



VILLA SAMATA

VILLA SAMATA PRANBURI
A MODERN LIVING



THE JOURNEY
to Serenity²⁰²⁶

VILLA SAMATA PRANBURI

A MODERN LIVING

Modern Tropical style villas,
just minutes from Pranburi Beach, set on 15,464 sqm.
offering an ideal destination for those seeking
true relaxation.

Pranburi offers a peaceful living environment surrounded by nature and a relaxed atmosphere, close to beautiful beaches a favored destination for those seeking true relaxation.



General Project Information

Developer : Berlayar Estate

Location : Khao-Kalok Beach, Pranburi

Project Area : 3,866 sq.wah or 15,464 sqm.

House area :

One storey house 343 sqm.

15 units (Type A , B , C , D)

Two storey house 903 sqm.

2 units

Common Fee : None

Reservation Fee : THB 500,000

Payment Conditions :

Freehold (Thai Nationals) or

Leasehold (Non-Thai Nationals)

First Floor

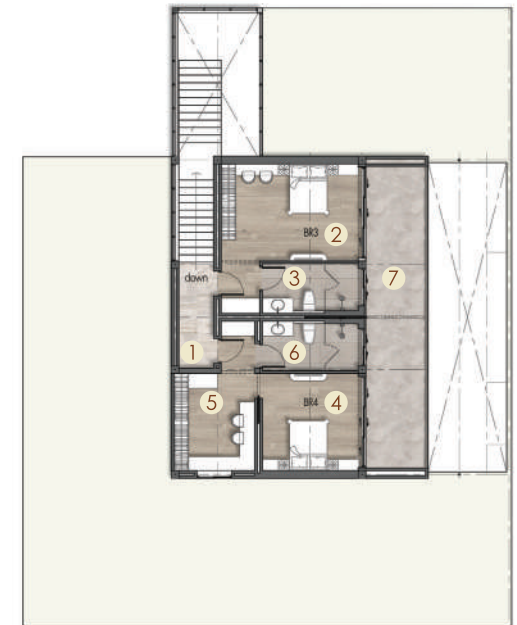


Function Area 785 sq.m.

1. Garage	55.80 sqm.	14. Bedroom 2	23.40 sqm.
2. Storage+Equipment	13.50 sqm.	15. Walk-in Closet 2	9.45 sqm.
3. Pump Room	9.30 sqm.	16. WC-BR2	15.17 sqm.
4. Storage+MDB	8.25 sqm.	17. Terrace-BR2	12.00 sqm.
5. Laundry	13.98 sqm.	18. Stair Hall	20.40 sqm.
6. Kitchen&Dining Space	28.56 sqm.	19. Front Terrace	38.16 sqm.
7. Living Space	27.72 sqm.	20. Swimming Pool	101.29 sqm.
8. Living Sunken Space	27.72 sqm.	21. Terrace	130.19 sqm.
9. Pool Table Space	4.200 sqm.	22. Outdoor Shower	2.55 sqm.
10. Master Bedroom	36.00 sqm.	23. Fitness	60.00 sqm.
11. Walk-in Closet	9.43 sqm.	24. Relaxing Space	60.00 sqm.
12. Master WC	15.17 sqm.	25. Toilet	6.00 sqm.
13. Terrace MBR	12.00 sqm.	26. Pool Pump	6.00 sqm.

Two Storey House Floor Plan

Second Floor



Function Area 119 sq.m.

1. Hallway	7.00 sqm.
2. Bedroom 3	27.72 sqm.
3. WC-BR3	8.80 sqm.
4. Bedroom 4	17.00 sqm.
5. Walk-in Closet	17.85 sqm.
6. WC-BR4	8.80 sqm.
7. Terrace	31.5 sqm.

Total Function Area 903 sq.m.

Land Area 1,600 sq.m.



A MODERN LIVING WHERE NATURE MEETS LUXURY.

Designed for elevated living Double-Glazed Windows
for enhanced thermal and acoustic performance.

Smart Digital Entry for effortless security.
Electric Curtains for seamless comfort.
Quality built for assurance.



Storage



Laundry



Garage



Walk-in Closet



3 Bathrooms &
Guest WC



Living & Relax
Space



Swimming pool



Fitness



3 Bedrooms



Kitchen Space



Dining Space



Outdoor
Shower



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3 Bathrooms &
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Living & Relax
Space



Swimming pool



Fitness



3 Bedrooms



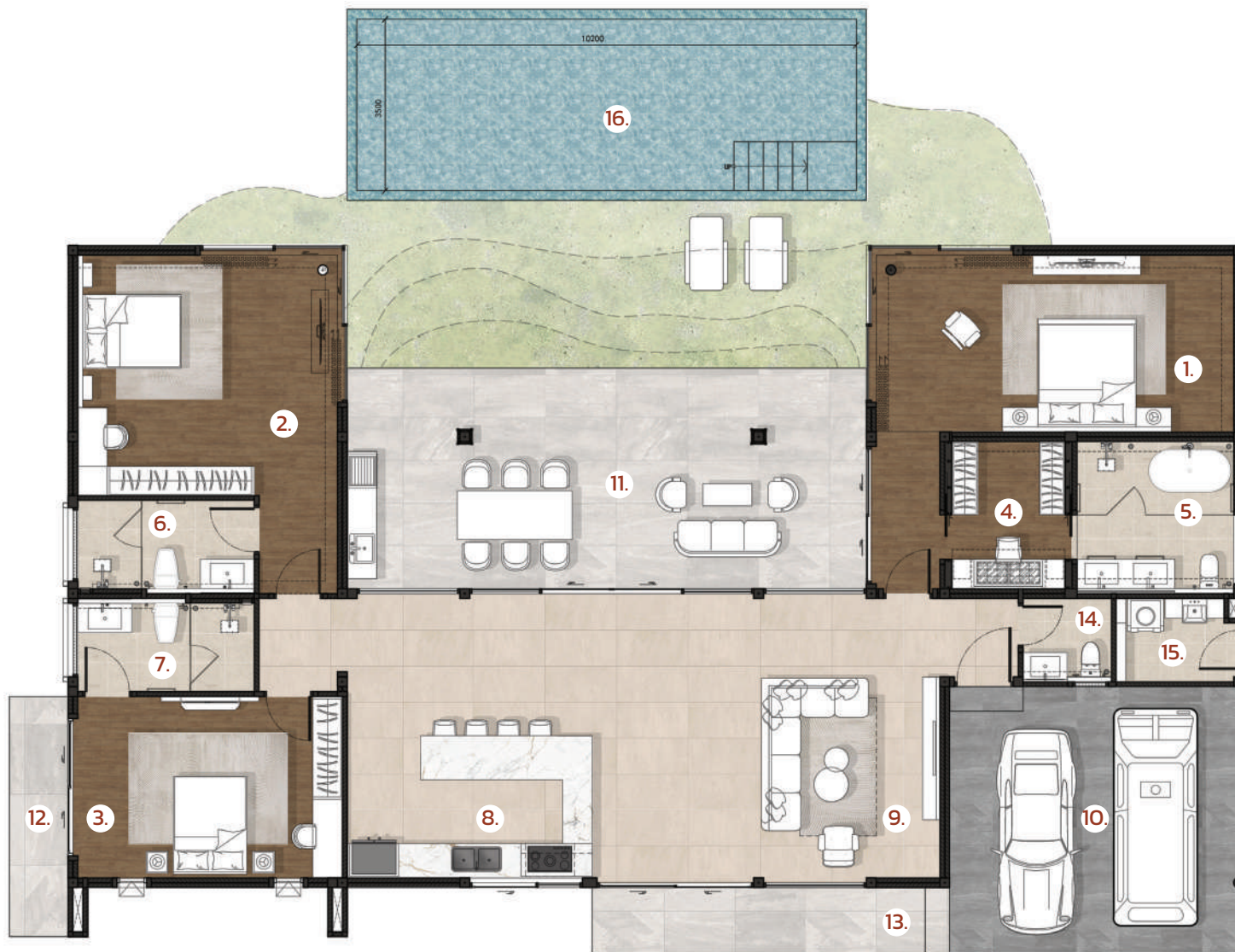
Kitchen Space



Dining Space



Outdoor
Shower



One Storey
House Floor Plan



VILLA SAMATA

1.Master Bedroom	33.5	sqm.
2.Bedroom 02	32.0	sqm.
3.Bedroom 03	20.0	sqm.
4.Walk in Closet	8.0	sqm.
5.Master Bathroom	11.0	sqm.
6.Bathroom 02	7.0	sqm.
7.Bathroom 03	8.0	sqm.
8.Kitchen	44.5	sqm.
9.Living Area	34.5	sqm.
10.Garage	33.0	sqm.
11.Terrace	50.0	sqm.
-Dining Area	-Relaxing	
12.Terrace02	6.0	sqm.
13.Entrance	9.5	sqm.
14.WC	3.5	sqm.
15.Storage & Laundry	4.5	sqm.
16.Swimming Pool	38.0	sqm.

Total Function Area 343 sq.m.

Land Area 700 sq.m.



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1 Storage



1 Laundry



Garage



BBQ



3 Bathrooms &
Guest WC



Living Space



Swimming pool



Outdoor
Shower



3 Bedrooms



Kitchen Space



Semi-Outdoor &
Dining Space



Walk-in Closet



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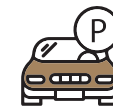
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1 Storage



1 Laundry



Garage



BBQ



3 Bathrooms &
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Living Space



Swimming pool



Outdoor
Shower



3 Bedrooms



Kitchen Space



Semi-Outdoor &
Dining Space



Walk-in Closet



MASTER PLAN

Surrounded by gently rolling hills and expansive open vistas, close to the beach, where serenity gracefully unfolds from every perspective.

Land A : One Storey 8 Units Two Storey 2 Units

Unit 1	776	sqm.
Unit 2	688	sqm.
Unit 3	816	sqm.
Unit 4	700	sqm.
Unit 5	680	sqm.
Unit 6	792	sqm.
Unit 7	700	sqm.
Unit 8	792	sqm.
Unit A4	1,588	sqm.
Unit B4	1,576	sqm.

Land B : One Storey 7 Units

Unit 1	656	sqm.
Unit 2	636	sqm.
Unit 3	724	sqm.
Unit 4	572	sqm.
Unit 5	840	sqm.
Unit 6	772	sqm.
Unit 7	772	sqm.



MASTER PLAN : Land A

Surrounded by gently rolling hills and expansive open vistas, close to the beach, where serenity gracefully unfolds from every perspective.

Land A : One Storey 8 Units Two Storey 2 Units

Unit 1	Type B	776	sqm.
Unit 2	Type B	688	sqm.
Unit 3	Type C	816	sqm.
Unit 4	Type B	700	sqm.
Unit 5	Type A	680	sqm.
Unit 6	Type A	792	sqm.
Unit 7	Type A	700	sqm.
Unit 8	Type A	792	sqm.
Unit A4	Villa	1,588	sqm.
Unit B4	Villa	1,576	sqm.

Price Start : 17.9 THB*
39.9 THB*

Promotional Prices :

-Unit 5 Building only, includes Fences and Gate, Garden, and AC : 17,900,000 THB

-Add-on for built-in and loose furniture: 2,500,000 THB



MASTER PLAN : Land B

Surrounded by gently rolling hills and expansive open vistas, close to the beach, where serenity gracefully unfolds from every perspective.

Land B : One Storey 7 Units

Unit 1	Type A	656	sqm.
Unit 2	Type A	636	sqm.
Unit 3	Type A	724	sqm.
Unit 4	Type E	572	sqm.
Unit 5	Type C	840	sqm.
Unit 6	Type D	772	sqm.
Unit 7	Type C	772	sqm.

Start Price : 17.9 THB*



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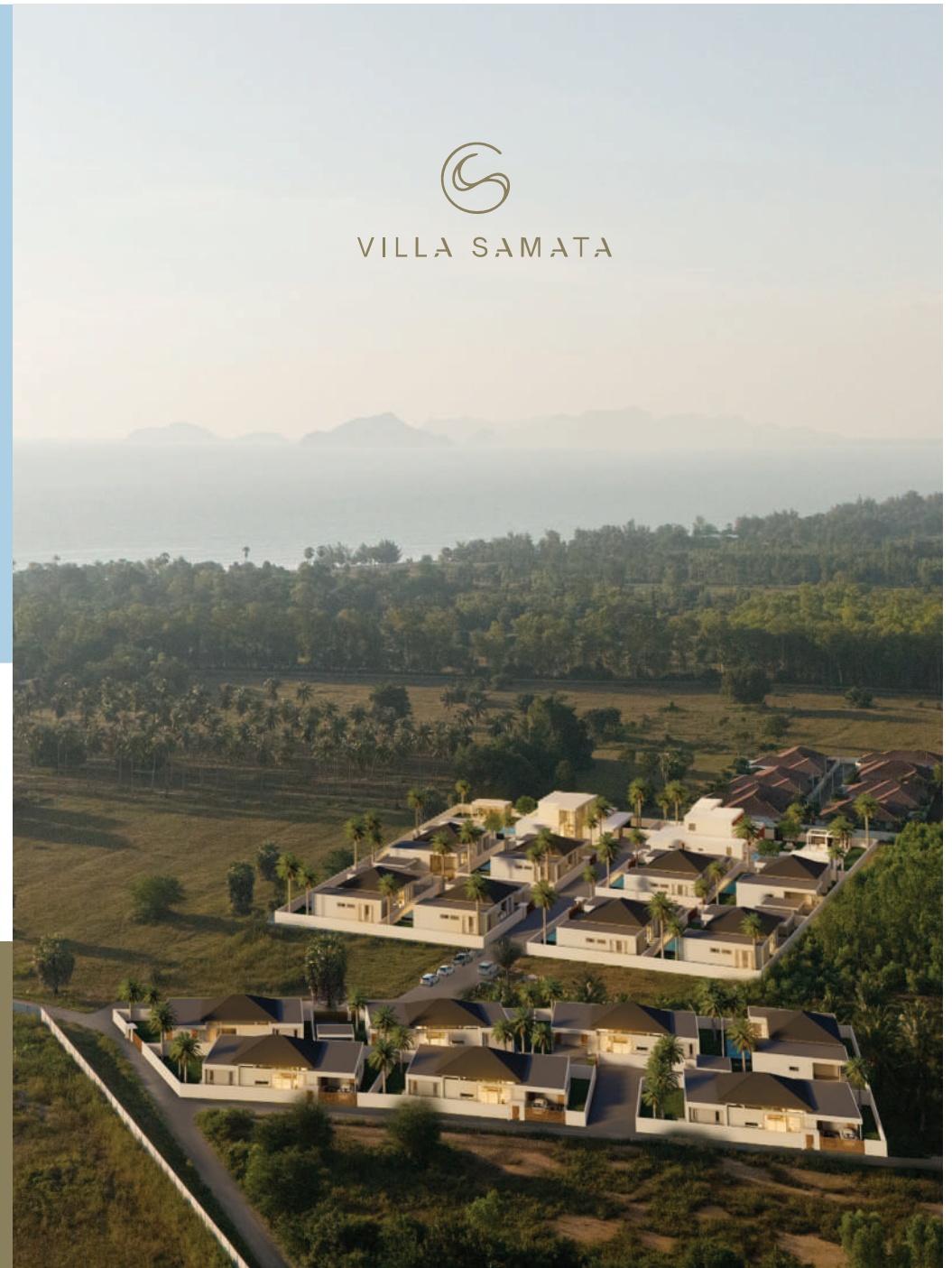


Location

A	Khao Kalok Beach	1 min.	E	Pran Buri Station	12 min.
B	Pran Buri Beach	10 min.	F	Pran Buri Hospital	10 min.
C	Pak Nam Pran	5 min.	G	Lotus Pranburi	12 min.
D	Pran Buri Walking Street	10 min.	H	Hua Hin	20 min.

General Project Information

Land Area : 6 Plots (9,600 sq.m./2,400 sq.wah)
4 Plots (5,168 sq.m./1,292 sq.wah)



PRICE LIST

Project : VILLA SAMATA

Land A : One Storey 8 Units
Two Storey 2 Units

Fully Furnished :
LAND+BUILDING + INTERIOR+
GARDEN +FENCE & GATE +AC

Without Furniture :
LAND+ BUILDING+ GARDEN +
FENCE & GATE +AC

Promotional Prices :
-Plot 5 Building only, includes
Fences and Gate, Garden, and AC :
17,900,000 THB

-Add-on for built-in and loose
furniture: 2,500,000 THB

Description		Fully Furnished Sale Price	Without Furniture Sale Price
Unit 1	Type B		
Land Area	194 sq.w / 776 sqm.	20,760,000 THB	18,960,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 2	Type B		
Land Area	172 sq.w / 688 sqm.	20,200,000 THB	18,400,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 3	Type C		
Land Area	204 sq.w / 816 sqm.	20,990,000 THB	19,200,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 4	Type B		
Land Area	175 sq.w / 700 sqm.	20,265,000 THB	18,470,000 THB
Function Area	85.75 sq.w / 343 sqm.		
* Unit 5	Type A		
Land Area	170 sq.w / 680 sqm.	20,150,000 THB	18,350,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 6	Type B		
Land Area	198 sq.w / 792 sqm.	20,860,000 THB	19,060,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 7	Type A		
Land Area	175 sq.w / 700 sqm.	20,280,000 THB	18,480,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 8	Type C		
Land Area	198 sq.w / 792 sqm.	20,860,000 THB	19,060,000 THB
Function Area	85.75 sq.w / 343 sqm.		

PRICE LIST

Project : VILLA SAMATA

Land A : One Storey 8 Units
Two Storey 2 Units

Fully Furnished :
LAND+BUILDING + INTERIOR+
GARDEN +FENCE & GATE +AC

Without Furniture :
LAND+ BUILDING+ GARDEN +
FENCE & GATE +AC

Description		Fully Furnished Sale Price	Without Furniture Sale Price
Unit A4	Villa Two Storey		
Land Area	397 sq.w / 1,588 sqm.	42,000,000 THB	THB
Function Area	225.75 sq.w / 903 sqm.		
Unit B4	Villa Two Storey		
Land Area	394 sq.w / 1,576 sqm.	42,000,000 THB	THB
Function Area	225.75 sq.w / 903 sqm.		

PRICE LIST

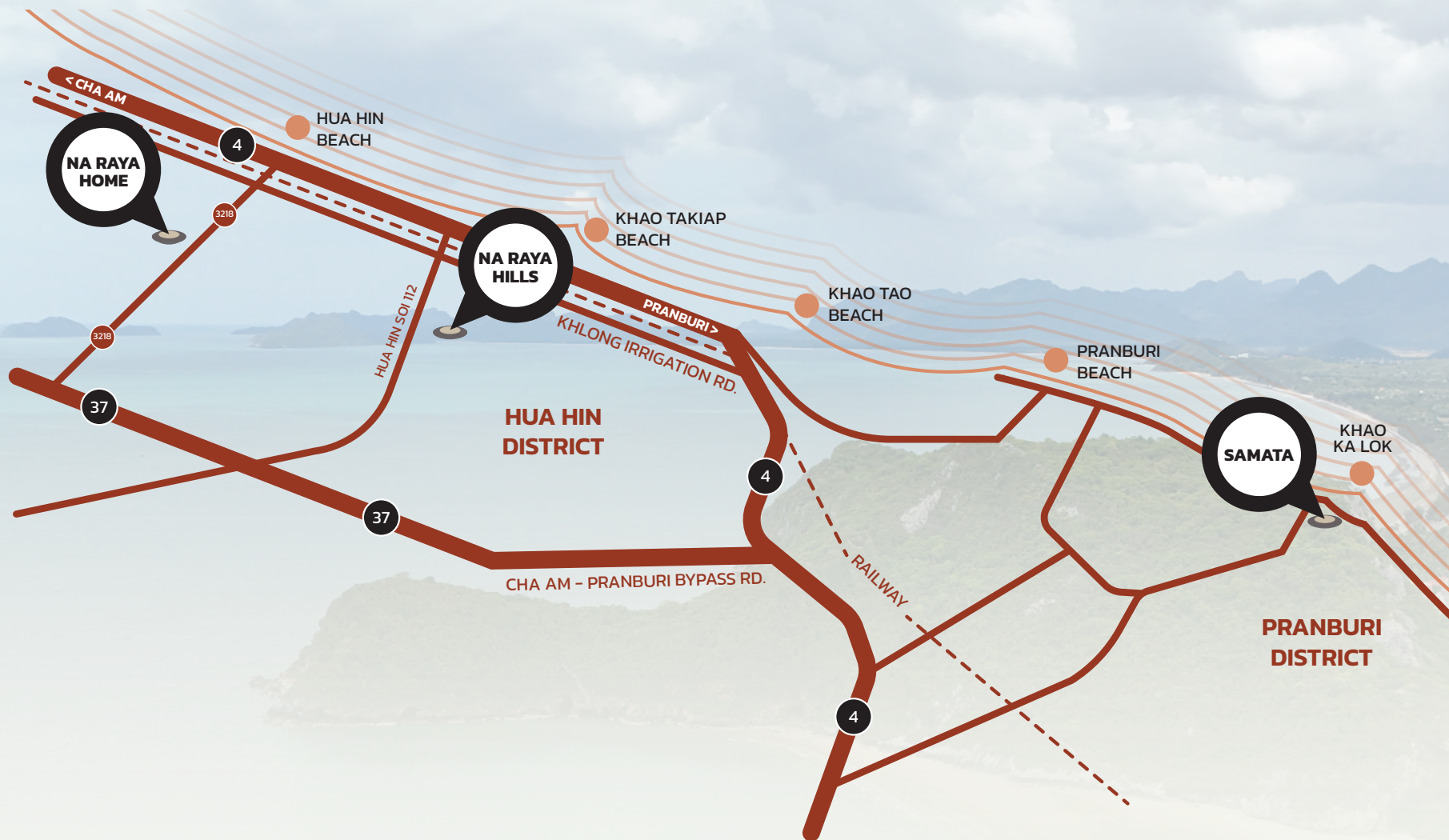
Project : VILLA SAMATA

Land B : One Storey 7 Units

Fully Furnished :
LAND+BUILDING + INTERIOR+
GARDEN +FENCE & GATE +AC

Without Furniture :
LAND+ BUILDING+ GARDEN +
FENCE & GATE +AC

Description		Fully Furnished Sale Price	Without Furniture Sale Price
Unit 1	Type A		
Land Area	164 sq.w / 656 sqm.	19,990,000 THB	18,200,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 2	Type A		
Land Area	159 sq.w / 636 sqm.	19,870,000 THB	18,070,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 3	Type A		
Land Area	181 sq.w / 724 sqm.	20,430,000 THB	18,630,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 4	Type E		
Land Area	143 sq.w / 572 sqm.	19,470,000 THB	17,670,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 5	Type C		
Land Area	210 sq.w / 840 sqm.	21,160,000 THB	19,360,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 6	Type D		
Land Area	193 sq.w / 772 sqm.	20,730,000 THB	18,930,000 THB
Function Area	85.75 sq.w / 343 sqm.		
Unit 7	Type C		
Land Area	173 sq.w / 772 sqm.	20,730,000 THB	18,930,000 THB
Function Area	85.75 sq.w / 343 sqm.		



BERLAYAR

ESTATE

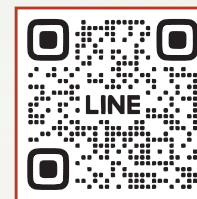
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☎ 088 645 5599

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