



**Pricelist as of October, 2025**

**Period of Sale: Soft Opening**

Sri panwa Lagoon Waterfront Pool Villa												
Plot No.	Villa Name	Bedrooms	Bathrooms	Parking	Maid Rooms	View	Creek Area* (Sq.m.)	Land Area		Built-up Area	Price (THB) - Fully Fitted	Remark
								Sq. wah	Sq. m.	Sq. m.	Total Price	
1	Sora	6	6+2	4	2	Lagoon & Creek	66	231.77	927.08	964.22	178,800,000	
2	Sora	6	6+2	4	2	Lagoon & Creek	98	239.53	958.12	1,001.80	182,600,000	
3	Nova	5	5+2	3	1	Lagoon & Creek	61	160.69	642.76	639.20	126,000,000	
4	Luma	4	4+1	2	1	Lagoon & Creek	40	104.9	419.60	451.16	101,800,000	Show Unit (Fully Furnished)
5	Luma	4	4+1	2	1	Lagoon & Creek	55	106.64	426.56	438.29	81,800,000	
6-7	Phase 1.2											
8	Luma	4	4+1	2	1	Creek	47.5	115.53	462.12	388.71	<del>76,600,000</del>	Promotion at 69.8 MB
9	Sasi	3	3+1	2	-	Creek	30	67	268	268.24	<del>47,200,000</del>	Promotion at 43.8 MB
10	Luma	4	4+1	2	1	Creek	40	90	360	388.71	65,300,000	
11	Mira	3	3+1	2	-	Creek	36.5	82.13	328.50	323.11	57,500,000	
12	Sasi	3	3+1	2	-	Creek	27.5	70.48	281.92	268.24	48,700,000	Show Unit (Fully Fitted)
14	Sasi (Show Unit)	3	3+1	2	-	Creek	27.5	70.48	281.92	268.24	60,500,000	Show Unit (Fully Furnished)
15	Sasi	3	3+1	2	-	Creek	27.5	63.25	253	268.24	45,500,000	
16	Sasi	3	3+1	2	-	Creek	27.5	63.25	253	268.24	45,500,000	
17-21	Phase 1.2											

#### Privilege for Sri panwa Lagoon Phuket

Sri panwa and Baba Beach Club Hotels

- 15% discount on room/villa from website rate.
- 25% discount on a la carte treatment & 10% discount on spa package at Cool Spa.
- 18% discount on Food & Beverage at Sri panwa, Baba Beach Club Natai, except Sri panwa's Baba Nest.
- 10% discount on Food & Beverage at Baba Beach Club Hua Hin.

*Reservation is to be made in advance & subject to availability.*

#### Payment Terms (Off-plan Villa)

	3-4 bedrooms villa	5-6 bedrooms villa
1st Payment Reservation Deposit	THB 500,000	THB 1,000,000
2nd Signing Sales & Purchase Agreement	30%	30%
3rd Finished Foundation post.	10%	10%
4th Finished concrete structure.	10%	10%
5th Finished wall and roof structure.	10%	10%
6th Finished floor finishing.	10%	10%
7th Finished paint, window and door frame.	10%	10%
8th Transfer of Villa Ownership / Land Lease Registration.	20%	20%

#### Conditions

- The payment must be equivalent to Thai Baht amount.
- Ownership : Freehold and Leasehold (30+30+30 years)
  - Freehold: Applies to Thai Buyers or Foreigners buying through Thai Company (Ltd.) to own both the land and the villas. Freehold title option is available upon completion of the land subdivision.
  - Leasehold: Applies to Foreigners. Villas are sold as freehold. Land is available on a leasehold basis for foreign buyers.
- Land area and built-up area dimensions are approximate and subject to final survey and change.
- Prices include standard fixtures, equipment, swimming pool, air conditioning, wardrobe, and landscape design.
  - Furniture package is available at an additional cost.
  - Villa caring package is available at an additional cost.
- Sinking fund will be collected one-time payment only: 300 THB/land plot area (sq. m.)
- Common area management fee (payable 12 months in advance) is 50 THB/land plot area (sq.m.)/month includes;
  - 24-hour security
  - Garbage collection
  - Common area electricity maintenance
  - Common area landscaping (Lagoon, creek, and garden) and road maintenance
  - Pest control at common area
  - Clubhouse access at Baba Lake Club rights vary by house type, with the number of rights determined accordingly.
- Deposit, installation, and fee for water, electricity, and telephone meter will be paid by the purchaser.
- Transfer fee is equally paid by seller and purchaser.
- All payments shall be made payable to Issara Naporn Company Limited only.
- Prices, payment terms, and others conditions listed are effective from the date of this sheet and are subject to change without notice.