

AYANA

SOLUNA VILLAS

B

TYPE VILLA

423 m²

LEFT-RIGHT ZONE CONFIGURATION
6-METER CEILING HEIGHTS
10-METER PANORAMIC WINDOW SYSTEMS
PROMOTES ENHANCED NATURAL LIGHT

TYPE B VILLA AREA OVERVIEW

LIVING AREA:

Living & Dining: 92m²

PRIVATE QUARTERS:

- Master Suite : 34m²
13 m²bathroom
- Bedroom1 : 21m²
+ 5 m²bathroom
- Bedroom2 : 16m²
+ 4 m²bathroom
- Bedroom3 : 18m²
+ 5 m²bathroom
- Living room : 18m²
- Wine and Cigar Lounge: 6m²

FUNCTIONAL AREAS:

- Storage : 13m²
- Swimming Pool : 38m²
- Garden : 120m²
- Parking : 29m²



MASTER BEDROOM



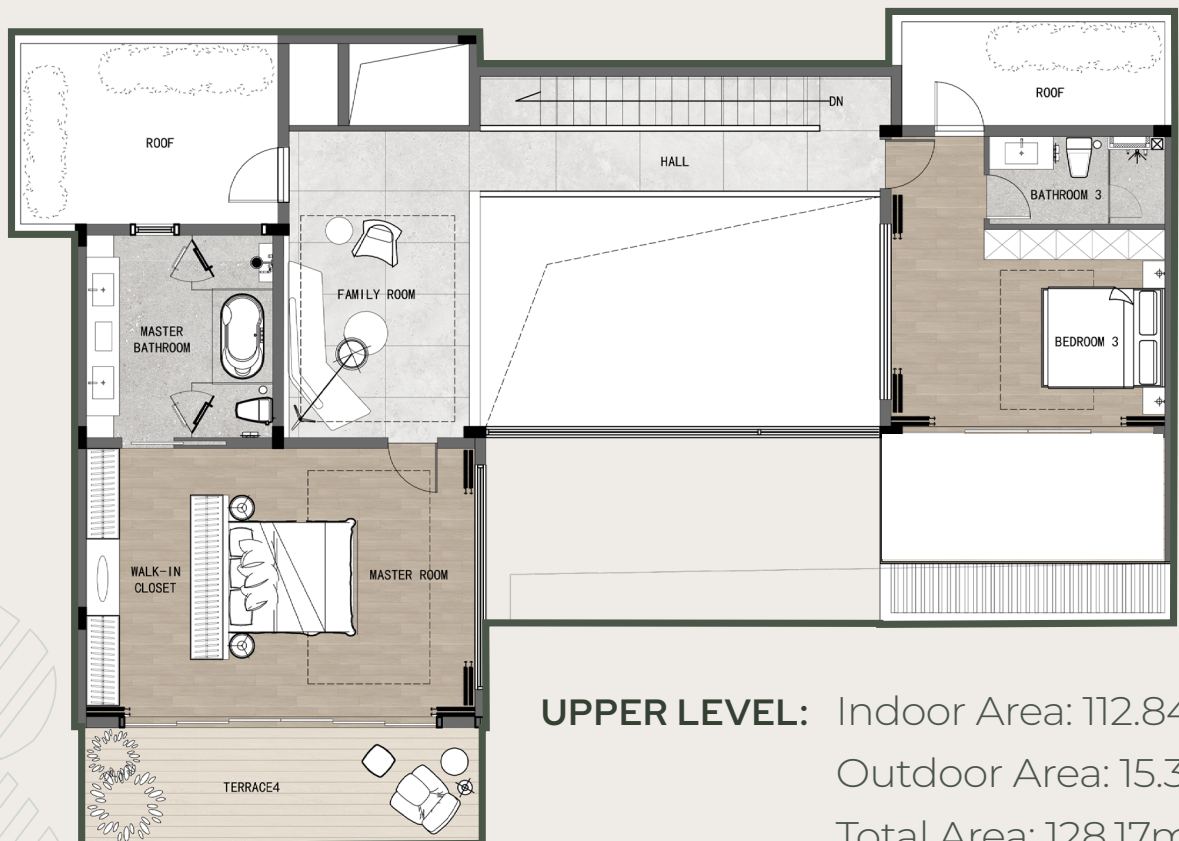
LIVING & DINING



TYPE B VILLA FLOOR PLAN



GROUND LEVEL: Indoor Area: 177.23m²
 Outdoor Area: 117.98m²
 Total Area: 295.21m²



UPPER LEVEL: Indoor Area: 112.84m²
 Outdoor Area: 15.33m²
 Total Area: 128.17m²

TOTAL BUILT AREA: 423 m²

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PRICELIST

Valid date: 1 - 31 AUG 2026

Type B						
HOUSE NO.	VIEW	LAND SIZE	BUILDING SIZE	PRICE / SQ.M	PRICE	**USD EXCHANGE REFERENCE
5	Garden View	435.35	423.38	THB 86,460	THB 30,338,700	US\$ 948,084
6	Garden View	434.40	423.38	THB 86,445	THB 30,333,450	US\$ 947,920
9	Garden View	393.42	423.38	THB 67,012	THB 31,789,913	US\$ 993,435
10	Garden View	396.79	423.38	THB 67,111	THB 31,834,052	US\$ 932,314
11	Garden View	398.41	423.38	THB 67,159	THB 31,855,271	US\$ 995,477
12	Garden View	399.23	423.38	THB 67,183	THB 31,866,011	US\$ 933,313
13	Garden View	395.43	423.38	THB 67,071	THB 31,816,240	US\$ 994,257
14	Garden View	398.19	423.38	THB 67,152	THB 31,852,389	US\$ 995,387
18	Garden View	449.10	423.38	THB 73,112	THB 34,502,038	US\$ 1,078,189
21	Mountain View	519.87	423.38	THB 76,279	THB 35,909,819	US\$ 1,122,182
22	Mountain View	521.01	423.38	THB 76,313	THB 35,924,750	US\$ 1,122,648



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: 20,000 THB*12 Months

SINK FUND: THB 300,000

FURNITURE PACKAGE: THB 3,000,000