



PORINA

Where the Hills Embrace the Sea

www.porinaluxuryvilla.com

ABOUT US

WELCOME TO PORINA GRAND HILL, WHERE REFINED ELEGANCE MEETS EXCEPTIONAL VALUE, PROUDLY DEVELOPED BY SKY GROUP DEVELOPMENT CO., LTD. NESTLED ON A LUSH HILLSIDE NEAR THE TRANQUIL AO POR MARINA, OUR EXCLUSIVE COMMUNITY OFFERS A RARE HARMONY OF PANORAMIC MOUNTAIN VIEWS AND BREATHTAKING SEA VISTAS, CREATING A SANCTUARY THAT BALANCES NATURAL BEAUTY WITH MODERN COMFORT.

PERCHED HIGH ABOVE THE COASTLINE, EACH VILLA IS THOUGHTFULLY POSITIONED TO MAXIMIZE PRIVACY WHILE EMBRACING NATURE'S FINEST SCENERY. DESIGNED IN A CONTEMPORARY TROPICAL STYLE, DESIGNED BY PROFESSIONAL WITH A PROVEN TRACK RECORD OF DESIGNING LUXURY VILLAS, ALONG WITH A TEAM OF EXPERIENCED CONSTRUCTION ENGINEERS. OUR RESIDENCES CAPTURE REFRESHING BREEZES AND FRAME SPECTACULAR VIEWS FROM THE DEEP BLUE OF THE ANDAMAN SEA TO THE ROLLING GREEN HILLS BEYOND. THIS ELEVATED SETTING ENSURES EVERY HOME ENJOYS BOTH SECLUSION AND AN INSPIRING OUTLOOK.

AT PORINA GRAND HILL, EVERY DAY IS INFUSED WITH THE ESSENCE OF VACATION LIVING. UNWIND BY THE EXPANSIVE SWIMMING POOL WITH ITS 180-DEGREE PANORAMA, OR RETREAT TO YOUR PRIVATE TERRACE TO WATCH THE SUN PAINT THE MOUNTAINS AND SEA. OUR VILLAS UNITE TROPICAL CHARM WITH MODERN LUXURY, INCORPORATING PREMIUM MATERIALS, ADVANCED TECHNOLOGY, AND FUNCTIONAL DESIGN FOR LASTING COMFORT.

WITH JUST THREE EXCLUSIVE VILLAS IN THE FIRST PHASE, PRIVACY IS NOT ONLY GUARANTEED - IT'S OUR PROMISE. HERE, YOUR RESIDENCE BECOMES MORE THAN A HOME: IT IS A SERENE HILLTOP ESCAPE WHERE EVERY SUNRISE AND SUNSET IS YOURS ALONE TO ENJOY.



PORINA

POOL VILLA

PROJECT INFORMATION

Project Name	:	Porina Grand Hill
Developer	:	Sky Group Development Co., Ltd.
Brand	:	Porina Luxury Villa
Location	:	Ao Por, Phuket
Project Launched	:	November 2025
Total Land Area	:	3,200 sqm. (2 rais)
Number of Unit	:	3 units (First Phase)
Villa Types	:	6 Bedrooms 8 Bathrooms (A1,A3)
	:	7 Bedrooms 9 Bathrooms (A2)
Parking Space	:	2 cars



PORINA

POOL VILLA







PORINA

POOL VILLA



A1

PLOT SIZE	811.00 SQM
INTERNAL AREA	428.68 SQM
EXTERNAL AREA	360.51 SQM
TOTALL ALL AREA	789.19 SQM
TOTALL ROOF	789.19 SQM

			
6	8	13.50 x 4	2

GROUND FLOOR

KITCHEN/LIVING	66.98 SQM.
WINE ROOM	8.06 SQM.
POWDER ROOM	3.68 SQM.
BEDROOM 1	18.12 SQM.
BATHROOM 1	7.99 SQM.
BEDROOM 2	16.10 SQM.
BATHROOM 2	7.52 SQM.
BEDROOM 3	21.42 SQM.
BATHROOM 3	11.22 SQM.
GUEST BATHROOM	6.45 SQM.
STORE	4.42 SQM.
FOYER	22.40 SQM.
CLEANING/ LAUNDRY	4.65 SQM.
PUMP ROOM	4.59 SQM.
MAID BEDROOM	14.05 SQM.
MAID BATHROOM	5.30 SQM.

SECOND FLOOR

ENTRANCE	9.30 SQM.
SHOE CABINET	5.10 SQM.
STUDIO	8.70 SQM.
KITCHEN/LIVING	67.07 SQM.
POWDER ROOM	3.20 SQM.
BEDROOM 4	30.20 SQM.
BATHROOM 4	13.50 SQM.
BEDROOM 5	22.50 SQM.
BATHROOM 5	5.10 SQM.
FOYER	11.58 SQM.
STAIR	29.93 SQM.





A2

PLOT SIZE	828.00 SQM
INTERNAL AREA	576.85 SQM
EXTERNAL AREA	309.74 SQM
TOTALL ALL AREA	886.59 SQM
TOTALL ROOF	886.59 SQM



7



9



13.50 x 4.50



2

GROUND FLOOR

KITCHEN/LIVING	66.98 SQM.
WINE ROOM	8.06 SQM.
POWDER ROOM	3.68 SQM.
BEDROOM 1	18.12 SQM.
BATHROOM 1	7.99 SQM.
BEDROOM 2	16.10 SQM.
BATHROOM 2	7.52 SQM.
BEDROOM 3	21.42 SQM.
BATHROOM 3	11.22 SQM.
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POWDER ROOM	3.20 SQM.
BEDROOM 4	30.20 SQM.
BATHROOM 4	13.50 SQM.
BEDROOM 5	22.50 SQM.
BATHROOM 5	5.10 SQM.
FOYER	11.58 SQM.
STAIR	29.93 SQM.





A3

PLOT SIZE	887.00 SQM
INTERNAL AREA	428.68 SQM
EXTERNAL AREA	360.51 SQM
TOTALL ALL AREA	789.19 SQM
TOTALL ROOF	789.19 SQM



6



8



13.50 x 4



2

GROUND FLOOR

KITCHEN/LIVING	66.98 SQM.
WINE ROOM	8.06 SQM.
POWDER ROOM	3.68 SQM.
BEDROOM 1	18.12 SQM.
BATHROOM 1	7.99 SQM.
BEDROOM 2	16.10 SQM.
BATHROOM 2	7.52 SQM.
BEDROOM 3	21.42 SQM.
BATHROOM 3	11.22 SQM.
GUEST BATHROOM	6.45 SQM.
STORE	4.42 SQM.
FOYER	22.40 SQM.
CLEANING/ LAUNDRY	4.65 SQM.
PUMP ROOM	4.59 SQM.
MAID BEDROOM	14.05 SQM.
MAID BATHROOM	5.30 SQM.

SECOND FLOOR

ENTRANCE	9.30 SQM.
SHOE CABINET	5.10 SQM.
STUDIO	8.70 SQM.
KITCHEN/LIVING	67.07 SQM.
POWDER ROOM	3.20 SQM.
BEDROOM 4	30.20 SQM.
BATHROOM 4	13.50 SQM.
BEDROOM 5	22.50 SQM.
BATHROOM 5	5.10 SQM.
FOYER	11.58 SQM.
STAIR	29.93 SQM.





CONCEPTUAL DESIGN

DESIGNED FOR LIVING, WITH HORIZON IN SIGHT

5 Bedrooms, Flexible Living with Private Pool

5 ห้องนอน พร้อมพื้นที่นั่งเล่นและสระว่ายน้ำ
น้ำส่วนตัว

Stepped Design for View

บ้านลดหลั่นตามระดับเนิน เห็นวิวทะเล 180°

Private Hillside Layout

แยกอาคารตามระดับความสูงของเนิน
เพื่อได้มุมมองและความเป็นส่วนตัว

Seamless Indoor-Outdoor Living

การจัดวางพื้นที่ให้เชื่อมต่อกับธรรมชาติ

Open-Air Living

ทุกพื้นที่ได้รับลมและแสงธรรมชาติได้เต็มที่



PRICE LIST

PRE-LAUNCH

TERM & REQUULATION

A.Price inclusive of

- Large swimming pool with Mountain-View & Seaview
- Built-in furniture
- Air Conditional
- Wine Cellar
- European kitchen
- CCTV package
- Fresh water system Salt
- Solar Cells Panel
- EV car charging port ready

B. Villa selling price are fixed in Thai Baht ONLY

C. Price is not inclusive of furniture package

D. Customers are able to select top-up materials to fit your lifestyle with the budget or additional expenses with discussion

E. All taxes and transferring fee are share 50/50 between developer and buyer

No.	Type	Number Bedrooms	Plot Size (Sq.M)	Built-Up (Sq.M)	Internal Area (Sq.M)	External Area (Sq.M)	Pool Size (Sq.M)	Pool Size
1	A1	6 BEDROOM 8 BATHROOM	811.00	789.19	428.68	360.51	72.31	13.50x4.00 M.
2	A2	7 BEDROOM 9 BATHROOM	828.00	886.59	576.85	309.74	72.31	13.50x4.00 M.
3	A3	6 BEDROOM 8 BATHROOM	887.00	789.19	428.68	360.51	72.31	13.50x4.00 M.



PORINA

POOL VILLA

PORINA GRAND HILL

TERM & CONDITION

PAYMENT TERM OFF-PLAN

Reservation	2%
Signing contract with in 30 days	28%
Finished foundation post	30%
Building structure completion	20%
Interior completion	10%
Transfer ownership	10%

Note:

- All private villas are finished with swimming pool, air-condition, built-in wardrobe, kitchen and landscape design
- All selling prices are fixed in Thai Baht ONLY
- Furniture package is optional

Ownership Types:

A. Freehold ownership : The Freehold title is exclusively available to Thai buyers & Thai companies

B. Leasehold ownership : The Leasehold title is available to both foreigners and Thai individuals, subject to a 30-year and land lease period

Tax and Transfer fee responsibility:

A Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally 50/50 between the developer and the buyer/lessee. Both parties shall bear and equal share of the financial obligations associated with the transfer

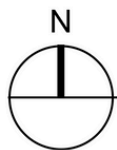
Remark:

A. Please note that these terms and conditions govern the ownership arrangements at Porina Grand Hill Luxury Villa. It is essential to carefully review and understand these provisions before entering into any property transactions



PORINA

POOL VILLA



LAYOUT GROUND FL PLAN

LEGEND

VILLA 6 BED TYPE / A1-A3
 VILLA 7 BED TYPE / A2

TYPE A1



INTERNAL AREA

1.KITCHEN/ LIVING	66.98	SQM.
2.WINE ROOM	8.06	SQM.
3.POWDER ROOM	3.68	SQM.
4.BEDROOM 1	18.12	SQM.
5.BATHROOM 1	7.99	SQM.
6.BEDROOM 2	16.10	SQM.
7.BATHROOM 2	7.52	SQM.
8.BEDROOM 3	21.42	SQM.
9.BATHROOM 3	11.22	SQM.
10.GUEST BATHROOM	6.45	SQM.
11.STORE	4.42	SQM.
12.FOYER	22.40	SQM.
13.CLEANING/ LAUNDRY	4.65	SQM.
14.PUMP ROOM	4.59	SQM.
15.MAID BEDROOM	14.05	SQM.
16.MAID BATHROOM	5.30	SQM.

TOTAL AREA 222.95 SQM.

EXTERNAL AREA

17.COURTYARD/ TREE POT	12.90	SQM.
18.TERRACE	54.37	SQM.

TOTAL AREA 67.27 SQM.

TOTAL ALL AREA 290.22 SQM.



TYPE A1



INTERNAL AREA

1.ENTRANCE	9.30	SQM.
2.SHOE CABINET	5.10	SQM.
3.STUDIO	8.70	SQM.
4.KITCHEN/ LIVING	67.07	SQM.
5.POWDER ROOM	3.20	SQM.
6.BEDROOM 4	30.20	SQM.
7.BATHROOM 4	13.50	SQM.
8.BEDROOM 5	22.50	SQM.
9.BATHROOM 5	5.10	SQM.
10.FOYER	11.58	SQM.
11.STAIR	29.93	SQM.

TOTAL AREA 205.73 SQM.

EXTERNAL AREA

12.CARPORT	37.80	SQM.
13.TERRACE	58.55	SQM.
14.OUTDOOR LIVING	66.81	SQM.
15.SUNKEN	19.60	SQM.
16.SWIMING POOL	72.31	SQM.
17.TREE POT	38.17	SQM.

TOTAL AREA 293.24 SQM.

TOTAL ALL AREA 498.97 SQM.

N
 SECOND FLOOR PLAN

PORINA

POOL VILLA

TYPE A1





EXTERIOR





INTERIOR
GROUND FLOOR PLAN



INTERIOR
SECOND FLOOR PLAN



TYPE A2



N
GROUND FLOOR PLAN

INTERNAL AREA

1.CARPORT	49.20	SQM.
2.FOYER	39.90	SQM.
3.SHOE CARBINET	4.19	SQM.
4.LAUNDRY	6.23	SQM.
5.STORAGE 1	6.80	SQM.
6.CINEMA ROOM	17.20	SQM.
7.MAID ROOM	13.67	SQM.
8.MAID BATHROOM	4.32	SQM.
9.GUEST BEDROOM	26.75	SQM.
10.GUEST BATHROOM	11.25	SQM.
11.SERVICIE/ POOL PUMP	15.81	SQM.
12.STORAGE 2	4.41	SQM.
13.BEDROOM 1	18.21	SQM.
14.BATHROOM 1	7.36	SQM.
15.BEDROOM 2	16.10	SQM.
16.BATHROOM 2	7.36	SQM.
17.WINE ROOM	8.08	SQM.
18.LIVING/ KITCHEN	66.98	SQM.
19.POWDER ROOM 1	3.06	SQM.
20.BEDROOM 3	31.56	SQM.
21.BATHROOM 3	11.22	SQM.

TOTAL AREA 368.95 SQM.

EXTERNAL AREA

22.TERRACE	42.48	SQM.
23.COURTYARD/ TREE POT	22.39	SQM.

TOTAL AREA 64.87 SQM.

TOTALL ALL AREA 433.82 SQM.

TYPE A2



INTERNAL AREA

1.CORRIDOR	31.71	SQM.
2.LIVING/ KITCHEN	57.94	SQM.
3.POWDER ROOM 2	3.20	SQM.
4.BEDROOM 4	22.27	SQM.
5.BATHROOM 4	4.78	SQM.
6.STUDY ROOM	14.57	SQM.
7.BEDROOM 5	30.50	SQM.
8.BATHROOM 5	13.00	SQM.
9.STAIR	29.93	SQM.

TOTAL AREA 207.90 SQM.

EXTERNAL AREA

10.POOL DESK/ TERRACE	86.15	SQM.
11.OUTDOOR LIVING	66.81	SQM.
12.SUNKEN	19.60	SQM.
13.SWIMMING POOL	72.31	SQM.

TOTAL AREA 244.87 SQM.

TOTAL ALL AREA 452.77 SQM.

N
 SECOND FLOOR PLAN



PORINA

POOL VILLA

TYPE A2

EXTERIOR



INTERIOR
GROUND FLOOR PLAN





INTERIOR
SECOND FLOOR
PLAN



TYPE A3



INTERNAL AREA

1.KITCHEN/ LIVING	66.98	SQM.
2.WINE ROOM	8.06	SQM.
3.POWDER ROOM	3.68	SQM.
4.BEDROOM 1	18.12	SQM.
5.BATHROOM 1	7.99	SQM.
6.BEDROOM 2	16.10	SQM.
7.BATHROOM 2	7.52	SQM.
8.BEDROOM 3	21.42	SQM.
9.BATHROOM 3	11.22	SQM.
10.GUEST BATHROOM	6.45	SQM.
11.STORE	4.42	SQM.
12.FOYER	22.40	SQM.
13.CLEANING/ LAUNDRY	4.65	SQM.
14.PUMP ROOM	4.59	SQM.
15.MAID BEDROOM	14.05	SQM.
16.MAID BATHROOM	5.30	SQM.

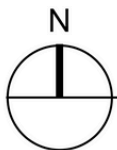
TOTAL AREA 222.95 SQM.

EXTERNAL AREA

17.COURTYARD/ TREE POT	12.90	SQM.
18.TERRACE	54.37	SQM.

TOTAL AREA 67.27 SQM.

TOTAL ALL AREA 290.22 SQM.



GROUND FLOOR PLAN

TYPE A3



INTERNAL AREA

1. ENTRANCE	9.30	SQM.
2. SHOE CABINET	5.10	SQM.
3. STUDIO	8.70	SQM.
4. KITCHEN/ LIVING	67.07	SQM.
5. POWDER ROOM	3.20	SQM.
6. BEDROOM 4	30.20	SQM.
7. BATHROOM 4	13.50	SQM.
8. BEDROOM 5	22.50	SQM.
9. BATHROOM 5	5.10	SQM.
10. FOYER	11.58	SQM.
11. STAIR	29.93	SQM.

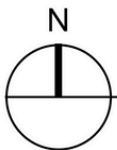
TOTAL AREA 205.73 SQM.

EXTERNAL AREA

12. CARPORT	37.80	SQM.
13. TERRACE	58.55	SQM.
14. OUTDOOR LIVING	66.81	SQM.
15. SUNKEN	19.60	SQM.
16. SWIMING POOL	72.31	SQM.
17. TREE POT	38.17	SQM.

TOTAL AREA 293.24 SQM.

TOTAL ALL AREA 498.97 SQM.



SECOND FLOOR PLAN

PORINA

POOL VILLA

TYPE A3





EXTERIOR





INTERIOR
GROUND FLOOR PLAN



INTERIOR
SECOND FLOOR PLAN



LOCATION

A	Ao Po Grand Marina	5 min
B	Ao Po Pier Phuket	6 min
C	Robinson Lifestyle Thalang	25 min
D	Blue Tree Phuket	30 min
E	Bangtao Beach / Laguna Complex	40 min
F	Boat Avenue & Villa Market	40 min
G	Phuket International Airport	30 min
H	Central Phuket	50 min
I	UWC Thailand International School	10 min
J	British International School	30 min
K	Thanyapura Sport & Health Resort	15 min
L	Phuket Town	30 min



AO POR PIER

SUPER CHEAP AO POR

PORINA

POOL VILLA

