

FLOW YOUR WAY

# AYANA

HEIGHTS SEAVIEW RESIDENCES





**FLOW YOUR WAY**

AYANA

# ORIGIN OF AYANA

In Sanskrit, "Ayana" signifies "path," "journey," or "destination," encapsulating the essence of one's life journey and the pursuit of meaning. In certain African languages, "Ayana" denotes "a beautiful flower" or "eternal happiness," embodying the beauty and enduring joy of life. It also reflects the rhythm inherent in our existence.



**BUILDING**



**COMMUNITY**



**LIFE**



**NATURE**



**OVERFLOWING IN FORM  
FREE IN STYLE**

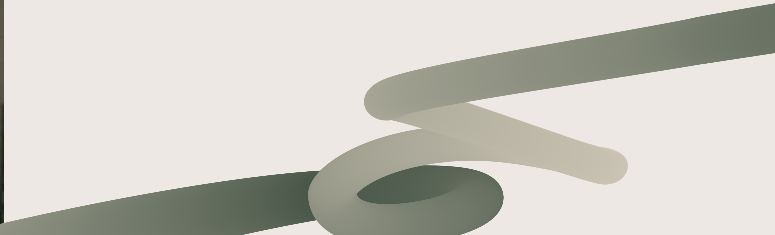
**FLOW YOUR WAY**

“ **AYANA's lifestyle philosophy is about embracing your authentic self, shaping life rather than conforming to it. ”**

The "flow" of AYANA is evident in seamless living experiences where life, health, wealth, and work transition effortlessly and naturally.

It's also mirrored in the freedom of choice to live as you please whether you seek tranquility or sociability.

This "flow" also symbolizes a state of deep concentration and ease where you're fully immersed and performing at your peak.





**FLOW YOUR WAY,  
LIFE MOVES WITH YOU**

## **Life**

Is the bridge connecting the self to the world

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AYANA adapts to you, not the other way around

## **Nature**

Is the connection between the self and the natural world

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In the rhythm of life, energy and calmness coexist harmoniously

## **Investment**

Is a commitment to a better life

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Own both wealth and a promising future

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# Developer Introduction





T.H (Tenghui) Group is a prominent multinational conglomerate with diversified global investments, headquartered in Phuket, Thailand.

The Group and its parent company operates across key industries worldwide, including real estate development, hospitality management, F&B operations, tourism services, renewable energy solutions, and furniture manufacturing.

Our global footprint spans China, Thailand, Spain, Australia, and beyond.

T.H Group has established an integrated lifestyle ecosystem in Thailand, encompassing:

- Architectural design and engineering
- Interior and landscape finishing
- Property and hotel management (KORA brand)
- Custom furniture manufacturing
- Tourism and quality-of-life services



# • AWARDS AND RECOGNITIONS OF T.H GROUP •



# CONNECTING THE ENTIRE REAL ESTATE CHAIN



Property



Catering



Leisure



Shopping



Life

# COMPREHENSIVE HIGH-END REAL ESTATE SERVICES





T.H GROUP

SUBSIDIARY BRANDS  
OF T.H GROUP



An aerial rendering of a modern residential complex. The buildings are multi-story, light-colored structures with prominent green roofs. They are surrounded by a dense forest of palm trees. The complex includes several swimming pools and walkways. The overall aesthetic is clean, modern, and eco-friendly.

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Project Introduction

## 1:2 LOW FLOOR AREA RATIO - AN ART OF SPATIAL RESERVE

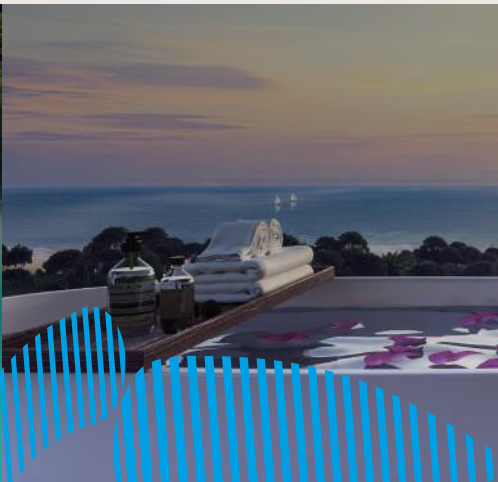
The low-density layout follows the hillside's contours. The 8,000 m<sup>2</sup> AYANA Park seamlessly blends nature and living. On the mountainside, what you behold transcends mere scenery.

## 270° PANORAMIC SEA VIEW

Breaking spatial boundaries - gaze into the rippling blue of the Andaman Sea in the distance and the dancing tree canopy nearby. Here, life's motion and stillness achieve a delicate balance.

## 11,000 M<sup>2</sup> AYANA COMMUNITY PLAZA

In pet-friendly zones, feel AYANA's love for every living being. In the rhythms of the gym and the clarity of the pool, health and vitality flow quietly. Life composes a beautiful melody.





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## **Regional Advantages** Bangtao Bay Area

# DISTANCES TO SURROUNDING KEY FACILITIES

## Beach

Layan beach	3 mins
Bangtao beach	5 mins
Naithon beach	10 mins
Surin beach	20 mins
Patong beach	40 mins

## Recreation & Entertainment

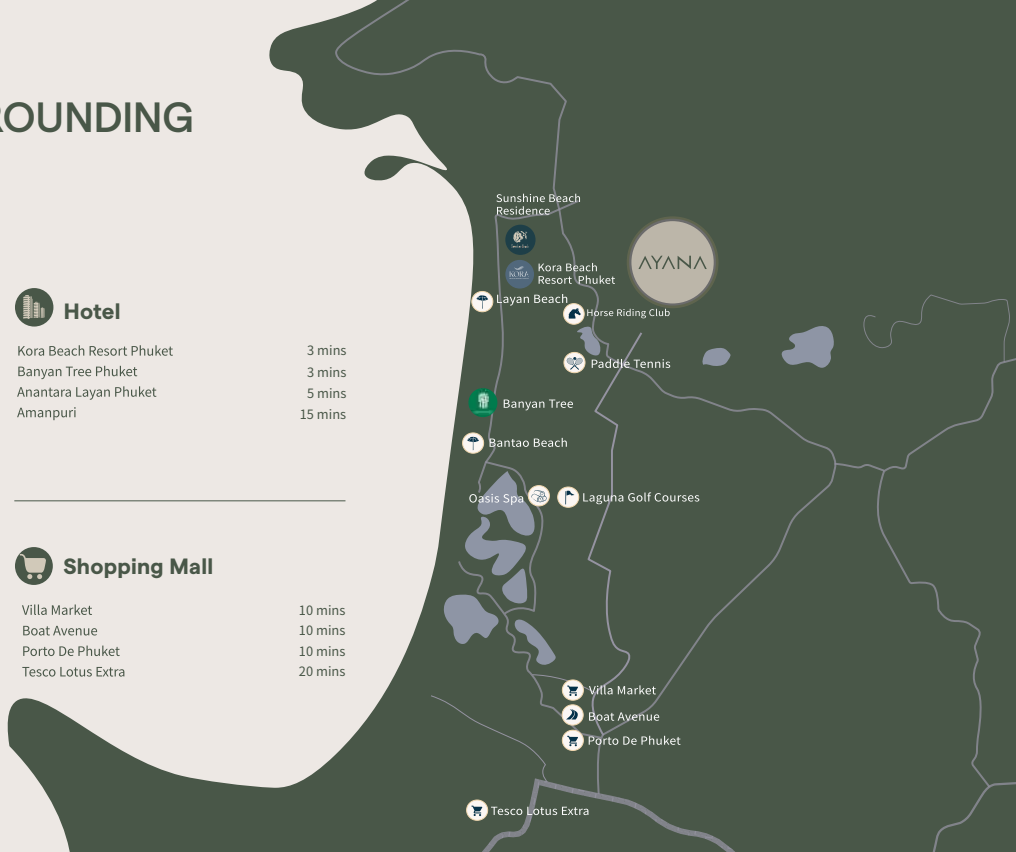
Horse Riding Club	1 min
Padel house	1 min
Oasis SPA	3 mins
Laguna Golf Courses	5 mins
Blue Tree	15 mins
Phuket International Airport	25 mins

## Hotel

Kora Beach Resort Phuket	3 mins
Banyan Tree Phuket	3 mins
Anantara Layan Phuket	5 mins
Amanpuri	15 mins

## Shopping Mall

Villa Market	10 mins
Boat Avenue	10 mins
Porto De Phuket	10 mins
Tesco Lotus Extra	20 mins



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## Investment Advantages



# Investing in a Beautiful Life

Mountain land is scarce, and among scarce resources, seaview properties are the rarest.

Annual rental yield:  
**9%-12%**

Property resale appreciation  
(within 3-5 years)

**20%-50%**



# Unit Return Ratio

House type	Contract Price (THB)	Annual income (Daily basis)	Return on Investment	Return on investment ratio
Single room	7,000,000	1,000,000	14%	10%
One-bedroom	10,000,000	1,618,400	16%	11%
Two-bedroom	15,000,000	2,526,400	17%	12%
Three-bedroom	23,000,000	3,236,800	14%	10%



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# Public Facilities Overview & Amenities

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**31 RAI (74.4 ACRES)**

LAND AREA

**49,600 m<sup>2</sup>**

TOTAL SITE AREA

**543**

APARTMENT UNITS

**8**

BUILDINGS

**1.2**

FAR

SPACIOUS LAYOUT ENSURES  
PRIVACY





**1800m<sup>2</sup>**  
Swimming Pool



**8000m<sup>2</sup>**  
Public Garden



**1000m<sup>2</sup>**  
Public Living Room



**270°**  
Sky Bridge

## Gym & Sauna

Provides health management and relaxation space



## Shared Community Park

Sunken public living room and community activity space



## Dual Elevators Per Residence

Noble homecoming experience



### Shared Office

Facilitates remote work for owners and short-term vacationers



### Kids Club

Abundant organization of kids' activities and safety supervision



### Pet-Friendly Zones

AYANA respects and loves every life that stays

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# Overall Layout & Building Floor Plans



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Top-floor residences  
**With private pools**

Buildings A-D: 7 floors  
**Different perspectives,  
different sea views**

Main types  
**2 and 3 bedrooms**

# Apartment and Facility Planning

## Leisure area

- ① Over 1700m<sup>2</sup> public swimming pool area
- ② Over 8000m<sup>2</sup> AYANA Park
- ③ Co-working space
- ④ Children's Reading Room
- ⑤ Outdoor children's area
- ⑥ Fitness Center
- ⑦ Sauna
- ⑧ lobby
- ⑨ Parking lot

Building ABCD

**7 layers**

Building EF

**6 layers**

Building GH

**3 layers**



# From Car to Home Seamlessly

The area of the underground and above-ground parking lots exceeds

**9,000m<sup>2</sup>**

Proportion of housing sources is

**45%**

The standard requirement exceeds that of the government's by 25%.

Total parking spaces exceed

**260**



Parking Space Overview

# Main Unit Type Analysis



# DELICATELY INDEPENDENT

Suitable for individual vacations  
or elegant small families.

## 37.6<sub>m<sup>2</sup></sub>

1 Bedroom + 1 Bathroom



Special Note: If there are any minor adjustments to the layout configuration, please refer to the actual construction drawings. This text is for illustrative purposes only.



# D1 EXQUISITE ONE BEDROOM

Suitable for individual vacations  
or elegant small families.

## 43.42m<sup>2</sup>

1 Bedroom + 1 Bathroom



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# ONE-BEDROOM HOME

Suitable for small families that need more space for activities.

## 57.57 m<sup>2</sup>

1 Bedroom + 1 Bathroom



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# SEA VIEW TWO BEDROOMS

Excellent sea view; open layout with additional usable space.

## 75.21 m<sup>2</sup>

2 bedrooms + 2 bathrooms



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# RARE 270° OCEAN VIEW THREE-BEDROOM

SUPER LARGE L-SHAPED BALCONY  
WITH A 270° SEA VIEW.

## 112.89<sup>m<sup>2</sup></sup>



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# LUXURY FLAT

Top-tier collections, possessing panoramic views and additional usable space.

## 360.79<sub>m<sup>2</sup></sub>

3 bedrooms + 5 bathrooms + maid's room  
+ utility room + laundry room

Sky Sea View Villa

There are only **8 sets** of collectibles  
on the entire island

Permanent property ownership  
A/B/C/D Building 7 floors

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# Project Services

## Serviced apartment





## Property services and facilities of a five star resort hotel

### **Parking lot:**

The parking space ratio is about 45%, with a total of 260 parking spaces

### **Security system:**

24-hour CCTV monitoring, electronic access control system, security system

### **Property management fee:**

60 Thai Baht / square meter / month



**VERTICAL MANAGEMENT AT EVERY STAGE  
ENSURES HIGH-QUALITY DELIVERABLES**

**PROJECT  
REGISTRATION**



**DESIGN  
PLANNING**



**CONSTRUCTION  
DECORATION**



**MAINTAIN &  
MANAGEMENT**



**LIFESTYLE  
SERVICES**



## COMMUNITY SERVICES

The community can enjoy events organized by the brand

CULTURAL SALON

COMMUNITY PARTY

INDUSTRY FORUM





## HEALTH AND WELLNESS

Yoga sessions, Holistic healing programs, Spa treatments, Meditation, and Fitness communities



## LEISURE AND ENTERTAINMENT

Golf courses, Equestrian schools, Deep-sea fishing clubs, Diving schools, Hiking and Rock climbing, Tennis clubs



## MEDICAL FACILITIES

Bangkok Hospital, Bumrungrad International Hospital, Phuket International Hospital, Dibuk Hospital



## FESTIVE EVENTS

Songkran Festival, New Year, Mexican Cultural Festival,  
Easter, Christmas, and other festival events



## HANDICRAFT WORKSHOPS

Floral arrangement, Pottery, Mandala painting,  
Traditional Chinese tea ceremony



## Exclusive Rights and Benefits for Owners

### • COMMUNITY MEMBERSHIP QUOTA •

ENJOY BRAND-OWNED COMMUNITY EVENTS, CULTURAL SALONS, COMMUNITY PARTIES, ETC.

### • ENJOY EXCLUSIVE DISCOUNTS ON VACATION RESOURCES •

AT T.H. GROUP'S HOTELS, RESTAURANTS, SPAS, YACHT CLUBS, AND DEEP-SEA FISHING CLUBS, YOU CAN ENJOY EXCLUSIVE VVIP DISCOUNTS.

### • PRIORITY BOOKING RIGHTS •

PRIORITY TO PARTICIPATE IN OR RESERVE VARIOUS ACTIVITIES AND VENUES UNDER THE GROUP.

### • PRIORITY FOR HOUSING MANAGEMENT AND RENTAL •

A PROFESSIONAL HOTEL MANAGEMENT TEAM CAN ASSIST OWNERS IN RENTING OUT PROPERTIES TO OBTAIN STABLE RENTAL INCOME.



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