



PHIRUNDA
VILLA & DREAM



Project OVERVIEW

*"The Heart of Home,
the Soul of Phuket."*

LOCATION: SOI PALAI - CHALONG, PHUKET, THAILAND

TOTAL UNIT: 17 EXCLUSIVE VILLAS

LAND PLOT SIZE: 252 - 423.6 SQM.

DESIGN STYLE: TROPICAL MODERN LIVING

TARGET AUDIENCE: FAMILIES, LONG-TERM RESIDENTS, AND INVESTORS

Set amidst the lush tropical greenery of Chalong, Phirunda Villas is an exclusive gated community of just 17 private pool villas—thoughtfully designed to support the needs of modern family life. With spacious, functional layouts and a safe, peaceful environment, it offers a nurturing place to grow and thrive. Ideally located less than 1 km from the beach and just minutes from top international schools, hospitals, and essential amenities, Phirunda Villas is not only a place to call home but also a smart, long-term investment in your family's future.

Two Unique Living Experiences

PHASE 1: PROUD NALINA — SINGLE STOREY

PHASE 2: DIAMOND HORIZON — DOUBLE STOREY



DEVELOPER PROFILE



Mr. Jiruntanin Sriskuljarus **Founder & Managing Director, PHIRUNDA Development**

Mr. Jiruntanin Sriskuljarus is a seasoned entrepreneur and founder of PHIRUNDA Development, bringing over three decades of business and property development experience in Phuket. A Phuket native and the youngest of 12 siblings, he turned early personal adversity into a powerful foundation of resilience, discipline, and long-term vision—values that continue to shape his leadership today.

After completing his education in Phuket and Bangkok, where he studied accounting at Wattana Commercial College, Mr. Jiruntanin launched his career in retail and furniture before entering real estate development at just 27. With strategic backing from local financial institutions, he led his first housing and commercial projects, establishing a strong reputation for integrity, delivery, and community-rooted growth.

PHIRUNDA Development was later founded in partnership with his family. The brand name —“PHIRUNDA”—is a heartfelt tribute to family legacy, combining elements from his brother’s name, his own, and a symbol of unity. The company’s debut project in Chalong sold out swiftly, followed by a second phase that was fully booked in just 15 days. The third phase is now in high demand among both Thai and international buyers.

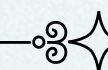
Beyond entrepreneurship, Mr. Jiruntanin brings valuable public sector experience, serving four terms on the Wichit Subdistrict Municipality Council and as a former member of the Phuket Provincial Administrative Organization. His involvement in regional development and infrastructure planning gives him a unique ability to align PHIRUNDA projects with long-term governmental and community goals.

Today, under his leadership, PHIRUNDA is recognized for quality, trust, and sustainable growth. With a clear understanding of Phuket’s evolving market dynamics and a proven ability to deliver, Mr. Jiruntanin continues to attract investor confidence and position PHIRUNDA as a long-term, value-driven development partner in one of Thailand’s most dynamic regions.



Design

PHILOSOPHY



Phirunda Villas are designed with family well-being at heart.

“We believe a home should be more than a place to stay — it should be where memories are made.”



1

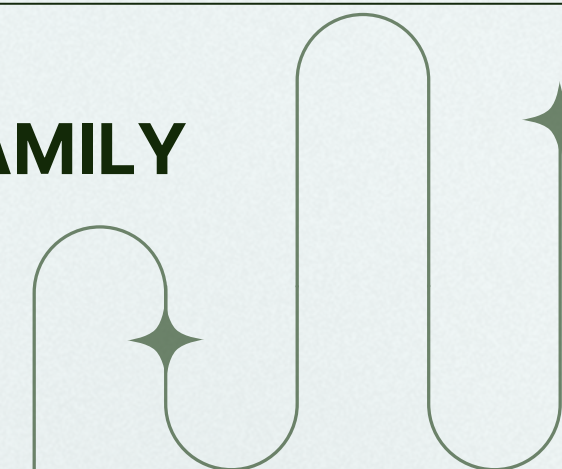
OPEN-PLAN LIVING & DINING SPACES

2

NATURAL AIRFLOW AND ABUNDANT LIGHT

3

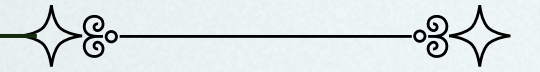
LARGE COMMON AREAS TO FOSTER FAMILY TOGETHERNESS



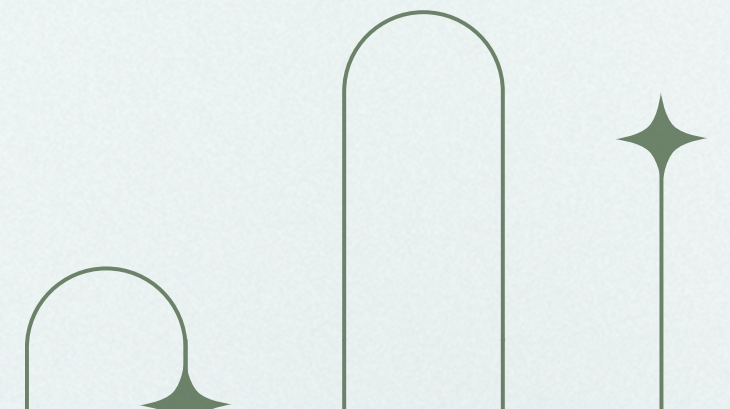
Phase 1



PROUD NALINA – THE ORIGINAL COLLECTION



Phase 1 features spacious 3-bedroom and 4-bathroom units, each a testament to sophisticated design and comfort. With generous living areas, private swimming pools, and manicured gardens, these villas are ideal for families seeking a harmonious blend of luxury and tranquility.



Phase 1

PROUD NALINA

FEATURES:

- Units: **9**
- Building area: **213.65 SQM.**
- Land plots: **252-288.8 SQM.**
- Design: **High-ceiling modern tropical**
- Bedrooms: **3**
- Bathrooms: **4**
- Parking: **2 cars**
- Private Pool **Saltwater (2.5M×6M) & Garden**
- Ambience: Airy, light-filled spaces inspired by **nature and tropical living**
- Positioning: Ideal for residents who seek **comfort, and a vacation lifestyle at home**

PRICE STARTS AT 15.99 MB



FLOOR PLAN

VILLA AREA		
1. LIVING & KITCHEN	7.00×5.80	40.60 sq.m.
2. PARKING	5.30×5.20	27.56 sq.m.
3. WC4	1.70×2.50	4.25 sq.m.
4. POOL TERRACE		27.50 sq.m.
5. POOL	6.00×2.50	15.00 sq.m.
6. LAUNDRY		6.30 sq.m.
7. BEDROOM1	5.30×4.10	21.73 sq.m.
8. WC1	4.10×1.70	6.97 sq.m.
9. TERRACE1	1.00×4.10	4.10 sq.m.
10. BEDROOM2	4.10×4.10	16.81 sq.m.
11. WC2	1.70×3.00	5.10 sq.m.
12. TERRACE2	1.00×4.10	4.10 sq.m.
13. BEDROOM3	4.60×4.10	18.86 sq.m.
14. WC3	1.70×3.00	5.10 sq.m.
15. TERRACE3	1.00×4.10	4.10 sq.m.
16. GARBAGE		0.60 sq.m.
17. PUMP ROOM		4.00 sq.m.
18. ELECTRICAL ROOM		1.00 sq.m.
TOTAL AREA		213.65 sq.m.

Pictures

PROUD NALINA



Price list

PROUD NALINA

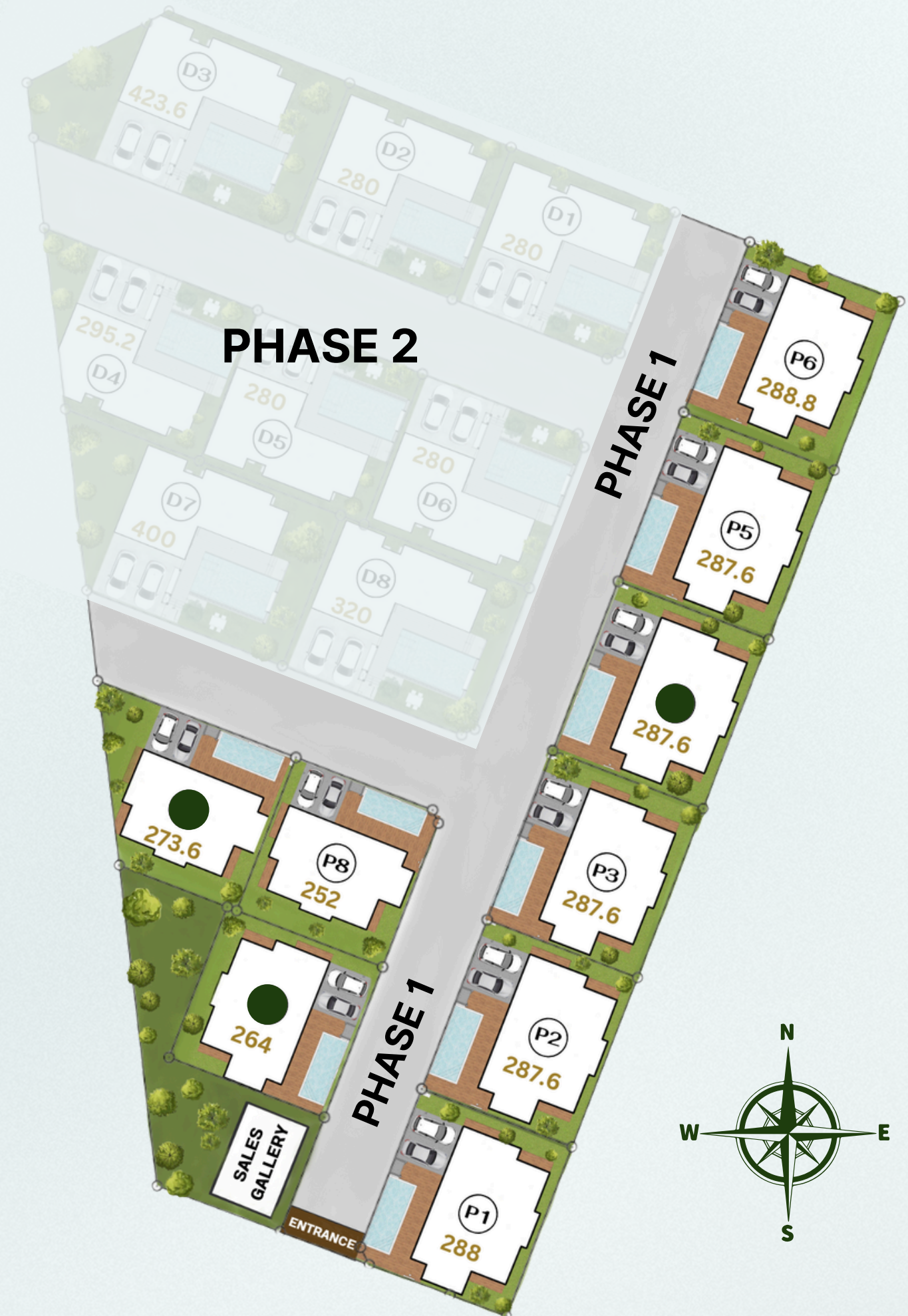
PROUND NALINA VILLAS PRICE LIST							
Plot No.	Storey	Number of Room	Land Size SQ.M.	Usable Area SQ.M.	Selling Price THB	Common Fee (Monthly) THB	Status
Show villa	1	3 Bedrooms 4 Bathrooms	288	213.65	18,500,000	5,760	AVAILABLE
P2	1	3 Bedrooms 4 Bathrooms	287.6	213.65	18,800,000	5,752	AVAILABLE
P3	1	3 Bedrooms 4 Bathrooms	287.6	213.65	18,800,000	5,752	AVAILABLE
P4	1	3 Bedrooms 4 Bathrooms	287.6	213.65	18,800,000	5,752	RESERVED
P5	1	3 Bedrooms 4 Bathrooms	287.6	213.65	18,800,000	5,752	AVAILABLE
P6	1	3 Bedrooms 4 Bathrooms	288.8	213.65	18,800,000	5,776	AVAILABLE
P7	1	3 Bedrooms 4 Bathrooms	273.6	213.65	16,600,000	5,472	RESERVED
P8	1	3 Bedrooms 4 Bathrooms	252	213.65	15,990,000	5,040	AVAILABLE
P9	1	3 Bedrooms 4 Bathrooms	264	213.65	16,500,000	5,280	RESERVED

- **ALL FULLY-FURNISHED**
- SELING PRICE FIXED IN THAI BAHT
- UPDATE - APRIL,2026

Phase 1

PROUD NALINA

- P1 : 288 SQM = 18.5 MB
- P2 : 287.6 SQM = 18.8 MB
- P3 : 287.6 SQM = 18.8 MB
- P4 : 287.6 SQM = 18.8 MB
- P5 : 287.6 SQM = 18.8 MB
- P6 : 288.8 SQM = 18.8 MB
- P7 : 273.6 SQM = 16.6 MB
- P8 : 252 SQM = 15.99 MB
- P9 : 264 SQM = 16.5 MB



Phase 2



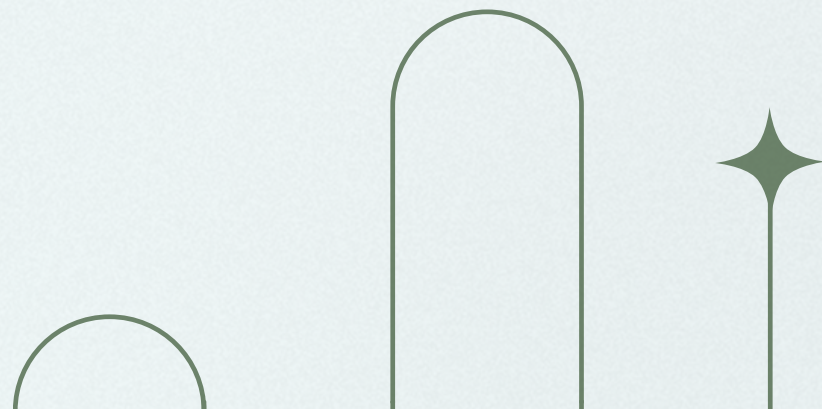
DIAMOND HORIZON — THE PREMIUM COLLECTION



Building on the success of Phase 1, Diamond Horizon represents the pinnacle of luxury living at Phirunda Villas. This exceptional new phase introduces a more elevated lifestyle with expansive land plots, upgraded specifications, and exquisitely refined finishes throughout.

Each two-storey villa offers 4 spacious bedrooms, 5 bathrooms, and a versatile multipurpose room with its own ensuite — ideal for a home office, gym, guest suite, or maid's quarter.

Thoughtfully designed for discerning individuals and families who value privacy, comfort, and timeless elegance, Diamond Horizon delivers an uncompromising lifestyle within a peaceful, secure, and family-focused community.



Phase 2

DIAMOND HORIZON

FEATURES:

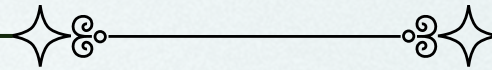
- Units: **8**
- Building area: **327.27 SQM.**
- Land plots: **280-423.6 SQM.**
- Design: **Modern Luxury Double-storey**
- Bedrooms: **4**
- Bathrooms: **5**
- Ensuite **multipurpose room**
- **Western kitchen**
- **Thai kitchen**
- Parking: **2 cars**
- Private Pool **Mineral Water (4.65M×7.45M)** & Garden
- Ambience: A sophisticated sanctuary that **balances elegance and functionality**
- Positioning: Perfect for families or investors seeking a **premium, fully equipped residence with spacious interiors**

PRICE STARTS AT 25.5 MB



Phase 2

DIAMOND HORIZON



1ST FLOOR PLAN

INDOOR AREA		126.30 sq.m.
1.GARAGE	6 x 5	30 sq.m.
2.CORRIDOR		13 sq.m.
3.PANTY		
4.DINING		
5.LIVING	4.8x9.00	43.20 sq.m.
6.KITCHEN		7.00 sq.m.
7.LAUNDRY	1.70x2.40	4.08 sq.m.
8.BEDROOM 1	4.10x3.40	13.94 sq.m.
9.WC1	2.90x1.50	4.35 sq.m.
10. WC5	1.40x2.00	2.80 sq.m.
11.MAID	2.40x1.90	4.56 sq.m.
12.WC6	2.40x1.40	3.36 sq.m.
OUTDOOR AREA		78.50 sq.m.
13.TERRACE		27.00 sq.m.
14.SWIMMING POOL	7.45x4.65	34.65 sq.m.
15. WET AREA		16.85 sq.m.
TOTAL AREA		204.80 sq.m.

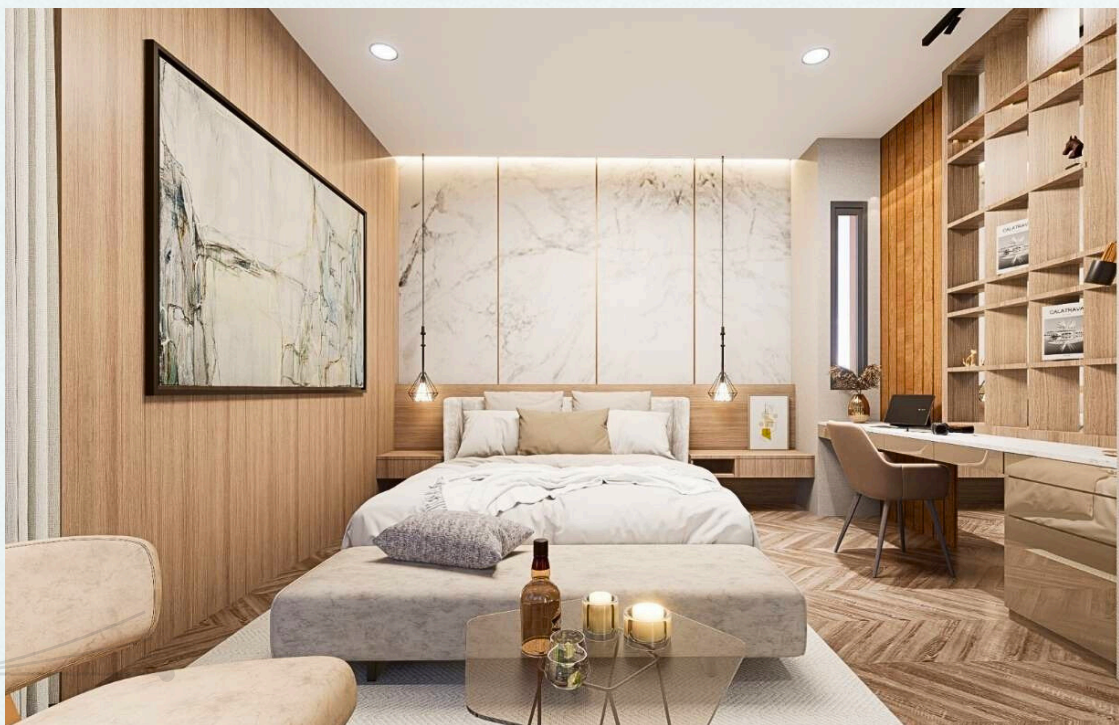
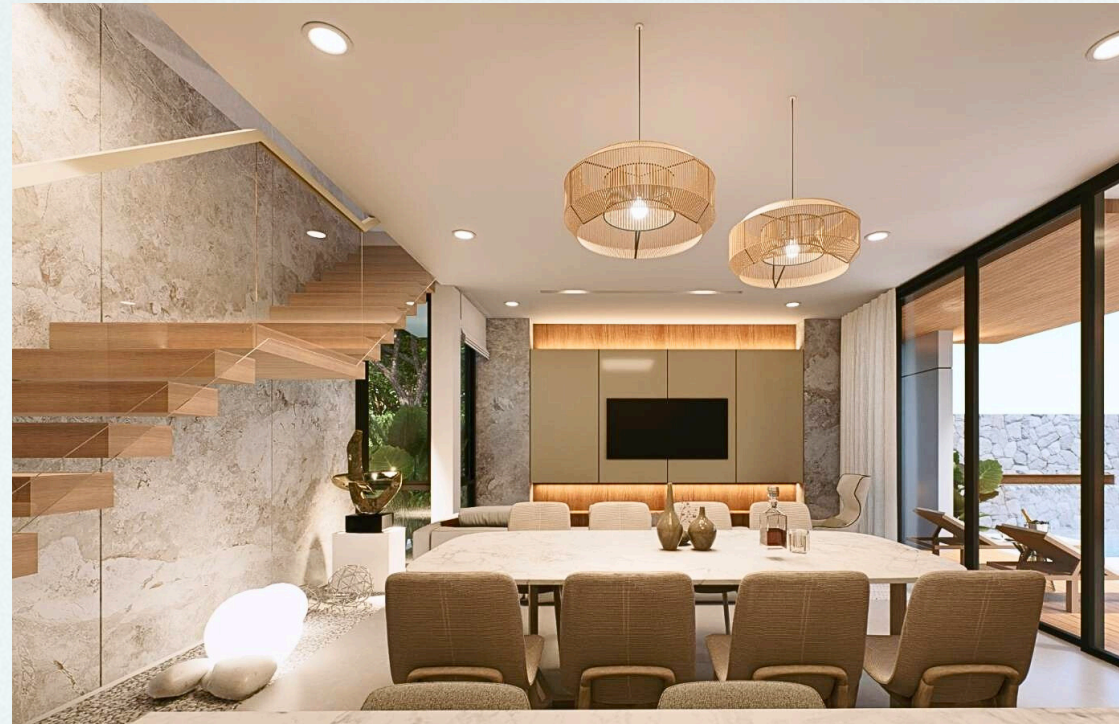


2ND FLOOR PLAN

1. CORRIDOR	4.10x3.40	13.94 sq.m.
2.MASTER BEDROOM	4.90x4.25	20.825 sq.m.
3.WALK-IN CLOSET	4.90x2.30	11.27 sq.m.
4.WC4	2.60x4.70	12.20 sq.m.
5.BALCONY	1.50x2.75	4.125 sq.m.
6.BEDROOM 2	5.40x3.50	18.90 sq.m.
7.WC2	1.50x2.90	4.35 sq.m.
8.BALCONY	3.40x1.50	5.10 sq.m.
9.BEDROOM 3	4.40x4.90	21.56 sq.m.
10.WC3	2.60x1.50	3.90 sq.m.
11.BALCONY	4.20x1.50	6.30 sq.m.
TOTAL AREA		122.47 sq.m.

Pictures

DIAMOND HORIZON



Price list

DIAMOND HORIZON

DIAMOND HORIZON VILLAS PRICE LIST

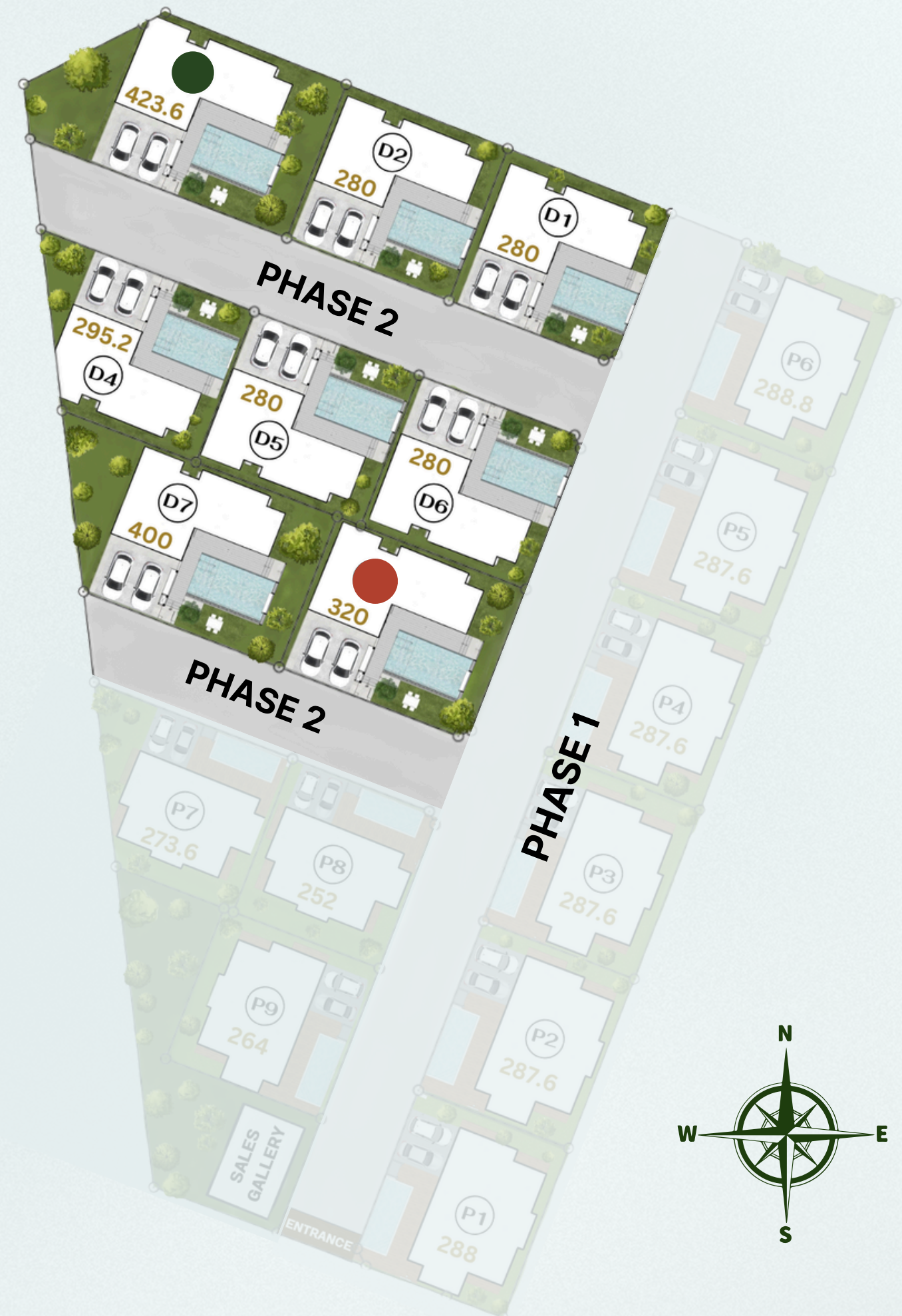
Plot No.	Storey	Number of Room	Land Size SQ.M.	Usable Area SQ.M.	Selling Price THB	Common Fee (Monthly) THB	Status
D1	2	4 Bedrooms 5 Bathrooms	280	327.27	25,800,000	5,600	AVAILABLE
D2	2	4 Bedrooms 5 Bathrooms	280	327.27	25,500,000	5,600	AVAILABLE
D3	2	4 Bedrooms 5 Bathrooms	423.6	327.27	30,900,000	8,472	RESERVED
D4	2	4 Bedrooms 5 Bathrooms	295.2	327.27	26,000,000	5,904	AVAILABLE
D5	2	4 Bedrooms 5 Bathrooms	280	327.27	25,500,000	5,600	AVAILABLE
D6	2	4 Bedrooms 5 Bathrooms	280	327.27	25,800,000	5,600	AVAILABLE
D7	2	4 Bedrooms 5 Bathrooms	400	327.27	29,500,000	8,000	AVAILABLE
D8	2	4 Bedrooms 5 Bathrooms	320	327.27	26,800,000	6,400	SOLD

- **ALL FULLY-FURNISHED**
- SELING PRICE FIXED IN THAI BAHT
- UPDATE - APRIL 2026

Phase 2

DIAMOND HORIZON

- D1 : 280 SQM = 25.8 MB
- D2 : 280 SQM = 25.5 MB
- D3 : 423.6 SQM = 30.9 MB
- D4 : 295.2 SQM = 26 MB
- D5 : 280 SQM = 25.5 MB
- D6 : 280 SQM = 25.8 MB
- D7 : 400 SQM = 29.5 MB
- D8 : 320 SQM = 26.8 MB



Exclusive Community FACILITIES



- ✓ Clubhouse – gym, meeting lounge, and kids playground
- ✓ 24/7 Security & CCTV Surveillance
- ✓ Private gated estate – exclusive entry for residents
- ✓ Serene Natural Setting & Mature Landscaping
- ✓ Family-oriented and Pet-friendly environment



Heart of Chalong Phuket

PRIME LOCATION

LESS THAN 1 KM TO PALAI BEACH

5-15 MINUTES TO INTERNATIONAL SCHOOLS:

- Ruamrudee International School (RIS)
- BCIS International School
- Oak Meadow International School
- Kinderville Nova International School
- International School of Phuket (ISP)
- Lighthouse International School

CLOSE TO MAJOR CONVENIENCES:

- Fitness Street (Soi Ta-iad)
- Robinson Lifestyle Chalong
- Dibuk Hospital & International medical centers
- International restaurants
- Villa Market, HomePro, and local fresh markets

Flexible

PAYMENT PLANS

RESERVATION DEPOSIT 2%

SALE AND PURCHASE AGREEMENT 28%
(WITHIN 30 DAYS)

PAYMENT INSTALLMENTS 50%

VILLA TRANSFER/ LAND REGISTRATION 20%

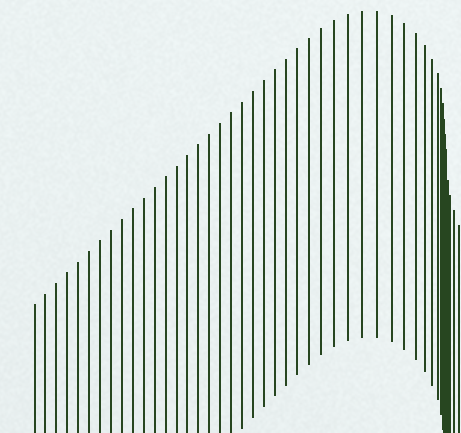
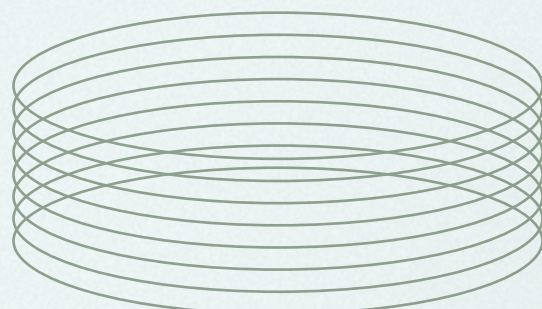
COMMON FEE

20 BAHT/SQM. BASED ON THE LAND SIZE. FIRST YEAR PAYABLE IN ADVANCE; MONTHLY PAYMENT THEREAFTER

- ✓ 24-HOUR SECURITY
- ✓ CCTV
- ✓ CLUBHOUSE
- ✓ MEETING LOUNGE
- ✓ COMMON ELECTRICITY & WATER SUPPLY
- ✓ COMMON MAINTENANCE & LANDSCAPE
- ✓ GARBAGE COLLECTION

REMARKS

- SELING PRICE FIXED IN THAI BAHT
- ALL TAXES AND TRANSFER FEE WILL BE SHARED 50:50 BETWEEN THE DEVELOPER AND BUYER



CONSTRUCTION TIMELINE

6-8 MONTHS CONSTRUCTION FOR EACH VILLA

1. Foundation and Structural Work (Approx. 2-3 months)
2. Walls, Roofing, and MEP (Mechanical, Electrical, Plumbing) Rough-in (Approx. 2-3 months)
3. Finishing and Installation (Approx. 2-3 months)



Why Choose Phirunda Villas?



UNMATCHED LOCATION

CLOSE TO BEACHES, SCHOOLS, HOSPITALS, SHOPPING



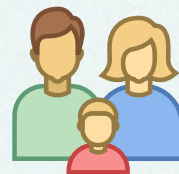
LOW-DENSITY LIVING

ONLY 17 VILLAS IN THE ENTIRE ESTATE



GREEN & PEACEFUL SETTING

PRIVATE AND NATURE-FOCUSED



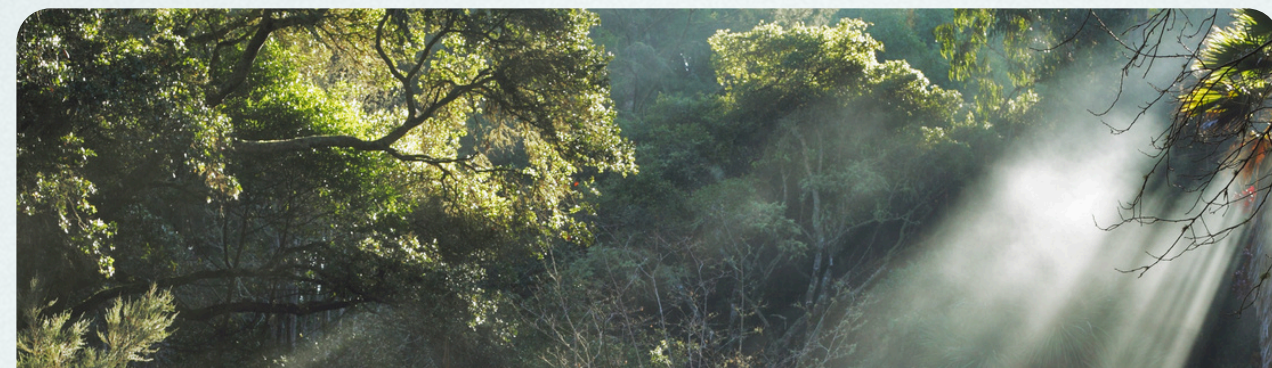
DESIGNED FOR FAMILIES

FUNCTIONAL SPACES FOR MODERN LIFESTYLES



STRONG INVESTMENT VALUE

IDEAL FOR BOTH HOMEOWNERS AND RENTAL PORTFOLIOS



Enquiries

CONTACT



For Private Tours | Sales Inquiries

 +66 93 791 5365

 www.phirunda.com

 info@phirunda.com

Visit our showroom

 **Phirunda Sales Gallery**

25/12, Moo 3, Soi Palai, Chalong

Mueang Phuket, Phuket 83130

 **Open daily 8:30am-4.30pm**