

AYANA

SOLUNA VILLAS

TYPE VILLA C | 580-896 m²

COMERENENAVE MONTAIN LAKE VIEWS, CONTEMPORARY CURVED ARENTECHTURE
12-METER PANORAMIC MOUNTAIN VIEW: 6 M- INFINITY POOL
CUSTOMIZABLE INTERIOR SPECIFICATIONS



TYPE C VILLA AREA OVERVIEW

LIVING AREA:

Living & Dining: 86m²

PRIVATE QUARTERS:

- Master Suite: 34m²
+ 16m² bathroom
- Bedroom 1: 21m²
+ 6m² bathroom
- Bedroom 2: 13m²
+ 5m² bathroom
- Bedroom 3: 32m²
+ 10m² bathroom
- Maidroom: 9.36m²
+ 3.77m² bathroom
- Studyroom: 14.07m²

FUNCTIONAL AREAS:

- Storage: 2m²
- Infinity Pool: 59m²
- Landscape Garden: 219m²
- Parking: 54m²



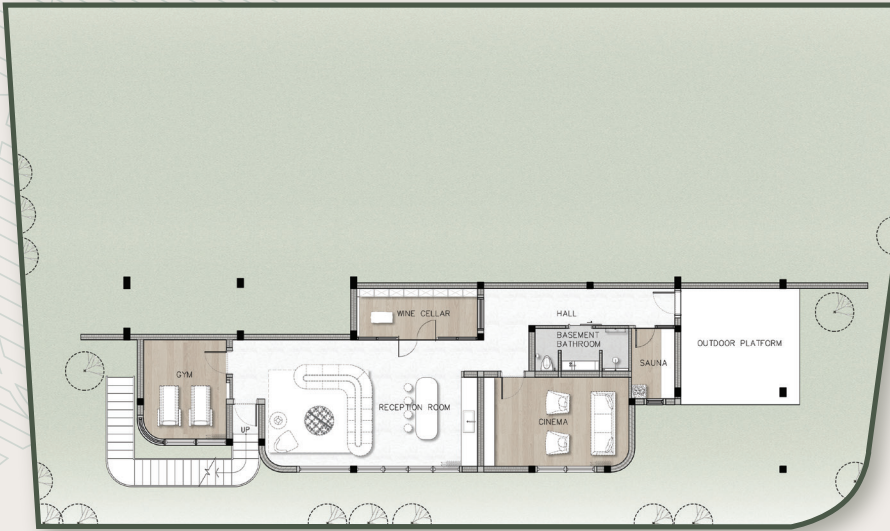
MASTER BEDROOM



LIVING & DINING



TYPE C VILLA FLOOR PLANS



SUB LEVEL: 107.0m²

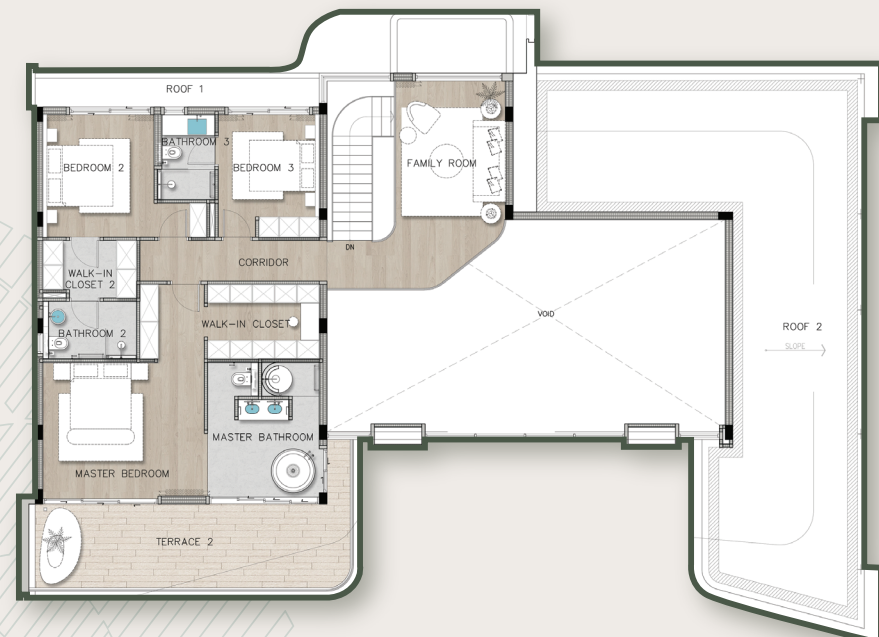


GROUND LEVEL:

Indoor Area: 250.9m²

Outdoor Area: 194.9m²

Total Area: 445.8m²



UPPER LEVEL:

Indoor Area: 111.2m²

Outdoor Area: 27.4m²

Total Area: 138.6m²

TOTAL BUILT AREA : 691 m²

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PRICELIST

Valid date: 1 - 31 AUG 2026

Type C						
HOUSE NO.	VIEW	LAND SIZE	BUILDING SIZE	PRICE / SQ.M	PRICE	**USD EXCHANGE REFERENCE
25	Mountain View	632.41	584.40	THB 82,246	THB 48,064,804	US\$ 1,502,025
26	Mountain View	609.51	584.40	THB 79,630	THB 46,536,000	US\$ 1,454,250
27	Mountain View	617.92	584.40	THB 79,415	THB 46,410,000	US\$ 1,450,313
30	Mountain View	736.21	584.40	THB 87,142	THB 50,926,050	US\$ 1,591,439
55	Mountain View + Lake View	683.05	691.40	THB 127,567	THB 74,550,000	US\$ 2,329,688
56	Mountain View + Lake View	664.50	691.40	THB 125,770	THB 73,500,000	US\$ 2,296,875
58	Up Mountain View + Lake View	881.49	691.40	THB 141,042	THB 82,425,000	US\$ 2,575,781
59	Mountain View + Lake View	896.99	691.40	THB 141,940	THB 82,950,000	US\$ 2,592,188
61	Up Mountain View + Lake View	757.33	691.40	THB 138,347	THB 80,850,000	US\$ 2,526,563



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: 25,000 THB*12 Months

SINK FUND: THB 300,000

FURNITURE PACKAGE: THB 4,500,000 / THB 5,000,000