

NARANA Commity Breaks



**NARANA VILLA PHUKET** designs seamlessly combine beauty and comfort, featuring 56 units, each offering breathtaking panoramic sea views. Every room exhibits exquisite craftsmanship and sophistication, achieving a tranquil harmony between the mountains and the ocean, inspired by Feng Shui principles. Our sea-view villa project is located in a strategic location between Phuket's current and future airports, offering breathtaking sea views. Designed to be more than just a luxury development, our goal is to create a vibrant community that offers convenience, promotes health, and provides a peaceful living environment.



Managing director Nateephratn Namngern

Nateephratn Namngern (Krit) is a passionate leader in hospitality, real estate, and design, influenced by his family's hotel background. He holds a degree in Spatial and Interior Design from Chelsea College of Art. As Managing Director of Narana Villa Phuket, he oversees a significant development featuring 56 luxurious villas, a sports complex, a community mall, and condos, emphasizing luxury and functionality. Krit's love for sports, cultivated at Millfield School, led him to develop top-tier sports facilities through Just Play Asia Sport Management Co., Ltd., impacting Phuket's sports landscape. He focuses on innovation and community to enhance lifestyle and sports in Phuket.

THE GRAND HOTEL BANGKOK

### AYOTHYA THANEE BUILDING





Celebrated for his 29-year collaboration with the esteemed Mr. Bill Bensley. A master of luxury hotels, residential artistry, and landscaping including Amari Vogue Krabi and Capella Sanya China.

Chalor is known for his innovative blend of traditional Thai elements with contemporary design, creating timeless and avant-garde spaces. His projects respect the natural environment, integrating gardens and water features with elegant interiors. Renowned for designing comfortable yet opulent spaces, he evokes tranquility and sophistication in both intimate retreats and grand estates. His legacy inspires future architectural designers who view his work as a standard of excellence.





ANANTARA MAIKHAO PHUKET

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### FOUR SEASONS SAMUI

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# FOUR SEASONS

CHIANGMAI



### ROSEWOOD LUANG PRABANG

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## MASTER PLAN

TOTAL UNITS	56 UUNITS
VILLA LAND AREA	61,670 SQ.M
USEABLE AREA	42,000 SQ.M
PHASEI	31 UNITS
PHASE II	25 UNITS

### **VILLA PLOT SIZE**

TYPE A : 600 - 610 SQ.M.
TYPE B : 569 - 672 SQ.M.
TYPE C : 755 - 827 SQ.M.
TYPE D : 791 - 922 SQ.M.
TYPE E : 1,604 - 1,974 SQ.M.

- 24 Hours security guards with CCTV cameras.
- Property main road 8 M with pedestrian. footpath, 5 M width, sub roads.
- Underground cable.
- Additional parking available for visitors : 39 spots.
- EV Charging station in every unit.

### Amenities

- Sea view Private Park 2,240 SQ.M
- Sports Complex 14,080 SQ.M

Main entrance & Parking : Ground floor TYPE : A1/B1/C1/D1/E

Main entrance & Parking : Underground TYPE : A3 / B3 / C3 / D3



## SITE SECTION

### LEVEL OF 1ST FLOOR OF VILLA TO

Public main road - 11.5 M. / 38 Ft.

Public main road - 18 M. / 59 Ft.

Public main road - 24.5 M. / 80 Ft.



## LOCATION

### **Nearby Places**

Bumrungrad Hospital Phuket – 5 mins (coming soon) Phuket Yacht Haven Marina – 7 Mins Phuket International Airport – 10 mins Blue Canyon Country Club – 10 mins

### Lifestyle & Shopping

Splash Jungle Water Park – 11 mins Thanyapura Sports & Health Resort – 15 mins Makro Thalang – 17 mins Lotus's Thalang – 17 mins Homepro Thalang – 17 mins Robinson Thalang – 24 mins Blue Tree – 30 mins Boat Avenue – 35 mins Central Festival – 40 mins

### Schools

UWC International School – 15 mins HeadStart International School – 24 mins British International School – 34 mins





## DESIGN CONCEPT

3- 4+ Bedrooms3-5 ParkingPrivate poolOutdoor terraceOutdoor kitchen

Our villas are designed in a luxurious resort-style, blending tropical elegance with modern sophistication. Each unit boasts a private pool and spacious terrace, offering a seamless indoor-outdoor living experience. Thoughtfully crafted with premium finishing materials and built-in features, every villa embodies timeless beauty and unparalleled comfort.















## **KITCHEN Design** The heart of your villa!

Our kitchen design combines modern elegance with practicality, offering a spacious layout equipped with premium kitchen appliances. Each kitchen features stylish built-in materials, a food-grade countertop, and a large kitchen island, perfect for both cooking and entertaining. To add a personal touch, customers can choose their preferred color for the built-in cabinetry, creating a space that reflects their unique style







## **PRIVATE PARK**

Perched atop our project, the private park spans an expansive 2,240 sq.m across two levels, offering a breathtaking sea view, a serene retreat for relaxation, and a dedicated children's playground for endless family enjoyment.



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## **SPORTS COMPLEX**

Our state-of-the-art sports complex spans an impressive 14,080 sq.m., designed to cater to all fitness enthusiasts and athletes. The facility features an Olympic-sized swimming pool, a professional football field, and versatile spaces for various indoor and outdoor sports, ensuring a world-class experience for recreation and training.

## **SPORTS FACILITIES**

## FITNESS & SPORTS

Fitness gym Thai boxing gym Cross fitness gym Studios for classes Indoor golf simulation Indoor ski simulator Paddle court Pickle-ball court Olympic-size swimming pool FIFA standard football pitches Private 2 lanes running track Tennis court Beach football Beach volleyball Rock climbing wall Squash court Multi-purpose courts

## SPA & WELLNESS

Aroma steam room Salt sauna Bio sauna Cold bucket shower Cold room Salt water pool Massage therapy Physiotherapy clinic Health restaurant

## VILLA TYPE & PRICING - PHASE I

TYPE	NO. OF UNITS	NO. OF FLOORS	NO. OF BEDROOMS	LAND SIZE SQM	USABLE AREA* SQM	STARTING PRICE in Mil. THB
<b>A</b> 1	3 units	2 floors	3 BR	601 - 605	505	32.4 MB
Α3	3 units	3 floors	3 BR	534 - 548	562	35.2 MB
В1	7 units	2 floors	4 BR	611 - 672	518	35.1 MB
В 3	5 units	3 floors	4 BR	569 - 603	597	39.2 MB
					663	52.2 MB
C 3	3 units	3 floors	4+ BR	755 - 812	781	62.5 MB
D1	3 units	2 floors	4 BR	791 - 826	658	66.7 MB
D 3	2 units	3 floors	4+ BR	866 - 872	801	81.3 MB
Е	lunit	2 floors	6+ BR	1955	958	137.8 MB

\*The usable area does not include the pool, kids' pool, and jacuzzi areas.

# SHOW VILLA TYPE C1

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	AREA	
	Land Size :	669 - 752 S.Q.M
	Indoor :	312 S.Q.M
	Outdoor / Deck :	320 S.Q.M
TVDE C1	Pool size :	12 x 3.5 M
TYPE CI	Kid's pool :	2.5 x 3 M
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### GROUND FLOOR PLAN

- 1. Car Park 4 cars with EV charging
- station
- 2. Main Entrance & Foyer
- 3. Open Kitchen with Island
- 4. Kitchen Storage
- 5. Dining area
- 6. Formal living area with high
- ceiling
- 7. Family living room

- 8. Pool Deck / Sunbeds
- 9. Outdoor shower
- 10. Swimming pool 12 x 3.5 M
- 11. Shallow pool, Kids Pool
- 12. Outdoor kitchen, Bar, Bar seats, BBQ, Sink 13. Outdoor dining area
- 14. Outdoor living area
- 15. Powder room

- 16. Maid bedroom with Shower / Toilet
- 17. Laundry room
- 18. Storage / service area
- 19. Garbage dispose
- 20. Bedroom 4 with En-Suite Bath
  - room (Guest Bedroom)

- 4 Bedrooms 6 Bathrooms Formal living area with high ceiling
- Family living room
- Outdoor Dining Area
- Outdoor Living Area

### **UPPER** FLOOR PLAN

- 21. Master Bedroom with walk-in
- closet, Balcony
- 22. Master Bathroom
- 23. Upstairs Foyer bench

- Private parking ground floor 4 cars with security gate
- Large Storage room
- EV Charging station



- 24. Bedroom 2 with En-Suite, Balcony
- 25. Bedroom 3 with En-Suite Bathroom and walk-in closet, Balcony

## **Terms of Payment**

1st	2%	Reservation Deposit
2nd	33%	Sales & Purchase Agreement Sign within 30 days after reservatio
3rd	20%	Finished foundation post. (*optional furniture package payment
4th	30%	Finished concrete structure, roof structure, finished wall, floor fin
5th	15%	Finished Built-in Furniture, Transfer the ownership.

### **Remarks:**

Furniture and solar panel packages are available for purchase at an additional cost. Villa design customizations are available upon discussion and may incur additional costs

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within 90 days)

ishing and window.

# PROJECT TIMELINE

•Show Villa •Main road

·lst stage infrastructure

2024

LandscapingProject licensing

Ist Phase villa construction
Project infrastructure
Future project final concept
Football pitches completion
Private park construction

2025

Sports complex construction
Further Landscaping
Further infrastructure
Commercial area finalized

2026

Ist Phase completion
2nd Phase construction begins.

•Commercial area with supermarket & restaurants construction

2027

•Villa final phase completion•Commercial areaconstruction completion

2028





