

Sana Vista

Villas

a joint venture between

MINI VILLA
PHUKET



LIVITON



Welcome to SanaVista Villas

Nestled in the heart of Phuket, SanaVista Villas offer a perfect blend of tropical tranquility and modern luxury. Designed for those who appreciate timeless architecture and a seamless indoor-outdoor lifestyle, each villa promises spacious and comfortable living tailored to your needs.

Just minutes from pristine beaches, vibrant dining, and cultural highlights, this boutique project lets you experience the best of island living without compromise.

Discover your sanctuary — where comfort meets convenience and every detail is crafted for your well-being.



- 7-11 Supermarket - 1.1km
- Suay Cherngtalay Restaurant - 1.2km
- Nitan Phuket Restaurant - 1.2km
- HeadStart International School - 1.4km
- Mingle Mall (under Construction) - 1.9km
- Bartels Blue Tree Cafe - 2km
- Blue Tree Phuket Lifestyle Mall - 2km
- Boat Avenue Lakefront - 3km
- HomePro & Villa Market - 3.1km
- Boat Avenue - 4km
- Porto de Phuket - 4.1km
- Robinson Thalang - 4.5km
- Bangtao Beach - 5.8km
- Surin Beach - 7.5km
- Airport - 17km

Bangtao Beach



Surin Beach



SanaVista

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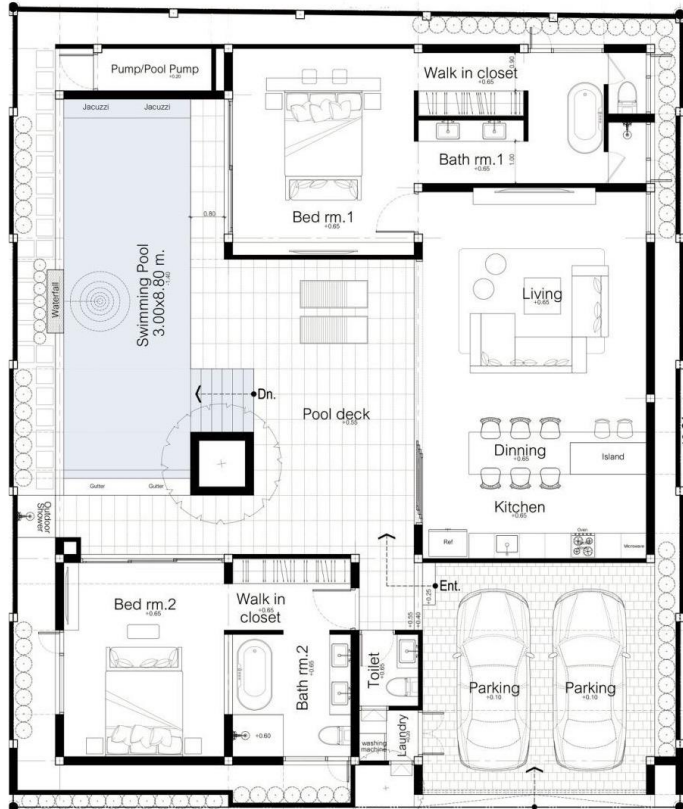






2 Bedroom with Pass-through Vanity & Closet

This modern single-story villa offers two spacious bedrooms with en-suite bathrooms and walk-in closets. The open-plan living, dining, and kitchen area flows seamlessly onto a private pool deck with a built-in jacuzzi, creating the perfect blend of indoor-outdoor living.



Total Area

247.70m²

Internal Area:

External Area:

Living & Dining

51.30m²

Pool

32.30m²

Bedroom 1 & Walk-in Closet

27.80m²

Pool Deck

45.00m²

Bathroom 1

14.00m²

Outdoor Shower

1.00m²

Bedroom 2 & Walk-in Closet

25.80m²

Parking & Entrance

30.30m²

Bathroom 2

10.20m²

Total

108.60m²

Toilet

2.80m²

Laundry Room

2.00m²

Technical Room

5.20m²

Total

139.10m²

Starting at \$12,890,000

2 Bedroom with Walk-In Closet and en-suite Bathroom

This thoughtfully designed villa features two en-suite bedrooms with walk-in closets, an open-concept living and dining area, and a modern kitchen. The layout centers around a spacious pool deck with jacuzzi, blending indoor comfort with tropical outdoor living.

Total Area **243.50m²**

Internal Area:

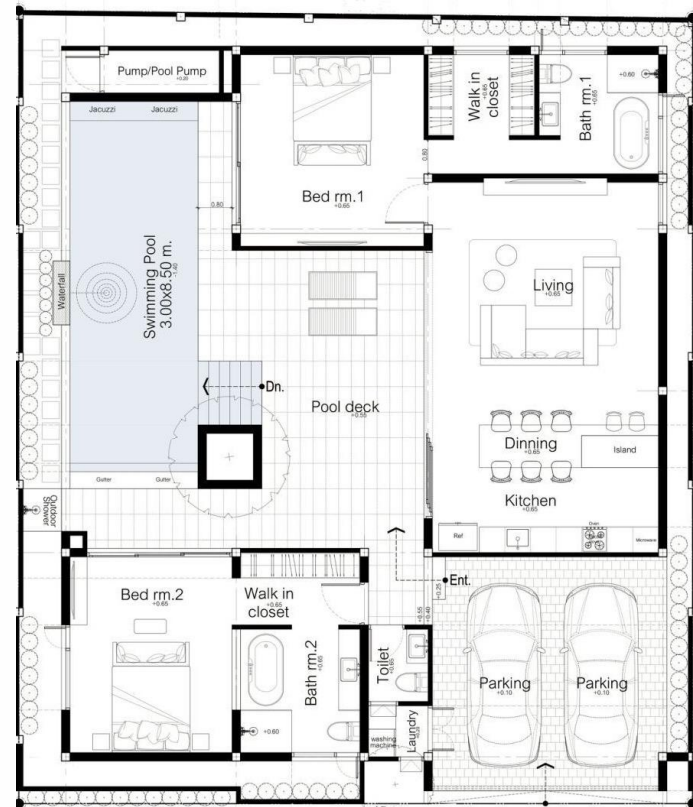
Living & Dining	51.30m ²
Bedroom 1 & Walk-in Closet	29.70m ²
Bathroom 1	9.00m ²
Bedroom 2 & Walk-in Closet	25.80m ²
Bathroom 2	10.20m ²
Toilet	2.80m ²
Laundry Room	2.00m ²
Technical Room	5.20m ²

Total **136.00m²**

External Area:

Pool	31.40m ²
Pool Deck	44.80m ²
Outdoor Shower	1.00m ²
Parking & Entrance	30.300m ²
Total	107.50m²

Starting at \$12,890,000



3 Bedroom with shared Bathroom and Master-Suite

This spacious 3-bedroom villa combines smart design with tropical elegance, featuring en-suite bathrooms, walk-in closets, and an open-plan living and kitchen area. The centerpiece is a large pool deck with built-in jacuzzi, offering seamless indoor-outdoor living and ultimate comfort.



Total Area

247.70m²

Internal Area:

Living & Dining	50.70m ²
Bedroom 1 & Walk-in Closet	23.00m ²
Bathroom 1	8.20m ²
Bedroom 2 & Walk-in Closet	25.80m ²
Bathroom 2	10.20m ²
Bedroom 3	11.20m ²
Toilet	2.80m ²
Laundry Room	2.00m ²
Technical Room	5.20m ²

External Area:

Pool	32.30m ²
Pool Deck	45.00m ²
Outdoor Shower	1.00m ²
Parking & Entrance	30.30m ²
Total	108.60m ²

Total

139.10m²

Starting at \$12,890,000

Payment Plan

A smart lifestyle investment in the heart of Phuket

Flexible Payment Plan

Stage	Percentage	Amount
Booking	4%	฿500,000
Contract Signing	20%	฿2,578,000
Foundation Completion	15%	฿1,933,500
Structure Completion	20%	฿2,578,000
Wall & Roof Completion	15%	฿1,933,500
Interior Finishing	15%	฿1,933,500
Transfer / Key Handover	11%	฿1,417,900
Total	100%	฿12,890,000

Investment Highlights

A smart lifestyle investment in the heart of Phuket



Prime Location

Situated in Bang Jo, just minutes from beaches, Blue Tree, international schools, and shopping centers.



Competitive Entry Price

Starting from only ฿12.89 million for a fully detached, private pool villa.



High Capital Growth Potential

Located in one of Phuket's fastest developing residential areas.



Attractive Resale & Rental Opportunities

Designed for strong appeal to both long-term residents and high-end holiday renters.



Foreign Freehold Eligible

Foreign ownership structures and custom layout options available (subject to conditions)



SanaVista is Built by a Team That Knows Phuket

A joint venture by **Mini Villa Co. Ltd.** and **Liviton Holding Co. Ltd.**

Two companies. One shared vision. A straightforward approach to quality real estate.

Mini Villa Co. Ltd.

Mini Villa is a Phuket-based real estate development company led by **Mr. Panupong Sae-Ung**, with a focus on smart architecture and hands-on construction.

The company has completed more than 14 private pool villas and over 30 townhomes across key neighborhoods in Cherngtalay, including Pasak, Ban Don, and Pru Jampa. Every project is managed in-house, with **Mr. Panupong** personally overseeing each stage from design to completion.

Mini Villa builds homes that are functional, comfortable, and well-suited to Phuket's tropical lifestyle.

Liviton Holding Co. Ltd.

Liviton Holding specializes in real estate branding, sales, and project structuring.

The founders have a background in international real estate and branding, having worked with boutique developers and family offices across Thailand and Europe. With a strong focus on clear presentation and strategic positioning, they have helped reposition and scale multiple property ventures.

Based in Phuket, Liviton handles the full sales cycle - from early-stage planning to closing - and brings a network of global buyers, investors, and media partners to each project.

The Partnership

Mini Villa takes the lead on development and construction. Liviton manages sales, marketing, and investor engagement.

All planning is done together - with aligned values and a shared focus on quality.

Investor Benefits & Services - Liviton

Powered by **LIVITON**

Why Investors Choose Liviton



Direct Access to Development

We help shape the project - not just sell it. You get early access, preferred units, and insight.



Ownership Support

Protected Freehold or long-term leasehold - structured safely and legally.



8-10% Net Rental Yield

Strong returns based on realistic rental performance, not over promised.



Resale Strategy Built In

Your exit plan is part of the design - layout, branding, and appeal aligned from day one.

Liviton Services After Purchase



Furnishing Packages

We offer three carefully curated furnishing packages, introduced midway through construction. Each is tailored to the villa's layout and finishes, providing a seamless, fully turn-key handover for personal use or immediate rental.



Rental Management

Our full-service rental management is designed for owners who want strong returns without the hassle. From listing creation and guest handling to dynamic pricing, housekeeping, and monthly reporting — we take care of every detail. Whether you're on the island or abroad, your property performs while you stay fully informed.



Ongoing Property Care

Regular inspections, utility, repairs, and tax coordination - so your villa stays in perfect condition, with or without tenants.

A Hands-On Partner for International Investors

Whether you live in Phuket or invest from abroad, Liviton makes ownership effortless. Our multilingual team (English, Russian, Thai, and German) ensures smooth communication, while a dedicated point of contact guides you personally from purchase to resale. With regular updates, clear financial reporting, and remote-ready services, you're always connected - no matter where you are.

Contact

Let's Talk

Interested in SanaVista or have questions about investing with us?
We're here to support you with expert guidance and local insight - every step of the way.

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