

# THE FIRST HIGH-TECH APARTMENT COMPLEX

📍 KOH PHANGAN, THAILAND



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The image shows a luxurious, modern apartment complex at night. The building features a curved, multi-level design with a prominent, illuminated roof that has a wavy, organic shape. The roof is lit with warm, yellow light. The building's facade is dark, with large glass windows and balconies. The balconies have glass railings and are lit from within, showing people relaxing. One balcony has a person in a white swimsuit standing, another has a person lying on a lounge chair, and a third has a person sitting on a sofa. The building is surrounded by lush tropical vegetation, including palm trees and other plants. The overall atmosphere is one of high-end luxury and modern architecture.

# PREMIUM APARTMENT COMPLEX

The first apartment residence on Koh Phangan, located in a private gated community with exclusive infrastructure.



# OM RESIDENCE

**A premium apartment complex for living and investing on Koh Phangan.**

Designed for comfort, privacy, and steady investment returns. The project offers a curated selection of elegant 1–2 bedroom apartments – from serene courtyard units with direct pool access to upper-level residences with spacious terraces and private jacuzzis.



**PRE-SALE**  
starting prices



**PAY 40%**  
down payment



**EASY QUARTERLY**  
payment plan



**Q3/2028**  
completion date



**4-6 YEARS**  
payback period



**ROI 9-15%**  
average return  
per year



**VALUE INCREASE**  
in the process  
of construction



**INSTALLMENT 0%**  
during the  
construction period

**LEASEHOLD 90 YEARS**

**TOURISM ZONE**

*\*Initial lease term of 30 years with two extensions 30 + 30 years.  
Total lease period 90 years.*

*\*\*Guaranteed profitability in the first year in accordance with  
the approved financial model of the project.*



# APARTMENTS



# PENTHOUSES



# VILLAS



# ROOFTOP POOL





# RECEPTION



# USYK GYM



# LOBBY 02



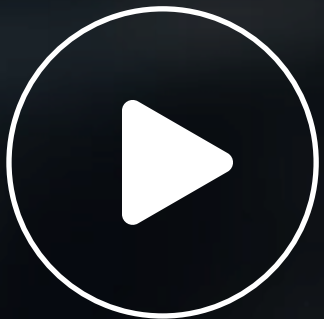
# BAR & RESTAURANT



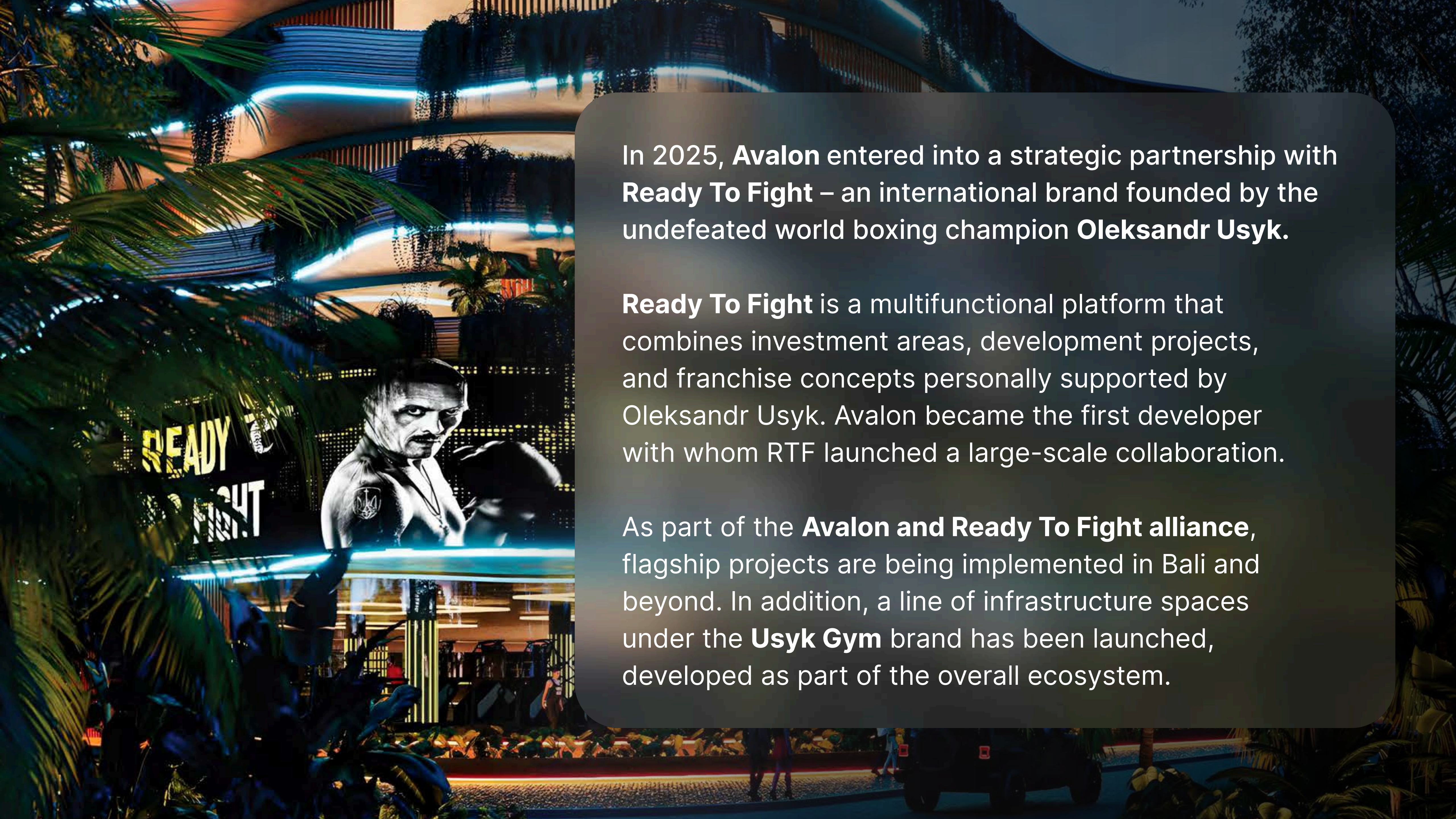




**LEGENDARY  
CHAMPION!**







In 2025, **Avalon** entered into a strategic partnership with **Ready To Fight** – an international brand founded by the undefeated world boxing champion **Oleksandr Usyk**.

**Ready To Fight** is a multifunctional platform that combines investment areas, development projects, and franchise concepts personally supported by Oleksandr Usyk. Avalon became the first developer with whom RTF launched a large-scale collaboration.

As part of the **Avalon and Ready To Fight alliance**, flagship projects are being implemented in Bali and beyond. In addition, a line of infrastructure spaces under the **Usyk Gym** brand has been launched, developed as part of the overall ecosystem.



# AVALON x RTF = FUTURE VALUE

We join forces to create modern living and smart investments on Koh Phangan.



**OLEKSANDR  
USYK**

Co-Founder  
Ready to Fight

@ usykaa 🤝



**SERGII  
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Co-Founder & CEO  
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CFO  
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**BOHDAN  
SALII**

CVO  
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# PROJECT INFRASTRUCTURE

Total area: 48 000 m<sup>2</sup>

OFFICES

PARKING

THE ALCHEMIST

BOXING ARENA

RESTAURANT

PADEL CLUB

KINDERGARTEN

OUTDOOR CINEMA

USYK GYM

SIAM RESIDENCE

AVA VILLAS



OM area: 6 030 m<sup>2</sup>



# SHO RESTAURANT

Ukrainian & Georgian Cuisine

# SIAM RESIDENCE

Premium Private Villas

# RTF PADEL

Padel Club by Ready To Fight

# THE ALCHEMIST

Sauna & Spa – Wellness Club





**VIEW FROM THE APARTMENTS**





# APARTMENTS

72 units available



# 2BR VILLA

Flat area: 64 m<sup>2</sup>

Terrace: 13 m<sup>2</sup>

Total area: 77 m<sup>2</sup>





# 2BR VILLA

Flat area: 75 m<sup>2</sup>

Terrace: 15 m<sup>2</sup>

Total area: 90 m<sup>2</sup>



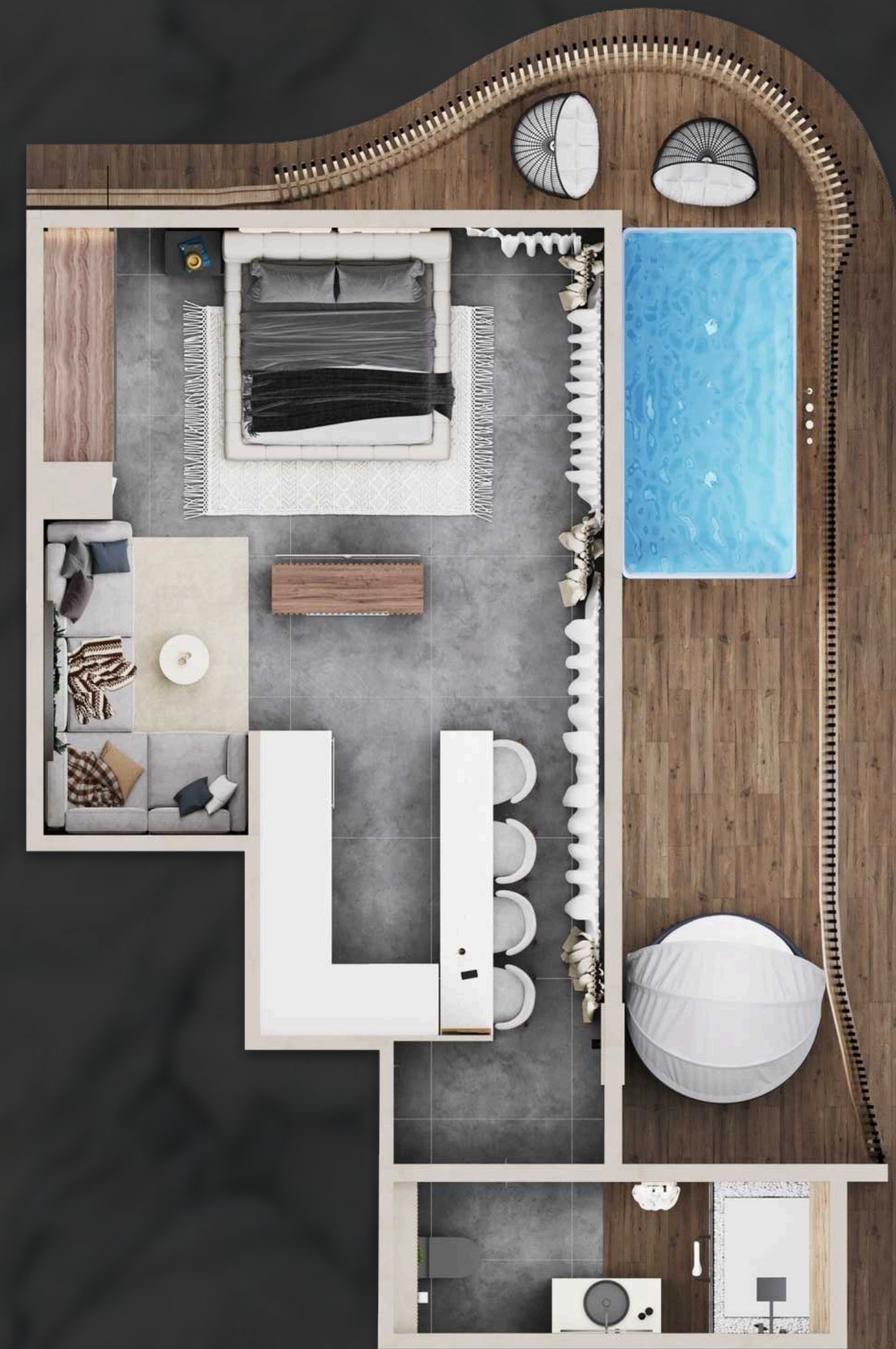


# 1BR APARTMENT

Flat area: 43 m<sup>2</sup>

Terrace: 12 m<sup>2</sup>

Total area: 55 m<sup>2</sup>





# 1BR APARTMENT

Flat area: 39 m<sup>2</sup>

Terrace: 11 m<sup>2</sup>

Total area: 50 m<sup>2</sup>







# KOH PHANGAN

Koh Phangan is one of Thailand's most famous islands, known for its beautiful beaches, lush jungle, and laid-back lifestyle.

The island is a global hotspot for yoga, wellness, and conscious living, while also being a place for the world-renowned Full Moon Party and nightlife.



# LIVING AREAS OF KOH PHANGAN

Island area: **168 km<sup>2</sup>**

Population: **12 000 – 15 000**

Tourists: **1 000 000+ PER YEAR**

 **TOURIST AREAS**







THONGSALA TOWN

THONGSALA PIER

AMSTERDAM BAR

WOK TUM PIER

NENA LOCANDA

WAT AMPAWAN

PURE VEGAN

MARTIAL ARTS ACADEMY

HIN KONG BEACH

SANDBANK

L'ALCOVE

HOSPITAL

WAT PHU KHAO NOI

[LOCATION ON GOOGLE MAPS](#)

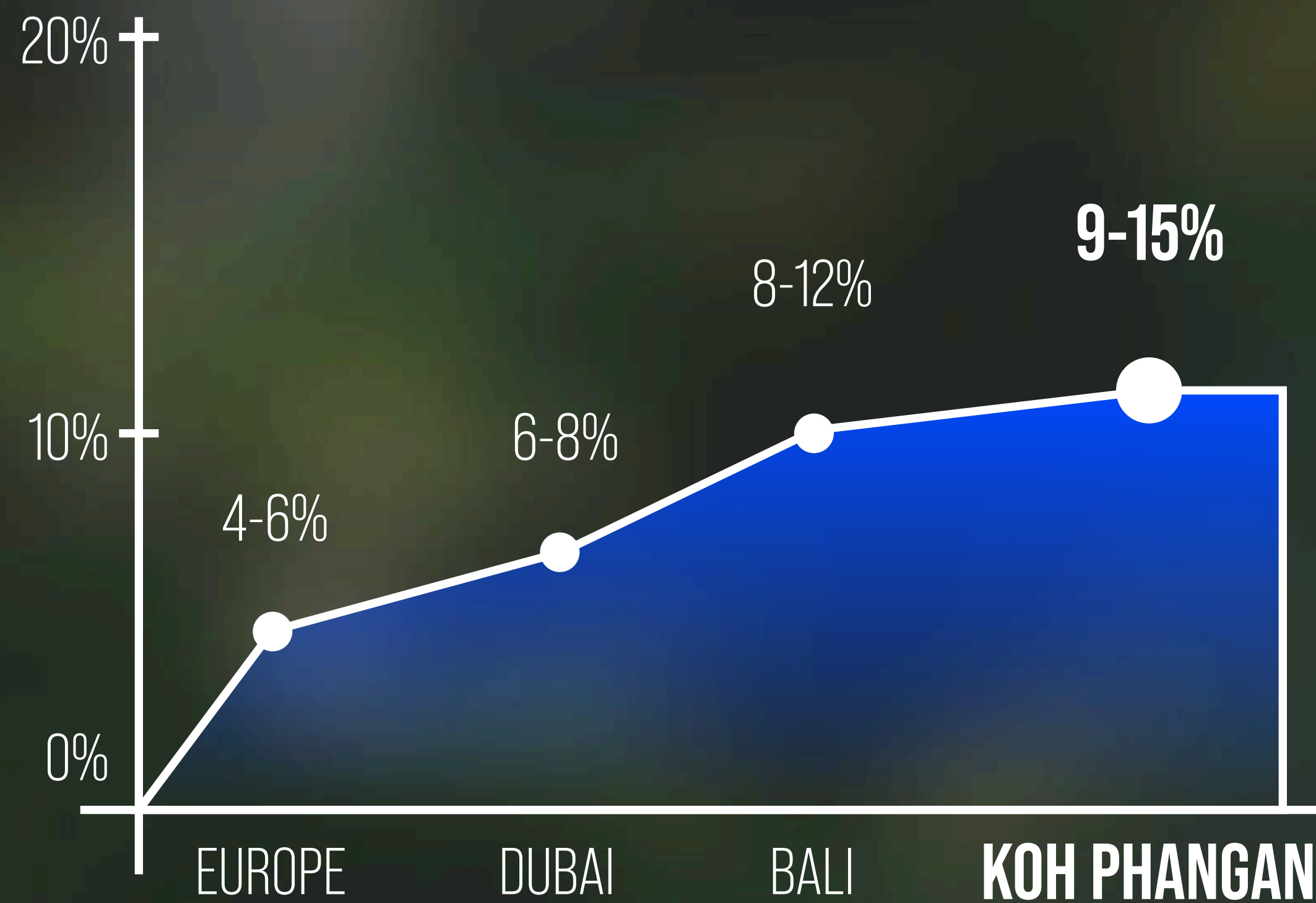


-  Just 1 km to the seashore.
-  Located between Srithanu, the island's wellness hub, and Thong Sala, the main town and transport center.
-  Surrounded by restaurants, stores, hospital and temples.



# OCCUPANCY RATE

## HOTEL PROPERTIES IN TOURIST AREAS IN 2025



IN 2025, THE MARKET  
DEMONSTRATED  
A STABLE OCCUPANCY  
AT A LEVEL OF 75-80%  
AND ABOVE.



# WHAT'S INCLUDED



## COMPLETE FINISHING

Floors, walls, ceilings, lighting, and built-in elements delivered in a modern, high-quality standard.



## FULL FURNITURE PACKAGE

Beds, wardrobes, tables, chairs, carefully selected for both style and durability. Fully fitted kitchen and bathroom.



## READY TO LIVE IN

Every apartment allows owners and guests to move in or rent out immediately without additional setup.





**ABOUT COMPANY**

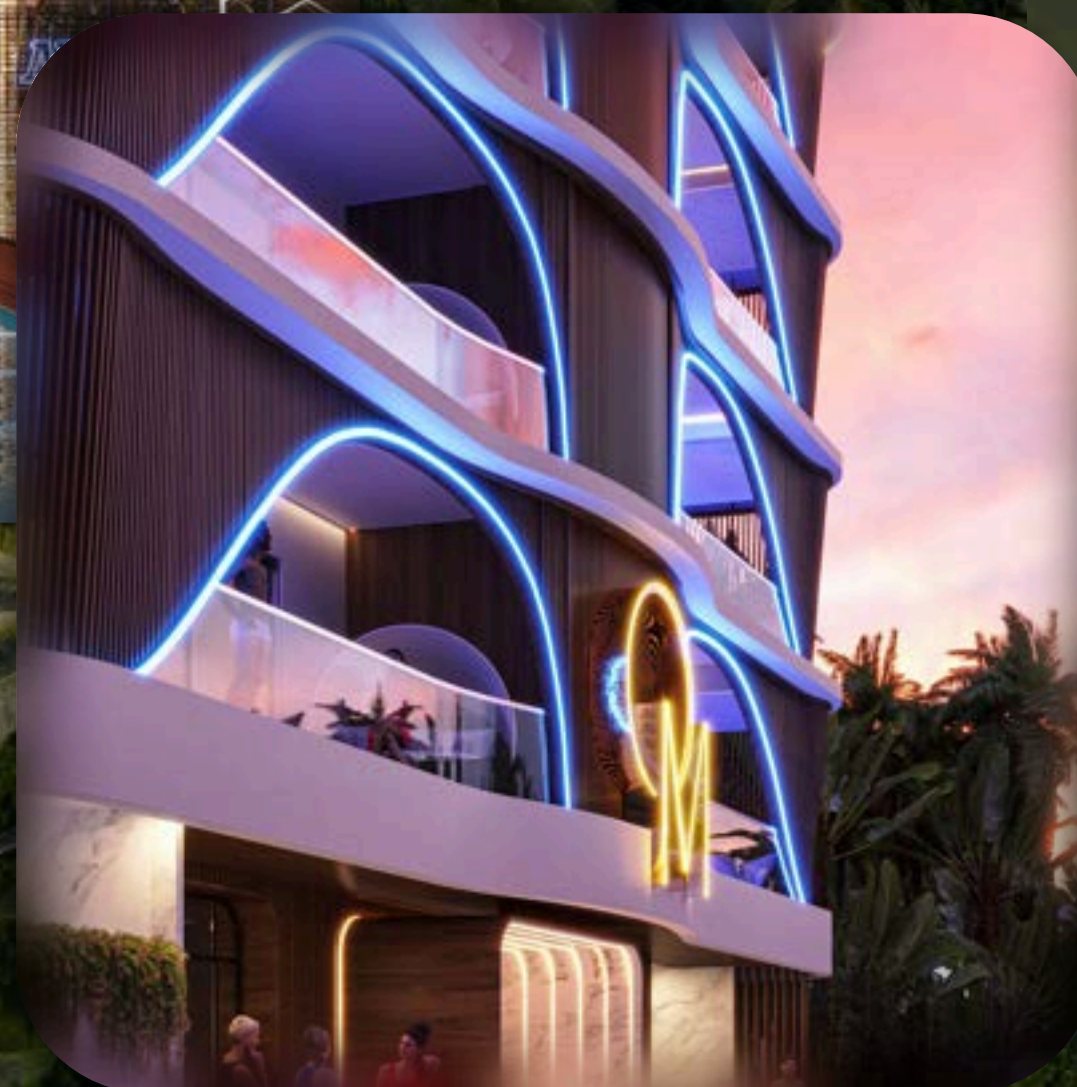




**AVALON** is a development company founded by a team with more than 20 years of experience in construction, project management, and residential real estate development.

Our goal is to create high-quality, aesthetically appealing, and functional properties that not only meet but exceed our clients' expectations. We strive to make investments accessible while maintaining the highest quality standards.

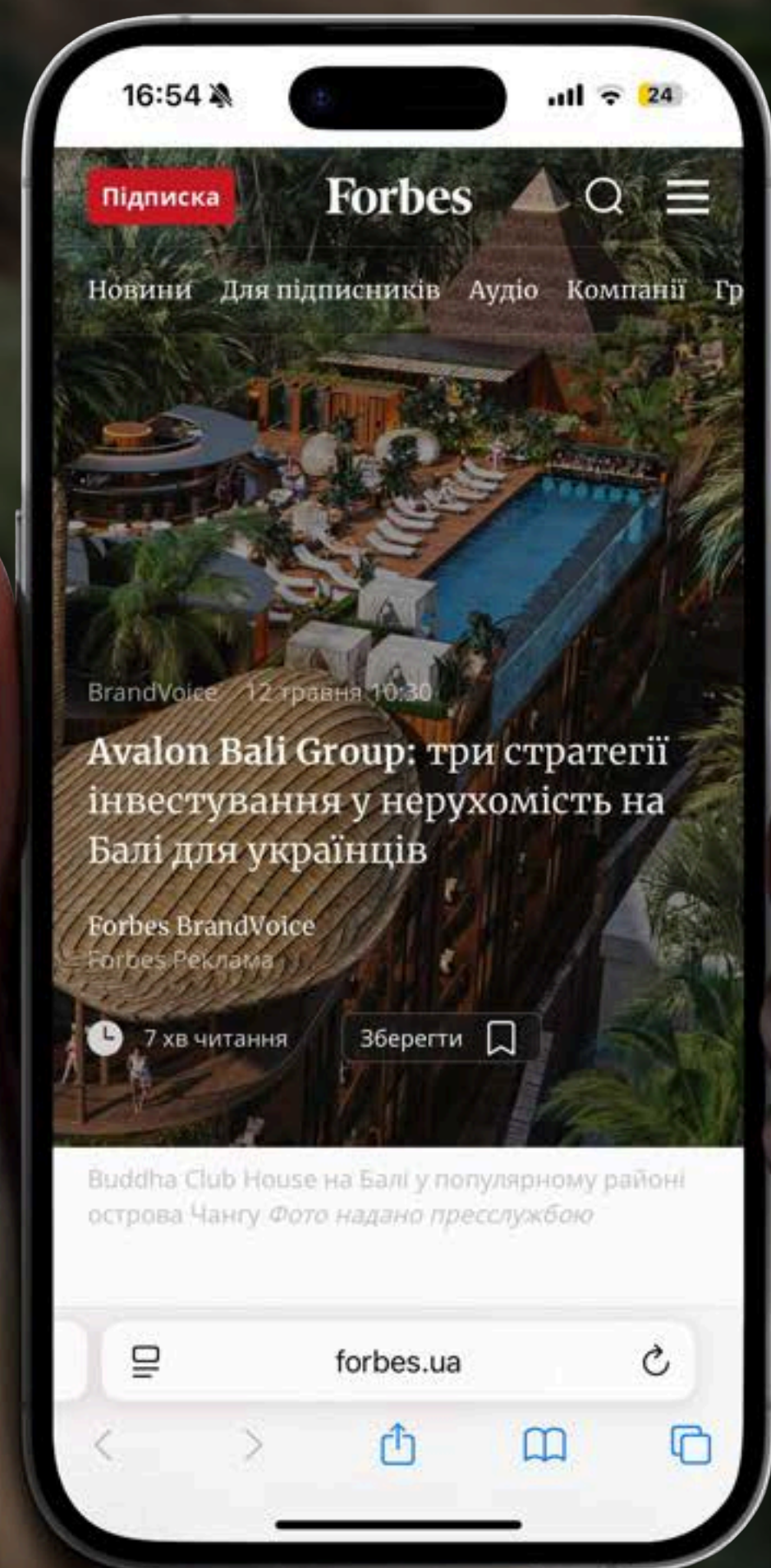




Since 2021, the company has been developing in Bali, focusing on complex serviced apartment projects with professional management and integrated infrastructure.

All Avalon projects are developed in accordance with international standards of quality and operational efficiency.





We have been featured in **Forbes**, **Liga**, **Ukrinvest Club**, and other reputable outlets covering real estate market and investment trends.

**The Avalon and Ready To Fight** alliance is shaping a new vision of lifestyle real estate, combining investment efficiency with infrastructure, professional management, and a strong community.

**Forbes**  **LIGA.net**

[Read on Forbes](#)

[Read on Liga.net](#)



# BUYING PROPERTY

## SCHEME TO PROFIT



In order to purchase real estate, you do not need to come in person – 99% of all transactions now take place remotely.

Registration of real estate takes place according to international standards with the receipt of all original documents on hand.

As the complex develops, the real estate value increases.

You have the opportunity to resell the property more expensive at any stage.

## PAYMENT METHODS:



Pay in Cash



Bank Transfer



Pay with Crypto



# ONE BEDROOM



OM RESIDENCE



ZEE LUXURY BOUTIQUE HOTEL



VARIVANA RESORT KOH PHANGAN,  
THE CENTARA COLLECTION



COCO HUT BEACH RESORT  
KOH PHANGAN

| OR MID YEAR             | 75%    | 82%    | 73%    | 74%   |
|-------------------------|--------|--------|--------|-------|
| ADR PER YEAR, \$        | 250\$  | 319\$  | 226\$  | 239\$ |
| DISTANCE TO CITY CENTER | 3,6 KM | 5,4 KM | 3,8 KM | 11 KM |
| DISTANCE TO THE SEA     | 2,3 KM | 50 M   | 2,1 KM | 100 M |
| SWIMMING POOL           | ✓      | ✓      | ✓      | ✓     |
| SPA                     | ✓      | ✗      | ✗      | ✗     |
| GYM / FITNESS CENTER    | ✓      | ✓      | ✗      | ✗     |
| RECEPTION               | ✓      | ✓      | ✓      | ✗     |
| RESTAURANT / BAR        | ✓      | ✓      | ✓      | ✓     |
| PADEL COURT             | ✓      | ✗      | ✗      | ✗     |
| SECURITY                | ✓      | ✓      | ✓      | ✗     |
| PARKING                 | ✓      | ✓      | ✓      | ✓     |

ANALYTICS IS BASED ON DATA PROVIDED BY ISLANDER PROPERTIES.



# TWO BEDROOMS



OM RESIDENCE



MIRARI VILLA



SUNSHINE RESIDENCE



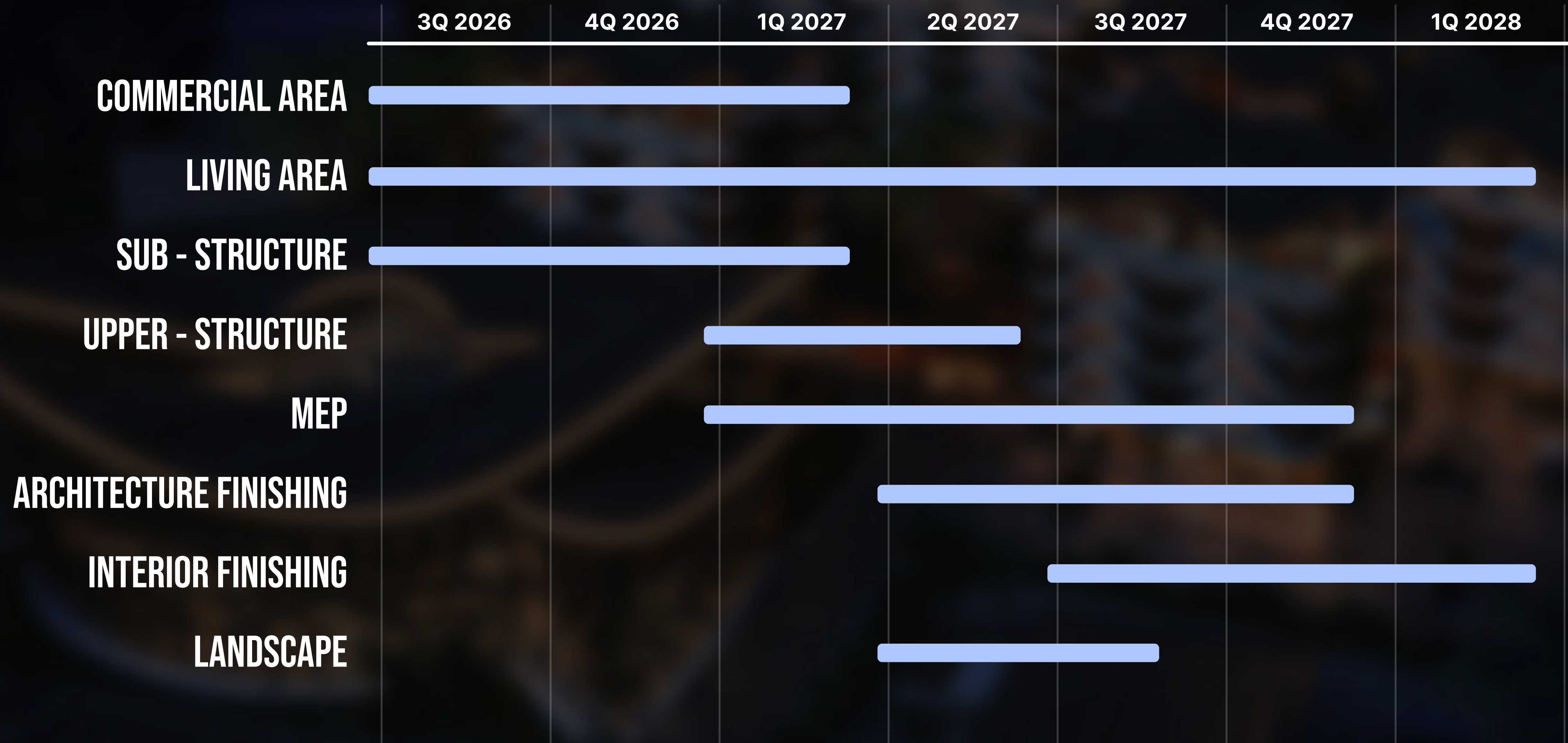
SHI PHANGAN VILLAS

| OR MID YEAR             | 75%    | 63%    | 78%    | 67%    |
|-------------------------|--------|--------|--------|--------|
| ADR PER YEAR, \$        | 300\$  | 281\$  | 285\$  | 302\$  |
| DISTANCE TO CITY CENTER | 3,6 KM | 3,4 KM | 2,4 KM | 7,8 KM |
| DISTANCE TO THE SEA     | 2,3 KM | 1,8 KM | 40 M   | 1,1 KM |
| SWIMMING POOL           | ✓      | ✓      | ✗      | ✓      |
| SPA                     | ✓      | ✗      | ✗      | ✗      |
| GYM / FITNESS CENTER    | ✓      | ✗      | ✗      | ✗      |
| RECEPTION               | ✓      | ✗      | ✗      | ✗      |
| RESTAURANT / BAR        | ✓      | ✗      | ✗      | ✗      |
| PADEL COURT             | ✓      | ✗      | ✗      | ✗      |
| SECURITY                | ✓      | ✗      | ✗      | ✗      |
| PARKING                 | ✓      | ✓      | ✓      | ✓      |

ANALYTICS IS BASED ON DATA PROVIDED BY ISLANDER PROPERTIES.



# BUILDING PLAN





THONGSALA TOWN

THONGSALA PIER

N ▶

SUNSET VIEW

WOK TUM PIER

MARTIAL ARTS ACADEMY

HIN KONG

RESTAURANTS

SRITHANU

HAAD YAO

AVA VILLAS

SIAM RESIDENCE





# SIAM RESIDENCE

PREMIUM VILLAS BY **READY TO FIGHT**



LEARN MORE 





# INFRASTRUCTURE ADVANTAGES

## RELIABLE ELECTRICITY

Modern grid connection with stable supply across the complex.



## WATER SUPPLY

Independent system with on-site storage to ensure consistent access.



## INTERNAL ROADS

Well-planned internal roads and access routes for smooth traffic and convenience.

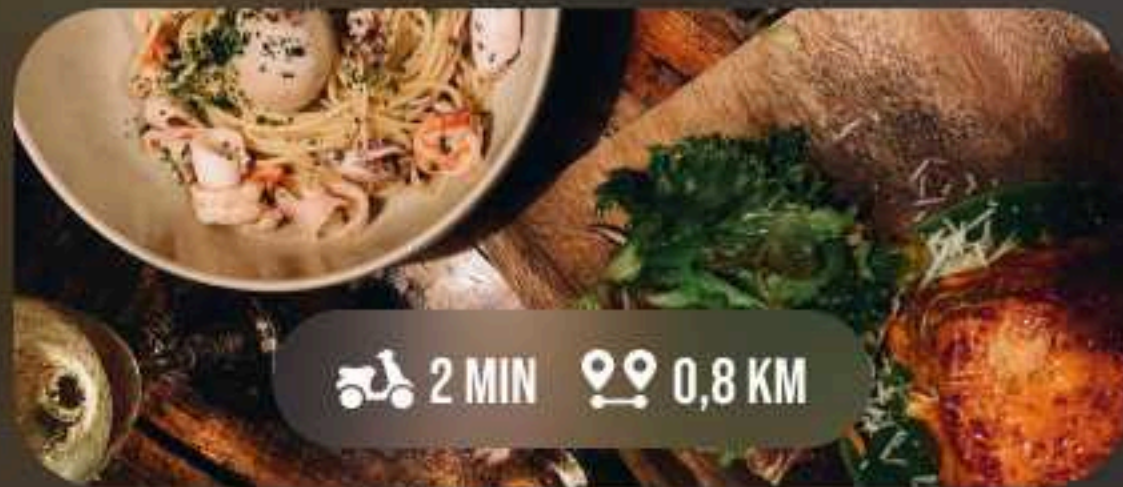




# RESTAURANTS

## NENA LOCANDA

Italian cuisine



🚲 2 MIN 📍 0,8 KM

## L'ALCOVE

French-Thai fusion bistro



🚲 5 MIN 📍 2,6 KM

## WASABI

Japanese cuisine



🚲 8 MIN 📍 3,8 KM

## PURE VEGAN

Vegan food



🚲 3 MIN 📍 1,7 KM

## PANTIP MARKET

Local night market



🚲 7 MIN 📍 3,9 KM

## INDIGO

Bakery & specialty coffee



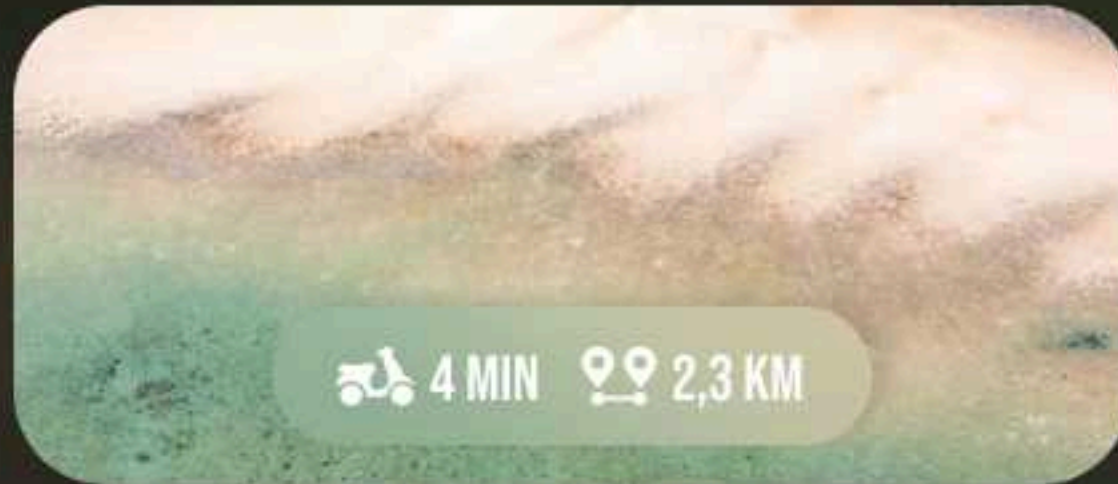
🚲 6 MIN 📍 3,2 KM



# BEACHES & BARS

## HIN KONG

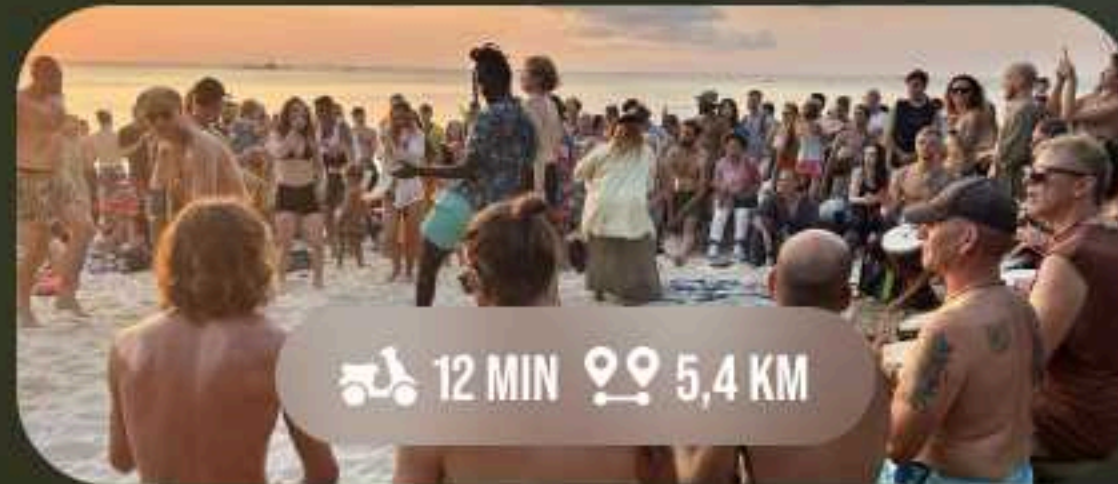
Famous sandbank and restaurants



🛵 4 MIN 📍 2,3 KM

## ZEN BEACH

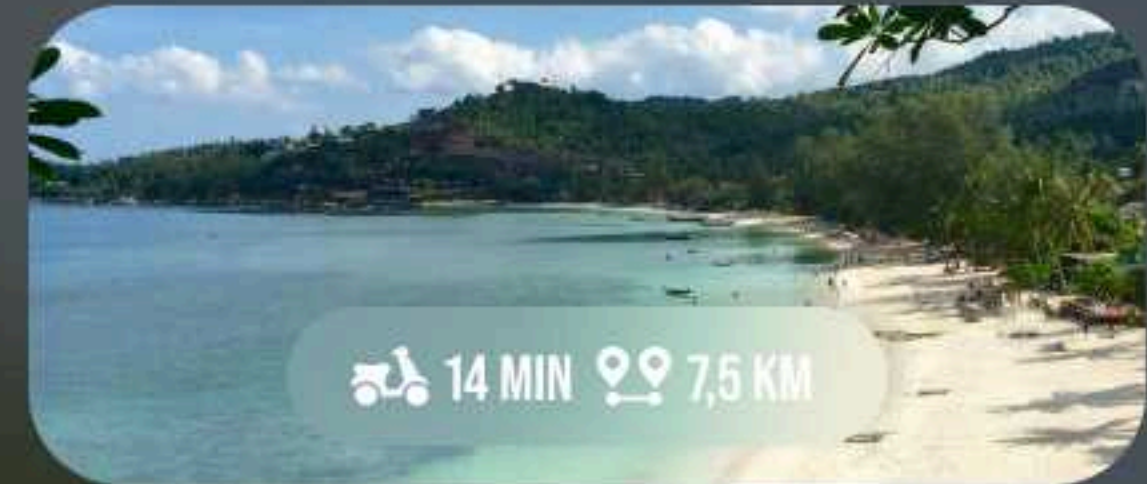
Place for sunset gatherings



🛵 12 MIN 📍 5,4 KM

## HAAD YAO

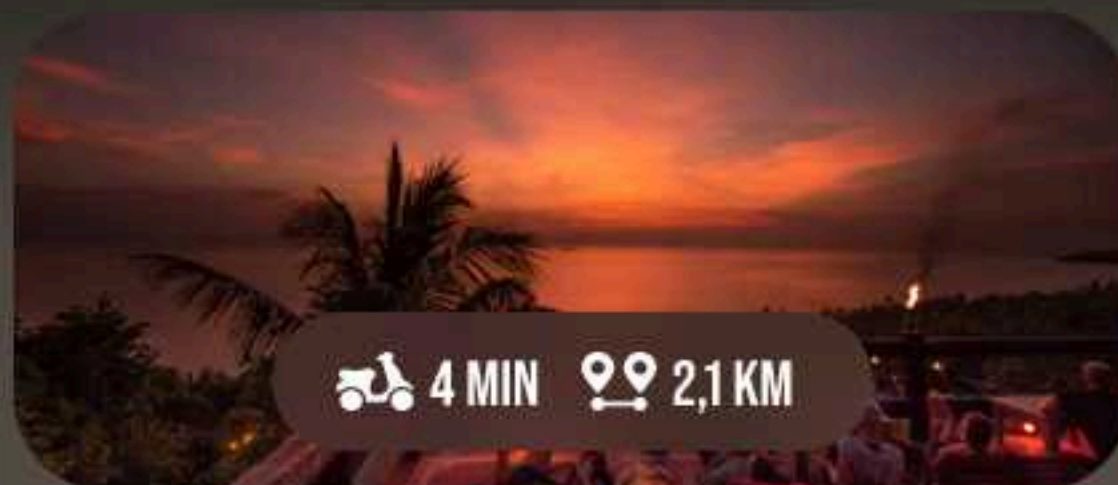
Popular beach for swimming



🛵 14 MIN 📍 7,5 KM

## AMSTERDAM

One of the most popular bars



🛵 4 MIN 📍 2,1 KM

## EL PASO

Mexican bar on the beach



🛵 4 MIN 📍 2,4 KM

## UGLY DUCKLING

Irish pub



🛵 7 MIN 📍 3,6 KM



# TEMPLES & FACILITIES

## WAT AMPAWAN

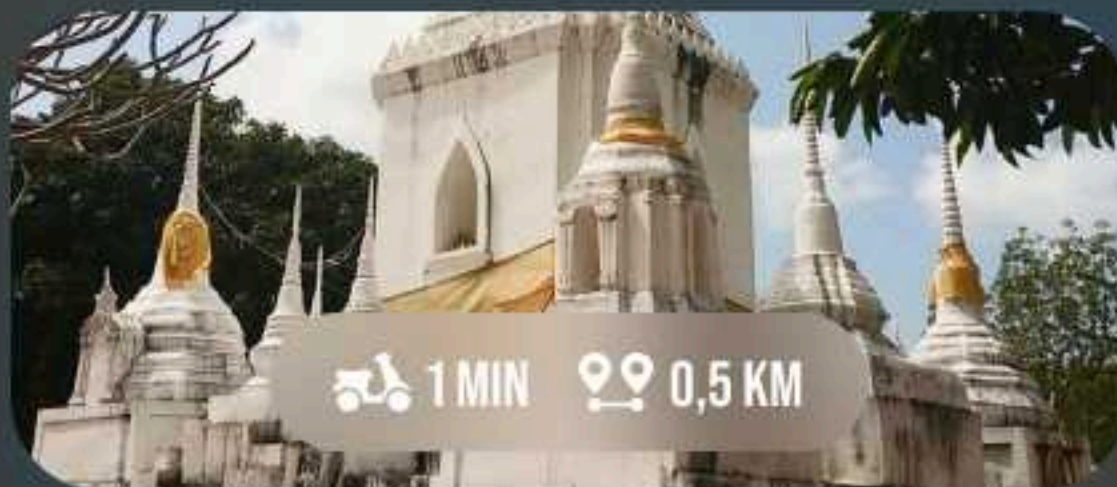
Thai Buddhist temple



🚲 1 MIN 📍 0,5 KM

## WAT PHU KHAO NOI

Buddhist temple on a hill



🚲 1 MIN 📍 0,5 KM

## WAT MADUEA WAN

Unique beautiful temple



🚲 5 MIN 📍 2,6 KM

## THONGSALA PIER

Ferries to Samui and mainland



🚲 8 MIN 📍 4,1 KM

## WOK TUM PIER

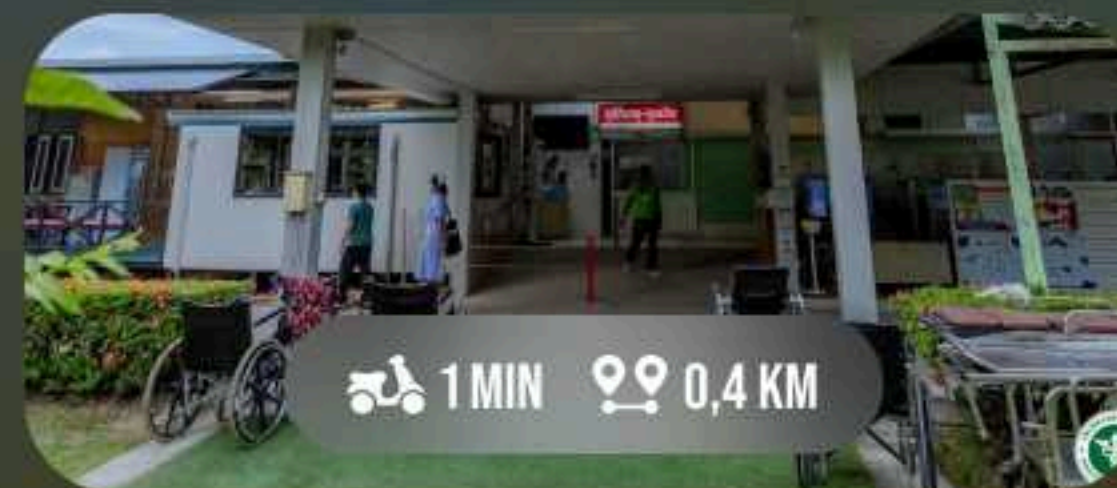
Local fishermen's pier and viewpoint



🚲 2 MIN 📍 1,0 KM

## PHANGAN HOSPITAL

Big hospital and emergency



🚲 1 MIN 📍 0,4 KM



# REASONS WHY KOH PHANGAN STANDS OUT

## 01 NEW DESTINATION

Koh Phangan is Thailand's new rising star. Not yet overhyped like Phuket, Samui, or Pattaya.

## 02 ALWAYS SUMMER

With over 300 sunny days a year, Koh Phangan offers endless summer vibes.

## 05 DEMAND FOR RENT

Rental demand grows faster than supply, keeping rates high and ensuring strong ROI.

## 04 VALUE FOR MONEY

Compared to Phuket or Samui, Phangan offers unbeatable value for money on property market.

## 03 PERFECT CLIMATE

Average temperatures stay around 27–30 °C. Rarely too hot, always comfortable.

## 06 FLOW OF TOURISTS

More than a million tourists each year fueling the economy and make the island's facilities grow rapidly.



# RISE OF KOH PHANGAN REAL ESTATE

Koh Phangan offers investors one of the best opportunities in Thailand's island property market



## TOURISM IS BOOMING

Koh Phangan has evolved from a backpacker destination into a **globally recognized** tropical hub attracting digital nomads, families, and luxury travelers.



## RENTAL YIELDS

Rising nightly rates, growing long-stay demand, and **limited premium housing** supply makes the island attractive for **both short-term and long-term** rental strategies.



## HIGH OCCUPANCY

Thanks to stable visitor inflows and a **growing expat community**, Koh Phangan enjoys one of the **highest occupancy rates** among Thailand's resort islands.