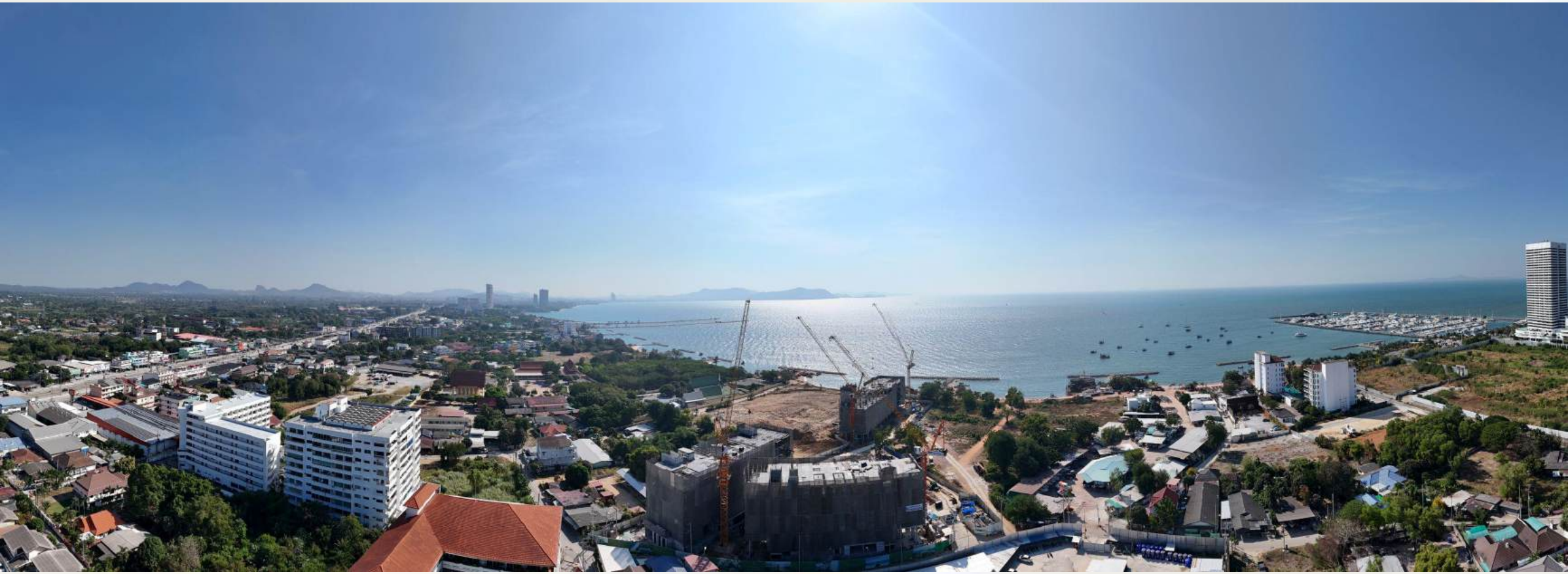












THE PANORA

ESTUARIA

Leisure Attractions



Ocean Marina Yacht Club Pattaya	3 Mins
Mega Project	5 Mins
Pattaya Floating Market	5 Mins
Columbia Pictures Aquaverse	5 Mins
Legend Siam Pattaya	10 Mins
Nong Nooch Tropical Garden	10 Mins
Underwater World Pattaya	10 Mins
Ramayana Water Park	15 Mins
Pattaya Walking Street	30 Mins

Local Market



Baan Amphur Local Market	1 Mins
Bang Sare Seafood Market	10 Mins

Conveniences



PTT Station	1 Mins
Ban Hual Kwang Train Station	3 Mins
Motorway Pattaya – Bangkok	5 Mins
Ecole Francaise Internationale de Pattaya	10 Mins
Jomtien Hospital	15 Mins
Pattaya Train Station	20 Mins
U-Tapao Rayong Pattaya International Airport	25 Mins
Suvarnabhumi Airport	90 Mins

Sport Activities



Pattaya Water Sports Club	1 Mins
Phoenix Golf Clubhouse	10 Mins
Chee Chan Golf Resort	10 Mins
BFA Flying Club	20 Mins
ATV Adventure Pattaya	20 Mins

Restaurants & Bars



Nitan Coffee's Tale	5 Mins
Cave Beach Club	5 Mins
The Glass House Boho	5 Mins
Rimpa Lapin	5 Mins
Castello Di Bellagio Pattaya	15 Mins
Mum Aroi Como	15 Mins

Supermarket



Tops Daily	2 Mins
Home Pro Bang Sare	10 Mins
Lotus's South Pattaya	15 Mins
Makro Food Service	15 Mins
Central Pattaya	20 Mins
Terminal 21 Pattaya	25 Mins

NEIGHBORHOOD HIGHLIGHTS

Legend Siam Pattaya



Legend Siam Pattaya is a theme park with a market & boat rides. Apart from beautiful nature spots, Thailand is known for its iconic architecture and rich cultural heritage. Needless to say, when it comes to historical establishments, many visitors fly across continents to admire them, as well as snap pictures to show their families back home.

Distance : 10 Mins 🚗

Ocean Marina Yacht Club Pattaya



Established in 1989, Ocean Marina Jomtien has built a reputation as one of Asia's premier marinas and yacht clubs. Overlooking the Gulf of Thailand, our international standard marina is equipped with outstanding facilities, the team of talented professionals plus a wide range of marine service suppliers onsite, ensuring that all of the guests and boat owners can kick back, relax and embrace the nautical.

Distance : 3 Mins 🚗

BFA Flying Club



BFA Flying Club is one of the most active in Thailand and all of South East Asia! And the FBO at Eastern Airport is just 15 minutes from downtown Pattaya. The FBO and club offer hangars, flight instruction, tours, repair personnel, and equipment, and a fully staffed clubhouse. Over 40 aircraft call Eastern and the BFA home including Paramotor Trikes, Microlights, Ultralights, and a number of Certified and LSA aircraft.

Distance : 20 Mins 🚗

Nong Nooch Tropical Garden



Nong Nooch Tropical Botanical Garden, also called Nongnooch Pattaya Garden, is a 500-acre (2.0 km²) botanical garden and tourist attraction in Chonburi Province, Thailand. This magnificent garden consists of many attraction sites; cactus garden, garden in the sky, French garden, dinosaur valley, Italian garden, Stonehenge garden and plentiful of activities to fill up your day without boredom.

Distance : 10 Mins 🚗

Chee Chan Golf Resort



Chee Chan Golf Resort is an 18-hole championship course designed by David Dale of Golfplan as the Golf Course Architect, and landscape designed by GCH. The course is situated on 580 Rals (229 acres) of land in a stunning location next to the famed Chee Chan Mountain with the golden engraving of the Lord Buddha, Phra Phuttha Maha.

Distance : 10 Mins 🚗

Pattaya Water Sports Club



If you're looking for fun adventurous water sport activities, it has to be here! Jet ski, speed boat, yacht rental or even boat ride fishing. Pattaya Water Sport Club has everything here for you with excellent team of professionals.

Distance : 1 Mins 🚗

The Glass House Boho



The Glass House is situated on the most idyllic beachside location - directly on the sands of Jomtien bay. Overlooking the Gulf of Thailand, the restaurant is surrounded by pine trees that provide enough shady for long daytime lunches and dining in the evening breeze. Relax into the vibe of this innovative dining sanctuary where family, friends and lovers get cosy in this foodie paradise to elevate the joyful spirit of a day at the beach.

Distance : 5 Mins 🚗

Ramayana Water Park



The biggest and best water park in Thailand! Experience ancient legends and myths at 4 huge themed zones. We are the best waterpark in Thailand, based on customer satisfaction for 4 years in a row! 21 world-class slides, 2 huge kid zones, 3 pools, long lazy river, 50 activities total. Highest safety standards.

Distance : 15 Mins 🚗

Bang Sare Seafood Market



One of the most charming local market that offers the freshest seafood products and also an interesting lifestyle of the fishermen's community. Very unique sight to experience.

Distance : 10 Mins 🚗

Underwater World Pattaya



Underwater World Pattaya is the only aquarium in Pattaya city that has gathered a lot of sea creatures with colorful coral, wrapped under the large clear acrylic tunnel more than 105 meters that make you see sea creatures all around 180 degrees as if you dive deep into the sea.

Distance : 10 Mins 🚗

Columbia Pictures Aquaverse



Step beyond the screen into the world of your favorite movies. Columbia Pictures Aquaverse, a premium theme park where the whole family can enjoy a full day fun and only wish to return on the next day.

Distance : 5 Mins 🚗

Cave Beach Club



The most hip and popular upscale beach club in Pattaya, which is situated right on the beautiful beach with an elegant atmosphere. Cave beach club doesn't only offer sexy tasty cocktails drinks but also sophisticated cuisines for enjoy from day to night.

Distance : 5 Mins 🚗

วันอังคารที่ 14 กันยายน 2564 เวลา 14.00 – 16.00 น. ผ่านระบบสื่ออิเล็กทรอนิกส์ (VDO Conference)





พื้นที่โครงการ

3.4 ตารางกิโลเมตร

ไปสัตหีบ

ไปพัทยา

ชุมชนบ้านอำเภอ

ตำบลนาจอมเทียน อำเภอสัตหีบ จังหวัดชลบุรี

พื้นที่ตำบลนาจอมเทียน 12.62 ตร.กม.

พื้นที่โครงการประมาณ 3.4 ตร.กม.

ประชากร 8,167 คน





ทัศนียภาพจำลองแนวคิดการฟื้นฟูชายหาด ด้วยแนวคิดหาดมีชีวิต (Living shorelines) ซึ่งต้องมีการศึกษาความเป็นไปได้ในการออกแบบ และผลกระทบสิ่งแวดล้อม (EIA)

DISCOVER THE NEW BEACHFRONT LANDMARK,
UNVEIL THE LAST HIDDEN RESERVE

Escape to the perpetual bliss where each day unfolds
with serenity and subtle refinement as if every moment is an extraordinary gift.



Project	THE PANORA, ESTUARIA	
Developer	MIDA ASSETS PUBLIC COMPANY LIMITED	
Location	Soi Na Jomtien 22, Na Jomtien, Sattahip District, Chonburi, Thailand 20250	
Land Area	6 - 2 - 49.30 Rai	
Parking Space (Conventional)	149 Slots (Conventional, Auto-Parking, EV Charger)	
Facilities	Exclusive Main Lobby Concierge Service Mail Room Storage Rental Hidden Lounge Parking Lounge Co-Working Space Kid Zone Kid Study Mini Theatre Game Room Fitness Yoga Private Onsen Courtyard-Mangrove Lagoons Beach Pool Nara Garden Pana Garden Kirima Garden Samuttra Sky Pool	
Number Of Units	Total 264 Units	
Shop	Total 6 Units	
Number Of Lift Halls	8	



Studio 39 Units 14%
1 Bedroom 149 Units 56 %
2 Bedroom 61 Units 23 %
3 Bedroom 14 Units 5 %
Duplex Penthouse 1 Unit 0.3 %
Shop 6 Units 2 %

Building A (NARA)
(59 Units)

Studio	32.50 Sq.m.
1 Bedroom	47.00 - 47.48 Sq.m.
2 Bedroom	96.00 Sq.m.
3 Bedroom	164.43 Sq.m.

Building B (PANA)
(88 Units)

Studio	32.47 - 33.15 Sq.m.
1 Bedroom	47.00 - 47.48 Sq.m.
2 Bedroom	95.16 Sq.m.
3 Bedroom	153.55 Sq.m.

Building C (KIRIMA)
(42 Units)

1 Bedroom	50.63 - 53.10 Sq.m.
2 Bedroom	101.43 - 117.73 Sq.m.

Building D (SAMUTTRA)
(81 Units)

1 Bedroom	46.86 - 47.48 Sq.m.
2 Bedroom	93.83 - 110.37 Sq.m.
3 Bedroom	164.61 Sq.m.
Duplex Penthouse	282.58 Sq.m.
Shop	45.00 - 88.70 Sq.m.





A RARE GEM WITH LOCAL CHARM

เสน่ห์ของพื้นที่รายที่บรรจบกับธรรมชาติอย่างลงตัว

FACILITIES

MANGROVE LAGOONS

ร่มรื่น เงียบสงบ เย็นสบาย ภายในโอเอซิสส่วนตัว "The Mangrove Lagoons" สระทะเลสาบที่ถูกโอบล้อมด้วยอาคาร 3 ด้าน เปรียบเสมือนม่านธรรมชาติที่กั้นโลกภายนอกมอบความเป็นส่วนตัวขั้นสุดให้คุณได้พักผ่อนอย่างแท้จริง สระน้ำทั้งสองฝั่งถูกออกแบบอย่างโดดเด่นและแบ่งพื้นที่การใช้งานอย่างลงตัว พร้อมเชื่อมต่อกันด้วยทางเดินแบบ Free form และปกคลุมด้วยพันธุ์ไม้เขียวชอุ่มของป่าชายเลนเสมือนได้พักผ่อนในสวนสวรรค์สระทะเลสาบน้ำตื้นมาน้ำพุและสไลเดอร์เหมาะสำหรับเด็กสามารถเล่นได้อย่างสนุกและปลอดภัย ส่วนสระน้ำได้รับการออกแบบอย่างพิถีพิถันเพื่อให้คุณรู้สึกผ่อนคลายโดยเป็นส่วนตัวและสูดอากาศบริสุทธิ์จากธรรมชาติได้เต็มปอด





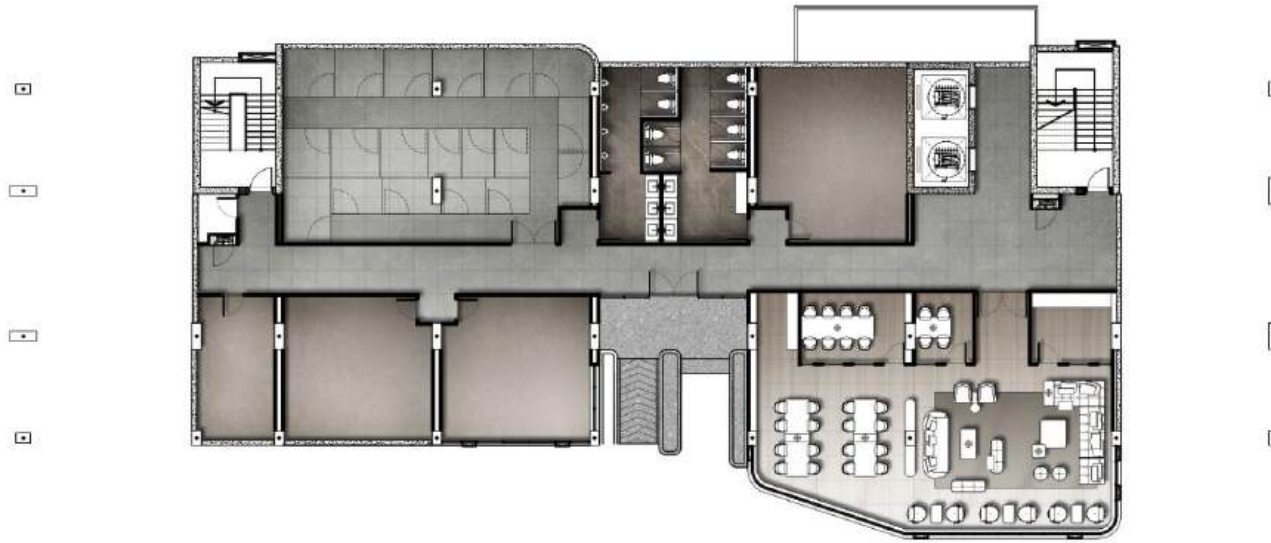




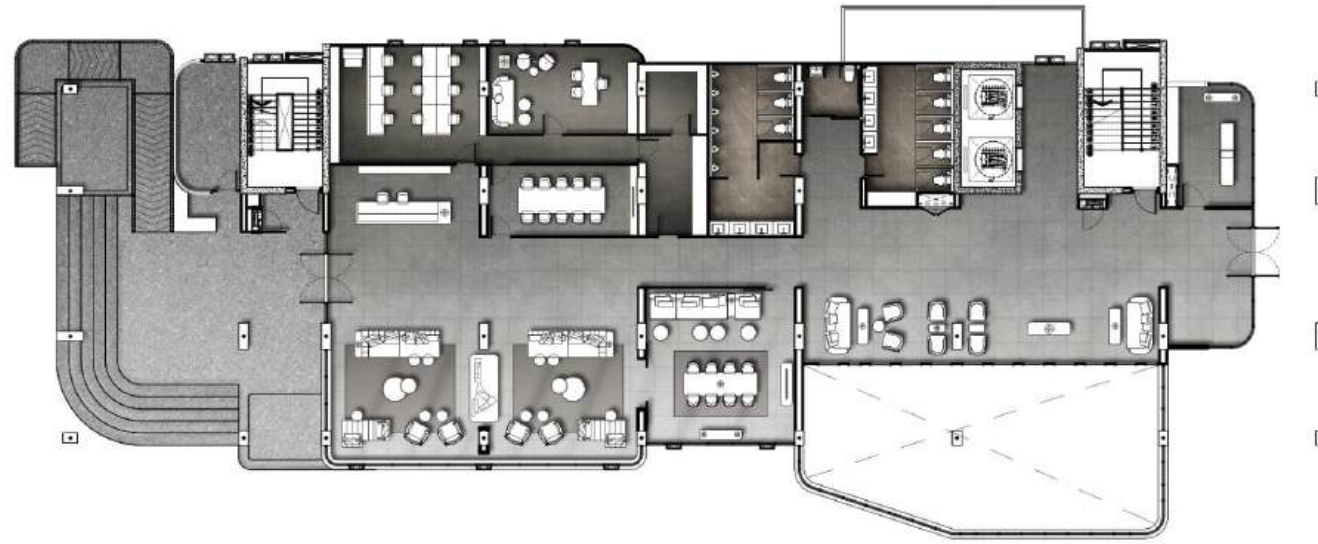
FACILITIES

BUILDING A (NARA)

TOWER A _ BASEMENT



TOWER A _ 1ST FLOOR



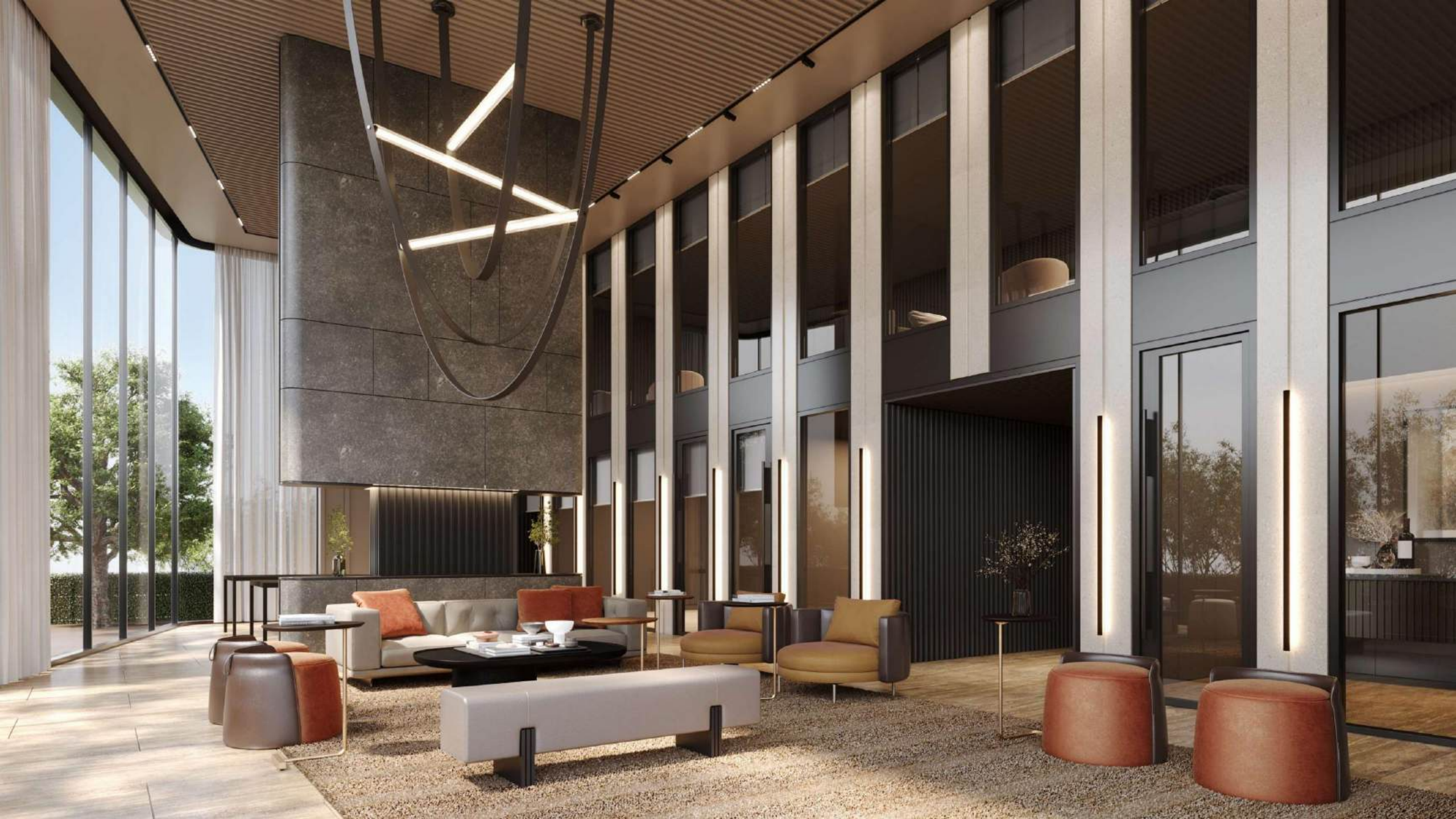


LOBBY
BUILDING



CO-WORKING SPACE
&
MEETING ROOMS



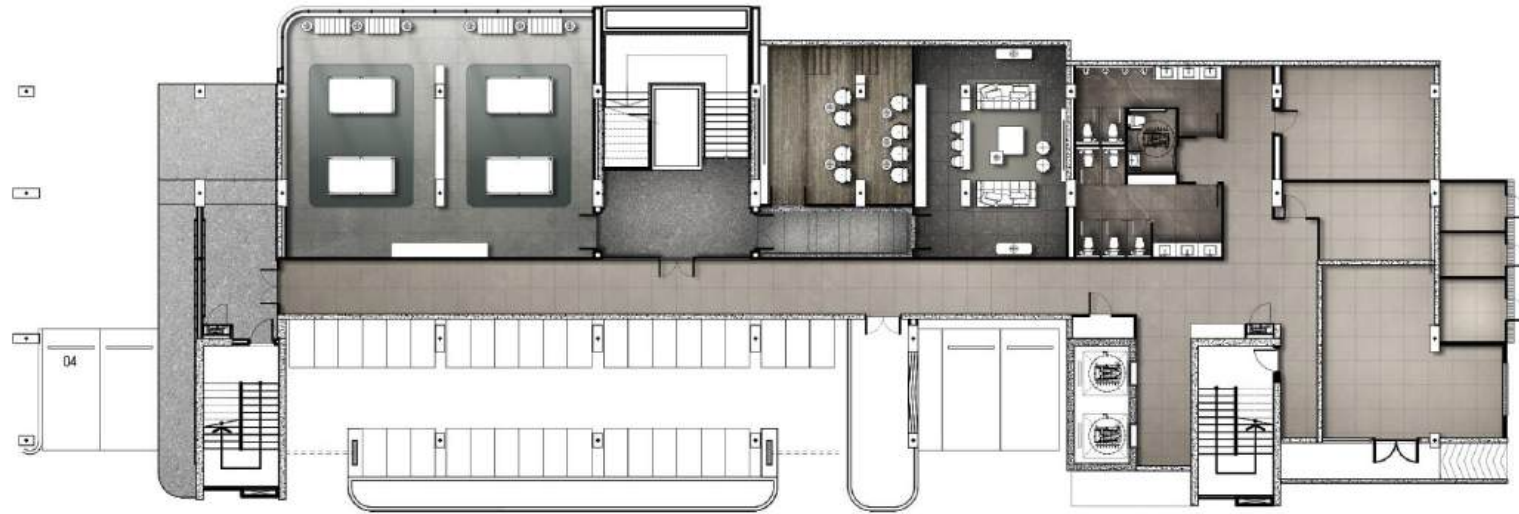




FACILITIES

BUILDING B (PANA)

TOWER B _ BASEMENT



TOWER B _ 1ST FLOOR





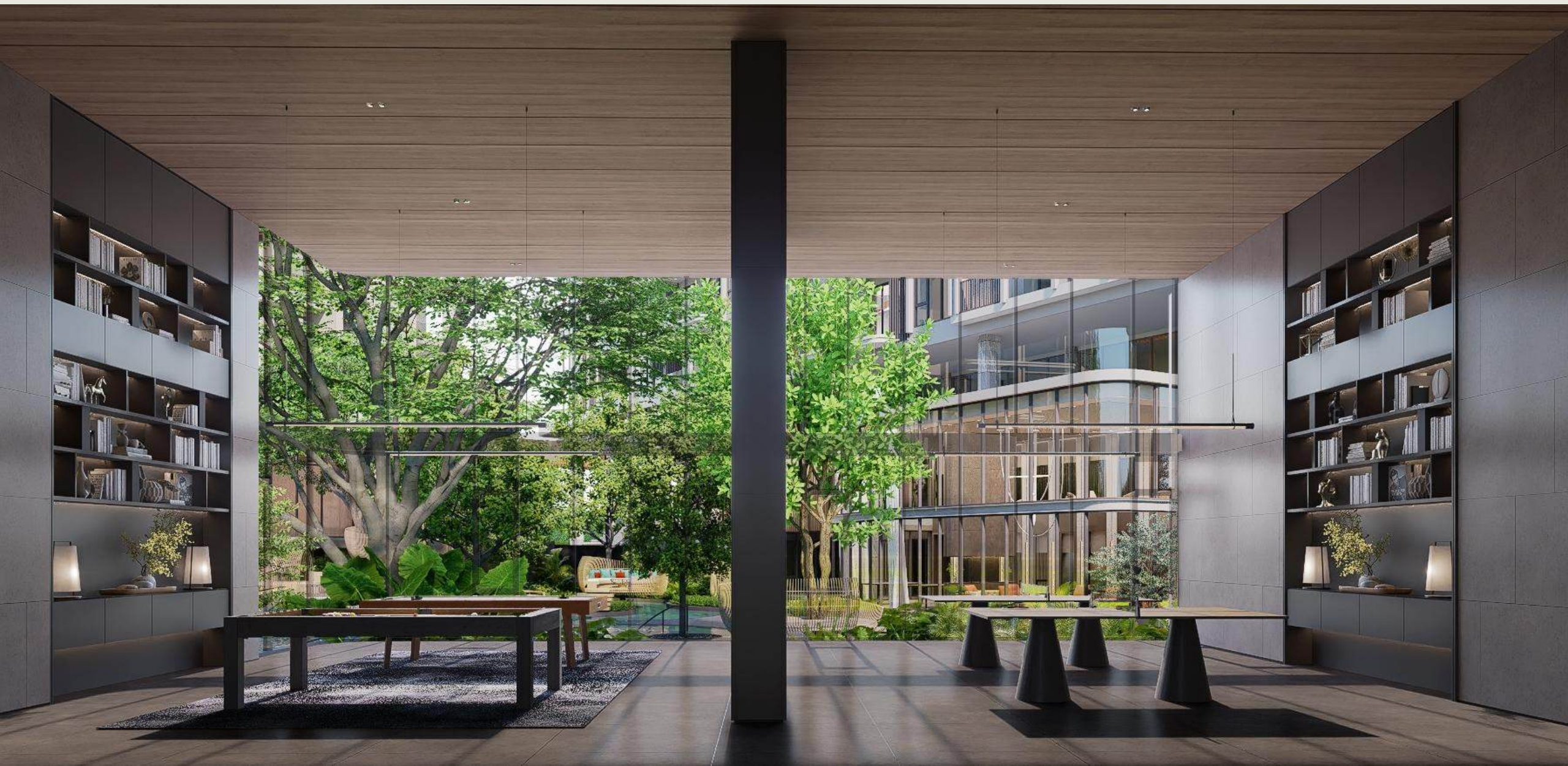
LOBBY
BUILDING B (PANA)







PLAY ROOM



MINI THEATRE
&
HIDDEN LOUNGE

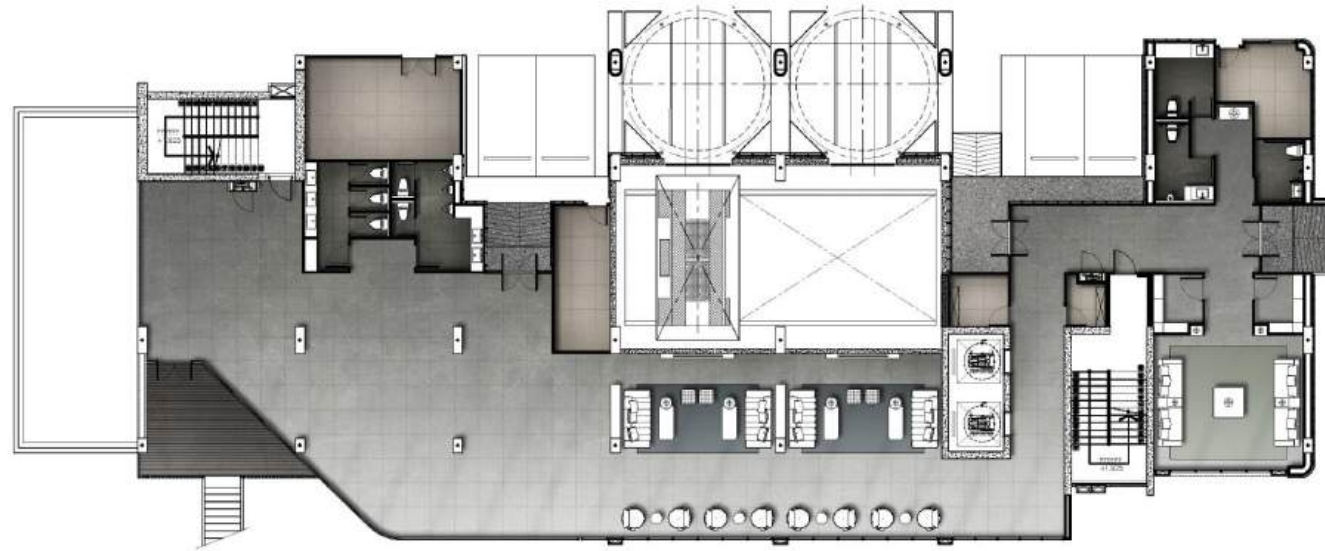


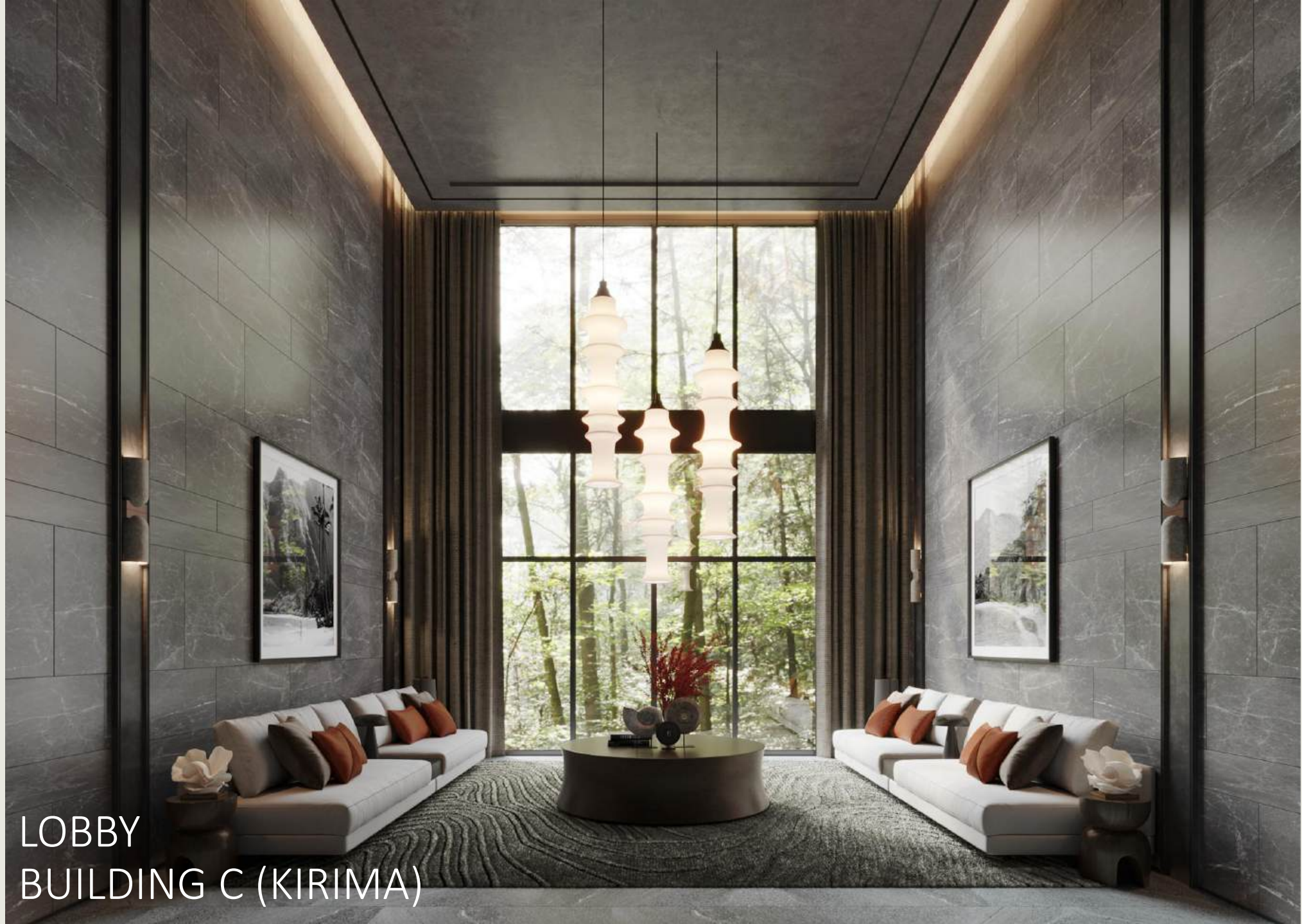


FACILITIES

BUILDING C (KIRIMA)

TOWER C _ 1ST FLOOR





LOBBY
BUILDING C (KIRIMA)

AUTOMATIC PARKING





PARKING LOUNGE



FACILITIES

BUILDING D (SAMUTTRA)





SKY POOL CLUBHOUSE & BEACH POOL

สัมผัสประสบการณ์สุดพิเศษกับสระว่ายน้ำแบบ Infinity บนชั้นดาดฟ้าของอาคารสันทนาการ ผ่อนคลายไปกับวิวพาโนรามามองเห็นท้องทะเลขนานเส้นขอบฟ้าพร้อมด้วยความงดงามของชายหาดบ้านอำเภอ เรือยอร์ชและเกาะครามใหญ่ที่อยู่ไม่ไกลจากสายตา สระว่ายน้ำบน Sky Pool แห่งนี้ มอบความเป็นส่วนตัวให้คุณได้เพลิดเพลินในอ่างจากุซซี่ ชมทัศนียภาพอันงดงามของพระอาทิตย์ขึ้นจากขอบฟ้าหรือยามพระอาทิตย์ตกดินและด้วยความยาวของสระขนาด 30 เมตร จึงเหมาะสำหรับคนที่รักการว่ายน้ำอย่างแท้จริง

หลังจากผ่อนคลายอย่างเต็มที่ มาเติมเต็มพลังก่อนจะหมดวันที่ Clubhouse และ Beach Pool ที่ชั้น Ground Floor ในบรรยากาศรื่นเริง เสียงเพลงสุดซึ้ง พร้อมผู้คนที่รู้ใจ ที่จะเปลี่ยนวันหยุดสุดสัปดาห์ของคุณให้มีแต่เสียงหัวเราะและรอยยิ้ม





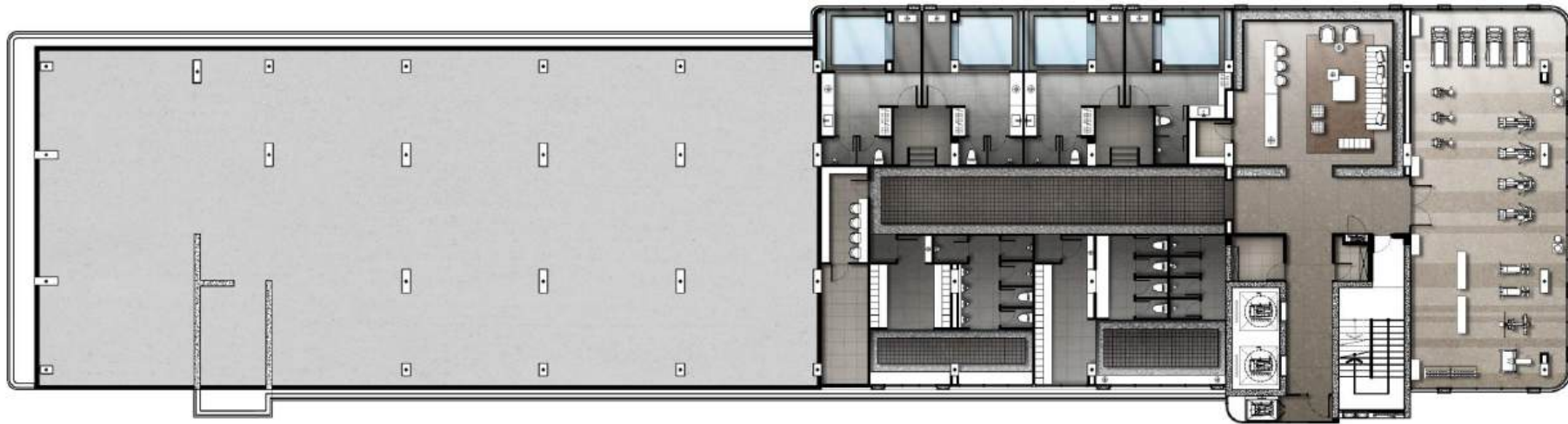








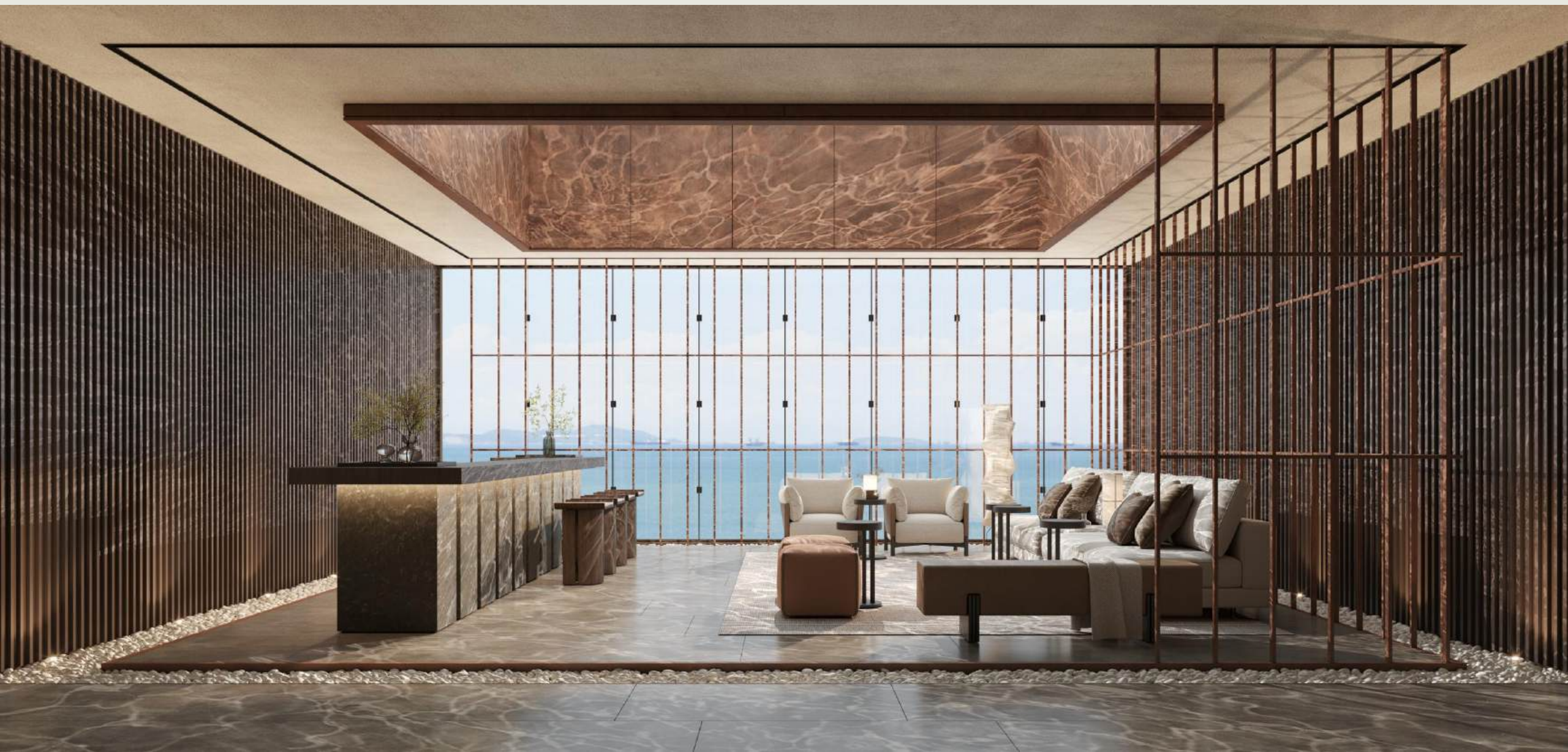
TOWER D _ ONSSEN



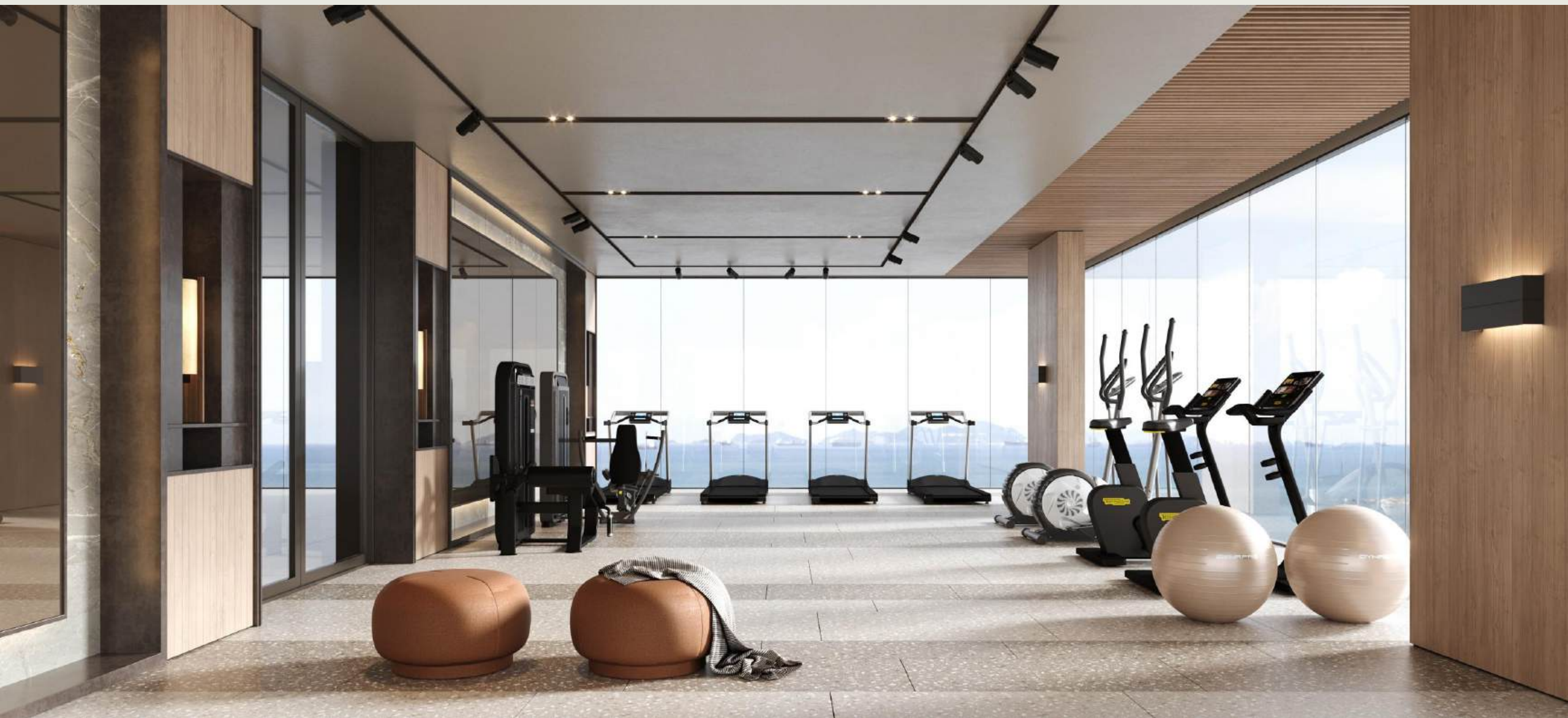




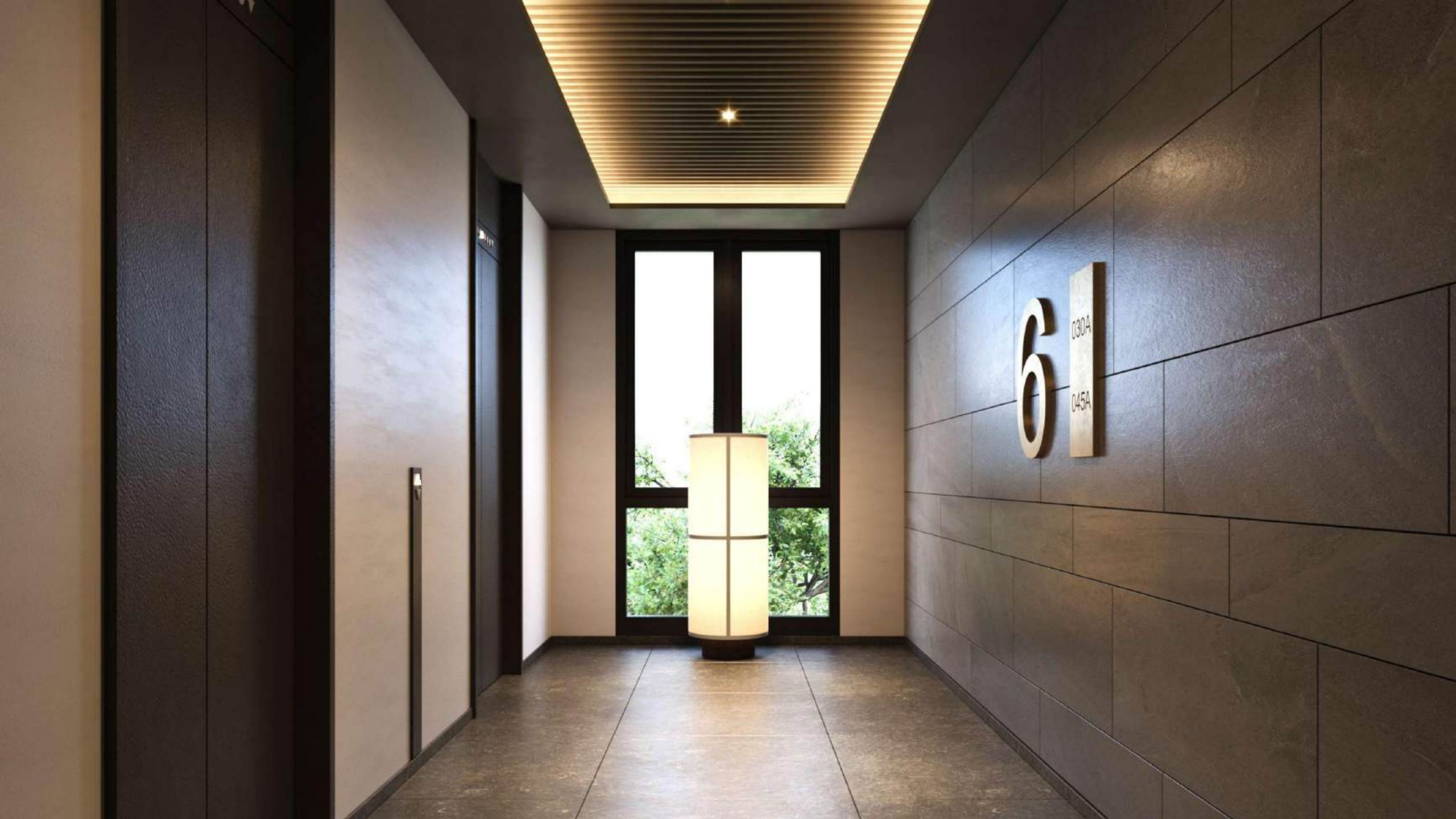




FITNESS



LIFT LOBBY



CORRIDOR



Rooftop









MASTER PLAN

FACILITIES PLAN



BUILDING A (NARA)

- 1 JURISTIC
- 2 SYSTEM ROOM
- 3 CO-WORKING SPACE
- 4 RESTROOM
- 5 LIFT HALL
- 6 FIRE ESCAPE
- 7 SANITARY ROOM

BUILDING B (PANA)

- 8 ELECTRICAL ROOM
- 9 MINI THEATRE
- 10 HIDDEN LOUNGE
- 11 RESTROOM
- 12 LIFT HALL
- 13 FIRE ESCAPE
- 14 MOTORCYCLE PARKING
- 15 SANITARY ROOM
- 16 ELECTRICAL ROOM

BUILDING C (KIRIMA)

- 17 SYSTEM ROOM
- 18 FIRE ESCAPE

BUILDING D (SAMUTTRA)

- 19 RESTROOM
- 20 LIFT HALL
- 21 FIRE ESCAPE
- 22 BACK OF HOUSE
- 23 SWIMMING POOL SYSTEM ROOM
- 24 SANITARY ROOM
- 25 ELECTRICAL ROOM

SHOP

26, 27, 28, 29, 30 SHOP 45.00 sq.m.



FACILITIES PLAN



BUILDING A (NARA)

- 1 SANITARY ROOM
- 2 FIRE ESCAPE
- 3 STOLLING WALKWAY
- 4 LINK BRIDGE
- 5 PRIVATE NOOKM

BUILDING B (PANA)

- 6 SANITARY ROOM
- 7 FIRE ESCAPE
- 8 STOLLING WALKWAY
- 9 CO-WORKING CONER
- 10 LINK BRIDGE
- 11 PRIVATE NOOK

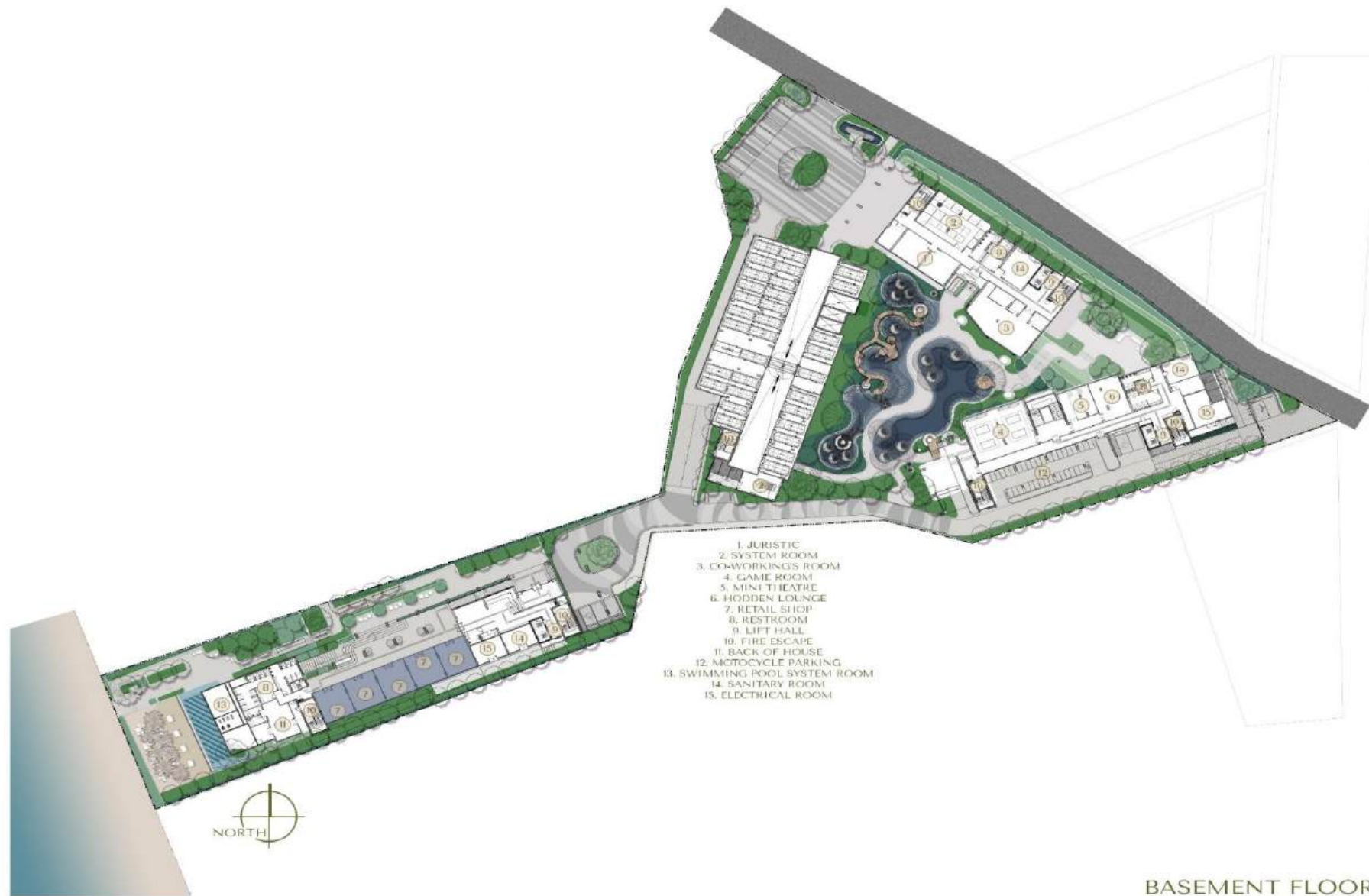
BUILDING C (KIRIMA)

- 12 SANITARY ROOM
- 13 FIRE ESCAPE
- 14 STOLLING WALKWAY
- 15 YOGA LAWN
- 16 LINK BRIDGE

BUILDING D (SAMUTTRA)

- 17 SANITARY ROOM
- 18 FIRE ESCAPE
- 19 INFINITY EDGE POOL
- 20 POOL TERRACE
- 21 SHALLOW POOL WITH FOUNTAIN
- 22 JACUZZI





BASEMENT FLOOR PLAN

1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

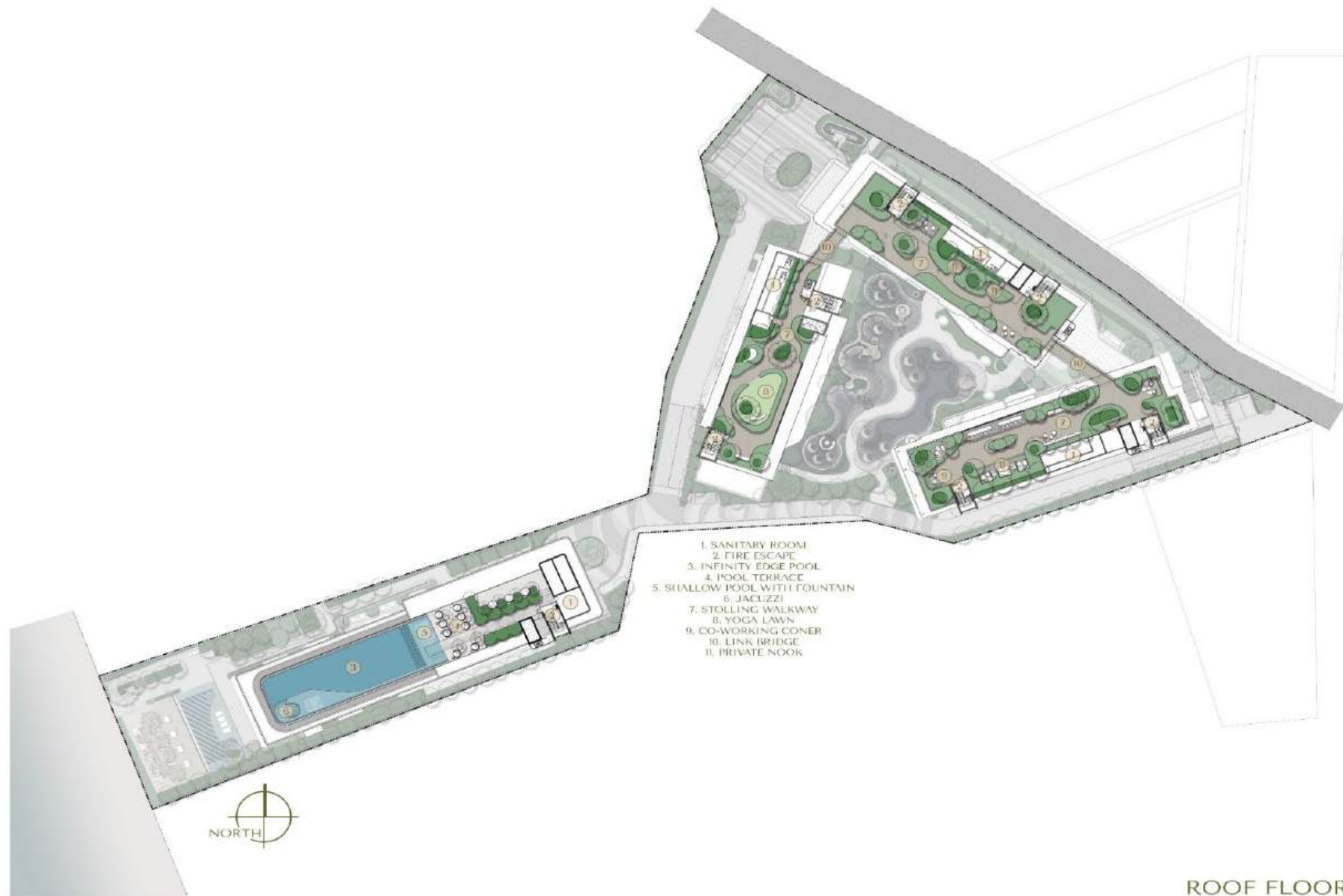


6TH FLOOR



7TH FLOOR





ROOF FLOOR PLAN

UNIT TYPE S
STUDIO



S1 : 32.47 Sq.m.



S2 : 32.50 Sq.m.



S3 : 33.15 Sq.m.



Studio : Size 32.47 – 33.15 Sq.m.





UNIT TYPE A
ONE BEDROOM



A1 : 46.86 Sq.m.



A2 : 47.48 Sq.m.



A3 : 47.00 Sq.m.



A4 : 47.48 Sq.m.



A5 : 50.63 Sq.m.



A6 : 52.61 Sq.m.



A7 : 53.10 Sq.m.



1 Bedroom : Size 46.86 – 53.10 Sq.m.







UNIT TYPE B
TWO BEDROOMS



B1.1 : 93.83 Sq.m.



B1 : 95.33 Sq.m.



B2 : 95.16 Sq.m.



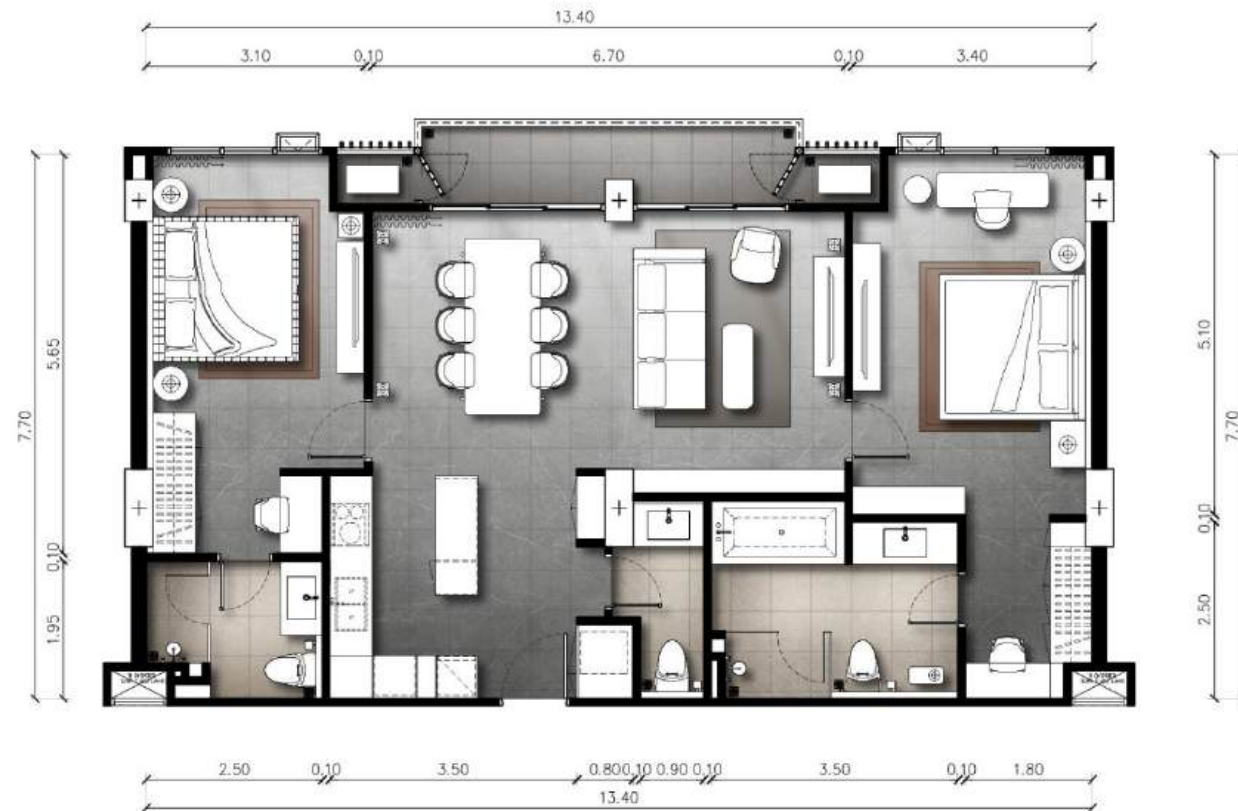
B3 : 96.00 Sq.m.



B4.1 : 101.43 Sq.m.



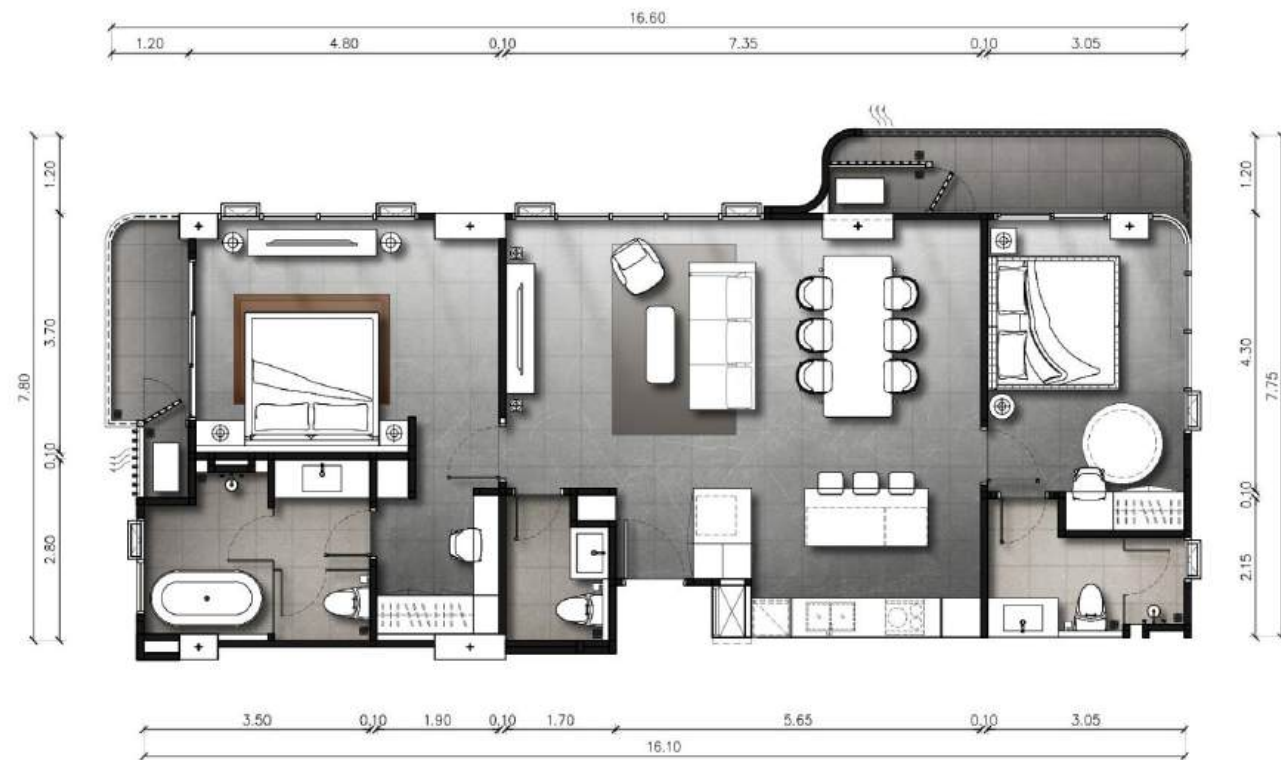
B4.2 : 102.11 Sq.m.



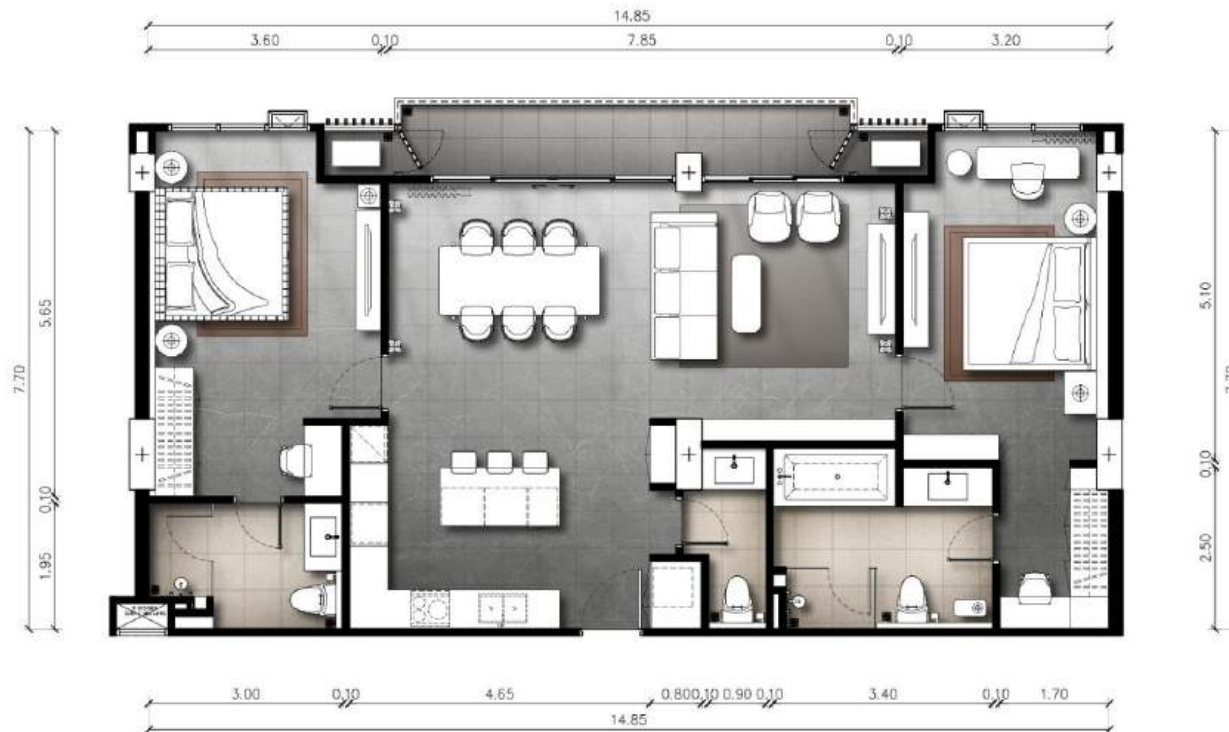
B5 : 106.23 Sq.m.



B6 : 110.37 Sq.m.



B7 : 110.27 Sq.m.



B8 : 117.73 Sq.m.



2 Bedroom : Size 93.83 – 117.73 Sq.m.









UNIT TYPE C

THREE BEDROOMS



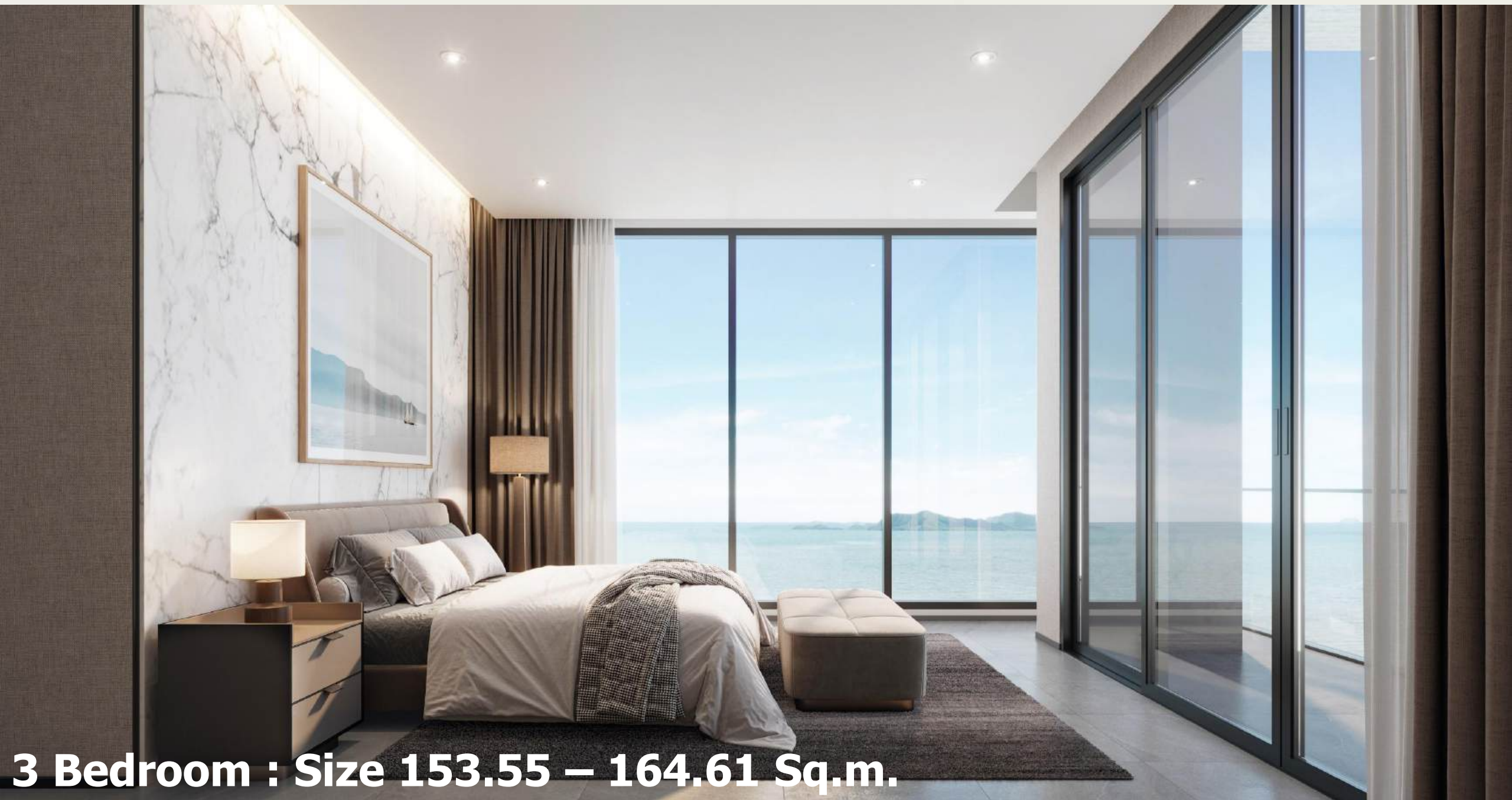
C1 : 153.55 Sq.m.



C2 : 164.43 Sq.m.



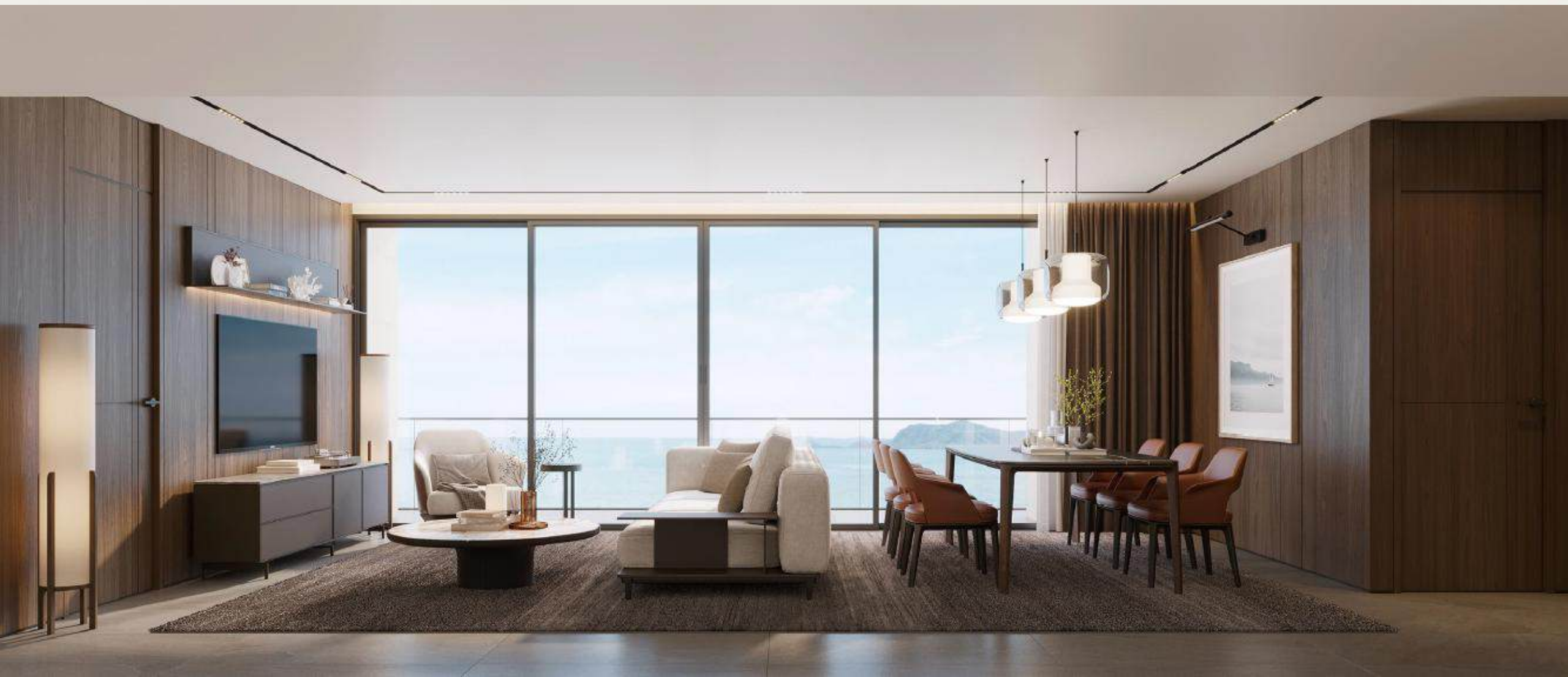
C3 : 164.61 Sq.m.



3 Bedroom : Size 153.55 – 164.61 Sq.m.







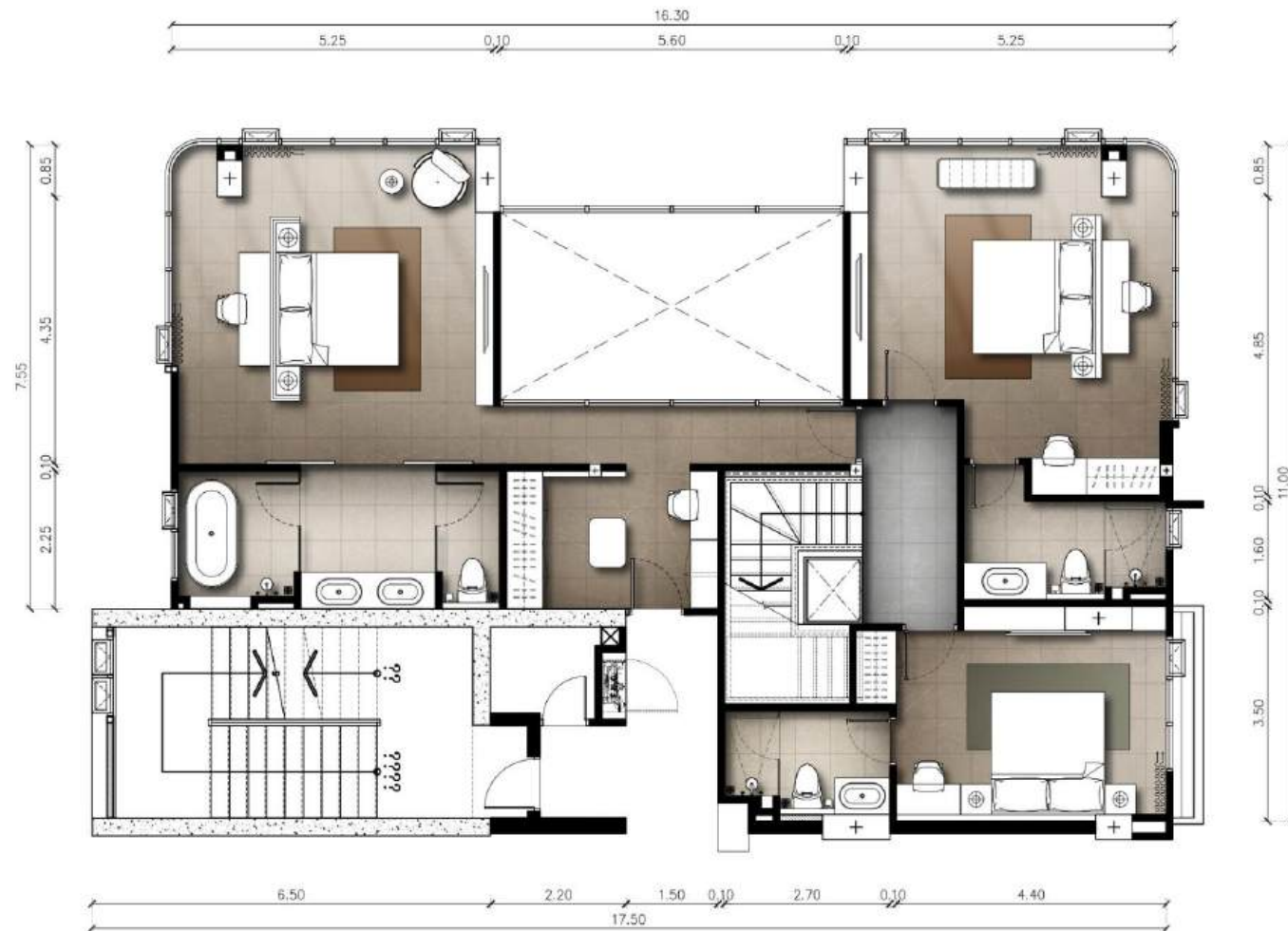




PENTHOUSE



PH1 : 165.99 Sq.m.



PH2 : 116.59 Sq.m.

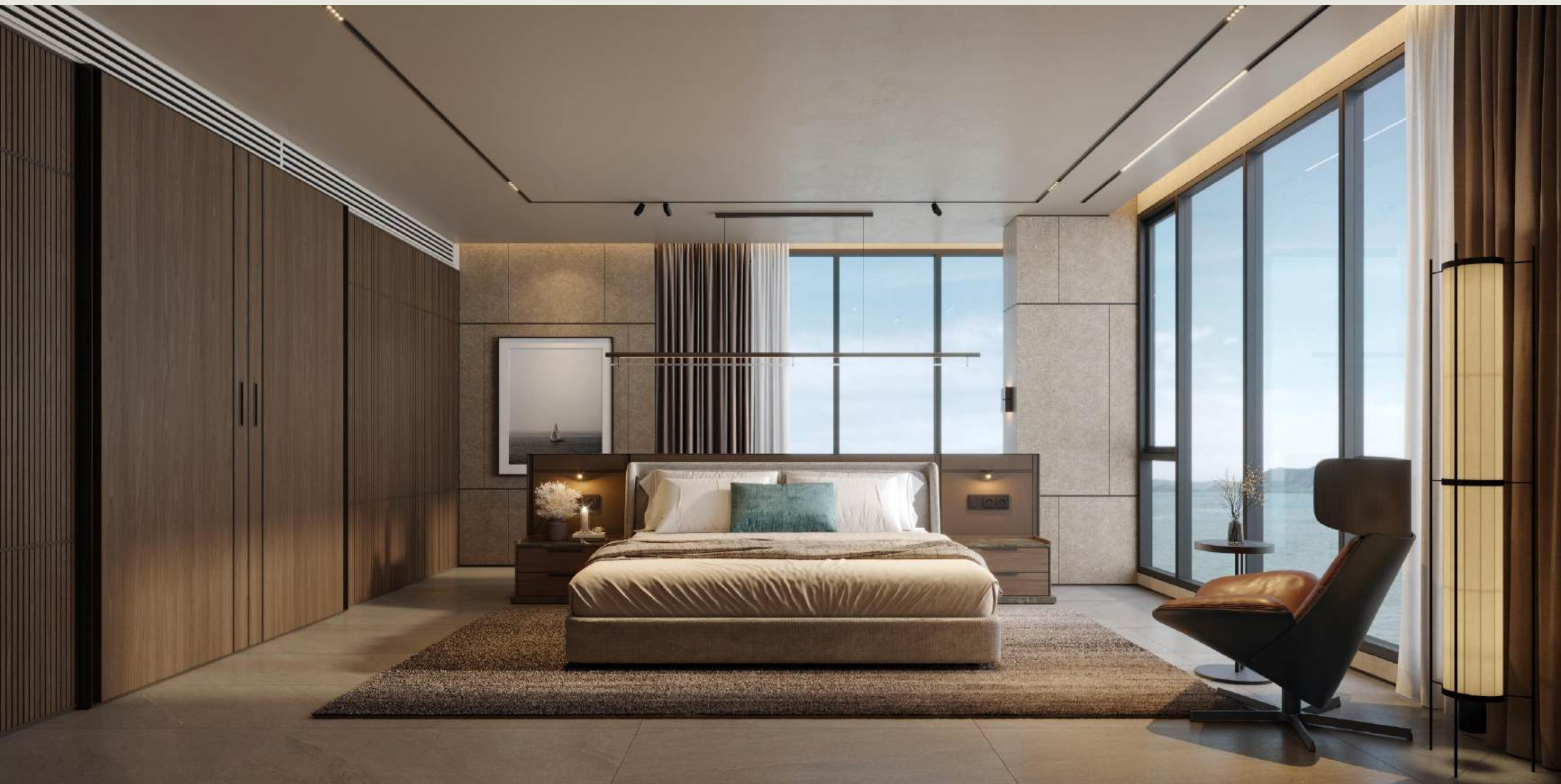


Duplex Penthouse : Size 282.58 Sq.m.











EXCLUSIVE SERVICES AT THE PANORA ESTUARIA

CONCIERGE SERVICES

OUR INSIGHTFUL CONCIERGE TEAM AT THE PANORA, ESTUARIA OFFERS A VARIETY OF PRESTIGIOUS SERVICES OF LIFESTYLE MANAGEMENT. CREATED AROUND THE SINGULAR OBJECTIVE IN BESTOWING BACK UPON OUR RESIDENTS THE INVALUABLE GIFT OF TIME, OUR TEAM HAS SPENT A NUMBER OF YEARS IN TRAINING TO BE ABLE IN BENCHMARKING

PROFESSIONAL CONCIERGE SERVICE IN FAMOUS 5 STAR LUXURY PROPERTIES. WITH OUR GLOBAL NETWORK TO TAKE CARE OF LIFE'S FUNDAMENTAL DEMANDS, WISHES, AND NEEDS. BY MAKING ANYTHING POSSIBLE, WE OFFER UNPARALLELED ACCESS AND A BESPOKE LUXURY LIFESTYLE FOR NOW AND INTO THE FUTURE.



PERSONAL CHAUFFEUR SERVICE



AIRPORT TRANSFER
BOOKING



BUSINESS CENTER SERVICES
COPYING AND PRINTING



SHUTTLE SERVICE

PRIVILEGES



PROFESSIONAL JURISTIC TEAM



24 HRS CONCIERGE SERVICES



EV CHARGER UNITS



AUTOMATED PARKING GARAGE



24 HRS. SECURITY GUARD
WITH CCTV AND
ACCESS CARD SYSTEM



MULTI FUNCTIONS
DIGITAL DOOR LOCK
FOR EVERY UNITS



SPACIOUS PARCEL
AND MAIL LOCKERS



HIGH SPEED INTERNET
IN PUBLIC AREAS

SPACIOUS FACILITIES



GRAND LOBBY



SKY LOUNGE



SANCTUARY ONSEN



LUXURIOUS GYM WITH
STUNNING SEA VIEW



SPACIOUS CO-WORKING
SPACE



WELL-EQUIPPED MEETING ROOM



ERGONOMIC KIDS ZONE
/ KIDS STUDY ROOM



SKY POOL (JACUZZI) & LAB POOL



BEACH POOL WITH JACUZZI



BEACH CLUB CAFE



LEISURE ROOFTOP TERRACES



MANGROVE LAGOONS



PARKING LOUNGE



6 RETAIL UNITS

CHARGEABLES

PRIVATE SPACES RENTAL : ONSEN / LOUNGE / MEETING ROOM / EVENT SPACE / ENTERTAINMENT SPACE



LAUNDRY SERVICE



HOUSEKEEPING



DOCTOR-ON-CALL



STORAGE RENTAL



BABYSITTING



Reservation / จอง

Studio / 1 Bed	50,000 THB
2 Bed	100,000 THB
3 Bed	200,000 THB
Penthouse	500,000 THB



Payment Terms / เงื่อนไขการชำระ	TQ / LH	FQ
Contract / ทำสัญญา	15%	20%
* Down / เงินดาวน์	15%	40%
Transfer / โอนกรรมสิทธิ์	70%	40%
Down Payment *	Every month (12 Installments)	Every month (12 Installments)



TQ Balloon	Installment	Installment
	1-2, 4-5, 7-8, 10-11	3,6,12
Studio	10,000 Bath	100,000 Bath
1 Bedroom	30,000 Bath	150,000 Bath
2 Bedroom	70,000 Bath	250,000 Bath
3 Bedroom	100,000 Bath	350,000 Bath

****Month 12 the rest amount of balloon 15% installment.**



Room Type	SQ.M.	Price	Price/Sq.m.	Daily Rate	Price/Sq.m.	Occupanc 15 Day	Total	Yield (%)	Occupanc 25 Day	Total	Yield (%)
Studio	33	3,714,000	112,545	3,360	102	50,400	604,800	16	84,000	1,008,000	27
1 Bed	47	5,799,000	123,383	5,000	106	75,000	900,000	16	125,000	1,500,000	26
2 Bed	93	11,884,000	127,785	9,800	105	147,000	1,764,000	15	245,000	2,940,000	25
3 Bed	153	22,224,000	145,255	15,800	103	237,000	2,844,000	13	395,000	4,740,000	21

* อัตราเช่าดังกล่าวเป็นการประเมินราคาในพื้นที่เท่านั้น *