

“A SANCTUARY
OF PRIVATE SERENITY
AND ELEGANT BLISS”

PROJECT INFORMATION

Project Name: Celestia Villas
Developer: Akin Development Co., Ltd
Land area: 648-755 sq.m
Usable area: 467-562 sq.m
Title: Freehold/Leasehold
Villa type: 4 bedrooms pool villa

CELESTIA VILLAS

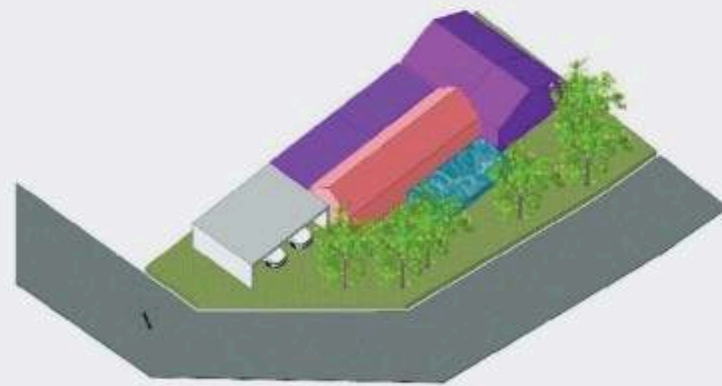
Celestia, believe in creating extraordinary living spaces that elevate lifestyles and redefine the meaning of luxury. Established in 2021, Our journey has been driven by the passionate aspiration to create a distinctive mark in the real estate landscape of Phuket, providing customers with an exquisite sanctuary that embodies both simplicity and elegance.

With a dedicated team of talented architects, designers, and craftsmen, we are committed to transforming the dreams of our customers into reality. We understand that discerning individuals seek residences that reflect their refined tastes and desire for understated luxury. That's why we specialize in crafting unique pool villas, creating an unmatched living experience in Phuket where residents can revel in an unmatched sense of fulfillment.



CONCEPTUAL DESIGN

We Design for everyone (People + Functions + Environment)



4 BEDROOMS POOL VILLA
4 ห้องนอน พูลวิลล่า



SEPARATE BUILDING TO
CREATE POCKET GARDEN VIEWS

แยกอาคารเป็นกลุ่มเพื่อสร้างมุมมอง
และสวนหย่อมภายในบ้าน



SPLIT LEVELS FOR PRIVATE
AND VENTILATION FLOW

ยกสแตป เล่นระดับสัดส่วน
ให้ความเป็นส่วนตัว

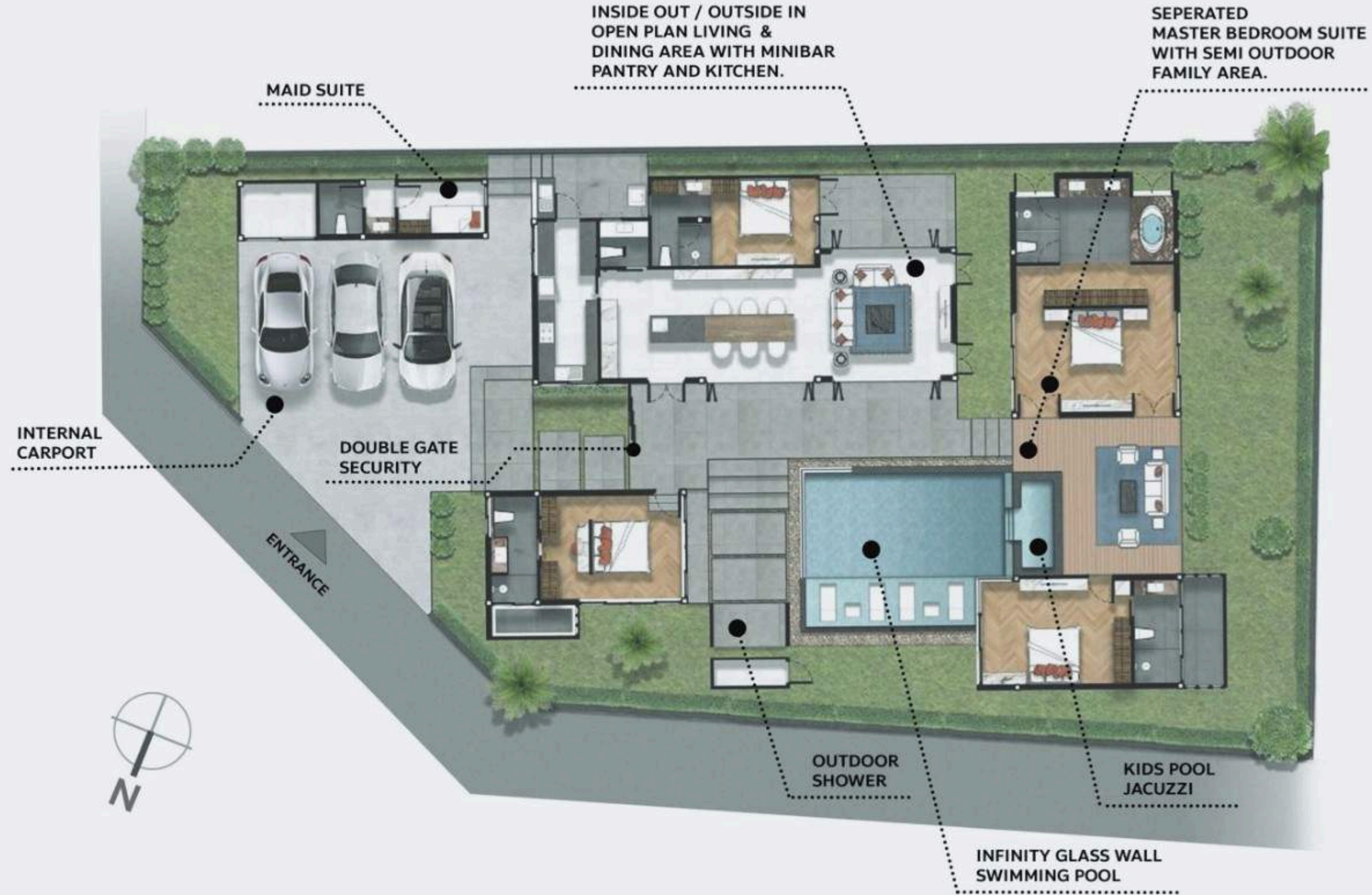


ECO SYSTEM BUILT
ENVIRONMENT VILLA

พูลวิลล่าที่มีการสร้างสภาพแวดล้อม
ภายในที่สมบูรณ์

CELESTIA VILLAS

4 Bedroom pool accessed with 3 out door showers and 1 barbecue terrace.





DETAILS OF VILLAS

Luxury and smart villa with 4 bedrooms and 5 bathrooms. The villa with a large pool, heated jacuzzi, and plenty of outdoor space is located in a quiet place, surrounded by tropical nature. There is a spacious living room overlooking the pool and garden, a dining area, an open-plan kitchen, and an outdoor lounge zone. The villa has a laundry / storage room. All bedrooms have spacious walk-in closets and private bathrooms.

04 BEDROOM POOL VILLA

1	Parking	99.75 sq.m
2	Pool Terrace	9.85 sq.m
3	Swimming pool	47.15 sq.m
4	Hall	29.10 sq.m
5	Hump & Equipment	2.95 sq.m
6	Maid's bedroom	6.00 sq.m
7	Maid's bathroom	3.00 sq.m
8	Storage Room	5.30 sq.m
9	Bedroom 2	12.40 sq.m
10	Bathroom 2	7.00 sq.m
11	Dinning Room + Living Room	55.60 sq.m
12	Bathroom 4	3.06 sq.m
13	Kitchen	13.00 sq.m
14	Laundry	10.30 sq.m
15	Terrace	13.50 sq.m
16	Bedroom Master	31.70 sq.m
17	Bathroom Master	15.80 sq.m
18	Bedroom 1	20.15 sq.m
19	Bathroom 1	10.20 sq.m
20	Bedroom 3	21.25 sq.m
21	Bathroom 3	12.45 sq.m
Total Build-up		562.50 sq.m
Land size		775.50 sq.m

Project information (overview)





Design overview:
LANDSCAPE



Design overview:
MODERN STYLE



Design overview:
**CONTEMPORARY
STYLE**













Design overview:

INTERIOR DESIGN

"A Sanctuary of Private Serenity and Elegant Bliss"

- MODERN STYLE
- CONTEMPORARY STYLE



Interior Design:

CONTEMPORARY STYLE

"A Sanctuary of Private
Serenity and Elegant Bliss"



BEDROOM 1
& BATHROOM 1



"A Sanctuary of Private
Serenity and Elegant Bliss"



BEDROOM 2

"A Sanctuary of Private Serenity and Elegant Bliss"



BEDROOM 3
& BATHROOM 3



"A Sanctuary of Private
Serenity and Elegant Bliss"



LIVING ROOM

"A Sanctuary of Private Serenity and Elegant Bliss"



DINNER ROOM

"A Sanctuary of Private
Serenity and Elegant Bliss"

MASTER BEDROOM

"A Sanctuary of Private
Serenity and Elegant Bliss"





MASTER BATHROOM

"A Sanctuary of Private
Serenity and Elegant Bliss"



Interior Design:
MODERN STYLE

*"A Sanctuary of Private
Serenity and Elegant Bliss"*



MASTER BEDROOM

"A Sanctuary of Private
Serenity and Elegant Bliss"

MASTER BATHROOM

"A Sanctuary of Private
Serenity and Elegant Bliss"





DINNER ROOM

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LIVING ROOM

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Leasing & Timeline

MASTER PLAN & FACILITIES & PRICE

Master Plan



C1 4 Bedroom Status: Available	Price in THB	Plot size
	42,500,000	775.56 m ²
C2 4 Bedroom Status: Available	Price in THB	Build up area
	35,500,000	562.50 m ²
C3 4 Bedroom Status: Available	Price in THB	Plot size
	35,500,000	690.28 m ²
		Build up area
		467 m ²

OWNERSHIP TYPES :

- A. Freehold ownership : The freehold title is exclusively available to Thai buyers
- B. Leasehold ownership : The leasehold title is available to both foreigners and Thai Individuals, subject to a 30-year land lease period

TAX AND TRANSFER FREE 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 an equal share of the financial obligations associated with the transfer.

Please note that these terms and conditions govern the ownership arrangements at Project. It is essential to carefully review and understand these provisions before entering into any property transactions.

PAYMENT TERM (OFF - PLAN VILLAS)

Construction Payment Term	of Selling Price
Reservation	2%
Signing Contract (within 30 days from Reservation date)	28%
Finished foundation post	30%
Building structure completion	20%
Interior completion	10%
Transfer Ownership	10%

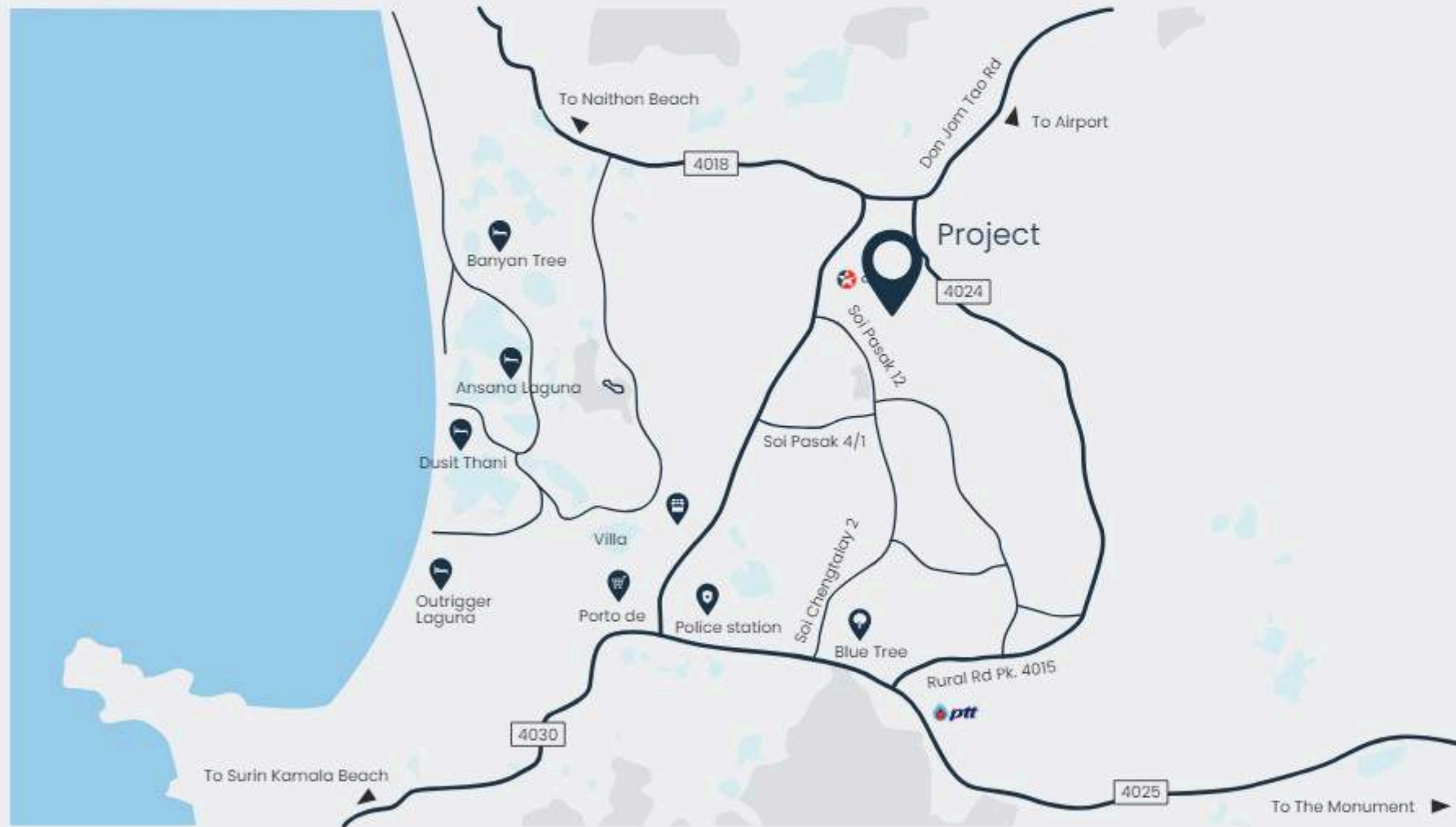
PAYMENT TERMS (FINISHED VILLAS)

1st	Reservation deposit	2%
2nd	Sales & purchase agreement signature within 30 days after reservation	48%
3rd	Transfer of ownership	50%

NOTE

- All private pool 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.

LOCATIONS & OUR PRIVILEGE



Beaches & beach clubs

Laguna Beach	10 min
Bangtao Beach	15 min
Catch Beach Club	18 min
Surun Beach	20 min
Patong Beach	35 min

International School

Finnway International School	20 min
British International School	25 min
UWC Thailand International School	15 min

Activities

Laguna Golf	13 min
Loch Palm Golf Club	30 min
Blue Tree Phuket	15 min
Green Elephant	15 min
Porto De Phuket	9 min

International Hospital

Bangkok hospital	30 min
Laguna Wellness by BDMS	15 min
CityCare	25 min