

̄AURORA
KATA TOP SEA VIEW VILLA

EXPANSIVE OCEAN · EXCLUSIVELY YOURS



PHUKET

A GLOBAL TRAVELLING DESTINATION

PHUKET

KATA BEACH

One of the Three Major Beaches in Phuket

Nestled on the southwestern coast of Phuket, Kata is composed of two beautiful bays: Kata Noi and Kata Yai. With clear waters, gentle waves, fine sand, and a winding coastline, it exudes a unique, serene charm. It is a paradise for snorkeling and surfing enthusiasts.

Patong Beach



Karon Beach



Kata Beach



BREATHTAKING SUNSET OF KATA





SURFING



SNORKELING



JUNGLE ADVENTURE

WORLD ISLAND PARADISE VIBRANT KATA LIFESTYLE

-  Restaurant
-  Hotel
-  Night Market
-  Spa
-  Bar
-  Park
-  Surf Club



ULTRA LUXURY VILLA IN THE HEART OF KATA, PHUKET

EXCLUSIVELY YOURS

Our Product





MASTER PLAN

INFORMATION

Project:	AURORA
Property Type:	Infinity Pool Villa with Sea View
Total Land:	7205.2 Sq. M.
Number of Units:	8 Units
Facilities:	Clubhouse, Security, Green Park

TYPE B

Villa Type:	4 Bedrooms Sea View Villa
Number of Units:	4 Units
Land Size:	479.09-595.90 Sq. M.
Built-up Area:	514 Sq. M.
Internal Area:	231 Sq. M.



THE BUILDING
AND INFINITY SWIMMING POOL



THE ENTRANCE



LIVING, DINING AND KITCHEN AREA
6-METER HIGH CEILING WITH PANORAMIC SEA VIEW



THE INFINITY SWIMMING POOL
WITH SEA VIEW



THE MASTER BEDROOM
WITH SEA VIEW



THE MASTER BATHROOM



THE MASTER BATHROOM



THE
BEDROOM



1st FLOOR

VILLA TYPE B

Internal Area

1.	Living, Dining & Kitchen	66.65	Sq. M.
2.	Master Bedroom	23.68	Sq. M.
3.	Master Bathroom	17.10	Sq. M.
4.	Bedroom 1	19.59	Sq. M.
5.	Bathroom 1	5.11	Sq. M.
6.	Bedroom 2	20.00	Sq. M.
7.	Bathroom 2	5.11	Sq. M.
8.	Bedroom 3	16.12	Sq. M.
9.	Bathroom 3	6.87	Sq. M.
10.	Restroom	2.92	Sq. M.
11.	Entrance Hall	9.83	Sq. M.
12.	Main Stair	7.52	Sq. M.
13.	Stair 1	4.72	Sq. M.
14.	Stair 2	1.95	Sq. M.
15.	Corridor	16.21	Sq. M.
16.	Utilities	7.96	Sq. M.
Total		231.34	Sq. M.

External Area

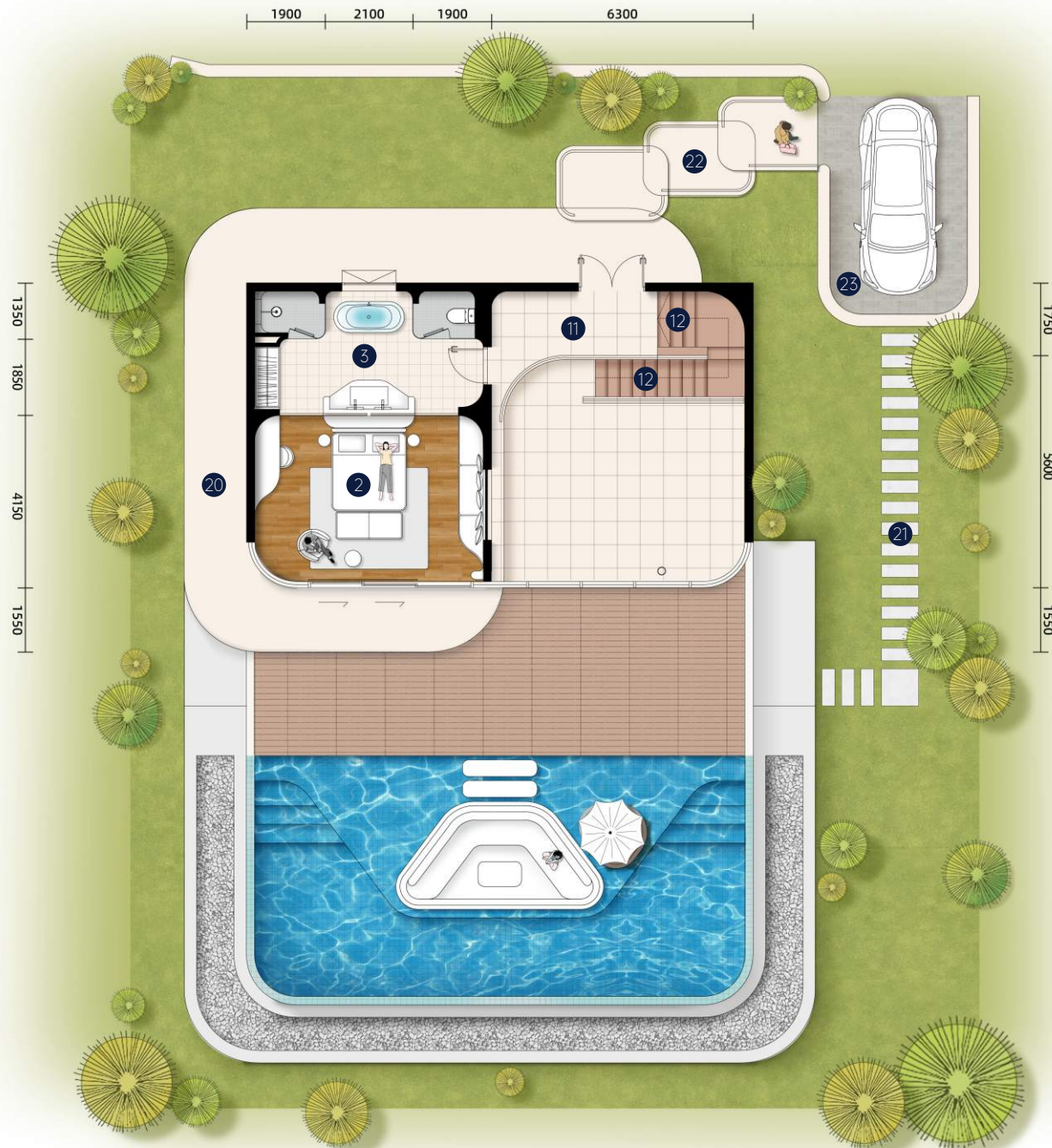
17.	Terrace & Pool Deck	94.13	Sq. M.
18.	Swimming Pool	70.28	Sq. M.
19.	Balcony	30.66	Sq. M.
20.	Canopy	45.14	Sq. M.
21.	Alley	6.12	Sq. M.
Total		246.33	Sq. M.

Entrance

22.	Semi Outdoor Corridor	11.98	Sq. M.
23.	Parking Area	24.16	Sq. M.
Total		36.14	Sq. M.

Built-up Area	513.81	Sq. M.
Land Area	479.09-595.90	Sq. M.

VILLA TYPE B



2nd FLOOR

Internal Area

1.	Living, Dining & Kitchen	66.65	Sq. M.
2.	Master Bedroom	23.68	Sq. M.
3.	Master Bathroom	17.10	Sq. M.
4.	Bedroom 1	19.59	Sq. M.
5.	Bathroom 1	5.11	Sq. M.
6.	Bedroom 2	20.00	Sq. M.
7.	Bathroom 2	5.11	Sq. M.
8.	Bedroom 3	16.12	Sq. M.
9.	Bathroom 3	6.87	Sq. M.
10.	Restroom	2.92	Sq. M.
11.	Entrance Hall	9.83	Sq. M.
12.	Main Stair	7.52	Sq. M.
13.	Stair 1	4.72	Sq. M.
14.	Stair 2	1.95	Sq. M.
15.	Corridor	16.21	Sq. M.
16.	Utilities	7.96	Sq. M.
Total		231.34	Sq. M.

External Area

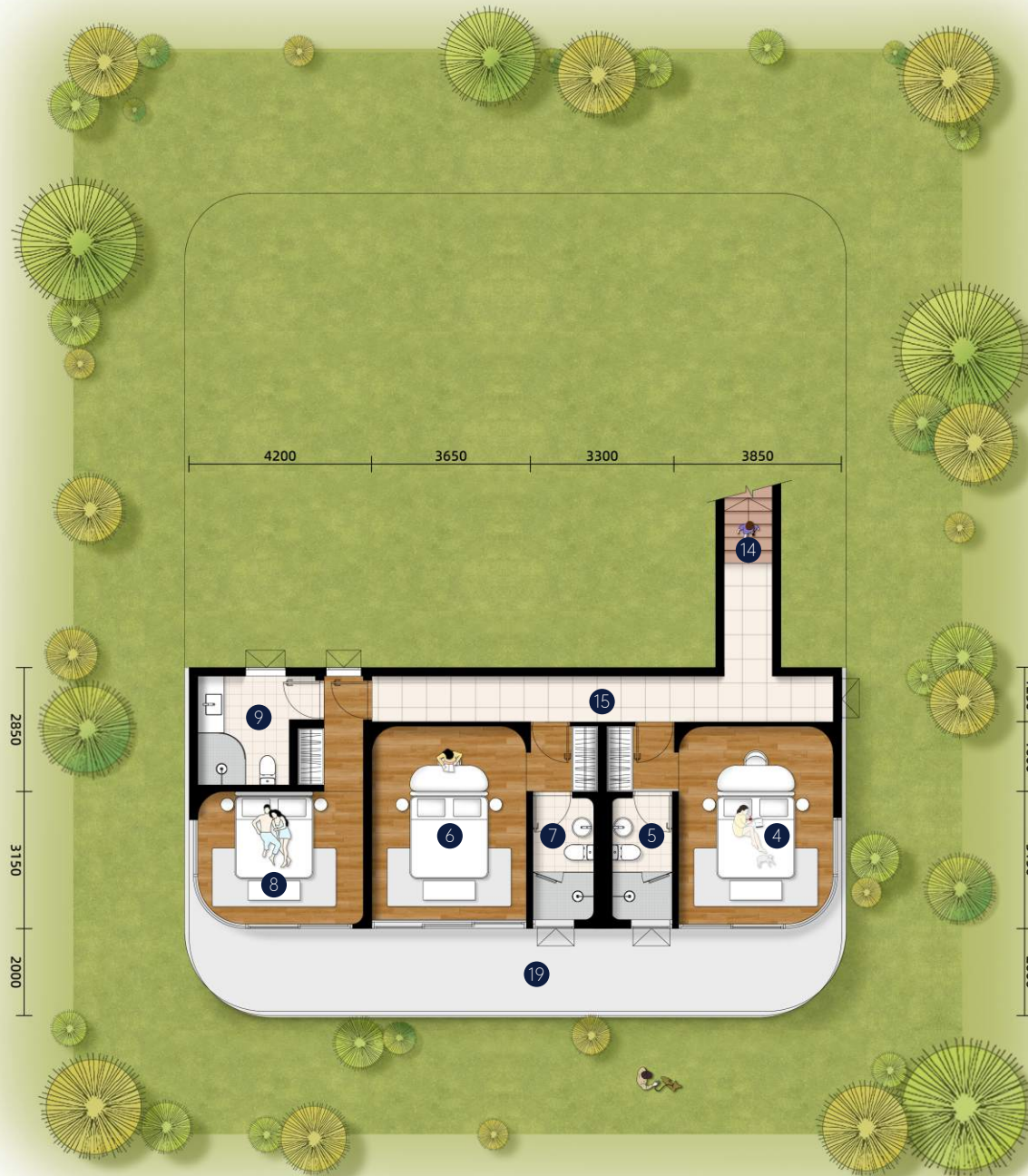
17.	Terrace & Pool Deck	94.13	Sq. M.
18.	Swimming Pool	70.28	Sq. M.
19.	Balcony	30.66	Sq. M.
20.	Canopy	45.14	Sq. M.
21.	Alley	6.12	Sq. M.
Total		246.33	Sq. M.

Entrance

22.	Semi Outdoor Corridor	11.98	Sq. M.
23.	Parking Area	24.16	Sq. M.
Total		36.14	Sq. M.

Built-up Area	513.81	Sq. M.
Land Area	479.09-595.90	Sq. M.

VILLA TYPE B



GROUND FLOOR

Internal Area

1.	Living, Dining & Kitchen	66.65	Sq. M.
2.	Master Bedroom	23.68	Sq. M.
3.	Master Bathroom	17.10	Sq. M.
4.	Bedroom 1	19.59	Sq. M.
5.	Bathroom 1	5.11	Sq. M.
6.	Bedroom 2	20.00	Sq. M.
7.	Bathroom 2	5.11	Sq. M.
8.	Bedroom 3	16.12	Sq. M.
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11.	Entrance Hall	9.83	Sq. M.
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15.	Corridor	16.21	Sq. M.
16.	Utilities	7.96	Sq. M.
Total		231.34	Sq. M.

External Area

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18.	Swimming Pool	70.28	Sq. M.
19.	Balcony	30.66	Sq. M.
20.	Canopy	45.14	Sq. M.
21.	Alley	6.12	Sq. M.
Total		246.33	Sq. M.

Entrance

22.	Semi Outdoor Corridor	11.98	Sq. M.
23.	Parking Area	24.16	Sq. M.
Total		36.14	Sq. M.

Built-up Area	513.81	Sq. M.
Land Area	479.09-595.90	Sq. M.

TYPE C1

Villa Type:	6 Bedrooms Sea View Villa
Number of Units:	2 Units
Land Size:	645.1- 761.48 Sq. M.
Built-up Area:	885 Sq. M.
Internal Area:	557 Sq. M.



THE BUILDING AND INFINITY SWIMMING POOL



THE ENTRANCE



LIVING, DINING AND KITCHEN AREA



LIVING, DINING AND KITCHEN AREA



THE MASTER BEDROOM
WITH SEA VIEW



THE MASTER BEDROOM



THE MASTER BATHROOM



THE
BEDROOM



THE BATHROOM



THE BATHROOM

VILLA TYPE C1

Internal Area

1.	Living, Dining & Kitchen	144.90	Sq. M.
2.	Master Bedroom 1	73.16	Sq. M.
3.	Master Bedroom 2	73.16	Sq. M.
4.	Bedroom 1	29.35	Sq. M.
5.	Bedroom 2	41.40	Sq. M.
6.	Bedroom 3	44.06	Sq. M.
7.	Bedroom 4	44.06	Sq. M.
8.	Maidroom & Laundry	41.40	Sq. M.
9.	Corridor 1	28.04	Sq. M.
10.	Corridor 2	37.50	Sq. M.

Total 557.03 Sq. M.

External Area

11.	Pool Deck	61.89	Sq. M.
12.	Swimming Pool	119.69	Sq. M.
13.	Terrace	28.31	Sq. M.
14.	Balcony	37.16	Sq. M.

Total 247.05 Sq. M.

Entrance

15.	Semi Outdoor Corridor	19.83	Sq. M.
16.	Parking Area	61.26	Sq. M.

Total 81.09 Sq. M.

Built-up Area 885.17 Sq. M.

Land Area 645.10 Sq. M.



1st FLOOR



2nd FLOOR

VILLA TYPE C1

Internal Area

1.	Living, Dining & Kitchen	144.90	Sq. M.
2.	Master Bedroom 1	73.16	Sq. M.
3.	Master Bedroom 2	73.16	Sq. M.
4.	Bedroom 1	29.35	Sq. M.
5.	Bedroom 2	41.40	Sq. M.
6.	Bedroom 3	44.06	Sq. M.
7.	Bedroom 4	44.06	Sq. M.
8.	Maidroom & Laundry	41.40	Sq. M.
9.	Corridor 1	28.04	Sq. M.
10.	Corridor 2	37.50	Sq. M.
Total		557.03	Sq. M.

External Area

11.	Pool Deck	61.89	Sq. M.
12.	Swimming Pool	119.69	Sq. M.
13.	Terrace	28.31	Sq. M.
14.	Balcony	37.16	Sq. M.
Total		247.05	Sq. M.

Entrance

15.	Semi Outdoor Corridor	19.83	Sq. M.
16.	Parking Area	61.26	Sq. M.
Total		81.09	Sq. M.

Built-up Area	885.17	Sq. M.
Land Area	645.10	Sq. M.

VILLA TYPE C1

Internal Area

1.	Living, Dining & Kitchen	144.90	Sq. M.
2.	Master Bedroom 1	73.16	Sq. M.
3.	Master Bedroom 2	73.16	Sq. M.
4.	Bedroom 1	29.35	Sq. M.
5.	Bedroom 2	41.40	Sq. M.
6.	Bedroom 3	44.06	Sq. M.
7.	Bedroom 4	44.06	Sq. M.
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Total 557.03 Sq. M.

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11.	Pool Deck	61.89	Sq. M.
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13.	Terrace	28.31	Sq. M.
14.	Balcony	37.16	Sq. M.

Total 247.05 Sq. M.

Entrance

15.	Semi Outdoor Corridor	19.83	Sq. M.
16.	Parking Area	61.26	Sq. M.

Total 81.09 Sq. M.

Built-up Area 885.17 Sq. M.

Land Area 645.10 Sq. M.



B1 FLOOR

TYPE C2

Villa Type:	7 Bedrooms Sea View Villa
Number of Units:	2 Units
Land Size:	819.03- 957.54 Sq. M.
Built-up Area:	1218-1229 Sq. M.
Internal Area:	754 Sq. M.



THE BUILDING
AND INFINITY SWIMMING POOL



THE ENTRANCE



LIVING, DINING AND KITCHEN AREA



LIVING, DINING AND KITCHEN AREA



LIVING, DINING AND KITCHEN AREA



THE MASTER BEDROOM
WITH SEA VIEW



THE MASTER BEDROOM



THE MASTER BATHROOM



THE
BEDROOM



THE BATHROOM



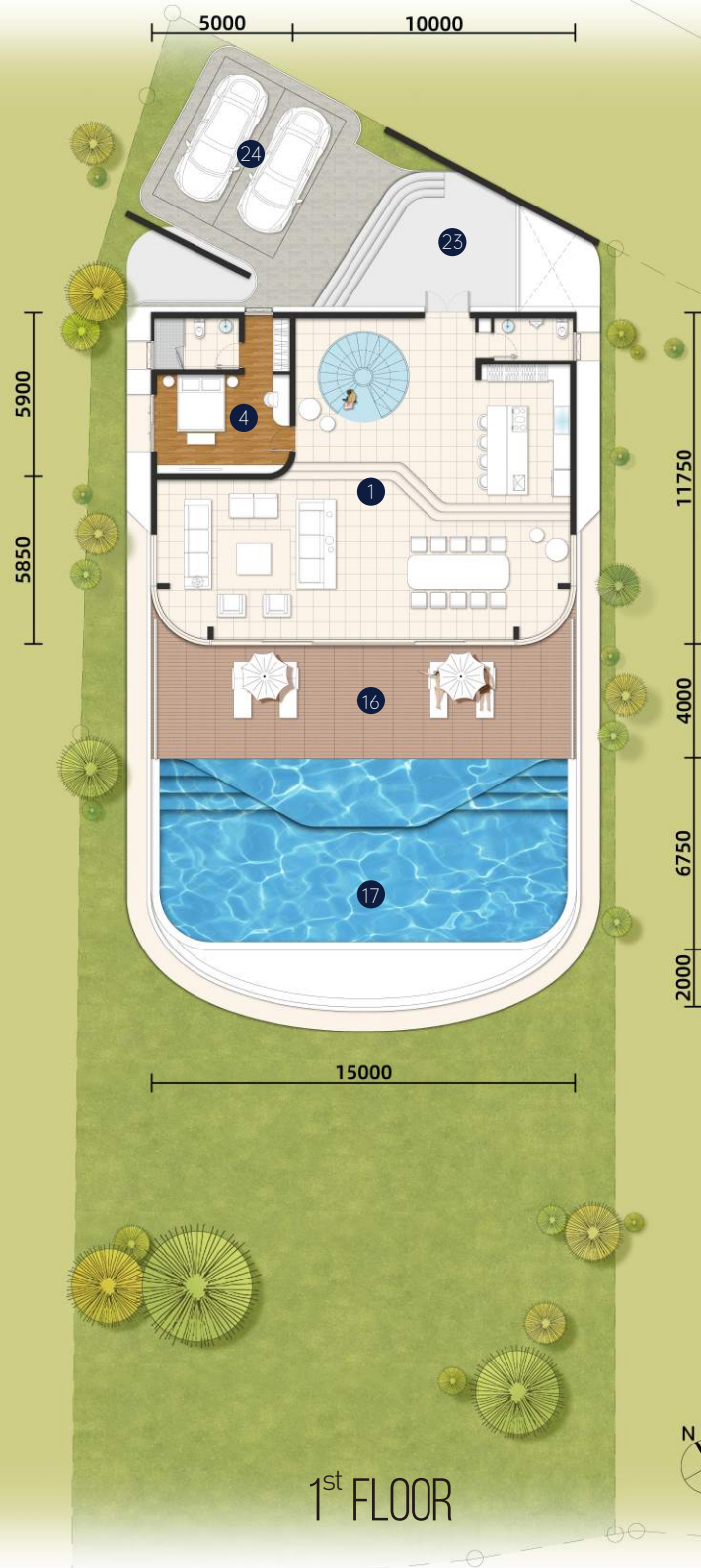
THE BATHROOM



THE FITNESS ROOM



THE
SPA ROOM



VILLA TYPE C2

Internal Area

1. Living, Dining & Kitchen	144.90	Sq.M.
2. Master Bedroom 1	73.16	Sq.M.
3. Master Bedroom 2	73.16	Sq.M.
4. Bedroom 1	29.35	Sq.M.
5. Bedroom 2	39.43	Sq.M.
6. Bedroom 3	39.43	Sq.M.
7. Bedroom 4	44.06	Sq.M.
8. Bedroom 5	44.06	Sq.M.
9. Fitness Room	40.80	Sq.M.
10. Spa Room	40.80	Sq.M.
11. Laundry & Storage	41.40	Sq.M.
12. Double Maidroom	41.40	Sq.M.
13. Corridor 1	28.04	Sq.M.
14. Corridor 2	48.20	Sq.M.
15. Corridor 3	25.76	Sq.M.

Total 753.95 Sq.M.

External Area

16. Pool Deck 1	61.89	Sq.M.
17. Swimming Pool 1	119.69	Sq.M.
18. Pool Deck 2	61.89	Sq.M.
19. Swimming Pool 2	30.47	Sq.M.
20. Garden	56.32	Sq.M.
21. Terrace	28.31	Sq.M.
22. Balcony	37.16	Sq.M.

Total 395.73 Sq.M.

Entrance

23. Semi Outdoor Corridor	27.51	Sq.M.
24. Parking Area	52.26	Sq.M.

Total 79.77 Sq.M.

Built-up Area 1,229.45 Sq.M.

Land Area 957.54 Sq.M.



VILLA TYPE C2

Internal Area

1. Living, Dining & Kitchen	144.90	Sq.M.
2. Master Bedroom 1	73.16	Sq.M.
3. Master Bedroom 2	73.16	Sq.M.
4. Bedroom 1	29.35	Sq.M.
5. Bedroom 2	39.43	Sq.M.
6. Bedroom 3	39.43	Sq.M.
7. Bedroom 4	44.06	Sq.M.
8. Bedroom 5	44.06	Sq.M.
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Total 395.73 Sq.M.

Entrance

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24. Parking Area	52.26	Sq.M.

Total 79.77 Sq.M.

Built-up Area 1,229.45 Sq.M.

Land Area 957.54 Sq.M.



VILLA TYPE C2

Internal Area

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Total 395.73 Sq.M.

Entrance

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24. Parking Area	52.26	Sq.M.

Total 79.77 Sq.M.

Built-up Area 1,229.45 Sq.M.

Land Area 957.54 Sq.M.

CLUBHOUSE

NEW LANDMARK IN KATA BEACH
EXCLUSIVE CLUB FOR YOURS



New Landmark in Kata, Inspired by KERRY HILL's Classic Aesthetics

An Exclusive Club for Yours

The Future Premier Sea View Deck at Kata Beach





CLUBHOUSE
NEW LANDMARK IN KATA BEACH
EXCLUSIVE CLUB FOR YOURS



CLUBHOUSE

NEW LANDMARK IN KATA BEACH
EXCLUSIVE CLUB FOR YOURS

OWNERSHIP TYPES

Aurora villas are sold on both leasehold and freehold basis.

PAYMENT TERMS

1 st	Reservation Deposit	2%
2 nd	Signing of Agreement within 30 Days after Reservation	28%
3 rd	Completion of Foundation	15%
4 th	Completion of Concrete Structure	15%
5 th	Completion of Roof and Wall Tiles	15%
6 th	Completion of Floor-Wall Tiles and Interior	15%
7 th	Registration or Ownership Transfer	10%

TAX AND TRANSFER FEE RESPONSIBILITY

The seller and purchaser are equally responsible on a 50%-50% basis for all tax and ownership transfer fee.

NOTES

1. All private pool villas are finished with a swimming pool, built-in wardrobe, air condition and landscape.
2. All selling Price are fixed Thai baht only.
3. Furniture package is optional.
4. Sinking fund 100,000 THB (one time payment upon transfer ownership).
5. Common area management fee 20 THB/Land Sq.M./month including 24-hour security, garbage collection, common utilities management, repairs and maintenance to the common area and landscaping.



ABOUT US

*Founded in Singapore,
A High-end Property Developer with 10 Years
of Experience in Southeast Asia*

4.3 MIL.
M²

Over 4.3 million square meters, which encompass various sectors, specializing in the development and operation of high-end properties.

12 REGIONS
IN 6 COUNTRIES

Originating from a listed group in Singapore, our projects are distributed across more than 10 regions in 6 countries, including Singapore, Malaysia, Thailand, China, Australia, and Yangon.

10 YEARS

With 10 years of experience in the real estate industry, particularly in developing properties in Southeast Asia, we have a professional team with an international perspective.

100+

We have strategic partnerships with global brands and collaborate with hundreds of international brands, ensuring robust cooperation and a well-established product procurement supply chain.

FIVE REASONS TO CHOOSE AURORA



*One of Three Major Beaches
Stunning Kata Beach
Comprehensive Amenities*



*Spectacular Sea View
Best Investment Opportunity*



*Luxuriously Furnished
for Staying*



*Professional Property Management
Private Concierge Service*



*Professional Operations Service
Rental Yield Over 9% Annually*



CONSERVATIVELY ESTIMATED ANNUAL RETURN RATE: 9.59%

LOW SEASON
131 DAYS

Occupancy Rate: 35%

Average Daily Rent:
28,000 Thai Baht

HOT SEASON
219 DAYS

Occupancy Rate: 70%

Average Daily Rent:
42,000 Thai Baht

PEAK SEASON
15 DAYS

Occupancy Rate: 95%

Average Daily Rent:
70,000 Thai Baht

Taking a sea view villa priced at 60 million Thai Baht as an example:

*Unit: Thai Baht

Annual Rental Income	8,425,900	During the low season, excluding 30 days occupied by the owner
Owner Share Ratio	70%	
Owner's Income	5,898,130	
Property Management Fee	144,000	THB 20/m ² /month
Owner's Annual Income	5,754,130	
Annual Yield	9.59%	

This calculation is an estimated income projection and is for reference only.

AURORA

KATA TOP SEA VIEW VILLA

UNI POWER HOLDING CO., LTD.

Address: 84/6 Patak Rd., Karon, Mueang, Phuket 83100 Thailand Tel: +66 076-608-851

E-mail: enquiry@auroravillaphuket.com <https://auroravillaphuket.com>

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