

# DOMINION RAWAI

# Live by the sea in the tropics

The philosophy of life-loving Thais is subject to three rules: "sanuk, sabai and suai". The first is mental balance, the second is physical comfort, the third is beauty and the desire to surround oneself with beauty. Similar to the worldview of the people of Thailand, the concept of the project Dominion Rawai is imbued with the unshakable ideas of Buddhism. In a modern condominium with a rooftop pool, underground parking and concierge service, residents will enjoy peace and tranquility while admiring the stunning beauty of the seascapes. The southern point of Phuket, a turquoise beach with colorful Thai boats and a modern condominium Dominion Rawai are ideal starting points for moving to the eternal summer of the tropics.

68  
apartments

5  
floors

5 minutes  
drive to  
Nai Harn Beach

200 m  
to Rawai beach

100 m  
to a shopping center, school,  
kindergarten, children's amusement park

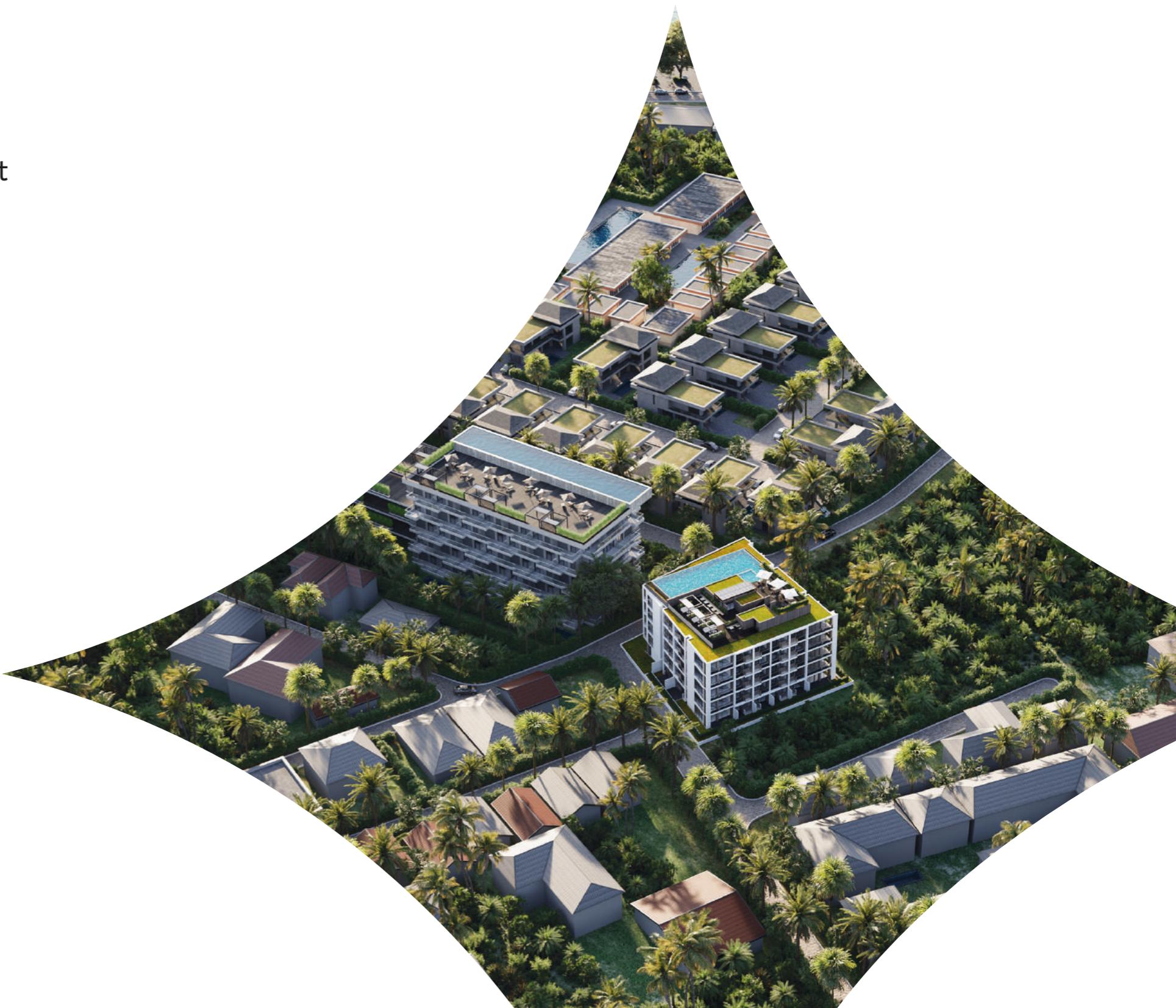
1st quarter 2026  
completion of the development

# At the epicenter of island life

Living at Dominion Rawai is an opportunity to enjoy tranquility and nature in the center of the action. The condominium is being built in one of the most popular locations - in the heart of Rawai and just 2 minutes walk from the waterfront with the famous seafood market.

The building, immersed in the lush greenery of palm trees and slender rows of bamboo, is located next to all the necessary infrastructure for life and recreation.

The location of Dominion Rawai allows you to fully experience the flavor of the island with Buddhist temples, traditional markets, modern supermarkets, shopping centers and international schools and kindergartens.



# 200 meters - and you are on Rawai beach

## Rawai

Your new condo is just 200 meters from the picturesque beach Rawai, whose images have graced the cover of many travel magazines.

Bright caravans of traditional Thai boats, rhythmically rocking on the waves, create a special atmosphere of originality on the coast.

Add to this views with stunning sunsets and islands in a bluish haze and we get the perfect picture created by nature and man.



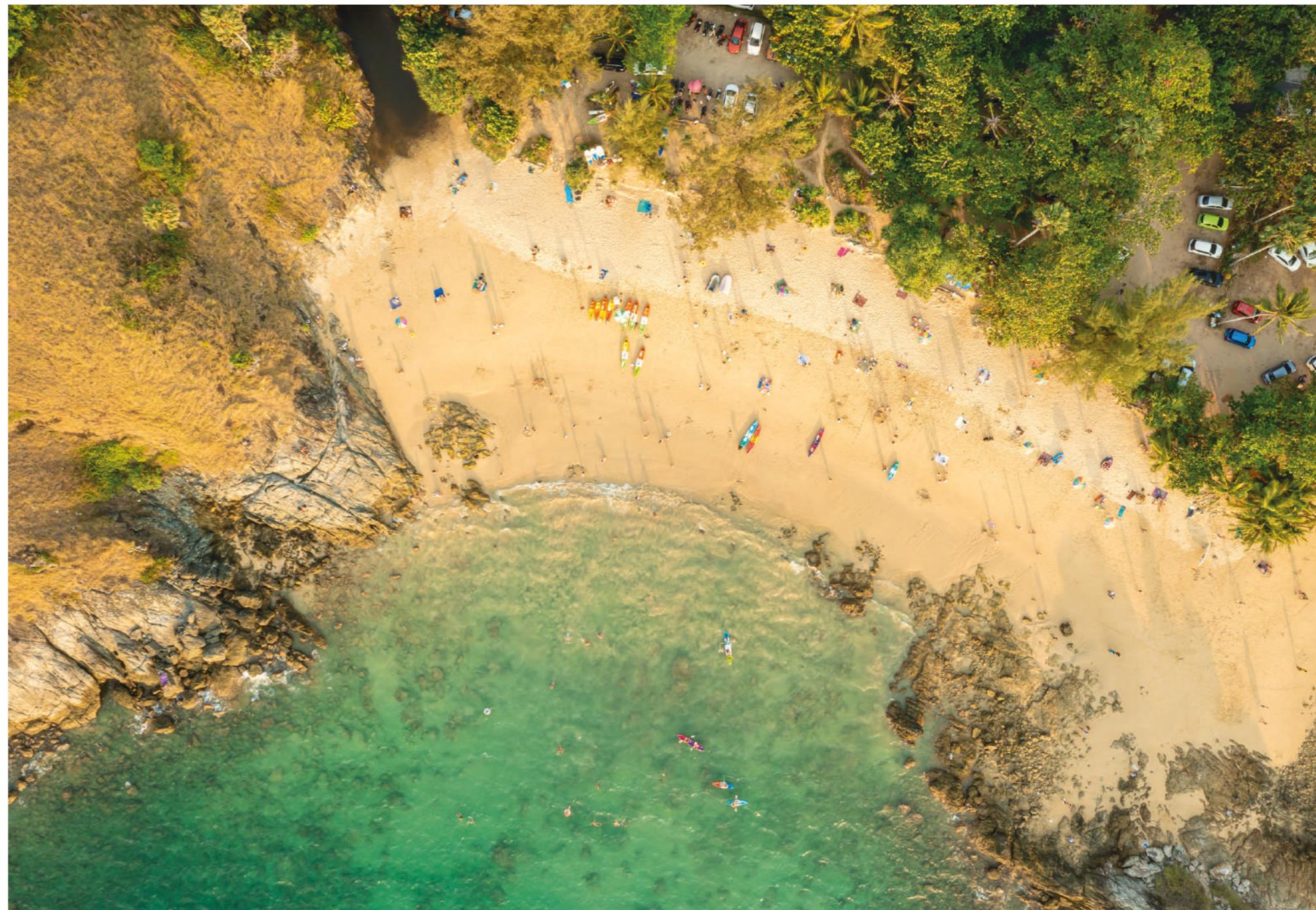
# The best beaches of Phuket are 5 minutes away

Just a 5-minute drive from Dominion Rawai are some of the best beaches on the island - Yanui and Nai Harn.

## Yanui

The small beach of Yanui, comfortably located between the rocks in a beautiful bay, is one of the most picturesque on the island.

It is simply created for chic photo shoots and contemplation of the magical shades of the sunset. The water here is very clean and transparent. This place is ideal for snorkeling. Very close to the shore you can see an interesting bottom topography with picturesque corals and marine life of the Andaman Sea.





### Nai Harn

This beach is reminiscent of the lost lagoon from films about paradise life on tropical islands.

Palm thickets, a wide strip of sand and lazy transparent waves create a feeling of privacy and peace. The coastline of the beach is flat, just under 700 meters long, with pleasant fine sand. There are several attractions near the beach: a Buddhist Nai Harn Monastery, Nai Harn Lake and Windmill Viewpoint.

# Modern author's architecture

The architecture of the complex is characterized by practicality, environmental friendliness and restraint of cubic forms. The natural texture of the materials and the skillful combination of natural shades of the facades harmoniously fit into the tropical landscape of the area.

Panoramic windows, open balconies with glass parapets and patterned translucent decor made of silver metal make the architecture of the building light and airy.





# Stylish lobby with seating area

A spacious lobby is designed inside the complex. Dominion residents will enjoy a luxurious panoramic view of the vibrant tropical greenery outside their window every day. Elegant furniture in light colors creates a harmonious interior ensemble with matte wall texture, decorative wood panels and Invisible doors.





Beijing



12

# Relaxation area and rooftop pool

Every detail has been thought out in the Dominion Rawai project to make your life in Thailand comfortable and your vacation serene. There is a large swimming pool and a private relaxation area on the roof with sun loungers.

Swimming in the refreshing water and watching stunning sunsets over a cup of aromatic coffee, you will feel the happiness of the moment and realize that you have chosen the right place to live and relax.



## Underground Parking

Condominium parking, equipped with a video surveillance system, convenient entry and exit.

## Safety is the basis of comfort

Dominion Rawai is a safe place with an area closed to outsiders.

Residents are protected from uninvited guests by security, a concierge and a video recording system for violations.



## Apartments with private terraces

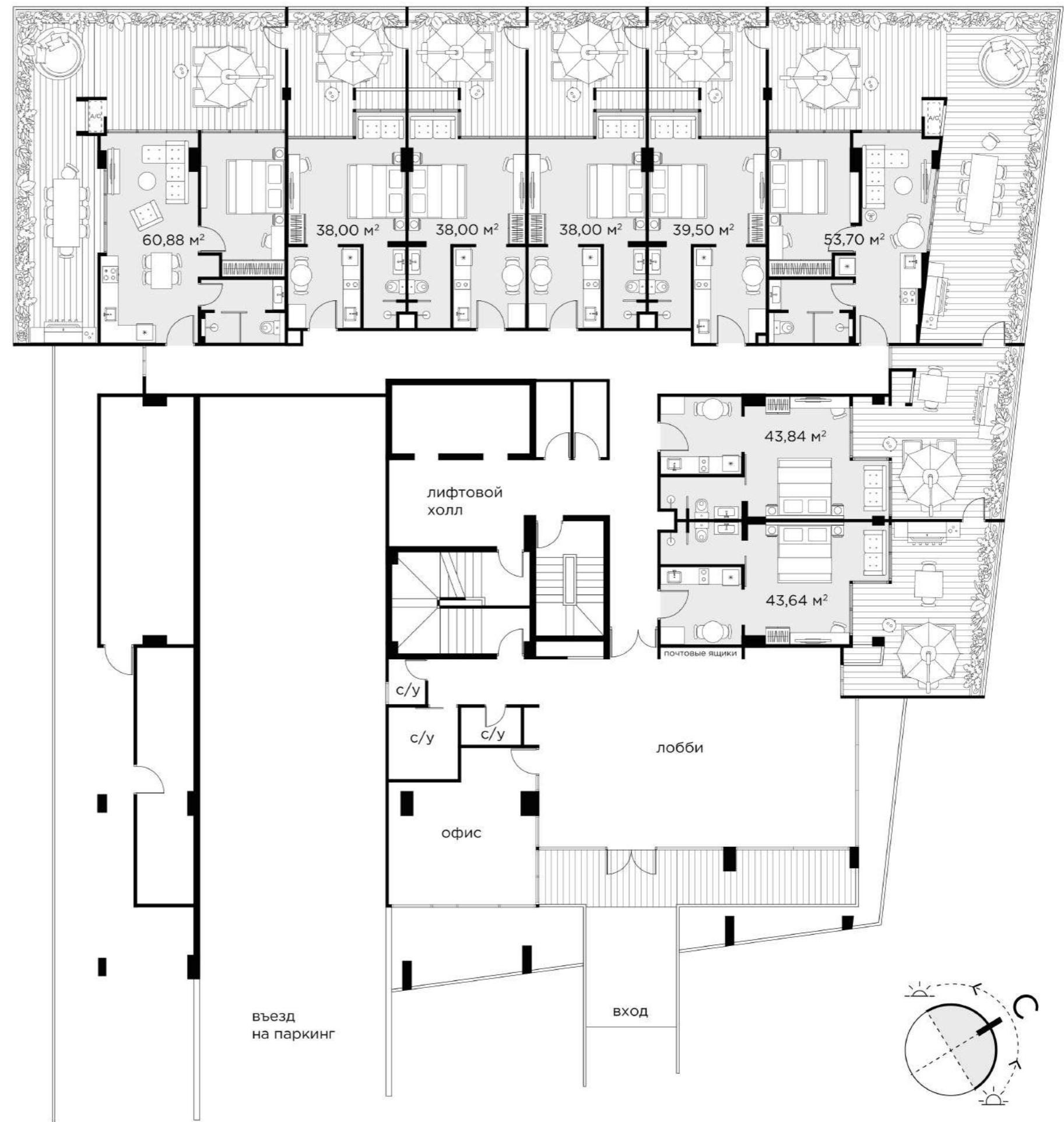
A neat flower bed with exotic plants, relaxation and socializing in the fresh air - apartments with personal terraces open up more opportunities for living. There is also the possibility of holding BBQ parties in the open air.



# 1st floor plan

1st floor

№ 101–108



Layouts



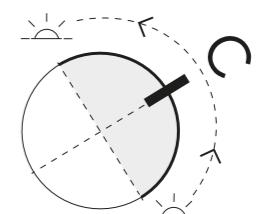
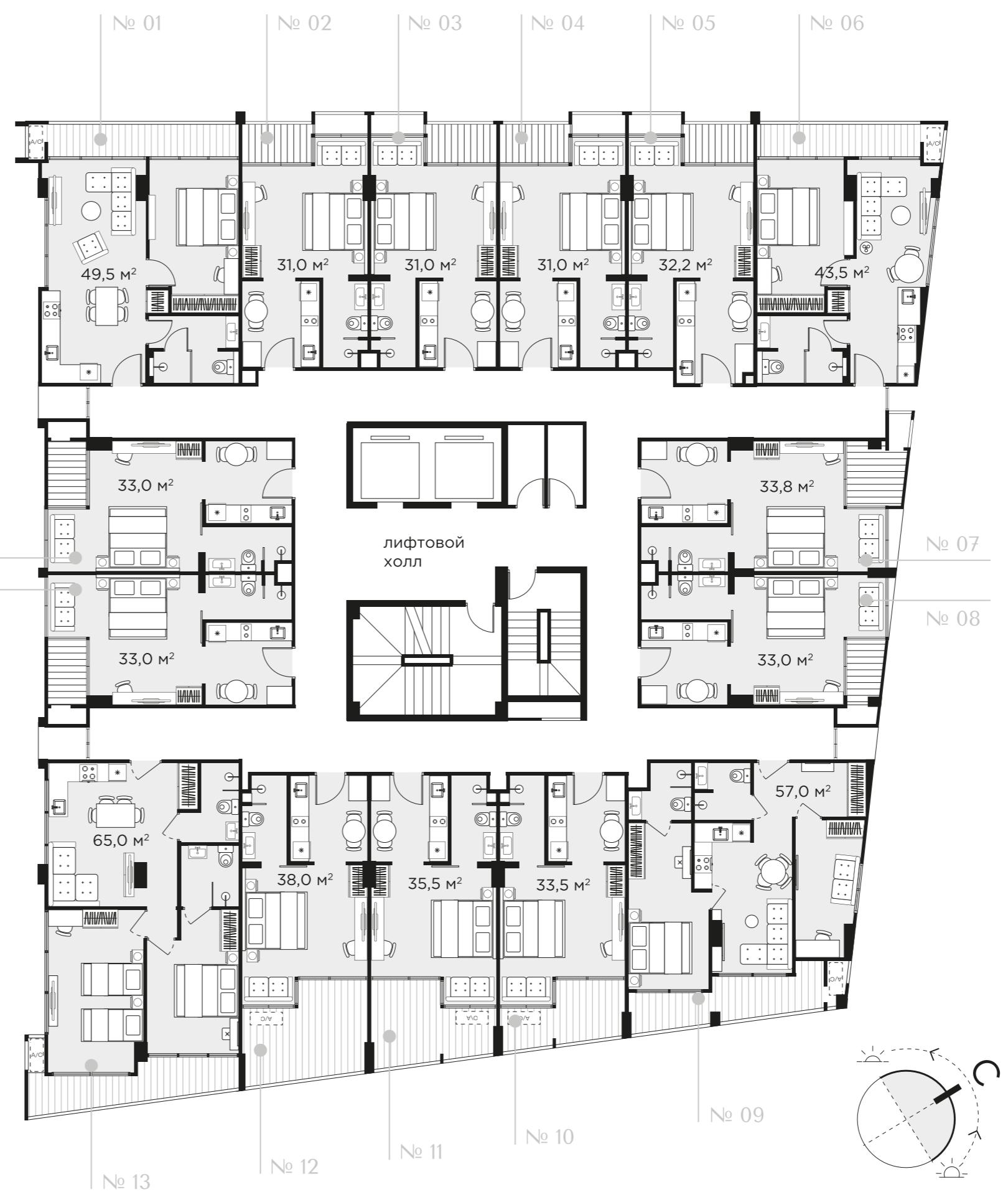
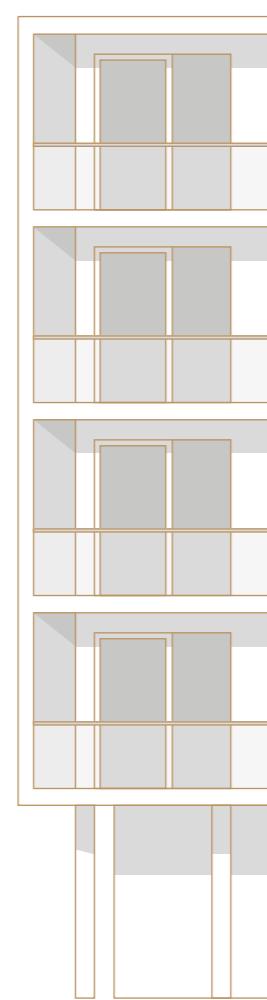
## Plan 2-5 floors

5th floor  
№ 501—515

4th floor  
№ 401—415

3th floor  
№ 301—315

2nd floor  
№ 201—215

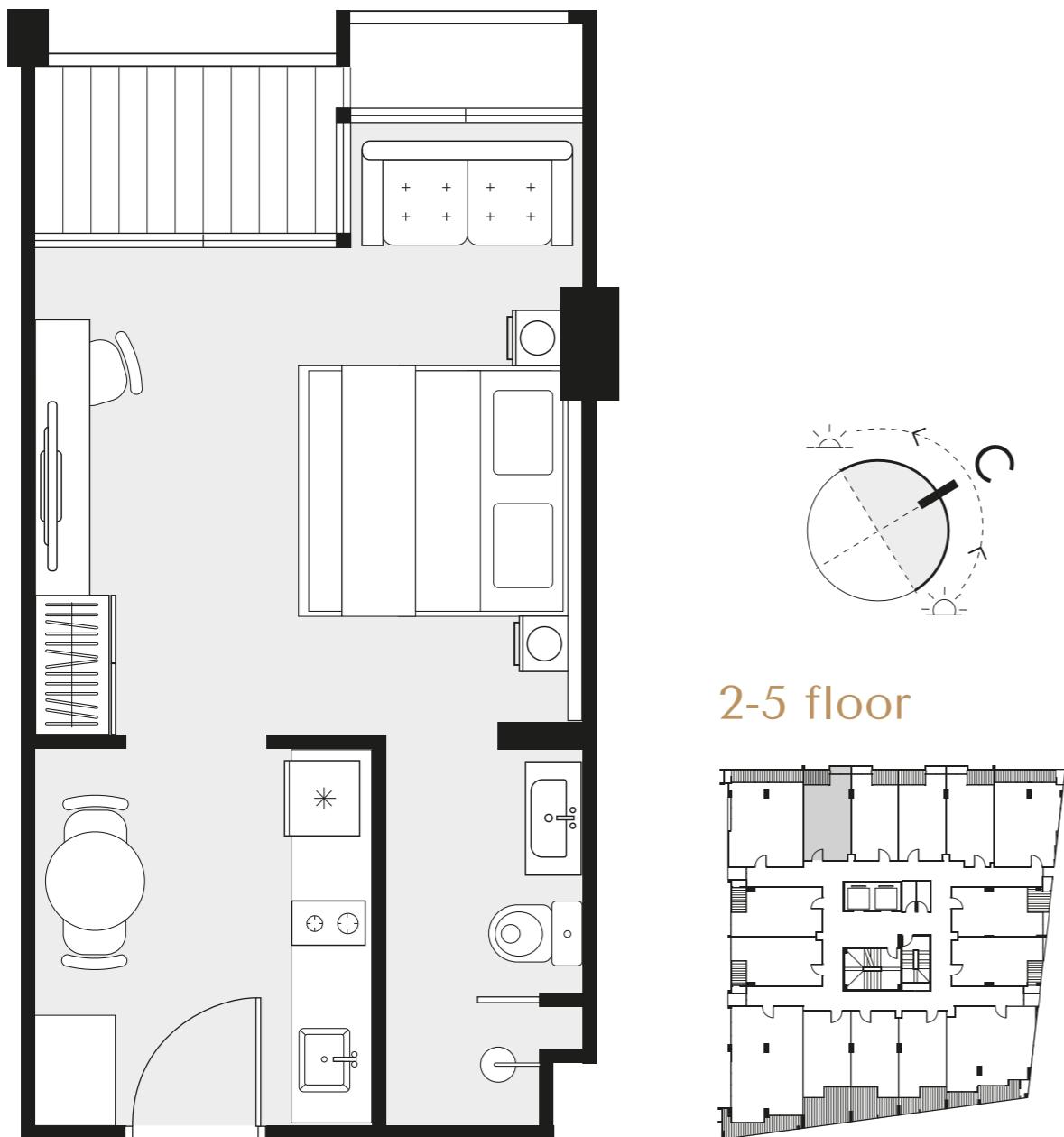


# Apartment with Ocean View

Spend more time with loved ones, live in harmony with yourself and nature, enjoy every day - planning solutions in Dominion Rawai are created to ensure that light, warmth and pleasant moments always fill the home. Here you will wake up in a great mood - panoramic windows and balconies of the apartments overlook the sea and palm groves.



# Cozy one-room studios from 31.0 m<sup>2</sup>

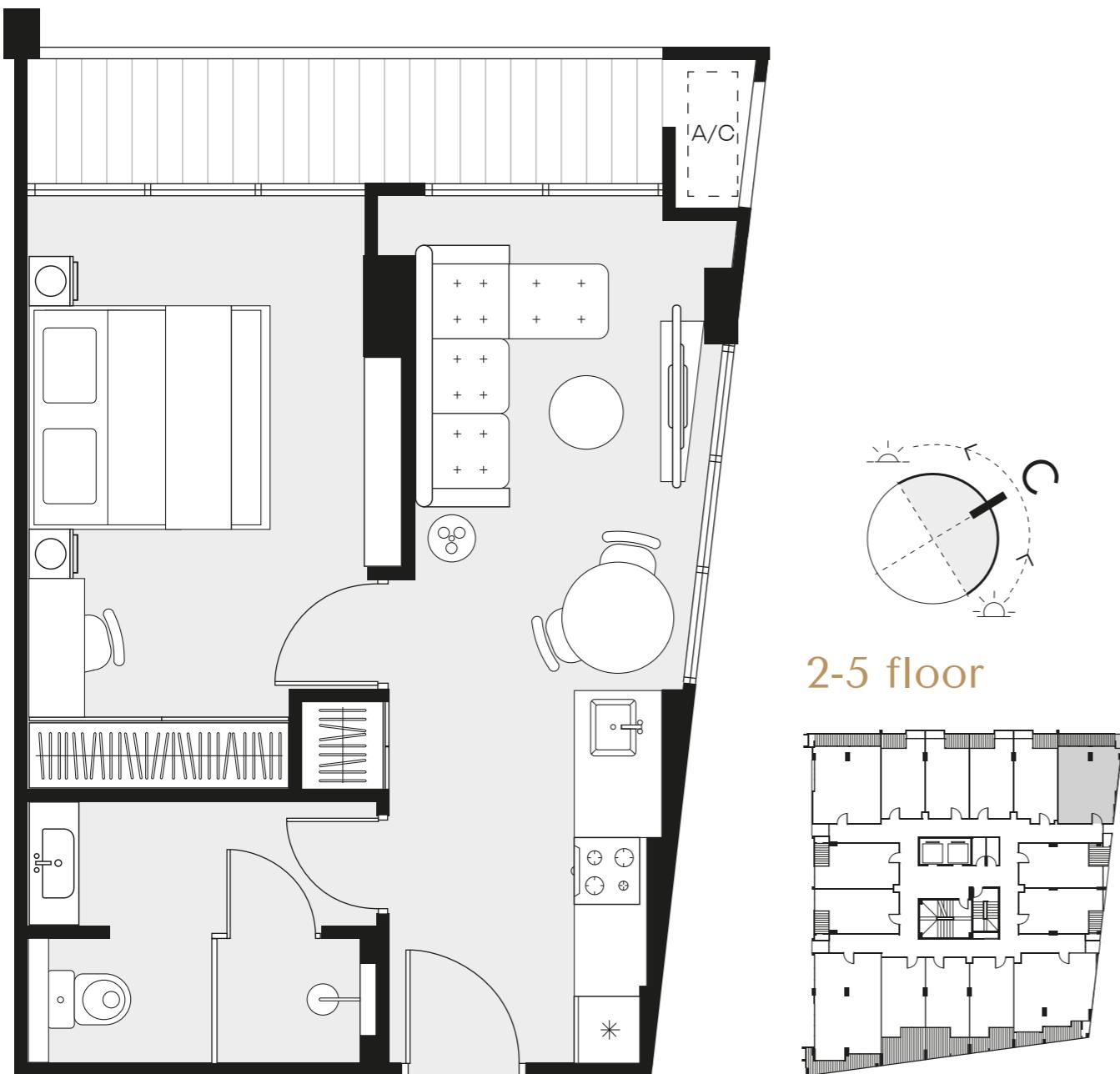


Thanks to the correct shape of the space, Dominion Rawai apartments are perfectly zoned. The units have spacious balconies where you can create a lounge area. All year round you can read your favorite books in the open air, breathing in the healing sea air.

- Large room with kitchen area
- Large wardrobe
- Large balcony



# Functional 1-bedroom apartment from 43.5



These apartments have everything you need for family happiness! A cozy bedroom for relaxation, a spacious kitchen-living room with panoramic windows, and a balcony for your personal greenhouse with exotic plants.

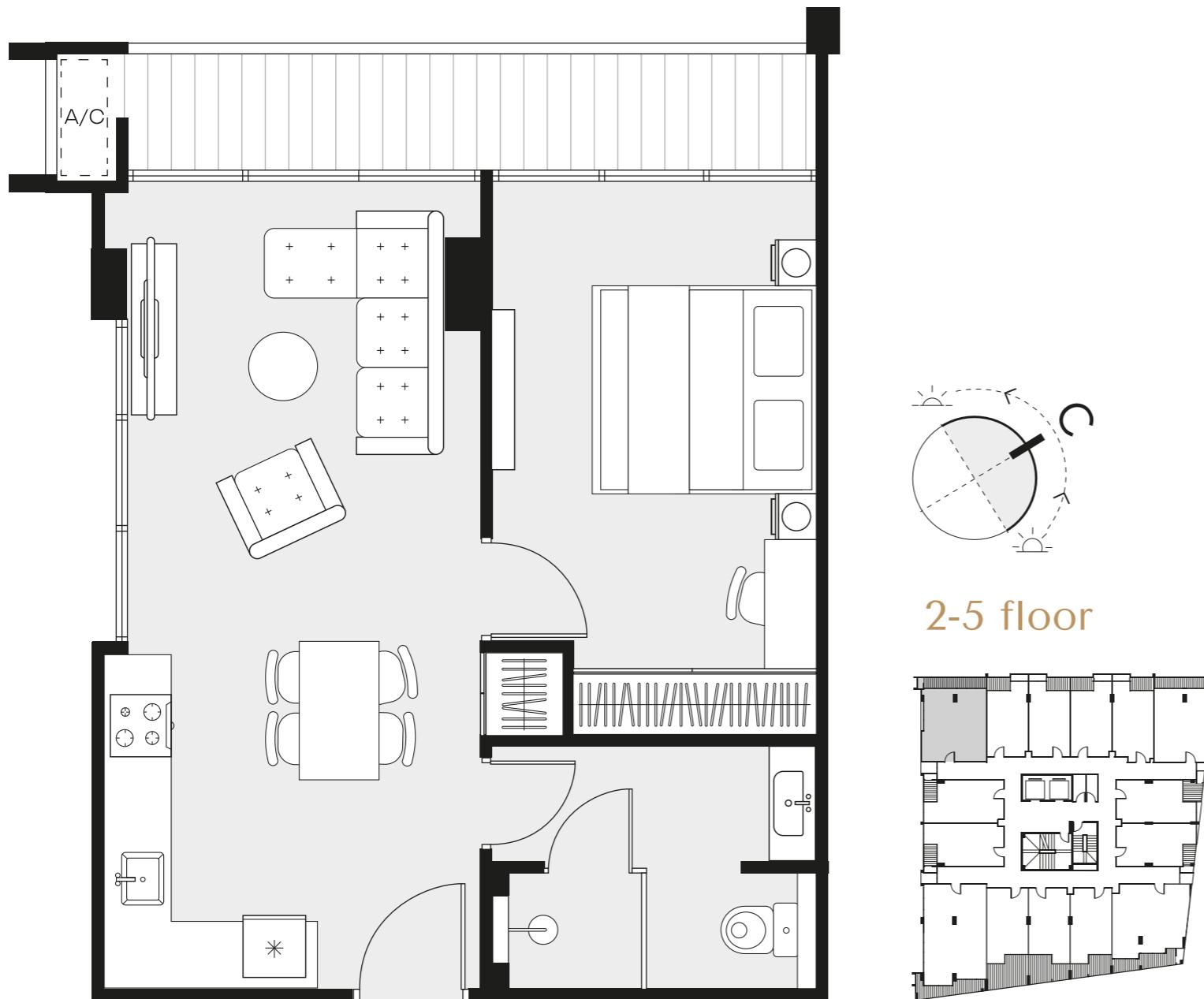
— Bright bedroom

— Spacious kitchen-living room

— Large bathroom

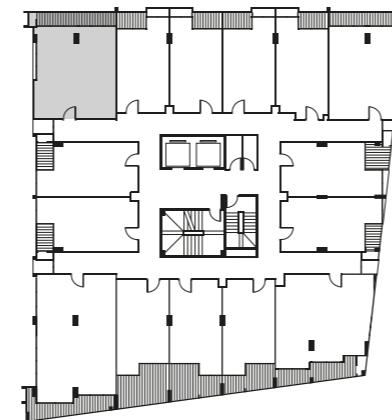


# Ergonomic 1-bedroom apartments from 49.5 m<sup>2</sup>



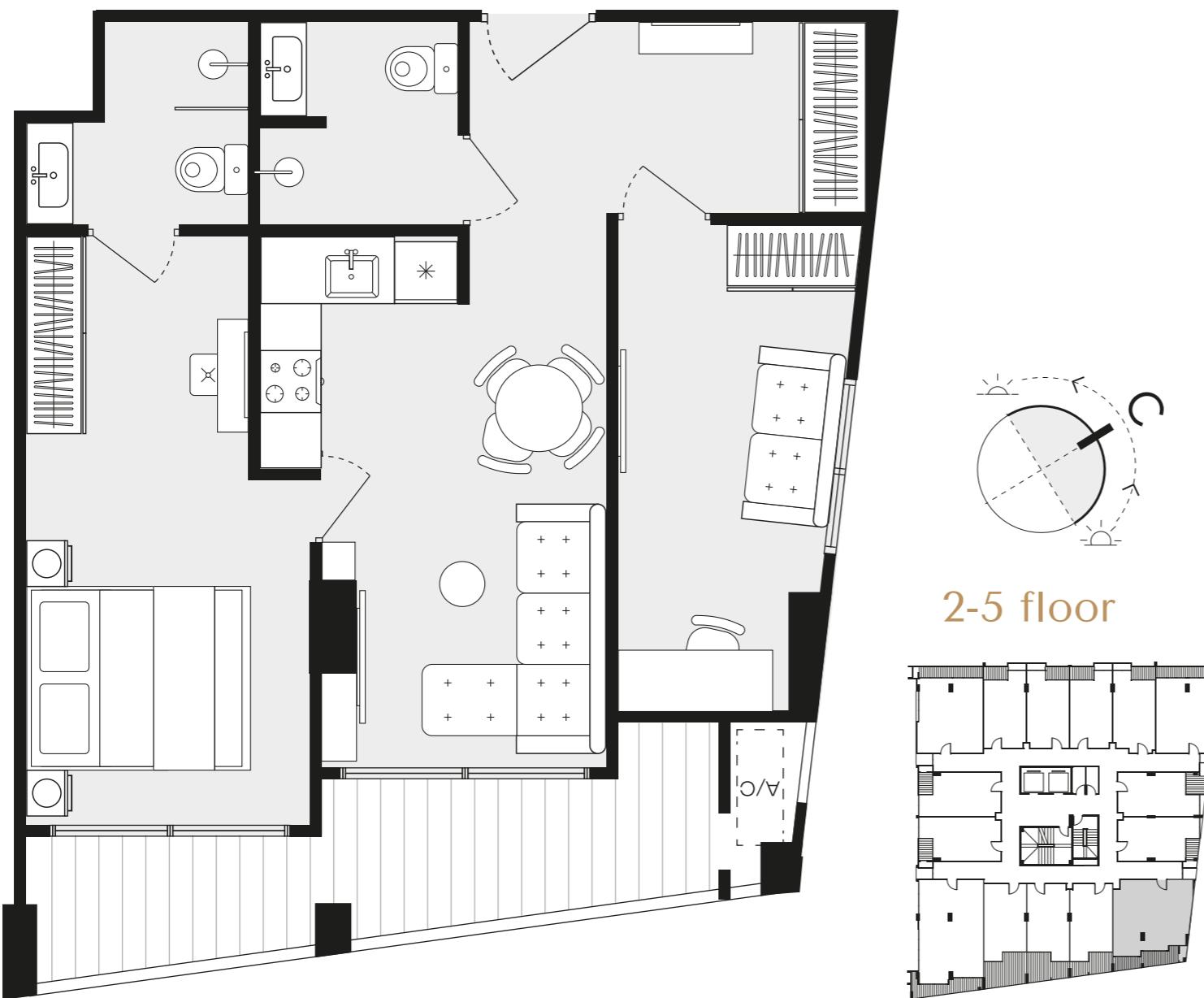
Even the most loving people sometimes need time to be alone. For couples who value everyone's personal space, a 49.5 m<sup>2</sup> layout has been created. While your partner is reading a book or meditating in the same room, you can do your own thing without disturbing each other. What you need for a strong relationship!

- Spacious kitchen-living room
- Cozy bedroom
- Large balcony





# Spacious 2-bedroom apartments from 56.0

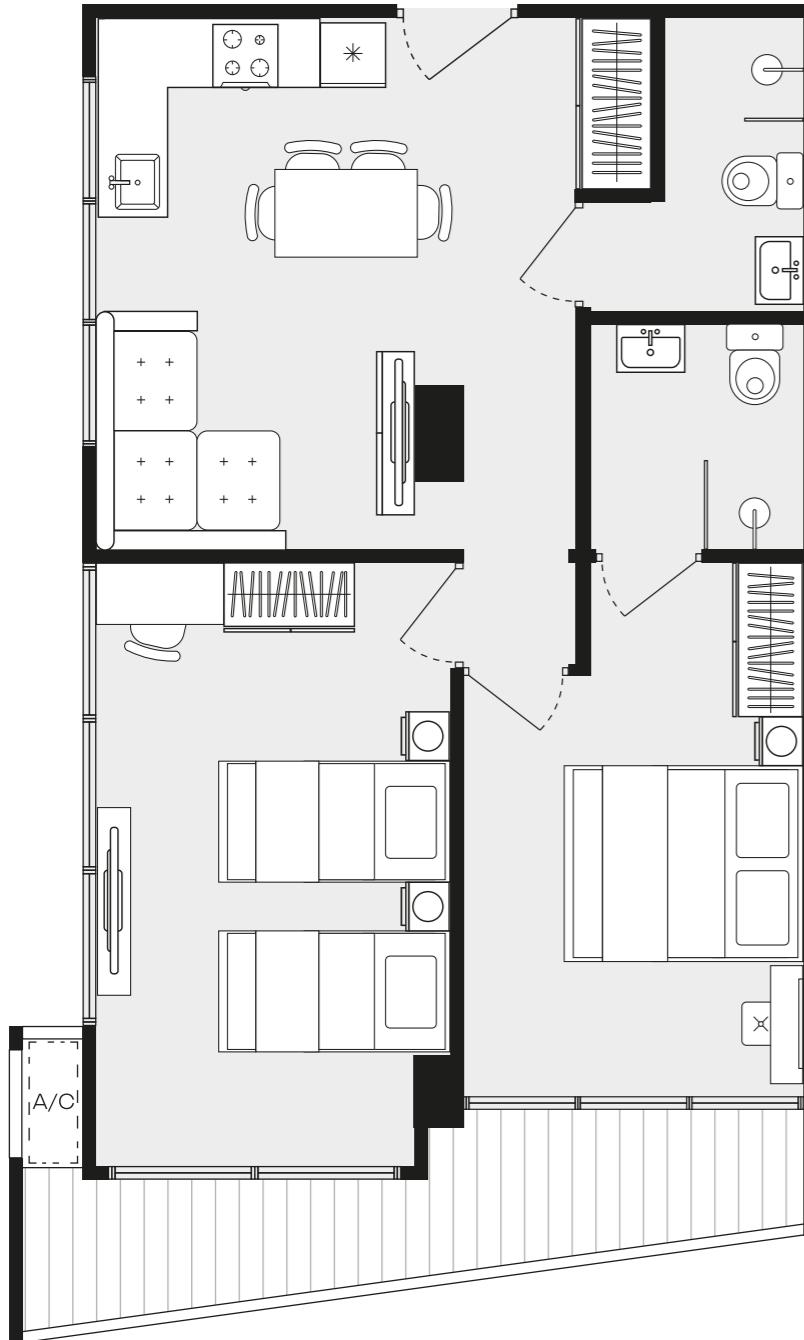


If you have children or you like to spend time with friends, then these apartments at Dominion Rawai will be the best choice. Two spacious rooms are separated by a large kitchen-living room with dining area. The layout has two bathrooms and a balcony from which a magical view opens.

- Two separate bedrooms
- Spacious kitchen-living room
- Two bathrooms
- Large balcony

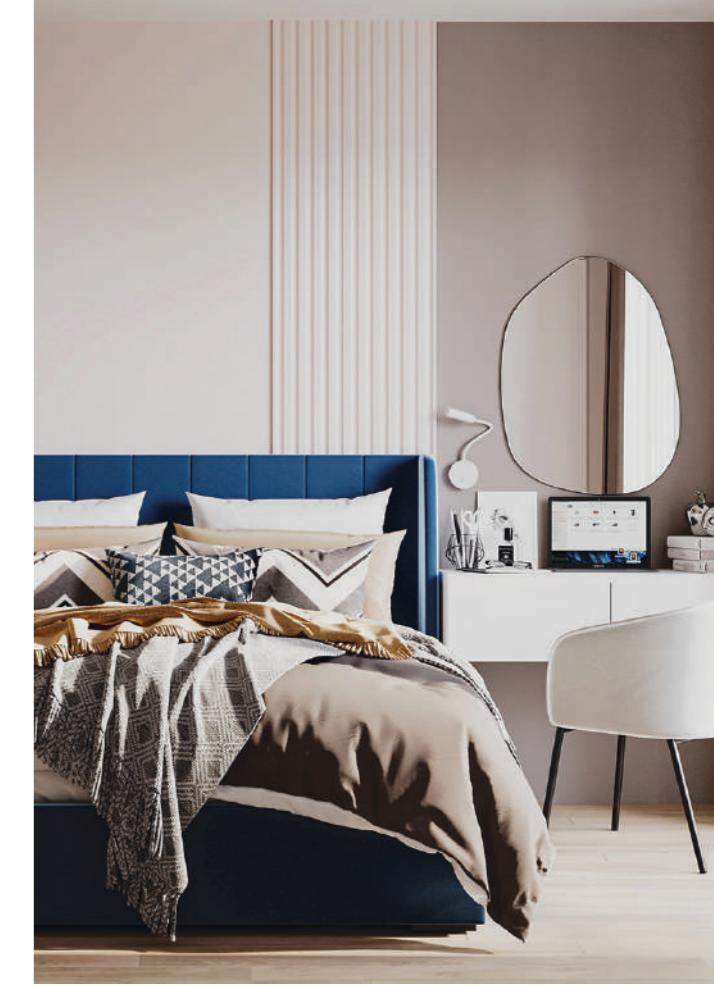
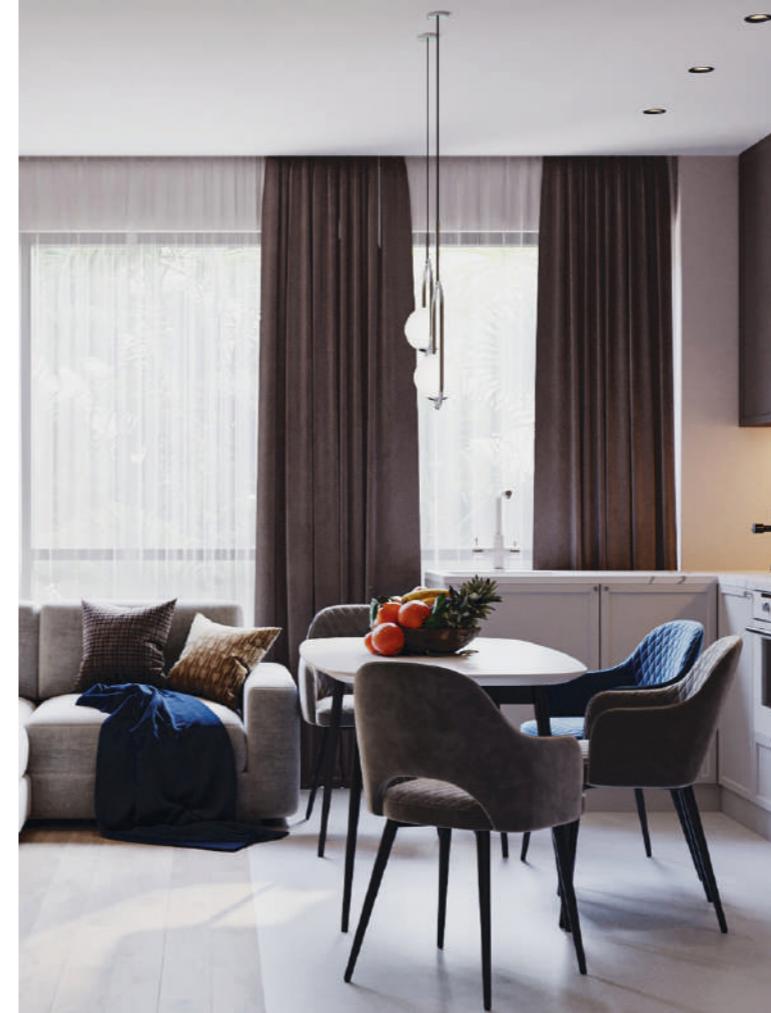


# View apartments with 2 bedrooms from 64.0 m<sup>2</sup>



The layout is perfect for a family with a child or two children. It has a well-designed kitchen area, places for socializing, sleeping and playing. Thanks to the private master bedroom, parents can relax in silence and just be alone.

- Bright kitchen-living room
- Master bedroom with private shower room and mini-dressing room
- Children's room with space for a table or play area
- Balcony connecting two rooms
- Second bathroom



# Move in or rent out right away

Inside, each unit exemplifies a modern approach to interior design. All apartments are sold turnkey. This guarantees each resident the absence of neighbors making noisy long-term repairs. You get a space completely ready for living or renting, which already has everything you need: from furniture to teaspoons.

Natural materials - wood and stone, plumbing fixtures and wall finishes - will create the right mood for owners and guests.



# Move in or rent out right away

1. Stability of the national currency. The Thai baht is one of the ten most stable currencies in the world.
2. Tourism. Compared to European resorts, the island is ready to receive guests 365 days a year. This means that apartments purchased for rent will generate stable income all the time.
3. A favorable geographical location also guarantees a quick payback. Thailand is located next to China. This proximity ensures an uninterrupted flow of solvent tourists.
4. Investments in apartments Dominion Rawai is an opportunity to increase your initial investment. Real estate located in a popular tourist destination in Thailand rises in price by 10% or more every year.

# Guaranteed passive income up to 10% per annum

Sin Phuket, rental yields are one of the highest in the world, reaching 10% or more per annum. This is a consequence of the constantly growing tourist flow and the lack of supply in the housing market.

For example, more than 700 thousand Russians alone came to Phuket in 2023, which exceeds not only the figures for 2022, but also pre-Covid records. Real estate sales in the country increased by 82% - about half of them were bought by Russians. Buying apartments at the foundation pit stage in Dominion will be your most profitable investment.



# Rawai is a top location among expats

- The most popular area among advanced tourists for long periods "month+".
- The tourist season lasts 365 days.
- Stable real estate market.  
Phuket is an island with little land for quality development that is in demand. Therefore, there are few places for construction and this ensures the long-term sustainability of the local market.
- Stable financial system - in Thailand, inflation over the past 20 years has been close to zero.
- The cost of real estate on Rawai has been growing by 7-11% annually since 2020, the area is considered one of the most sought-after on the island.



DOMINION  
RAWAI



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