PARK RESIDENCES

CAPITAL GAIN & RENTAL RETURNS
DECEMBER 2027

61%

PROJECTED TOTAL
PRICE GROWTH

8%

RENTAL ROI
PER YEAR

LOCATION

«Gardens of Eden» is the unique destination comprising residences and facilities spanning over 122 000 m^2 of rich natural landscape, 70% of which is dedicated to beautiful parks, lakes, gardens and swimming pools.

20 minutes
from Phuket International Airport

10 minutes
to Blue Tree Kids Water and Activity Park

5 minutes
to the Boat Avenue and Porto-de-Phuket with top shopping areas, grocery stores & boutiques

30 minutes
from British International School

35 minutes
to Central Floresta Shopping Mall

5 minutes
to Bangkok Hospital (Clinic Bang Tao)

«Gardens of Eden» is valued for its location. The district located just 50 meters from Bang Tao Beach in Phuket and 5 minutes walk from Laguna Phuket.

«Gardens of Edens» has developed infrastructure: underground parking, territory free of cars, wellness center, 5 restaurants, 2 kids clubs, 6 swimming pools, business center and super market.

PARK RESIDENCES

«Park Residences» is the second phase of construction of the luxury district «Gardens of Eden», located just 50m from Bang Tao beach. Residences of the second phase are located in the heart of parks and gardens of the project (13 acres):

~52 000 m² of parks and gardens, ~8 000 m² of lakes and ponds, ~ 11 000 m² of swimming pools, underground parking, safe vehicle free territory, gated and secured perimeter.




CLICK
THE RESIDENCE
YOU ARE INTRESTED IN

1 BEDROOM TYPE A

1 BEDROOM TYPE B

2 BEDROOM TYPE A

2 BEDROOM TYPE B

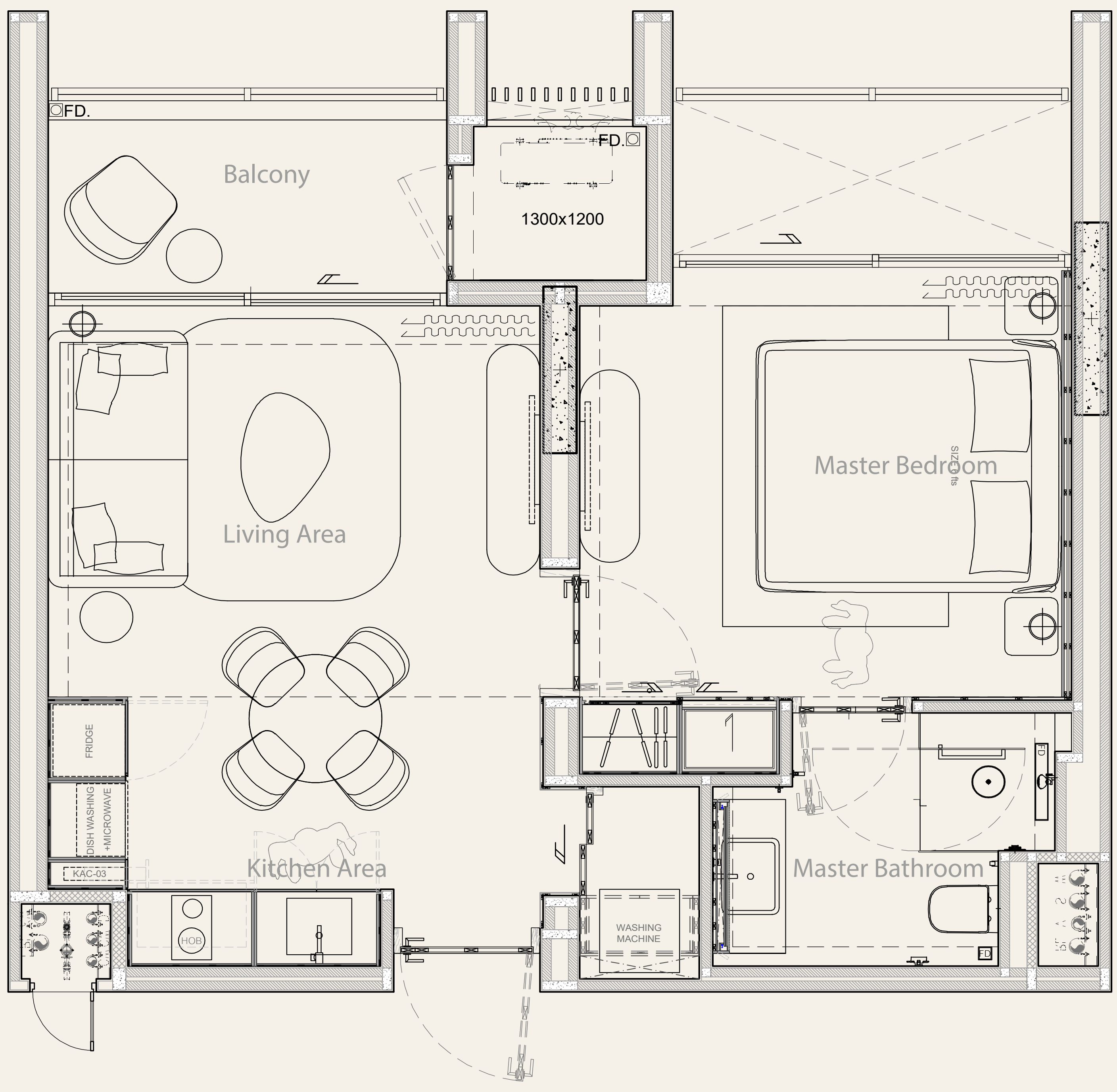
2 BEDROOM TYPE D

3 BEDROOM TYPE B PLUS

1 BEDROOM

TYPE A

Price 1 m^2 209 000 THB | 6 147 $
Unit price 10 094 700 THB | 296 903 $
Investment period 2,5 years



Internal 41,4 m^2
External 6,6 m^2
Total 48 m^2

PROJECTED PRICE GROWTH

EIA GRANTED
SQ.M. | 209 000 THB | 6 147 USD
10 094 700 THB
296 903 $

LANDSCAPE IMPROVEMENT
SQ.M. | 229 900 THB | 6 762 USD
11 104 170 THB
326 593 $

FOUNDATION
SQ.M. | 252 890 THB | 7 438 USD
12 214 587 THB
359 253 $

FRAME
SQ.M. | 278 179 THB | 8 182 USD
13 436 046 THB
395 178 $

FINISHING
SQ.M. | 305 997 THB | 9 000 USD
14 779 650 THB
434 696 $

COMMISSIONING
SQ.M. | 336 597 THB | 9 900 USD
16 257 615 THB
478 165 $

61%

EXPECTED UNIT PRICE
by the end of construction

16 257 615 THB
478 165 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occu-pancy	Monthly revenue	Owner's share 70%
high season	Dec	5 812	180 158	80 %	144 126	100 888
	Jan	7 195	223 053	90 %	200 747	140 523
	Feb	6 365	178 221	80 %	142 577	99 804
shoulder	Mar	5 812	180 158	80 %	144 126	100 888
	Apr	5 258	157 742	80 %	126 194	88 335
low season	May	2 767	85 789	60 %	51 474	36 032
	Jun	2 767	83 022	60 %	49 813	34 869
	Jul	3 321	102 947	70 %	72 063	50 444
	Aug	3 321	102 947	60 %	61 768	43 238
	Sep	2 767	83 022	50 %	41 511	29 058
	Oct	3 874	120 105	60 %	72 063	50 444
shld	Nov	4 428	132 835	70 %	92 985	65 089
	Total	**4 474**	**135 833**	**70 %**	**99 954**	**839 613**

RENTAL ROI
per year

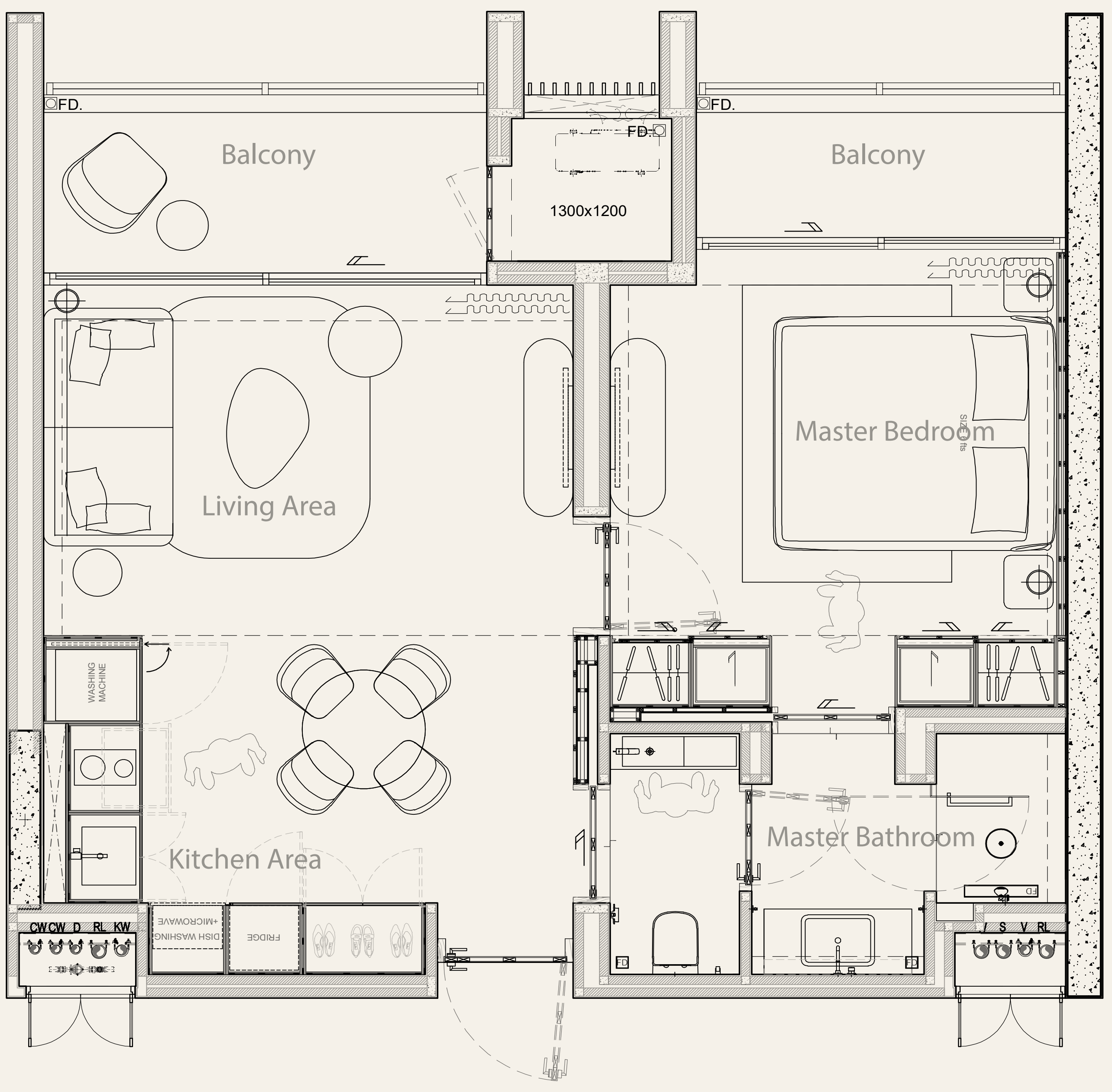
7,92%

BACK TO THE LIST

1 BEDROOM

TYPE B

Price 1 m² 209 000 THB | 6 147 $
Unit price 11 907 830 THB | 350 230 $
Investment period 2,5 years



Internal 45,7 m²
External 11,3 m²
Total 57 m²

PROJECTED PRICE GROWTH

EIA GRANTED
SQ.M. | 209 000 THB | 6 147 USD
11 907 830 THB
350 230 $

LANDSCAPE IMPROVEMENT
SQ.M. | 229 900 THB | 6 762 USD
13 098 613 THB
385 253 $

FOUNDATION
SQ.M. | 252 890 THB | 7 438 USD
14 408 474 THB
423 779 $

FRAME
SQ.M. | 278 179 THB | 8 182 USD
15 849 322 THB
466 157 $

FINISHING
SQ.M. | 305 997 THB | 9 000 USD
17 434 254 THB
512 772 $

COMMISSIONING
SQ.M. | 336 597 THB | 9 900 USD
19 177 679 THB
564 049 $

61%

EXPECTED UNIT PRICE
by the end of construction

19 177 679 THB
564 049 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occu- pancy	Monthly revenue	Owner's share 70%
high season	Dec	5 812	231 797	80 %	185 437	129 806
	Jan	7 195	286 987	90 %	258 288	180 802
	Feb	6 365	229 304	80 %	183 444	128 410
shoulder	Mar	5 812	231 797	80 %	185 437	129 806
	Apr	5 258	202 956	80 %	162 365	113 655
low season	May	2 767	110 379	60 %	66 228	46 359
	Jun	2 767	106 819	60 %	64 091	44 864
	Jul	3 321	132 455	70 %	92 719	64 903
	Aug	3 321	132 455	60 %	79 473	55 631
	Sep	2 767	106 819	50 %	53 409	37 387
	Oct	3 874	154 531	60 %	92 719	64 903
shld	Nov	4 428	170 910	70 %	119 637	83 746
	Total	**4 474**	**174 767**	**70 %**	**128 604**	**1 080 273**

RENTAL ROI
per year

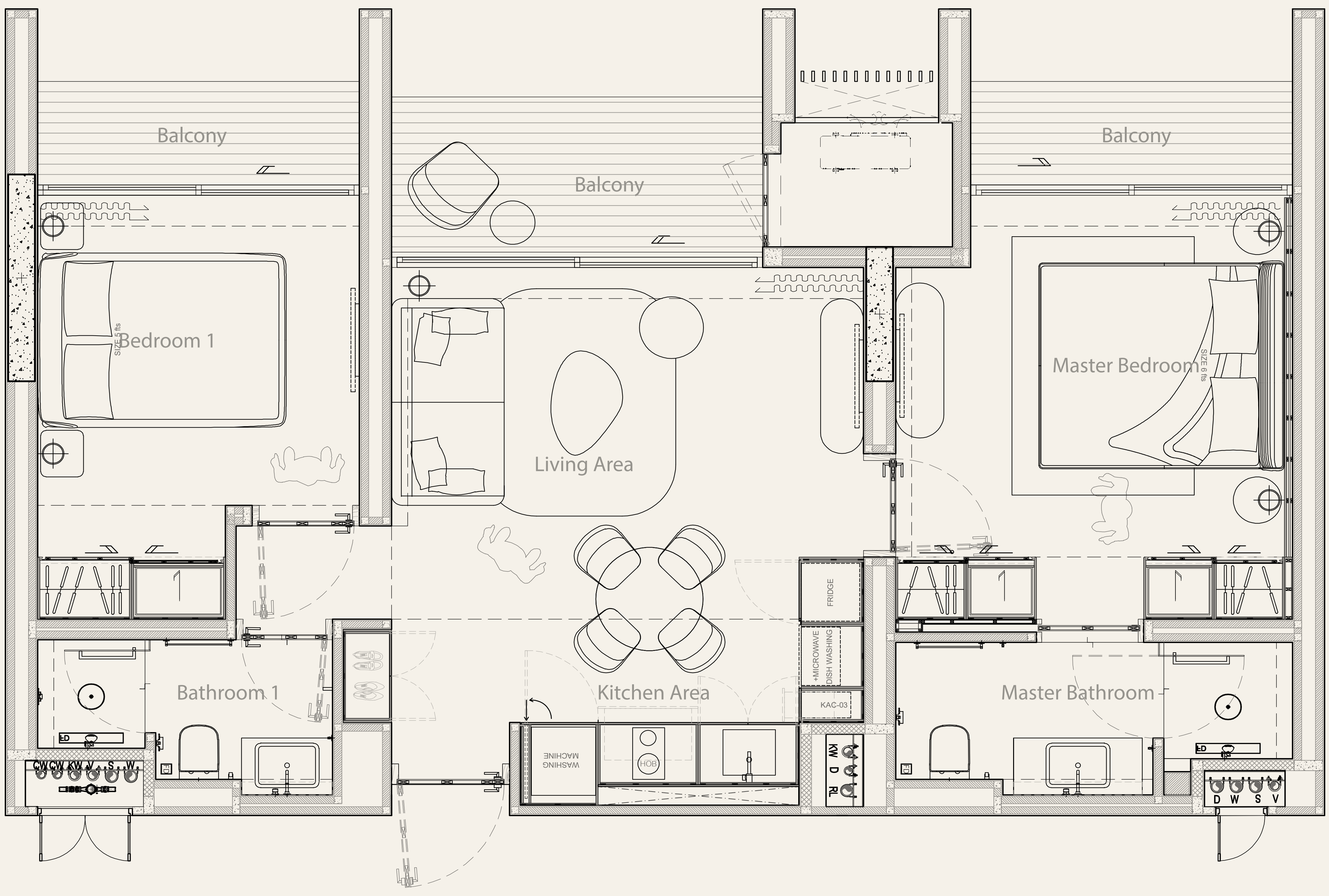
7,79%

BACK TO THE LIST

2 BEDROOM

TYPE A

Price 1 m² 209 000 THB | 6 147 $
Unit price 16 720 000 THB | 491 765 $
Investment period 2,5 years



Internal 65,8 m²
External 14,2 m²
Total 80 m²

PROJECTED PRICE GROWTH

EIA GRANTED SQ.M. | 209 000 THB | 6 147 USD	16 720 000 THB 491 765 $
LANDSCAPE IMPROVEMENT SQ.M. | 229 900 THB | 6 762 USD	18 392 000 THB 540 941 $
FOUNDATION SQ.M. | 252 890 THB | 7 438 USD	20 231 200 THB 595 035 $
FRAME SQ.M. | 278 179 THB | 8 182 USD	22 254 320 THB 654 539 $
FINISHING SQ.M. | 305 997 THB | 9 000 USD	24 479 752 THB 719 993 $
COMMISSIONING SQ.M. | 336 597 THB | 9 900 USD	26 927 727 THB 791 992 $

61%

EXPECTED UNIT PRICE
by the end of construction

26 927 727 THB
791 992 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occu-pancy	Monthly revenue	Owner's share 70%
	Dec	10 171	315 287	80 %	252 230	176 561
high season	Jan	12 592	390 356	90 %	351 320	245 924
	Feb	11 139	311 897	80 %	249 518	174 662
shoulder	Mar	10 171	315 287	80 %	252 230	176 561
	Apr	9 202	276 058	80 %	220 847	154 593
	May	4 843	150 137	60 %	90 082	63 057
	Jun	4 843	145 294	60 %	87 176	61 023
low season	Jul	5 812	180 164	70 %	126 115	88 280
	Aug	5 812	180 164	60 %	108 099	75 669
	Sep	4 843	145 294	50 %	72 647	50 853
	Oct	6 780	210 192	60 %	126 115	88 280
shld	Nov	7 749	232 470	70 %	162 729	113 910
	Total	**7 830**	**237 717**	**70 %**	**174 926**	**1 469 375**

RENTAL ROI
per year

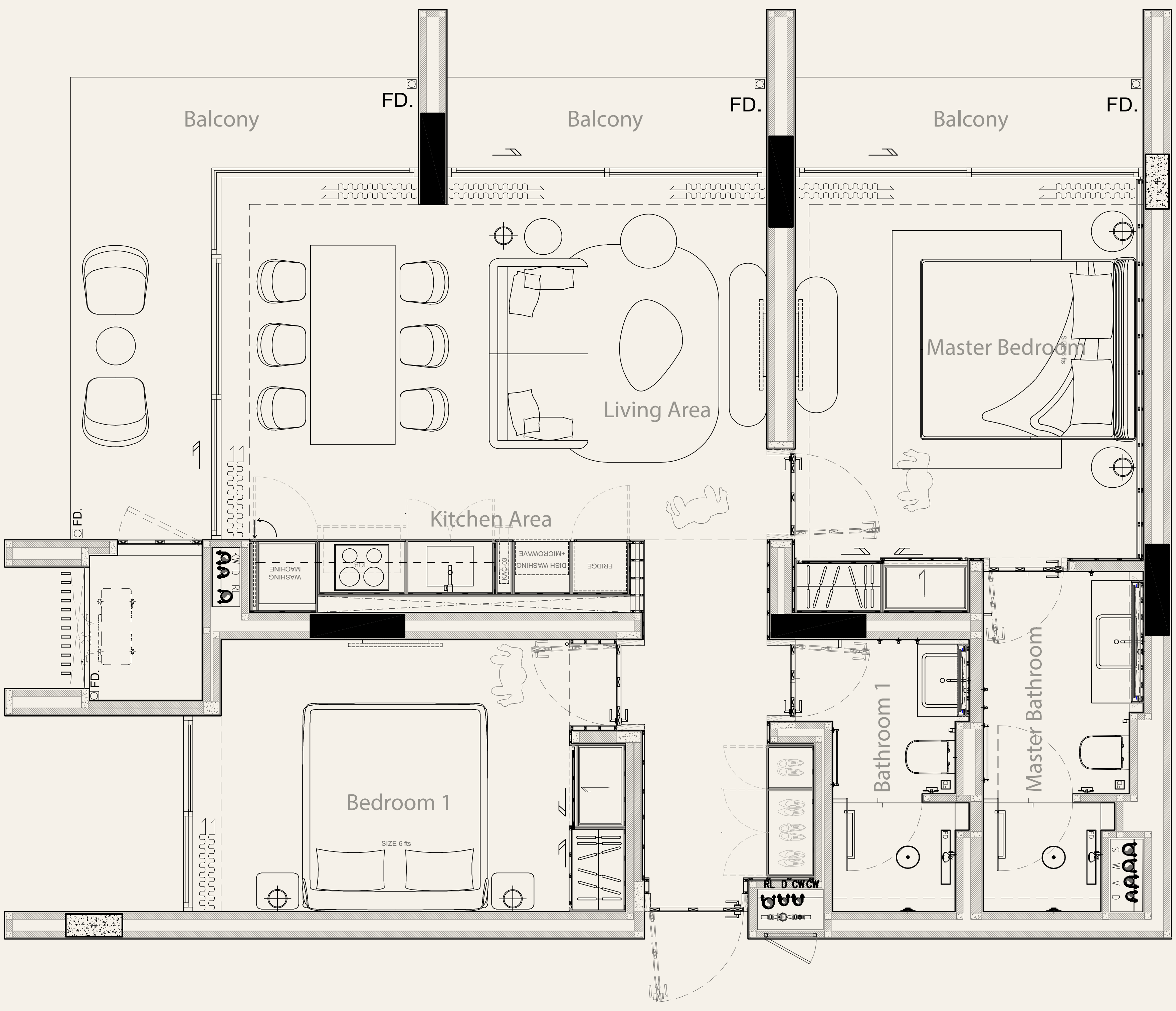
8,36%

BACK TO THE LIST

2 BEDROOM

TYPE B

Price 1 m² 209 000 THB | 6 147 $
Unit price 20 900 000 THB | 614 706 $
Investment period 2,5 years



Internal 80,9 m²
External 19,1 m²
Total 100 m²

PROJECTED PRICE GROWTH

EIA GRANTED SQ.M. | 209 000 THB | 6 147 USD	20 900 000 THB 614 706 $
LANDSCAPE IMPROVEMENT SQ.M. | 229 900 THB | 6 762 USD	22 990 000 THB 676 177 $
FOUNDATION SQ.M. | 252 890 THB | 7 438 USD	25 289 000 THB 743 794 $
FRAME SQ.M. | 278 179 THB | 8 182 USD	27 817 900 THB 818 174 $
FINISHING SQ.M. | 305 997 THB | 9 000 USD	30 599 690 THB 899 991 $
COMMISSIONING SQ.M. | 336 597 THB | 9 900 USD	33 659 659 THB 989 990 $

61%

EXPECTED UNIT PRICE
by the end of construction

33 659 659 THB
989 990 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occupancy	Monthly revenue	Owner's share 70%
high season	Dec	12 476	386 753	80 %	309 402	216 581
	Jan	15 446	478 837	90 %	430 953	301 667
	Feb	13 664	382 594	80 %	306 075	214 253
shoulder	Mar	12 476	386 753	80 %	309 402	216 581
	Apr	11 288	338 631	80 %	270 905	189 634
low season	May	5 941	184 168	60 %	110 501	77 351
	Jun	5 941	178 227	60 %	106 936	74 855
	Jul	7 129	221 001	70 %	154 701	108 291
	Aug	7 129	221 001	60 %	132 601	92 821
	Sep	5 941	178 227	50 %	89 114	62 379
	Oct	8 317	257 835	60 %	154 701	108 291
shld	Nov	9 505	285 163	70 %	199 614	139 730
	Total	**9 604**	**291 599**	**70 %**	**214 575**	**1 802 433**

RENTAL ROI
per year

8,17%

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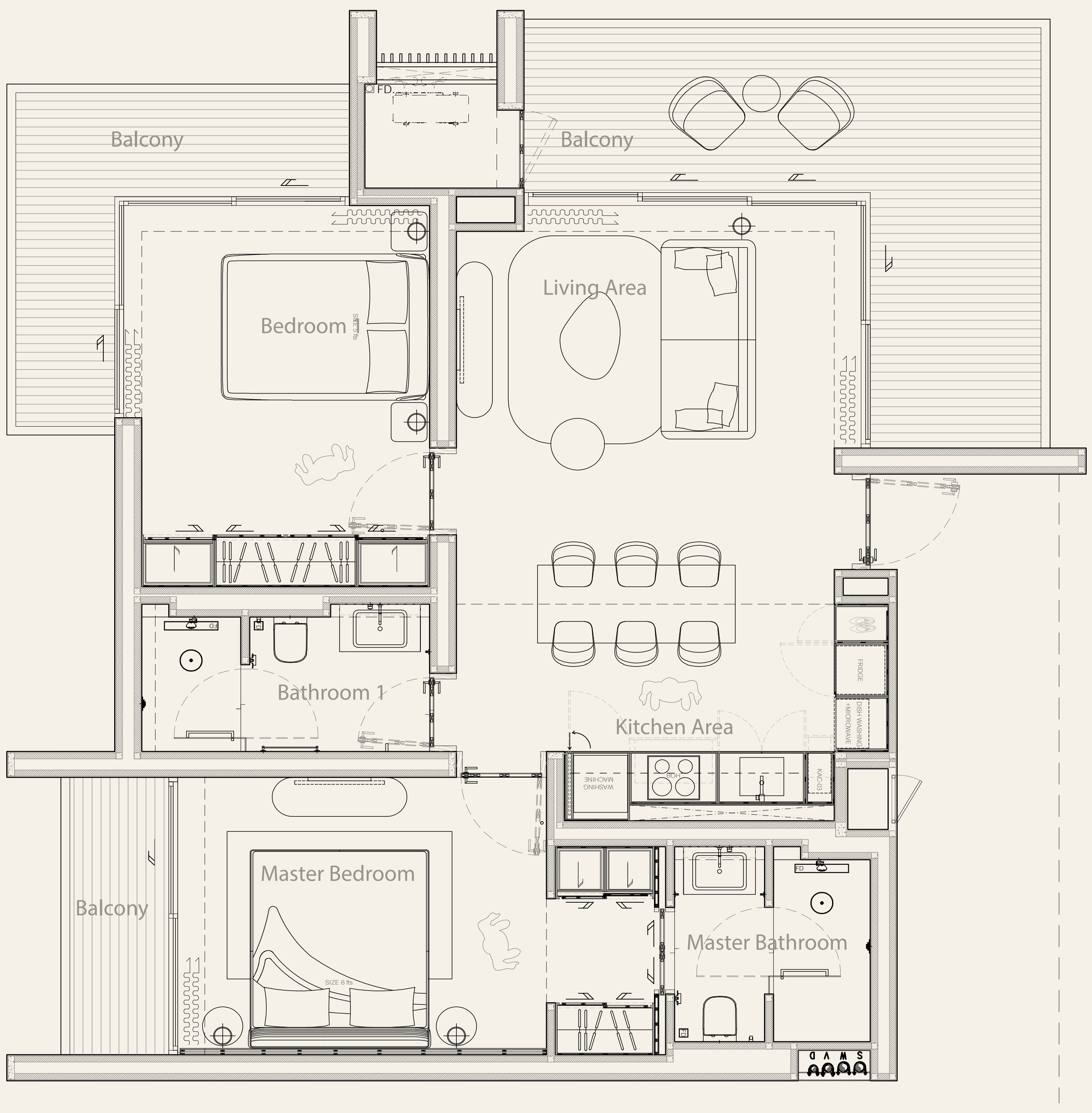
2 BEDROOM

TYPE D

Price 1 m² 209 000 THB | 6 147 $
Unit price 21 165 000 THB | 622 500 $
Investment period 2,5 years



Internal 79 m²
External 28 m²
Total 107 m²

PROJECTED PRICE GROWTH

EIA GRANTED SQ.M. | 209 000 THB | 6 147 USD	21 165 000 THB 622 500 $
LANDSCAPE IMPROVEMENT SQ.M. | 229 900 THB | 6 762 USD	23 281 500 THB 684 750 $
FOUNDATION SQ.M. | 252 890 THB | 7 438 USD	25 609 650 THB 753 225 $
FRAME SQ.M. | 278 179 THB | 8 182 USD	28 170 615 THB 828 548 $
FINISHING SQ.M. | 305 997 THB | 9 000 USD	30 987 677 THB 911 402 $
COMMISSIONING SQ.M. | 336 597 THB | 9 900 USD	34 086 444 THB 1 002 543 $

61%

EXPECTED UNIT PRICE
by the end of construction

34 086 444 THB
1 002 543 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occu-pancy	Monthly revenue	Owner's share 70%
	Dec	13 018	403 568	80 %	322 854	225 998
high season	Jan	16 790	520 475	90 %	468 427	327 899
	Feb	14 852	415 863	80 %	332 690	232 883
shoulder	Mar	13 018	403 568	80 %	322 854	225 998
	Apr	12 269	368 078	80 %	294 462	206 123
	May	6 458	200 183	60 %	120 110	84 077
	Jun	6 458	193 725	60 %	116 235	81 365
low season	Jul	7 749	240 219	70 %	168 153	117 707
	Aug	7 749	240 219	60 %	144 131	100 892
	Sep	6 458	193 725	50 %	96 863	67 804
	Oct	9 041	280 256	60 %	168 153	117 707
shld	Nov	10 332	309 960	70 %	216 972	151 880
	Total	**10 349**	**314 153**	**70 %**	**230 992**	**1 940 334**

RENTAL ROI
per year

8,18%

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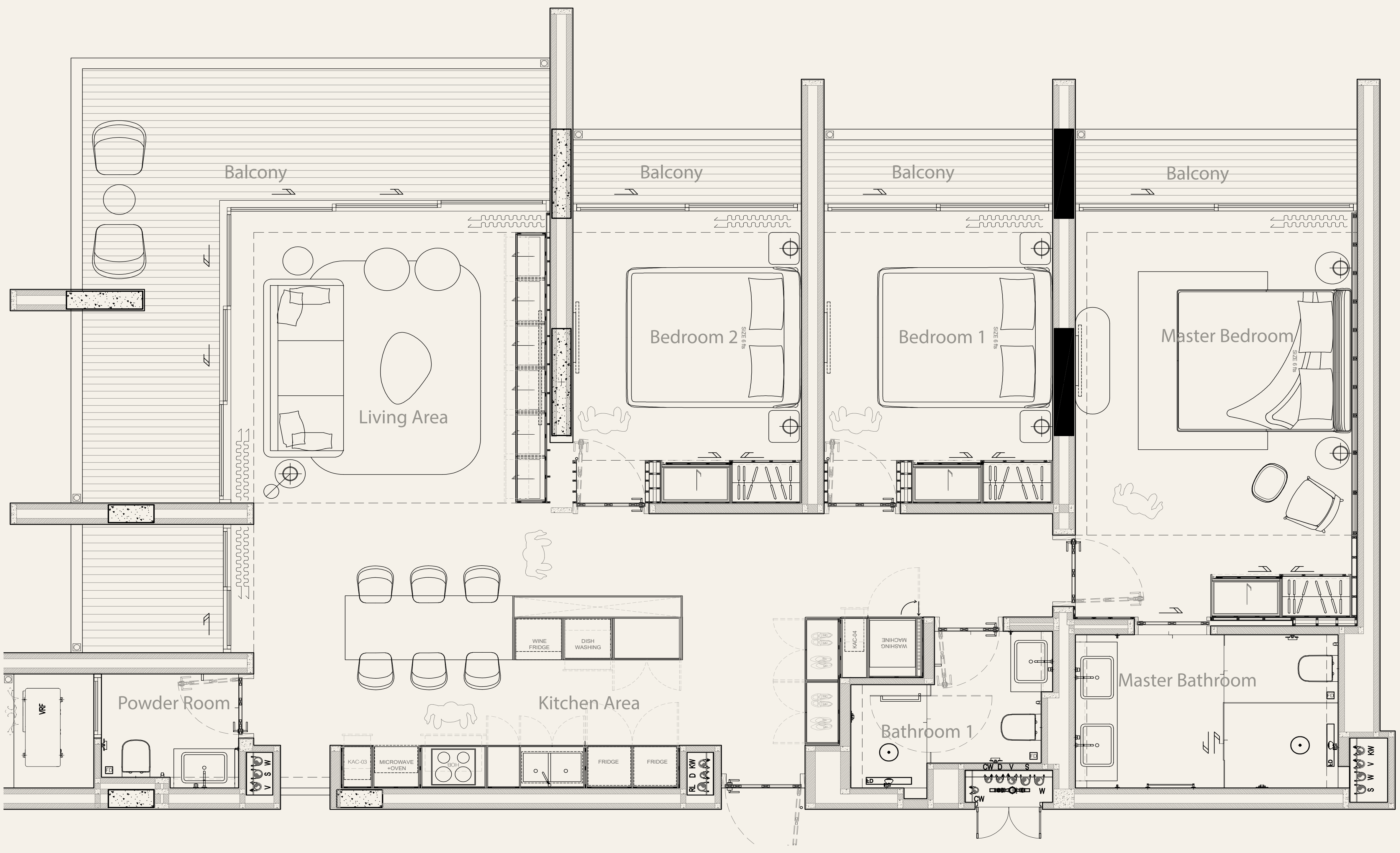
3 BEDROOM

TYPE B PLUS

Price 1 m^2 209 000 THB | 6 147 $
Unit price 36 984 000 THB | 1 087 765 $
Investment period 2,5 years



Internal 126 m^2
External 35 m^2
Total 161 m^2

PROJECTED PRICE GROWTH

EIA GRANTED SQ.M. | 209 000 THB | 6 147 USD	36 984 000 THB 1 087 765 $
LANDSCAPE IMPROVEMENT SQ.M. | 229 900 THB | 6 762 USD	40 682 400 THB 1 196 541 $
FOUNDATION SQ.M. | 252 890 THB | 7 438 USD	44 750 640 THB 1 316 195 $
FRAME SQ.M. | 278 179 THB | 8 182 USD	49 225 704 THB 1 447 815 $
FINISHING SQ.M. | 305 997 THB | 9 000 USD	54 148 274 THB 1 592 596 $
COMMISSIONING SQ.M. | 336 597 THB | 9 900 USD	59 563 102 THB 1 751 856 $

61%

EXPECTED UNIT PRICE
by the end of construction

59 563 102 THB
1 751 856 $

RENTAL INCOME FORECAST, THB*

*Av. Annual Exchange Rate 1 USD = 34 THB

	Month	Daily rate	Monthly rate	Av. Occu-pancy	Monthly revenue	Owner's share 70%
high season	Dec	21 469	665 537	80 %	532 430	372 701
	Jan	26 581	823 998	90 %	741 598	519 119
	Feb	23 514	658 381	80 %	526 704	368 693
shoulder	Mar	21 469	665 537	80 %	532 430	372 701
	Apr	19 424	582 728	80 %	466 183	326 328
low season	May	10 223	316 922	60 %	190 153	133 107
	Jun	10 223	306 699	60 %	184 019	128 814
	Jul	12 268	380 307	70 %	266 215	186 350
	Aug	12 268	380 307	60 %	228 184	159 729
	Sep	10 223	306 699	50 %	153 350	107 345
	Oct	14 313	443 691	60 %	266 215	186 350
shld	Nov	16 357	490 718	70 %	343 503	240 452
	Total	**16 528**	**501 794**	**70 %**	**369 249**	**3 101 688**

RENTAL ROI
per year

8,85%

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GREEN DEVELOPER TRANSFORMS PHUKET WITH FAMILY-CENTRIC «GARDENS OF EDEN»

The expansive project funded by Dubai investment capital, Amal Development, reveals a 5,000 m² wellness facility and five hectares of dedicated gardens and parkland. The pioneering Gardens of Eden, a new-generation green development project, has unveiled the second phase of its expansive 73-rai residential and lifestyle community on Bangtao Beach, Phuket. Bangkok Post, 24 January 2024

GARDENS
OF EDEN