



AYANA

SOLUNA VILLAS

FLOW YOUR WAY

A large, textured tree trunk occupies the right side of the frame. A stylized, curved graphic element, composed of alternating dark and light green diagonal stripes, is superimposed over the tree trunk, extending from the top left towards the bottom right. The background is a soft, out-of-focus view of a park with trees and a path.

FLOW YOUR WAY



ABOUT T.H GROUP

T. H (Tenghui) Group is a prominent multinational conglomerate with diversified global investments, headquartered in Phuket, Thailand.

The Group and its parent company operates across key industries worldwide, including real estate development, hospitality management, F&B operations, tourism services, renewable energy solutions, and furniture manufacturing.

Our global footprint spans China, Thailand, Spain, Australia, and beyond.

T. H Group has established an integrated lifestyle ecosystem in Thailand, encompassing:

- Architectural design and engineering
- Interior and landscape finishing
- Property and hotel management (KORA brand)
- Custom furniture manufacturing
- Tourism and quality-of-life services

INDUSTRIAL CHAIN ECOLOGY

CONNECTING THE ENTIRE REAL ESTATE CHAIN



PROPERTY MANAGEMENT



FOOD AND BEVERAGE



LIFE SERVICES



ESSENTO MASSAGE



LIFESTYLE



INDUSTRIAL CHAIN ECOLOGY



T.H GROUP

SUBSIDIARIES BRANDS
OF T.H GROUP

AYANA

KORA
BEACH RESORT PHUKET

EAGLE RAY
Restaurant Phuket

AIFF
AI FUTURE FURNITURE

ESSENTO MASSAGE

CT.
CT. DESIGN

LUNO

Chen
晨岛主

mood
MOOD CAFE PHUKET

The image features a scenic view of a lush, green mountain range under a clear sky. In the foreground, a large, dark, gnarled tree trunk and its branches are visible, partially obscuring the view. To the right, a modern building with vertical wooden slats is partially visible. The overall atmosphere is serene and natural.

AYANA
SOLUNA VILLAS

INVESTMENT ADVANTAGES

PRIME LOCATION PROXIMITY TO KEY AMENITIES

AYANA SOLUNA VILLAS

MULTIPLE INTERNATIONAL SCHOOLS NEARBY | NIRAN FARM | REBEL ROCK CLIMBING



PHUKET LAND PRICE 2004-2024

Mountain & Sea View Projects



747%

total land appreciation
over 20 years



10.7%

average annual land
value growth



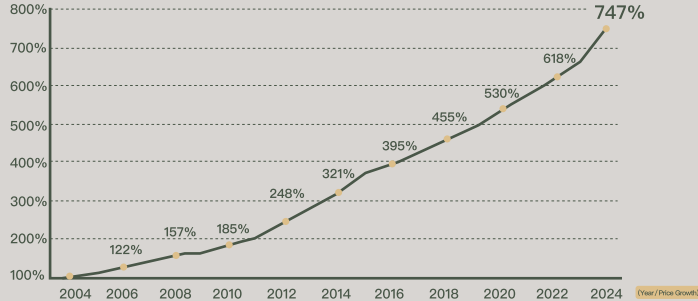
5% - 10%

typical rental yields (ROI)
annually



6%-10%

premium location hillside
property returns



Market analysis shows consistent growth trajectory. Prime tourist areas regularly achieve 7%+ ROI. AYANA's projects offer dual sea-mountain positioning, and targets both short-term rental income and long-term capital appreciation through land value increases.

Source: Real Estate Information Center (REIC) and Knight Frank Thailand

PHUKET'S TOURISM MARKET STRENGTH

2024 PERFORMANCE INDICATORS

Strong mix of international and domestic visitors

13+

MILLIONS OF TOURISTS ARRIVE

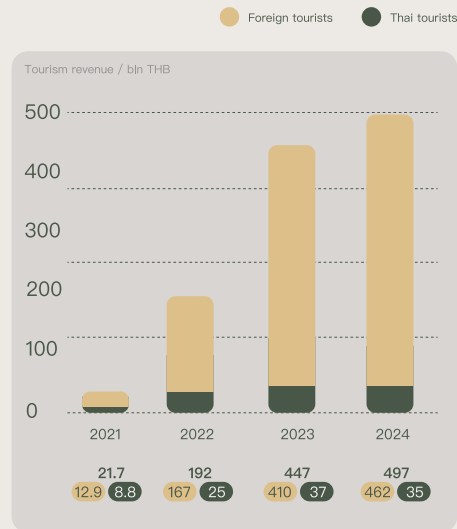
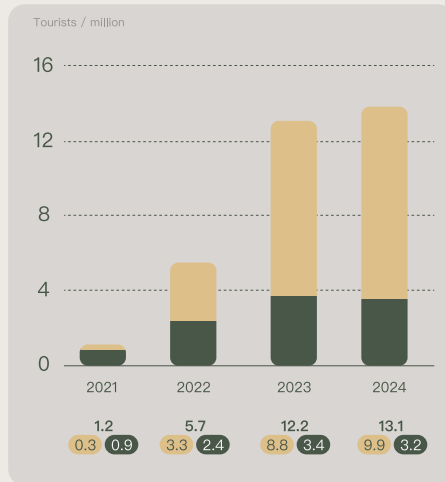
497+

BILLION THB TOURISM REVENUE

7 – 12 years

AVERAGE RENTAL INVESTMENT
PAYBACK PERIOD

* consider price increase





ESTABLISHED INTERNATIONAL COMMUNITY INFRASTRUCTURE

30,000+

long-term foreign residents

9 Main Hospitals

Phuket is home to numerous hospitals, ensuring peace of mind at every moment.

15 International
Schools

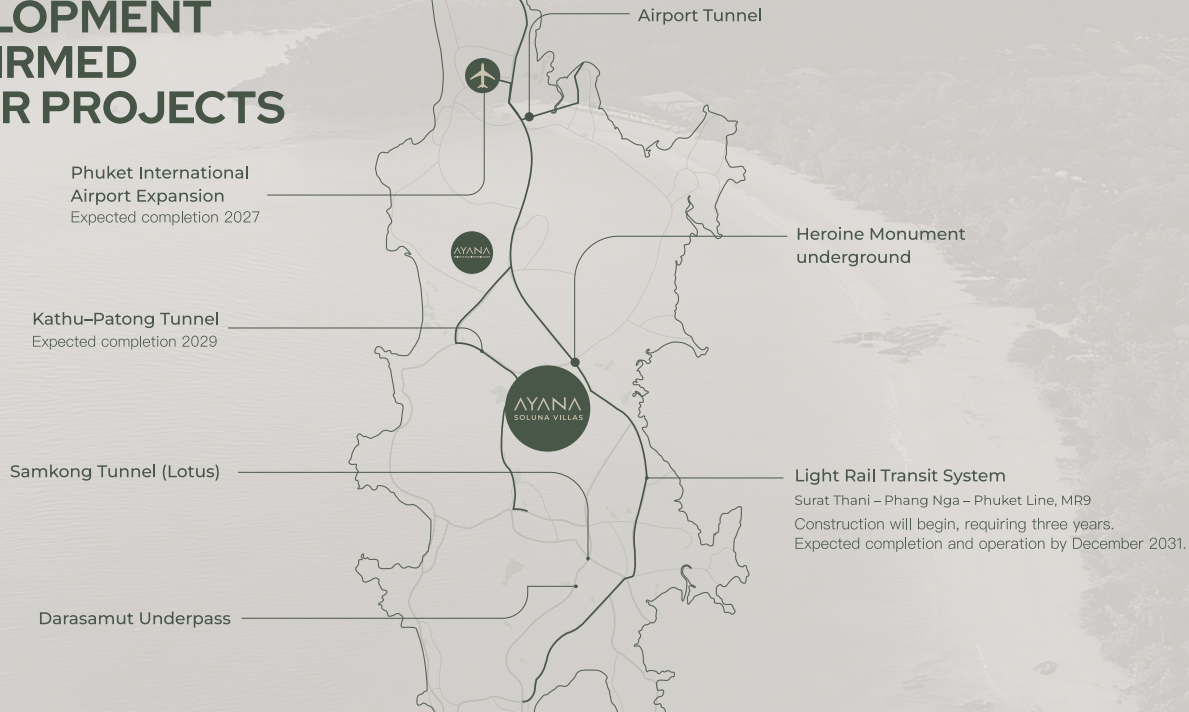
established (20-years period)

3 WORLD-CLASS
SHOPPING MALLS

Seamlessly connected to your everyday shopping lifestyle

Established expatriate community support sustained property values

INFRASTRUCTURE DEVELOPMENT CONFIRMED MAJOR PROJECTS





AYANA
SOLUNA VILLAS

ORIGIN OF AYANA

In Sanskrit, "Ayana" signifies "Path," "Journey," or "Destination," encapsulating the essence of one's life journey and the pursuit of meaning.

In certain African languages "Ayana" denotes "a beautiful flower" or "eternal happiness," embodying the beauty and enduring joy of life. It also reflects the rhythm inherent in our existence.





AYANA

SOLUNA VILLAS

PROJECT INTRODUCTION

AYANA Soluna Villas - Luxury villa development nestled in Phuket's rainforest landscape.

Strategically located with access to major roads and international schools, AYANA Soluna Villas offers strong potential for both residential living and investment returns. Featuring **180°** panoramic views encompassing mountains and rainforest views, the development preserves **70%** native forest coverage, maintaining air quality with over **50,000** negative oxygen ions per cubic centimeter.

LOW-DENSITY DESIGN EXCELLENCE

Terrain-adaptive planning following natural mountain contours
Architecture integrated with existing landscape
Elevated hillside positioning maximizing viewlines

MOUNTAIN VIEWS & RAINFOREST SETTING

Elevated hilltop positioning with expansive mountain views
Preserved tropical rainforest canopy surroundings
Spacious villa layouts designed for sunset viewing
Balanced active and tranquil living zones

2,000m² COMMUNITY GARDEN

Pet-friendly designated zones
Fitness center and swimming facilities
Comprehensive lifestyle amenities





AYANA
SOLUNA VILLAS

PROJECT OVERVIEW

FACILITIES & PUBLIC AMENITIES

AYANA Soluna Villas

Total development area: **112,500m²**

4 types of 62 individual villas

Mountain, rainforest and lake view



An aerial photograph of a proposed villa development. The project consists of a long, winding row of modern, two-story villas with white exteriors and green roofs. The villas are nestled within a dense, lush green forest. A paved road runs alongside the villas, and a body of water is visible in the upper right corner. The overall scene is serene and natural.

AYANA
SOLUNA VILLAS

📍
THALANG
DISTRICT

112,500M²
TOTAL LAND SIZE

AYANA
SOLUNA VILLAS



PROJECT AERIAL VIEW

KEY FACILITIES

- 1** Property Management Office
- 2** Fitness Center
- 3** Community Garden
- 4** Pet-friendly Zone
- 5** Main gate with a 24-hour security system

📍 PHUKET
THALANG DISTRICT

62 villas **4** villa types

AYANA
SOLUNA VILLAS

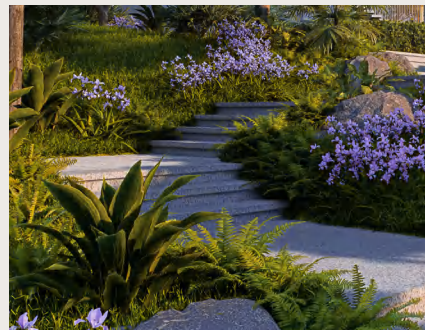


PUBLIC FACILITIES

2,200M²
TOTAL PUBLIC AMENITIES AREA

| Community gardens and landscaping
| Fitness center

| Property management office
| Children's recreational area



2,000M²

**COMMUNITY GARDEN
MULTI-LEVEL GARDEN
DESIGNFEATURING**

- | Landscaped walking paths
- | Designated pet-friendly zones
- | Outdoor seating and rest areas
- | Natural integration with mountain terrain



100M²

CHILDREN'S RECREATION AREA

Conveniently located playground with

- | Safe yet fun climbing and play facilities
- | Natural playground setting that allows free play
- | Carefree recreational space within AYANA gardens
- | Child-friendly design integrated with natural surroundings



AYANA
SOLUNA VILLAS



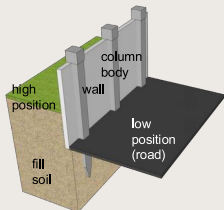
RETAINING WALL



PILE-TYPE RETAINING WALL

This is the roadside retaining wall located at the outermost edge of the entire villa community. The piles are 8 meters in length, with a depth of 5 to 6 meters embedded into the ground.

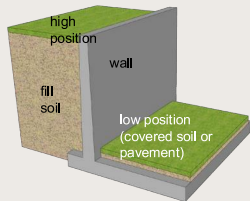
Each pile is reinforced with a steel mesh structure in the middle, followed by a concrete infusion, creating a rock-solid protective wall.



HOOF-SHAPED RETAINING WALL

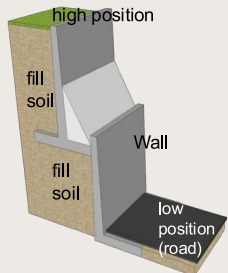
This retaining wall features a hoofshaped structure, applied within the villa community.

Its key design extends in an I-shape beneath the driveway, seamlessly integrating the retaining wall with the road. This significantly enhances the overall safety and stability.



TWO-TIER STEPPED RETAINING WALL

This retaining wall is used for the third and fourth rows of villas in the community. To ensure that each villa's view is unobstructed, the foundation height difference exceeds 6 meters. A two-tier stepped construction method is employed for the retaining wall, balancing both safety and the preservation of scenic views. While this approach significantly increases costs, it provides more than double the safety factor compared to a single-layer retaining wall.



LOCATION & ACCESSIBILITY



INTERNATIONAL SCHOOLS

British International School Phuket (BISP)
 Phuket International Academy Day School
 HeadStart International School Cherngtalay Campus
 Kajonkiet International School (KIS)
 United World College Thailand (UWCT)
 QSI International School Phuket
 HEI Phuket International School
 Finnway International School Phuket

LEISURE & RECREATION

REBEL Rock Climbing
 Niran Equestrian Center
 Phuket Padel Club
 Laguna Golf Club
 Phuket FantaSea Theme Park



COMMERCIAL CENTERS

Porto de Phuket
 Blue Tree Phuket
 Robinson Lifestyle

MARINAS

Phuket Boat Lagoon
 Royal Phuket Marina (RPM)

INTERNATIONAL AIRPORT

Phuket International Airport

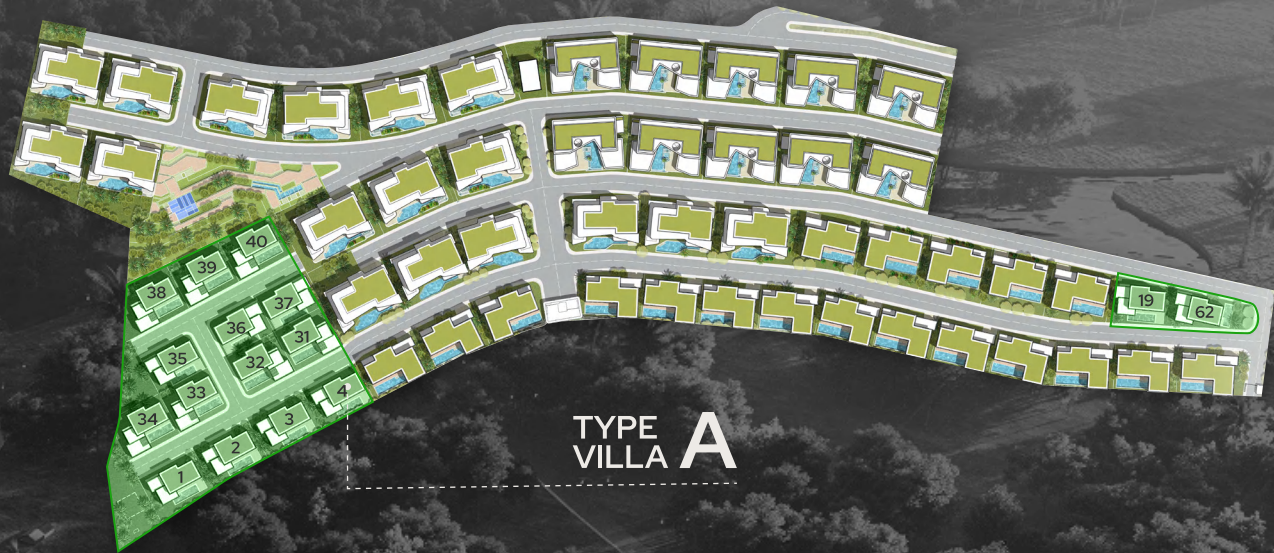
BEACHES

Bang Tao Beach
 Surin Beach
 Layan Beach



VILLA UNIT TYPE

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All images for reference only. Developer reserves right to modify specifications.

TYPE
VILLA **A** | **350 m²**

Two-zone layout (upper/lower separation)
4.5-meter living room ceiling height
10-meter-wide living room
Private 10-meter swimming pool
Seamless indoor-outdoor integration design



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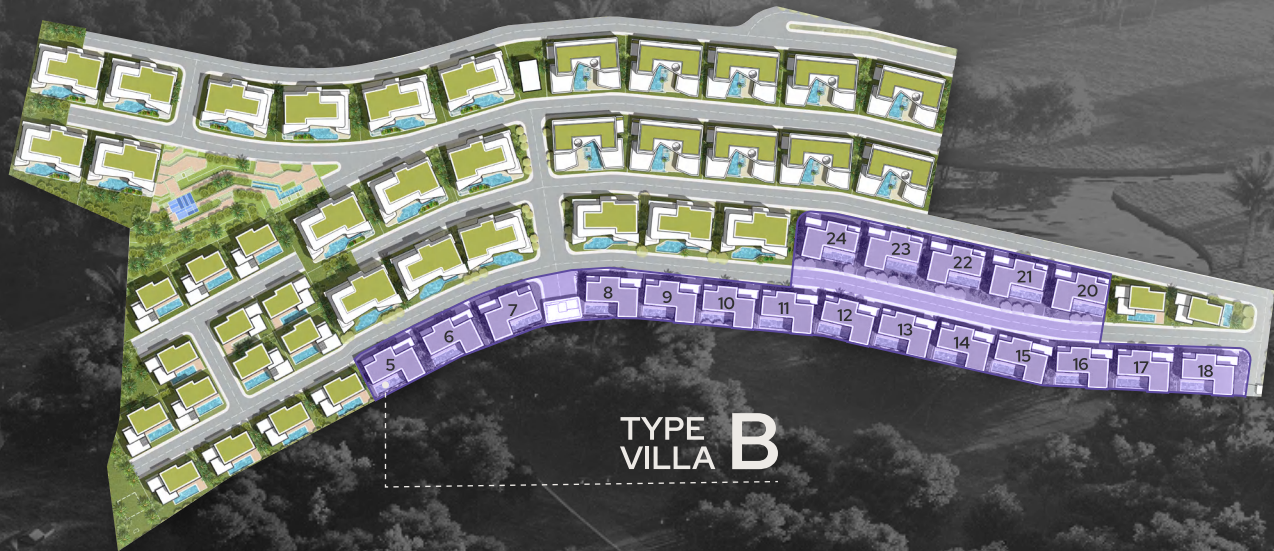
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FLEXIBLE INTERIOR LAYOUTS

Multiple configuration options available



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TYPE
VILLA **B** | 423 m²

Left-right zone configuration
6-meter ceiling height; 10-meter panoramic mountain view
Enhanced natural light



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PRIVATE COURTYARD

All images for reference only.
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ADAPTABLE INTERIOR DESIGN

Multiple layout configurations available



MASTER BEDROOM



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MAIN BATHROOM

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SECONDARY BEDROOM

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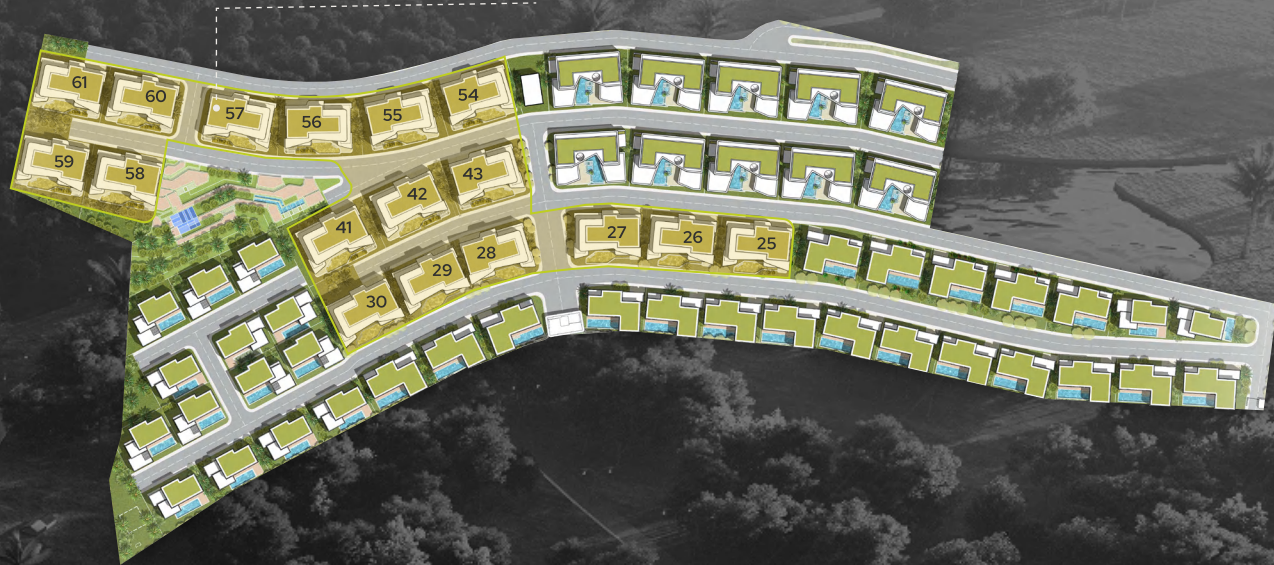


SECONDARY BATHROOM

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TYPE VILLA C



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TYPE
VILLA C | 580-896 m²

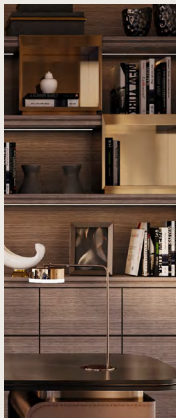
Comprehensive mountain-lake views; Contemporary curved architecture
12-meter Panoramic mountain view; 6 m² Infinity pool
Customizable interior specifications



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PREMIUM INTERIOR OPTIONS

CUSTOMIZABLE HIGH-END FINISHES AVAILABLE



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BAR & WINE CELLAR

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**SUITE DESIGN
BEDROOM & LUXURY BATHROOM**

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DINING AREAS

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**LIVING SPACES &
POOL INTEGRATION**

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TYPE D
VILLA

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TYPE
VILLA D | 741 m²

Rise to the heights, embraced by greenery.
Each step unveils a new view, each level a new horizon.
A private elevator defines effortless elegance.
A 12-meter panoramic living room frames the mountains, sea, and lake.
At the D-type villa, serenity meets sophistication.



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LIVING & DINING AREAS

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LIVING ROOM ON THE GROUND FLOOR

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KITCHEN

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MASTER BEDROOM

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BATHROOM

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MAIN FACADE

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PROJECT HIGHLIGHTS

An aerial photograph of the Ayana Soluna Villas resort. The resort consists of numerous modern, two-story villas with white exteriors and large glass windows, arranged in a semi-circular pattern on a lush green hillside. The villas are surrounded by dense tropical forest, including many palm trees. In the background, there are rolling hills and mountains under a clear blue sky. The foreground shows a wide, green lawn with scattered palm trees and a paved road.

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SOLUNA VILLAS

FOREST SANCTUARY LIVING

Surrounded by lush greenery, offering a peaceful, private retreat immersed in nature.

NATURE MEETS CONVENIENCE

Enjoy a tranquil forest atmosphere while being just minutes from a modern shopping mall.

PRIME YET PEACEFUL LOCATION

A rare balance of serenity and accessibility, ideal for both living and investment.

20 MIN TO THE BEACH

Quick and easy access to Phuket's beautiful beaches without the crowds.



WELL-CONNECTED LIFESTYLE

Convenient access to main roads, dining, entertainment, and daily necessities.

PERFECT FOR WELLNESS LIVING

Fresh air, green views, and a calm environment ideal for relaxation and well-being.

HIGH RENTAL APPEAL

Attractive to holidaymakers and long-stay guests seeking nature, comfort, and convenience.

LONG-TERM VALUE

A desirable location with strong potential for capital appreciation in a growing area.

An aerial night photograph of a rugged coastline. The land is dark, with bright green lights illuminating the edges of the cliffs and the surrounding water. A single white bird is captured in flight, its wings spread, positioned in the center of the frame. The overall mood is serene and mysterious.

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**EXCLUSIVE FACILITIES
& LIFESTYLE SERVICES**



FULL-SERVICE PROPERTY MANAGEMENT

For effortless ownership
(Rental services)



SHUTTLE SERVICE

To Bangtao lifestyle destinations
(School and Shopping mall)



PRIVATE PICK-UP & DROP-OFF SERVICE

Offering seamless and exclusive transfers for
homeowners and their guests.
(Airport & Pier)



NANNY SERVICES

Professional childcare support for complete peace of mind.



PRIVATE CHEF SERVICES

Personalized in-villa dining by private chefs.



PET SERVICES

Dedicated care and assistance for your pets.



DELIVERY SERVICE

From the villa main gate to your front door, offering total privacy and convenience.



SWIMMING POOL & LANDSCAPE MAINTENANCE

Professional pool and landscape maintenance to keep the villa pristine year-round.



24/7 SECURITY & SAFETY SYSTEMS

24/7 security with CCTV, controlled access, and on-site guards.



AYANA COMMUNITY & BENEFITS

HOMEOWNER ADVANTAGES:

Unlimited lifestyle possibilities for every resident
Natural beauty walks and outdoor recreation
Luxury and comfort within exclusive project facilities
AYANA community social activities, cultural salons and community parties
Professional property management services
Gym, spa, yacht and exclusive amenity access

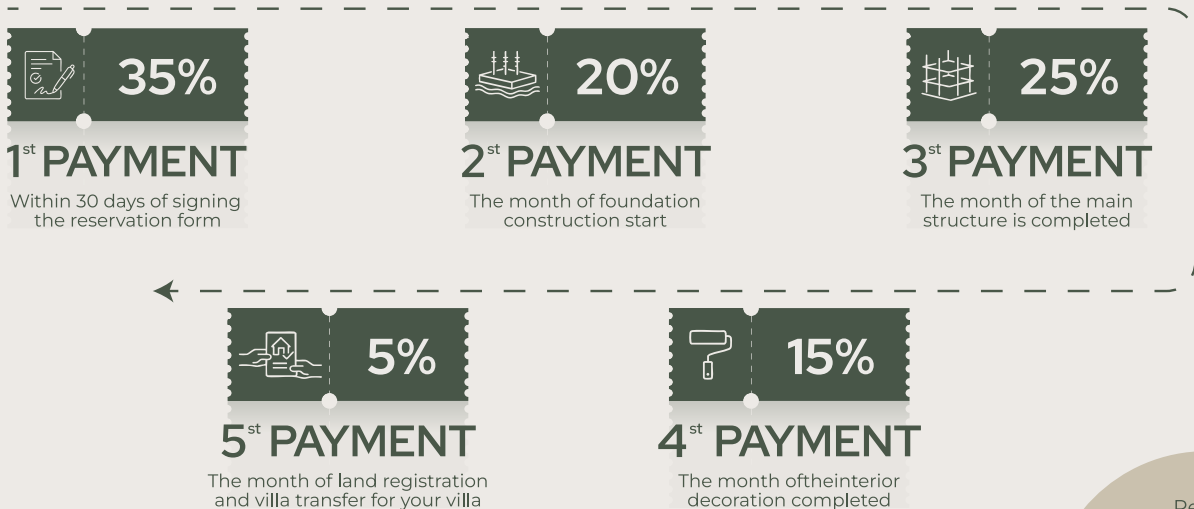
ISLANDER + CARD



ONE CARD
UNLIMITED ACCESS

YOUR LIFESTYLE,
FULLY UNLOCKED
EXPERIENCE PHUKET IN A NEW,
ELEVATED WAY

PAYMENT PLAN



Reservation
Fee-Non-Refundable
200,000 THB



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