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# NEARBY ATTRACTIONS



## BEACHES

|               |        |
|---------------|--------|
| Layan Beach   | 20 min |
| Bangtao Beach | 20 min |
| Surin Beach   | 25 min |
| Maikhao Beach | 30 min |
| Naithon Beach | 30 min |
| Kamala Beach  | 30 min |
| Patong Beach  | 25 min |

## INTERNATIONAL SCHOOLS

|  |        |
|--|--------|
| Kajonkiet Cherngtalay School               | 5 min  |
| Headstart International School Cherngtalay | 5 min  |
| HEI School Phuket                          | 5 min  |
| Birtish International School Phuket        | 15 min |
| Finnway International School               | 20 min |
| UWC Thailand International School Phuket   | 20 min |

## SHOPPING MALLS & GROCERY STORES

|                                     |        |
|-------------------------------------|--------|
| Robinson Lifestyle                  | 3 min  |
| Makro                               | 10 min |
| Tesco Lotus Extra                   | 10 min |
| Porto De Phuket                     | 15 min |
| Boat Avenue                         | 15 min |
| Villa Market                        | 15 min |
| Central Festival & Central Floresta | 20 min |

## LEISURE

|                       |        |
|-----------------------|--------|
| REBEL Rock Climbing   | 3 min  |
| Niran Equestrian Club | 3 min  |
| Flyboard Phuket       | 3 min  |
| Blue Tree Phuket      | 5 min  |
| Laguna Golf Club      | 20 min |
| Carnival Magic        | 30 min |
| Andamanda Water Park  | 30 min |
| Splash Jungle         | 35 min |

## HOSPITALS

|                                |        |
|--------------------------------|--------|
| Thalang Hospital               | 15 min |
| Bangkok Hospital               | 20 min |
| Siriroj International Hospital | 20 min |
| Mission Hospital               | 20 min |

## INTERNATIONAL AIRPORT

|                              |        |
|------------------------------|--------|
| International Airport Phuket | 30 min |
|------------------------------|--------|







## PROJECT INFORMATION

|                 |                             |
|-----------------|-----------------------------|
| NAME            | Ayana Luxury Mountain Villa |
| DEVELOPER       | T.H. Group Phuket Co., Ltd. |
| DEVELOPMENT     | Luxury Pool Villas          |
| LOCATION        | Thalang, Phuket             |
| LAND OWNERSHIP  | Leashold                    |
| VILLA OWNERSHIP | Freehold                    |
| TYPES OF VILLAS | 3-5 Bedroom Pool Villas     |

|                                  |                           |
|----------------------------------|---------------------------|
| PROPERTY MANAGEMENT FEE          | TYPE A - 15,000 THB/month |
|                                  | TYPE B - 20,000 THB/month |
|                                  | TYPE C - 25,000 THB/month |
| SINKING FUND                     | TYPE A - 200,000 THB      |
|                                  | TYPE B - 300,000 THB      |
|                                  | TYPE C - 400,000 THB      |
| SINGLE VILLA CONSTRUCTION PERIOD | 18-20 months              |

## PROJECT INFORMATION

| VILLA TYPE | INTERNAL             | EXTERNAL             | GRAND TOTAL           |
|------------|----------------------|----------------------|-----------------------|
| TYPE A     | 221.1 m <sup>2</sup> | 129.8 m <sup>2</sup> | 350.90 m <sup>2</sup> |
| TYPE A-1   | 221.1 m <sup>2</sup> | 134.1 m <sup>2</sup> | 355.20 m <sup>2</sup> |
| TYPE B     | 262.4 m <sup>2</sup> | 143.9 m <sup>2</sup> | 406.30 m <sup>2</sup> |
| TYPE C     | 469.1 m <sup>2</sup> | 222.3 m <sup>2</sup> | 691.40 m <sup>2</sup> |
| TYPE C-1   | 362.1 m <sup>2</sup> | 222.3 m <sup>2</sup> | 584.40 m <sup>2</sup> |



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## CONCEPT

To seamlessly blend with nature, Ayana integrates the breathtaking scenery of hills and rainforests into its architectural design.



## COLOR SCHEME INSPIRATION

Ayana artfully blends with nature, using tree and rock colors like white, brown, and gray. This design infusion brings life, emotion, and meaning to the building, creating a harmonious connection with the environment.

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## VILLA TYPE

### DESIGN INSPIRATION

The living room is situated on the first floor, while the bedrooms are located on the second floor, ensuring a distinct separation between living and sleeping spaces

The 10-meter fully open space in the living room allows residents to delight in a customized garden landscape. Additionally, there is a private swimming pool measuring 10m x 3.5m.



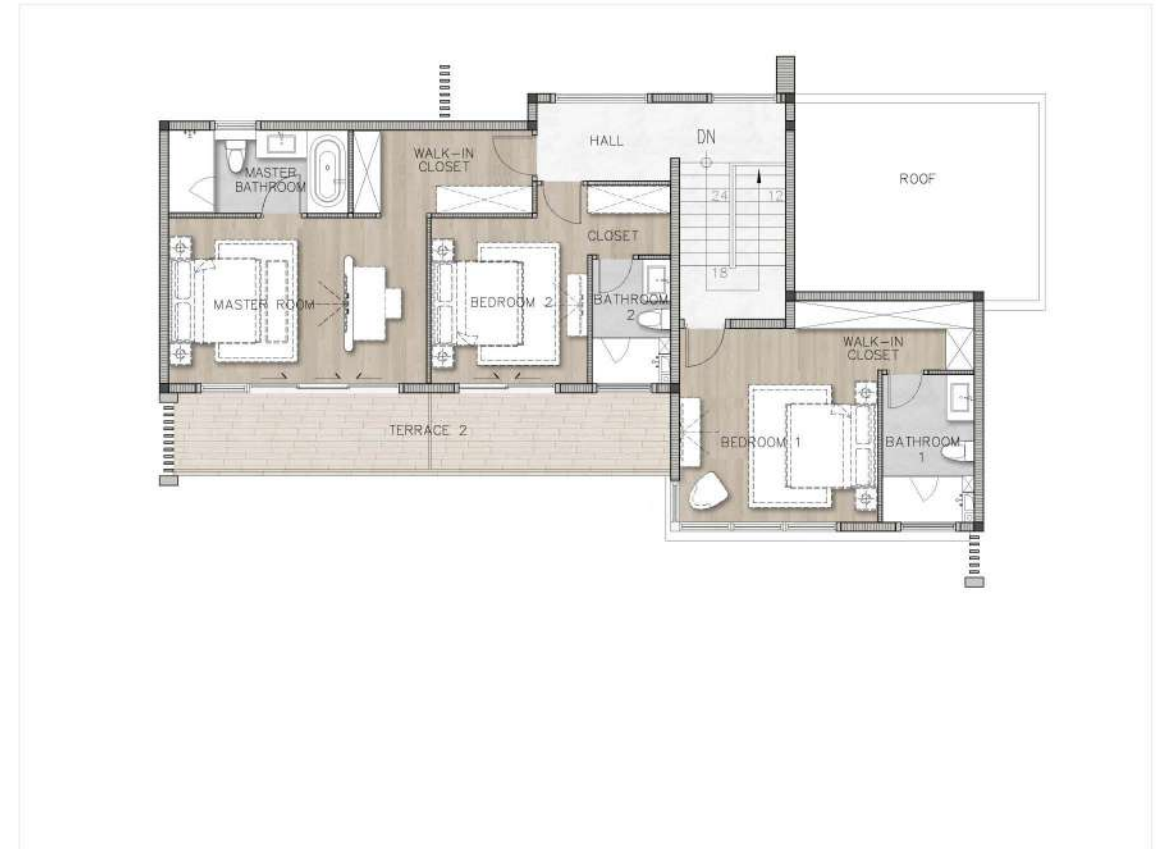
# VILLA TYPE A



## 1<sup>st</sup> FLOOR

|          |                      |
|----------|----------------------|
| INTERNAL | 106.8 m <sup>2</sup> |
| EXTERNAL | 109.8 m <sup>2</sup> |
| TOTAL    | 216.6 m <sup>2</sup> |

# VILLA TYPE A



## 2<sup>nd</sup> FLOOR

|             |                      |
|-------------|----------------------|
| INTERNAL    | 114.3 m <sup>2</sup> |
| EXTERNAL    | 20.0 m <sup>2</sup>  |
| TOTAL       | 134.3 m <sup>2</sup> |
| GRAND TOTAL | 350.9 m <sup>2</sup> |









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## VILLA TYPE **B**

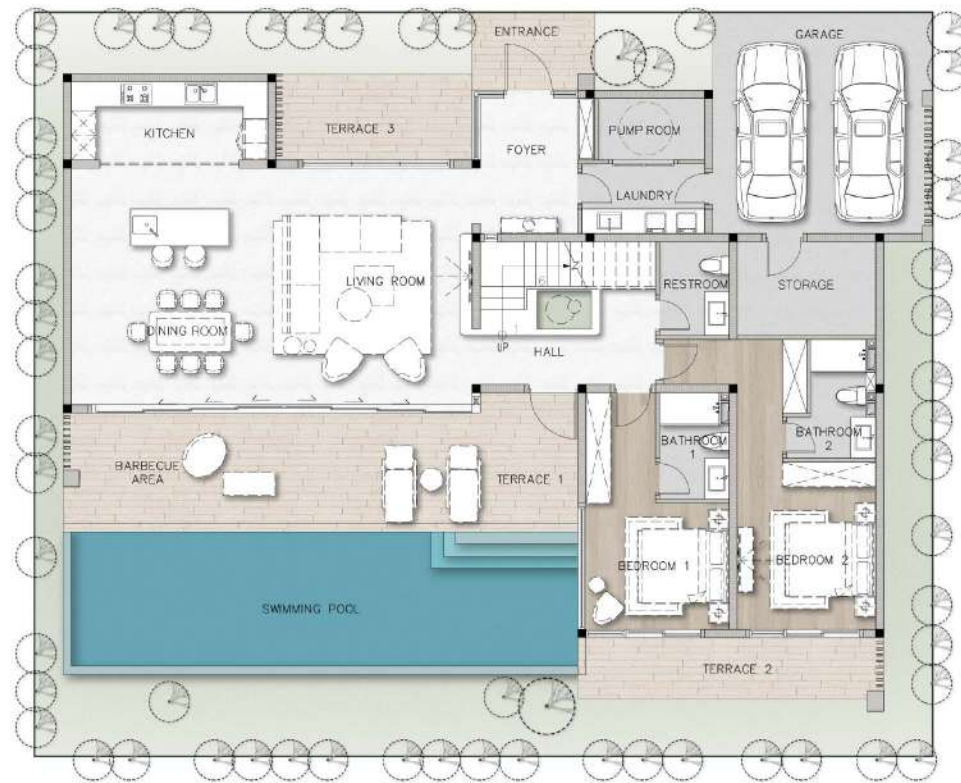
DESIGN INSPIRATION

The living room and two bedrooms are situated on the first floor, while the master bedroom and family room are located on the second floor.

With a height of 6 meters and a fully open space spanning 10 meters, residents can relish nature at home with unobstructed views of the hills and the lake. Additionally, there is a private swimming pool measuring 12.6m x 3.5m.



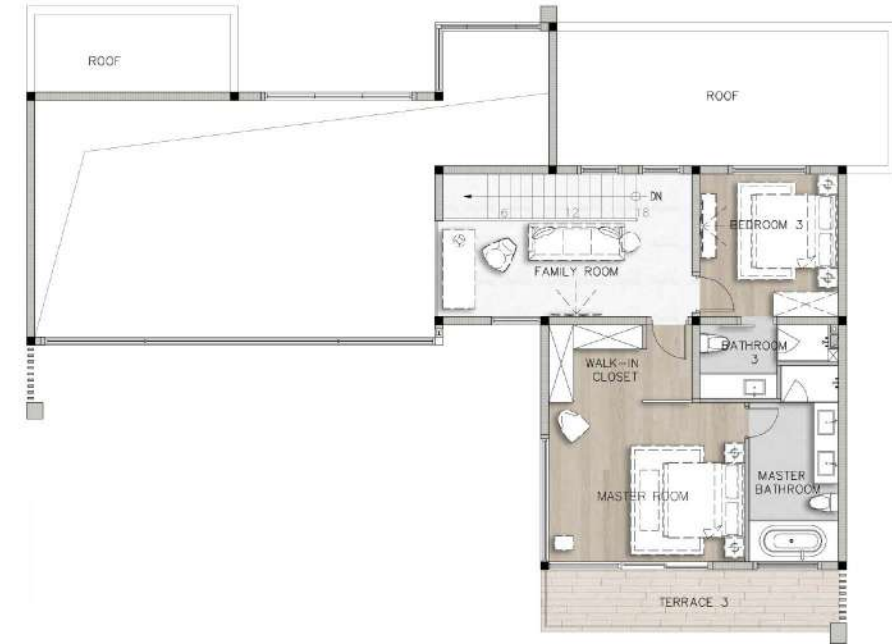
# VILLA TYPE B



## 1<sup>st</sup> FLOOR

|          |                      |
|----------|----------------------|
| INTERNAL | 178.0 m <sup>2</sup> |
| EXTERNAL | 132.6 m <sup>2</sup> |
| TOTAL    | 310.6 m <sup>2</sup> |

# VILLA TYPE B



## 2<sup>nd</sup> FLOOR

|             |                      |
|-------------|----------------------|
| INTERNAL    | 84.4 m <sup>2</sup>  |
| EXTERNAL    | 11.3 m <sup>2</sup>  |
| TOTAL       | 95.7 m <sup>2</sup>  |
| GRAND TOTAL | 406.3 m <sup>2</sup> |













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## VILLA TYPE C

### DESIGN INSPIRATION

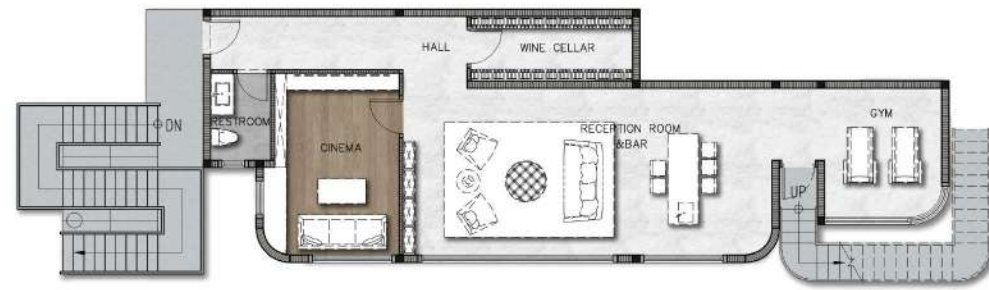
Modern architecture of Type C villas blends in with natural elements by using streamlined exterior with curves and elegant design.

Located at the highest point of the project, residents can enjoy views of the mountains, sea and the lake. 6-meter high ceilings and 12-meter wide open plan style create a lot of space and natural light.

In addition, villas feature a 60 square meters infinity swimming pool and an option to customize the basement floor with a gym, cellar or a home movie theater.



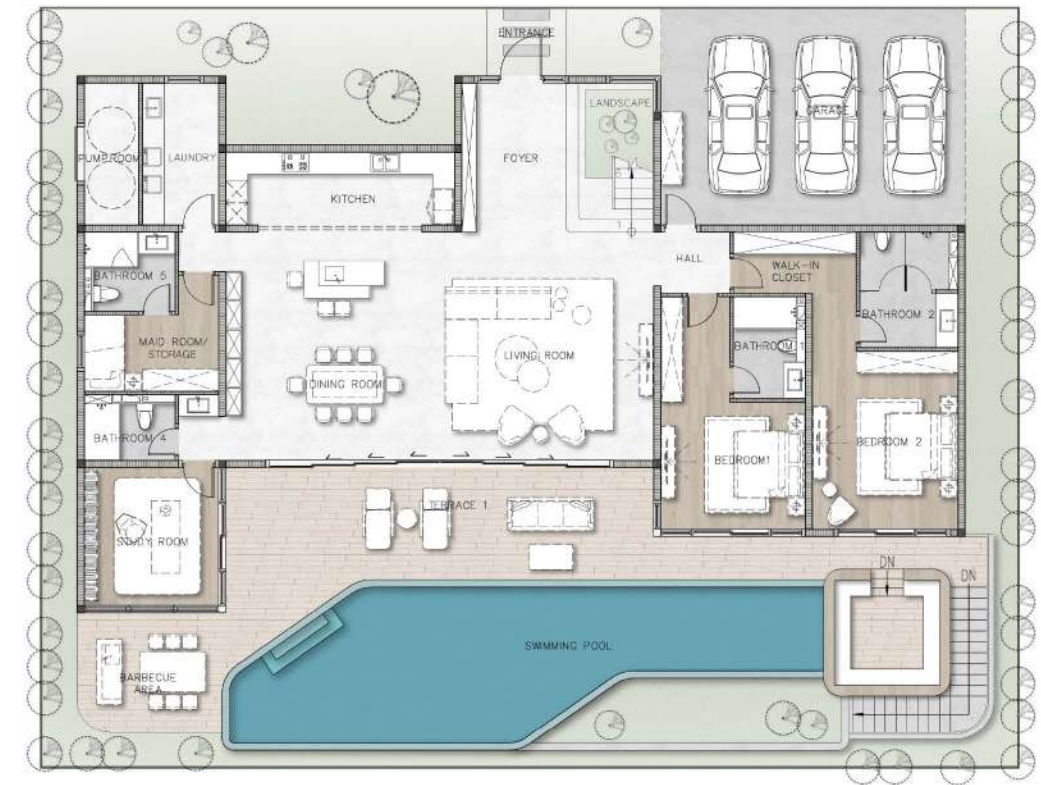
# VILLA TYPE C



## Basement

|          |                      |
|----------|----------------------|
| BASEMENT | 107.0 m <sup>2</sup> |
|----------|----------------------|

# VILLA TYPE C

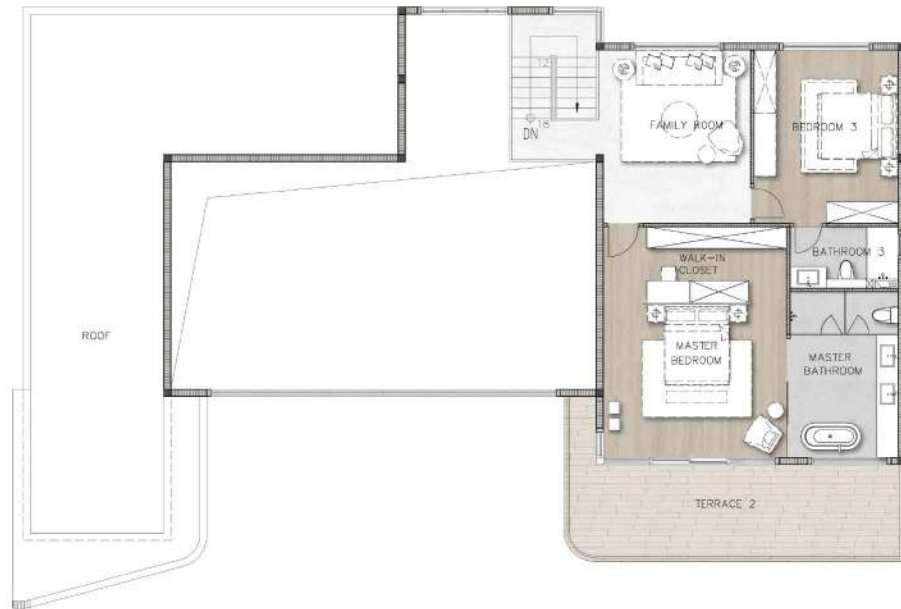


## 1<sup>st</sup> FLOOR

|          |                      |
|----------|----------------------|
| INTERNAL | 250.9 m <sup>2</sup> |
| EXTERNAL | 194.9 m <sup>2</sup> |
| TOTAL    | 445.8 m <sup>2</sup> |



# VILLA TYPE C



## 2<sup>nd</sup> FLOOR

|             |                      |
|-------------|----------------------|
| INTERNAL    | 111.2 m <sup>2</sup> |
| EXTERNAL    | 27.4 m <sup>2</sup>  |
| TOTAL       | 138.6 m <sup>2</sup> |
| GRAND TOTAL | 691.4 m <sup>2</sup> |

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Around 2,000 m<sup>2</sup> of green park



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