

PF

*people-first development

Long Stay Visa

for buyers of our projects
ESSENCE and BAMBOO FOREST

What Makes Up
People-First Development

People-First Development is Harmony Group’s conceptual approach to real estate development, where people, their needs, and quality of life come first.

Architecture, infrastructure, and technology are designed around real-life scenarios – family, work or leisure, privacy, personal growth, and the simple daily rituals that create a sense of home.

People at the Center – Always



Neighborly Living

Location Saves Time

Spaces for Everyday Living

Technologies that Seamlessly Simplify Daily Life

Buyers of apartments in ESSENCE and BAMBOO FOREST may be eligible for a Long Stay Visa.



ESSENCE
by HARMONY GROUP

12.2026

Location:
Rawai, Phuket

Typology	Area
Studios	50.21 m² - 52.74 m²
1-bedroom	48.70 m² - 53.51 m²
2-bedroom	98.79 m² - 112.37 m²
Duplexes	80.82 m² - 244.40 m²

SPACE FOR LIVING

Digital apartment control, furniture, appliances, textiles and tableware are included in the price.










BAMBOO FOREST
by HARMONY GROUP

12.2028

Location:
Layan, Phuket

Typology	Area
Studios	36.42 m² - 55.40 m²
1-bedroom	58.38 m² - 113.24 m²
2-bedroom	72.24 m² - 143.75 m²
3-bedroom	122.59 m² - 143.72 m²
Penthouse	246.14 m² - 247.20 m²

SPACE FOR LIVING

Digital apartment control, furniture, appliances, textiles and tableware are included in the price.

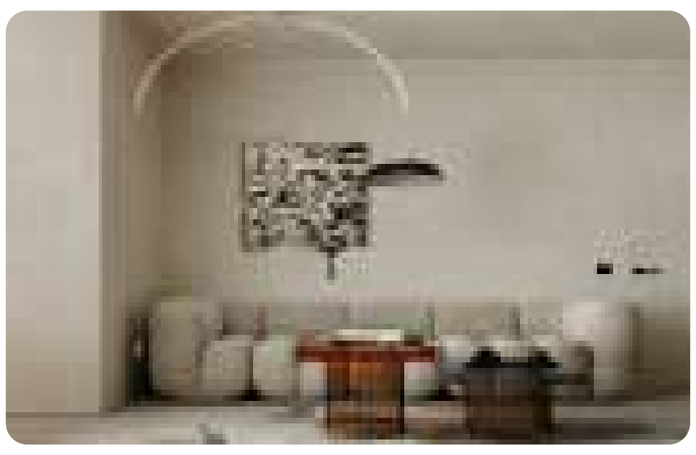
Style: Wave





Style: Rhythm





Style: Ethnica





Long-Stay Residence Program through Property Investment

Minimum Investment

from 3 000 000 THB

Visa Category

Non-Immigrant B (Investment)

Purpose

Exclusively for personal residence (without the right to work or engage in commercial activities).

Validity

1 year with the option of annual renewal (provided the qualifying property rights are maintained).

Issuance Procedure

Stage 1

An initial temporary permission to stay for 90 days is granted.

Stage 2

Following final administrative approval, the permission to stay is extended to a full 12 months (1 year).

Properties under construction

The buyer becomes eligible for the visa only after construction has been fully completed and the ownership (or leasehold) rights have been officially registered in the buyer’s name with the Land Department, with the relevant Chanote issued.

HARMONY GROUP

Detailed Guide for Property Buyers

The main Eligibility Criterion is the minimum property value: the declared purchase or lease value must be at least THB 3 000 000 THB for one individual property.

Combining several properties individually valued below THB 3 000 000 in order to reach the required total of THB 3 000 000 is not permitted.



Property ownership structures

01

Freehold (Ownership)

Condominium

02

Leasehold (Long-Term Lease)

Condominium or house, provided that the lease term is at least 3 years and the total prepaid rent for the entire lease period is at least THB 3 000 000.

Transaction Date

Condition No. 1

The transfer of rights or registration of the agreement with the Land Department must take place after 1 October 2025.

Condition No. 2

The seller or developer must be a Thai citizen or a legal entity registered in Thailand (for example, Essence Residence Co., Ltd.).

Ownership Shares and Co-Owners

One property entitles only one principal applicant to apply.

If the co-owners are immediate family members (spouses, parents, children), notarised proof of the family relationship is required.

If the co-owners are not immediate family members (friends, partners, siblings) and the property is valued at more than THB 6 000 000, both co-owners must sign an agreement at the company’s office confirming that only one person will exercise the right to apply for the visa.

For properties valued from THB 3 000 000 to THB 6 000 000, the ownership shares must be officially divided and registered with the Land Department. The principal applicant’s share must exceed THB 3 000 000.

Financial Costs and Fees (Cost Structure)

Fees are calculated separately for each person, including both the principal applicant and family members.

Cost Structure	Price (THB)	What's Included
Membership Fee	**6 000 THB**	Valid for 20 years. Includes 2 complimentary VIP meet-and-assist services at Suvarnabhumi Airport (Bangkok) with terminal assistance and access to the Priority Lane (Fast Track).
Annual Visa Fee	**27 000 THB**	Official fee for processing and servicing the 1-year Non-B visa.
TOTAL per person	**33 000 THB**	Total payment for the first year.

Visas for Family Members (Dependents)

The principal applicant may sponsor visas for eligible family members:

Spouse

Legally registered marriage.

Children

Biological or adopted children under the age of 20 (unmarried).

Parents

Biological or adoptive parents aged 50 or older.

Application Procedure

Condition No. 1

Family members cannot submit their applications simultaneously with the principal applicant during the initial 90-day period.

Condition No. 2

Applications for family members may only begin after the principal applicant has completed the entire process and received the final 1-year visa.

Additional Requirements for Family Documents

Marriage, birth or adoption certificates must undergo the legalisation procedure in the country where they were issued.

A full fee of THB 33 000 applies to each family member.

All documents must be translated into Thai by a certified translator and legalised by Thailand’s Ministry of Foreign Affairs (MFA). The legalisation process in Thailand takes approximately 10–40 working days.

Document Checklist

All documents must be submitted as high-quality colour PDF scans (scanned using Adobe Scan or a flatbed scanner; photographs taken with a mobile phone are strictly prohibited).

Main package (Freehold, Leasehold):

Passport

Scans of all pages, including blank pages and pages containing stamps. The passport must be valid for at least 6 months.

Tabien Baan

Thai house registration book for the property.

Title Document

Property ownership certificate (Chanote / Green Garuda) showing the applicant's name.

Land Department Agreement

Freehold: Sale and Purchase Agreement (SPA) showing the price and signatures.
Leasehold: Official lease / transfer-of-rights agreement.

Proof of Tax Payment (Mandatory Dual-Requirement)

Original blue receipt issued by the Land Department confirming payment of the fees for registration of the transfer of rights.

Proof of Financial Settlement

Official bank statement confirming the transfer of funds to the seller OR official payment receipts issued by the developer.

Property Photographs with the Applicant

Photo 1

The applicant standing in front of the building facade. The name of the development must be clearly visible.

Photo 2

The applicant standing in front of the door to their apartment. The unit number must be clearly visible.

Photo 3 and 4

The applicant inside the apartment, showing the living area and furniture. Selfies are not permitted.

Location Map

The property’s geolocation on a map (for example, Google Maps), including nearby landmarks.

Foreign National Residence Notification Form (TM.30)

Application Form and Photo

Completed and signed Membership Application Form (printed) and 1 colour photograph, 4 × 6 cm, against a white background, without Photoshop editing.

Step-by-Step Process (Process & Timeline)

Step 1

Preliminary Review
(5–7 working days)

Step 2

Registration & Audit
(7-10 working days)

Step 3

Immigration Office Visit

Step 4

Initial 90-Day Permission to Stay

Step 5

Extension to 1 Year

Step 1

Preliminary Document Review (5–7 working days)

The applicant sends the prepared set of PDF scans by email to Thai Longstay Management for an initial review.

Step 2

Registration & Detailed Audit (7–10 working days)

Once eligibility has been confirmed, the client pays the applicable fee, completes the Membership Application Form and undergoes a full document audit.

Step 3

Immigration Office Appointment (3–7 working days)

An appointment is scheduled for an official visit to the Immigration Office responsible for the location of the property (for example, Phuket).

Important: At the time of application, the applicant’s current visa or entry stamp must have at least 15 days of remaining validity.
All original documents must be brought to the appointment. Failure to provide the originals results in immediate disqualification.

Step 4

Visa Issuance and Initial 90-Day Stamp

On the day of the appointment (in Bangkok), or during a second visit (in the provinces), the applicant receives the Non-Immigrant B (Investment) visa and an initial 90-day permission-to-stay stamp.

Step 5

Final Extension to 1 Year

During the initial 90-day period, a further appointment with the Immigration Office is scheduled to extend the permission to stay to a full 1 year.

Contacts

You may contact Thai Longstay Management Co., Ltd. directly.

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