

ANNA

RESIDENCES

PRICE LIST (Off Plan Villa)

Unit	Villa Type	Number of Room	Land size		Internal Area	External Area	Total Build Up	Pool Size	Furniture Package	Pre-Sale Price	Selling Price	Status
			SQ. W.	SQ. M.						Thai Baht	Thai Baht	
A1	ANNA 1	5 Bedrooms , 6 Bathrooms, 2 Parking+ Maid rooms	130	520	334.81	321.27	656.08	15.10 X 4.20	4,500,000.00	61,350,000.00	67,450,000.00	RESERVED
A2	ANNA 2	5 Bedrooms , 6 Bathrooms, 2 Parking+ Maid rooms	131	522	335.83	325.41	661.24	15.10 X 4.20	4,500,000.00	61,600,000.00	67,450,000.00	Avaliable (Show Unit)
B1	NARA 1	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	95	380	224.63	239.83	464.46	12.70 X 3.00	3,500,000.00	43,150,000.00	45,650,000.00	Avaliable (Show Unit)
B2	NARA 2	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	100	398	224.63	244.39	469.02	12.70 X 3.00	3,500,000.00	43,790,000.00	46,250,000.00	Avaliable
B3	NARA 3	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	93	372	224.63	234.44	459.07	12.70 X 3.00	3,500,000.00	42,800,000.00	45,350,000.00	Avaliable
B4	NARA 4	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	91	365	224.74	220.58	445.32	12.70 X 3.00	3,500,000.00	42,000,000.00	45,000,000.00	Avaliable
B5	NARA 5	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	92	366	224.60	220.58	445.18	12.70 X 3.00	3,500,000.00	42,000,000.00	45,000,000.00	Avaliable
B6	NARA 6	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	92	366								SOLD
B7	NARA 7	4 Bedrooms , 5 Bathrooms, 2 Parking+ Maid rooms	103	410	224.63	259.13	483.76	12.70 X 3.00	3,500,000.00	45,300,000.00	49,500,000.00	Avaliable

NOTES

- Villa selling prices are fixed in Thai Baht.
- Ownership available in Freehold and Leasehold (Leases are registered with government authorities)
- All taxes and transfer fees incurred upon the transfer of ownership shall be shared equally between the developer and the buyer/lessee.
- Common Area Maintenance Fee (CAM Fee: 24 hrs Security Guard, CCTV, Garbage Collection, Common Electricity and Water Supply, Common Landscape Garden Maintenance) is 25 THB /Sq.m./Month, based on the land plot size. (Payable 1 years in advance)
- Sinking Fund: One time payment of 500THB/Sq.m of each villa's land plot.
- Price is inclusive of EV Charger 7.2 kW, Salt-Water Swimming Pool, Concealed Air-condition, Built-in Wardrobe, Pantry Kitchen with built-in Appliances, Smart Lighting, Bathroom and Landscape Garden.
- Furniture package, solar panels, and smart home automation are available as optional upgrades.
- Electric and Water Supply are actual government rate.
- The developer reserves the right to change without prior notice. All numbers and areas are shown approximately and subject to final survey.
- The fee is subject to change based on inflation, operating costs, and service improvements and any adjustments will be communicated to the owners in advance.

PROPERTY MANAGEMENT

- Villa services are available as optional add-ons. External charges apply.
- Pool service, Gardening, Pest Control, Preventive Maintenance, Ad-hoc, Cleaning, Admin and Concierge Service.

PAYMENT PLANS

Reservation Deposit (Non-Refundable)	200,000 THB
1st Upon Contract Signing (Within 30 days after reservation)	35%
2nd Completion of Foundation	20%
3th Building Structure Completion	20%
4th Interior Decoration Completion (Floor, Doors, Windows and Interior Decoration)	20%
5th Villa Completion and Handover	5%

CONSTRUCTION PERIOD

- Within 18 months after the purchase agreement is signed.
- Expected handover: Q4 2026