



CALIFORNIA RAWAI

PREMIUM CLUB HOUSE

PHILOSOPHY

NEW LEVEL *Of Life*

California Rawai project is a premium clubhouse created for those who appreciate a high level of comfort, sophistication and exclusivity. A space in which all the necessary infrastructure for a comfortable and modern way of life has been created.

The main emphases were made on luxury comfort, wellbeing, privacy, security and safety, combined with the latest technologies in construction and high-quality materials for apartment interiors and public spaces.

QUALITY | COMFORT | AESTHETICS

CALIFORNIA RAWAI



LOCATION

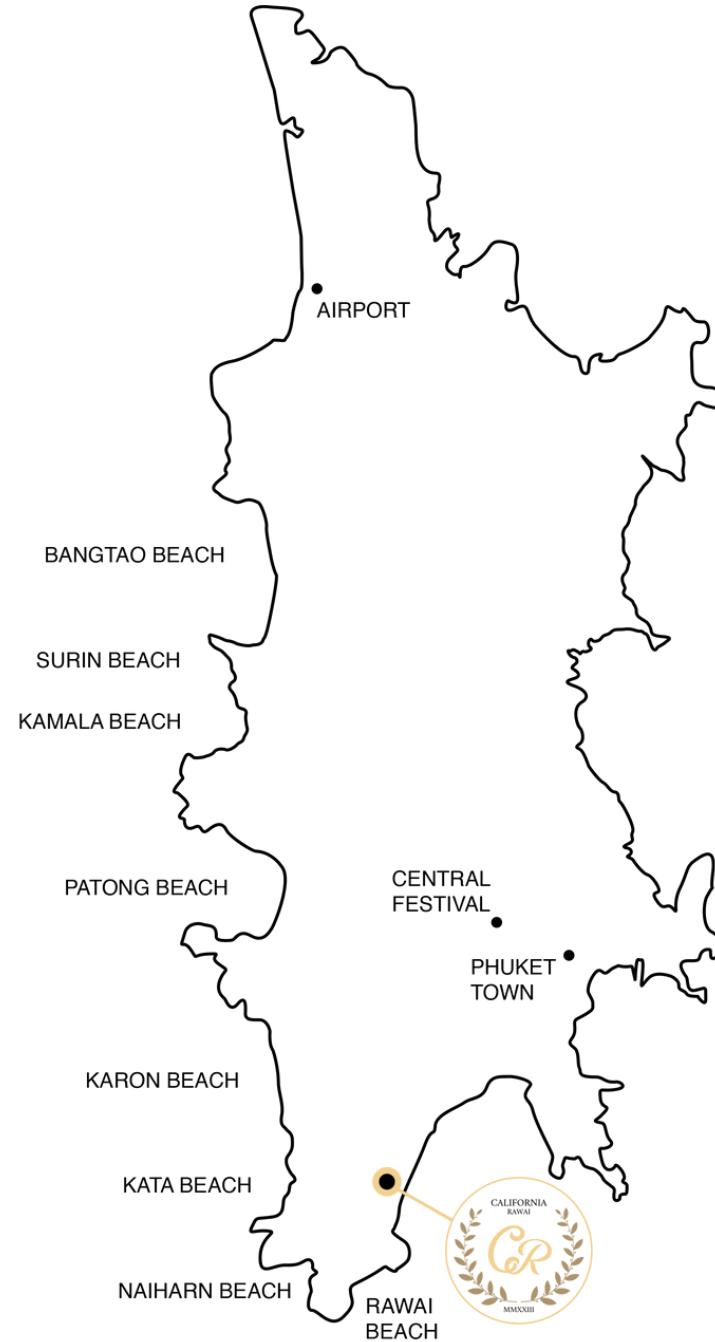
IN THE HEART OF *Rawai*

The project is located in the heart of Rawai district, 5 minutes drive from all necessary infrastructure and surrounded by magnificent nature. The land plot is in the ownership of California Rawai Co., Ltd.

Rawai is one of the most preferred areas to live on the island of Phuket.

The clubhouse is located only 8 minutes away by car from the Nai Harn beach, which is considered the best beach on the island and one of the most picturesque beaches in Asia.

Easy access to shopping, fitness centres, restaurants, spas and other amenities.



ARCHITECTURE

INNOVATIVE Architecture

A team of architects and designers from «Grad M» company, led by founder and head architect Andrey Bornyakov was engaged to realise the project.

The concept of this project represents modern trends in architecture and actively integrates natural elements. California Rawai creates a unique space that combines modern technology and harmony with nature, providing a comfortable and peaceful atmosphere for all its users. The project becomes a symbol of balanced coexistence with the environment and aspires to promote care for nature and energy efficiency.

THE FUTURE STARTS TODAY





ARCHITECTURE

APARTMENTS WITH *Terrace*

The house provides apartments with spacious terraces, combining the comfort of tropical nature with the opportunity for private outdoor relaxation.



LOBBY

EXCELLENCE IN *Details*

The modern finishing of the main lounge continues the stylistics of the facade architecture. The lobby has a cosy and stylish atmosphere.

Reception, concierge service and a daily shuttle bus to Nai Harn Beach are offered for the convenience of residents and their guests.



INTERIOR

INTERIOR Design

California Rawai Residence presents 46 unique apartments

The interior concept is based on natural shades combined with quality materials that form the soft natural palette of the space. Expressive décor elements accentuate the details, while thoughtful layouts are ideal for everyday life in the tropics.





1 Bathroom 4.60 m^2

2 Bedroom 28 m^2

3 Balcony 3.50 m^2

Total area - 36.1 m^2

Total apartments - 15

APARTMENT *Studio*

All apartments will be fully ready to live in, with finishes, fitted kitchens and bathrooms. Complete with built-in appliances, furniture, decor and lighting of different scenarios.



Apartment Type C | Studio



APARTMENT

One Bedroom



1 Living room with kitchen 22.80 m²
2 Bedroom 12.90 m²
3 Bathroom 7 m²
4 Toilet 3.20 m²
5 Balcony 2.50 m²
6 Balcony 3.80 m²

Total area - 52.2 m²
Total apartments - 3



Apartment Type E | One Bedroom



APARTMENT

Two Bedroom

Comfort and quality of life are ensured by "smart home" technologies, modern air conditioning systems with air purification and panoramic windows with UV protection.



Total area - 62.9 m²

Total apartments - 6

- 1 Bedroom 11.90 m²
- 2 Bathroom 4.70 m²
- 3 Living room with kitchen 29.10 m²
- 4 Bathroom 3.50 m²
- 5 Bedroom 8 m²
- 6 Balcony 5.70 m²



Apartment Type G | Two Bedroom



APARTMENT

Two Bedroom



Total area - 86.3 m²

Total apartments - 1

1 Bathroom 5.70 m²

2 Bedroom 9.60 m²

3 Living room with kitchen 33.80 m²

4 Bathroom 5.50 m²

5 Bedroom 10.20 m²

6 Terrace 21.50 m²

Apartment Type L | Two Bedroom



LAYOUTS

APARTMENT Layouts

We have designed 15 types of layouts for 46 apartments, from 36 m² to 156 m².

Each unit is designed with all modern trends in mind, providing spacious and bright spaces with panoramic windows, high-end finishes, stylish interior design and beautiful sea and mountain views.



3D-ТУР АПАРТАМЕНТОВ



ВСЕ ТИПЫ ПЛАНИРОВОК

TYPE F : 1 BEDROOM APARTMENTS

1 Bedroom 13.20 m²
2 Bathroom 5.80 m²
3 Balcony 3.80 m²
5 Living room with kitchen 18.80 m²

Total area - 41.6 m²
Total apartments - 5

TYPE A : 2 BEDROOM APARTMENTS

1 Bedroom 17.80 m²
2 Bathroom 8.70 m²
3 Bedroom 13.10 m²
4 Terrace 7.60 m²
5 Bathroom 4.30 m²
6 Living room with kitchen 29.60 m²

Total area - 89.2 m²
Total apartments - 1

TYPE N : 2 BEDROOM APARTMENTS

1 Balcony 2.50 m²
2 Bathroom 9 m²
3 Bedroom 24 m²
4 Balcony 10.30 m²
5 Living room with kitchen 30.40 m²
6 Bedroom 14.30 m²
7 Bathroom 6.10 m²

Total area - 96.6 m²
Total apartments - 2

TYPE B : 1 BEDROOM APARTMENTS

1 Toilet 2.60 m²
2 Living room with kitchen 22.30 m²
3 Terrace 3.50 m²
4 Toilet with bath 7.60 m²
5 Bedroom 12.70 m²

Total area - 62.1 m²
Total apartments - 1

TYPE M : 2 BEDROOM APARTMENTS

1 Bathroom 8.50 m²
2 Bedroom 17.90 m²
3 Living room with kitchen 31.60 m²
4 Bathroom 5.40 m²
5 Bedroom 9.70 m²
6 Terrace 23.30 m²

Total area - 96.9 m²
Total apartments - 1

TYPE S : 2 BEDROOM APARTMENTS

1 Bathroom 5.60 m²
2 Bedroom 9.30 m²
3 Living room with kitchen 32.10 m²
4 Balcony 3.50 m²
5 Bathroom 5.40 m²
6 Bedroom 10 m²

Total area - 65.9 m²
Total apartments - 1

TYPE H : 3 BEDROOM APARTMENTS

1 Terrace 32 m²
2 Bedroom 20.70 m²
3 Living room with kitchen 43.70 m²
4 Bedroom 16 m²
5 Bathroom 9.60 m²
6 Bedroom 8.60 m²
7 Bedroom 20.40 m²
8 Bathroom 5 m²

Total area - 156 m²
Total apartments - 1

TYPE L : 2 BEDROOM APARTMENTS

1 Bathroom 5.70 m²
2 Bedroom 9.60 m²
3 Living room with kitchen 33.80 m²
4 Bathroom 5.50 m²
5 Bedroom 10.20 m²
6 Terrace 21.50 m²

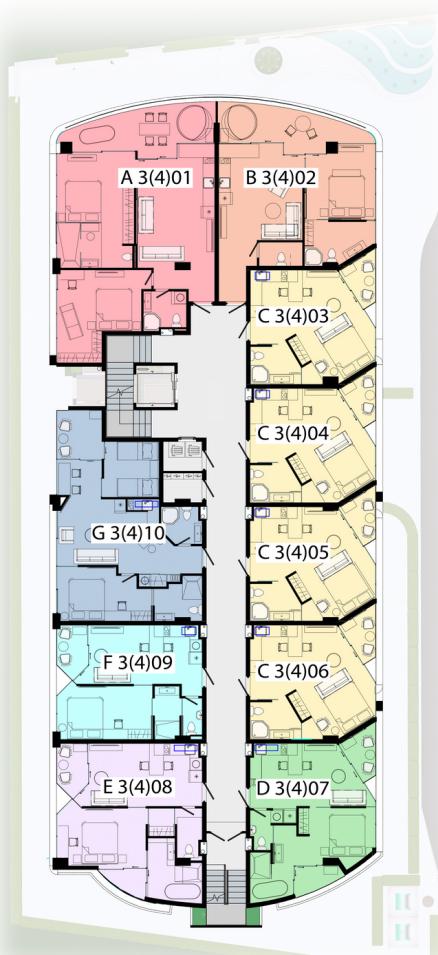
Total area - 86.3 m²
Total apartments - 1

FLOOR 2



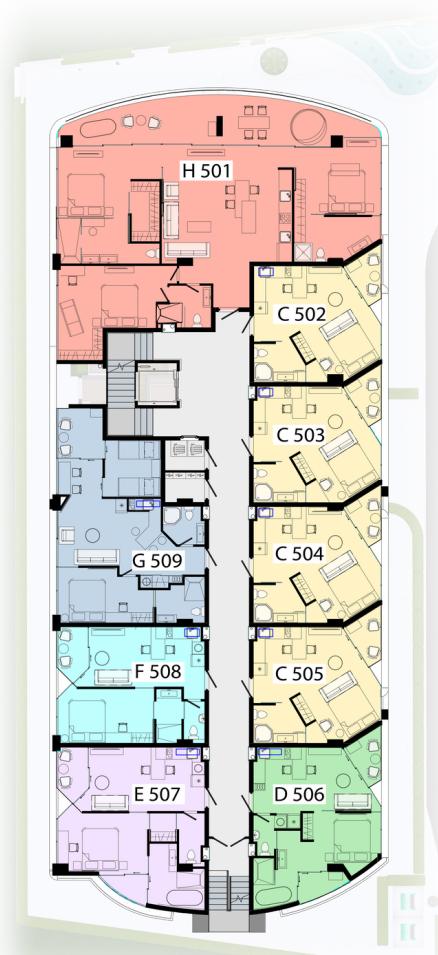
Type C	Type D	Type F	Type G
36,1 m ² C 201 C 202 C 203	45,6 m ² D 204	41,6 m ² F 205 F 206	62,9 m ² G 207

FLOOR 3-4



Type A	Type B	Type C	Type D	Type E	Type F	Type G
89,2 m ² A 301	62,1 m ² B 302	36,1 m ² C 303 C 304 C 305 C 306	45,6 m ² D 307	52,2 m ² E 308	41,6 m ² F 309	62,9 m ² G 310

FLOOR 5



Type H	Type C	Type D	Type E	Type F	Type G
156 m ² H 501	36,1 m ² C 502 C 503 C 504 C 505	45,6 m ² D 506	52,2 m ² E 507	41,6 m ² F 508	62,9 m ² G 509

FLOOR 6

FLOOR 7

Rooftop



Type K Type L Type M Type N Type G
 160,1 m² 86,3 m² 96,9 m² 96,6 m² 62,9 m²
 K 601 L 602 M 603 N 604 G 605

Type P Type R Type S Type N Type G
 157,2 m² 63,9 m² 65,9 m² 96,6 m² 62,9 m²
 P 701 R 702 S 703 N 704 G 705



INFRASTRUCTURE

LIFESTYLE *Aesthetics*

PANORAMIC ROOFTOP POOL

23-meters long swimming pool with panoramic sea and mountain views.



GYM

Gym with modern fitness equipment from leading fitness brands.



INDOOR CAR PARKING

Secure car parking with charging points for electric vehicles.





INFRASTRUCTURE



CO-WORKING

72 m² of space for comfortable and productive work.



BAR

Stylish bar overlooking the sea and nature.

YOGA SPACE

Specially designed rooftop areas for yoga classes.



INVESTMENTS

RENTAL POOL *Program*

When you purchase an apartment at California Rawai, you can join the Rental Pool programme, allowing you to receive 65% of the rental income.

For only 35% the management company takes all responsibilities for finding tenants, cleaning, repairs, and paperwork.

Profits start from 5-7% per annum depending on the type of apartment.

Application of reliable marketing strategies contributes to high occupancy rates even in the low season.

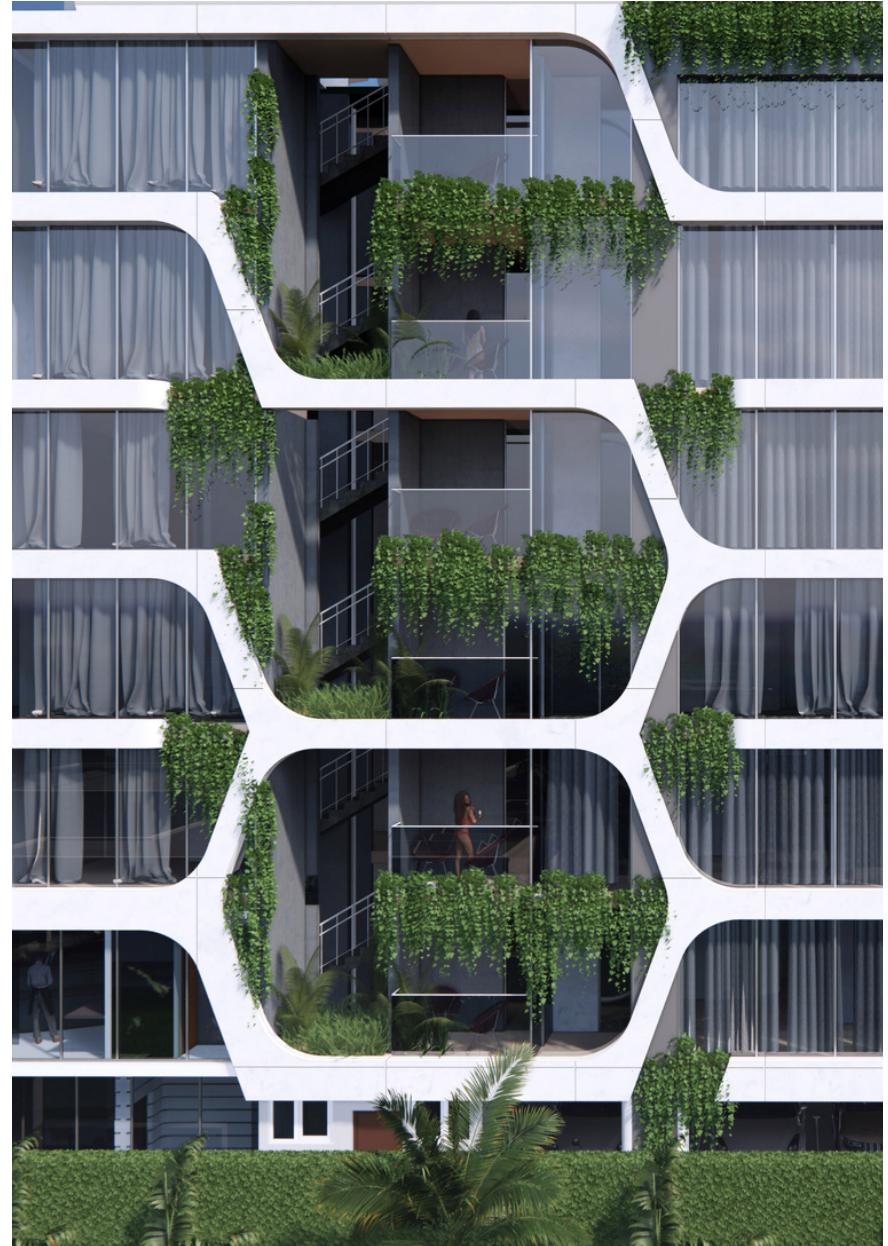
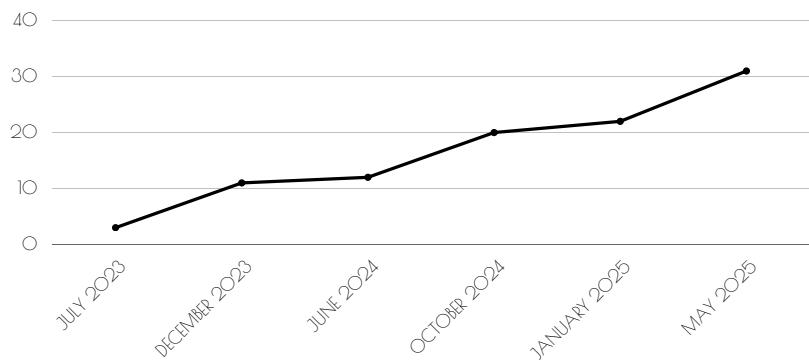
RECEIVE STABLE PASSIVE
RENTAL INCOME



INVESTMENTS

POTENTIAL FOR *Investment*

- ✓ Increase in the cost of flats by **30%** by the end of construction.
- ✓ Installment option of **0%** for the entire construction period.
- ✓ Rental pool **65/35**.
- ✓ Income from **5-7%** per annum from rentals.
- ✓ The stability of the Thai currency and economy, the low inflation rate, the constant rise in housing values in Phuket's property market.



PROJECT FEATURES

TECHNICAL DETAILS

36 - 156 m²

APARTMENT AREA

46

APARTMENTS IN THE BUILDING

8

FLOORS

3Q 2025

COMPLETION OF CONSTRUCTION

WATER SUPPLY

Water purification system, backup uninterrupted water supply system.

WINDOWS

High quality panoramic glazing with aluminium frames & UV protection.

CEILING HEIGHT

Ceilings - 2.7 m. from 2-5 floors.
3.05 m. from 6-7 floors.

SERVICE

Reception Service. Technical service of building operation and maintenance.

SMART HOME

A smart home system allows you to remotely control lights, air conditioning and other functions.

SECURITY

24-hour security and video surveillance on the territory of the clubhouse.

INDOOR CAR PARKING

18 parking spaces for cars and 23 for motorbikes.

AIR CONDITIONING

Built-in air conditioning systems with purification function.

TELECOMMUNICATIONS

High-speed internet and TV.

The final selection of furniture manufacturers and materials is subject to change.

DEVELOPER AND PARTNERS



CALIFORNIA RAWAI CO., LTD.

To ensure quality at all stages of construction, commissioning and further facility management, the developer works in partnership with five companies with extensive experience and reputation in the realization of the premium class segment.



LOKART INTERNATIONAL

Full legal support of the purchase process and execution of all documents.

ГРАД М

AE.Phuket.,co.ltd

GRAD M

AE. PHUKET

Architectural concept and interior design.

General construction contractor.



BORN ARCHITECTS

Project Management.



RED FOX

Management company,
rental pool programme.

CONTACTS

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