



PRANA LUXE II

— HUAHIN — PRANBURI —



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THE NEW CHAPTER

Pranaluxe “The New Chapter” is more than a residential project — it is an invitation to embrace modern tropical design, timeless natural beauty, and the tranquility of the Pranburi coast. With an exclusive collection of only 23 villas, this limited release perfectly harmonizes luxury, lifestyle, and investment value within one extraordinary seaside community.



PROJECT CONCEPT

Pranaluxe “The New Chapter” continues the vision of creating a community where luxury and nature exist in perfect harmony. Inspired by the gentle curves of the ocean and surrounded by coconut groves, each villa is thoughtfully designed to welcome natural light, open space, and refreshing sea breezes. Every detail has been carefully considered from the architecture to the landscaping ensuring that the community remains a serene sanctuary while offering the comforts and conveniences of modern living.



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PRIME LOCATION

Pranaluxe is perfectly situated in Paknam Pran, offering both privacy and convenience — just minutes from local attractions, hospitals, and shopping hubs, while Hua Hin is only a short drive away.

LANDMARKS & HOSPITALS

- Sheraton Hua Hin Pranburi Villas - 300 m
- Wyndham Hua Hin Pranburi Resort & Villas - 400 m
- Hua Hin Airport - 32.9 km
- Bangkok Hua Hin Hospital - 24 km
- Bangkok Hua Hin Clinic Pranburi - 1.4 km
- Pranburi Hospital - 9.1 km

TOURIST ATTRACTIONS

- Our Beach - 50 m
- Khao Kalok Beach - 7.3 km
- Hua Hin Beach - 25.8 km
- Pranburi Forest Park - 15.8 km
- Khao Sam Roi Yot National Park - 38.6 km
- Rajabhakti Park - 18.6 km
- SirinatRajini Mangrove Ecosystem Center - 3 km

SHOPPING MALLS

- Shopping & Lifestyle- 1 km
- Pranburi Old Market - 10.3 km
- Lotus Pranburi - 10.4 km
- Bluport Hua Hin - 23.9 km
- Market Village - 25.3 km
- Cicada Market - 24.3 km



Elegant Pool Villa | 3 En-Suite Bedrooms | Private Office | Saltwater Pool

Inspired by the flowing lines of ocean waves and the iconic coconut groves of Pranburi, each villa is thoughtfully designed to embrace natural light, ventilation, and seamless indoor-outdoor living.

Set along the Hua Hin-Pranburi coastline, Pranaluxe “The New Chapter” offers a tranquil seaside retreat where modern tropical design blends effortlessly with timeless coastal charm.



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MASTER PLAN



PLOT	SQM.
A1	753.60
B1	416.40
B2	348.80
B3	346.80
B4	352.00
B5	384.40
B6	358.40
B7	495.20
B8	399.60
B9	505.20
C1	408.80
C2	398.00
C3	433.20
C4	537.20
C5	415.20
C6	406.40
C7	412.40
C8	487.20
C9	529.60
C10	477.60
C11	502.80
C12	446.00
C13	476.80
C14	417.60
C15	431.60
C16	435.20
C17	533.60
D1	408.00
D2	363.60
D3	361.60
D4	359.60
D5	382.80
D6	351.20
D7	353.60
D8	354.00
D9	354.80
D10	355.20
D11	356.00
D12	357.20
D13	358.80
D14	372.80
D15	367.60
D16	417.20

Project Owner and Landowner (Thai Title Holder): Supharat Resort Co., Ltd. Company Registration No. 0105548121684. Registered Office: 25 Bangkok Insurance Building, 21st Floor, South Sathorn Road, Thung Maha Mek, Sathorn, Bangkok 10120, Thailand. Project Location: Moo 2, Pak Nam Pran, Pran Buri, Prachuap Khiri Khan, Thailand. Authorized Director: Mr. Sumeth Sukapanpotharam. Registered Capital: THB 75,100,000 (Fully Paid-Up). Land Title Deed Nos. 707, 1074, 41607. Phase 2 Sub-Plots: 23 Plots. Approximate Project Area: 16 Rai 86.6 Square Wah.

Luxury Beachside Living at Pranburi

RESIDENCE TYPE C12

PRIVATE POOL VILLA

- 3 Bedrooms Private Pool Villa
- Designed for Coastal Living
- Only Few Exclusive Units

TOTAL AREA

446 SQ.M.

AREA	SQ.M.
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Internal	190.00
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External	256.00
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TOTAL AREA	446 SQ.M.
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3
BEDROOMS

1
OFFICE

4
BATHROOMS

2
PARKING

PRIVATE POOL

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TYPE C12



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Luxury Beachside Living at Pranburi

RESIDENCE TYPE D6

PRIVATE POOL VILLA

- 3 Bedrooms Private Pool Villa
- Designed for Coastal Living
- Only Few Exclusive Units

TOTAL AREA

351.20 SQ.M.

AREA	SQ.M.
Internal	190.00
External	161.20
TOTAL AREA	351.20 SQ.M.



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TYPE D6



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BUILDING SPECIFICATIONS

STRUCTURES

Reinforced concrete foundation with a conventional construction system and precast concrete slab (plank slab) flooring — thoughtfully designed for durability.

EXTERIOR

Premium asphalt shingle roofing installed on 10 mm OSB board with anti-termite protection, supported by steel roof structural framing. Exterior walls are finished with matt marine-grade paint on plaster. Architectural elements include aluminium columns, wood-look ceilings with concealed joints, and stone-effect grey homogeneous tiles with sand wash detailing. Doors and windows feature white powder-coated aluminium frames with clear tempered glass throughout.

INTERIOR

Interior finishes include skim coat painted walls, soft grey homogeneous tile flooring, and wood-look ceilings with concealed joints. Solid hardwood doors comparable to ash wood are featured throughout the villa.

KITCHEN

Each villa is designed with premium built-in cabinetry, solid stone countertops, kitchen sink with tap, cooker hob, and hood. Final fixture and material selections may vary subject to design development and unit.



BEDROOMS

Bedrooms are thoughtfully designed with wardrobes and knockdown storage solutions, offering flexibility and functionality for everyday living. Final specifications may vary depending on unit configuration and interior selections.

BATHROOMS

Bathrooms are appointed with quality ceramic sanitary ware, under-counter basins, spacious recessed shower areas with shower screens, and contemporary knockdown vanity counters with shelving. Moisture-resistant gypsum board ceilings are used throughout designated wet areas.

SERVICES

Underground 3-phase low-voltage electrical supply, pressure pump water system with storage tank, recessed LED downlights, and integrated air-conditioning systems are provided throughout the villas.

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NO.	PLOT	LAND		HOUSE + LAND	Euro equivalent (approx.)
		SQ.M.	SQ.WAH		
1	A1	753.6	188.4	House design on request	
2	B8	399.6	99.9		
3	C4	537.2	134.3	22,710,960 THB	€ 613,000.00
4	C9	529.6	132.4	25,193,280 THB	€ 680,000.00
5	C10	477.6	119.4	22,720,000 THB	€ 614,000.00
6	C11	502.8	125.7	24,364,000 THB	€ 658,000.00
7	C12	446	111.5	Show House	
8	C13	476.8	119.2	20,316,000 THB	€ 549,000.00
9	C14	417.6	104.4	17,632,000 THB	€ 476,000.00
10	C15	431.6	107.9	17,912,000 THB	€ 484,000.00
11	C16	435.2	108.8	17,984,000 THB	€ 486,000.00
12	C17	533.6	133.4	22,620,000 THB	€ 611,000.00
13	D6	351.2	87.8	16,304,000 THB	€ 440,000.00
14	D7	353.6	88.4	16,322,000 THB	€ 441,000.00
15	D8	354	88.5	16,450,000 THB	€ 444,000.00
16	D9	354.8	88.7	16,466,000 THB	€ 445,000.00
17	D10	355.2	88.8	16,484,000 THB	€ 445,000.00
18	D11	356	89	16,520,000 THB	€ 446,000.00
19	D12	357.2	89.3	17,286,960 THB	€ 467,000.00
20	D13	358.8	89.7	17,321,840 THB	€ 468,000.00
21	D14	372.8	93.2	17,627,040 THB	€ 476,000.00
22	D16	417.2	104.3	17,624,000 THB	€ 476,000.00
23	D15(E2)	367.6	91.9	17,513,680 THB	€ 473,000.00



HOUSE & LAND PRICE



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PAYMENT OPTION A - LIFESTYLE ACCESS INCENTIVE

NO.	STAGE	PAYMENT	DESCRIPTION
1ST	Reservation Deposit	THB 200,000	Plot Secure
2ND	Contract Signing	20%	payable within 14 days after reservation (less deposit)
3RD	Breaking Ground	20%	Payable upon commencement of construction works
4TH	Finished concrete structure	20%	Payable upon substantial completion of the reinforced concrete structure
5TH	Finished wall and roof structure	15%	Payable upon substantial completion of wall and roof construction works
6TH	Electrical & Plumbing Works	15%	Payable upon substantial completion of electrical and plumbing systems
7TH	Completion	10%	Payable upon completion of the property and prior to handover



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PAYMENT OPTION B - SECURITY AND EARLY OWNERSHIP INCENTIVE

NO.	STAGE	PAYMENT	DESCRIPTION
1ST	Reservation Deposit	THB 200,000	Payable upon reservation to secure the land plot
2ND	Contract Signing	65%	Payable upon execution of this Agreement and completion of land ownership transfer
3RD	Breaking Ground	10%	Payable upon commencement of construction works
4TH	Finished concrete structure	5%	Payable upon substantial completion of the reinforced concrete structure
5TH	Finished wall and roof structure	5%	Payable upon substantial completion of wall and roof construction works
6TH	Electrical & Plumbing Works	5%	Payable upon substantial completion of electrical and plumbing systems
7TH	Completion	10%	Payable upon completion of the property and prior to handover



Note : Each installment shall become due upon substantial completion of the relevant construction works, excluding minor or non-structural defects. Failure of the Purchaser to pay any installment shall entitle the Seller to suspend construction works.

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FULLY FITTED DESCRIPTION

Room	Brand	QTY	Type	
			Fitted	Furnished
Living room				
SideBoard - ชั้นวาง TV เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Sofa - โซฟารูปแบบตัว L สำหรับ 5 ที่นั่ง เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Coffee table - โต๊ะกลาง เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Ceiling Fan - พัดลมติดเพดาน เทียบเท่าแบรนด์ Mr.Ken	Mr. Ken or equivalent	1	✓	
Kitchen & Dining				
Pantry + island เทียบเท่าแบรนด์ Lavaredo	Lavaredo or equivalent	1	✓	
Hob+Hood+Sink เทียบเท่าแบรนด์ MEX	Mex or equivalent	1	✓	
Ceiling lamp - โคมไฟห้อยเพดานเหนือ Island เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Dining Table - โต๊ะรับประทานอาหาร เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Dining Chair - เก้าอี้รับประทานอาหาร เทียบเท่าแบรนด์ Podium	Podium or equivalent	3		✓
Bench - ม้านั่งรับประทานอาหาร เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Ceiling lamp - โคมไฟห้อยเพดานเหนือโต๊ะทานข้าว เทียบเท่าแบรนด์ Mags Home	Mags Home & Décor or equivalent	2		✓
Stu Chair - เก้าอี้สตูดิโอ	Podium or equivalent	2		✓
Masterbedroom				
King size bed - เตียงนอนขนาด King size พร้อมชั้นเก็บของ 2 ข้าง	Podium or equivalent	1		✓
TV Console - ชั้นวาง TV เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Walk in closet - ตู้เสื้อผ้า เทียบเท่าแบรนด์ Lavaredo	Lavaredo or equivalent	1	✓	
Ensuit Bathroom				
Flush toilet - ชักโครกเซรามิก เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Handheld bidet - สายฉีดชำระ เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Indoor shower (Full set) เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Outdoor shower (Rain shower) เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Basin - อ่างล้างหน้า เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	2	✓	
Electric Water Heater - เครื่องทำน้ำร้อน เทียบเท่าแบรนด์ MEX	Mex or equivalent	2	✓	
Bedroom 1				
Bed King size - เตียงนอนขนาด King size เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Night Table - โต๊ะข้างเตียง เทียบเท่าแบรนด์ Podium	Podium or equivalent	2		✓
Walk in closet - ตู้เสื้อผ้า เทียบเท่าแบรนด์ Lavaredo	Lavaredo or equivalent	1	✓	
Bathroom1				
Flush toilet - ชักโครกเซรามิก เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Handheld bidet - สายฉีดชำระ เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Hand Shower ฝักบัวเทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Basin - อ่างล้างหน้า เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Water heater - เครื่องทำน้ำร้อน เทียบเท่าแบรนด์ MEX	Mex or equivalent	1	✓	

FULLY FITTED DESCRIPTION

Room	Brand	QTY	Type	
			Fitted	Furnished
Bedroom2				
Queen size bed - เตียงนอนขนาด Queen size เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Night Table - โต๊ะข้างเตียง เทียบเท่าแบรนด์ Podium	Podium or equivalent	2		✓
Walk in closet - ตู้เสื้อผ้า เทียบเท่าแบรนด์ Lavaredo	Lavaredo or equivalent	1	✓	
Bathroom 2				
Flush toilet - ชักโครกเซรามิก เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Handheld bidet - สายฉีดชำระ เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Hand Shower ฟักบัวเทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Basin - อ่างล้างหน้า เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Water heater - เครื่องทำน้ำร้อน เทียบเท่าแบรนด์ MEX	Mex or equivalent	1	✓	
Multi-purpose Room				
Daybed - เตียงพักผ่อนอเนกประสงค์ เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Side Table - โต๊ะข้าง เทียบเท่าแบรนด์ Podium	Podium or equivalent	1		✓
Bathroom 3				
Flush toilet - ชักโครกเซรามิก เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Handheld bidet - สายฉีดชำระ เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Hand Shower ฟักบัวเทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
Basin - อ่างล้างหน้า เทียบเท่าแบรนด์ Kohler	Kohler or equivalent	1	✓	
เครื่องทำน้ำร้อน เทียบเท่าแบรนด์ MEX	Mex or equivalent	1	✓	
Laundry				
Shelves	Lavaredo or equivalent		✓	
Other				
Blinds - ผ้าม่าน				✓
Door & Window ประตูและหน้าต่างอลูมิเนียม (สเปกเทียบเท่าTostem)	Tostem or equivalent		✓	
A/C เครื่องปรับอากาศ เทียบเท่าแบรนด์ Samsung	Samsung or equivalent	6	✓	
Water Tank - ถังเก็บน้ำ		1	✓	
Water Pump - ปั๊มน้ำ		1	✓	
Parking ที่จอดรถ		2	✓	
Skimmer swimming pool with salt chlorination system สระว่ายน้ำระบบเกลือ		1	✓	
Pest control pipe system		1	✓	

Remark: Additional architectural details and specifications are available upon request. / หมายเหตุ: รายละเอียดและข้อกำหนดเฉพาะทางสถาปัตยกรรมเพิ่มเติม สามารถขอรับได้ตามความประสงค์

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