



# PANORAMA KATA

OCEAN VIEW VILLAS

Panoramic ocean view villas where every corner unveils the grandeur and beauty of Phuket, inviting you to enjoy the endless horizon and the breath of the tropical coastline



PANORAMA KATA  
OCEAN VIEW VILLAS

WARM SANDS, TURQUOISE WATERS  
AND THE SERENITY OF KATA



PANORAMA KATA  
OCEAN VIEW VILLAS

PANORAMA WITH  
VIEWS OF THE SEA  
AND THE KATA HILLS



WATCH THE VIDEO



# PANORAMA KATA

OCEAN VIEW VILLAS

# MASTER PLAN





# PANORAMA KATA

OCEAN VIEW VILLAS

CHALONG  
CIRCLE

BIG  
BUDDHA

RAWAI

KATA BEACH



Sea view



Mountain view, sunset,  
and the Big Buddha



# PANORAMA KATA

OCEAN VIEW VILLAS

TYPE A  
AREA: 213 M<sup>2</sup>



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE A





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE A





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE A





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE A





# PANORAMA KATA

OCEAN VIEW VILLAS

TYPE B  
AREA: 239 M<sup>2</sup>



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE B





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE B





PANORAMA KATA  
OCEAN VIEW VILLAS

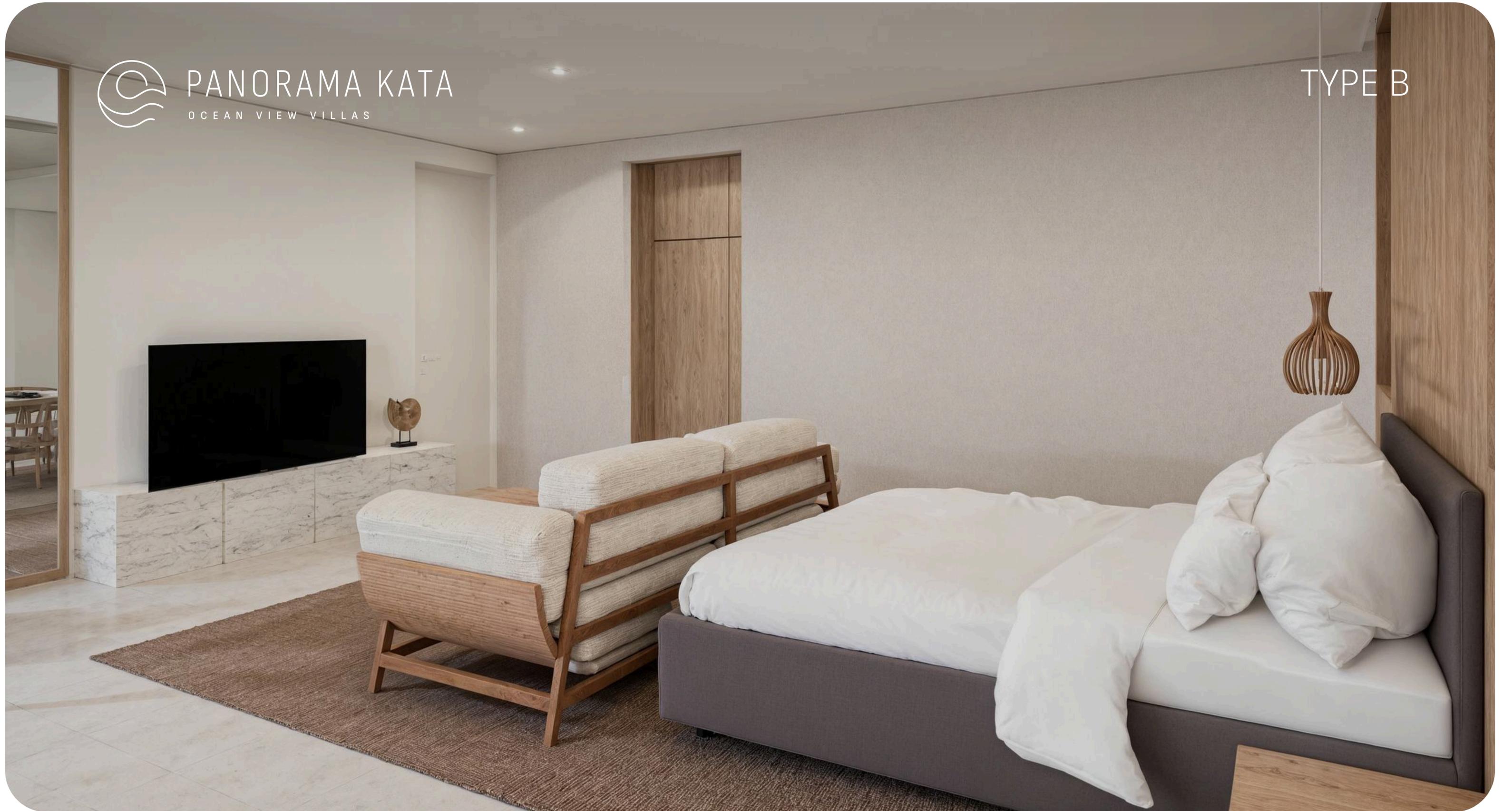
TYPE B

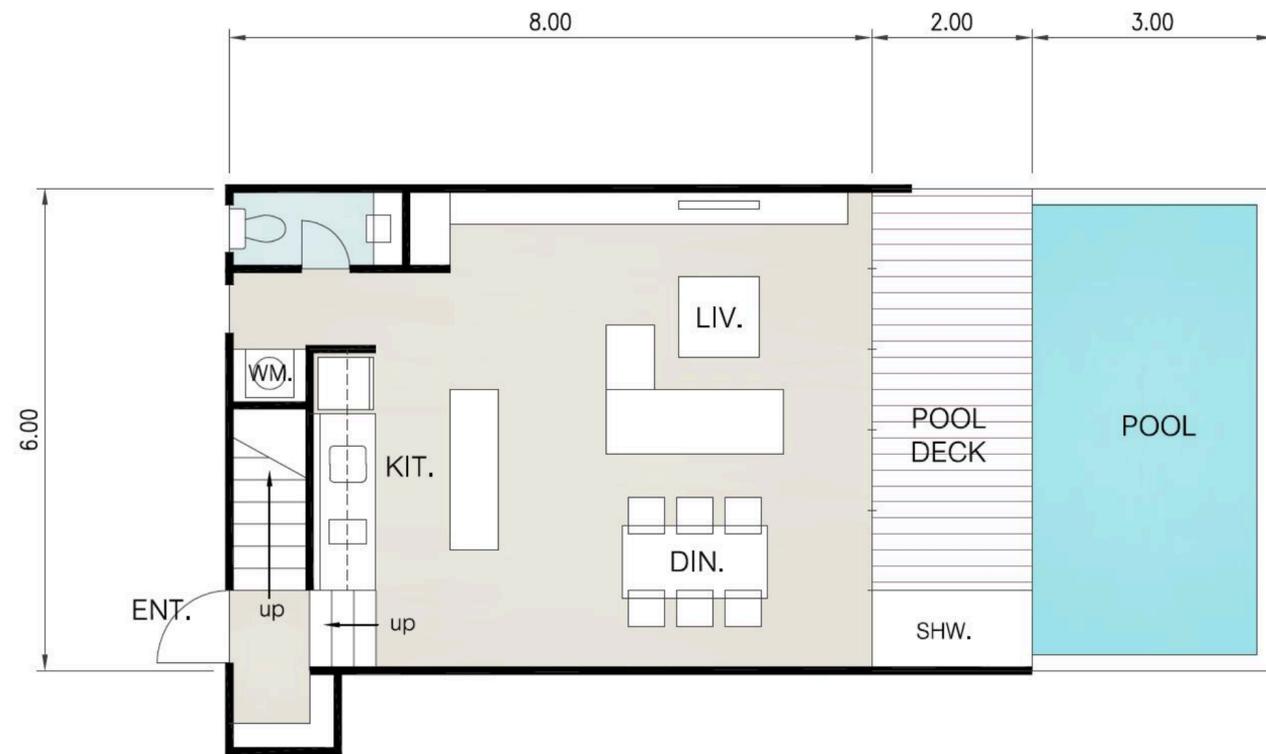




PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE B





FIRST FLOOR PLAN



SECOND FLOOR PLAN



PANORAMA KATA

OCEAN VIEW VILLAS

TYPE C





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE C





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE C





# PANORAMA KATA

OCEAN VIEW VILLAS

TYPE D  
AREA: 159 M<sup>2</sup>



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE D





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE D





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE D





PANORAMA KATA  
OCEAN VIEW VILLAS

TYPE D



## OWNER INCOME BY VILLA TYPES

### KEY PARAMETERS

	TYPE A	TYPE B	TYPE C	TYPE D
Number of Villas	2	4	6	5
Area (m <sup>2</sup> )	213.32	239.17	138.05	159.91
Base Price (THB/m <sup>2</sup> )	90,000 - 100 000	90,000 - 100,000	80,000 - 110,000	80,000
Sale Price (THB)	from 19,199,000	from 21,525,000	from 11,044,000	12,793,000
Monthly Land Rent (THB)*	6,000	6,000	5,000	5,000

### AVERAGE DAILY RENTAL INCOME FOR OWNERS (THB/DAY)

Low Season	10,000	12,000	5,000	6,000
Mid Season	12,000	14,000	7,000	8,000
High Season	15,000	16,000	10,000	12,000



# A TYPE A → PROFITABILITY CALCULATION

**TYPE A VILLA PRICE — 19,198,800 THB**

## ANNUAL REVENUE, THB\*

Season	Occupancy	Daily Rent	Annual revenue
Low 180 days	50%	10,000	900,000
Mid 90 days	70%	12,000	756,000
High 95 days	90%	15,000	1,282,500
<b>Total</b>			<b>2,938,500</b>

## OWNER'S SHARE, THB

When working with the management company: 70% of the revenue	2,056,950
When self-managing: 90% of the revenue (10% reserved for repairs and cleaning)	2,644,650

\*All calculations are approximate and are provided for illustrative purposes. Actual figures may vary depending on seasonality, occupancy rate, changes in market conditions, and additional factors.

## EXPENSES, THB\*\*

Leasehold registration	211,187
Furniture package	800,000
Meter installation	20,000
Land rent, per year	72,000
Repair & cleaning (no management company)	293,850

## PROFIT WITH MANAGEMENT COMPANY, THB

First year	953,763
From the second year	1,984,950

\*\*Income tax on rental income is calculated individually on a progressive scale and is not included in the calculations. If necessary, we provide information for the Tax ID registration for residents.

# NET PROFIT WITH RENTAL GROWTH

for the entire period of ownership of the villa minus its cost and rental growth of 2% per year\*\*\*

## WITH THE MANAGEMENT COMPANY

Net profit	69,726,000 THB
Annual return	13.4%
Villa payback period	≈ 7 yrs 5 mos

## WITHOUT THE MANAGEMENT COMPANY

Net profit	90,498,000 THB
Annual return	17.4%
Villa payback period	≈ 5 yrs 9 mos

\*\*\*The forecast is based on historical data on the rental market in Phuket, where the average annual growth is 1.8-2.2%. The increase in tourist flow by 5-7% annually stimulates demand for rental properties, which allows us to conservatively estimate the increase in the owner's net profit at the level of 2% per year.



# B TYPE B PROFITABILITY CALCULATION

**TYPE B VILLA PRICE — FROM 21,525,300 THB**

## ANNUAL REVENUE, THB\*

Season	Occupancy	Daily Rent	Annual revenue
Low 180 days	50%	12,000	1,080,000
Mid 90 days	70%	14,000	882,000
High 95 days	90%	16,000	1,368,000
<b>Total</b>			<b>3,330,000</b>

## OWNER'S SHARE, THB

When working with the management company: 70% of the revenue	2,331,000
When self-managing: 90% of the revenue (10% reserved for repairs and cleaning)	2,997,000

\*All calculations are approximate and are provided for illustrative purposes. Actual figures may vary depending on seasonality, occupancy rate, changes in market conditions, and additional factors.

## EXPENSES, THB\*\*

Leasehold registration	236,778
Furniture package	800,000
Meter installation	20,000
Land rent, per year	72,000
Repair & cleaning (no management company)	333,000

## PROFIT WITH MANAGEMENT COMPANY, THB

First year	1,202,222
From the second year	2,259,000

\*\*Income tax on rental income is calculated individually on a progressive scale and is not included in the calculations. If necessary, we provide information for the Tax ID registration for residents.

# NET PROFIT WITH RENTAL GROWTH

for the entire period of ownership of the villa minus its cost and rental growth of 2% per year\*\*\*

## WITH THE MANAGEMENT COMPANY

Net profit	79,387,000 THB
Annual return	13.6%
Villa payback period	≈ 7 yrs 4 mos

## WITHOUT THE MANAGEMENT COMPANY

Net profit	102,926,000 THB
Annual return	17.7%
Villa payback period	≈ 5 yrs 8 mos

\*\*\*The forecast is based on historical data on the rental market in Phuket, where the average annual growth is 1.8-2.2%. The increase in tourist flow by 5-7% annually stimulates demand for rental properties, which allows us to conservatively estimate the increase in the owner's net profit at the level of 2% per year.



# C TYPE C → PROFITABILITY CALCULATION

**TYPE C VILLA PRICE — FROM 11,044,000 THB**

## ANNUAL REVENUE, THB\*

Season	Occupancy	Daily Rent	Annual revenue
Low 180 days	50%	5,000	450,000
Mid 90 days	70%	7,000	441,000
High 95 days	90%	10,000	855,000
<b>Total</b>			<b>1,746,000</b>

## OWNER'S SHARE, THB

When working with the management company: 70% of the revenue	1,222,200
When self-managing: 90% of the revenue (10% reserved for repairs and cleaning)	1,571,400

*\*All calculations are approximate and are provided for illustrative purposes. Actual figures may vary depending on seasonality, occupancy rate, changes in market conditions, and additional factors.*

## EXPENSES, THB\*\*

Leasehold registration	121,484
Furniture package	400,000
Meter installation	20,000
Land rent, per year	60,000
Repair & cleaning (no management company)	174,600

## PROFIT WITH MANAGEMENT COMPANY, THB

First year	620,716
From the second year	1,162,200

*\*\*Income tax on rental income is calculated individually on a progressive scale and is not included in the calculations. If necessary, we provide information for the Tax ID registration for residents.*

# NET PROFIT WITH RENTAL GROWTH

for the entire period of ownership of the villa minus its cost and rental growth of 2% per year\*\*\*

## WITH THE MANAGEMENT COMPANY

Net profit	41,036,000 THB
Annual return	13.7%
Villa payback period	≈ 7 yrs 3 mos

## WITHOUT THE MANAGEMENT COMPANY

Net profit	53,379,000 THB
Annual return	17.9%
Villa payback period	≈ 5 yrs 7 mos

*\*\*\*The forecast is based on historical data on the rental market in Phuket, where the average annual growth is 1.8-2.2%. The increase in tourist flow by 5-7% annually stimulates demand for rental properties, which allows us to conservatively estimate the increase in the owner's net profit at the level of 2% per year.*



# D TYPE D → PROFITABILITY CALCULATION

**TYPE D VILLA PRICE — 12,793,000 THB**

## ANNUAL REVENUE, THB\*

Season	Occupancy	Daily Rent	Annual revenue
Low 180 days	50%	6,000	540,000
Mid 90 days	70%	8,000	504,000
High 95 days	90%	12,000	1,026,000
<b>Total</b>			<b>2,070,000</b>

## OWNER'S SHARE, THB

When working with the management company: 70% of the revenue	1,449,000
When self-managing: 90% of the revenue (10% reserved for repairs and cleaning)	1,863,000

*\*All calculations are approximate and are provided for illustrative purposes. Actual figures may vary depending on seasonality, occupancy rate, changes in market conditions, and additional factors.*

## EXPENSES, THB\*\*

Leasehold registration	140,721
Furniture package	500,000
Meter installation	20,000
Land rent, per year	60,000
Repair & cleaning (no management company)	207,000

## PROFIT WITH MANAGEMENT COMPANY, THB

First year	728,279
From the second year	1,389,000

*\*\*Income tax on rental income is calculated individually on a progressive scale and is not included in the calculations. If necessary, we provide information for the Tax ID registration for residents.*

# NET PROFIT WITH RENTAL GROWTH

for the entire period of ownership of the villa minus its cost and rental growth of 2% per year\*\*\*

## WITH THE MANAGEMENT COMPANY

Net profit	48,933,000 THB
Annual return	14%
Villa payback period	≈ 7 years

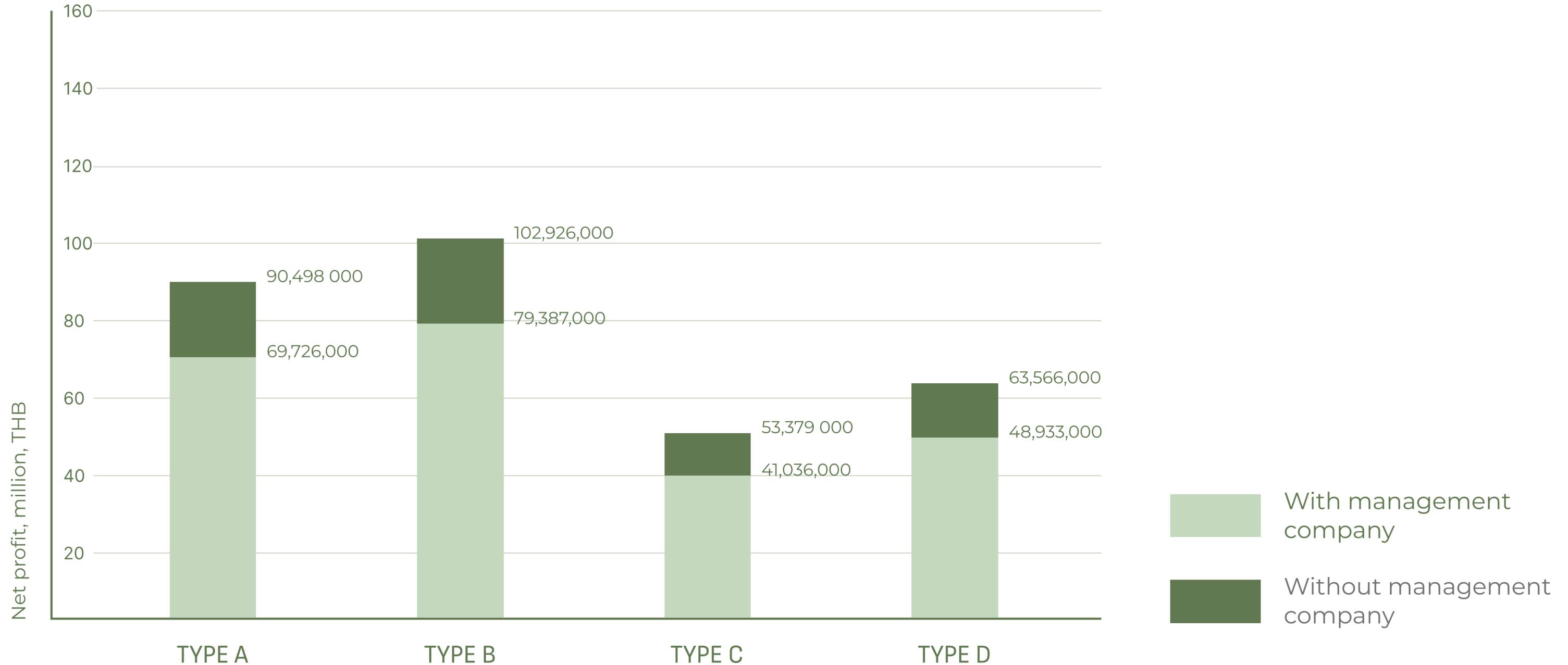
## WITHOUT THE MANAGEMENT COMPANY

Net profit	63,566,000 THB
Annual return	18.4%
Villa payback period	≈ 5 yrs 5 mos

*\*\*\*The forecast is based on historical data on the rental market in Phuket, where the average annual growth is 1.8-2.2%. The increase in tourist flow by 5-7% annually stimulates demand for rental properties, which allows us to conservatively estimate the increase in the owner's net profit at the level of 2% per year.*



# NET OWNER PROFIT WITH RENTAL GROWTH (MILLION, THB)





PANORAMA KATA  
OCEAN VIEW VILLAS

CONSTRUCTION  
PERMIT

แบบ อ. ๑



ใบอนุญาตก่อสร้างอาคาร ตัดแปลงอาคาร หรือรื้อถอนอาคาร  
เลขที่ 49 / 2568

อนุญาตให้.....บริษัท ดิ วัน เทรตติ้ง ภูเก็ต จำกัด.....เจ้าของอาคาร  
อยู่บ้านเลขที่.....๓/๒๔.....ตรอก/ซอย.....-.....ถนน.....-.....หมู่ที่.....๑.....  
ตำบล/แขวง.....ราไวย์.....อำเภอ/เขต.....เมืองภูเก็ต.....จังหวัด.....ภูเก็ต.....รหัสไปรษณีย์.....๘๓๐๐๐.....

ข้อ ๑. ทำการ.....ก่อสร้างอาคาร.....  
ที่บ้านเลขที่.....-.....ตรอก/ซอย.....ปลักเจ.....ถนน.....-.....หมู่ที่.....-.....  
ตำบล/แขวง.....กระรน.....อำเภอ/เขต.....เมืองภูเก็ต.....จังหวัด.....ภูเก็ต.....รหัสไปรษณีย์.....๘๓๑๐๐.....  
ในที่ดิน  โฉนดที่ดิน  น.ส.๓  น.ส.๓ ก  ส.ค.๑  อื่นๆ.....เลขที่.....๖๔๔๓๒ , ๖๔๔๓๓.....  
เป็นที่ดินของ.....นายญาณกร สิทธิโชค.....

ทำการเคลื่อนย้ายอาคารในท้องที่ที่อยู่ในเขตอำนาจของเจ้าพนักงานท้องถิ่นที่อาคารจะทำการ  
เคลื่อนย้ายตั้งอยู่ ไปยังบ้านเลขที่.....-.....ตรอก/ซอย.....-.....ถนน.....-.....หมู่ที่.....-.....  
ตำบล/แขวง.....-.....อำเภอ/เขต.....-.....จังหวัด.....-.....  
ในที่ดิน  โฉนดที่ดิน  น.ส.๓  น.ส.๓ ก  ส.ค.๑  อื่นๆ.....เลขที่.....-.....  
เป็นที่ดินของ.....-.....

ข้อ ๒. เป็นอาคาร..... ค.ส.ล. ....  
(๑) ชนิด.....๒ ชั้น (อาคาร A).....จำนวน.....๒ หลัง.....เพื่อใช้เป็น.....อาคารอยู่อาศัย.....  
พื้นที่(รวม) / ความยาว.....๑๗๕.๒๖ ตารางเมตร.....ที่จอดรถ ที่กั๊บลรต และทางเข้าออกของรต  
จำนวน.....-.....คัน พื้นที่.....-.....ตารางเมตร

(๒) ชนิด.....๒ ชั้น (อาคาร B).....จำนวน.....๔ หลัง.....เพื่อใช้เป็น.....อาคารอยู่อาศัย.....  
พื้นที่(รวม) / ความยาว.....๓๗๘.๖๔ ตารางเมตร.....ที่จอดรถ ที่กั๊บลรต และทางเข้าออกของรต  
จำนวน.....-.....คัน พื้นที่.....-.....ตารางเมตร

(๓) ชนิด.....๒ ชั้น (อาคาร C).....จำนวน.....๖ หลัง.....เพื่อใช้เป็น.....อาคารอยู่อาศัย.....  
พื้นที่(รวม) / ความยาว.....๓๙๒.๕๒ ตารางเมตร.....ที่จอดรถ ที่กั๊บลรต และทางเข้าออกของรต  
จำนวน.....-.....คัน พื้นที่.....-.....ตารางเมตร

(๔) ชนิด.....๒ ชั้น (อาคาร D).....จำนวน.....๕ หลัง.....เพื่อใช้เป็น.....อาคารอยู่อาศัย.....  
พื้นที่(รวม) / ความยาว.....๓๗๙.๖๕ ตารางเมตร.....ที่จอดรถ ที่กั๊บลรต และทางเข้าออกของรต  
จำนวน.....-.....คัน พื้นที่.....-.....ตารางเมตร

๒

ตามผังบริเวณ แบบแปลน รายการประกอบแบบแปลน และรายการคำนวณ  
เลขที่.....๕๙...../.....๒๕๖๘..... ที่แนบท้ายใบอนุญาตนี้

ข้อ ๓. โดยมี.....นายก่อเกียรติ ชัยสัมฤทธิ์โชค (ส-ส.๓๐๐๔).....เป็นผู้ควบคุมงาน  
.....นายกิตติ เจริญการ (สย.๑๒๘๔๙).....เป็นผู้ออกแบบและคำนวณอาคาร  
.....นายก่อเกียรติ ชัยสัมฤทธิ์โชค (ส-ส.๓๐๐๔).....เป็นผู้ออกแบบและคำนวณอาคาร

ข้อ ๔. ผู้ได้รับใบอนุญาตต้องปฏิบัติตามเงื่อนไขดังต่อไปนี้  
(๑) ผู้ได้รับใบอนุญาตต้องปฏิบัติตามหลักเกณฑ์ วิธีการ และเงื่อนไขตามที่กำหนดในกฎกระทรวงซึ่ง  
ออกตามความในมาตรา ๘ (๑๑) แห่งพระราชบัญญัติควบคุมอาคาร พ.ศ. ๒๕๒๒ หรือข้อบัญญัติท้องถิ่นซึ่งออกตามความใน  
มาตรา ๙ หรือมาตรา ๑๐ แห่งพระราชบัญญัติควบคุมอาคาร พ.ศ. ๒๕๒๒  
(๒) ผู้ได้รับอนุญาตตามพระราชบัญญัตินี้ ยังคงมีหน้าที่ต้องขออนุญาตเกี่ยวกับอาคารนั้น ตาม  
กฎหมายอื่นในส่วนที่เกี่ยวข้องต่อไปด้วย

ใบอนุญาตฉบับนี้ให้ใช้ได้จนถึงวันที่ ๘ มิ.ย. 2569  
ออกให้ ณ วันที่ 9 มิ.ย. 2568

(ลายมือชื่อ).....  
(นายเรวัต สมบัติทอง)  
ตำแหน่ง ปลัดเทศบาล ปฏิบัติหน้าที่  
นายกเทศมนตรีตำบลกระรน  
เจ้าพนักงานท้องถิ่น



## OWNERSHIP STRUCTURE

Leasehold — villa ownership is structured under a 27-year leasehold agreement. The land lease agreement and villa ownership rights are registered with the Thailand Land Department.

## LAND LEASE

After construction is completed, the owner pays the land lease at the fixed rate specified in the agreement. Lease rights can be inherited or transferred to third parties.

The entire structure fully complies with Thai law and eliminates the risks of land disputes.



INCOME DISTRIBUTION: 70% OF THE RENTAL INCOME GOES TO THE OWNER, 30% — TO THE MANAGEMENT COMPANY.

Company responsibilities:

- Guest acquisition and booking management
- Marketing and promotion of villa rentals
- Guest check-in and support
- Cleaning of villas and surrounding areas
- Villa maintenance (excluding repairs)\*
- Security organization for the premises

PROFESSIONAL  
MANAGEMENT COMPANY





# ENGINEERING SOLUTIONS AND CONSTRUCTION TECHNOLOGIES

The PANORAMA KATA project incorporates modern technologies: monolithic structures, a pile foundation, an autonomous water supply, and a drainage system to ensure reliability, durability, and comfort.

## MATERIALS AND TECHNOLOGIES

- Structures: Reinforced concrete monolithic frame
- Insulation: Standard moisture-proof materials for durability

## FOUNDATION AND SUPPORTING STRUCTURES

- Foundation Type: Pile foundation with retaining walls
- Geological Surveys: Conducted
- Materials for Supporting Structures: Monolith
- Protection: Moisture insulation and resistance to seismic loads, wind, and humidity

## TECHNICAL ASPECTS

- Power Supply: Connected to the city grid
- Water Supply: Autonomous water supply system ensuring uninterrupted water supply to the complex
- Sewage System: Centralized wastewater disposal system
- Drainage: Water drainage system to prevent flooding



## FINISHING AND INTERIOR DESIGN

We pay special attention to the quality of materials and thoughtfulness of details, creating villas that meet the requirements of practicality, modernity, and a high standard of living.

### FLOORING

- Tiles: For indoor, outdoor areas, and pools
- Vinyl Flooring: A practical solution for living spaces
- Decking: For outdoor relaxation zones

### CEILINGS

- Gypsum board and moisture-resistant gypsum for living and wet areas
- Stretch ceilings for a modern interior finish
- Ceiling height up to 3.5 m, depending on villa type

### FACADE

- Plaster and Paint: For a modern look
- Stone and Aluminum Cladding: For added aesthetic appeal

### INTERIOR FINISHES

- Plaster, putty, and paint
- Tiles and mosaics for decorative accents
- Wall panels and polished cement for a stylish interior

### BEDROOMS AND KITCHENS

- Full finishing of walls, floors, and ceilings
- Built-in furniture and kitchen cabinets
- In kitchens: built-in appliances, including a hob and kitchen hood

### BATHROOMS

- Full finishing of walls, floors, and ceilings
- High-quality sanitary ware: sinks, toilets, bathtubs, showers, faucets, and accessories



PANORAMA KATA  
OCEAN VIEW VILLAS



ESTIMATED COMPLETION:  
Q4 2027

Current progress:

- A retaining wall has been built to hold the soil in front of the villas and ensure drainage
- The site has been cleared
- Backfilling and land leveling will be carried out shortly
- Construction is already progressing according to schedule



PANORAMA KATA  
OCEAN VIEW VILLAS



## CONSTRUCTION AND PAYMENT STAGES

Stage	Description	Cost
1. Reservation	Deposit payment to secure the right to the villa.	150,000 THB
2. Contract Signing	The contract must be signed within 15 days of reservation, which secures the purchase terms.	35% (to be paid within 15 days after reservation)
3. Foundation Completion	Initial construction phase ensuring the reliability and stability of the structure.	20%
4. Frame Completion	Formation of the villa's main structure.	20%
5. Windows and Doors Installation	Final phase of external finishing before moving on to interior works.	10%
6. Registration	Ownership registration upon completion of construction. The payment amount is reduced by the reservation deposit.	15% (minus the reservation)

OUR  
PROJECTS



# SALES STATUS

Type A — from 19,199,000 THB

Available: 1 villa

Type B — from 21,525,000 THB

Available: 2 villas

Type C — from 11,044,000 THB

Available: 3 villas

Type D — from 12,793,000 THB

Available: 4 villas

-  Available
-  Reserved
-  Sold



PANORAMA KATA  
OCEAN VIEW VILLAS





## WHY IT IS BENEFICIAL

Villa price	11,000,000 THB
Leasehold term	27 years = 324 months

$$11,000,000 \div 324 = 34,000 \text{ THB/MONTH}$$

💡 For comparison: renting a similar villa in this area costs from 150,000 THB per month.

This means owning is at least 4 times more cost-effective than renting.





# PANORAMA KATA

OCEAN VIEW VILLAS



[+66 9 9361 0243](tel:+66993610243)



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[Telegram](#)



[Instagram](#)

SHARE MORE DETAILS — JUST LEAVE A REQUEST