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25

# SILVA

PHUKET, THAILAND

FLEXIBILITY

CONVENIENCE

LIFESTYLE

# A Flexible Villa Concept

DESIGNED TO EVOLVE WITH YOUR LIFESTYLE

Where modern design meets joyful family living :  
vibrant, connected, and full of life.

20  25

# SILVA

PHUKET, THAILAND



*Meet the*  
**DEVELOPERS**



MS. PORNPAN SORNMAYURA

*Ms. Pornpan Sornmayura*

An accomplished entrepreneur and owner of Kasemchaifood Co., Ltd, one of Thailand's leading egg producers, brings a sharp business acumen and a long-standing passion for real estate. With over 15 years of hands-on experience in both residential and commercial property development, she has consistently delivered successful projects that merge form and function with high quality, time commitment and customer satisfaction

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*Mr. Sottichon Tannapai*

Born into a distinguished respected local Phuket family, carries a wealth of hospitality experience to ANNARA. His background includes the successful development and operation of Grand Mercure Patong Phuket, a renowned 5-star hotel that reflects his commitment to world-class standards, service excellence, and operational precision. His deep-rooted knowledge of Phuket's social and business landscape provides a solid foundation for quality- driven development.

# *Our* STORY

WHERE TIME SLOWS,  
AND EVERY BREATH FEELS LIKE COMING HOME

Beyond architecture and design, SILVA is a celebration of how life should feel — free, balanced, and full of quiet moments that matter. Inspired by the gentle pace of the coast, Silva was created as more than a villa — it's a living experience shaped by light, breeze, and the warmth of togetherness.

Every space reflects a sense of ease and authenticity — where sophistication meets simplicity, and each day feels like a retreat. Within this calm, life unfolds effortlessly — from slow mornings and laughter by the pool to peaceful evenings framed by nature.

SILVA is where modern coastal living finds its soul — a timeless home for those who value beauty not just in how things look, but in how *They Make You Feel*.



# *Our Philosophy*



A HOME INSPIRED BY THE SEA BREEZE  
AND THE JOY OF RESORT LIVING

where modern design meets vibrant everyday life

ELEGANCE

EFFORTLESS

VITALITY



SILVA IS FOUNDED ON  
THE PHILOSOPHY  
OF MODERN COASTAL LIVING

Every villa is designed as a sanctuary that blends tropical warmth with contemporary resort-style architecture — a place that feels alive, inspiring, and filled with activities for **every member of the family.**

ELEGANCE

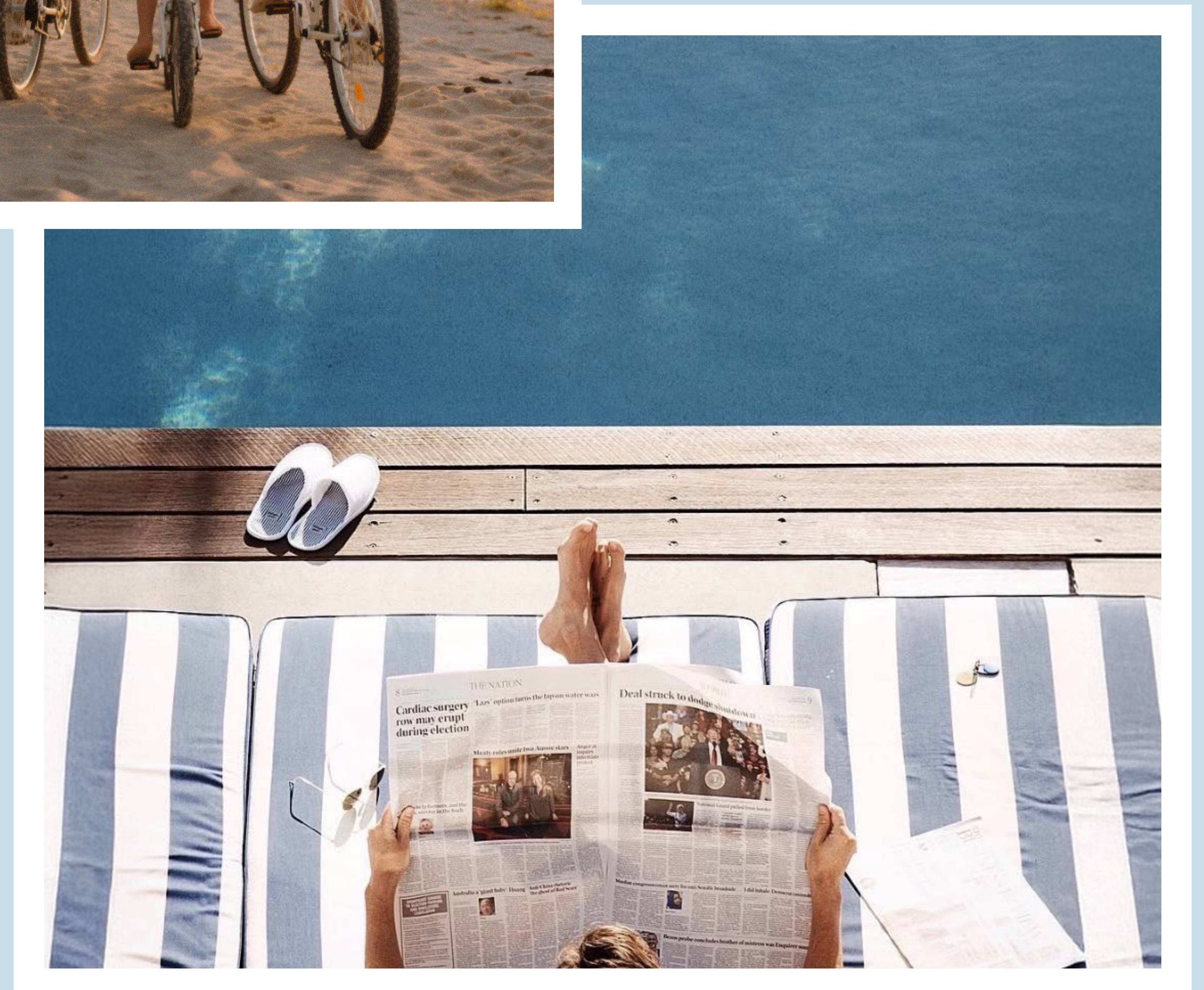
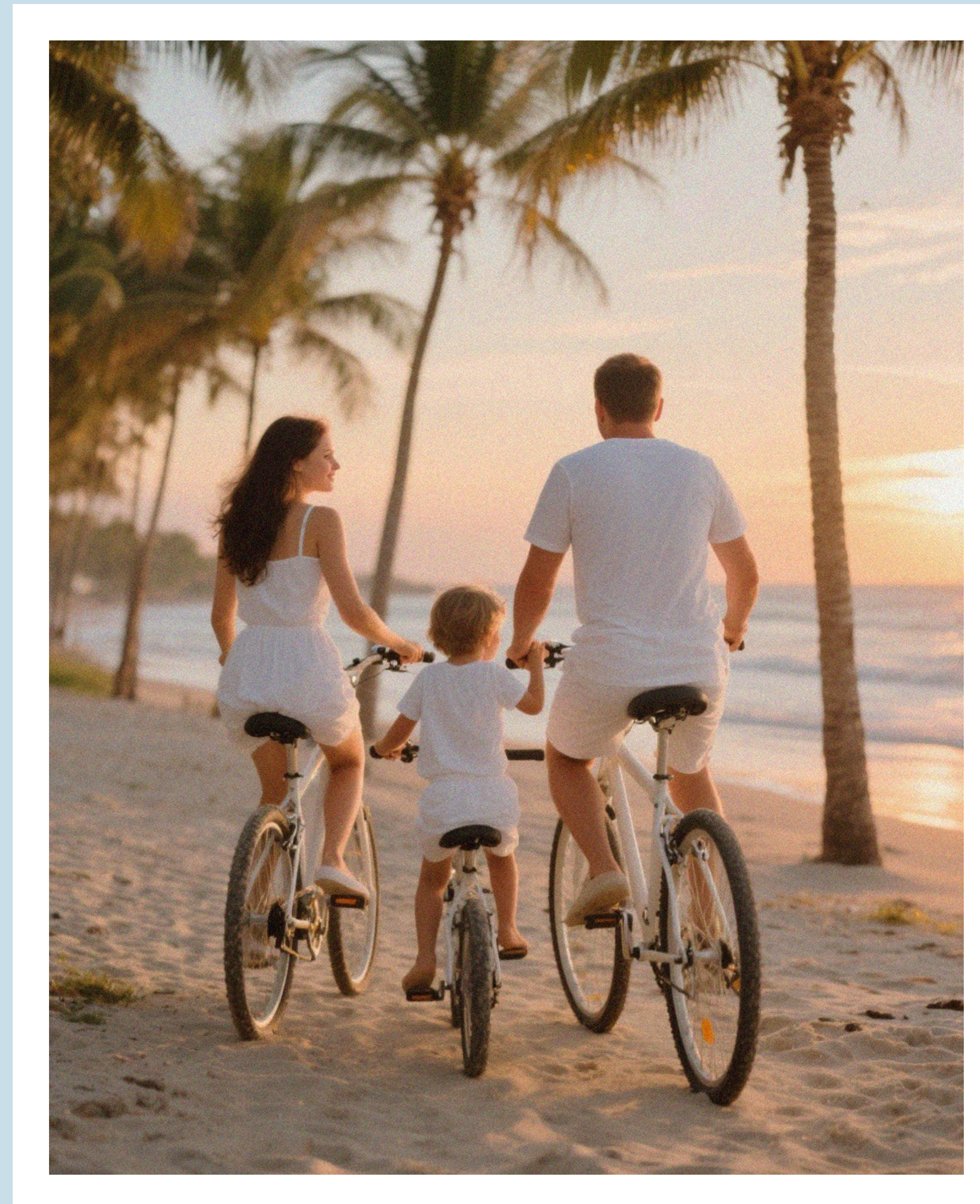
EFFORTLESS

VITALITY

Here, flexibility and functionality meet the freedom of

## LIVING CLOSE TO NATURE AND CONVENIENCE

Just minutes away from lifestyle hubs, beaches, and Well known International schools, SILVA offers a rare balance between joyful family life and private tranquility — the perfect setting for creating lifelong memories together.



# *Design Concept*



A FLEXIBLE VILLA CONCEPT  
DESIGNED TO EVOLVE WITH YOUR LIFESTYLE

Inspired by modern coastal resort design, SILVA combines open, airy architecture with a sense of leisure and movement.



Every space is created to welcome natural light and connect indoor comfort with outdoor activities whether it's a poolside morning, a family BBQ evening, or a quiet weekend surrounded by the pool.

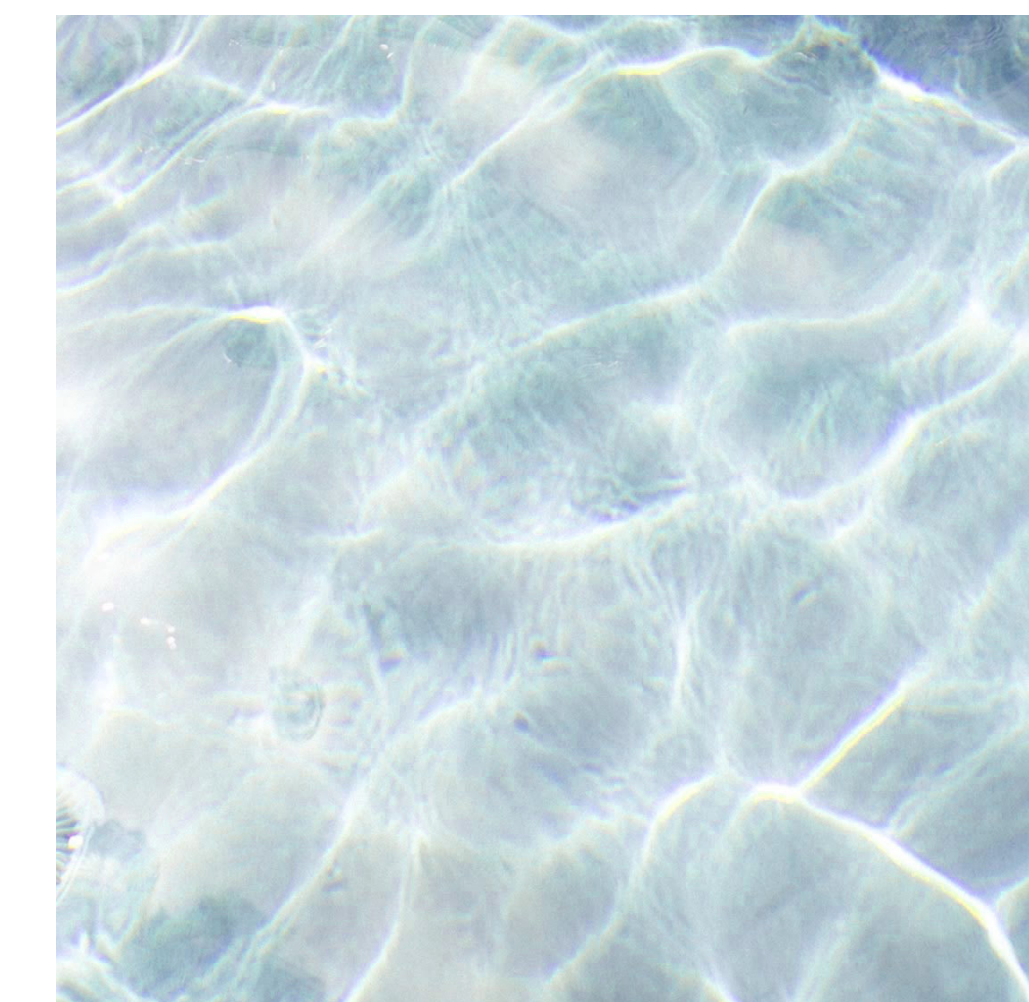
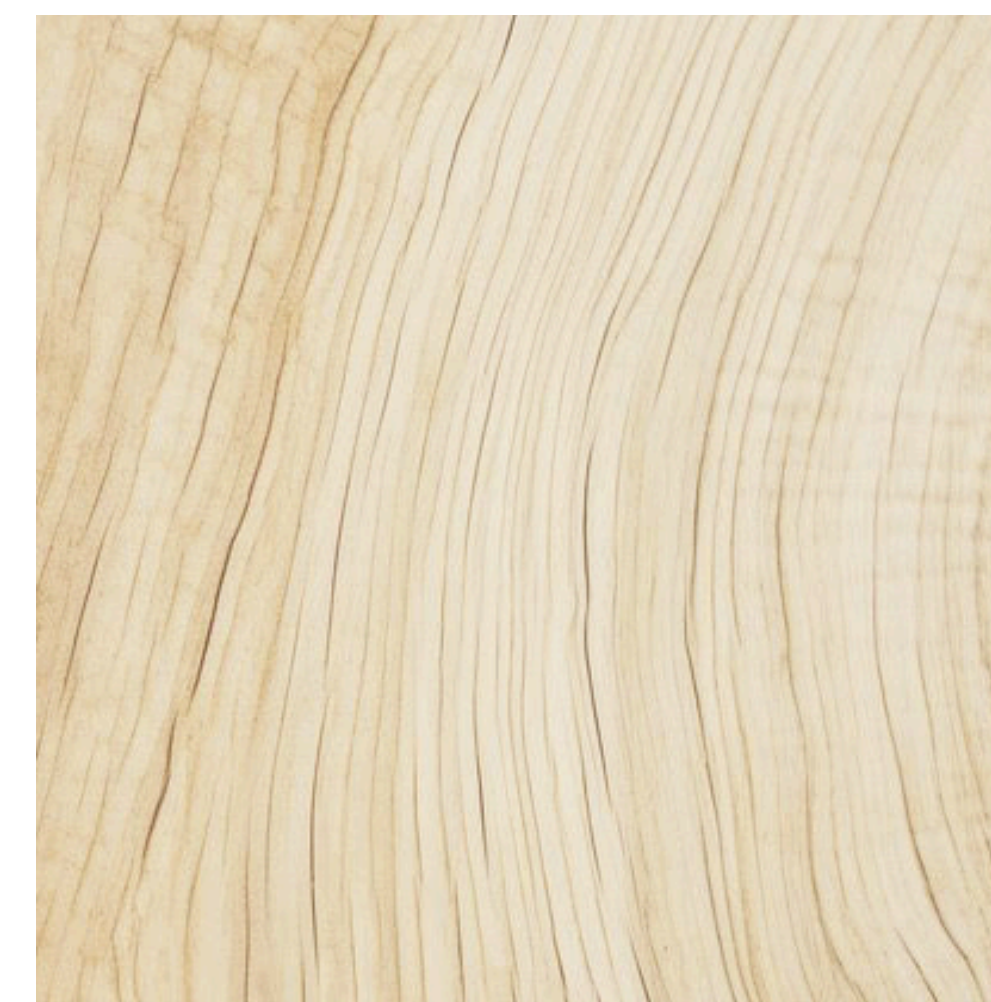
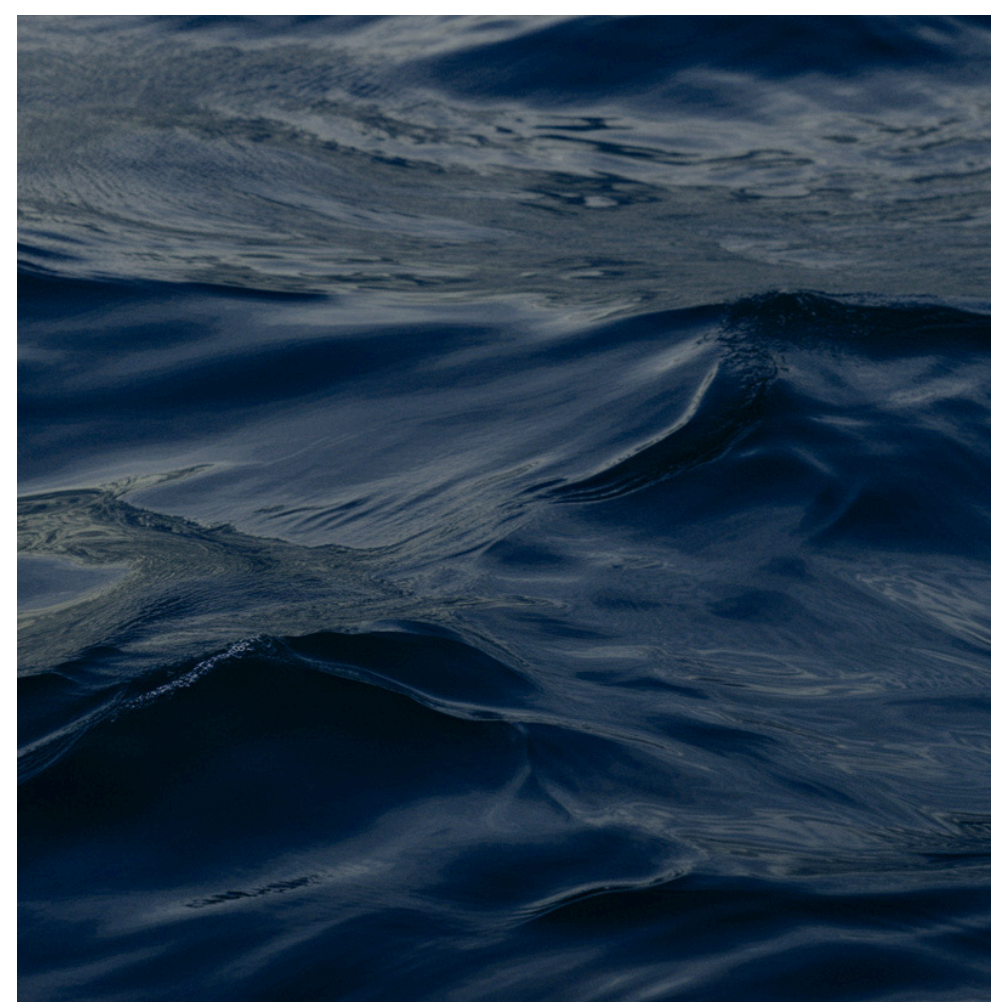
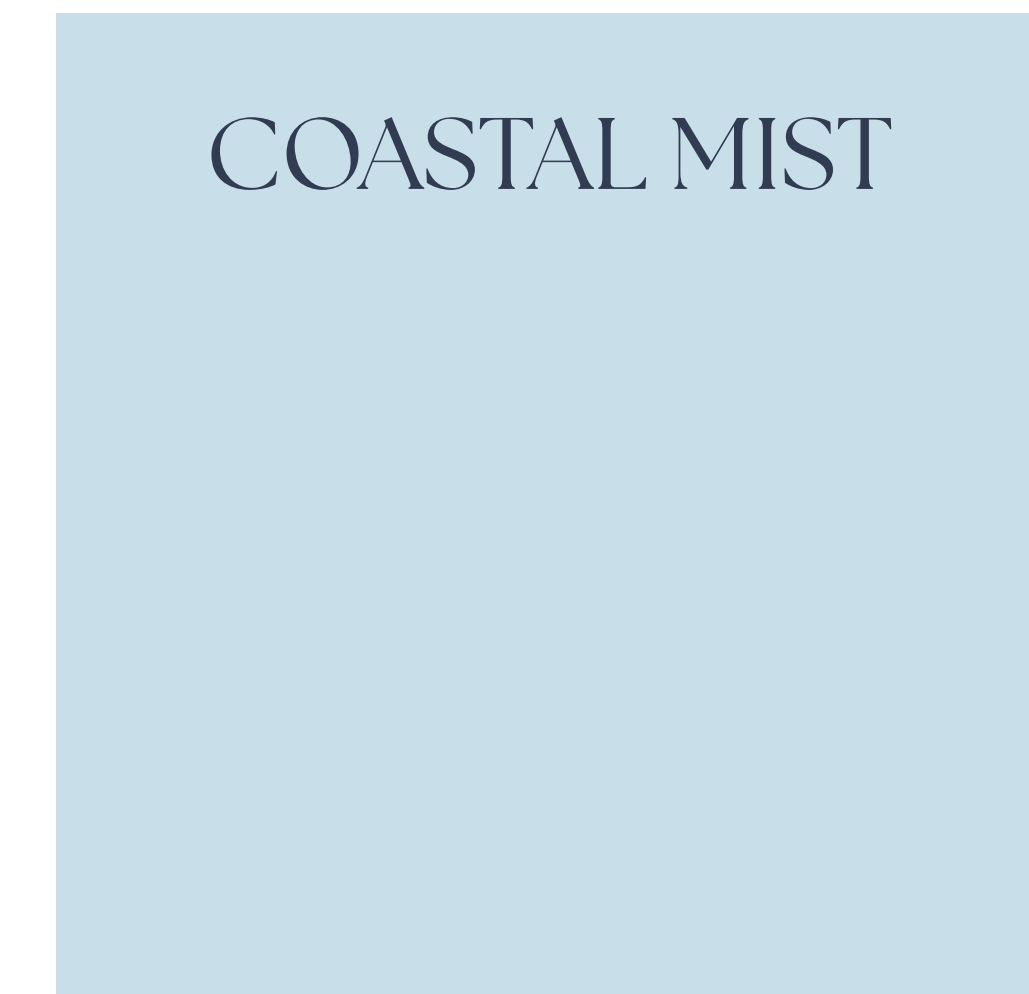
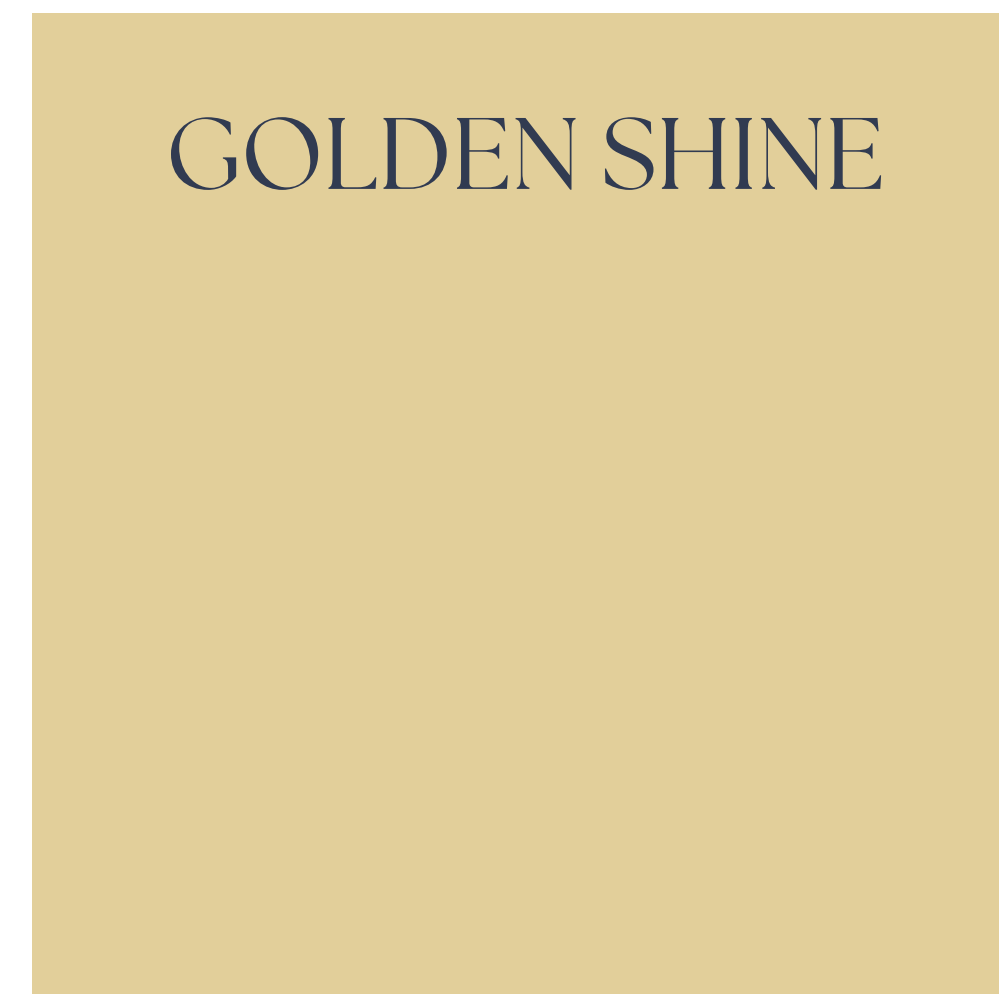
The design encourages a life full of joy and connection, with spaces that adapt beautifully to family gatherings, playtime with children, or personal relaxation.

Located in Pasak Soi 8, one of Phuket's most one of Phuket's most desirable residential neighborhoods, SILVA offers the freedom to enjoy family-oriented activities, beachside adventures, and urban conveniences, all while maintaining peaceful privacy within your own home.



*Design Elements*

*The*  
SHADES OF SILVA



A refined coastal palette that captures the essence of Phuket's seaside serenity through our lens, where golden sun rays meet deep blue waves, and textures of linen and rattan breathe warmth into the villa's modern architecture.

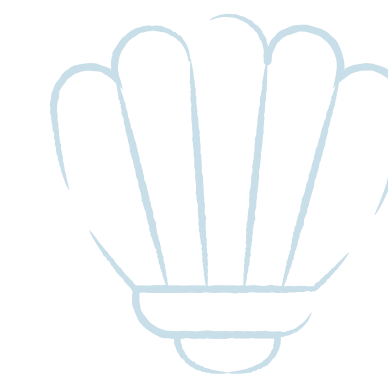
Each tone tells a story of balance: luxury without excess, calm without minimalism, and sophistication touched by salt air. The palette invites you to slow down, bask in golden light, and experience the kind of coastal living that feels both timeless and new.

# *The* DESIGN ELEMENTS



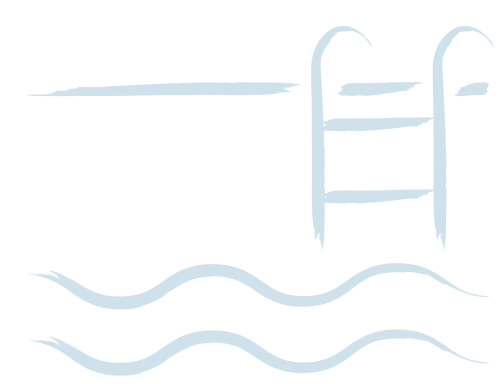
## NATURAL LIGHT & AIRFLOW

Open spaces and skylights bring in natural brightness and cool breezes — perfect for tropical family living.



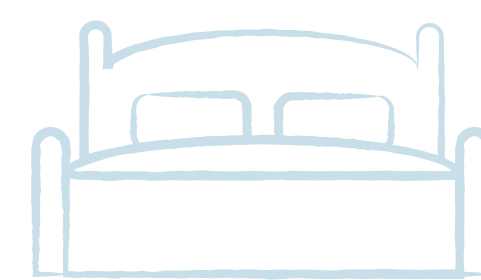
## MODERN COASTAL PALETTE

Soft neutral tones, sandy hues, and natural textures evoke warmth, calm, and seaside energy.



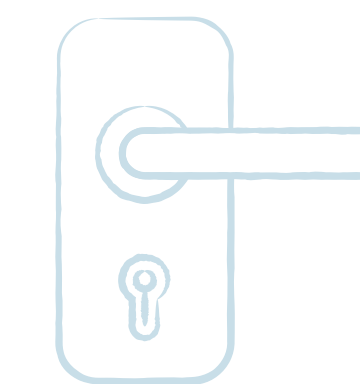
## OPEN LIVING CONCEPT

A flowing layout that connects living, pantry, and pool terrace — ideal for family gatherings and joyful activities.



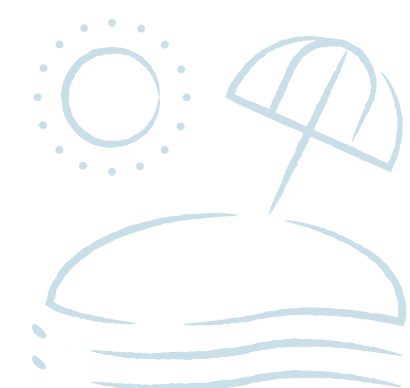
## FUNCTIONAL FLEXIBILITY

Spaces designed to evolve — whether it's adding a 4th bedroom, playroom, or hobby studio for family use.



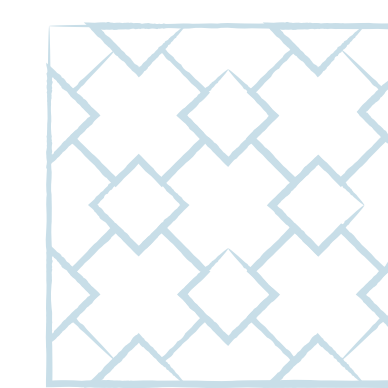
## PRIVACY & SERENITY

Smart villa orientation with large pool— peace and seclusion within a lively community.



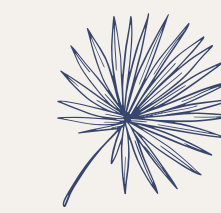
## CONNECTION TO LIFESTYLE & SEA

Minutes from beach clubs, water sports, and lifestyle hubs — combining home comfort with outdoor adventure and proximity to top international schools.



## TIMELESS ARCHITECTURE

Sleek modern lines and refined details ensure elegance that lasts through every chapter of life.



## A THOUGHTFULLY CRAFTED VILLA

that balances modern coastal elegance  
with family comfort, natural light, and  
seamless connection to

*Sea, Lifestyle, and Serenity.*



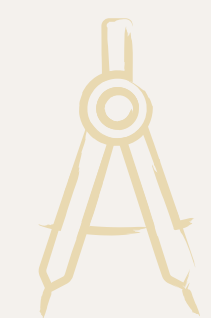
# *Key Features*

# Key FEATURES



## PRIME LOCATION, EVERYDAY CONVENIENCE

Peaceful yet central — near Boat Avenue, Retails, cafés, restaurants, international schools, beach, family leisure spots and Airport.



## FLEXIBLE LAYOUT & CUSTOMIZABLE DESIGN

Adaptable floor plans to suit family growth, lifestyle, or investment vision.



## PRIVATE & SERENE ATMOSPHERE

A limited collection ensuring calm and exclusivity amid lifestyle convenience.



## MODERN COASTAL RESORT STYLE

Timeless architecture infused with tropical warmth and playful coastal energy.



## VIBRANT FAMILY LIVING

A home filled with life and activities — spaces for every generation to connect and enjoy.



## EXCEPTIONAL VALUE IN A PRIME AREA

Premium design and rare location value — ideal for both living and investment.



*Project*  
**INFORMATION**

PROJECT

SILVA

DEVELOPER NAME

FIVEWOOD GROUP

LOCATION

Bangtao,  
Cherngtalay, Pasak 8,  
Phuket, Thailand

PROJECT AREA

Approximately  
**1,145 SQ.M**

PLOT SIZE

Approximately  
**189-249 SQ.M**

VILLA SIZE

Approximately  
**308-341 SQ.M**

NUMBER OF PLOT

**4 PLOTS**

PRICE RANGE

**18.5 - 22.5 MB**

VILLA TYPES

**4 BEDROOMS** & **3 BEDROOMS**  
**5 BATHROOMS** & **4 BATHROOMS**

OWNERSHIP

**FREEHOLD &  
LEASEHOLD**

HAND OVER

**Q1 2027**









# *Masterplan*

MASTERPLAN



*The*  
MASTERPLAN

INTIMATE. PRIVATE.  
THOUGHTFULLY DESIGNED.

SILVA is a rare, private retreat with only four luxurious villas, each positioned to maximize privacy, tranquility, and connection with nature.

# *The* MASTERPLAN

SILVA comprises only four exclusive villas, thoughtfully positioned for privacy and tranquility. Three villas face the lush treescape, offering uninterrupted views and a sense of complete seclusion. One villa rests at the end of the estate, facing the third villa, balancing privacy with a touch of connection.

SILVA'S LAYOUT IS THE PERFECT BLEND OF  
EXCLUSIVITY, INTIMACY, AND SERENE TROPICAL LIVING.



## VILLA SIZE

**A1** | LAND AREA  
**213** SQ.M.

**A2** | LAND AREA  
**189** SQ.M.

**A3** | LAND AREA  
**189** SQ.M.

**A4** | LAND AREA  
**249** SQ.M.



SILVA

SILVA



# *3 Bedrooms*

3 BEDROOMS



88  
96

The  
1<sup>ST</sup> FLOOR



  
3 Bedrooms

  
4 Bathrooms

  
2 Car Parking

TOTAL SEALABLE AREA 1<sup>ST</sup> FL.  
213 SQ.M.

TOTAL SEALABLE AREA  
308 SQ.M.

INTERNAL AREA

01. BEDROOM 1	14.90 SQ.M.	06. LAUNDRY	4.00 SQ.M.
02. BATHROOM 1	5.00 SQ.M.	07. FOYER	5.80 SQ.M.
03. STAIRCASE	6.40 SQ.M.		
04. LIVING AREA + KITCHEN	42.00 SQ.M.		
05. POWDER ROOM	2.40 SQ.M.		

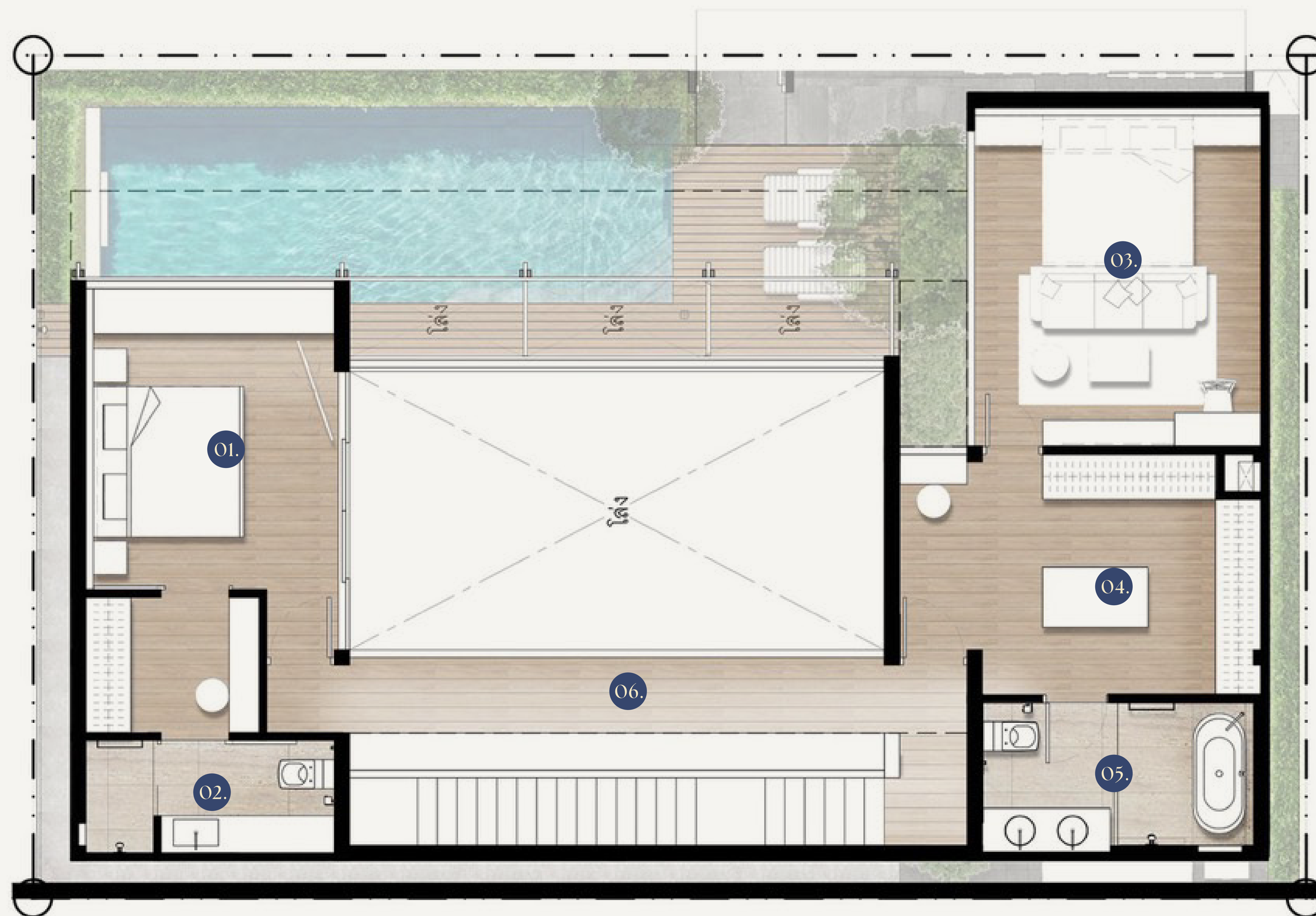
TOTAL 1<sup>ST</sup> FLOOR INTERNAL AREA 82.00 SQ.M.

EXTERNAL AREA

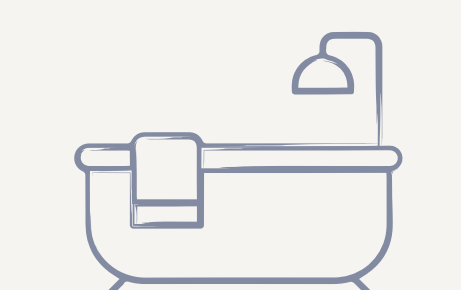
08. PARKING	28.00 SQ.M.
09. GARBAGE	0.40 SQ.M.
10. SUN DECK	14.00 SQ.M.
11. SWIMMING POOL (2.6X8)	20.00 SQ.M.
12. CIRCULATION & LANDSCAPE	40.60 SQ.M.

TOTAL 1<sup>ST</sup> FLOOR EXTERNAL AREA 131 SQ.M.

The  
2<sup>ND</sup> FLOOR



3 Bedrooms



4 Bathrooms



2 Car Parking

INTERNAL AREA

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 01. BEDROOM 2 — 18.95 sq.m.      | 05. MASTER BATHROOM — 7.20 sq.m. |
| 02. BATHROOM 2 — 5.00 sq.m.      | 06. CIRCULATION — 32.35 sq.m.    |
| 03. MASTER BEDROOM — 17.00 sq.m. |                                  |
| 04. WALK-IN CLOSET — 14.50 sq.m. |                                  |

TOTAL SEALABLE AREA 2ND FL.  
95.00 sq.m.

TOTAL SEALABLE AREA  
308 sq.m.

TOTAL 2ND FLOOR INTERNAL AREA 95.00 sq.m.









A freestanding white bathtub with a curved, modern design. It is paired with a tall, gold-toned floor-mounted faucet. A small, dark-colored side table holds a few bottles of bath products and a folded white towel. A textured, light-colored towel is draped over the edge of the tub.

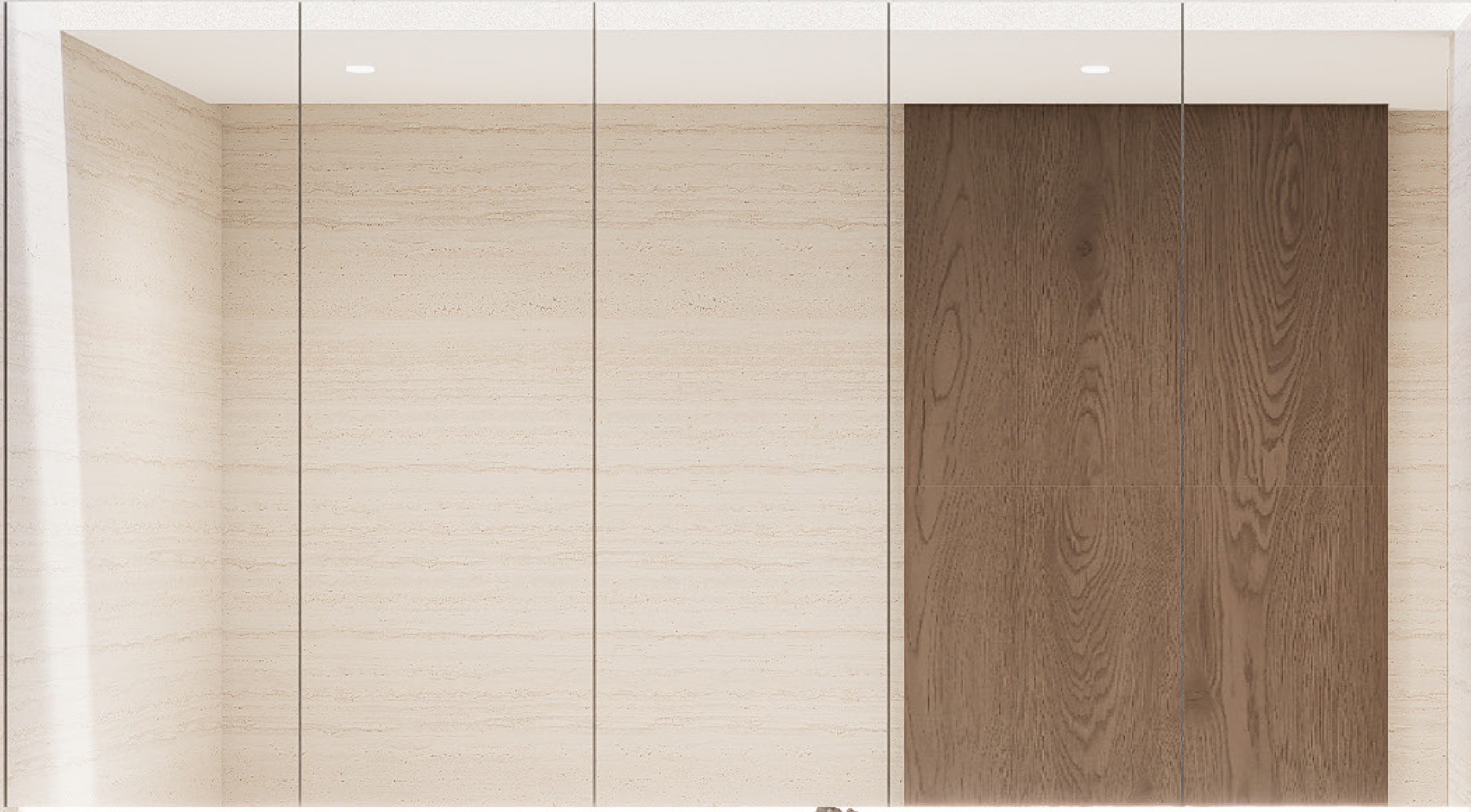
A built-in, recessed shelf unit in the wall, featuring three shelves. The top shelf holds a few bottles of bath products. The middle and bottom shelves are empty, showcasing the marble wall texture.

A gold-toned shower fixture with a large, square rain showerhead and a handheld shower wand. The fixture is mounted on the wall and includes a control panel with two levers.

A double vanity unit with two white, round, pedestal-style sinks. The vanity is made of white marble with a gold-toned faucet and handles for each sink. Above the vanity is a large mirror with a dark wood-grain panel on the left side. Below the vanity, a shelf holds several rolled-up white towels and a small potted plant in a glass vase.

A white toilet with a gold-toned flush valve and handle. The toilet is positioned in the corner of the bathroom, with a white toilet brush holder nearby.











# *4 Bedrooms*

4 BEDROOMS

Optional Upgrade

## ADDITIONAL 4TH BEDROOM

**+450,000 THB**

Flexibility to expand — because every family deserves room to grow.  
For Higher Rental Yields!



The  
1<sup>ST</sup> FLOOR



  
4 Bedrooms

  
5 Bathrooms

  
2 Car Parking

TOTAL SEALABLE AREA 1<sup>ST</sup> FL.  
213 SQ.M.

TOTAL SEALABLE AREA  
341 SQ.M.

INTERNAL AREA

01. BEDROOM 1 — 14.90 SQ.M.	06. LAUNDRY — 4.00 SQ.M.
02. BATHROOM 1 — 5.00 SQ.M.	07. FOYER — 5.80 SQ.M.
03. STAIRCASE — 6.40 SQ.M.	
04. LIVING AREA + KITCHEN — 42.00 SQ.M.	
05. POWDER ROOM — 2.40 SQ.M.	

TOTAL 1<sup>ST</sup> FLOOR INTERNAL AREA 82.00 SQ.M.

EXTERNAL AREA

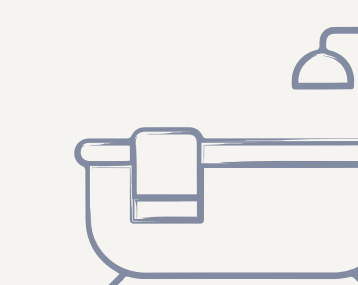
08. PARKING — 28.00 SQ.M.
09. GARBAGE — 0.40 SQ.M.
10. SUN DECK — 14.00 SQ.M.
11. SWIMMING POOL (2.6X8) — 20.00 SQ.M.
12. CIRCULATION & LANDSCAPE — 40.60 SQ.M.

TOTAL 1<sup>ST</sup> FLOOR EXTERNAL AREA 131 SQ.M.

*The*  
2<sup>ND</sup> FLOOR



4 Bedrooms



5 Bathrooms



2 Car Parking

INTERNAL AREA

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 01. BEDROOM 2 — 18.95 sq.m.      | 05. MASTER BATHROOM — 7.20 sq.m. |
| 02. BATHROOM 2 — 5.00 sq.m.      | 06. CIRCULATION — 32.35 sq.m.    |
| 03. MASTER BEDROOM — 17.00 sq.m. | 07. BEDROOM 3 — 17.20 sq.m.      |
| 04. WALK-IN CLOSET — 14.50 sq.m. | 08. BATHROOM 3 — 10.80 sq.m.     |

TOTAL SEALABLE AREA 2ND FL.  
128.50 sq.m.

TOTAL SEALABLE AREA  
341 sq.m.

TOTAL 2ND FLOOR INTERNAL AREA 128.50 sq.m.











ANDAMAN SEA

LAYAN BEACH

BANG TAO BEACH

AIRPORT

UWC THAILAND INTERNATIONAL SCHOOL

Pasak - Khoktanod Rd.

LAGUNA GOLF CLUB

Wat Theo Krasattri

LOTUS'S THALANG

MAKRO THALANG

HOMEPRO THALANG

THEPKRASATTRI RD.

Soi Bangjo 8

Bandonyai Rd.

PTT

Soi Pasak 8

SILVA PHUKET, THAILAND

PEA

Lagoon Rd.

SIAM SPORTS PRO TENNIS ACADEMY PHUKET

PA KHLOK

Thao Thep Krasattri and Thao Si Sunthon Monument

BOAT AVENUE/ VILLA MARKET

Soi Boat Avenue 4

THAI WATSADU

ROBINSON LIFESTYLE THALANG

PORTO DE PHUKET

Soi Cherngtalay 2

Soi Bangjo 1

Bangjo Rd.

CATCH BEACH CLUB

PTT

BLUE TREE

SRISOONTHRON RD.

BRITISH INTERNATIONAL SCHOOL

PHUKET CITY

LOTUS'S BANGTAO

SCB BANK

HOMEPRO CHERNGTALAY

KAJONKIET CHERNGTALAY SCHOOL

BBL BANK

HEADSTART INTERNATIONAL SCHOOL



## LIFESTYLES

Porto De Phuket	2.5 km
Boat Avenue Phuket	2.5 km
Villa Market Phuket	1 km
Lotus Bangtao	3 km
HomePro Cherngtalay	1 km
Makro Thalang	6 km
Robinson Lifestyle	7 km
Central Phuket Floresta	19 km
Phuket Town	20 km

## EDUCATION

HeadStart International School, Cherngtalay Campus	4 km
Kajonkiet Cherngtalay School	1.5 km
Indigo Kids International Nursery & Pre School	3 km
HEI Schools	6 km
UWC Thailand International School	9 km
British International School	12 km
Finnway International School	12 km
HeadStart International School	20 km

## ACTIVITIES

Siam Sports Pro Tennis Academy Phuket	0.7 km
Blue Tree Phuket	0.4 km
Catch Beach Club	5 km
Laguna Golf Club	5 km
Thanyapura Sport Complex	8 km
Cafe Del Mar	8 km
Blue Canyon Golf Club	15 km
Splash Jungle Waterpark	20 km
Phuket Country Club Golf	25 km

## BEACHES & NATURE

Bangtao Beach	5 km
Surin Beach	6 km
Kamala Beach	9 km
Banana Beach	9 km
Naithon Beach	12 km
Layan Beach	14 km
Patong Beach	17 km
Maikhao Beach	21 km

## HOSPITAL

Bangkok Hospital Siriroj Phuket	18 km
Bangkok Hospital Phuket	19 km
Bumrungrad Hospital Phuket	19 km
Vachira Phuket Hospital	19 km

## AIRPORT & POLICE

Cherngtalay Police Station	2 km
Phuket International Airport	19 km



*Experience Silva*

EXPERIENCE SILVA

*Experience*  
**SILVA**



**PRIME LOCATION – CHERNGTALAY**

Minutes from beaches, international schools, wellness centers,  
and All lifestyle convenience.



**CUSTOMIZABLE DESIGN**

Flexible layouts tailored to suit each owner's lifestyle.

*Experience*  
**SILVA**



**EXCLUSIVE PRIVACY**

Only 4 exclusive villas — thoughtfully designed for those who value privacy, individuality, and lasting investment potential in Phuket's most desirable coastal area.



**ONE-STOP MANAGEMENT**

Comprehensive property and rental management for worry-free ownership.

# *Key Investment*

*Key*  
**INVESTMENT STRENGTH**

**STRONG RETURNS**

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Attractive ROI from both rental income and future resale value.

**HIGH APPRECIATION POTENTIAL**

---

Limited land supply in Cherngtalay ensures steady capital growth.

**FLEXIBLE INVESTMENT OPTIONS**

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Attractive ROI from both rental income and future resale value.

**SECURE & HASSLE-FREE OWNERSHIP**

---

Limited land supply in Cherngtalay ensures steady capital growth.



# SILVA

PHUKET, THAILAND

A RARE LOCATION OF TIMELESS VALUE  
A PRIVATE COLLECTION OF ONLY 4 VILLAS.

## PRICE LIST

UNIT	VILLA	LAND SIZE		INTERNAL AREA	EXTERNAL AREA	TOTAL BUILD UP	POOL SIZE	SELLING PRICE	STATUS	
		NUMBER OF ROOM	SQ. W.	SQ. M.	SQ. M.		L X W (METERS)	THAI BAHT		
A1	3 Bedrooms , 4 Bathrooms, 2 Parking		53	213	180.00	128	310	8 X 2.6	20,500,000.00	Available
A2	3 Bedrooms , 4 Bathrooms, 2 Parking		47	189	180.00	128	310	8 X 2.6	18,500,000.00	Available
A3	3 Bedrooms , 4 Bathrooms, 2 Parking		47	189	180.00	128	310	8 X 2.6	18,500,000.00	Available
A4	3 Bedrooms , 4 Bathrooms, 2 Parking		62	249	180.00	128	310	8 X 3.5	22,500,000.00	Available

OPTIONAL | 4TH BEDROOM + 450,000THB

FLEXIBILITY TO EXPAND BECAUSE EVERY FAMILY DESERVES ROOM TO GROW.

### Notes

- Villa selling prices are fixed in Thai Baht.
- Ownership available in Freehold and Leasehold (Leases are registered with government authorities)
- All taxes and transfer fees incurred upon the transfer of ownership shall be shared equally between the developer and the buyer/lessee.
- Common Area Maintenance Fee (CAM Fee: 24 hrs Security Guard, CCTV, Garbage Collection, Common Electricity and Water Supply, Sinking Fund: One time payment of 500THB/Sq.m of each villa's land plot.
- Common Landscape Garden Maintenance) is 25 THB /Sq.m./Month, based on the land plot size. (Payable 1 years in advance)
- Sinking Fund: One time payment of 500THB/Sq.m of each villa's land plot. Furniture package, solar panels, and smart home automation are available as optional upgrades.
- Price is inclusive of Concealed Air-condition, Built-in Wardrobe, Pantry Kitchen with built-in Bathroom and Landscape Garden.
- Furniture package 3 Bedrooms 8000,000 Bath , Furniture package 4 Bedrooms 9000,000 Bath
- Furniture package, solar panels, and smart home automation are available as optional upgrades.
- The developer reserves the right to change without prior notice. All numbers and areas are shown approximately and subject to final survey.
- Electric and Water Supply are actual government rate.
- The fee is subject to change based on inflation, operating costs, and service improvements and any adjustments will be communicated to the owners in advance.

### Property Management

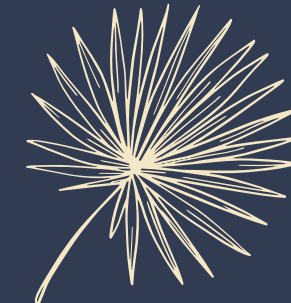
- Villa services are available as optional add-ons. External charges apply.
- Pool service, Gardening, Pest Control, Preventive Maintenance, Ad-hoc, Cleaning, Admin and Concierge Service.

### Payment Plans

Reservation Deposit	1%
1st Upon Contract Signing	34%
2nd Completion of Foundation	20%
3th Building Structure Completion	20%
4th Interior Decoration Completion (Floor, Doors, Windows and Interior Decoration)	20%
5th Villa Completion and Handover	5%

### Construction Period

- Within 15 months after the purchase agreement is signed.

20  25

# SILVA

PHUKET, THAILAND