

THE PANORA VILLAS

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The Panora Villas – are 38 luxury residences that combines the benefits of villa lifestyle with the unique infrastructure of a large condominium. Panora Villas located within walking distance of gorgeous Surin and Bangtao beaches. The Panora brand itself has become a symbol of successful and splendid living by the sea on the Phuket island.

The main concept of The Panora Villas is the comfortable living in harmony with nature. An attractive combination of the modern design with touch of traditional Thai style makes The Panora Villas an architectural masterpiece on the coast of the Andaman sea.



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The Panora Villas project concept

The Panora Villas offer a new concept of leaving at Surin and Bangtao beaches: private villa with the condominium complex's infrastructure. The main idea was to create a feeling of life in harmony with nature within walking distance from the sea with clear water.

We want you to enjoy the beauty of the nature without leaving your home. The owners The Panora Villas will be able to use the common area of The Panora condominium: six swimming pools (four of which are located on the roofs and got panoramic sea view), restaurant, library, Spa and fitness centers with Turkish steam rooms.

Each villa has the private spacious swimming pool. On the ground floor, there are a living room with high ceiling, a kitchen and a multi-functional room, which can be used as an additional bedroom or as a lounge space overlooking the pool. On the second floor, there are two or three spacious open plan bedrooms, each one with the private bathroom with shower cabin or Jacuzzi bathtub. The complex also has a hotel-type lobby, a restaurant and a parking spaces.



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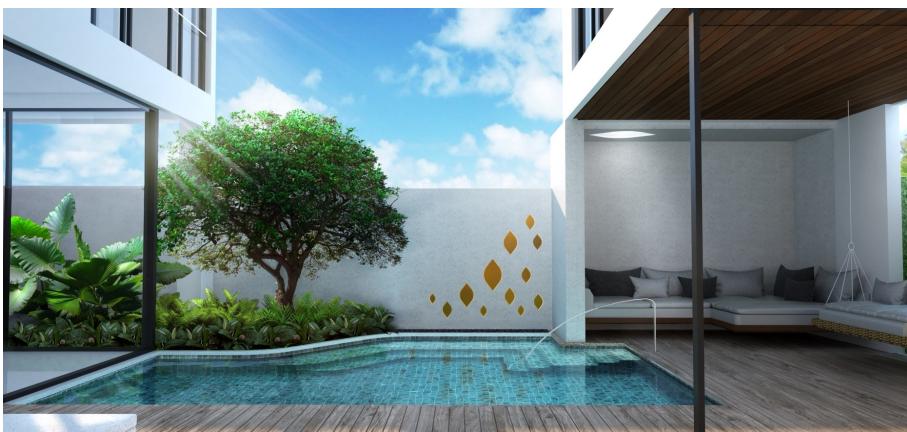
Bedroom



Bathroom



Dining area with pool view



Terrace and swimming pool

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Living room



Living room



Relaxation area by the pool or an extra bedroom



View of the living room from the "sky bridge"

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Facilities

The owners The Panora Villas will be able to use the facilities of The Panora Phuket condominium:

Luxury hotel style lobby

Landscaped gardens

Waterfalls and fountains

4 roof top infinity pools

5 roof top gardens

2 ground floor pools

Clubhouse and library

Shuttle bus to the beach

Fitness, SPA and saunas

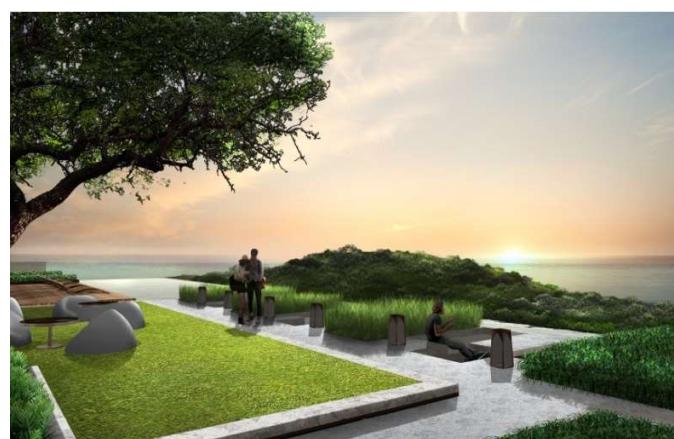
Restaurant

Multifunction area

Covered parking

24 hours security, CCTV

Digital card unit access



THE PANORA VILLAS

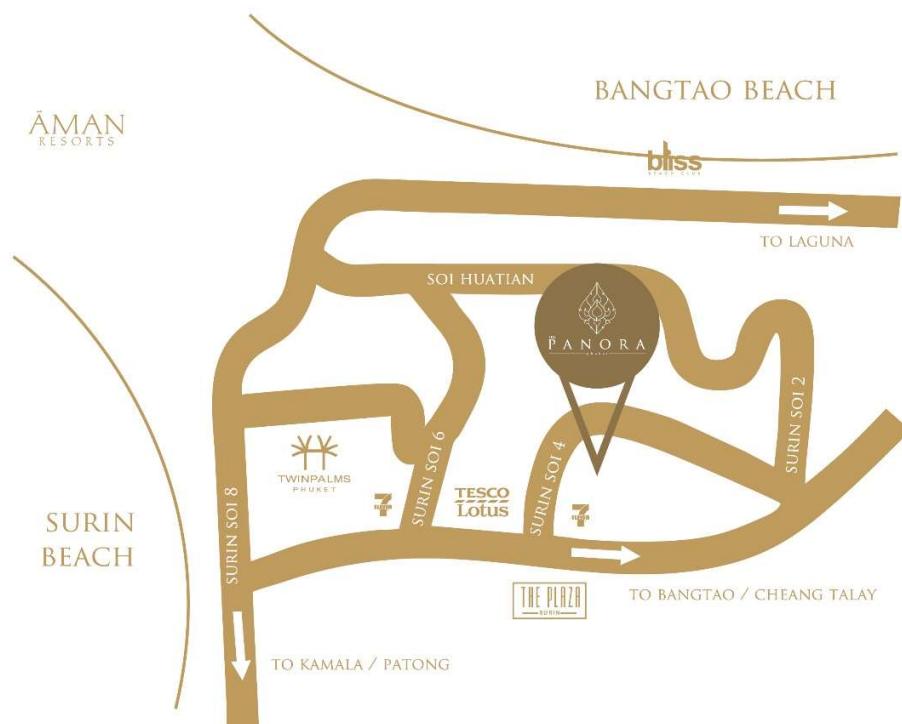
Location

The Panora Villas conveniently located within walking distance from Surin beach on the hill overlooking both Surin and Bang Tao beaches.

This location allows to enjoy one of the best beaches in Phuket with crystal water and every day charming sunsets, visit luxury parties at popular beach clubs around, enjoy top level restaurants as Twin Palms sea food, Oriental Spoon Grill & Bar or visit small homely cafes all around. The Panora Phuket set in SurinSoi 4 only 200 meters from the main street with Surin Plaza mall, bank, convenient stores, seven-eleven, Tesco Lotus Express, luxury restaurants, house-shops, taxi point, travel agencies and exchange counters.

Adress: Phuket, ChoengThale, Soi Hat Surin 4

Bangtao Beach	550 meters
Surin Beach	750 meters
Villa Market	2 km
Kamala Beach	3 km



Patong Beach	12 km
Promthep Cape	30 km
Phuket Town	30 km
Airport	30 km

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Construction period and payment plan

There are 38 villas in total, 4 with three permanent and one convertible bedroom, and 34 villas with two permanent and one convertible bedroom.

Start of construction: July 2018, completion of construction: July 2019. **Installment payment available for the entire period of construction!**



Payment plan

Reservation Fee: 100,000 baht

Contract Signing: 30% (21 day after reservation)
10% x 7 payments for construction stages before the end of the project (July 2019).

Fees

1% – Registration/Transfer fees

300 baht/m² – Sinking Fund

25 baht/m² – CAM fee (paid 3 years in advance)

20,000 baht – an electricity and water meters installation

Payment terms specified in the promotional brochure could be modified by the seller without prior notice. The payment schedule for each customer is specified in the contract

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Profitable rental management

The Panora Villas will have a hotel license. Owners will be offered “60/40 rental pool” management program where 60% of the actual rental profit of the complex will be annually divided and transferred to the owners in proportion to the cost of their Villas. “The MIDA Hotels & Resorts” is an experienced management company, which will take care about your property.



MIDA Airport (City)

MIDA Hotels and Resorts



MIDA De Sea



MIDA Hotel



MIDA Resort



MIDA Grande Hotel

THE PANORA VILLAS

Developer's profile

The Panora Phuket sea-view condominiums developing company is Silvan property Co.,Ltd by MIDA group (Thailand).

MIDA group operates in Thailand since 1991 having successful business in real estate, leasing business, electric appliance and hotel sphere. Through its affiliated companies MIDA group already constructed 23 projects of villages, townhomes and home offices (by MIDA property), 4 condominium projects were also constructed by MIDA in Bangkok under The Matrix Condo and MAX Condominium brands.

MIDA group operates wide hospitality net throughout Thailand with its «MIDA Hotels & resorts» department. Six our hotels are presented in such locations as Bangkok (MIDA Airport Resort), Ngamwongwan (MIDA Hotel), HuaHin (MIDA de Sea), Kanchanaburi (MIDAResort), NakhomPathom (MIDA Dhavaravati Grande Hotel) and high class golf course in Kanchanaburi province. Three new hotels are coming in 2016: MIDA Resort in Rayong, MIDA Zen in NakhomPathom and Radisson Blu in HuaHin.

Being highly successful with constructing and operating these resorts MIDA group now brings its experience and passion to the most popular destination of Thailand – Phuket island.



THE PANORA VILLAS

2+1 bedroom villa: floor plan



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3+1 bedroom villa: floor plan



3BEDROOM TYPE
FIRST FLOOR PLAN



3BEDROOM TYPE
SECOND FLOOR PLAN

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Villas specifications

2 BEDROOM TYPE		34 UNITS
GROUND FLOOR	SQ.M.	

FOYER 8.40
 LIVING ROOM 35.00
 DINING ROOM 13.00
 PANTRY 9.70
 POWDER ROOM 9.60
 MULTI-FUNCTION ROOM 21.00
 STAIR 11.50
 CIRCULATION 3.70
 TERRACE 3.25
 SERVICE 6.50

SUB TOTAL	121.65
SECOND FLOOR	SQ.M.

HALL 12.10
 MASTER BEDROOM 26.97
 MASTER BATHROOM 14.60
 BEDROOM 1 17.45
 BATHROOM 1 11.20

SUB TOTAL	82.32
TOTAL AREA (A)	203.97

PORCH 3.75
 SCULTURE DISPLAY 5.00
 POOL & TERRACE 28.00

TOTAL AREA (B)	36.75
TOTAL AREA (A+B)	240.72

3 BEDROOM TYPE		4 UNITS
GROUND FLOOR	SQ.M.	

FOYER 9.00
 LIVING ROOM 40.00
 DINING ROOM 18.60
 PANTRY 12.50
 POWDER ROOM 8.50
 MULTI-FUNCTION ROOM 15.00
 STAIR 11.00
 CIRCULATION 3.30
 TERRACE 35.00
 SCULTURE DISPLAY 3.50

SUB TOTAL	156.40
SECOND FLOOR	SQ.M.

HALL 16.00
 MASTER BEDROOM 33.50
 MASTER BATHROOM 15.35
 BEDROOM 1 25.50
 BATHROOM 1 6.00
 BEDROOM 2 15.00
 BATHROOM 2 5.50

SUB TOTAL	116.85
TOTAL AREA (A)	273.25

PORCH 3.50
 SCULTURE DISPLAY 3.00
 POOL & TERRACE 40.00

TOTAL AREA (B)	46.50
TOTAL AREA (A+B)	319.75

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THANK YOU

THE PANORA PHUKET

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