



PRANA LUXE II

— HUAHIN - PRANBURI —



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Welcome to Pran a luxe “The New Chapter”

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

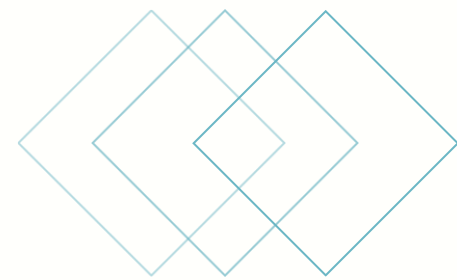
Note : Plot + Villa layout based on our smallest plot D6.
For large pool and garden, consider our larger plots.

RESERVE YOUR DREAM POOL VILLA

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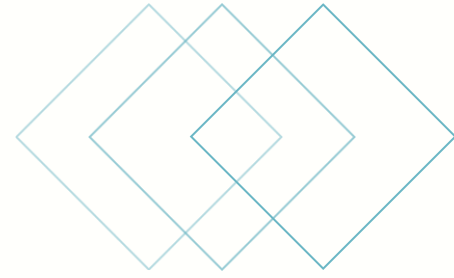
Our Project Concept

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 has been designed to bring in light, space, and fresh sea breezes. Every detail has been mindfully considered – from the architecture to the landscaping – to ensure that the community remain a serene sanctuary while offering the conveniences of modern living.



An Extraordinary Seaside Community — Expanded

Experience the ultimate coastal retreat with The New Chapter's spacious one-floor villas. Every home is a private sanctuary, complete with its own saltwater pool and curated gardens. Beyond your doorstep, enjoy secure, gated access to the full suite of Pran a Luxe facilities—including our inviting infinity pool area, as well as the fitness centre and clubhouse, all set within our established tropical gardens.



A Prime Location

Pranaluxe is perfectly situated in Paknam Pran, offering both privacy and convenience just minutes from local attractions, hospitals, and shopping hub 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 Ka lok 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
- Sirinat Rajini Mangrove Ecosystem Centre – 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

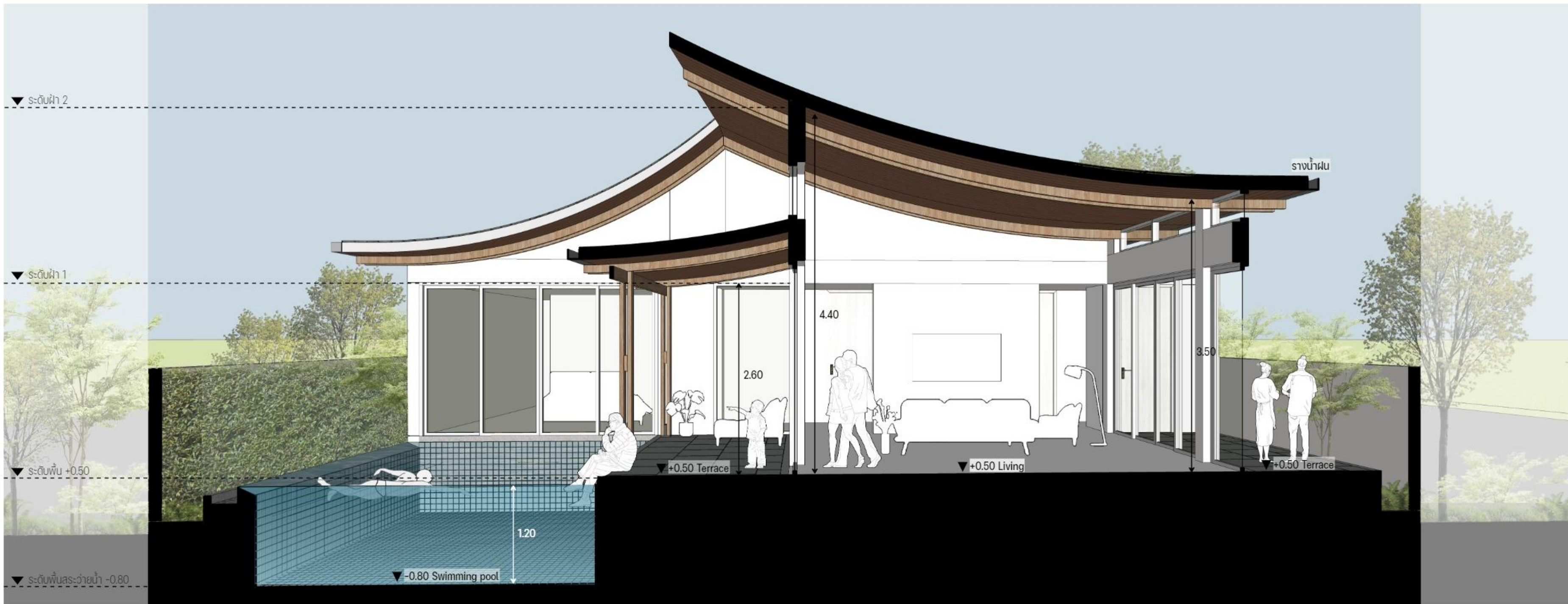




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New Design (D6)

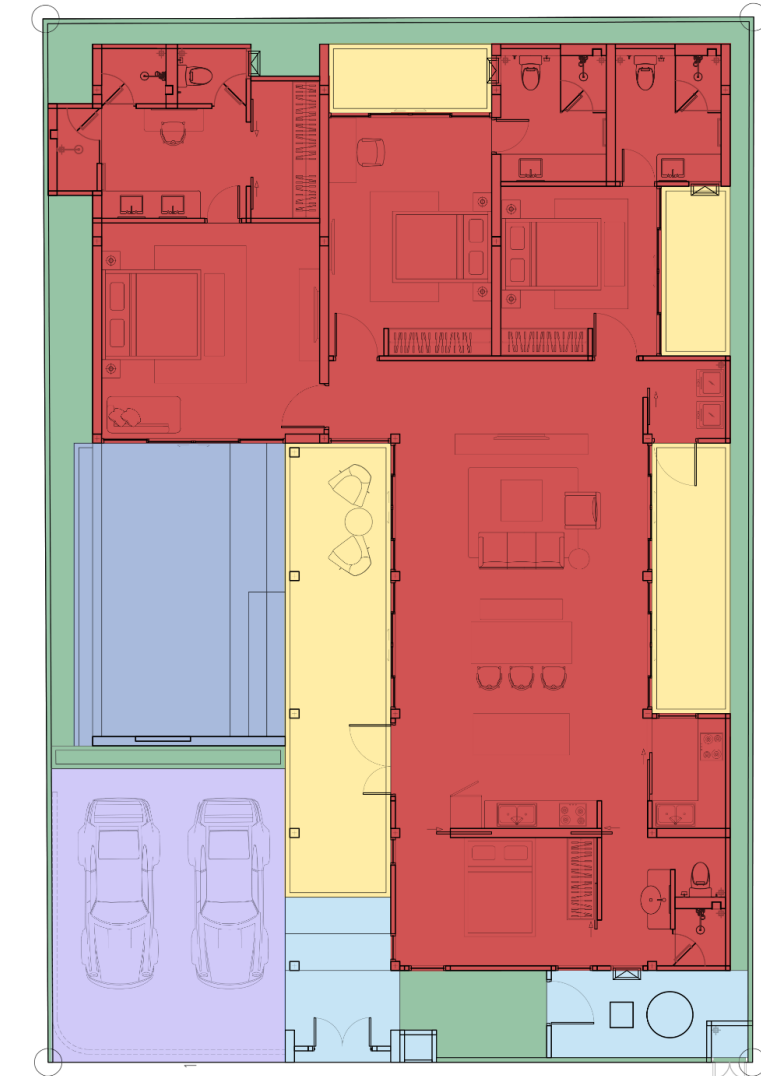
Elegant pool villa with 3 en-suite bedrooms, private office, and saltwater pool, designed for family living and entertaining.

Luxury Villa Details

- One Floor pool villa
- 3-Ensuite Bedrooms
- Extra room for office
- Guest bathroom
- 3 bathrooms
- Living & dining area
- Built-in kitchen
- Saltwater pool & pavilion
- 2 Parking Spots



FLOOR PLAN



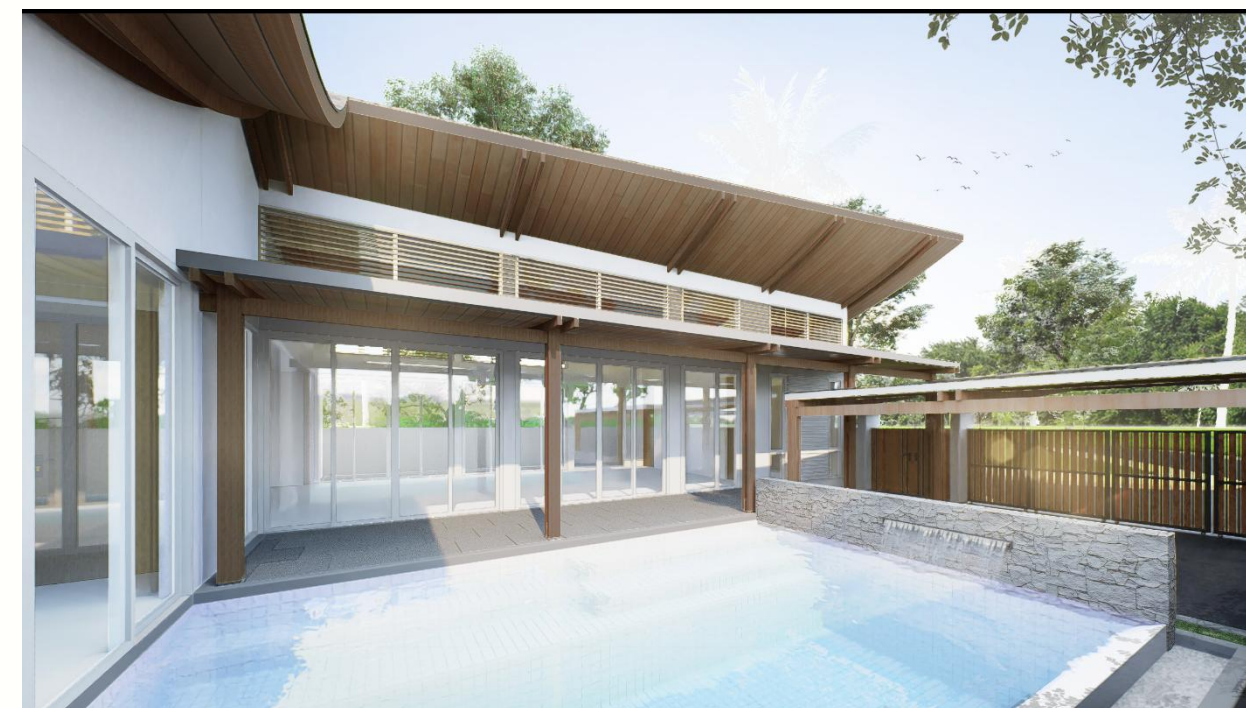
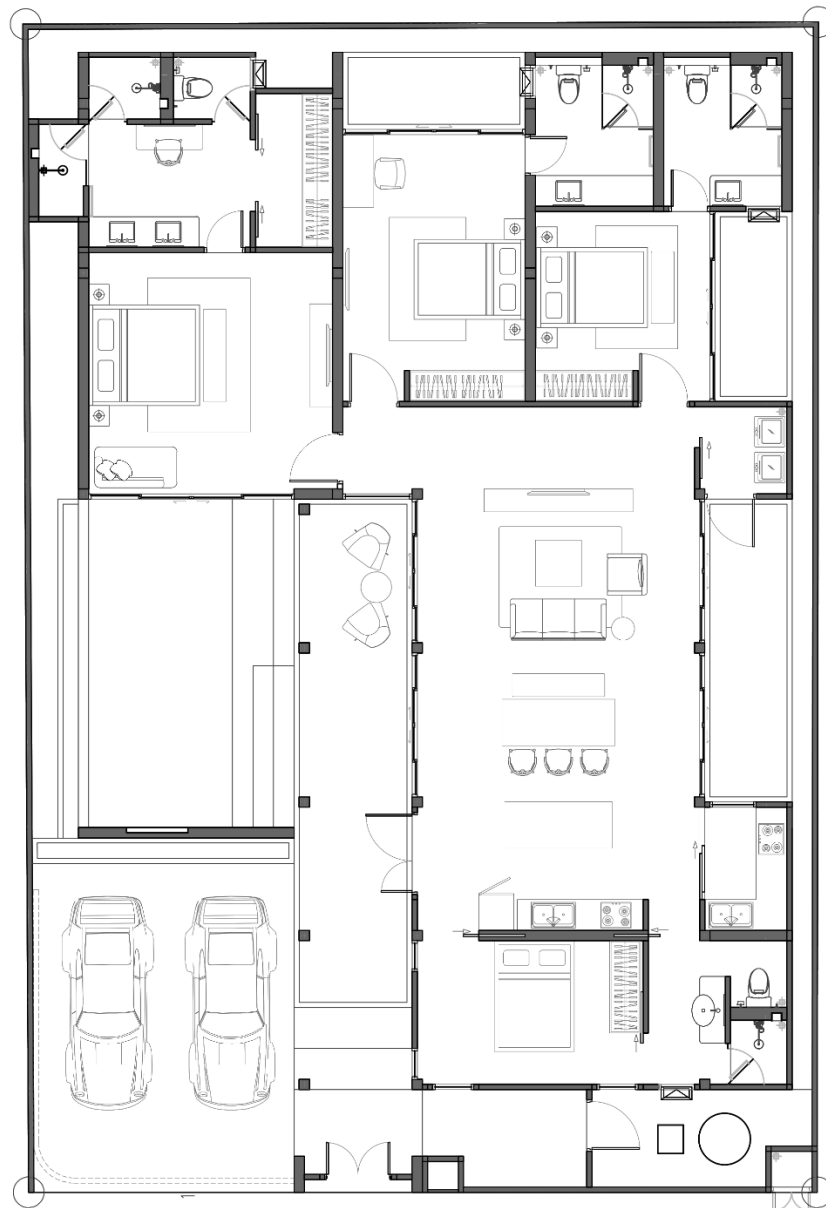
■ Building area	180.0 sq.m.
■ Terrace & Walkway	43.5 sq.m.
■ Pool	30.3 sq.m.
■ Car park	32.5 sq.m.
■ Landscaping and garden	47.4 sq.m.
■ Miscellaneous and setback	17.5 sq.m.



New Design : D6 (example)



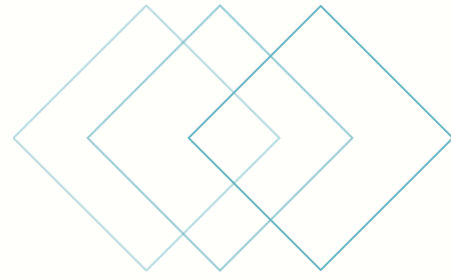
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New Design (C12)

Elegant pool villa with 3 en-suite bedrooms, private office, and saltwater pool, designed for family living and entertaining.

Luxury Villa Details

- One Floor pool villa
- 3-Ensuite Bedrooms
- Extra room for office
- Guest bathroom
- 3 bathrooms
- Living & dining area
- Built-in kitchen
- Saltwater pool & pavilion
- 2 Parking Spots
- Sala



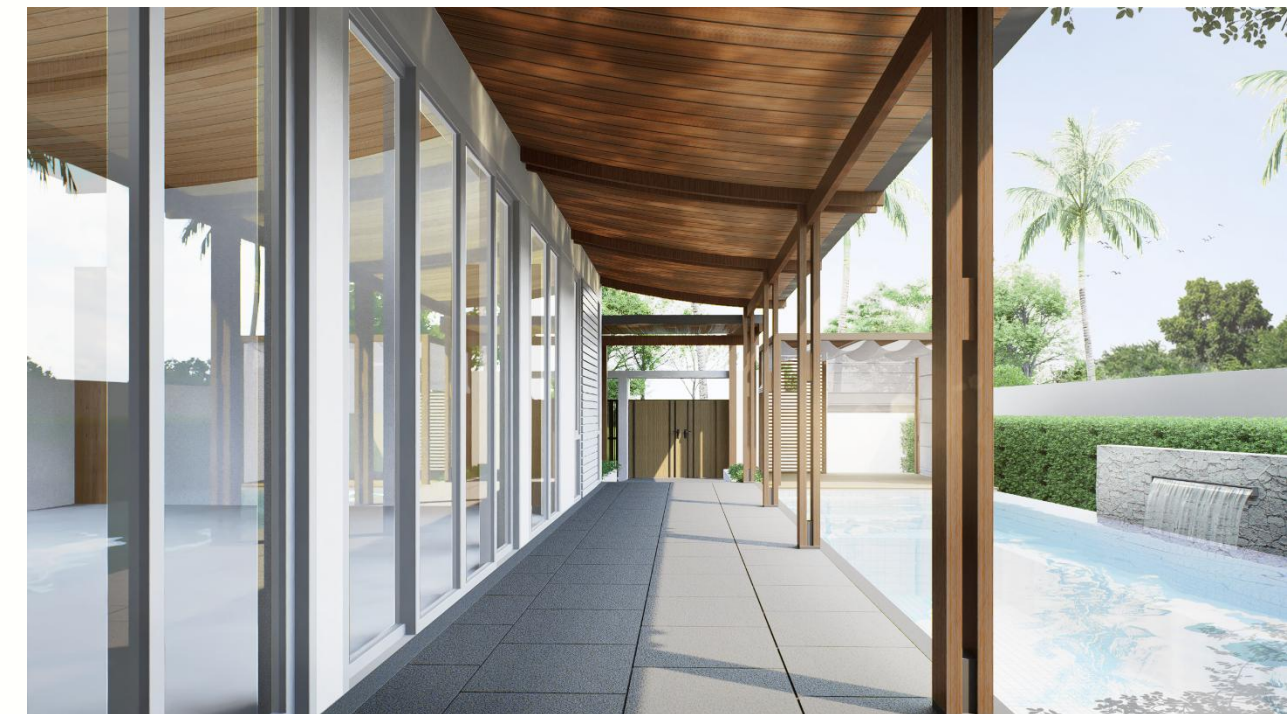
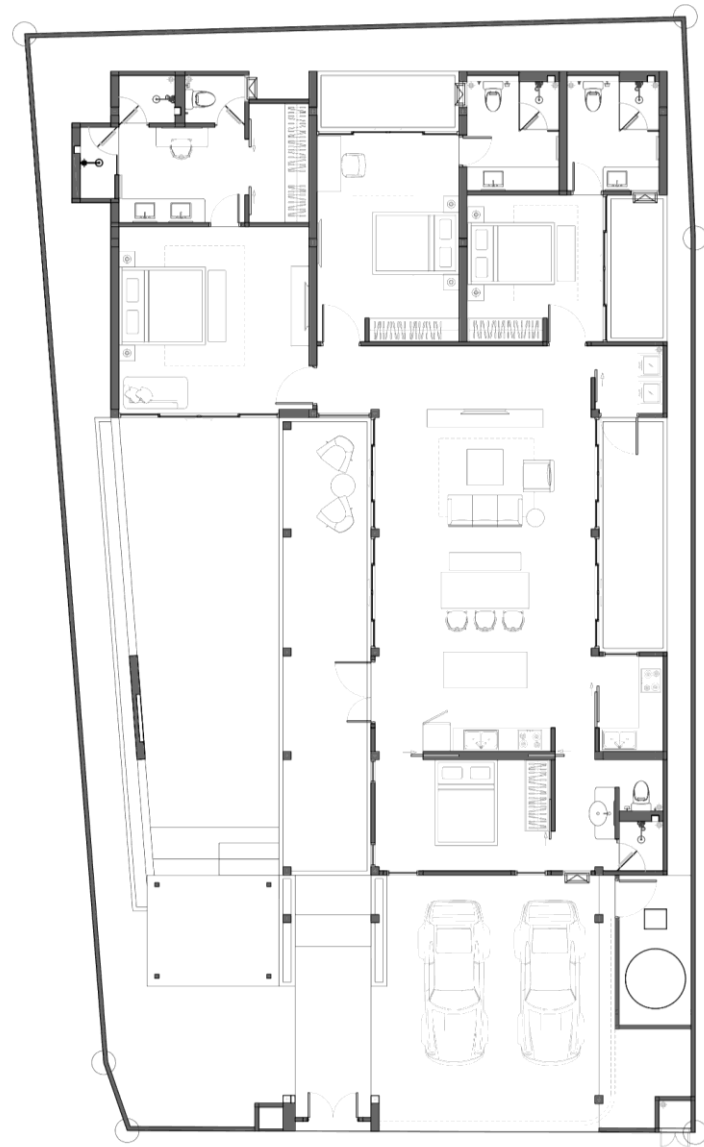
FLOOR PLAN



Building area	180.0 sq.m.
Terrace & Walkway	47.2 sq.m.
Pool	48.2 sq.m.
Sala	9.2 sq.m.
Car park	35.7 sq.m.
Landscaping and garden	104.3 sq.m.
Miscellaneous and setback	21.4 sq.m.



New Design : C12 (example)



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Find your perfect plot



Exclusive unit selection & pricing



NO.	PLOT	LAND		HOUSE + LAND	Euro equivalent (approx.)	
		SQ.M.	SQ.WAH			
1	A1	753.60	188.40	House design on request		
2	B8	399.60	99.90			
3	C4	537.20	134.30	22,710,960	€	613,000.00
4	C9	529.60	132.40	25,193,280	€	680,000.00
5	C10	477.60	119.40	22,720,000	€	614,000.00
6	C11	502.80	125.70	24,364,000	€	658,000.00
7	C12	446.00	111.50	22,952,800	€	620,000.00
8	C13	476.80	119.20	20,316,000	€	549,000.00
9	C14	417.60	104.40	17,632,000	€	476,000.00
10	C15	431.60	107.90	17,912,000	€	484,000.00
11	C16	435.20	108.80	17,984,000	€	486,000.00
12	C17	533.60	133.40	22,620,000	€	611,000.00
13	D6	351.20	87.80	16,304,000	€	440,000.00
14	D7	353.60	88.40	16,322,000	€	441,000.00
15	D8	354.00	88.50	16,450,000	€	444,000.00
16	D9	354.80	88.70	16,466,000	€	445,000.00
17	D10	355.20	88.80	16,484,000	€	445,000.00
18	D11	356.00	89.00	16,520,000	€	446,000.00
19	D12	357.20	89.30	17,286,960	€	467,000.00
20	D13	358.80	89.70	17,321,840	€	468,000.00
21	D14	372.80	93.20	17,627,040	€	476,000.00
22	D16	417.20	104.30	17,624,000	€	476,000.00
23	D15(E2)	367.60	91.90	17,513,680	€	473,000.00

Fully fitted furniture included :

Built-in kitchen, stove, hood, 500-liter refrigerator, microwave, and fully equipped toilets and bathrooms. Air conditioning in every room.



Payment Terms : Option A

Turn construction time into living time.

With Option A, buyers follow a secure, milestone-based payment schedule aligned with construction progress. Upon reaching 20% payment, buyers receive complimentary access to a Phase 1 villa during the construction of their own home.

Payment Schedule

- Reservation – THB 200,000 (Plot Secured)
- Contract Signing – 20% (payable within 14 days of reservation)
- Breaking Ground – 20% (30–60 days after signing)
- Concrete Structure – 15% (60–120 days after signing)
- Roof Installation – 15% (140–180 days after signing)
- Electrical & Plumbing – 15% (175–200 days after signing)
- Completion – 15% (within 12 months of signing)

Key Benefits

- Immediate residence access at Pranaluxe Residences Phase I (after 20% payment)
- Experience the Pranaluxe lifestyle before completion
- Monitor construction progress with confidence
- Reduced interim accommodation costs
- Land transfer takes place upon full completion and final payment.

Terms & conditions apply. Subject to availability.



Payment Terms : Option B

Security & Early Ownership Incentive

Designed for buyers who prioritize ownership security and capital efficiency.

- With a 65% payment at contract signing, buyers receive immediate registered land transfer / leasehold, securing legal ownership from the outset while construction progresses.
- The remaining 35% is paid through structured, interest-free quarterly instalments over 24 months — offering cost-effective funding with no financing charges.

Payment Structure

- **Reservation** – THB 200,000 (Plot Secured)
- **Contract Signing** – 65% (less reservation deposit) – Registered land transfer / leasehold
- **Quarterly Payment 1** – 4.37% (3 months from signing)
- **Quarterly Payment 2** – 4.37% (6 months from signing)
- **Quarterly Payment 3** – 4.37% (9 months from signing)
- **Quarterly Payment 4** – 4.37% (12 months from signing)
- **Quarterly Payment 5** – 4.37% (15 months from signing)
- **Quarterly Payment 6** – 4.37% (18 months from signing)
- **Quarterly Payment 7** – 4.37% (21 months from signing)
- **Quarterly Payment 8** – 4.37% (24 months from signing)

Key Advantages

- Immediate registered land ownership / leasehold
- Strong legal asset protection
- Interest-free structured payments
- Full capital control during construction

Land ownership subject to Thai law. Foreign buyers cannot hold freehold land title in Thailand.

Upon completion of 65% of the payment plan, we will officially sign over the 30-year registered leasehold to the buyer.





Interested? Contact Us!



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