

AZURA

Resort & Residence

Offering **Investment Opportunity & Residential Living** on the thriving island of Koh Phangan.



Welcome to Azura

Where life flows effortlessly and nature sets the pace.

Nestled within the emerald hills of Koh Phangan, Azura is more than a destination—it is a way of living. A place where wellness is woven into everyday life, where nature guides each moment, and thoughtful design looks boldly to the future.

Here, **contemporary architecture blends seamlessly with mountain waterfalls.** Digital nomads discover their rhythm, while families create lasting memories beneath the canopy of jungle trees.

Every line and texture of Azura echoes the island's spirit—ancient granite peaks, walls draped in soft green, and palms rustling gently in the morning light.

Crafted with purpose. Driven by innovation.
A place to feel both grounded and free.

Welcome to Azura.
Welcome home.



Azura

A Next-Generation Investment in Living — And earning.

Azura is a strategically positioned lifestyle investment, designed for both elevated living and consistent returns.

Driven by rising global demand for wellness, design, and long-term value, Koh Phangan is evolving into a high-demand residential and lifestyle hub.

Early investors are well placed to benefit from strong rental yields and capital growth — and Azura is built to capture this shift.

Why Azura Works:

- **High demand, limited supply** — Premium residences remain scarce.
- **Strong rental yields** — Undersupplied long-stay market.
- **Fully managed** — Passive, hassle-free ownership.
- **Future-focused** — Wellness, design, and community drive value.

At Azura, lifestyle and investment work together.

Own a property that earns — even when you're not there.



Aurora

Superior Studio





Aurora Superior Studio

฿ 4,588,000

\$ 140,600.00

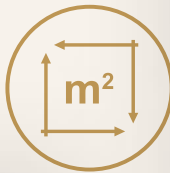
€ 121,000.00



Internal space: 30m²



Superior Furniture Package



Patio: 10m²



Ground Floor

Annual Yield 10%

Annual Income – ฿ 468,409

Annual Capitol Appreciation Rate – 7.5%

Capitol Value in 5 Years – ฿ 6,586,667

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Zura

Deluxe Studio





Zura Deluxe Studio

฿ 5,811,000

\$ 178,600.00

€ 153,000.00



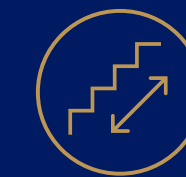
Internal space: 38 m²



Luxurious Furniture Package



Patio: 9m²



Ground Floor

Annual Yield 10%

Annual Income – ฿ 594,665

Annual Capitol Appreciation Rate – 7.5%

Capitol Value in 5 Years – ฿ 8,342,442

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Ursa

Superior One
Bedroom





Ursa Superior One Bedroom

฿ 6,729,000

\$ 206,500.00

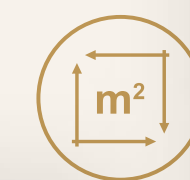
€ 177,000.00



Internal space: 44m²



Superior Furniture Package



Patio: 6m²



First Floor

Annual Yield 11%

Annual Income – ฿ 743,539

Annual Capitol Appreciation Rate – 7.5%

Capitol Value in 5 Years – ฿ 9,660,350

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Ursa

Deluxe One
Bedroom





Second floor
better view

compare to Ursa
Superior one
bedroom

Ursa Deluxe One Bedroom

฿ 7,316,000

\$ 224,000.00
€ 194,000.00



Internal space: 44 m²



Superior Furniture Package



Patio: 6 m²



Second Floor

Annual Yield 10%

Annual Income – ฿ 748,070

Annual Capitol Appreciation Rate – 7.5%

Capitol Value in 5 Years – ฿ 10,503,064

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Raya

Two Bedroom





Raya Two Bedroom

฿ 11,623,000

\$ 356,000.00

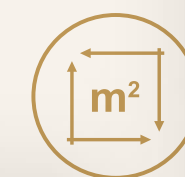
€ 306,000.00



Internal space: 75m²



Superior Furniture Package



Patio: 5m²



Second Floor

Annual Yield 10%

Annual Income – ฿ 1,191,808

Annual Capitol Appreciation Rate – 7.5%

Capitol Value in 5 Years – ฿ 16,686,319

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Astra

Three Bedroom
Penthouse



First floor



Second floor



Astra Three Bedroom Penthouse

฿ 15,194,000

\$ 466,000.00

€ 400,000.00



Internal space: 123m²



Luxurious Furniture Package



Balcony: 5m²



Second & Third Floor

Annual Yield 10%

Annual Income – ฿ 1,557,428

Annual Capital Appreciation Rate – 7.5%

Capital Value in 5 Years – ฿ 21,812,952

Thai Baht is master currency, rates shown for example, exact rate calculated on day of transaction.

Prices at Key Handover

See Insert for
Early Investor Discounts,
Limited Availability

Apartment type		Price	Annual Net Rental Yield	Net Rental Yield	Annual Capital Appreciation Rate	Year 5 Value
	Aurora (40 m²) Superior Studio	฿ 4,568,000 \$ 140,600.00 € 121,000.00	฿ 468,409 \$ 14,370.00 € 12,333.00	10%	7.50%	฿ 6,586,667 \$ 202,100.00 € 173,450.00
	Zura (47 m²) Deluxe Studio	฿ 5,811,000 \$ 178,000.00 € 153,000.00	฿ 594,665 \$ 18,250.00 € 15,657.00	10%	7.50%	฿ 8,342,442 \$ 265,000.00 € 220,000.00
	Ursa 1st Floor (50 m²) Superior One Bedroom	฿ 6,729,000 \$ 206,500.00 € 177,000.00	฿ 743,539 \$ 22,800.00 € 19,577.00	11%	7.50%	฿ 9,660,349 \$ 296,400.00 € 254,350.00
	Ursa 2nd Floor(50 m²) Deluxe One Bedroom	฿ 7,316,000 \$ 224,000.00 € 193,000.00	฿ 748,070 \$ 22,950.00 € 19,696.00	10.5%	7.50%	฿ 10,503,064 \$ 322,250.00 € 276,550.00
	Raya (80 m²) Two Bedroom	฿ 11,623,000 \$ 356,000.00 € 306,000.00	฿ 1,191,806 \$ 36,550.00 € 31,380.00	10%	7.50%	฿ 16,686,319 \$ 512,000.00 € 439,350.00
	Astra (128 m²) Three Bedroom Penthouse	฿ 15,194,000 \$ 466,000.00 € 400,000.00	฿ 1,557,428 \$ 47,782.00 € 41,007.00	10%	7.50%	฿ 21,812,952 \$ 669,225.00 € 574,000.00

Payment Schedule



10%

* When EIA is
Approved.

20%

Construction
Commencement

10%

Foundation
Complete

20%

Main Structure
Complete

10%

Roof
Complete

20%

Commence Interior
Fit Out

10%

Key
Handover



****100,000 Baht Reservation Fee****

Forecast Examples

* After 30 Years another 30 year lease can be signed for 50% of original price

Each Azura residence combines long-term capital growth with steady rental returns. The projections below show estimated values and yields over five years.



Aurora

Superior Studio

Value at 5 years	₱ 5,598,000
7.5% Compound Annual Growth	
5 Year Rental Yield	₱ 2,490,000
Investment	₱ 3,900,000



Zura

Deluxe Studio

Value at 5 years	₱ 7,092,008
7.5% Compound Annual Growth	
5 Year Rental Yield	₱ 3,135,469
Investment	₱ 4,940,000



Ursa

Superior One Bedroom

Value at 5 years	₱ 8,211,000
7.5% Compound Annual Growth	
5 Year Rental Yield	₱ 3,921,000
Investment	₱ 5,720,000

Forecast Examples Based on Early Investment Purchase Price, Limited Availability

Forecast Examples

* After 30 Years another 30 year lease can be signed for 50% of original price

Each Azura residence combines long-term capital growth with steady rental returns. The projections below show estimated values and yields over five years.

 Ursa Deluxe One Bedroom	
Value at 5 years	₪ 8,928,753
7.5% Compound Annual Growth	
5 Year Rental Yield	₪ 4,342,580
Investment	₪ 6,219,400

 Raya Two Bedroom	
Value at 5 years	₪ 14,184,000
7.5% Compound Annual Growth	
5 Year Rental Yield	₪ 6,156,000
Investment	₪ 9,880,000

 Astra Three Bedroom Penthouse	
Value at 5 years	₪ 18,541,152
7.5% Compound Annual Growth	
5 Year Rental Yield	₪ 8,071,279
Investment	₪ 12,915,000

Forecast Examples Based on Early Investment Purchase Price, Limited Availability

Project Timeline



2026/10

EIA Approval

2026/11

Start Construction

2027/11

50% of Project Completed

2028/05

75% of Project Completed

2028/12

Site Complete & Grand
Opening Event



1-2. Residence Buildings
3-8. Resort Buildings
9-12. Commercial Buildings

13. Government Road
14. Commercial Drop off
15. Commercial Parking

16. Entrance
17. Exit
18. Delivery Entrance

19. Azura Access Road
20. Walkway
21. Reception

22. Pools
23. Staff Area

3rd Floor
(Available only
for Penthouse)

2nd Floor

1st Floor

Ground
Floor

ASTRA
Three Bedroom
Penthouse



B1-F2-R1

URSA
Superior
One Bedroom



B1-F2-R2

URSA
Superior
One Bedroom



B1-F2-R3

ASTRA
Three Bedroom
Penthouse



B1-F2-R4

RAYA
Two Bedroom



B1-F1-R1

URSA
Superior
One Bedroom



B1-F1-R2

URSA
Superior
One Bedroom



B1-F1-R3

RAYA
Two Bedroom



B1-F1-R4

ZURA
Deluxe Studio



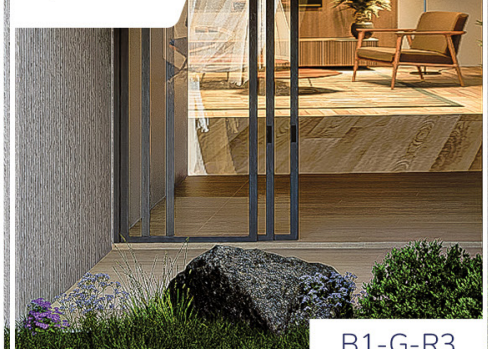
B1-G-R1

AURORA
Superior Studio



B1-G-R2

AURORA
Superior Studio



B1-G-R3

AURORA
Superior Studio



B1-G-R4

AURORA
Superior Studio



B1-G-R5

AURORA
Superior Studio



B1-G-R6

ZURA
Deluxe Studio



B1-G-R7



The vision behind Azura



Michael Fairfax
Founder & CEO

Azura is more than a development: it's the culmination of a **life built on Koh Phangan**.

Over 23 years, Michael has grown from a curious newcomer to a respected entrepreneur, founding multiple businesses that reflect his **deep respect for the island and its people**.

His leadership (especially through challenges like COVID) has always put people first, from launching food initiatives to establishing legal support for the community.

Azura is his most personal vision yet: a resort where nature, comfort, and connection come together. As Michael says, **"True success is when everyone thrives."**



Ann Fairfax
Founder & CFO

Ann Fairfax, Co-Founder of Azura Resort, brings together her deep roots in **Thai hospitality and property development** with a heartfelt mission: to create spaces where nature and comfort exist in perfect harmony.

Guided by simplicity, community, and a profound respect for the island's beauty, Ann envisions Azura not just as a resort, but as a lasting landmark. One that inspires, uplifts, and enriches Koh Phangan and its people for generations to come.



The People Who Bring Azura to Life

**“Together we create more than homes.
We craft places where life flows.”**

Azura team



**James Atkinson -
Chief architect**

James, Lead Architect of Azura, brings 25 years of international experience and a deep connection to Thailand. Inspired by Koh Phangan’s tropical landscape, his sustainable design blends canyons, cascading water and stepping gardens to create a community in harmony with nature.



**Khun Noi
Thai architect**

Mr. Noi, with 33 years of architectural experience and a license from The Association of Siamese Architects, has worked on landmark projects like Bangkok’s Emerald Hotel. Based on Koh Phangan for over 20 years, he combines global expertise with local roots. He sees Azura as a unique project that unites design, community, and nature.



**Kittiya Srichay
Attorney of law**

“With extensive experience in high-quality legal compliance, Kittiya is instrumental in guiding businesses through complex legal landscapes, safeguarding their interests, and fostering long-term sustainability.”



William Fairfax
Sales manager - local Sales

“By leveraging targeted marketing initiatives, William ensures that Fairfax Group remains at the forefront of the island’s legal and real estate sectors, attracting a growing international clientele.”



Andrew Carty
Sales & marketing management

Andrew has worked in Sales and Marketing since the 1990’s, bringing 30 years of experience to the Team. In 2024, Andrew and his family relocated to Koh Phangan after spending their holidays here for the past 20 years & falling in love with Thailand, its people, and the island.

20% Increase of property
resell value on completion

Occupancy forecast based on season

Low	Mid	High
65%	80%	95%

Rental Yield **12%** to **13%**

Why Koh Phangan?

Live slowly. Move forward.

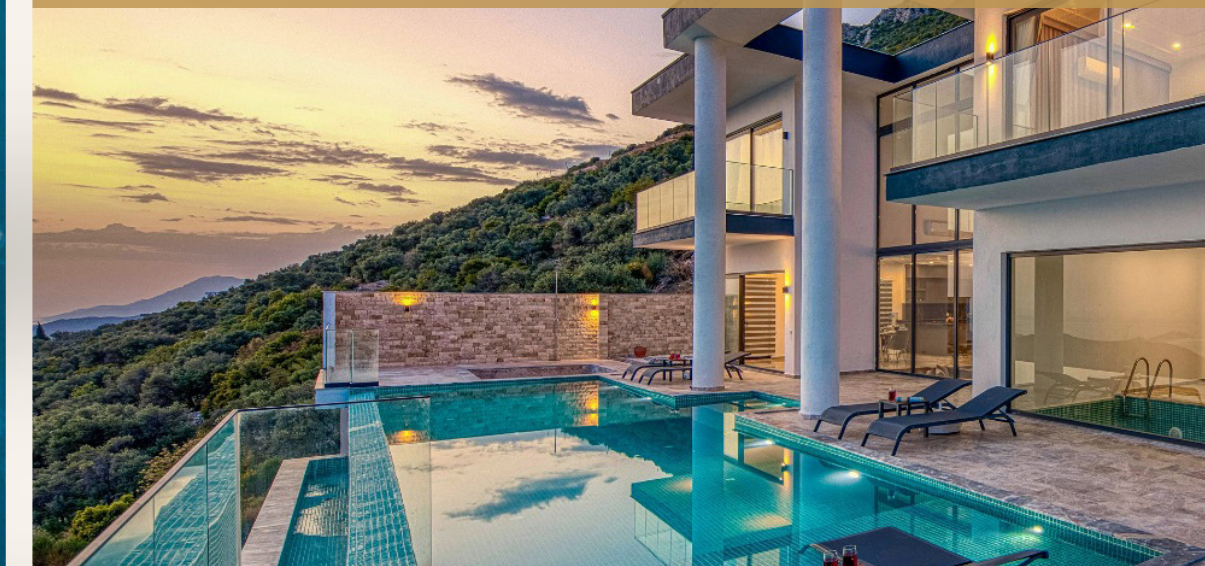
Wake with the sun, work in the jungle, reconnect with yourself and others. Koh Phangan's crystal-rich land supports healing and presence, inspiring a conscious lifestyle like no other. Visitor numbers increasing year on year, in 2023 Koh Phangan outperformed Bali with an estimated 1.5m visitors

Nature wasn't meant to be conquered, it was meant to be lived in.

Mind-body-soul practices thrive



Exclusive offering of sleek, sophisticated island homes



Slow, intentional daily rhythm



52%

Growth in annual visitors over the last 10 years

41%

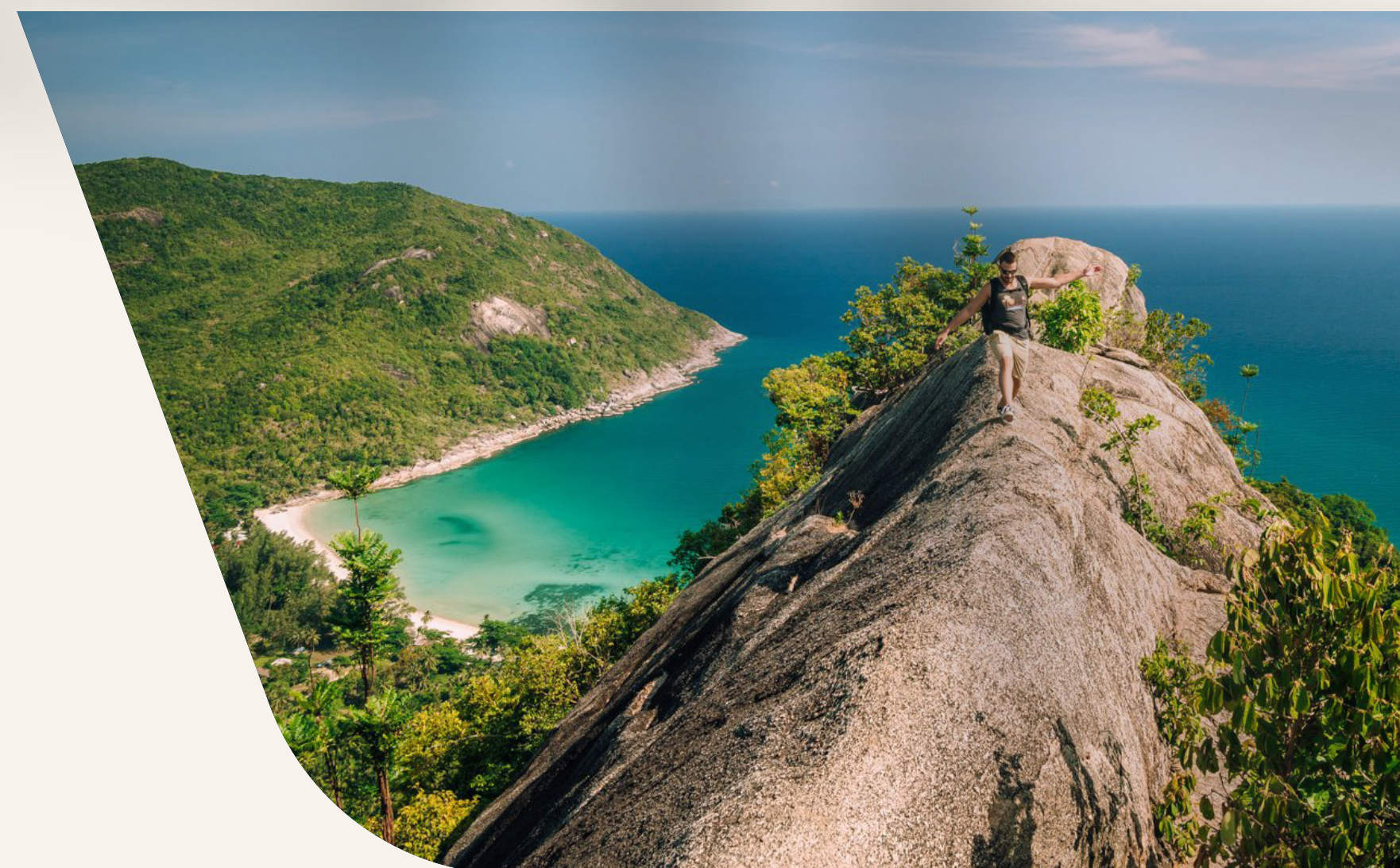
Of the island is protected national park

7.5–10%

annual property price increase

2032

Bridge from Main Land to Koh Samui expected





“We don’t
follow footsteps,
We build the path”

- Michael Fairfax, founder & CEO -

First of its kind



Integrated lifestyle district
restaurants, medical lounge,
shopping, spa, and sports



**Cryotherapy, IV lounges
& biohacking treatments**



Eco-integrated architecture
designed around waterfalls
and jungle

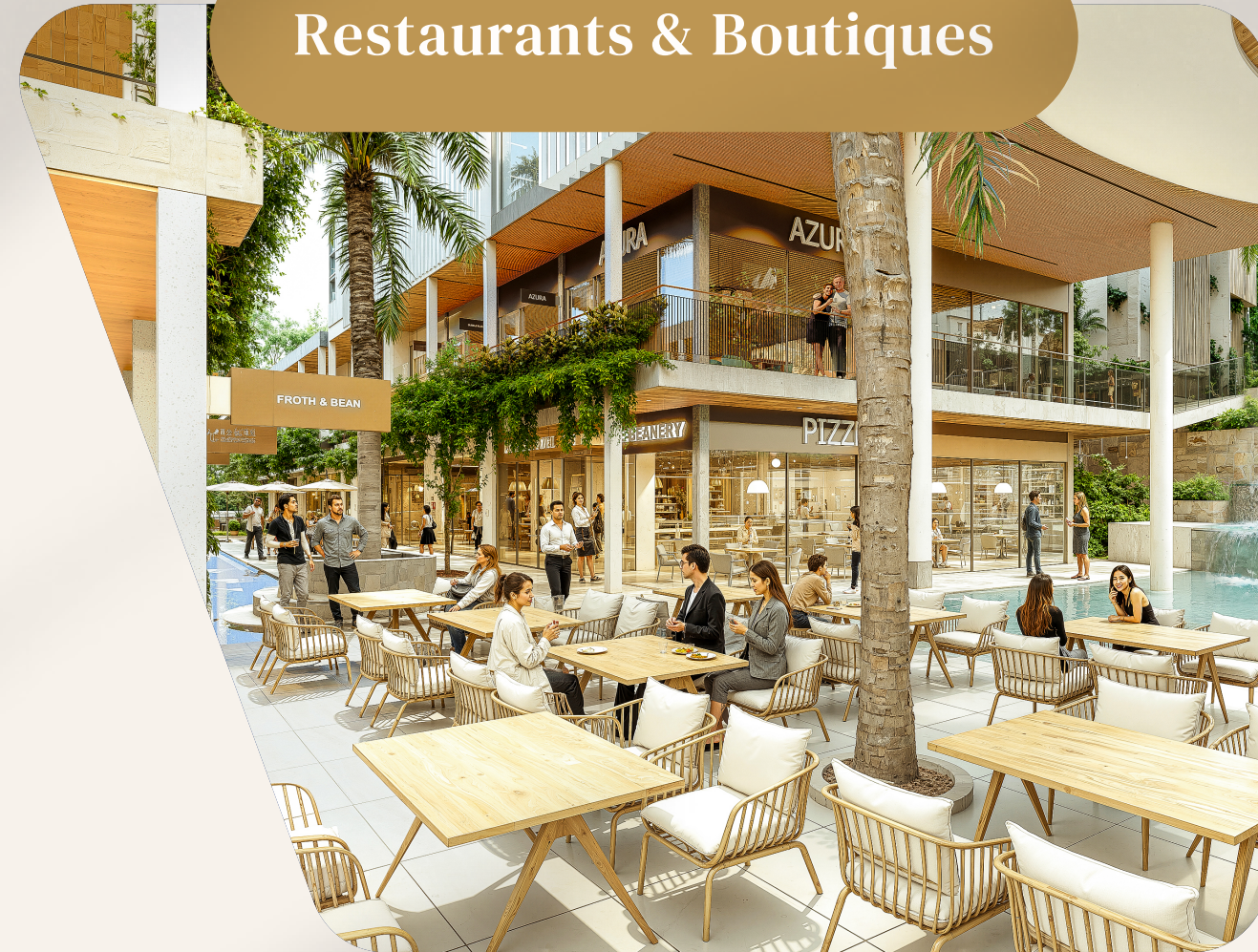


**AI-powered smart pricing
system** to maximise
occupancy and room rates.



**Holistic wellness meets
modern tech** all in one place

Restaurants & Boutiques



Wellness centre



Sports center



High speed internet



Underground parking



Co-working space



What
life at
Azura
offers



“Everything you need
to live, thrive and
feel at home”

- James Atkinson, Chief Architect -

Places of Interest

1. **7-Eleven** - 1 Min
2. **Lotus Super Market** - 2 min
3. **Nearest Beach** (Hing Kong) - 5 min
4. **Thong Sala Port/Pier** - 3 min
5. **Haad Yao Beach** - 16 min
6. **Zen Beach** - 13 min
7. **Srithanu** - 9 min
8. **Baan Thai Harbour** - 8 min
9. **Pantip Traditional Market** - 2 min
10. **Thong Sala Saturday Night Market** - 3 min
11. **Chaloklum Sunday Market** - 14 min



↑ Koh Tao Island
60 min

↑ Sail Rock Dive
Site - 60 min

Koh Ma & Mae
Haad Beach

Bottle Beach Hike
& View Point

Thong Nai
Pan beach

Than Sadet
Waterfall

Haad Rin
Beach

Ang Thong National
Marine Park - 45 min

↓ Koh Samui
20 min





Our Journey in Figures

+23

Years located
on island

+16

Established
projects

15

Commercial
business

16

Residential
buildings

+260

Employees

+25

Nationalities
serviced

Any questions
about property
ownership
in Thailand?



Scan QR code



Curious about life at Azura?

Whether you'd like to learn more, stay in touch, or discuss your personal investment plans, connecting with us is easy.

For quick questions, send us a **WhatsApp** message by scanning the QR code.

If you'd like a deeper conversation, we're happy to arrange a **digital call**. Or if you're on the island, visit our **Koh Phangan office**.

At Azura, every conversation is the start of something meaningful.

Let's talk and explore how life at Azura could become part of your future.

Follow us



Instagram



Facebook



Ways to connect



www.azura-thailand.com



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Whatsapp



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