



ORBITA VILLA-TOWN

PHUKET | RAWAI

Real Estate Building & Trade Co., Ltd

Welcome

Welcome to an ideal place for those who appreciate comfort, modern style and quality

We are building 16 luxurious 2-storey villas for you, in which modern eco-style is combined with tropical greenery. the high-tech style will appeal to those who are looking for innovative solutions, while not forgetting about harmony with nature.

Our residential development offers unique 500 sqm of common area infrastructure which can be used freely by owners & tenants. Orbita villa-town fits 100% for everyone: families with kids, sportsmen, freelancers & digital nomads, retiree or investors.



16 premium villas
from 310 sqm²



From 26.8 ml baht



0% for
18 month



Income 7%
per year



Project completion
2027





ORBITA VILLA-TOWN



ORBITA VILLA-TOWN

VILLA AMENITIES AND MAIN FEATURES



Rooftop
solar panels



Integrated
sound system



Key card
access



100% underground
water supply



Top-notch dining and long
areas on the 1st floor and
upper terrace



Salted pool with waterfall,
jacuzzi and lat zone
for kids or sunbathing



Smart home system



Multi zone lighting control



Water filtration system



Multifunctional rooms/
storages / laundry area



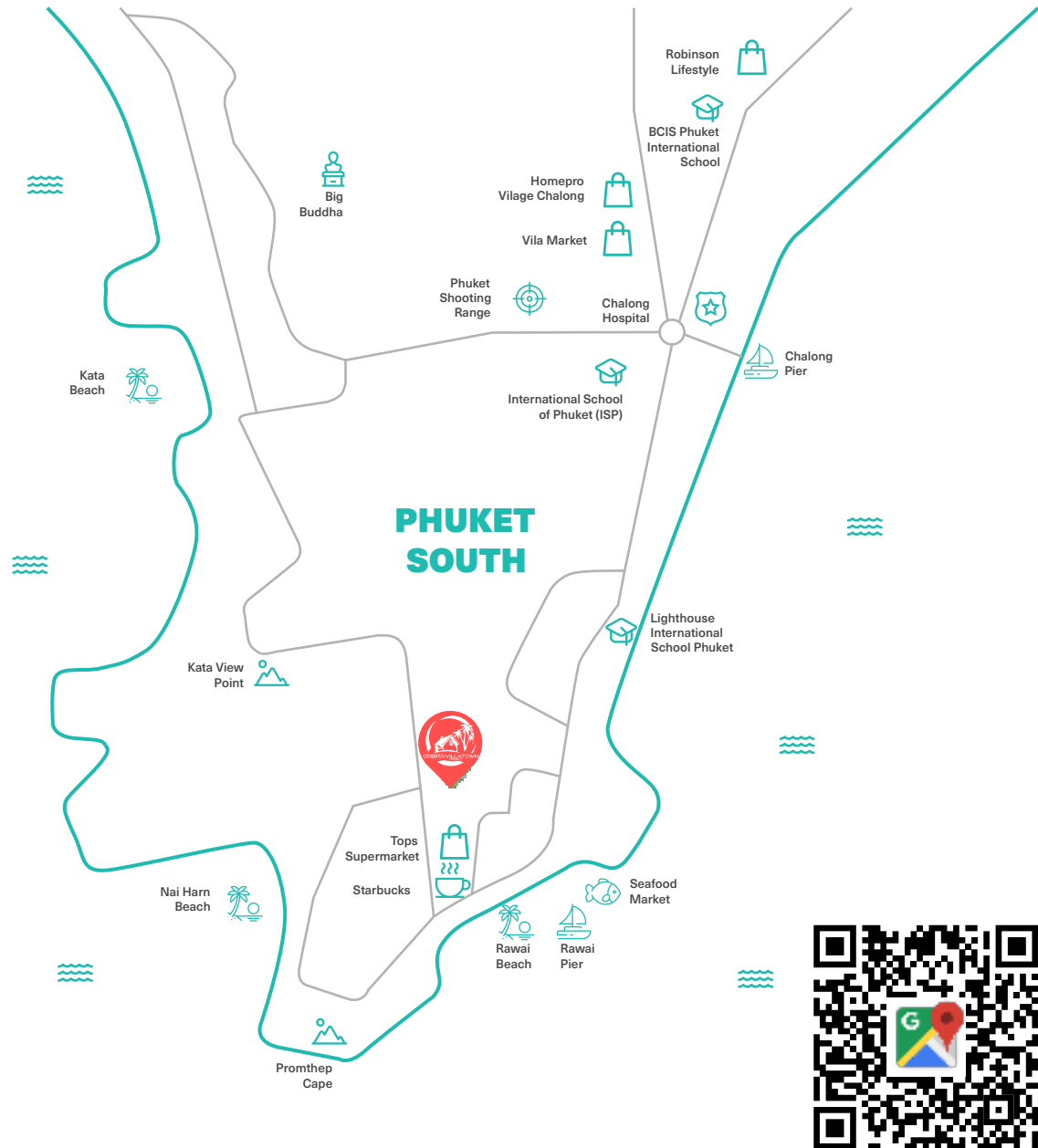
Outdoor hood for bbq and
smoking on the pool
terrace



The villas are designed with an emphasis on energy efficiency, which ensures a reduction in energy consumption.













ORBITA VILLA-TOWN







LOCATION

	Airport	48 km
	Seafood market	1 km
	Waterpark	14 km
	Restaurants	950 m
	Naiharn beach	1.8 km
	Tops supermarket	950 m
	Chalong hospital	5 km
	Gym, muai tai	1.2 km
	Rawai beachfront	950 m
	Rawai park	650 m
	Lighthouse school	2 km
	Makro store	3 km

ORBITA VILLA-TOWN is located in Rawai, Phuket's largest district popular with expats and winterers with convenient transport accessibility to Naiharn, Yanui beach, Rawai beachfront, seafood market, Tops supermarket, Starbucks, Rawai park, international schools.



ORBITA VILLA-TOWN

Each villa offers 3 or 4 spacious bedrooms with en-suite bathrooms, plus a study room or additional bedroom.

Each home includes covered parking for 2 cars with ample storage space.

Windowed living areas designed to maximize outdoor views. explore different types of house plans to make a choice of 3,4 or 5 bedrooms villa.

310

sqm living area

436-451

sqm built-up

308-469

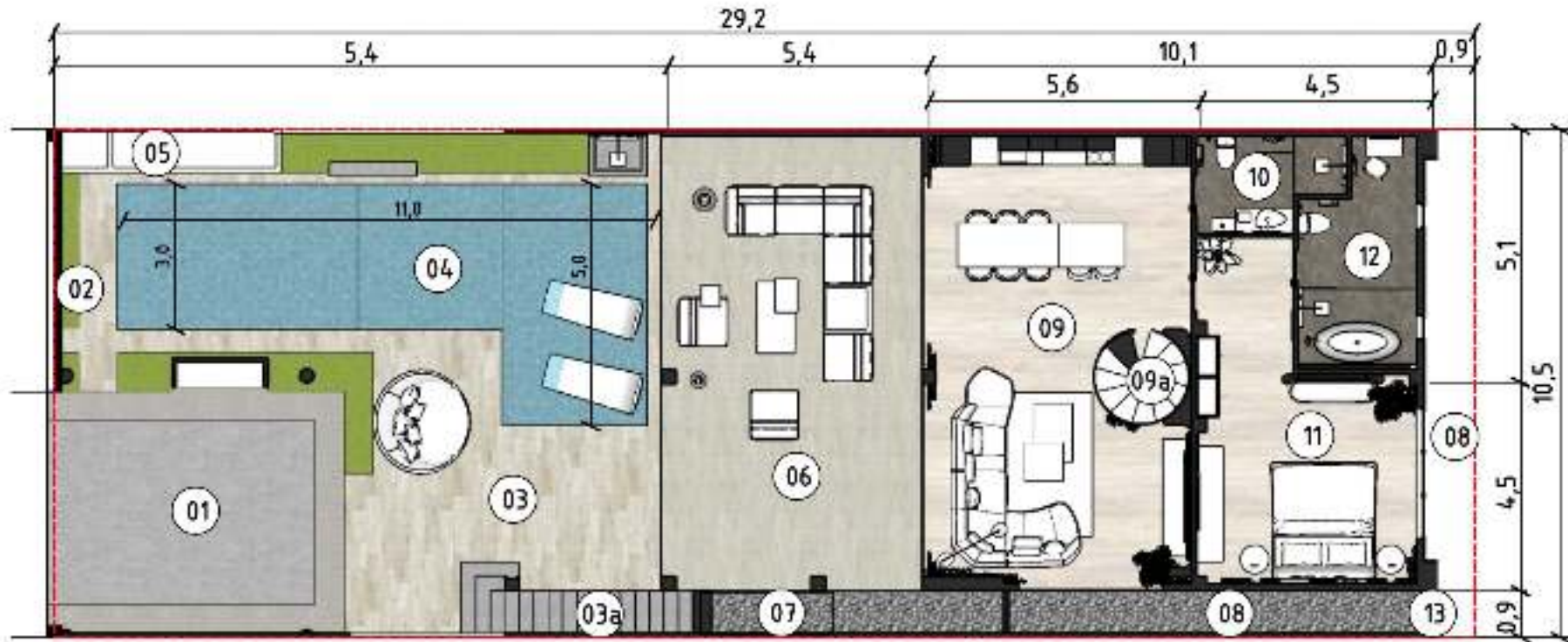
sqm land plots

FLOOR PLAN



ORBITA VILLA-TOWN

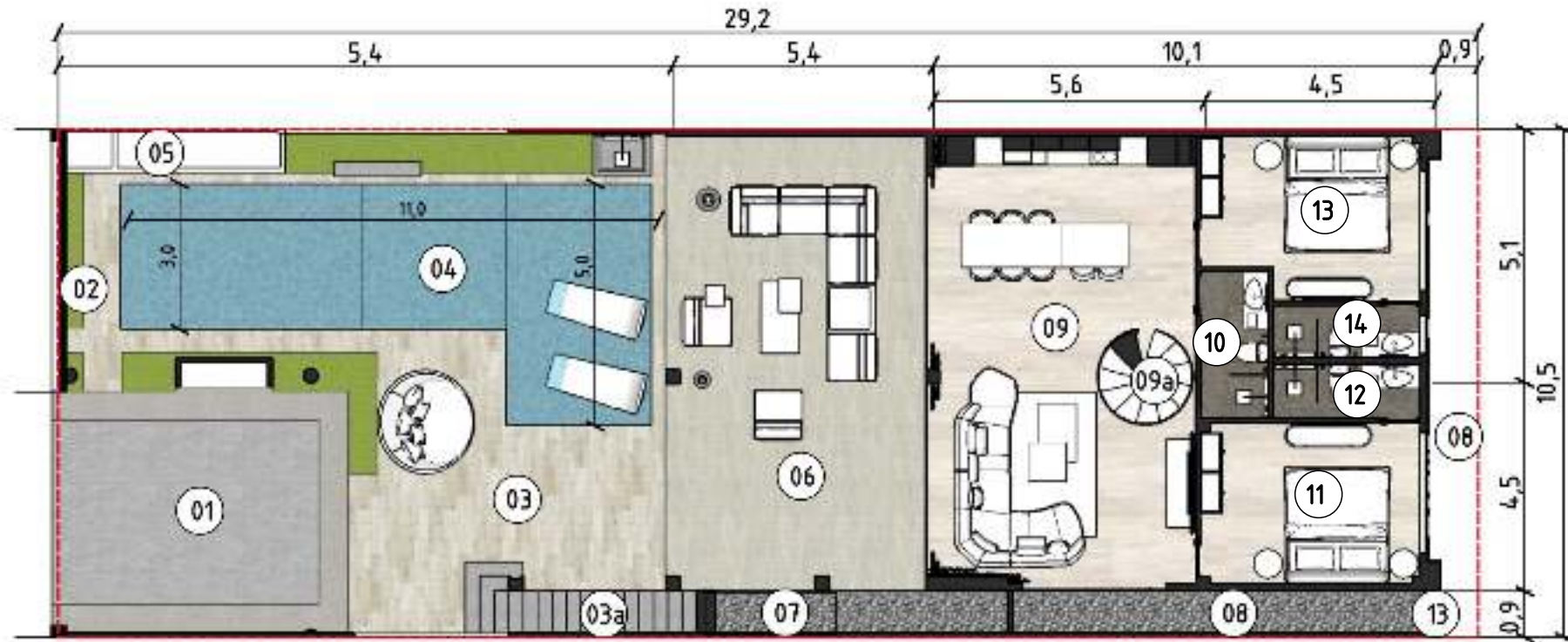
Variant 1 - 1st floor



01	Car parking	31	07	Storage area	6	Land area	308 - 469
02	Garden	11	08	Back yard	23		
03	Front Yard	43	09	Living room	52	Built-Up	436 - 451
03a	Outdoor stair	10	09a	Indoor stair	-		
04	Swimming pool	41	10	Shared bathroom	5		
05	Pump building	4	11	Bedroom	25		
06	Terrace	51	12	Private bathroom	10		

ORBITA VILLA-TOWN

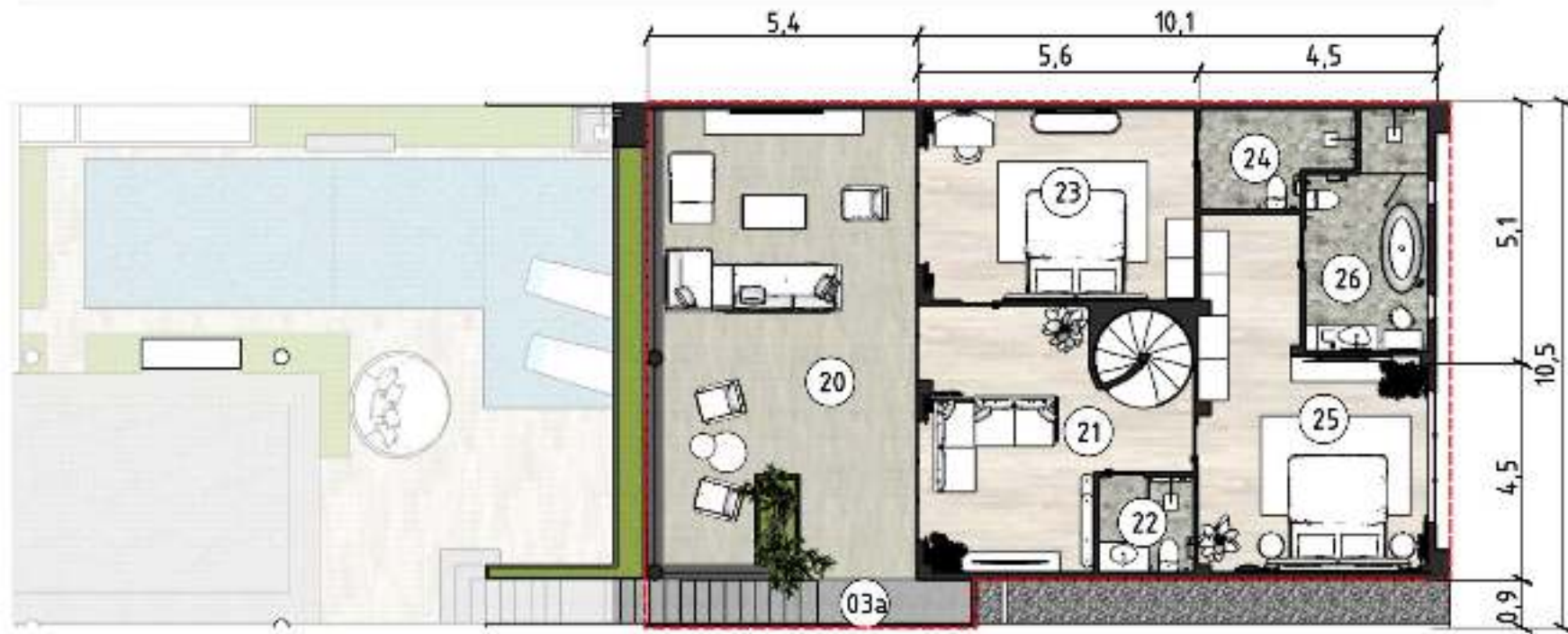
Variant 2 - 1st floor



01	Car parking	31	07	Storage area	6	Land area	308 - 469
02	Garden	11	08	Back yard	23	Built-Up	436 - 451
03	Front Yard	43	09	Living room	52		
03a	Outdoor stair	10	09a	Indoor stair	-		
04	Swimming pool	41	10	Shared bathroom	4,6		
05	Pump building	4	11	Bedroom	13,8		
06	Terrace	51	12	Private bathroom	4		
			13	Bedroom	13,8		
			14	Private bathroom	4		

ORBITA VILLA-TOWN

Variant 1 - 2nd floor

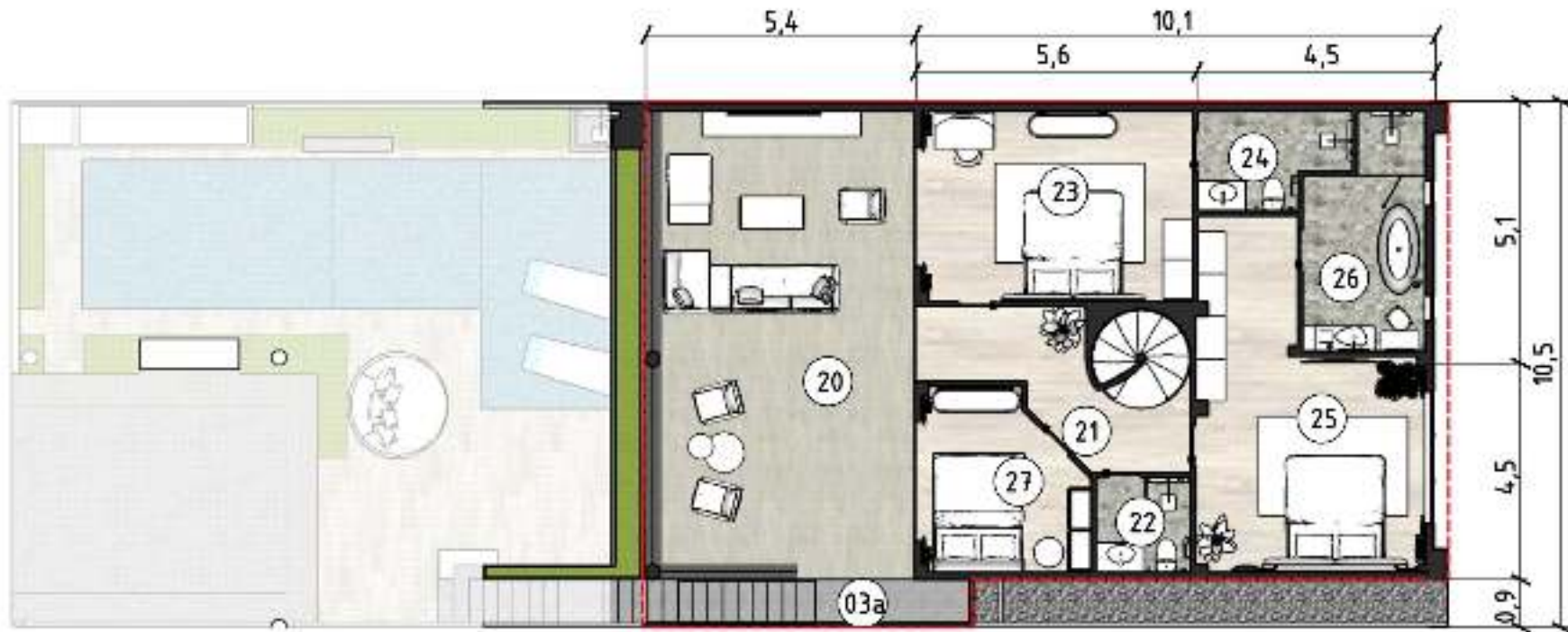


FLOOR PLAN

20	Balcony	47,1	25	Bedroom	25,4	Land area	308 - 469
21	Hall	21,5	26	Private bathroom	10,5	Built-Up	436 - 451
22	Shared bathroom	3,7	03a	Outdoor stair			
23	Bedroom	21,2					
24	Private bathroom	5,4					

ORBITA VILLA-TOWN

Variant 2 - 2nd floor



20	Balcony	47,1	25	Bedroom	25,4	Land area	308 - 469
21	Hall	10,7	26	Private bathroom	10,5	Built-Up	436 - 451
22	Shared bathroom	3,7	27	Bedroom	10,8		
23	Bedroom	21,2	03a	Outdoor stair			
24	Private bathroom	5,4					



ORBITA VILLA-TOWN



24/7 security and reception



Video surveillance



Sports zone for yoga, fitness, and grappling activities



Workout zone



300-meter jogging track*



Badminton court



Children's playground with trampoline & swimming area



Sun protection on all outdoor areas



Club house with cafe and lounge areas inside & outdoors



Two entrances



On-site maintenance team



8-meter wide roads



Additional parking spaces for guests



ORBITA VILLA-TOWN



76 Moo 2, Soi Natai,
Rawai, Mueang, Phuket

PRICELIST

AS OF MARCH 2025

ORBITA VILLA-TOWN

PRICE LIST

	land	living area	price	note
PHASE 1				
VT1	310 sqm	436 sqm	SOLD	70% finished
VT2	308sqm	436 sqm	26.8 mln THB	70% finished
VT3	308sqm	436 sqm	26.8 mln THB	70% finished
VT4	308sqm	436 sqm	26.8 mln THB	50% finished
VT5	308sqm	436 sqm	RESERVED	50% finished
VT6	298 sqm	436 sqm	RESERVED	15% finished
VT7	280 sqm	436 sqm	26.8 mln THB	15% finished
VT8	310sqm	436 sqm	26.8 mln THB	-
VT9	469 sqm	451 sqm	35.8 mln THB	-
PHASE 2				
VT10	426 sqm	451 sqm	RESERVED	-
VT11	289 sqm	436 sqm	26.8 mln THB	-
VT12	320 sqm	451 sqm	28.8 mln THB	-
VT13	323 sqm	451 sqm	28.8 mln THB	-
VT14	323 sqm	451 sqm	28.8 mln THB	-
VT15	323 sqm	451 sqm	28.8 mln THB	-
VT16	311 sqm	436 sqm	26.8 mln THB	-

- Price includes built-in furniture, kitchen, aircons, sanitary, pool and landscape
- Sinking fund is included into price
- Two options of furniture package
- 3 years of pool & garden service for free
- One-time payment discount

310 sqm
living area

10m x 10m
1st floor
2nd floor

10m x 5.5m
terraces

Payment plan

Reservation deposit	2%
Sale purchase agreement within 30 days	28%
Construction starts within 30 days	20%
Completion of roof structure	20%
Completion of floors & walls	10%
Built-in furniture installation	15%
House delivery and registration	5%

Registration

Registration fees and taxes shared 50/50

House freehold / Land leasehold

Warranty

Warranty on building **5 years**

Warranty on finishing **3 years**

Common area fee

9800 THB per month

Includes residence infrastructure with club house, lights, landscape, security and garbage disposal

Income

After the project is fully completed, the cost of the finished house will increase by 30%

Guaranteed rental income program is 7% for 3 years from the date of project completion



We have been managing villas in phuket since 2009.
We have been building villas in phuket since 2018.
We build with expertise and consideration for the local climate.



We guarantee quality control in both villa construction and maintenance.
Our office is located directly at the project site.



The villas were designed by an international team of architects to ensure the best interior solutions.
We guarantee the functionality of each square meter.



Our management company will handle all aspects of villa maintenance and rental services.
With over 10 years of experience in property management in phuket, we guarantee satisfaction and transparency.



Our project is located on the second line of rawai waterfront in a quiet residential area, just 950 meters from rawai promenade and 1.8 km from Naiharn beach.



The best price directly from the developer.
Special investment offer during the pre-sale phase.
Option for customization and layout changes during the construction stage.



Insatagram



orbita_villa_town

Whatsapp



Site



orbitavillatown.com

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