Project report: Essence Residence

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Essence Residence is listed as under construction in Rawai, Phuket, Phuket, Thailand, by Harmony Group. The handover date on record is Q2 2026. That date passed 5 months ago, according to our records. No permit number is published. Transparency score: 27 of 100, rank 62 of 76 in Phuket. Not yet reviewed by Kolaboro (added 21 Nov 2026).

Key facts

Developer: Harmony Group
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Location: Rawai, Phuket, Phuket, Thailand
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Stage: under construction
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Handover on record: Q2 2026
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Permit or licence number: not published

Price from: THB 5,268,865 - 12,916,523
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Payment plan: Reservation Deposit Immediately 2%; 1st Installment Upon contract signing 33%; 2nd Installment Jun 2024 25%; 3rd Installment Dec 2024 15%; 4th Installment Sep 2025 15%; 5th Installment Jun 2026 10%
source: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Last checked: 21 Nov 2026

Page we read: https://rumavi.com/en/new-developments/thailand/rawai/essence-residence

Transparency checklist

Transparency score: 27 of 100. Rank 62 of 76 in Phuket

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q2 2026

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

21 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/essence-residence/

Sources

https://rumavi.com/en/new-developments/thailand/rawai/essence-residence
https://thailand.go.th/issue-focus-detail/010_013

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/essence-residence/

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