



ORBITA VILLA-TOWN

PHUKET | RAWAI

REAL ESTATE BUILDING & TRADE CO., LTD

ORBITA VILLA-TOWN

Welcome

to an ideal place for those who appreciate comfort, modern style and quality

We are building 16 luxurious 2-storey villas for you, in which modern eco-style is combined with tropical greenery. The high-tech style will appeal to those who are looking for innovative solutions, while not forgetting about harmony with nature.

Our residential development offers unique 500 sqm of common area infrastructure which can be used freely by owners & tenants. Orbita Villa-Town fits 100% for everyone: families with kids, sportsmen, freelancers & digital nomads, retiree or investors.



16 villas
usable area 437 m²



Project completion
2027



Income 7%
per year



From 26.8 mln baht





ORBITA VILLA-TOWN



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VILLA AMENITIES AND MAIN FEATURES



Rooftop solar panels



Integrated sound system



Key card access



100% underground water supply



Top-notch dining and lounge areas on the 1st floor and upper terrace



Salted pool with jacuzzi, waterfall, shallow zone for kids or sunbathing



Outdoor hood for bbq and smoking on the pool terrace



Smart home system



Multi zone lighting control



Water filtration system



Multifunctional rooms/ storages / laundry area

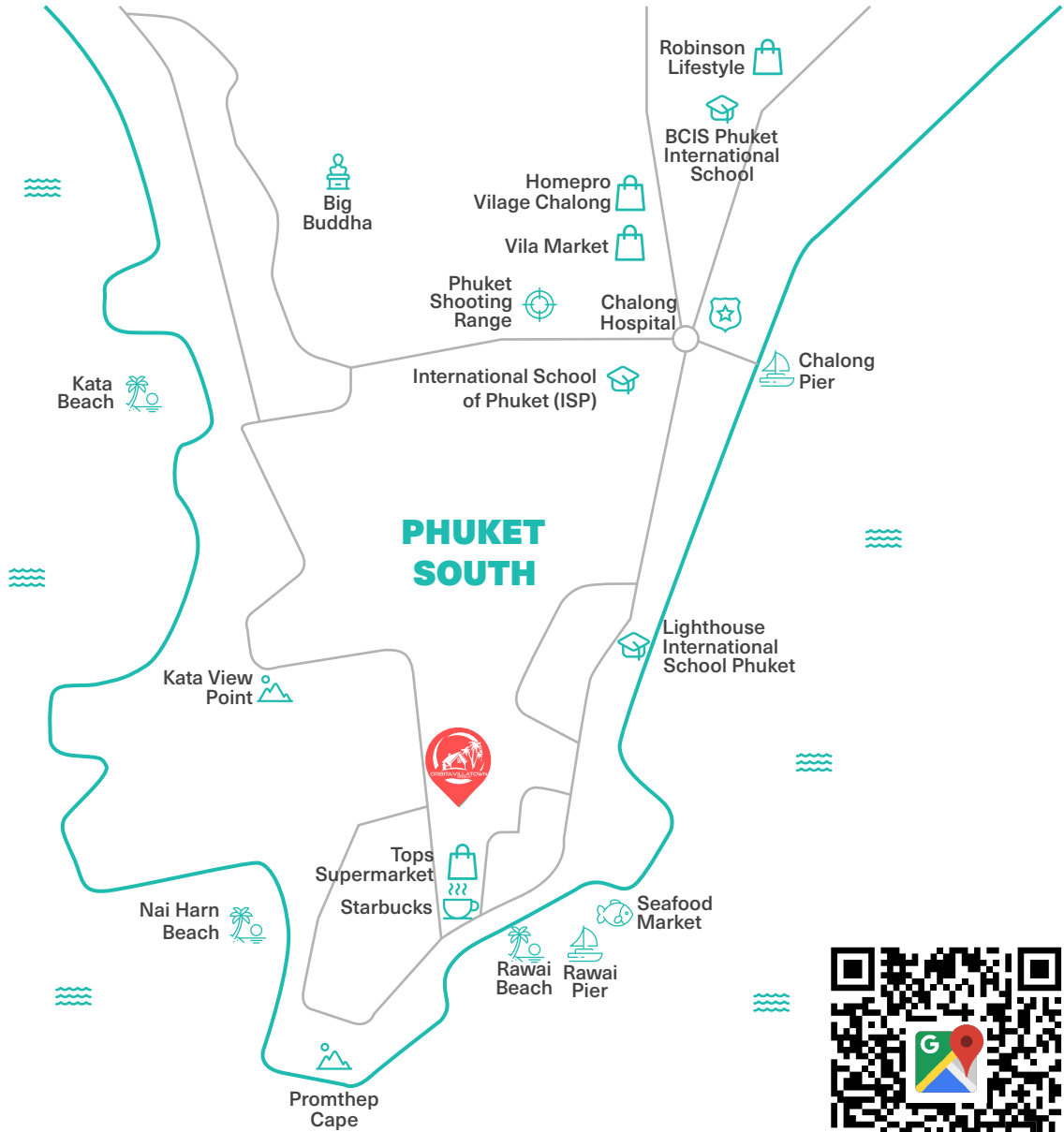


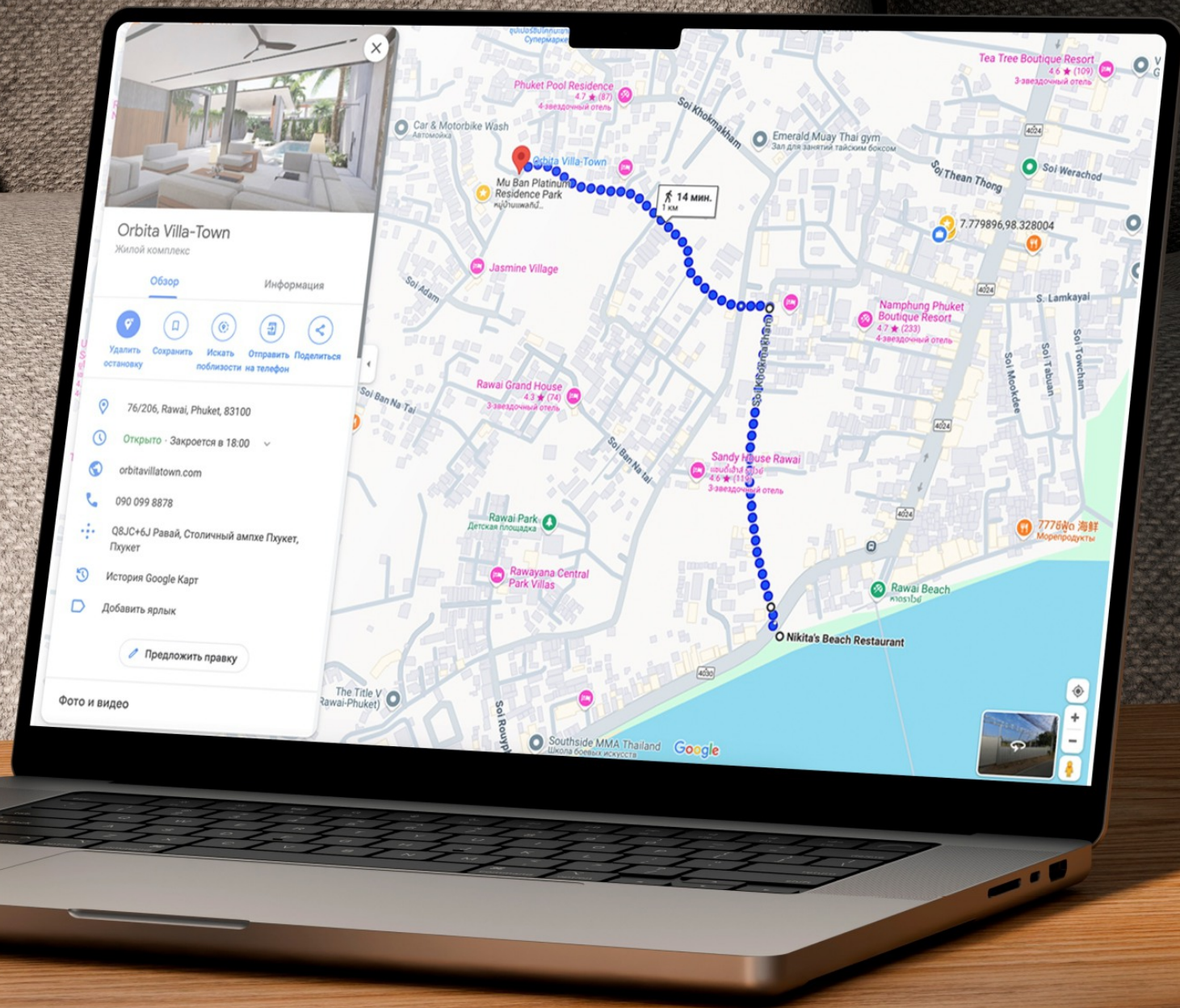
Double walls, sunlight & sound proofing double windows















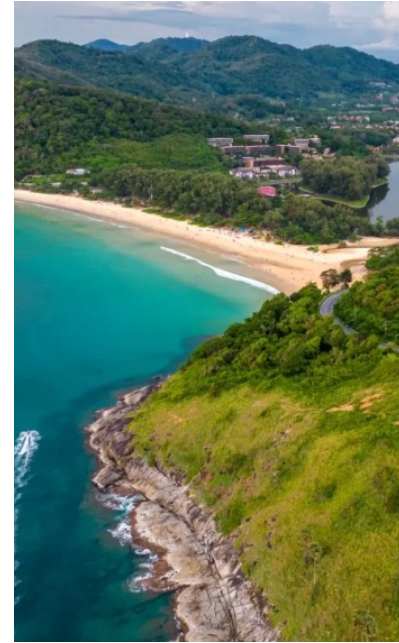
The villas are designed with an emphasis on energy efficiency, which ensures a reduction in energy consumption.







	Airport	48 km
	Seafood market	1 km
	Waterpark	14 km
	Restaurants	950 m
	Naiharn beach	1.8 km
	Tops supermarket	950 m
	Chalong hospital	5 km
	Gym, muai tai	1.2 km
	Rawai beachfront	950 m
	Rawai park	650 m
	Lighthouse school	2 km
	Makro store	3 km



ORBITA VILLA-TOWN is located in Rawai, Phuket's largest district popular with expats and winterers with convenient transport accessibility to Naiharn, Yanui beach, Rawai beachfront, seafood market, Tops supermarket, Starbucks, Rawai park, international schools.

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Each villa offers 3, or 4 spacious bedrooms with en-suite bathrooms, plus a study room or additional bedroom.

Each home includes covered parking for 2 cars with ample storage space.

Windowed living areas designed to maximize outdoor views.

Explore different types of house plans to make a choice of 3,4 or 5 bedrooms villa.

310

sqm living area

436-451

sqm built-up

308-469

sqm land plots

FLOOR PLAN



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1st floor - 1 Variant



01	Car parking	31	07	Storage area	6	Land area	308 - 469
02	Garden	11	08	Back yard	23	Built-Up	436 - 451
03	Front Yard	43	09	Living room	52		
03a	Outdoor stair	10	09a	Indoor stair	-		
04	Swimming pool	41	10	Shared bathroom	5		
05	Pump building	4	11	Bedroom	25		
06	Terrace	51	12	Private bathroom	10		

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1st floor - 2 Variant



01	Car parking	31	07	Storage area	6	Land area	308 - 469
02	Garden	11	08	Back yard	23	Built-Up	436 - 451
03	Front Yard	43	09	Living room	52		
03a	Outdoor stair	10	09a	Indoor stair	-		
04	Swimming pool	41	10	Shared bathroom	4,6		
05	Pump building	4	11	Bedroom	13,8		
06	Terrace	51	12	Private bathroom	4		
			13	Bedroom	13,8		
			14	Private bathroom	4		

ORBITA VILLA-TOWN

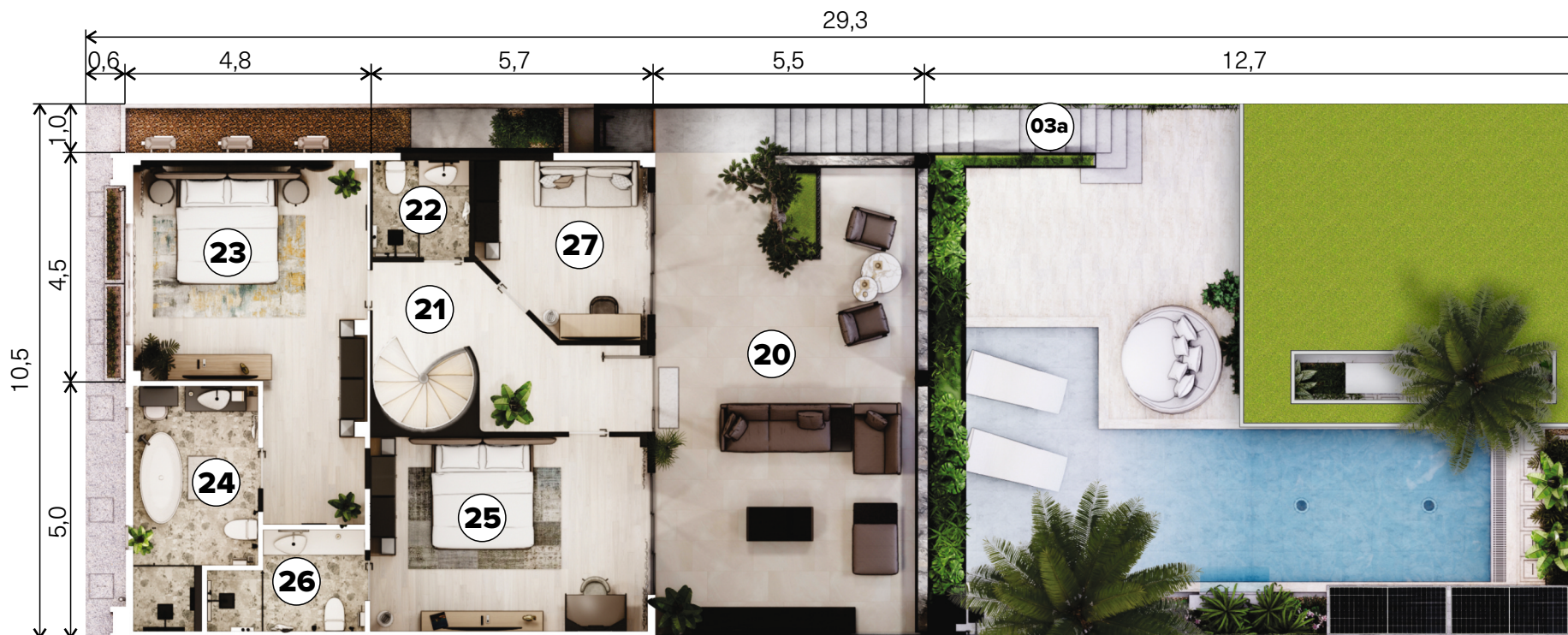
2nd floor - 1 Variant



20	2nd Terrace	47,1	25	Bedroom	25,4	Land area	308 - 469
21	Hall	21,5	26	Private bathroom	10,5	Built-Up	436 - 451
22	Shared bathroom	3,7	03a	Outdoor stair			
23	Bedroom	21,2					
24	Private bathroom	5,4					

ORBITA VILLA-TOWN

2nd floor - 2 Variant



20	2nd Terrace	47,1	25	Bedroom	25,4	Land area	308 - 469
21	Hall	10,7	26	Private bathroom	10,5	Built-Up	436 - 451
22	Shared bathroom	3,7	27	Bedroom	10,8		
23	Bedroom	21,2	03a	Outdoor stair			
24	Private bathroom	5,4					



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Airport transfer



Shuttle to the beach



Electric car charge



Bicycle rentals



Laundry service



On-site maintenance team



24/7 security, reception & CCTV



Two entrances



8-meter wide roads



Additional parking spaces for guests



Sun protected outdoor areas



Children's playground with trampoline & swimming area



Sports zone for yoga, fitness, and grappling activities



Workout zone



300-meter jogging track*



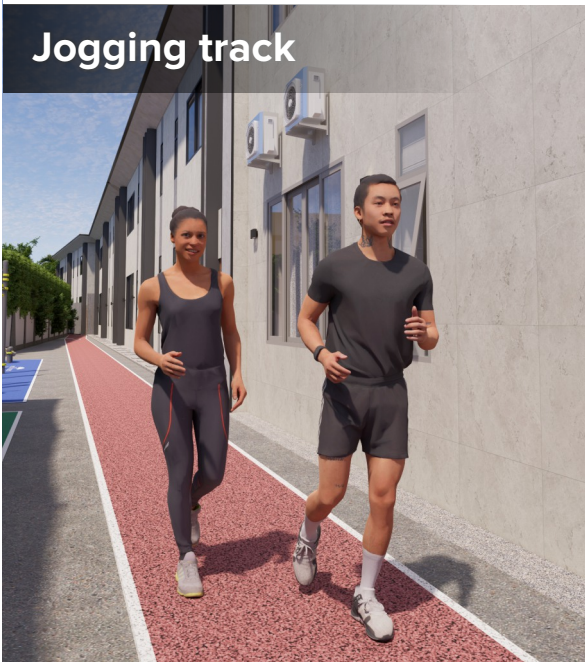
Badminton court



Clubhouse with café and minimart, lounge areas indoor & outdoor



Coworking space



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MASTER PLAN



Project area	7789 m²
Entrances	2
Number of villas	16
Bedrooms	3-6
Residents	60-75
Service and commercial buildings onsite	2
Project infrastructure	2440 m²
Sport area	370 m ²
Square park	515 m ²
Clubhouse	315 m ²
Central road wide	6-10 m

Payment plan

Construction
12-15 months

- | | | |
|----------|---|------------|
| | Reservation deposit | 2% |
| 1 | Sale purchase agreement
<i>within 2 weeks</i> | 28% |
| 2 | Piles, floor slabs,
<i>within 2 months</i> | 30% |
| 3 | 2nd floor, roofing
<i>within 3 months</i> | 15% |
| 4 | Walls, stair case, wiring,
plastering, parking, fences,
swim pool, piping, gates
<i>within 3 months</i> | 15% |
| 5 | Finishing inside/outside,
lights, electric equipment,
sanitary, doors, windows,
kitchen, smart home,
solar panels, landscaping,
final cleaning, house delivery
<i>within 3 months</i> | 5% |
| 6 | House registration
<i>within 3 months</i> | 5% |

Registration

Registration fees and taxes shared 50/50

House freehold / Land leasehold

Warranty

Warranty on building **5 years**

Warranty on finishing **3 years**

Common area fee

9800 THB per month

Investment

Price increase by 25%
upon project completion

Guaranteed rental 7%
over 3 years upon project completion

RENTAL INVESTMENT PLAN

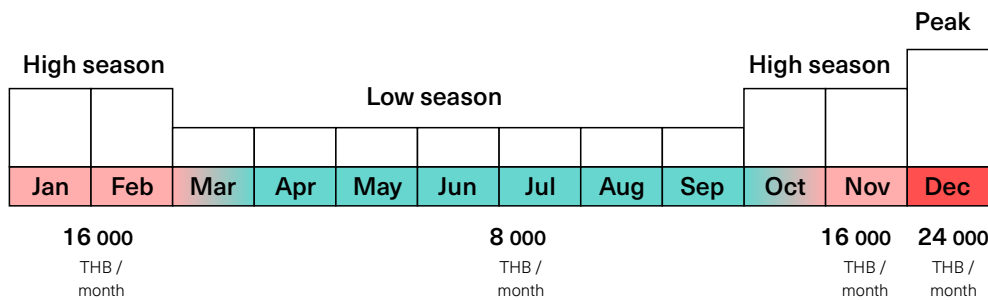
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	Low season	High season	Peak season
Daily rate	8 000 THB	16 000 THB	24 000 THB
Days	210	120	30
Seasonal Rental	1,680,000 THB	1,920,000 THB	720,000 THB
Occupancy (65%)	1,092,000 THB	1,248,000 THB	468,000 THB
Yearly rental	2,808,000 THB		
Less management fee (30%)	1,965,600 THB		
ROI	7,3% per year		

Villa Price 26,800,000 THB *

4-bedroom pool villa *

The numbers are calculated on an average and illustrative basis to give a general idea of the costs and potential returns *



1,965,600
THB / YEAR

CONSTRUCTION ADVANTAGES

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Heat and sound protection

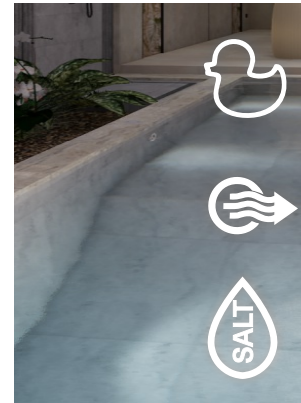


PU foam under roofing protect from heat and noise from above

Double walls protect the heats from the side

Double walls between villas with Insulation and foam sheets to protect from noise

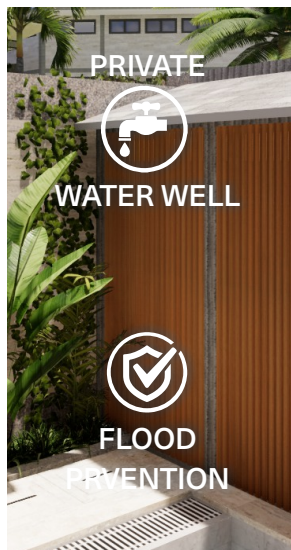
Advanced swim pool technology



Child friendly pool with shallow zone

Jacuzzi in the swimming pool in every villa

Salt water system



Private water supply

Water wells to shared between each 2 villas and water tanks sizes more than 3000 liters on every villa

Flood protected

An efficient water drainage system throughout the entire site prevent flooding



Durable structure

Special waterproofing for underground structures to add structure lifetime



Special durable finishing

Ceramic tiles
Composite panels

Preventing aging, fading, cracks

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VR (Virtual Reality)

Imagine the project in detail during construction

Full-size model of the entire project in virtual reality

By wearing a helmet you can appreciate all the details of the villa and the surrounding area right now

Save money on time

Be confident in what you are buying - feel the future space right now.

There is no point in waiting for the end of whole project and show villa

3D Presentaion

Available on any device anywhere in the world and share it with easy

Virtual tour 360 available on any device

The virtual tour will show the main locations and provide information on each small detail.

It is important for us to show the project to you wherever you are, so that you have a full understanding of the project.





Managing villas in Phuket since **2009**.

Building villas in Phuket since **2018**.

We build with expertise and consideration for the local climate.



We guarantee **quality** control in both **villa construction** and **maintenance**.

Our office is located directly **at the project site**.



The villas were designed by an **international team of architects** to ensure the best interiors.

We **guarantee** the **functionality** of each square meter.



Our management company will **handle all aspects** of villa maintenance and rental services.

With over 10 years of experience in property management in phuket, **we guarantee satisfaction and transparency**.



Our project is located on the **second line of Rawai** waterfront in a **quiet residential area**.

Just 950 meters from Rawai promenade and 1.8 km from Naiharn beach.



The **best price** directly **from the developer**.

Special investment offers during the pre-sale phase.

Customization options and layout changes during the construction stage.



Insatagram



orbita_villa_town

Whatsapp



Site



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