

# Sri panwa Lagoon

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	Total Price	Remark
								Sq. wah	Sq. m.				
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													
8	Luma	4	4+1	2	1	Creek	47.5	115.53	462.12	388.71	76,600,000	Promotion at 69.8 MB	
9	Sasi	3	3+1	2	-	Creek	30	67	268	268.24	47,200,000	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
2nd	Signing Sales & Purchase Agreement	30%
3rd	Finished Foundation post.	10%
4th	Finished concrete structure.	10%
5th	Finished wall and roof structure.	10%
6th	Finished floor finishing.	10%
7th	Finished paint, window and door frame.	10%
8th	Transfer of Villa Ownership / Land Lease Registration.	20%

## Conditions

- 1) The payment must be equivalent to Thai Baht amount.
- 2) 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.
- 3) Land area and built-up area dimensions are approximate and subject to final survey and change.
- 4) 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.
- 5) Sinking fund will be collected one-time payment only: 300 THB/land plot area (sq. m.)
- 6) 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.
- 7) Deposit, installation, and fee for water, electricity, and telephone meter will be paid by the purchaser.
- 8) Transfer fee is equally paid by seller and purchaser.
- 9) All payments shall be made payable to Issara Naporn Company Limited only.
- 10) Prices, payment terms, and others conditions listed are effective from the date of this sheet and are subject to change without notice.