

# AMBER CHAMBER

PHUKET, THAILAND



# DEVELOPER PROFILE



MR. NORAPHON ANGKASUWAN  
MANAGING DIRECTOR (CEO)

- A multi-industry business group headquartered in Songkhla Province
- The company's core business involves operating rubber processing factories under the name E HUP HUAT CO., LTD.
- Established in 1995
- Company Registered Capital 320,000,000THB
- Total group annual revenue: Approximately 3,000,000,000THB
- Additional businesses include hotel operations and real estate development in Hat Yai District, Songkhla Province, Thailand



# COMPANY PROFILE

AMBER  
CHAMBER  
PHUKET, THAILAND

- Established on 13 February 2024
- Company Registered Capital **63,000,000THB** under 2 Thanwa property
- Our vision built a strong reputation for reliability, quality, and long-term commitment to our value clients and agents
- Our vision is to bring together a team of professionals – Sales, Consultant, Construction, Design, and After-Sales – working seamlessly to deliver exceptional results

# OUR PROFESSIONAL TEAM



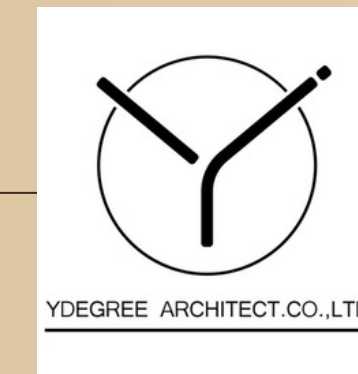
**SALES TEAM**



**CONSULTANT  
TEAM**



**CONSTRUCTION TEAM**



**DESIGNER AND  
ARCHITECT TEAM**



**AFTERSALE  
SERVICE**

# OUR CONSULTANT



MR.SOMKIAT LIMPANAPA

MANAGING DIRECTOR OF 11GEO  
ENGINEERING COMPANY LIMITED

- 30 years of experience in construction work
- 22 years of experience in design, management and construction supervision in Phuket, Phang-Nga and Krabi
- 22 years of experience in design and construction supervision slope protection in Phuket, Phang-nga, Krabi and Southern Region

# SUCCESSFULL PROJECT



Andara Signature



MontAzure  
MGallery  
Residence



Anantara Koh Yao Yai  
Resort and Spa



The Title



CASA Rivera



CASA signature



Project F



The Petit Tycoon  
and Tycoon Mache



Proud Phuket



RDH Villa



The Chardonnay



Shambhala  
Grand Villa



The Aqua



Maison Marina



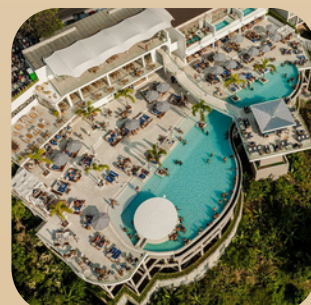
Hill Myna Kamala



Maya Anda Villa



Eden Beach Resort  
and Spa Khao Lak



FIRA Beach Club



Sun Deck Kata



Dibuk Hospital



Bangkok Surat  
Hospital



Bangkok Phuket  
Hospital

# OUR CONSTRUCTION



# SUCCESSFULL PROJECT



SARANSIRI  
BY SANSIRI



ANASIRI PAKLOK  
BY SANSIRI



CASA signature



RENAISSANCE HOTEL  
RESORT & SPA



Proud Phuket



Proud Perfect Engineering established on 2013

# ZBOM

ZBOM

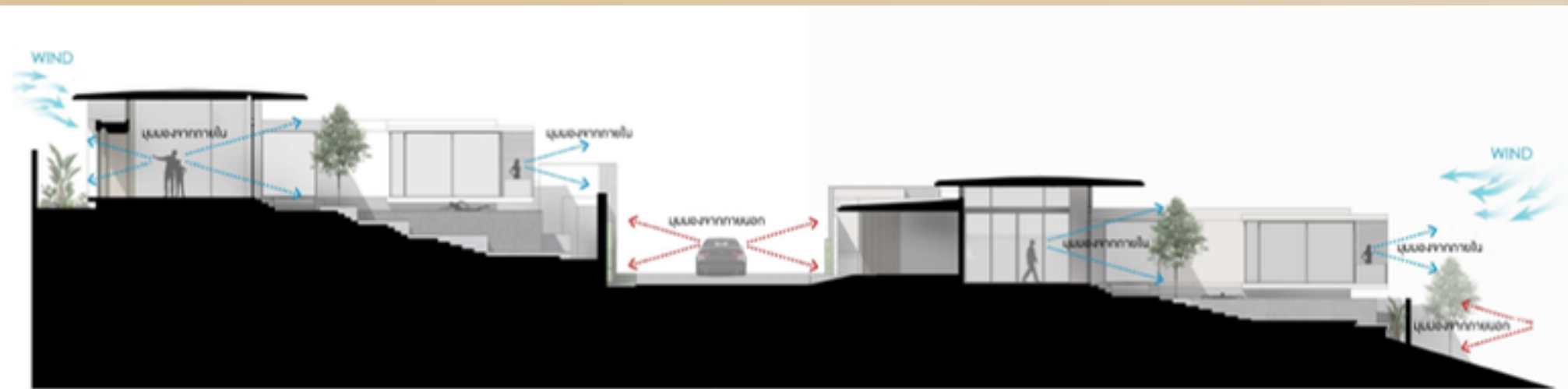
- Established in 1998
- Entered the international market in 2014
- With over 4,000 stores globally
- Modular system and fully automated production process, ensuring high precision and consistent quality in every piece
- **E1 and E0** safety standards and are **formaldehyde-free**
- Features soft-close hardware from **BLUM**, Austria



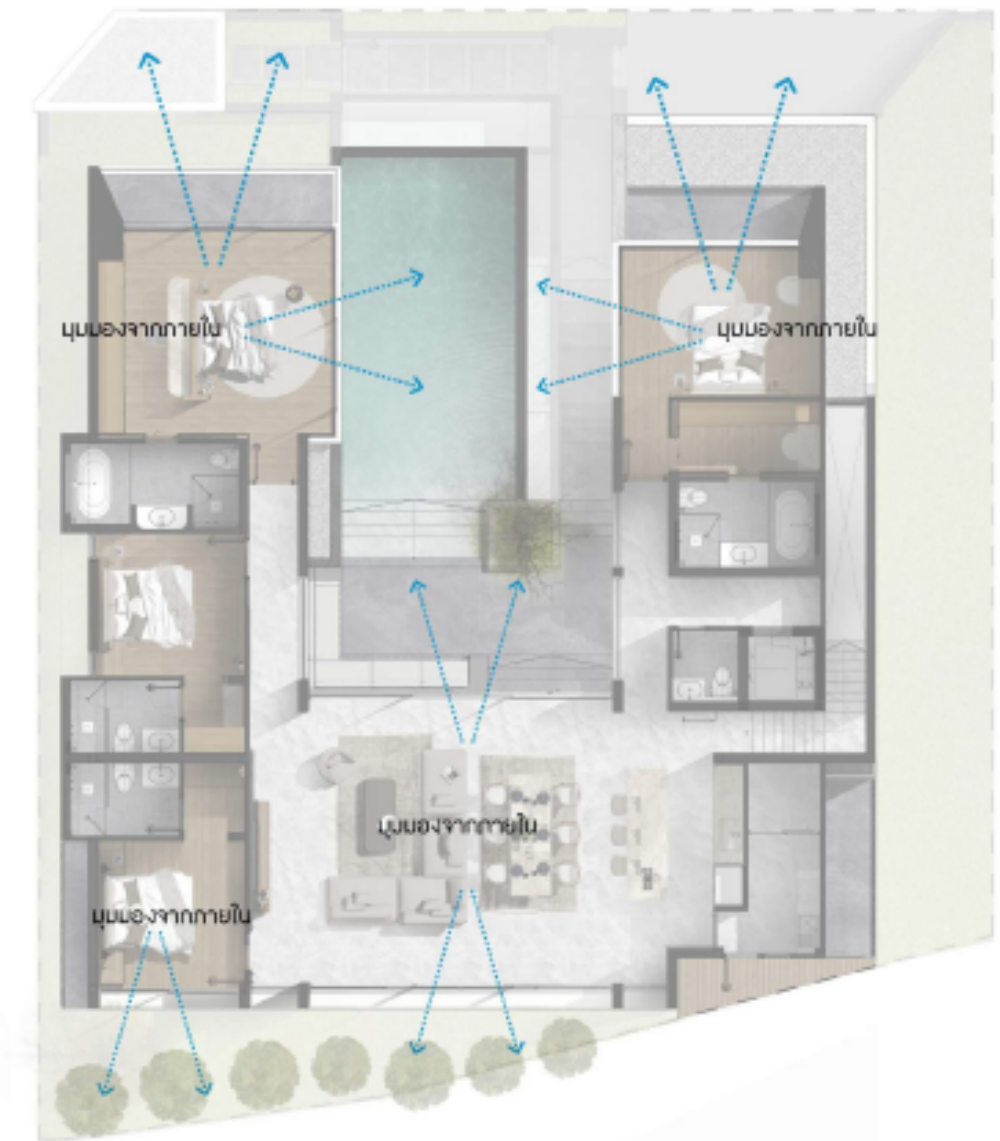
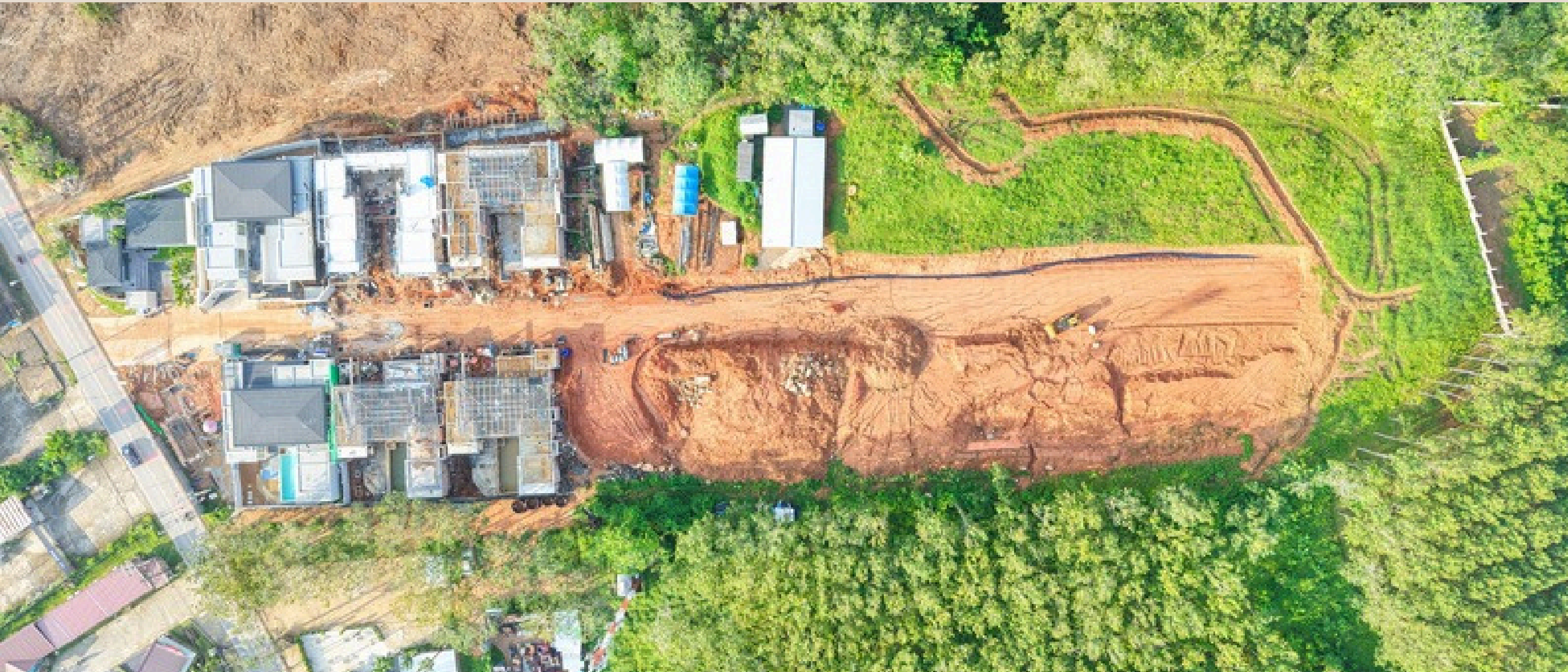
# BUILD IT BEFORE SALE (Completed Before Offered)



# VIEW CORRIDOR & PRIVACY PLANNING COURTYARD & SPLIT-LEVEL DESIGN



# THE MOUNTAIN AND HORIZON VIEWS ARE DESIGNED AS THE MAIN VISUAL IN A PANORAMIC LUXURY STYLE



# ORIENTATION DESIGN

## WIND & VENTILATION DESIGN



# HILLSIDE LUXURY POOL VILLAS WITH ONLY 18 UNITS (ULTRA-LOW DENSITY)



# OUR CONCEPT

**PRIVACY • ELEGANCE • SERENITY**

## THE AMBER OF MODERN LIVING

One of the best hillside luxury pool villa in Phuket, Thailand



# AMBER ESSENCE

(TYPE E)

**Total Area 507 Sq. m**

A luxurious modern villa elevating your living experience with ultimate harmony and full privacy.



**3 Bedrooms**  
• 1 Masterbedroom  
• 2 Bedrooms



**4 Bathrooms**



**Living area**



**Dining area**



**Private pool**



**Kitchen**



**Garage**

# AMBER SERENITY

(TYPE S)

**Total Area 577 Sq. m**

A luxurious modern villa unleashing the boundless serenity of relaxation and refined aesthetics.



**4 Bedrooms**  
• 2 Masterbedrooms  
• 2 Bedrooms



**4 Bathrooms**



**Living area**



**Dining area**



**Private pool**



**Kitchen**



**Garage**



**Multi-function area**



# AMBER BLISS

(TYPE B)

**Total Area 677 Sq. m**

A luxurious modern villa showing the pinnacle of perfect privacy living amidst nature.



**4 Bedrooms**  
• 2 Masterbedrooms  
• 2 Bedrooms



**4 Bathrooms**



**Living area**



**Dining area**



**Private pool**



**Kitchen**



**Garage**



**Sunken area**



# AMBER ESSENCE (TYPE E)



# AMBER ESSENCE (Type E)

Total Area 507 sq.m.

Start 75,828 THB per sq.m.



LAND AREA	507 SQ. M
INTERNAL AREA	231.40 SQ. M
EXTERNAL AREA	197.20 SQ. M
TOTAL BUILD UP	428.60 SQ. M

GARAGE	52.40 SQ. M
DINING AREA, PANTRY, LIVING	106.60 SQ. M
KITCHEN AREA	5.88 SQ. M
STORAGE	2.76 SQ. M
POWDER ROOM	6.04 SQ. M
WASHING AREA	5.03 SQ. M
MASTER BEDROOM 1.	
WALK IN CLOSET	33.91 SQ. M
BATHROOM 1.	10.71 SQ. M
MASTER BEDROOM 2.	
WALK IN CLOSET	26.78 SQ. M
BATHROOM 2.	9.16 SQ. M
BEDROOM 3.	18.12 SQ. M
BATHROOM 3.	6.41 SQ. M
TERRACE	21.80 SQ. M
SWIMMING POOL	58.22 SQ. M
POOL DECK	53.98 SQ. M
SERVICE ROOM	10.80 SQ. M

# AMBER SERENITY (TYPE S)



# AMBER SERENITY (Type S)

Total Area 577 sq.m.

Start 75,345 THB per sq.m.

2nd Floor

1st Floor



LAND AREA	577 SQ. M
INTERNAL AREA	309.75 SQ. M
EXTERNAL AREA	206.54 SQ. M
TOTAL BUILD UP	516.29 SQ. M

GARAGE	85.02 SQ. M
ENTRANCE	24.44 SQ. M
MULTIPURPOSE	26.24 SQ. M
ELEVATOR AREA	8.82 SQ. M
POWDER ROOM	3.61 SQ. M
HALLWAY	25.00 SQ. M
DINING AREA , PANTRY LIVING	84.78 SQ. M
KITCHEN AREA	10.02 SQ. M
MASTER BEDROOM 1	
WALK IN CLOSET	33.89 SQ. M
BATHROOM 1	9.53 SQ. M
MASTER BEDROOM 2	
WALK IN CLOSET	29.46 SQ. M
BATHROOM 2	8.39 SQ. M
BEDROOM 3	16.53 SQ. M
BATHROOM 3	6.04 SQ. M
BEDROOM 4	16.96 SQ. M
BATHROOM 4	6.04 SQ. M
TERRACE	22.70 SQ. M
SWIMMING POOL	56.60 SQ. M
POOL DECK	32.87 SQ. M
SERVICE ROOM	9.35 SQ. M

# AMBER BLISS (TYPE B)



# AMBER BLISS (Type B)

Total Area 677 sq.m.

Start 79,470 THB per sq.m.



2nd Floor

1st Floor



LAND AREA	677 SQ. M
INTERNAL AREA	342.39 SQ. M
EXTERNAL AREA	277.97 SQ. M
TOTAL BUILD UP	620.36 SQ. M

GARAGE	87.30 SQ. M
ENTRANCE	24.14 SQ. M
MULTIPURPOSE	27.00 SQ. M
ELEVATOR AREA	8.82 SQ. M
POWDER ROOM	3.61 SQ. M
HALLWAY	31.41 SQ. M
DINING AREA , PANTRY LIVING	103.14 SQ. M
KITCHEN AREA	10.05 SQ. M
MASTER BEDROOM 1.	
WALK IN CLOSET	36.32 SQ. M
BATHROOM 1.	11.96 SQ. M
MASTER BEDROOM 2.	
WALK IN CLOSET	29.86 SQ. M
BATHROOM 2.	8.41 SQ. M
BEDROOM 3.	17.38 SQ. M
BATHROOM 3.	6.23 SQ. M
BEDROOM 4.	17.83 SQ. M
BATHROOM 4.	6.23 SQ. M
TERRACE	26.61 SQ. M
SWIMMING POOL	75.13 SQ. M
POOL DECK	79.67 SQ. M
SERVICE ROOM	9.26 SQ. M

# PRICE LIST

No.	Villa			Parking	Land Area (sq.m.)	Living Area (sq.m.)	Pool Size	Price/Sqm.	Selling Price	Build In Furniture	Loose Furniture	READY TO MOVE - IN	Maintenance Fee (40 THB / sqm.)	Sinking Fund	Status
	Type	Bedrooms	Bathrooms												
<b>Essence</b>															
1	E1	3	4	2	507	428.60	4.5x10	81,895	35,100,000	1,900,000	700,000	37,700,000	20,280	100,000	SHOW UNIT
2	E2	3	4	2	507	428.60	4.5x10	78,161	33,500,000	1,900,000	700,000	36,100,000	20,280	100,000	Available
3	E3	3	4	2	507	428.60	4.5x10	78,161	33,500,000	1,900,000	700,000	36,100,000	20,280	100,000	Available
4	E4	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
5	E5	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
6	E6	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
7	E7	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
8	E8	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
9	E9	3	4	2	507	428.60	4.5x10	75,828	32,500,000	1,900,000	700,000	35,100,000	20,280	100,000	Available
<b>Serenity</b>															
10	S1	4	4+1	2	585	516.29	4.5x10	80,962	41,800,000	1,900,000	700,000	44,400,000	23,400	100,000	SHOW UNIT
11	S2	4	4+1	2	577	516.29	4.5x10	76,895	39,700,000	1,900,000	700,000	42,300,000	23,080	100,000	Available
12	S3	4	4+1	2	582	516.29	4.5x10	76,895	39,700,000	1,900,000	700,000	42,300,000	23,280	100,000	Available
13	S4	4	4+1	2	600	516.29	4.5x10	75,345	38,900,000	1,900,000	700,000	41,500,000	24,000	100,000	Available
<b>Bliss</b>															
14	B1	4	4+1	2	722	620.36	4.5x12	79,470	49,300,000	1,900,000	700,000	51,900,000	28,880	100,000	Available
15	B2	4	4+1	2	736	620.36	4.5x12	79,470	49,300,000	1,900,000	700,000	51,900,000	29,440	100,000	Available
16	B3	4	4+1	2	740	620.36	4.5x12	79,470	49,300,000	1,900,000	700,000	51,900,000	29,600	100,000	Available
17	B4	4	4+1	2	677	620.36	4.5x12	79,470	49,300,000	1,900,000	700,000	51,900,000	27,080	100,000	Available
<b>Special</b>															
18	C	6	7	2	960	680	4.5x12	Reserved							

#### Additional Costs:

- Maintenance Fee paid in 1 year in advance.
- Sinking Fund paying a time payment on transfer.

#### Common Area:

- Pool cleaning Services / one time per week (include chemical)
- 24-hour Security Service
- Gardening Service / one time per week
- Garbage pick-up Service
- Fitness
- Reception / After-sales Service Team

\*\*\* Villa selling prices are fixed in Thai Baht. All information in this price list is subject to change without prior notice.

\*\*\* Additional Costs are payable upon transfer as specified in the Sales & Purchase Agreement.

Disclaimer: The information does not form part of any offer or contract and is intended as guide only.

#### Payment Term

Reservation Fee	300,000
Signing of Contract ( 30 days )	15%
First payment (30 days )	15%
Upon main Structure	20%
Upon roof and wall	20%
Upon Windows and doors	20%
Upon transfer date	10%

# SUMMARY



- Situated on **Hillside** with **Scenic Mountain Views**

- **No Flooding**
- Connected to roads with **multiple shortcut routes**
- nearby international school
- Near **lifestyle** and recreational areas

- Villas feature **“Uphill and Downhill”** concepts, blending with the natural terrain
- Each villa includes its own **Waterfall** feature for a unique, tranquil experience

- Fully **Built Before Sale** to ensure quality and reliability
- Created with a focus on heartfelt **After-Sale Service**
- Exclusive community with only **18 units**
- Shared facilities provided in the **Common area**





# THANK YOU!

for joining us and sharing your thoughtful perspectives

