



VIMANNAYA
Residence Phuket



NEARBY ATTRACTIONS

———— Naya, the Serene Oasis of Southwest Phuket ————

BEACH & SIGHTSEEING

- Naiharn Beach - 3 minutes drive
- Rawai Beach - 5 minutes drive
- Kata Beach - 12 minutes drive
- Patong Beach - 33 minutes drive
- Chalong Bay - 18 minutes drive
- Promthep Cape - 12 minutes drive
- Ao Sane - 12 minutes drive
- Windmill Viewpoint - 12 minutes drive
- Yanui Beach - 5 minutes drive
- Cape Krathing - 5 minutes drive
- Black Rock View Point - 18 minutes drive

IMPORTANCE PLACES

- Chalong Police Station - 19 minutes drive
- Dibuk Hospital - 12 minutes drive

INTERNATIONAL SCHOOLS

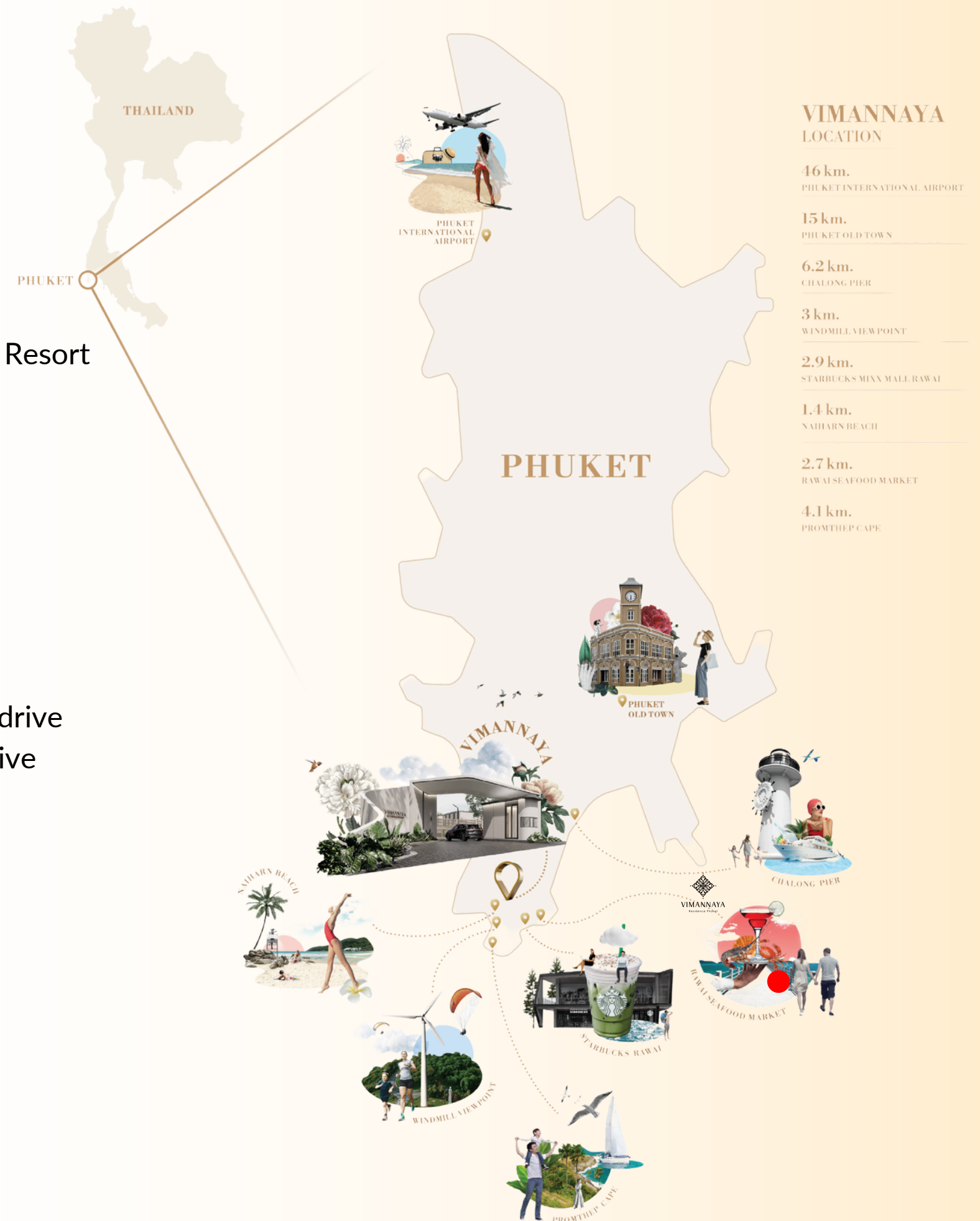
- Lighthouse Primary International School Phuket - 7 minutes drive
- BCIS - Berda Claude International School Phuket - 15 minutes drive
- RIS - Ruamrudee International School Phuket - 13 minutes drive
- HeadStart International School - 22 minutes drive

NEW DEVELOPMENT

- Courtyard by Marriott Phuket Chalong Bay Resort
- Sheraton Nai Harn Beach Resort
- Chartium Resort Rawai

SHOPPING

- Makro Rawai - 5 minutes drive
- Makro Chalong - 11 minutes drive
- Villa Market Chalong - 12 minutes drive
- GO Wholesale Rawai - 11 minutes drive
- Lotus's Supermarket Chalong - 13 minutes drive
- Robinson Lifestyle Chalong - 15 minutes drive
- Central Phuket Festival - 35 minutes drive
- Central Patong - 28 minutes
- Jungceylon - 29 minutes drive





NAIHARN BEACH 5 MINS



PROMTHER CAPE 8 MINS



YANUI BEACH 5 MINS



RAWAI BEACH 7 MINS

VIMANNAYA RESIDENCE PHUKET - MASTER PLAN

Project name	Vimannaya Residence Phuket
The Developer	Vimannaya Residence Phuket Co.,Ltd
Location	Soi Naya, Rawai, Phuket
Project Area	3 Rai 2 Ngan 59.5 Sq.m (5,838 Sq.m. 1,459.5 Square Wah)
Concept Design	Luxury Modern Tropical Pool Villa
Land Plot	600.76 Sq.m.-756.18 Sq.m. (Buit-up 393.90 Sq.m.-452.15 Sq.m.)
Starting Price	40.8 MB - 57.2 MB
No. Unit	7 Units (3-4 Bedroom, 4 Bathroom)
Unit Type	Type A : Lotus Signature Residence (4 Units) Type B : The Infinite Lounge Residence (3 Units)
Ownership	Freehold & Leasehold
Project Start	May 2024
Project Completion	December 2027



3 BEDROOMS FLOOR PLAN



4 BEDROOMS FLOOR PLAN



ALTERNATIVE STYLE / COLOR - 3 STYLES



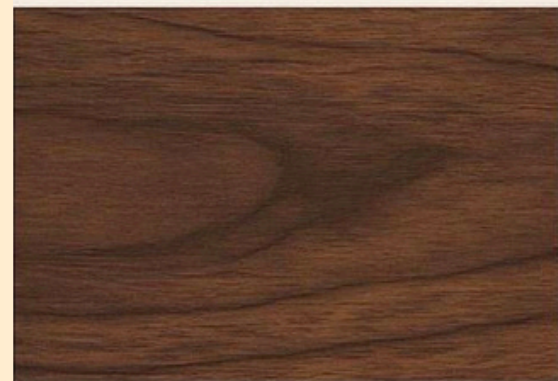
TEAK

Best outdoors, naturally weather-resistant.



OAK

Beautiful indoors, needs sealing outside



WALNUT

Dark chocolate tones, better indoors

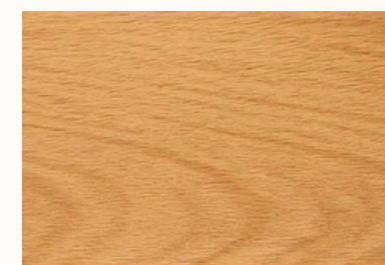


ALTERNATIVE STYLE / COLOR - 3 STYLES



TEAK
TONE

ALTERNATIVE STYLE / COLOR - 3 STYLES



**GOLDEN
OAK**

ALTERNATIVE STYLE / COLOR - 3 STYLES



WALNUT
TONE

ALTERNATIVE OUTDOOR KITCHEN



ALTERNATIVE OUTDOOR BALCONY ROOF



VIMANNAYA RESIDENCE PHUKET - PRICE LIST 2026 - PREMIUM AND PRIME VILLA



Villa No.	Bedroom	Land Plot Size Sq.m.	Built-up Area Sq.m.	Pool Size	PREMIUM VILLA (THB)	PRIME VILLA (THB)
VN 1	3 Bedrooms 4 Bathrooms	600.76	393.90	3.20 x 10.30 x 1.40	Not Available	48,700,000 Including Furniture
VN 2	3 Bedrooms 4 Bathrooms	601.73	428.00	3.40 x 10.40 x 1.40	44,100,000 Including Furniture	Not Available
VN 3	3 Bedrooms 4 Bathrooms	756.18	452.15	4.40 x 10.40 x 1.40	46,480,000	51,980,000
VN 4	3 Bedrooms 4 Bathrooms	728.16	412.75	3.90 x 9.50 x 1.40	43,070,000	48,580,000
VN 5	3 Bedrooms 4 Bathrooms	666.94	421.30	3.90 x 10.50 x 1.40	42,200,000	47,700,000
VN 6	3 Bedrooms 4 Bathrooms	630.33	416.60	3.80 x 10.00 x 1.40	41,000,000	46,500,000
VN 7	3 Bedrooms 4 Bathrooms	626.30	369.10	4.00 x 9.60 x 1.40	40,500,000 38,500,000 Complimentary Furniture Package	Not Available

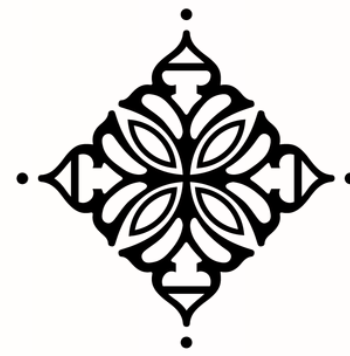
SPECIAL OFFER

PAYMENT TERMS

1st	Reservation / Deposit	2%
2nd	Sales & Purchase agreement sign within 30 days	28%
3rd	Upon completion of Pilling & Foundation	15%
4th	Upon complete of the structure (Columns/beams/roof frames/roofing materials)	15%
5th	Upon Completion all installed systems (Completion window & wall surface material)	15%
6th	Upon Completion all Interior work and test the all system	15%
7th	Villa transfer / land registration	10%

REMARKS

- The Common Area fee is 12,500 THB and the common area fee rate may be subject to change by the Developer as deemed appropriate.
- Sinking fund 150,000 THB each villa. (one time)
- This spacious 3-bedroom residence offers the flexibility to be converted into a 4-bedroom configuration, subject to an additional cost.
- Transfer fee and Stamp Duty shall be borne equally by Developer and Purchaser (50/50). Specific Business Tax shall be borne solely by the Developer.
- Furniture package for Premium Villa, including built-in and loose furniture, at THB 3,000,000.
- Furniture package for Prime Villa, including built-in and loose furniture, at THB 4,500,000.



VIMANNAYA

Residence Phuket

PREMIUM VILLAS

PRIME VILLAS

COTTO HÄFELE



Kiwi now Innovative Hybrid Resilient Floor

CASA porcelain

HÄFELE *PREMIUM COLLECTIONS

CORE PEL

SAMSUNG



COTTO



SAMSUNG



*PREMIUM COLLECTIONS

*AUTOMATIC

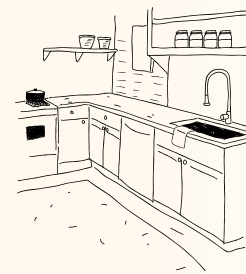
Electrolux DAIKIN AIR CONDITIONING

KITCHEN GALLERY PHUKET

*VIMANNAYA CUSTOMIZE WITH 10 YEARS MAINTENANCE

ABSOLUTE KITCHEN

Electrolux DAIKIN AIR CONDITIONING



*BUILT-IN



*SOLAR CELL SYSTEM

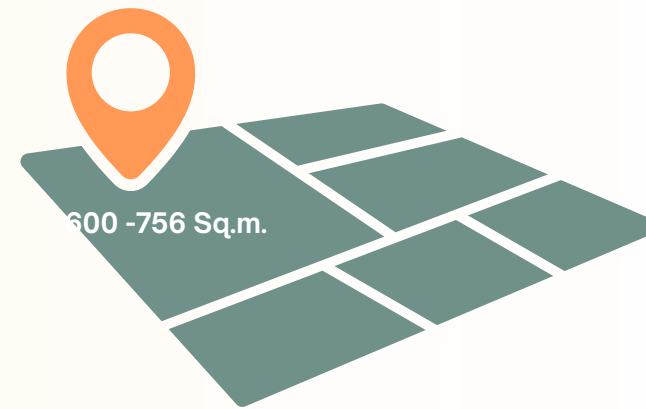


*FULL OPTIONS

KEY FEATURES



PRIME LOCATION



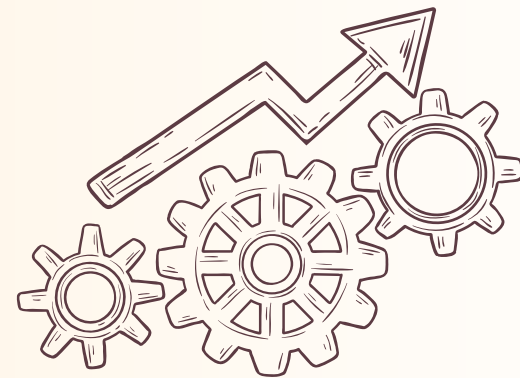
LARGE LANDPLOT



NON OFF-PLAN



POTENTIAL
INVESTMENT



STRONG ENGINEERING &
QUALITY CONSTRUCTION

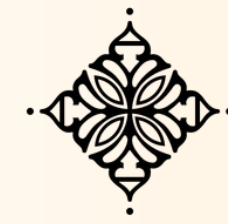


OFFER
SOLAR CELL

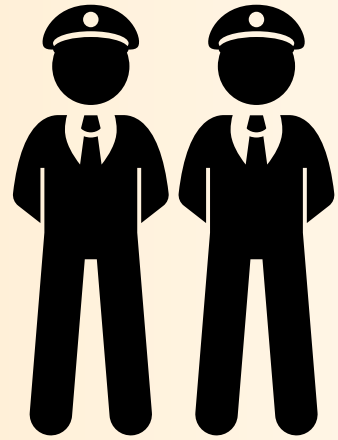


OFFER HOME
AUTOMATION

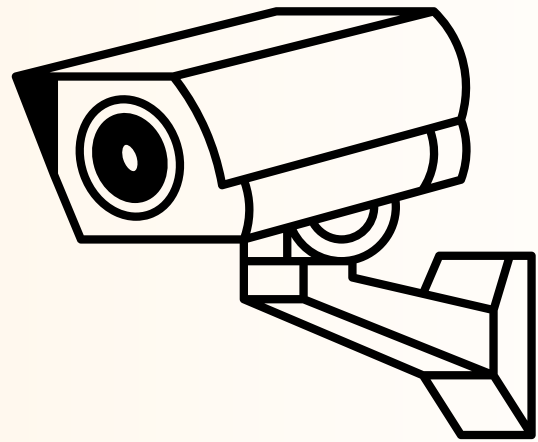
COMMON AREA



VIMANNAYA
Residence Phuket



24/7 SECURITIES



24 HOURS CCTV



RUBBISH
COLLECTION



PARCEL DROP-OFF



PEST CONTROL

INTERNAL VILLA MANAGEMENT OPTIONAL



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ROI ESTIMATE LONG TERM RENT (VN7 PRICE) 9 YEARS

NO.	Monthly Rent Rate	Total Month	Yearly Income
YEAR 1	320,000.00	12	3,840,000.00
YEAR 2	350,000.00	12	4,200,000.00
YEAR 3	350,000.00	12	4,200,000.00
YEAR 4	350,000.00	12	4,200,000.00
YEAR 5	360,000.00	12	4,320,000.00
YEAR 6	370,000.00	12	4,440,000.00
YEAR 7	370,000.00	12	4,440,000.00
YEAR 8	370,000.00	12	4,440,000.00
YEAR 9	370,000.00	12	4,440,000.00
			38,520,000.00

Categories:

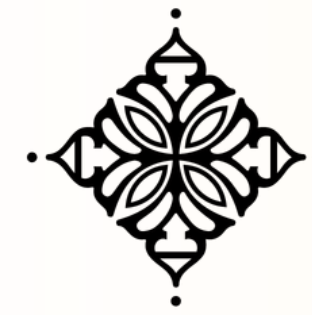
New Pool Villa

Fully Furnish

3-4 Bedroom

Location Nai Harn-Rawai

MONTH	RENT PER MONTH
JAN	890,000
FEB	780,000
MAR	780,000
APR	780,000
MAY	460,000
JUN	460,000
JUL	460,000
AUG	460,000
SEP	460,000
OCT	460,000
NOV	780,000
DEC	890,000
YEARLY INCOME	7,660,000



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	Monthly	Weekly	Daily
Low season May – October	฿460,000	฿49,000	฿28,000
High season November, Feb – Apr	฿789,000	฿75,600	฿32,000
Peak season December, January	฿890,000	฿150,000	฿38,000

*SOURCE SEASONAL PRICE PHUKETBUYHOUSE

ROI - SEASONAL RENT Estimate in 5 Year
(SCENARIO VN 7 Premium Promo Price)
38,500,000 THB

PAYMENT PLAN - 7 MONTHS - VN3 PREMIUM SCENARIO



PERIOD	DESCRIPTION	PERCENTAGE	AMOUNT (THB)
MONTH 1	Reservation / Deposit Agreement	2%	989,600.00
MONTH 2	Upon Signing the Sales & Purchase Agreement within 30 days after the reservation paid	28%	13,854,400.00
MONTH 3	Upon completion of Pilling & Foundation	15%	7,422,000.00
MONTH 4	Upon complete of the structure (Columns/beams/roof frames/roofing materials)	15%	7,422,000.00
MONTH 5	Upon Completion all installed systems And completion Window & Wall surface material	15%	7,422,000.00
MONTH 6	Upon Completion all Interior work and test the all system.	15%	7,422,000.00
MONTH 7	Final Payment, upon transfer of ownership	10%	4,948,000.00
		100%	49,480,000

NOTE: We offer flexible payment terms.

Thanaphorn Nuchanart

VIMANNAYA RESIDENCE PHUKET FOUNDER



Thanaphorn develops properties for her customers with the same meticulous attention to detail and personal investment as she applied to her own home. This means every Vimannaya Residence is crafted with a deep understanding of what constitutes truly luxurious and comfortable living. From the selection of premium materials to the thoughtful design of living spaces, every aspect is carefully considered. She believes that a home should be a sanctuary, a reflection of the owner's personal style and a place where cherished memories are made.

- **Hotel Gem Mining Pattaya, Co-owner, 10 years** (Since 2015) She has expertly owned and managed Hotel Gem Mining Pattaya, transforming it into a premier destination for luxury and relaxation. Her visionary leadership and attention to detail have elevated the hotel's reputation, offering guests unparalleled service and sophistication. Under her guidance, the establishment has become a beacon of excellence in hospitality. Her dedication has solidified its status as a top choice for discerning travelers in Pattaya. In addition to her other ventures, she also manages M Bus Transport, a premium transportation service specializing in 43-seat buses.
- **Chan Choa Ka Spa and Wellness, Co-owner, 10 years** (Since 2015) Her exemplary leadership at Pattaya's largest spa, has redefined wellness through innovative and transformative experiences. By seamlessly integrating traditional healing practices with modern therapies. Her visionary approach and unwavering commitment to quality have set new benchmarks in the wellness industry. Through her dedication, she has solidified the spa's reputation as a premier destination, enriching Pattaya's standing in global wellness tourism.
- **Hanako Kappo and Miyabi Kappo, Co-owner, 21 years** (Since 2004) The Japanese cuisine has been an integral part of the success and reputation of , esteemed dining establishments located in the vibrant Thonglor district of Bangkok. Throughout her tenure, she has demonstrated an exceptional commitment to excellence, consistently elevating the standards of quality and service within the hospitality industry.



KETSARA PROMSEN

VIMANNAYA'S PROJECT CONSULTANT

Ketsara, our Architect Project Consultant offers 15 years of proven expertise in managing property construction developments. Her deep understanding of architectural design, combined with meticulous construction management skills, ensures every project achieves the highest standards of quality and sophistication. She excels in controlling every detail, from concept to completion, delivering exceptional luxury experiences that meet the unique demands of high-end projects."

*ASSOCIATE ARCHITECT LICENSE n-an 18450



VIMANNAYA RESIDENCE PHUKET
Owner Project Consultant



ARTELIA CORNERSTONE
Design Managed



LAYAN GREEN PARK
*In-House Construction
Consultant of owner team*



THE PAVILLIONS PHUKET
*In-House Construction
Consultant of owner team*



CORNER STONE
Project Consultant



DREAM HOTEL & SPA
*Project Consultant
808 Project & Nicky Beach*



KATA ROCK
*Project Consultant
Construction Development*



KITTIPHON SUDCHAY
VIMANNAYA'S DESIGNER
MOBIUS STUDIO - DESIGN CREATOR

Discover the artist of Mobius Studio Design Creator, where architecture, interior, and urban design harmoniously converge. Specializing in luxurious villas and resorts, each creation is a seamless blend with nature's beauty.

Experience innovative designs that elevate living spaces and inspire tranquility. Transforming visions into stunning realities, Mobius Studio redefines elegance in every project.



PROPERTY GURU THAILAND PROPERTY AWARDS :
 The regional finals brought together well-known real estate companies from mainland China, Hong Kong, Macau, South Korea and Australia:

- Best Housing Architectural Design Yadalong Property -Phuket
- Best Lifestyle Housing Development Yadalong Property -Phuket
- Best Housing Architectural Design PNP Real Estate - Hua Hin



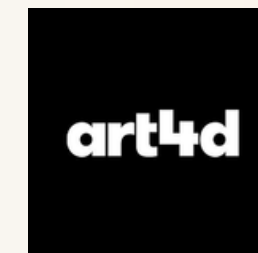
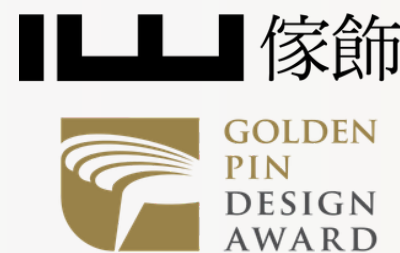
DOT PROPERTY THAILAND AWARDS :

- Best Luxury Villa Development - Hua Hin
- Best Boutique Villa Developer - Hua Hin



DESIGN CONNEXT :

- Design D Awards 2023 : Project KOFFE - Kanchanaburi
- Facade Design D Award 2023 Project PS - Nonthaburi



Ranked in the top 10 most popular architectural designs of 2024 on the page "the metropolis Thailand" 2024

Published through the international magazine "IW Magazine" 2024

Published through the Thailand magazine "art4d" 2024

THE FINALIST BEST OF DESIGN AWARD "Golden Pin Design Award" 2024

Nominated for the award by arch-daily "Building of the Year Awards" 2025

Published through the international magazine "design boom" 2024



VIMANNAYA
Residence Phuket

THANK YOU

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