

AYANA

SOLUNA VILLAS

TYPE D 741 m²

RISE TO THE HEIGHTS, EMBRACED BY GREENERY.
EACH STEP UNVEILS A NEW VIEW, EACH LEVEL A NEW HORIZON.
A PRIVATE ELEVATOR DEFINES EFFORTLESS ELEGANCE.
A 12-METER PANORAMIC LIVING ROOM FRAMES THE MOUNTAINS, SEA, AND LAKE.
AT THE D-TYPE VILLA, SERENITY MEETS SOPHISTICATION.



TYPE D VILLA AREA OVERVIEW

PRIVATE QUARTERS:

Living & Dining: 55.7m²

FUNCTIONAL SPACES:

- Master Bedroom + Bathroom: 48.3m²
- Bedroom 1: 29.1m²
- Bedroom 2: 25.8m²
- Bedroom 3: 20.8m²
- Study 1: 55.7m²
- Study 2: 6m²

FUNCTIONAL SPACES:

- Kitchen: 29.8m²
- Swimming Pool: 63.9m²
- Outdoor Area: 174.5m²
- Sub level: 147.7m²



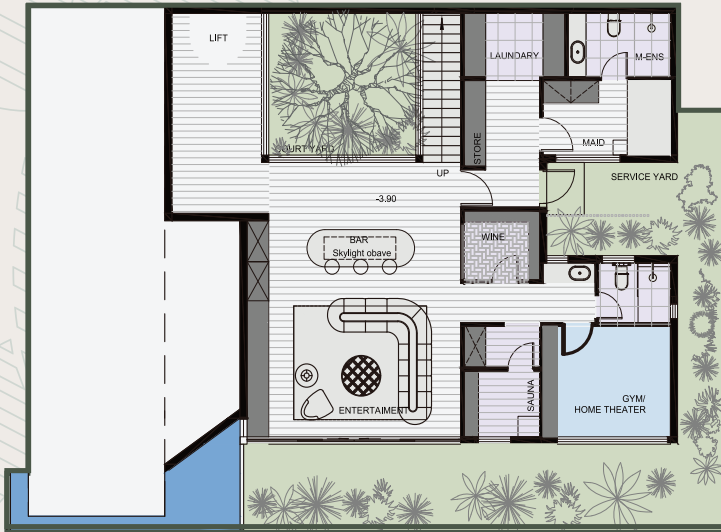
MASTER BEDROOM



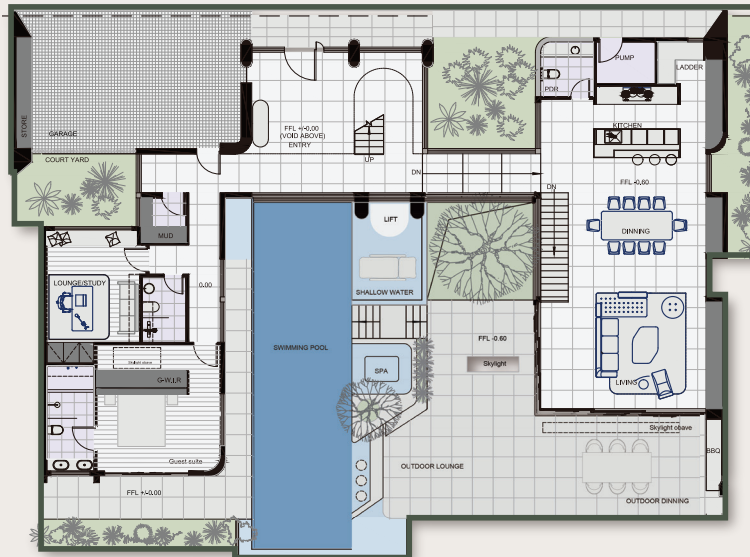
LIVING & DINING



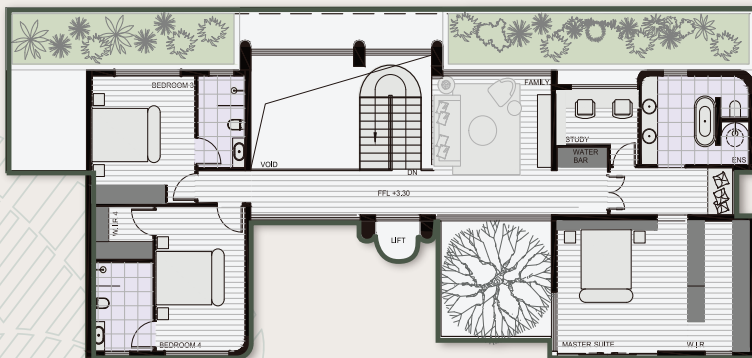
TYPE D VILLA FLOOR PLANS



SUB LEVEL: Indoor Area: 126m²
Outdoor Area: 21.7m²
Total Area: 147.7m²



GROUND LEVEL: Indoor Area: 278.7m²
Outdoor Area: 174.5m²
Total Area: 453.2m²



UPPER LEVEL:
Indoor Area: 111.2m²
Outdoor Area: 27.4m²
Total Area: 138.6m²

TOTAL BUILT AREA : 741 m²

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PRICELIST

Valid date: 1 - 31 AUG 2026

Type D						
HOUSE NO.	VIEW	LAND SIZE	BUILDING SIZE	PRICE / SQ.M	PRICE	**USD EXCHANGE REFERENCE
44	Up Mountain View	672.30	741.30	THB 126,487	THB 93,765,000	US\$ 2,930,156
45	Up Mountain View	621.30	741.30	THB 125,354	THB 92,925,000	US\$ 2,903,906
46	Up Mountain View	621.30	741.30	THB 125,496	THB 93,030,000	US\$ 2,907,188
47	Up Mountain View	649.01	741.30	THB 126,346	THB 93,660,000	US\$ 2,926,8751
48	Up Mountain View	655.30	741.30	THB 127,195	THB 94,290,000	US\$ 2,946,563
49	Up Mountain View + Lake view	767.81	741.30	THB 150,142	THB 111,300,000	US\$ 3,478,125
50	Up Mountain View + Lake view	636.39	741.30	THB 139,093	THB 103,110,000	US\$ 3,222,188
51	Up Mountain View + Lake view	640.50	741.30	THB 141,459	THB 104,863,500	US\$ 3,276,984
52	Up Mountain View + Lake view	643.15	741.30	THB 141,334	THB 104,770,575	US\$ 3,274,080
53	Up Mountain View + Lake view	670.03	741.30	THB 141,176	THB 104,653,500	US\$ 3,270,422



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