



PRANA LUXE II
— HUAHIN - PRANBURI —

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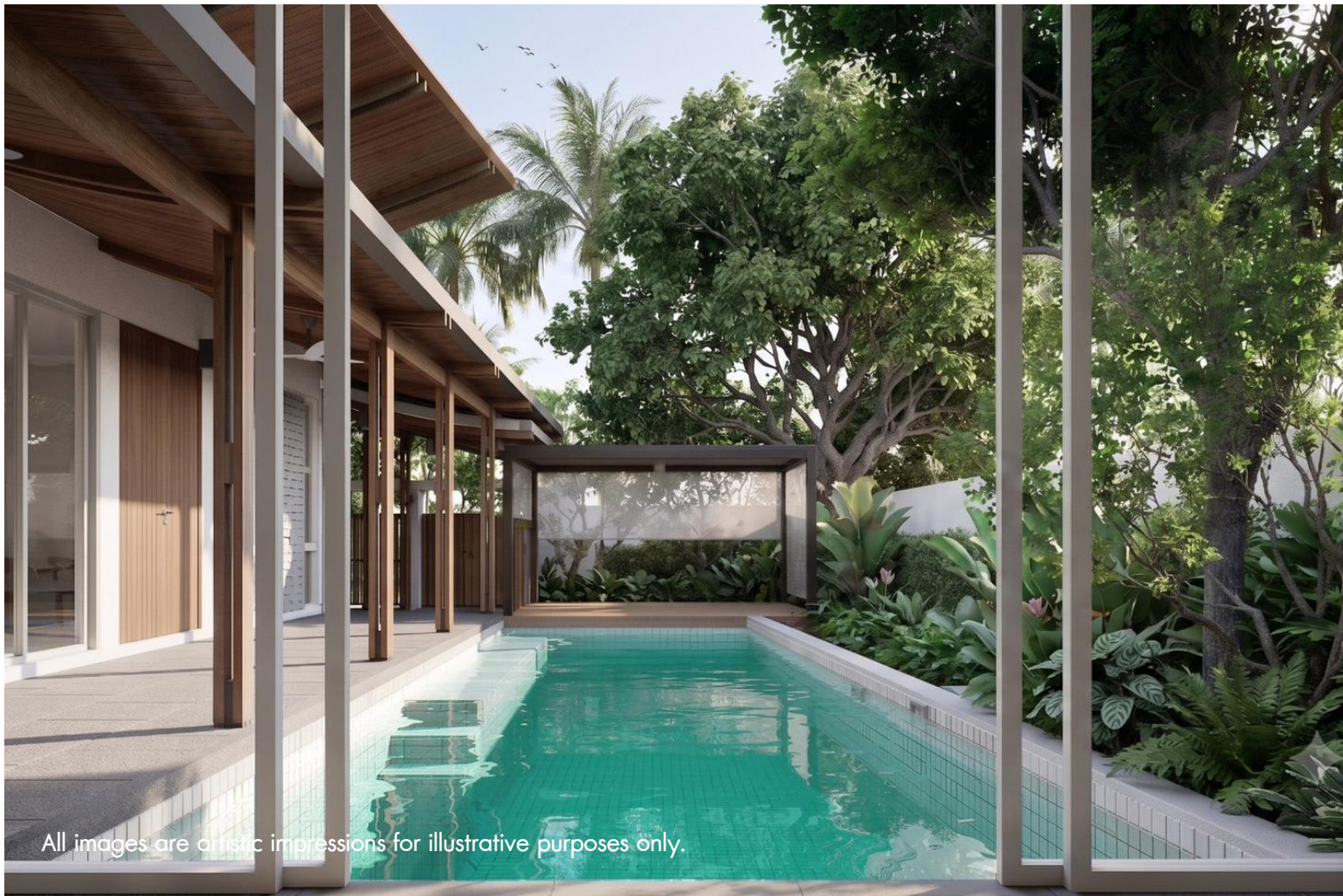


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THE NEXT CHAPTER

Pranaluxe “The Next 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 Next 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.

PRIME BEACH 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 – 29 km
- Bangkok Hua Hin Hospital – 23 km
- Bangkok Hua Hin Clinic Pranburi – 2 km
- Beach Night Market – 150 m
- Wat Khao Kalok – 6 km

TOURIST ATTRACTIONS

- Our Beach – 50 m
- Khao Kalok Beach – 6 km
- Hua Hin Beach – 24 km
- Pranburi Forest Park – 15 km
- Khao Sam Roi Yot National Park – 35 km
- Rajabhakti Park – 18 km
- SirinatRajini Mangrove Ecosystem Center – 3 km

SHOPPING MALLS

- Shopping & Lifestyle – 1 km
- Pranburi Old Market – 9 km
- Lotus Pranburi – 9 km
- Bluport Hua Hin – 22 km
- Market Village – 23 km
- Cicada Market – 21 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 Next Chapter” offers a tranquil seaside retreat where modern tropical design blends effortlessly with timeless coastal charm.





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



3
BEDROOMS

1
OFFICE

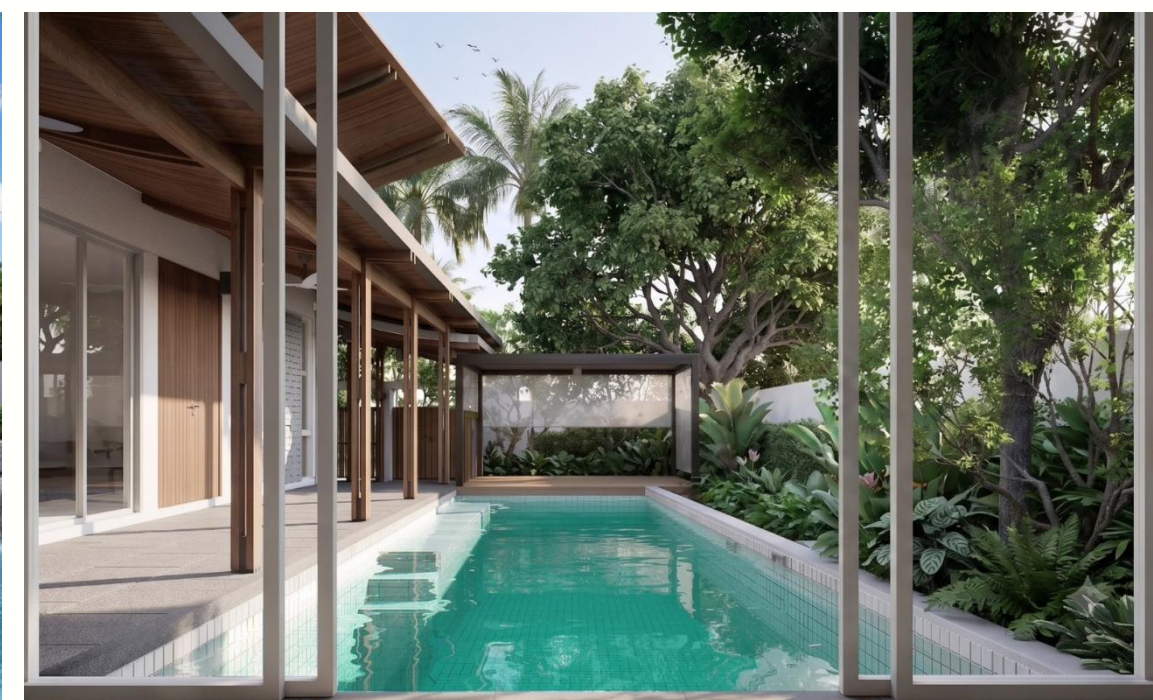
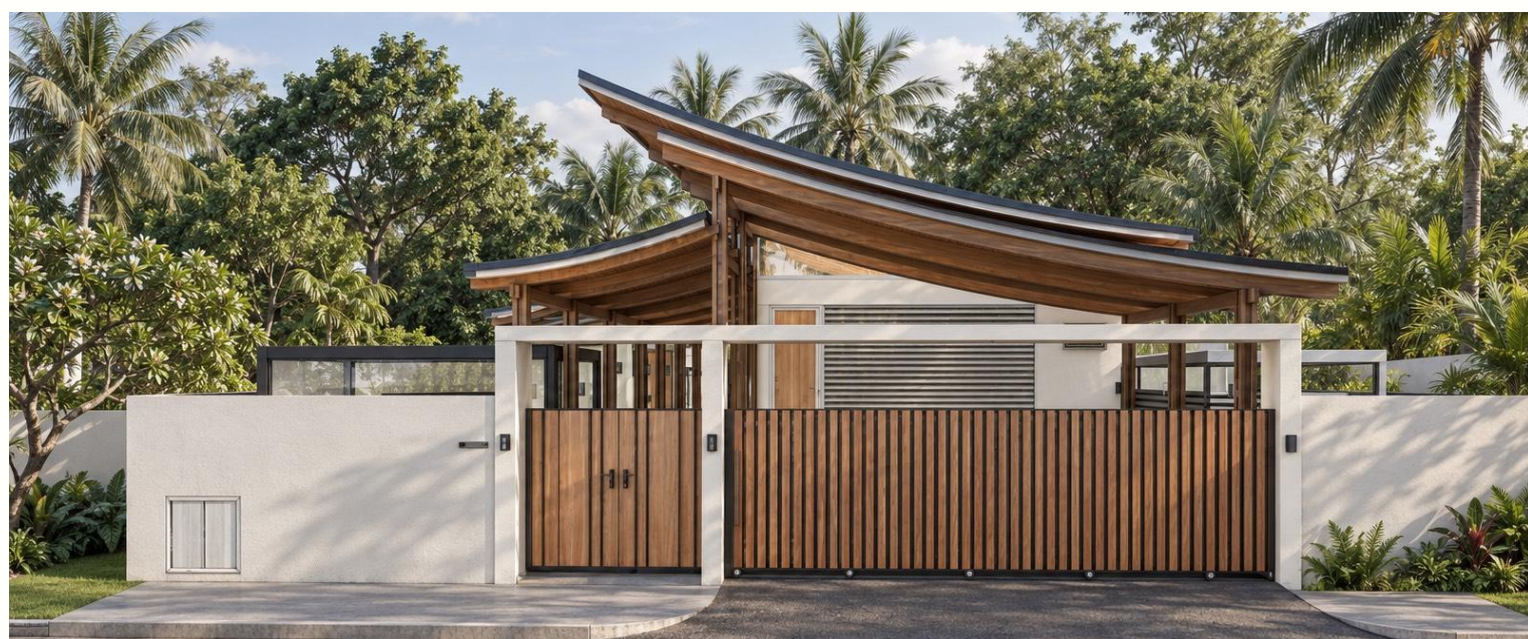
4
BATHROOMS

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



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 GENERAL SPECS ● Private secured parking ● Landscaped areas ● Comprehensive grounding system for electrical equipment, fixtures and sockets ● Autoclaved aerated concrete (AAC) block walls	 STRUCTURAL SYSTEM ● Cast-in-place reinforced concrete structure ● Conventional structural system ● Prestressed concrete slab ● Steel roof structural framing ● Asphalt shingle roofing	 FALSE CEILING ● Wood-plastic composite ceiling with concealed joints, following the curved roof profile ● Water-resistant painted gypsum board ceiling with maintenance access panels ● Painted gypsum board ceiling for general ceiling
 MECHANICAL SYSTEM ● Wall mounted split-type air-conditioning system ● Air-conditioning units by DAIKIN ● High-quality exhaust fans ● Individual water heating system by STIEBEL ELTRON ● Central water storage tank ● Pressurized water distribution system	 WATERPROOFING ● High-performance waterproofing membrane system for roof areas ● Waterproofing system for bathrooms, terraces and walkways	 ALUMINIUM & GLAZING ● Premium aluminium door & window systems by TOSTEM
 FLOOR FINISHES ● Premium floor tiles by CASA ROCCA	 ELECTRICAL SYSTEM ● High quality lighting fixtures by C&P ● High quality switches & sockets by PANASONIC ● Fiber-optic cabling and infrastructure	 KITCHEN ● Fully fitted kitchen, exclusive design by LAVAREDO ● High Quality Kitchen Appliances by TEKA
 SANITARY ● Premium sanitary ware by KOHLER	DISCLAIMER: WHILST EVERY CARE HAS BEEN TAKEN IN PREPARING THE SALES INFORMATION AND ARTISTS' IMPRESSIONS CONTAINED IN THIS BROCHURE, ALL VISUALS AND INFORMATION ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. THE DEVELOPER RESERVES THE RIGHT TO AMEND SPECIFICATIONS, LAYOUTS, DESIGNS, PRICES, AND OTHER PROJECT DETAILS AT ANY TIME, AT ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE TO PROSPECTIVE BUYERS.  PRANA LUXE II HUAHIN - PRANBURI	

FULLY FITTED

DESCRIPTION



LIVING & INTERIOR

Shelves	Lavaredo
Fitted Doors & Windows	Tostem
Air-condition Units	Daikin



KITCHEN

Ceiling Fan	Mr. Ken
Pantry + Island	Lavaredo
Hob + Hood + Sink	Teka
Stu Chair	Podium



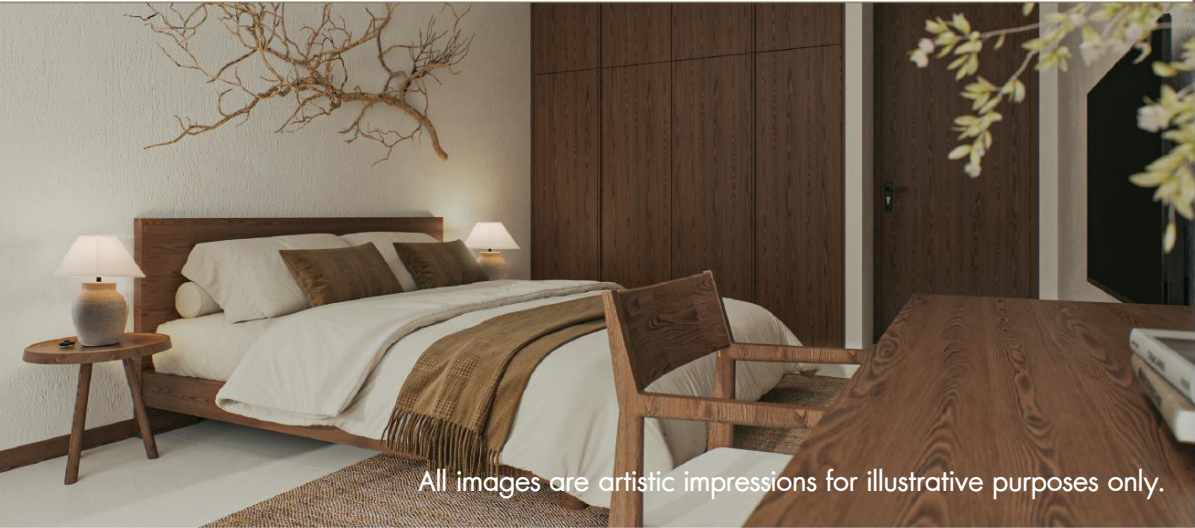
BATHROOM

Walk in Closets	Lavaredo
Flush Toilets	Kohler
Handheld Bidets	Kohler
Indoor Showers (Full Sets)	Kohler
Outdoor Shower (Rainfall Shower)	Kohler
Basins	Kohler
Electric Water Heaters	Stiebel Eltron
Hand Showers	Kohler



UTILITIES

Water Pump	Mitsubishi
Water Tank	DOS
EV Charger	
Electrical Provision only (Charger unit not included)	



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SELECTED
SUPPLIERS



PAYMENT OPTION A - 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

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PAYMENT OPTION B - STANDARD

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

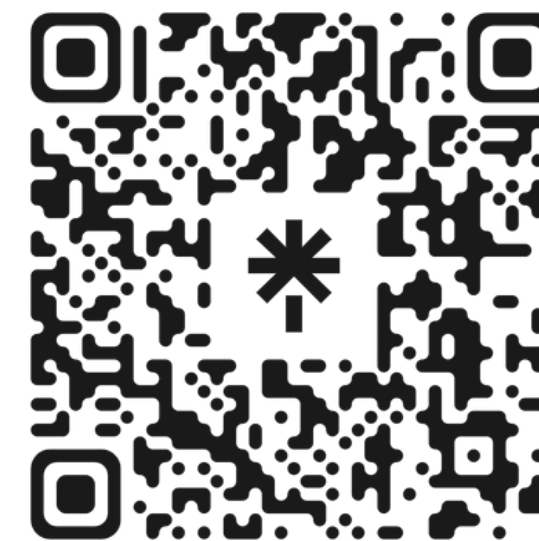


Note : Each installment shall become due upon substantial completion of the relevant construction works, excluding minor or non-structural defects. Failure of the Purchaser to pay any installment shall entitle the Seller to suspend construction works.

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