

Thailand's Number One Tourist Destination

PHUKET WATER WORLD



New Nordic Group

BUILDING A LIFESTYLE

www.newnordicgroup.com

Investment made easy

Greetings from the New Nordic Group!

Just recently the tourism statistics for 2017 were published: the international arrivals grew again with almost 9% totaling to 35.4 million visitors coming to Thailand. A big piece of this success is because of the popularity of Phuket.

New Nordic is developing 35,000 m² of A1 located land in Bang Tao into a Water World. This is one of the unique concepts in the New Nordic portfolio, especially customized for families to enjoy a vacation on paradise island. 9 kilometers of white sand coastline and blue water ocean are just 150 meters from your apartment. Quite enough for a romantic walk with your partner, busy enough to visit one of many tropical bars, souvenir shops, massage salons and fancy restaurants. A shuttle bus will take you to the nightlife of Patong, only 20 minutes from our location. Also the airport is less than 30 minutes conveniently away from Bang Tao.

Right next door you will find Laguna Phuket. A high-end place with 5 star hotels, golf courses, galleries, top restaurants and entertainment. Bang Tao is a destination for everyone, kids, couples and families will all find what they are looking for in their unforgettable holiday.

In this catalogue, we outline opportunities to invest in a bright future. Do not hesitate to contact me for any questions or a personal appointment at the location. In Patong we have a 4-star accommodation to host you in a perfect way.

Thank you and hope to see you soon in Bang Tao, Phuket!



ROBERT TEULINGS

Project Manager,
New Nordic Phuket Water World



New Nordic Phuket Water World





New Nordic Group is expanding to Phuket

Out of all the beautiful islands in Thailand, Phuket is one of the most popular tourist destinations! Phuket offers long sandy beaches with clear blue water, in combination of a busy and vibrant city life.

New Nordic Group is a fast growing company and we believe that opening up projects in all the main parts of Thailand will help our customers to easily travel across the country with us. New Nordic Phuket Water World is a particularly big project with a good variety of condominiums. As the land is close to the ocean the units will have a easy access to beautiful Bangtao Beach. At the heart of the project there will also be a grand swimming pool area with slides and areas for the whole family to play and relax. Welcome to our Phuket Water World!

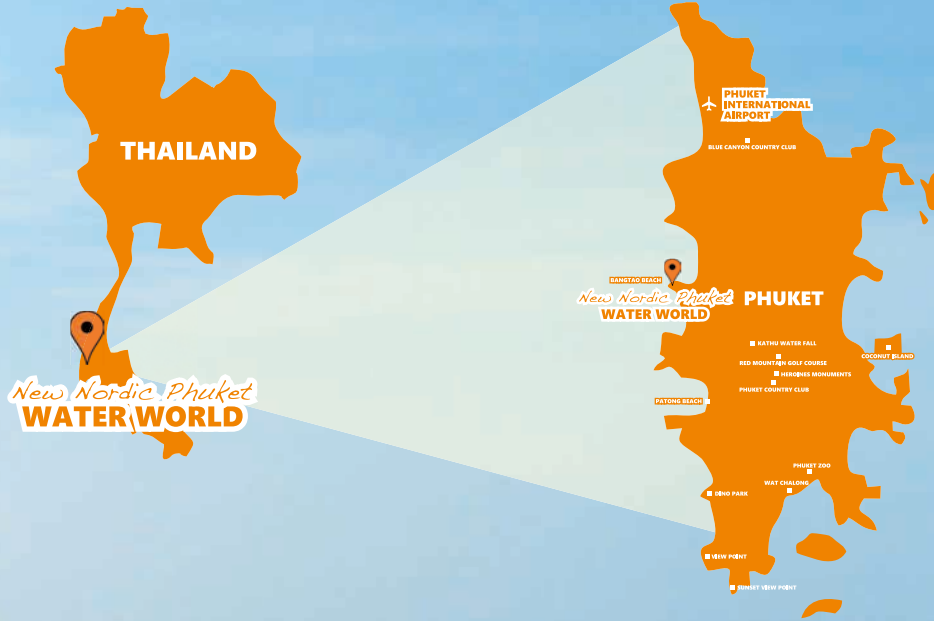
Bangtao Beach

New Nordic Phuket Water World is located on the idyllic Bangtao Beach, only a 30 minutes drive from Phuket International Airport. The area is unique in the way that it makes up a secluded community with quiet beaches and family friendly areas. It is also close to the Laguna project and its par-71 golf courses.



Only a 20 minute drive from the area you can find Patong Beach. This city makes up the busy hub of Phuket with a wide range of restaurants and bars, a vibrant night life and fun activities such as diving and day trips to the exotic islands for the whole family. It is also a great starting point to explore other areas of the island.

- ✔ 20 km to Shopping Mall
- ✔ 21 km to Phuket International Airport
- ✔ 150 meters to Bangtao Beach
- ✔ 18 km to Patong City
- ✔ 30 km to Karon View Point



BANGTAE BEACH



Master Plan

New Nordic Phuket Water World will be built in stages. Stage 1 consist of a total of three buildings: Building A, Building B and Building C, which will all be four star apartments. Stage two makes up three star buildings, which are Building D and Building E. The remaining condominiums and the New Nordic Phuket Water World will follow shortly after.

Resorts Facilities

- ✓ Restaurants
- ✓ Pool bars
- ✓ Water slides
- ✓ Play area for the children
- ✓ Shops and massage centre
- ✓ Travel agency
- ✓ Minimart
- ✓ Shops
- ✓ 24 hours security
- ✓ 24 hours receptions

Sales Office



ถนนหลักกว้าง 12 ม.





Please note that there may be alterations to the overall master plan.

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Phase 1

The four-star Development

New Nordic Water World Phase 1 consist of three condominiums: Building A, Building B and Building C. All buildings are located around a big swimming pool, with a pool bar, slides and sun decks for the whole family to enjoy. The area also has its own breakfast restaurant and several shops. This part of the New Nordic Phuket Water World will be similar to a four star project, with elegant and modern apartments of different layout and sizes.



BUILDING A

PLANNED CONSTRUCTION START ON
MARCH 2018 TO DECEMBER 2019



BUILDING B

PLANNED CONSTRUCTION START ON
MAY 2018 TO DECEMBER 2019



BUILDING C

PLANNED CONSTRUCTION START ON
JULY 2018 TO DECEMBER 2019



Building E



3D'S FOR ILLUSTRATION PURPOSES ONLY

3D illustrations



THE INTERIOR AND TONE OF THE PROJECT

In Phuket, we focused on bringing the outdoor environment into the rooms. The beautiful greenery, long sandy beaches and clear blue water that Phuket offers its guests is breathtaking on another level, so our design team wanted to combine this with the in-room designs. Keeping the color palette fresh and modern, with light colors in combination with different materials and textures - and it would not be a New Nordic project without the orange features!



THE POOL AREA

In Phuket Water World you can enjoy one of the newest concepts of New Nordic Group: The Water World. This is a landscape of swimming pools that meander through the whole resort and are all connected to each other. It is a great venture for families with children as they can play in the pools with the newest attractions available in the world. The Water World is a safe environment and assures a great day in the resort. Guests can also enjoy good food and drinks at various places around the pools.





3D'S FOR ILLUSTRATION PURPOSES ONLY



YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

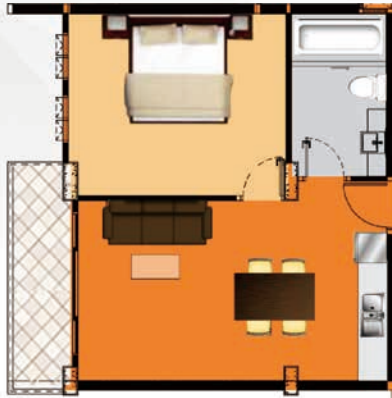
Room Types

BUILDING A

Starting from 4,869,800 THB



STUDIO



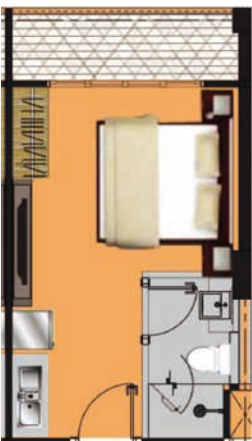
ONE BEDROOM



TWO BEDROOMS

BUILDING B

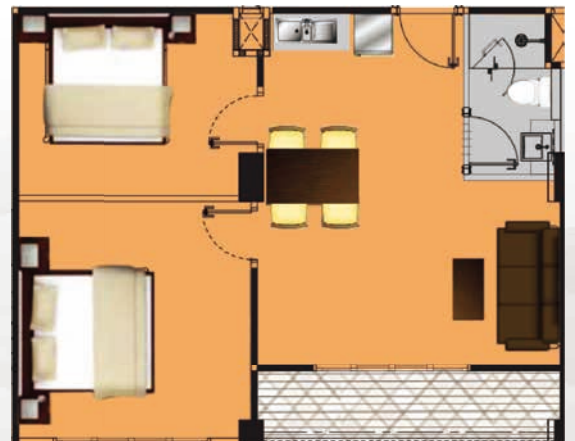
Starting from 3,285,000 THB



STUDIO



ONE BEDROOM



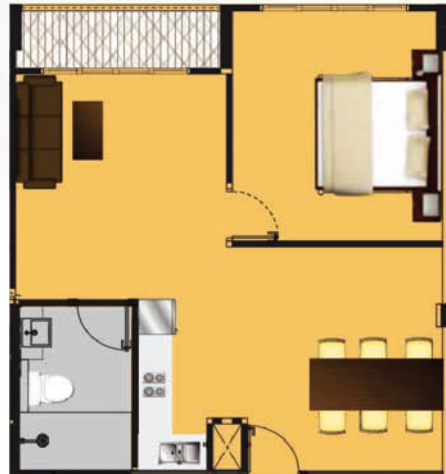
TWO BEDROOMS

BUILDING C

Starting from 3,266,000 THB



STUDIO



ONE BEDROOM

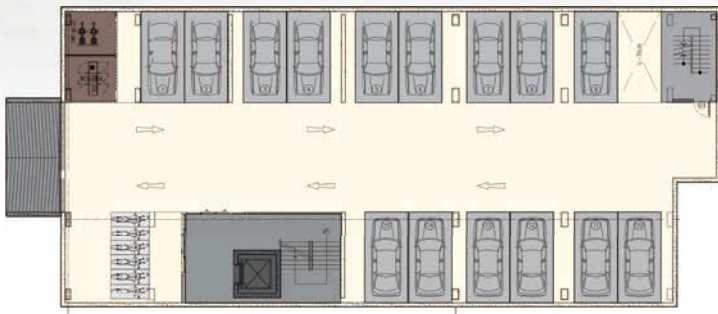


TWO BEDROOMS

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Floor Plans

BUILDING A



BASEMENT



SECOND FLOOR



GROUND FLOOR



THIRD FLOOR



FOURTH FLOOR



SIXTH FLOOR



FIFTH FLOOR



SEVENTH FLOOR

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Floor Plans

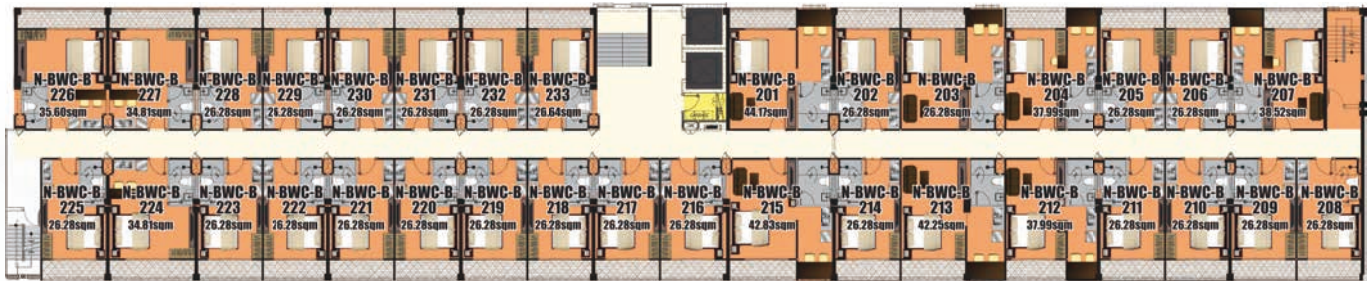
BUILDING B



BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

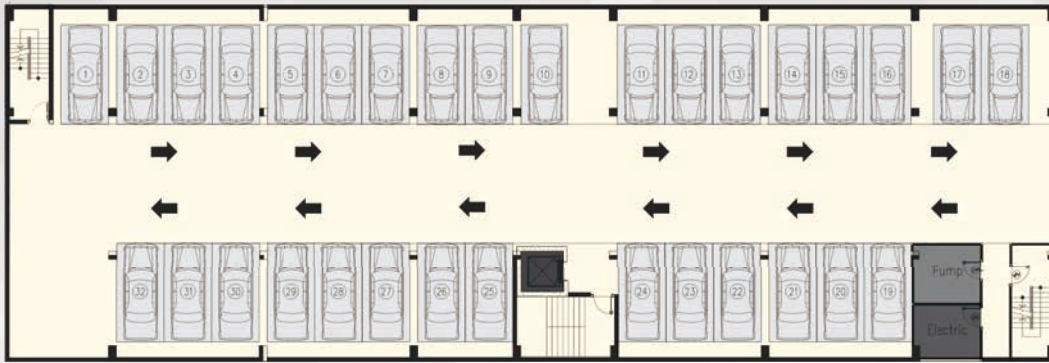


SEVENTH FLOOR

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Floor Plans

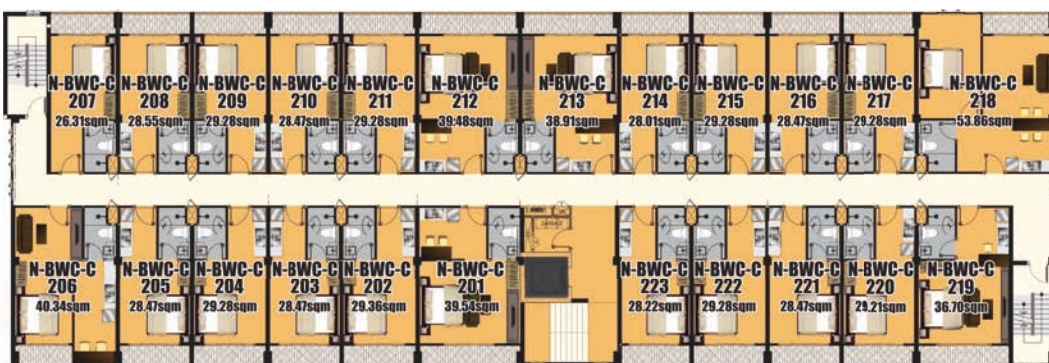
BUILDING C



BASEMENT



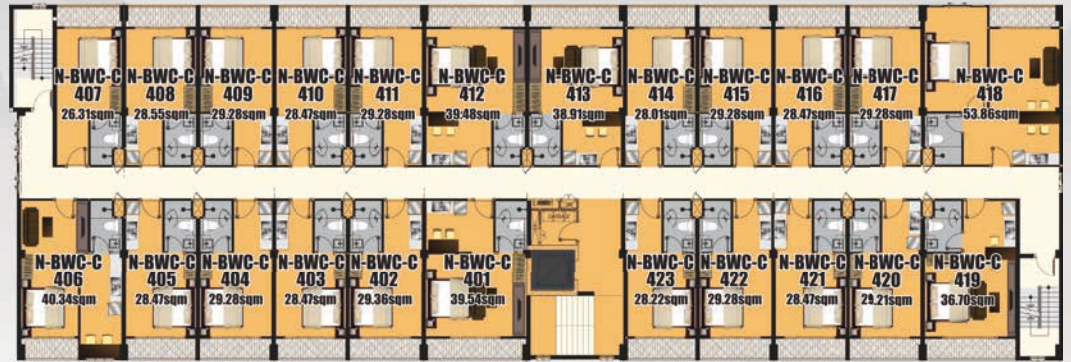
GROUND FLOOR



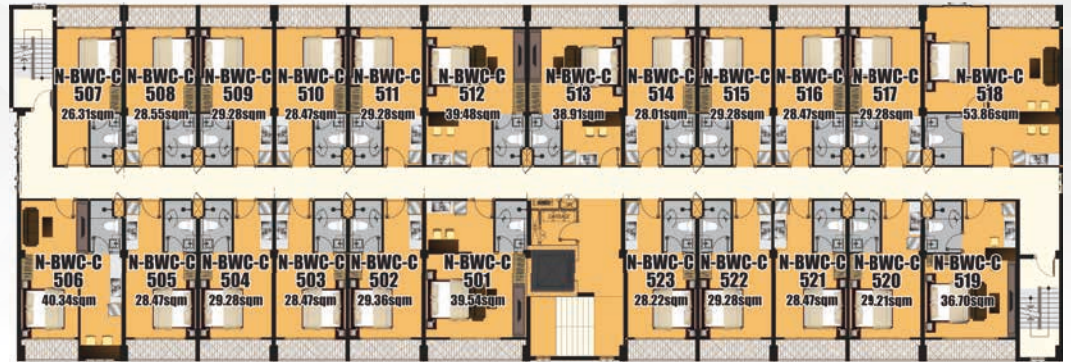
SECOND FLOOR



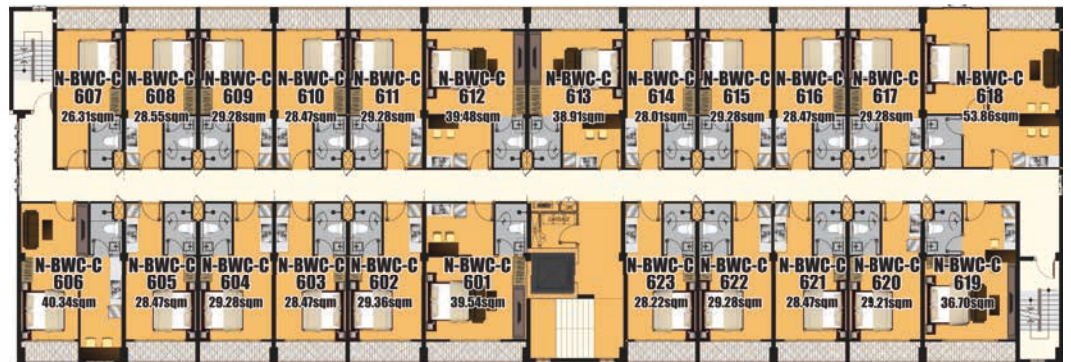
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Phase 2

The Three-star Development

New Nordic Water World Phase 2 consists of two condominiums: Building D and Building E. The buildings will be located around the general swimming pool, and Building E will also have one restaurant with a view over the lake which is located in the middle of the Water World. This part of the New Nordic Phuket Water World will be similar to a three star project, all with modern interior. The apartments will be delivered fully furnished according to the New Nordic standard.



BUILDING D

PLANNED CONSTRUCTION START ON
JULY 2018 TO DECEMBER 2019



BUILDING E

PLANNED CONSTRUCTION START ON
JULY 2018 TO DECEMBER 2019





Building D

Building C

Building B

Building A

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Floor Plans

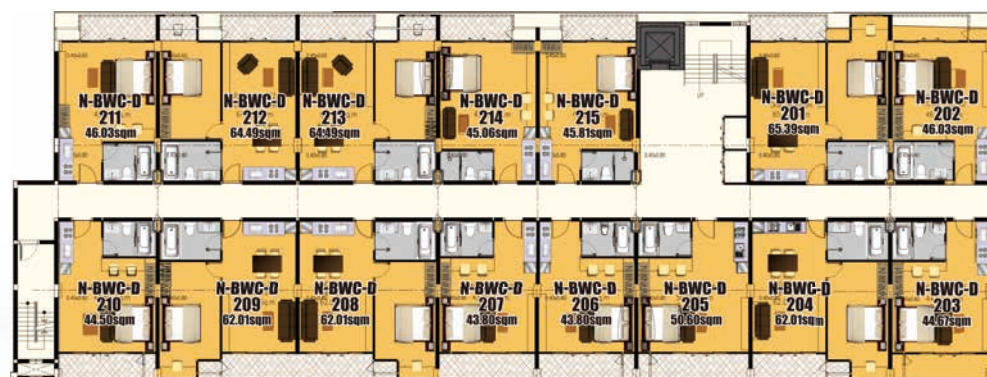
BUILDING D



BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

Floor Plans

BUILDING E



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

New Nordic Projects in Phuket



NEW NORDIC SALES OFFICE BANG TAO

Our future sales office located on the project development in Bangtao Cherngtalay 14. This site is 200m to the center of Bang Tao Beach among the elite five-star Laguna hotels, 13 km from Phuket airport and 8 km from Khao Phra National Park. The sales office and show unit is under construction and will be open autumn 2017. Now we can welcome you in our construction office that is already finished.



NEW NORDIC RATANA SUITES

New Nordic Ratana Suites is a property with 54 charming guestrooms. The accommodation is located on the prime location of Patong, taking only 5 minutes' walk to the stunning beach and 10 minutes' walk to Bangla Road. "Jungceylon" the international shopping and leisure destination is also located in Patong. There are various room types available in Ratana Suites, connecting, twin and king bed rooms with or without sea view. A pool, fitness center bar and restaurant are all available for the guests.





Getting to Phuket

HOW TO GET THERE?



FLIGHT

Flying to this beautiful island is definitely the easiest way of getting there. Most domestic airlines offer several flights daily between Phuket, as well as Bangkok, Koh Samui and Chang Mai. If you're traveling through international airlines, there are numerous agencies that fly directly to Phuket from cities around Asia, including Hong Kong, Singapore, Sydney, Kuala Lumpur.



BUS

Several times during one day there are buses leaving Bangkok's Southern Bus Terminal with Phuket as their destination. If you are traveling by bus, you have to consider that it will take you around 10-13 hours all together. For more information about the trip itself you can contact our travel agency, the Asia Specialist.



CAR

Taxis between the town of Phuket and to the airport will normally cost you around 400 THB. Still the prices can vary depending on where you are traveling from and how many people you are. The prices will most likely stay inside a range from 600 THB to 1000 THB.



Phuket International Airport

Phuket International Airport is the second busiest airport in all of Thailand. Every year millions of passengers come to visit Phuket for its wide range of attractions, world famous beaches and good service. In September of this year a brand new terminal opened with the aim of doubling the airports capacity and making it even easier to travel here. The airport is now servicing 46 airlines that connect Phuket to more than 37 different destinations. Located in the southern part of Thailand, Phuket truly is a paradise for both local and international explorers.



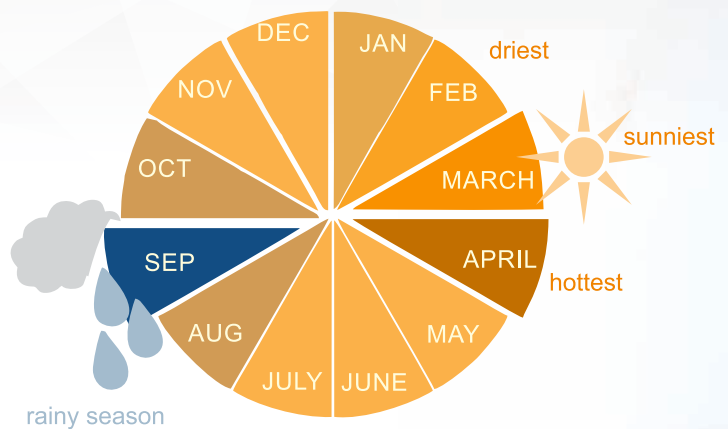
WELCOME TO

Phuket

Spectacular nature, stunning tropical sunsets and warm blue water awaits you in the largest island in all of Thailand. This fun, yet relaxing island makes for the perfect combination of white beaches, endless facilities, shops and activities, great cuisine and a variety of good accommodation spaces! Also known as the Pearl of the South, no wonder this is Thailand's most visited tourist attraction!

PHUKET CLIMATE

During the whole year Phuket keeps its bright sun shining, still there are periods with more sun than others and of course, the rainy season. Around the beginning of March until the beginning of May is considered the hot season, where the climate is exceptionally dry and the sun is very hot. Between May and October is a very nice time to travel, but the bad weather start to show itself during this time and leading up to the rainy season. The months just before and after December is considered the high season and it's when the most tourists are traveling to Phuket to enjoy the sun.



HOW TO GET AROUND?

Tuk-tuks can be found all over Phuket, although they tend to be clustered in large numbers around Patong. Tuk-tuks are small red vans that can carry about five passengers. They are 4-wheeled as opposed to the 3-wheeled version found in Bangkok.



Phuket Beach Areas



BANANA BEACH

Despite the big rise in tourism, Banana Beach is still one of the most beautiful beaches on the island. The water is exceptionally clean, clear and perfect for swimming. The beach is also known for its different rock formations surrounding the area and it's often referred to as the Banana Rock Beach.



FREEDOM BEACH

Even though Freedom Beach is the least accessible beach in Phuket, many travellers say it is the best one in the area. Unless you are willing to fight through thick jungle, the beach is only accessible by boat. Since it's harder to reach, it will also be fewer tourists here, and as the name suggests: more freedom.



NAI HARN BEACH

This beautiful beach is never as crowded as the most popular beach destinations in Phuket, so here you can come to enjoy some proper relaxation without being surrounded by other people. This beach also offers chairs, as well as drink vendors selling everything from a cold beer to fresh coconut.



NAI THON BEACH

With the entire beach being surrounded by casurina trees, the Nai Thon Beach is well worth the visit. Offering some of the finest sand in all of Phuket, here you can relax like no other and swim through clear blue water. They say the beach is made up of golden sand that almost squeaks as you're walking over it.

Recommended *Golf Courses*



RED MOUNTAIN GOLF CLUB

The Red Mountain has fast become labeled one of Asia's top courses since it opened in 2007. Twisting its way through the rugged landscape of an old tin mine, this course offers an exciting variety of play to match the stunning variety of nature. 119 Moo 4 Vichitsongkram Rd., Kathu District, Phuket 83120, Thailand
Tel : +66 (0)76 322 000-1
Fax: +66 (0)76 322 009
E-mail Contact : info@redmountainphuket.com



LOCH PALM GOLF CLUB

This is a popular choice with both residents and visitors due to its charming course and central location, conveniently located a short drive from Phuket Town and Patong Beach. This 18 hole, par 72 course offers a relaxing and refreshing 6,555 yard round which offers opportunities for beginners, intermediates and professionals alike to test their skill. 38 Moo 5 Vichitsongkram Rd., Kathu District, Phuket 83120, Thailand.
Tel.: +66 (0)76 321 929-34
Fax: +66 (0)76 321 928, +66 (0)76 202 282
E-mail Contact : info@lochpalm.com



BLUE CANYON COUNTRY CLUB

Blue Canyon Country Club has been rated as one of the most prestigious golf clubs in Asia, with two stunning, award-winning championship courses on its 700+ acres of succulent valley seamlessly winding its way through rubber plantations and tin mines. 165, Moo 1, Thepkasattri Road Thalang, Phuket, Thailand 83110
Tel: 086 279 8886
Email: reservation@bluecanyonclub.com
<http://www.bluecanyonclub.com/>



LAGUNA PHUKET GOLF CLUB

Laguna Phuket Golf Club has won a string of awards for its resort facilities, club house and golf course. It went through a major renovation for 2 years, Laguna Phuket Golf Club reopened its renewed 18 holes on the 1st of January 2015. Now you have the option to walk the course or rent a golf cart. 29 Moo 4 Srisoonthorn Road Cherngtalay Thalang Phuket, 83110
Tel.: +66 (0) 76 324 350 | 76 270 991
golf@lagunaphuket.com

Exclusive investment offers for investors

Are you investing for the future, and have no plans to stay in your apartment for the next few years? New Nordic has several investment options whereby we take care of and rent out the apartment for you, while you can sit back, relax and enjoy the returns!

EASY FOR US, EASY FOR YOU

- ✔ **Cash back.** The perfect option for those buying off plan! Early bird buyers have the option to have a yearly return paid monthly during the time of construction.
- ✔ **Rental guarantee.** Many of our owners do not necessarily have plans to stay in their apartments, and we therefore recommend leaving the hassle of renting out the apartment to professionals! Our experienced hospitality team will rent out your apartment to much higher returns than you can achieve on your own.
- ✔ **Buy back and buy back flex.** We invest in areas and projects we believe in. We therefore offer to buy the apartment back from you after a said period of time in selected projects.
- ✔ **Finance.** Would you like to enter the real estate market, but do not have the cash to put in today? We offer a financing option for you in selected projects.
- ✔ **Pure investments.** We want to enable our clients to enjoy the all the opportunities of the booming tourism business in Southeast Asia! Through our investment structure you will get ownership in branded hotels in key destinations, with flexible terms and returns. Ask us for more details.

TURN KEY SOLUTION

Make your investment and let New Nordic Group take care of the rest!

- ✔ During construction you will receive our weekly construction updates from your project. This way you will always stay on top of the latest developments. You can even connect to our 24-hour construction cameras!
- ✔ After making your investment, you will receive weekly updates from New Nordic. Here you will be the first to know the latest news, promotions, happenings and new ventures that we are pursuing.
- ✔ New Nordic operates more than 1000 rooms, 10 restaurants and a range of retail outlets in Southeast Asia, managed by a highly professional hospitality workforce. By standardizing routines, constantly monitoring prices to fit the market and achieving competitive prices from suppliers due to our volume, we can generate much higher returns than you will be able to do on your own. In January 2018, we had 50,000 covers in our breakfast restaurants alone!
- ✔ New Nordic holds maintenance workers, engineers, a security force and gardeners at all times across our resorts, covered from your maintenance fees deducted automatically from your returns. This way you never have to worry about the maintenance, safety and upkeep of your apartment.
- ✔ Monthly or quarterly you will receive in your inbox a statement of accounts from our accounting team giving you the latest update on your investment.

The investment offers may vary according to the project end season. Ask your agent or the sales office for more information.

Ownership

- ✔ **Freehold** (Foreign name 49% of the total area in the building and Thai name/Thai company name 51% of the total area in the building) title deed will be transferred after the building has been completed.
- ✔ **Leasehold** is on a 30-30-30-years, with a registration of 30 years and renewable twice, 30 years per renewal, for a total leasehold term of 90 years. The lease agreement will be registered under the Buyer's name after the building has been completed.

ADDITIONAL FEES

- ✔ For transfer of the Freehold ownership in a foreign name the government charges 6.3% over the purchase price. New Nordic Groups pays 50% of this. Thai name and Leasehold, New Nordic Groups pays all costs for registering the lease at the local land department.
- ✔ One-time sinking fund payment of Baht 500/SQM upon completion of the building.
- ✔ The client pays the government fee for installing the water and electricity meter Baht 15,000 per unit.

The service fees are determined annually and are set at Baht 75/SQM per month. New Nordic will absorb half of these fees when the client chooses to participate in New Nordics rental guarantee program and this amount will be deducted from the rental guarantee payment.

Payment Terms

STAGE 1 Buyer must pay a deposit of 50,000 THB to confirm the purchase	STAGE 2 35% of the full purchase price is to be paid upon signing the contract	STAGE 3 20% is to be paid when starting the piling
STAGE 4 15% is to be paid when starting construction	STAGE 5 20% is to be paid when starting on the roof	STAGE 6 The remaining 10% is to be paid upon completion

New Nordic Brands



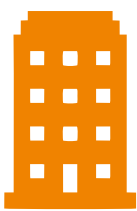
NEW NORDIC INVESTMENT

We are delighted to introduce our new investment product range, offering you more flexibility and choice than ever before! We have incorporated a dedicated investment company in the USA, which allows you to purchase real-estate related securities with us in a safe and secure manner. Whether you are looking for a regular return option, a long-term investment, or would like to join in together with the Group as your partner in a new hotel development, we have something to offer. Our current range of options offer lots of variety, with many more exciting opportunities still to come!



NEW NORDIC PROJECT DEVELOPMENT

As a general contractor, New Nordic will be available as a single point of contact to the client from planning to completion. From financial and valuable engineering, to risk management throughout the whole process. Also including design & drawing, project execution and financial management. This close cooperation enables our experts to respond to the requirements quickly and flexibly, because for New Nordic, our top priority is our clients' requirements!



NEW NORDIC HOSPITALITY

Our goal is being the leading holiday villages operator across Thailand and Southeast Asia by developing a well-diversified hotel portfolio. Providing appropriate returns by constructing 3 types of asset management structures in our hotel operations; our own hospitality brand, properties under management agreements and properties under franchise agreements. We are also offering superior accommodation and great dining experiences.



NEW NORDIC TRAVEL

We are launching a brand-new travel network, focusing on sustainable and highly adventurous travels across the world! Our new concept is crafted on deep rooted values of local commitment, sustainability and respectful encounters with both people and animals. Discovering the unexplored, learning from locals and leaving more than we take from local communities are key ideas behind the brand. As an explorer traveling through us, you can be sure that every single journey provided through our future endeavors are built on a great blend of curiosity, respect and ethical principles.

The Numbers

THE BUYERS



60% OF ALL CUSTOMERS ARE REPEAT CUSTOMERS

OUR PROJECTS

SOON
100
PROJECTS IN TOTAL

OVER
50
PROJECTS COMPLETED

IN AVERAGE
8
ONGOING PROJECTS AT ALL TIMES

OUR TEAM

1050+
NEW NORDIC STAFF

300+
CONSTRUCTION WORKERS WITH ARCHITECTS

700+
OTHER STAFF

Our New Nordic Team is highly diverse with several nationalities, such as; THAI, NORWEGIAN, FILIPINO, DUTCH, SWEDISH, FRENCH, BRITISH AND AUSTRALIAN

YOUR NEXT INVESTMENT OPPORTUNITY
IN BANGTAO, PHUKET

NORWAY

✔ TØNSBERG



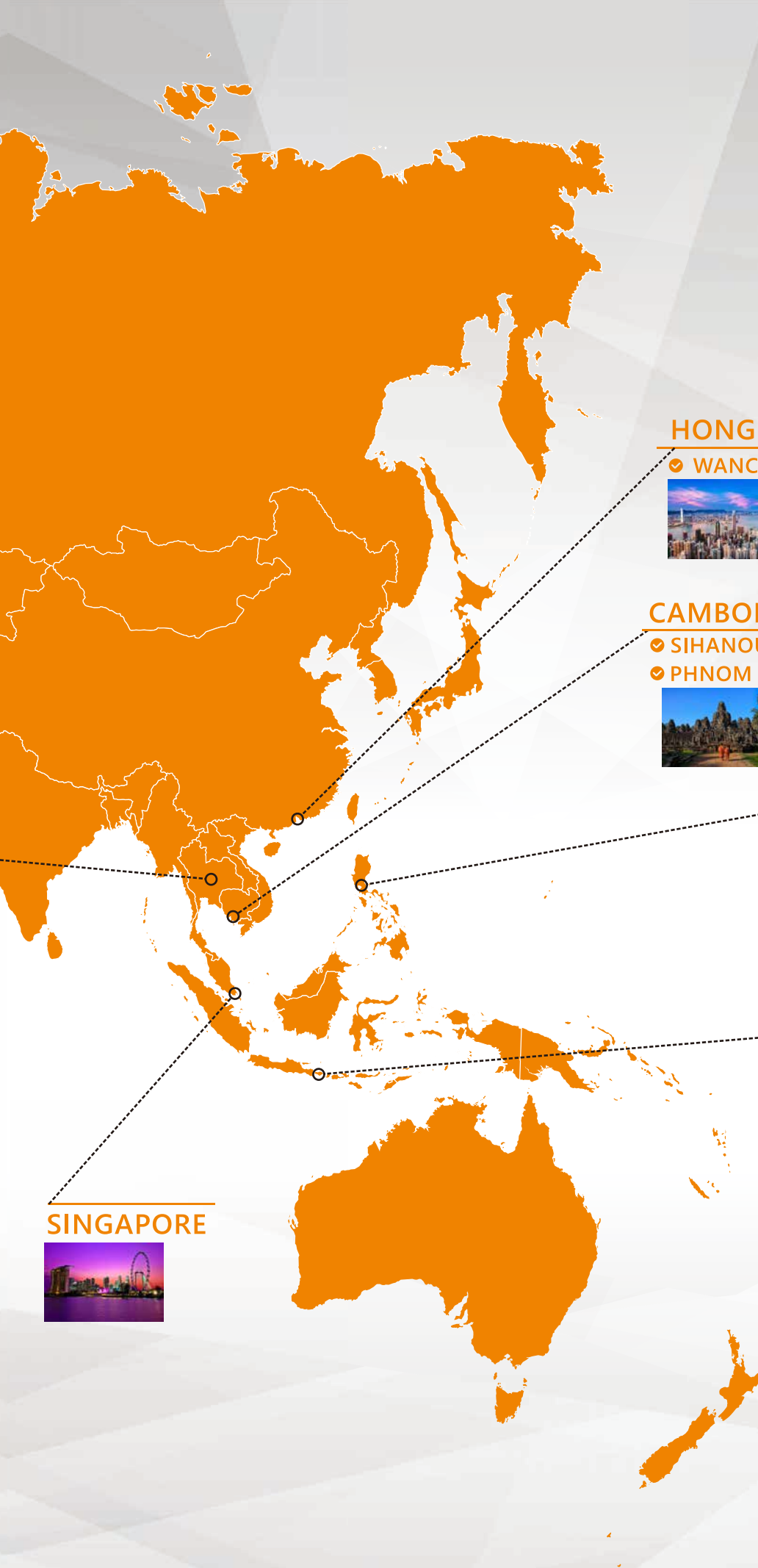
THAILAND

- ✔ PATTAYA
- ✔ KOH SAMUI
- ✔ CHUMPHON
- ✔ PHUKET
- ✔ BANGKOK
- ✔ PETCHABURI



Building a Lifestyle

The New Nordic Group is led by a highly qualified team of young and dedicated people with expertise in the field of finance, real estate, hospitality and development. Their headquarters is in Hong Kong, with branches in Tønsberg (Norway), Bangkok (Thailand), Koh Samui (Thailand), Phuket (Thailand), Chumphon (Thailand), Pratamnak (Thailand), Angeles (Philippines), Sihanoukville (Cambodia) and Bali (Indonesia). Our holiday villages vary according to concept and location, but we always stay true to our core values. Thus, you should always be able to recognize a New Nordic project when you see one!



HONG KONG

- ✓ WANCHAI



CAMBODIA

- ✓ SIHANOUKVILLE
- ✓ PHNOM PENH



PHILIPPINES

- ✓ MANILA
- ✓ ANGELES CITY



BALI, INDONESIA

- ✓ SANUR



SINGAPORE



