

AYANA

SOLUNA VILLAS

A

TYPE VILLA

350 m²

TWO-ZONE LAYOUT (UPPER/LOWER SEPARATION)
10-METER LIVING ROOM CEILING HEIGHT
PRIVATE 10-METER SWIMMING POOL
INDOOR-OUTDOOR INTEGRATION DESIGN



TYPE A VILLA AREA OVERVIEW

LIVING AREA:

Living & Dining: 64m²

PRIVATE AREAS:

- Master Suite: 31m²
+ 9m² bathroom
- Bedroom 1: 26m²
+ 8m² bathroom
- Bedroom 2: 17m²
+ 6m² bathroom

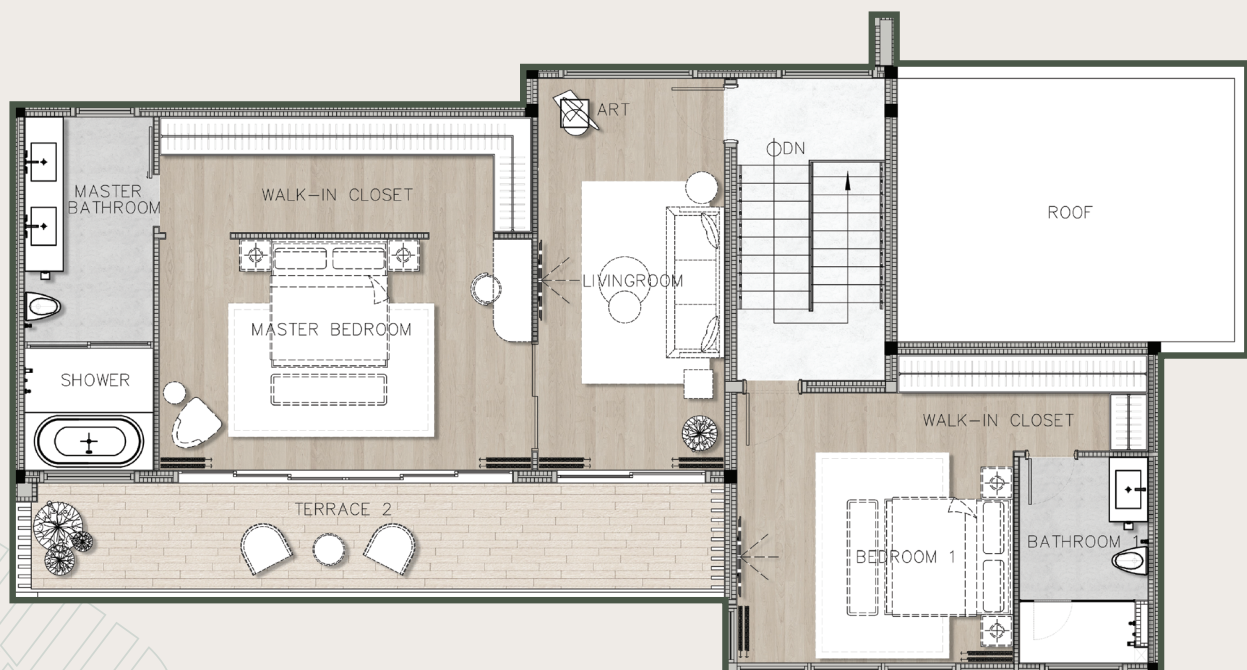
FUNCTIONAL AREAS:

- Storage: 8m²
- Swimming Pool: 35m²
- Garden: 85m²
- Parking: 23m²

TYPE A VILLA FLOOR PLAN



GROUND LEVEL: Indoor Area: 106.8m²
 Outdoor Area: 109.8m²
 Total Area: 216.6m²



UPPER LEVEL: Indoor Area: 114.3m²
 Outdoor Area: 20.0m²
 Total Area: 134.3m²

TOTAL BUILT AREA: 350 m²

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PRICELIST

Valid date: 1 - 31 AUG 2026

Type A						
HOUSE NO.	VIEW	LAND SIZE	BUILDING SIZE	PRICE / SQ.M	PRICE	**USD EXCHANGE REFERENCE
1	Garden View	419.39	350.90	THB 79,296	THB 27,825,000	US\$ 869,531
2	Garden View	382.52	350.90	THB 77,890	THB 27,331,500	US\$ 854,109
3	Garden View	380.98	350.90	THB 77,800	THB 27,300,000	US\$ 853,125
4	Garden View	368.48	350.90	THB 77,201	THB 27,090,000	US\$ 846,563
31	Garden View	361.79	355.40	THB 80,496	THB 28,246,050	US\$ 882,689
33	Garden View	352.75	355.40	THB 79,595	THB 27,930,000	US\$ 872,813
34	Garden View	355.45	355.40	THB 78,099	THB 27,405,000	US\$ 856,406
37	Garden View	321.88	350.90	THB 76,723	THB 26,922,000	US\$ 841,313
39	Garden View	388.21	355.40	THB 81,690	THB 28,665,000	US\$ 895,781



PAYMENT PLAN

RESERVATION FEE	THB 200,000	Non-refundable
DOWN PAYMENT	35%	Within 30 days of signing the reservation form.
SECOND PAYMENT	25%	The month of the foundation construction start.
THIRD PAYMENT	20%	The month of main structure completion.
FOURTH PAYMENT	15%	The month of the interior decoration completed, pay
FINAL PAYMENT	5%	The month of land registration and villa transfer.

NOTICE

- The price does not include taxes, registration fees and furniture packages
- The registration fee shall be shared equally between the developer and the client and paid on the registration date.
- Property reservation priority will be given to clients who pay the reservation fee first.
- The developer reserves the right to make changes without prior notice

MAINTENANCE FEE

- 24-hour security personnel: stationed at the main entrance and patrolling throughout the community.
- Public areas road cleaning and repairs, maintenance and repair of electricity and lighting systems, water system maintenance and repairs, and garbage collection services for communities and villas.
- Green areas regular pest control in public spaces, pruning and maintenance of plants, and replenishment or purchase of greenery.
- Utility expenses for common areas and salaries of property management staff.
- Includes pool cleaning twice a week and garden maintenance once a week.

MAINTENANCE FEE -YEARLY PAYMENT: 15,000 THB*12 Months

SINK FUND: THB 300,000

FURNITURE PACKAGE: THB 2,500,000