



AVANA

LUXURY VILLA

ELEVATE YOUR FINEST LIVING
EXPERIENCE WITH AVANA





IMMERSE YOURSELF IN UNPARALLELED LUXURY

Immerse yourself in AVANA, where modern design meets traditional Thai elegance. Nestled in the heart of a prime area of Phuket just minutes drive away from renowned Bangtao and Layan beach, these exceptional villas harmoniously merge the old with the new, creating an ambiance that redefines luxury. Their aesthetic reflects the balance of life and spirit, symbolized by the flowing air and abundance of natural light, elevating your living experience to unprecedented heights.





EMBRACE A DISTINCTIVE CHARM

The unique villas seamlessly combine a traditional Thai gable roof's charm with contemporary grace. Each meticulously crafted detail caters to an extraordinary lifestyle while maintaining individual privacy and fostering family connections. AVANA's inviting living space with 8-meter-high ceiling forms the spectacular backdrop for creating and cherishing unforgettable moments. Experience a luxurious lifestyle like never before with AVANA.





PROJECT OVERVIEW

SUMMARY

Project name:	Avana Luxury Villa
Project type:	Luxury Private Pool Villas
Project size:	4 Rai (6,400 sq.m)
Total units:	6 Villas
Location:	Si Sunthon, Thalang, Phuket
Plot sizes:	845.6 to 1,070.4 sq.m
Built-up areas:	551.8 to 598.5 sq.m
Pool sizes:	3.4 x 13.6 m
Bedrooms:	4
Bathrooms:	4 + 2 WCs

VILLA FEATURES

- Spacious living area with 8-meter-high ceiling
- All bedrooms with ensuite bathrooms
- Saltwater chlorinated private swimming pool w/ Jacuzzi
- Pavilion with outdoor living and dining area
- Smart home system
- Solar electric system
- Carport for 2 cars with EV Charger
- Automatic gate

COMMUNITY FEATURES

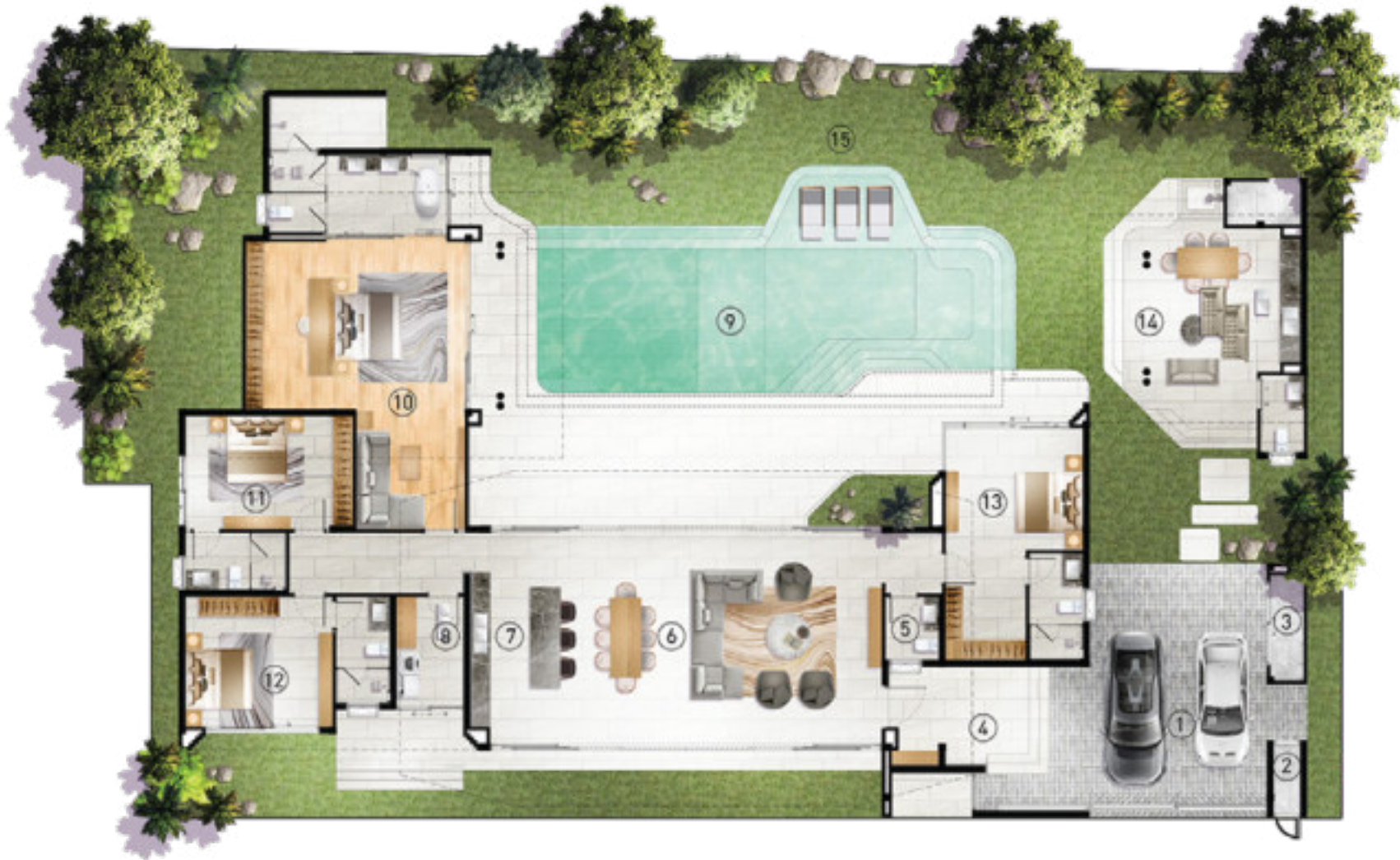
- 24-hour security
- Wireless keycard security system
- CCTV security
- Estate management by Knight Frank



MASTER PLAN

UNIT	BUILT-UP AREA	LAND AREA
A1	553.6 SQ.M	847.0 SQ.M
A2	551.8 SQ.M	845.6 SQ.M
A3	553.6 SQ.M	1,034.1 SQ.M
A4	598.5 SQ.M	958.5 SQ.M
A5	585.5 SQ.M	1,070.4 SQ.M
A6	566.4 SQ.M	933.4 SQ.M





VILLA A1 FLOOR PLAN

- | | |
|-------------------------|----------------------------|
| 1. CARPORT | 7. KITCHEN |
| 2. GARBAGE | 8. LAUNDRY |
| 3. STORAGE | 9. SWIMMING POOL & SUNDECK |
| 4. ENTRANCE PORCH | 10. MASTER BEDROOM |
| 5. GUEST W.C. | 11. BEDROOM 1 |
| 6. LIVING & DINING AREA | 12. BEDROOM 2 |

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|---------------|
| 13. BEDROOM 3 |
| 14. PAVILION |
| 15. GARDEN |

BUILT-UP AREA 553.6 SQ.M
LAND AREA 847 SQ.M



VILLA A2 FLOOR PLAN

1. CARPORT
2. GARBAGE
3. STORAGE
4. ENTRANCE PORCH
5. GUEST W.C.
6. LIVING & DINING AREA

7. KITCHEN
8. LAUNDRY
9. SWIMMING POOL & SUNDECK
10. MASTER BEDROOM
11. BEDROOM 1
12. BEDROOM 2

13. BEDROOM 3
14. PAVILION
15. GARDEN

BUILT-UP AREA 551.8 SQ.M
LAND AREA 845.6 SQ.M



VILLA A3 FLOOR PLAN

1. CARPORT
2. GARBAGE
3. STORAGE
4. ENTRANCE PORCH
5. GUEST W.C.
6. LIVING & DINING AREA

7. KITCHEN
8. LAUNDRY
9. SWIMMING POOL & SUNDECK
10. MASTER BEDROOM
11. BEDROOM 1
12. BEDROOM 2

13. BEDROOM 3
14. PAVILION
15. GARDEN

BUILT-UP AREA 553.6 SQ.M
LAND AREA 1,034.10 SQ.M



VILLA A4 FLOOR PLAN

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|-------------------------|----------------------------|---------------|
| 1. CARPORT | 7. KITCHEN | 13. BEDROOM 3 |
| 2. GARBAGE | 8. LAUNDRY | 14. PAVILION |
| 3. STORAGE | 9. SWIMMING POOL & SUNDECK | 15. GARDEN |
| 4. ENTRANCE PORCH | 10. MASTER BEDROOM | |
| 5. GUEST W.C. | 11. BEDROOM 1 | |
| 6. LIVING & DINING AREA | 12. BEDROOM 2 | |

BUILT-UP AREA 598.5 SQ.M
LAND AREA 958.5 SQ.M



VILLA A5 FLOOR PLAN

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|-------------------------|----------------------------|---------------|
| 1. CARPORT | 7. KITCHEN | 13. BEDROOM 3 |
| 2. GARBAGE | 8. LAUNDRY | 14. PAVILION |
| 3. STORAGE | 9. SWIMMING POOL & SUNDECK | 15. GARDEN |
| 4. ENTRANCE PORCH | 10. MASTER BEDROOM | |
| 5. GUEST W.C. | 11. BEDROOM 1 | |
| 6. LIVING & DINING AREA | 12. BEDROOM 2 | |

BUILT-UP AREA 585.5 SQ.M
LAND AREA 1,070.4 SQ.M



VILLA A6 FLOOR PLAN

- | | | |
|-------------------------|----------------------------|---------------|
| 1. CARPORT | 7. KITCHEN | 13. BEDROOM 3 |
| 2. GARBAGE | 8. LAUNDRY | 14. PAVILION |
| 3. STORAGE | 9. SWIMMING POOL & SUNDECK | 15. GARDEN |
| 4. ENTRANCE PORCH | 10. MASTER BEDROOM | |
| 5. GUEST W.C. | 11. BEDROOM 1 | |
| 6. LIVING & DINING AREA | 12. BEDROOM 2 | |

BUILT-UP AREA 566.4 SQ.M
LAND AREA 933.4 SQ.M



PRIME LOCATION

AVANA LUXURY VILLA offers the best of Phuket with its proximity to stunning Bangtao and Layan beaches, recreational amenities, international schools, shopping malls, and healthcare facilities. The locale's vibrant culinary scene caters to every palate, while the convenient transport links ensure easy access to the wider Phuket area and the international airport. Ideal for beach enthusiasts, adventure-seekers, expats, and families alike, Avana is both a serene retreat and a gateway to Phuket's vibrant lifestyle.



INTERNATIONAL SCHOOLS

- HeadStart International School 6 km.
- UWC Thailand International School 10 km.
- British International School 12 km.
- Kajonkiet International School Kathu 19 km.
- HeadStart International School 20 km.

LIFESTYLE

- Blue Tree Water Park 2 km.
- Porto de Phuket 3.3 km.
- Boat Avenue & Villa Market 3.5 km.
- Robinson Lifestyle 7.3 km.
- Phuket International Airport 20 km.

BEACHES

- Bangtao Beach 5.5 km.
- Surin Beach 7.0 km.
- Layan Beach 9.2 km.
- Kamala Beach 9.8 km.
- Nai Thon Beach 14.6 km.



LIVE UNFORGETTABLE MOMENTS

Discover a world of luxury and entertainment at AVANA Luxury Villa, where unforgettable experiences beckon. Bask in the pure waters of your private pool, where relaxation meets elegance. Wash away the day's stress in your calming Jacuzzi. Create special memories with loved ones or host a remarkable gathering at the poolside pavilion. Every facet of the villa has been meticulously crafted to exude luxury, leisure, and pure enjoyment. Your invitation to an extraordinary lifestyle awaits at AVANA.





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