40 minutes from Bangkok**

INVESTMENT BENEFITS

- Premier location 1.4 hours from Bangkok
- 8%** p/a return during construction option
- 8%** rental guarantee for 2 years option
- No monthly ongoing fees*
- Capital growth potential
- Less than US \$2,248.67 per square metre
- FullyFurnished
- Attractive Referral commissions

PERSONAL BENEFITS

- 75%* off accommodation stays
- Availability guaranteed/No black out dates
- 15% off all food & beverage outlets
- 10% off all health & well-being services
- Free Nebu health & well-being membership
- Free day use of resorts facilities & amenities
- Free parking for Nebu Investors
- Pet friendly/several exercise parks
- Quality family time enjoying your investment

The best of both worlds!!

Licensed by international hotel operator and starting from US \$56,062.84

* Conditions apply relevant to purchasing method

** The offer/invitation appearing herein is not available to persons in Australia



STAGE 1

HOTEL E with 124 rooms

**RAMADA AND
RAMADA ENCORE -
NEBU RESIDENCES
NA JOMTIEN PATTAYA**

STAGE 2 with 310 rooms

RAMADA
BY WYNDHAM

Ramada by Wyndham Na Jomtien Pattaya is not owned, developed, managed, or sold by Wyndham Hotels & Resorts Asia Pacific.*

nebu

Operations

Developer

Licensors



ARG
AZURE RICH GROUP



**RAMADA
encore**
BY WYNDHAM

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www.nebuworld.com
www.azure-rich.com



- ◆ Established in 1996
- ◆ Offices in Bangkok, Gold Coast Australia, Auckland New Zealand and Singapore
- ◆ Experiences in all areas of property development
- ◆ Previous projects include being awarded 20+ Thai Government buildings including Hospitals & Universities
- ◆ Current projects focused on providing solid investment returns for ARG's clientele

Nebu Luxury Resort Residences managed under Internationally renowned operators Wyndham Hotel Group

Nebu has 3 main focuses

Financial Sustainability for our Investors

- ✓ Strong Rental Yield
- ✓ Future Capital growth
- ✓ Personal Use savings
- ✓ Healthy Referral Income

Health, Healing & Sustainable Well-Being Community Member

- ✓ Personal Development
- ✓ Rejuvenation
- ✓ Anti aging
- ✓ Preventative measures
- ✓ Dietary education
- ✓ Gut Health education
- ✓ Non surgical cosmetic procedures
- ✓ Medical Spa

Environmental Sustainability, Minimal Carbon Footprint

- ✓ Solar Power
- ✓ Recycle Water
- ✓ Battery operated motor cycles
- ✓ Vertical Organic Gardens

Freedom and Flexibility to have personal use;
Short/Long/Permanent stays for you and your loved ones
year after year for **60 years!**

- Day use of beach club and resort facilities
- Pet friendly
- Only 7 minutes drive to Hollywood theme and water park.
- Dining at 8 world class restaurants.
- Food outlets across the project.
- Water park including slides, salt water lagoon and man made islands.
- World class fitness and well-being centers across the project.
- 24/7 shuttle buses providing round trips to local tourist attractions, shopping and night life areas.
- Onsite beach music stage and late night night club.
- 950 rooms in total across the project, Providing a lively social environment.

Why Invest in Thailand?

Thailand is easily accessible to many S.E Asian Countries

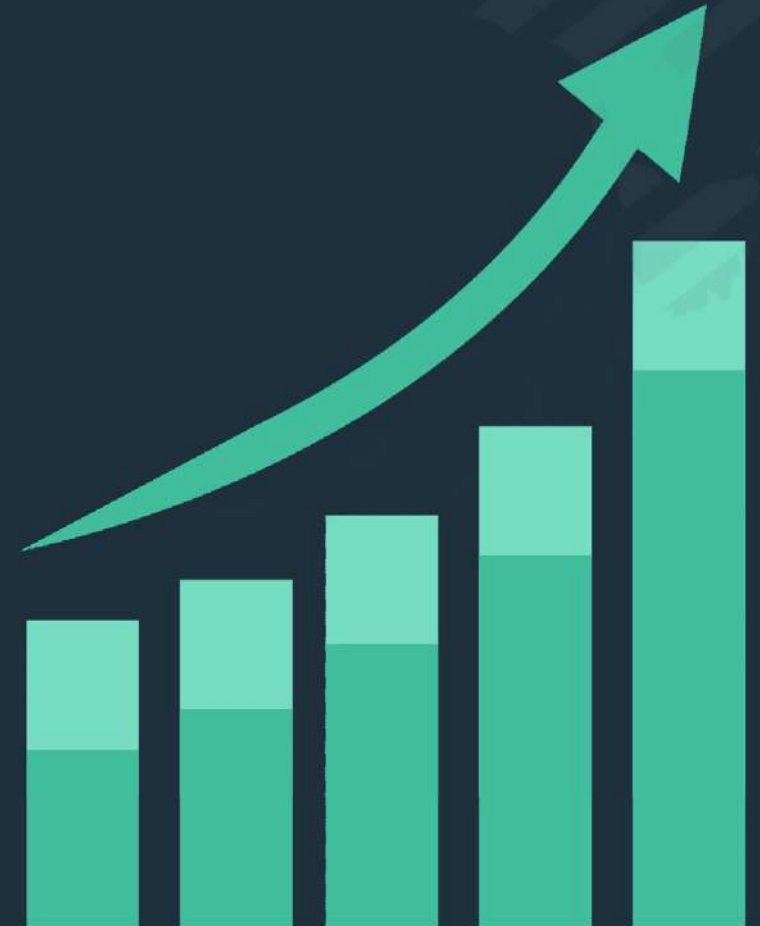


Thailand is central to all S.E Asian countries and is the preferred holiday and investment location



Why Invest in Thailand?

- Previous Capital Growth last 12 years pre Covid-19 2009-2020 Average 5.43% per annum
- Tourism was increasing at a huge rate pre COVID-19 and when the travel restrictions are lifted the inflow of tourism will explode
- Thailand is Number one for S.E Asian countries to invest in Property 2018 and 2019 and this will only see monumental increases post COVID-19
- High Speed Train completed end 2023/2024 from China direct to Don Muang airport/Bangkok/Pattaya
- U-Tapao International Airport extension completed mid 2023 creating more visitors per annum (Only 20 minutes drive from resort)



Thailand arrivals 2005-2019

Growing Tourist numbers to Thailand, China No.1 Malaysia No.2

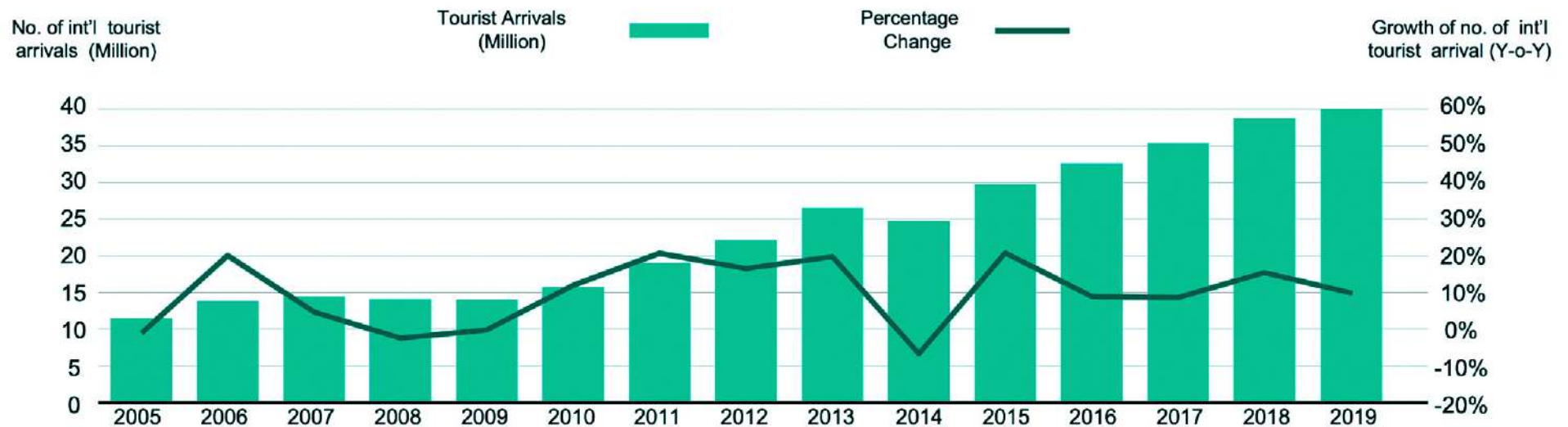
Tourist Arrival
+15.4% Y-o-Y

Occupancy
+2.4% Y-o-Y

ADR (THB)
+7.0% Y-o-Y

REVPAR (THB)
+10.3% Y-o-Y

Figure 1 : Number of International Tourist Arrivals



Source : Office of Tourism Development, 2019

Thailand's Real Estate growth past 12 years - 2009-2020



12 year Thailand Condominium Capital Growth 2009-2020

** Past performance is not indicative of future results

Source : Bank of Thailand

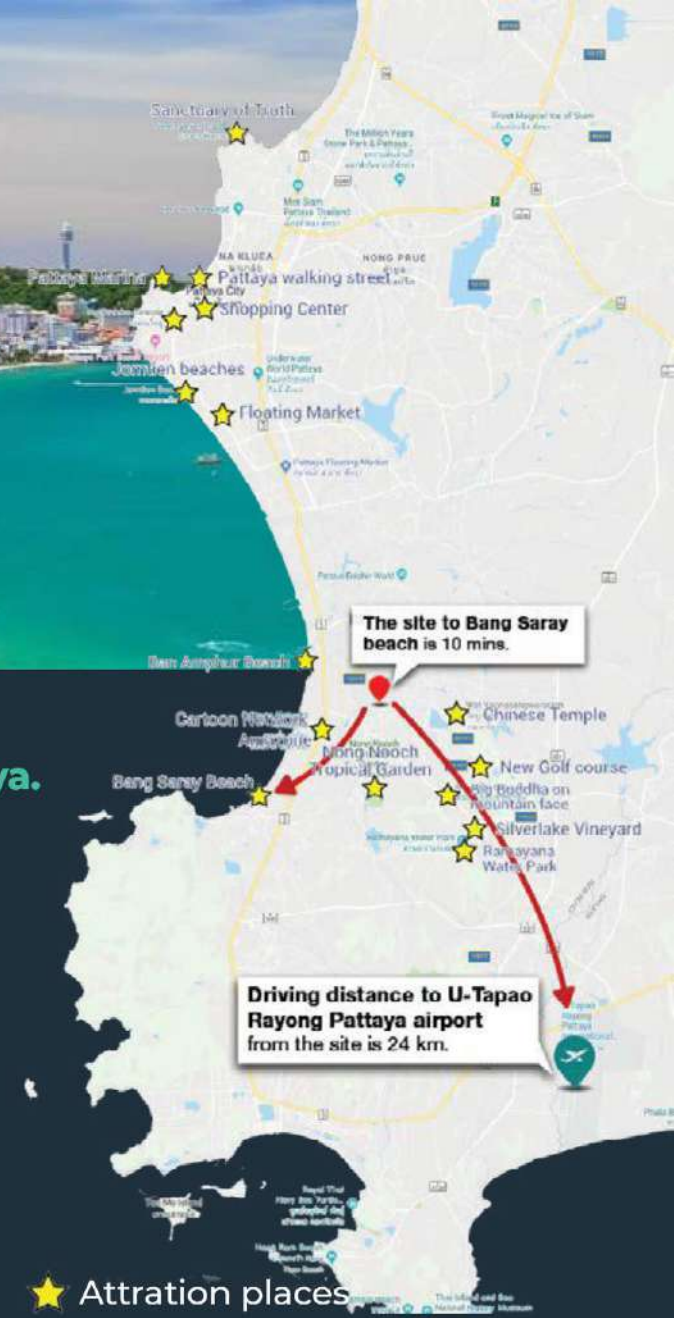


**Nebu Luxury Resort Residences – Na Jomtien/Bang Saray, South of Pattaya.
Beautiful coastal location only 8 minutes from the beach**

**PATTAYA REGION
NA JOMTIEN / BANG SARAY**

Travelling distances

- ✓ Site is 8 minutes drive to Bang Saray & Jomtien beaches.
- ✓ 10 minutes to local eating and market areas
- ✓ 10 minutes to a newly opened golf course
- ✓ 10 minutes to temples and other tourist attractions
- ✓ 15-20 minutes to Pattaya walking street and night life area
- ✓ 20 minutes to U-Tapao International Airport
- ✓ 1.5 hours drive to Bangkok



★ Attration places

**Hollywood Theme Park
on your doorstep!**



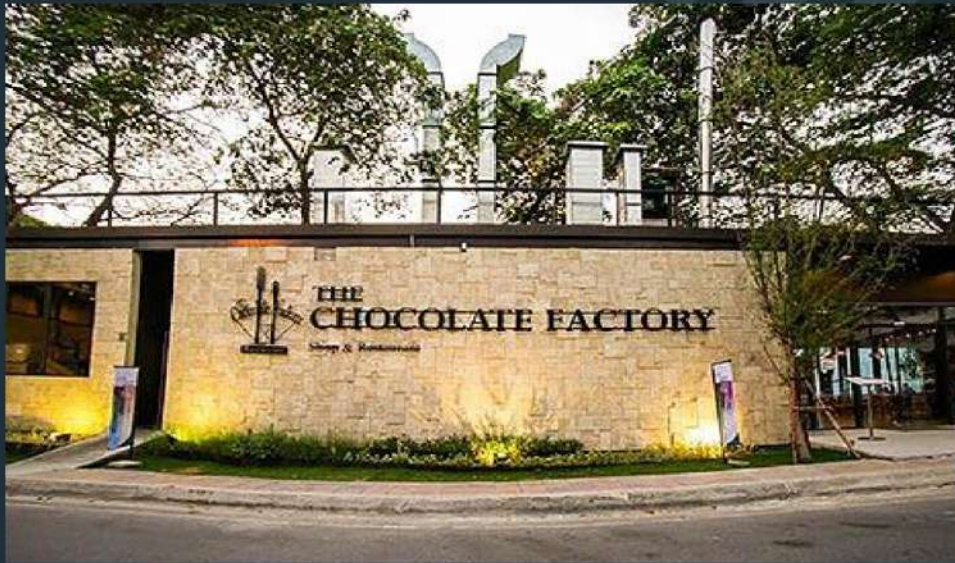


7 minutes from our resort!



Some images shown are for illustrative purposes only and may not be an exact representation of the attraction.

Many local attractions for tourists and weekenders



The Chocolate Factory and Floating Markets



More Attractions = More Tourists



Swiss Sheep Park & Mimosa Dining & Souvenirs





The Resorts layout and facilities

- Retail complex (Building N) at the drop off area, includes 7/11 travel shop, and security / administration centre.
- Man-made beach lagoon (L) over 200m long, with islands, slides, private and more public areas.
- Music entertainment stage and facilities (K) at the northern end of the lagoon pool, provides for nightly entertainment.
- State of the art 600 sqm Co-work building (J) overlooking the lagoon
- Health & Well-Being centre (I) 3,000 sqm, including fitness, spa, health food restaurant, yoga, pilates, personal trainers,
- Mixed-use 1800 sqm complex (H), with nightclub.
- Café, car care centre (P), bus/van/car/ motor bike hire, valet parking and covered secured car-parking facility (Q)
- Car free project, with electric bikes and buggies
- (A,B,C,D,E,F) mixed use accommodation buildings



**Co-Work and Coffee shop
space – 600 SQM**



Modern Lagoon Side Bungalows

Fitness and Well-Being centre – 3,000 SQM



**Stage I, 124 rooms mixed use accommodation
including lounge bar, lobby and Alfresco dining.
Entrance and convenience store, lagoon and landscaping area.**



THREE TYPES OF SINGLE ROOM; Standard sleeps four, 4th floor Jacuzzi sleeps four people, and the ground floor private plunge pool sleeps four ; the two-bedroom units have the same options and sleeping up to eight people



Standard rooms 29.5 - 41.5 sqm
Two-bedroom 59 - 83 sqm



2 Bedroom Interior



Standard Room Entrance



Standard Room Lounge, Bedroom & Balcony



Financial Logic.... It just makes sense!

Receive a Rental
income every year
(paid quarterly)

1

Personal Use Saving
for you, friends
and family
for 60 years with
no restrictions*

2

Potential Capital
Growth in much
sought after
premier locations

3

Refer Family and
Friends and Receive
Attractive Referral
Bonuses

4

**All of the above and a 7 year 100% guaranteed buy backoption for your security and peace of mind

Owners receive 75% off the nightly rate (E.G average room rate is US \$41.97 so owner only pays US \$10.49 for up to 6 people and includes electricity and daily maid service

Stage I, 124 keys mixed use accommodation building including lounge bar, lobby and Alfresco dining. Entrance and convenience store building, lagoon and landscaping area.



Pre-sale Price List until 31 December 2021

Wing A Court Yard View	Normal Price	Special Price
Ground Floor (Extra court yard pet friendly)	\$65,957.31	\$59,365.25
2nd Floor	\$62,330.93	\$56,098.69
3rd Floor Partial lagoon view	\$65,957.31	\$59,365.25
4th Floor - Partial lagoon view (Jacuzzi)	\$74,206.56	\$64,074.24

Wing B Lagoon View	Normal Price	Special Price
Ground Floor (extra court yard, plunge pool and pet friendly)	\$82,457.42	\$78,340.11
2nd Floor	\$69,264.23	\$65,803.02
3rd Floor	\$72,562.53	\$68,936.49
4th Floor (Jacuzzi)	\$80,814.00	\$76,770.19

**** All 2nd and 3rd floor units can also have a jacuzzi installed for an additional US \$4,497.18 (100% whole ownership only)**

Nebu Luxury Resort Residences Platinum Plus Ownership Benefits awarded to you Available until 31 December 2021

- Free Government purchasing costs (1.1% of purchase price)
- 7 nights accommodation for up to 4 people in a hotel/resort of similar quality in the Bang Saray area. This holiday is also an opportunity to tour the project.
- Access to our Referral program. Refer a friend or family member and on all completed sales 2% referral fee will be awarded to your account (with the normal quarterly rental statement)

100% 7 Year Buyback guaranteed

by the developer TTMV Pattaya (Jomtien) Co. Ltd

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