

Sea Heaven Nai Thon Phuket Phase 3.1B
Price List for Residential (Excluded Furniture)

PRESALES



16-Apr-25

LOT-3

Building	Floor	Status	Unit No	Type	Area/ SQM	Function	view type	Presales Price	Net Price/SQM	Furniture Package	USD (34.00 THB)
3.1-B	1F	Locked	101	K1	59.28	1	pool access	9,484,800	160,000	474,240	278,965
3.1-B	1F	Locked	102	A3	42.38	1	pool access	6,840,800	161,416	339,040	201,200
3.1-B	1F	Locked	103	A3	42.38	1	pool access	6,840,800	161,416	339,040	201,200
3.1-B	1F	Sold out	104	A3	42.38	1	pool access				
3.1-B	1F	Sold out	105	A3	42.38	1	pool access				
3.1-B	1F	Sold out	106	J1	58.31	1	pool access				
3.1-B	2F	Available	201	K2	60.14	1	Pool view	7,517,500	125,000	481,120	221,103
3.1-B	2F	Available	202	A3	42.38	1	Pool view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Sold out	203	A3	42.38	1	pool view				
3.1-B	2F	Available	204	A3	42.38	1	Pool view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Available	205	A3	42.38	1	Pool view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Sold out	206	J2	58.29	2	pool view				
3.1-B	2F	Sold out	207	J2	58.29	2	garden view				
3.1-B	2F	Available	208	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Sold out	209	N2	31.36	1	mountain view				
3.1-B	2F	Sold out	210	N1	43.40	1	mountain view				
3.1-B	2F	Available	211	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Available	212	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Available	213	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Available	214	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Available	215	A3	42.38	1	mountain view	5,357,500	126,416	339,040	157,574
3.1-B	2F	Sold out	216	B	31.67	1	mountain view				
3.1-B	2F	Sold out	217	B	31.67	1	mountain view				
3.1-B	4F	Sold out	401	K2	60.14	1	pool view	8,118,900	135,000	481,120	238,791
3.1-B	4F	Sold out	407	J2	58.29	2	garden view				
3.1-B	4F	Sold out	413	A	37.19	1	mountain view				

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3.1-B	5F	Available	501	K2	60.14	1	pool view	8,419,600	140,000	481,120	247,635
3.1-B	5F	Sold out	502	A+	37.30	1	Pool view				
3.1-B	5F	Sold out	503	A	37.19	1	Pool view				
3.1-B	5F	Sold out	504	A	37.19	1	Pool view				
3.1-B	5F	Locked	505	A+	37.30	1	Pool view	5,282,000	141,609	298,400	155,353
3.1-B	5F	Sold out	506	J2	58.29	2	Pool view				
3.1-B	5F	Available	507	J2	58.29	2	garden view	8,160,600	140,000	466,320	240,018
3.1-B	5F	Available	508	A+	37.30	1	mountain view	5,282,000	141,609	298,400	155,353
3.1-B	5F	Sold out	509	N2	31.36	1	mountain view				
3.1-B	5F	Sold out	510	N1	43.40	1	mountain view				
3.1-B	5F	Available	511	A	37.19	1	mountain view	5,266,600	141,613	297,520	154,900
3.1-B	5F	Sold out	512	A	37.19	1	mountain view				
3.1-B	5F	Available	513	A	37.19	1	mountain view	5,266,600	141,613	297,520	154,900
3.1-B	5F	Sold out	514	A	37.19	1	mountain view				
3.1-B	5F	Sold out	515	A	37.19	1	mountain view				
3.1-B	5F	Sold out	516	B	31.67	1	mountain view				
3.1-B	5F	Sold out	517	B	31.67	1	mountain view				
3.1-B	6F	Available	601	K2	60.14	1	sea view	8,720,300	145,000	481,120	256,479
3.1-B	6F	Sold out	602	A+	37.30	1	sea view				
3.1-B	6F	Sold out	603	A2	42.39	1	sea view				
3.1-B	6F	Sold out	604	A2	42.39	1	sea view				
3.1-B	6F	Sold out	605	A+	37.30	1	sea view				
3.1-B	6F	Sold out	606	J2	58.29	2	sea view				
3.1-B	6F	Available	607	J2	58.29	2	sea view	8,452,050	145,000	466,320	248,590
3.1-B	6F	Sold out	608	A+	37.3	1	mountain view				
3.1-B	6F	Locked	610	N2	43.4	1	mountain view	6,510,000	150,000	347,200	191,471

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3.1-B	6F	Locked	611	A	37.19	1	mountain view	5,638,500	151,613	297,520	165,838
3.1-B	6F	Locked	612	A	37.19	1	mountain view	5,638,500	151,613	297,520	165,838
3.1-B	6F	Locked	613	A2	42.39	1	mountain view	6,418,500	151,415	339,120	188,779
3.1-B	6F	Locked	614	A2	42.39	1	mountain view	6,418,500	151,415	339,120	188,779
3.1-B	6F	Locked	615	A	37.19	1	mountain view	5,638,500	151,613	297,520	165,838
3.1-B	6F	Locked	616	B	31.67	1	mountain view	4,750,500	150,000	253,360	139,721
3.1-B	6F	Sold out	617	B	31.67	1	mountain view				
3.1-B	7F	Locked	701	K2	60.14	1	sea view	9,321,700	155,000	481,120	274,168
3.1-B	7F	Sold out	702	A+	37.3	1	sea view				
3.1-B	7F	Locked	703	A3	42.38	1	sea view	6,628,900	156,416	339,040	194,968
3.1-B	7F	Locked	704	A3	42.38	1	sea view	6,628,900	156,416	339,040	194,968
3.1-B	7F	Locked	705	A+	37.3	1	sea view	5,841,500	156,609	298,400	171,809
3.1-B	7F	Locked	707	J2	58.29	2	sea view	9,034,950	155,000	466,320	265,734
3.1-B	7F	Available	708	A3	42.38	1	mountain view	5,993,200	141,416	339,040	176,271
3.1-B	7F	Sold out	709	N2	31.36	1	mountain view				
3.1-B	7F	Sold out	710	N1	43.40	1	mountain view				
3.1-B	7F	Available	711	A	37.19	1	mountain view	5,266,600	141,613	297,520	154,900
3.1-B	7F	Available	712	A	37.19	1	mountain view	5,266,600	141,613	297,520	154,900
3.1-B	7F	Available	713	A3	42.38	1	mountain view	5,993,200	141,416	339,040	176,271
3.1-B	7F	Available	714	A3	42.38	1	mountain view	5,993,200	141,416	339,040	176,271
3.1-B	7F	Available	715	A	37.19	1	mountain view	5,266,600	141,613	297,520	154,900
3.1-B	7F	Sold out	716	B	31.67	1	mountain view				
3.1-B	7F	Sold out	717	B	31.67	1	mountain view				

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Price policy

- (1) Above price is leasehold.
- (2) 5,000 Baht per sq.m. fee for Foreigner freehold ownership.
- (3) Price is not included loose furniture.
- (4) Furniture package charge 8,000 THB per sq.m.

Expense on transfer date

1. Maintenance Fee 60 THB/Sq.m./Month (Payable 2 years in advance)
2. Sinking Fund 600 THB/Sq.m. (One time payment)
3. Electric & Water Meters Installation deposit 10,000 THB
4. Leasehold Registration Fee 1.1%
5. Freehold Registration Fee 2% (Payable equally between buyer and seller)

Payment Terms & Condition :

Payment term for special price units.

- (1) Booking fee 200,000 Baht per unit (Non-refundable).
- (2) Agreement payment within 30 days after booking. 30%
- (3) Completion of foundation (Estimated Q3/2025) 20%
- (4) Completion of Structure (Estimated Q2/2026) 20%
- (5) Architecture and Interior (Estimated Q4 2026) 20%
- (6) Transfer ownership (Estimated Q4 2027) 10%

Remarks: * Terms and conditions are subject to change without prior notice.