



ORBITA VILLA-TOWN

NAIHARN · RAWAI

ORBITA VILLA-TOWN

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 2440 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.



From **26.8** mln baht



16 villas
usable area 436 m²



Guaranteed Income
7% per year



Project completion
2027



Onsite management





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VILLA AMENITIES AND MAIN FEATURES



Rooftop solar panels



Salted pool with jacuzzi, waterfall, shallow zone for kids or sunbathing,



Key card access



100% underground water supply



Oversized covered terraces



Outdoor hood for bbq and smoking on the pool terrace



Integrated sound system



Premium tiles and natural stone finishing



Smart home system



Multi zone lighting control



Water filtration system



Multifunctional rooms/ storages / laundry area



Double walls, sunlight & sound proof double windows



x2 Inside and outside stairs

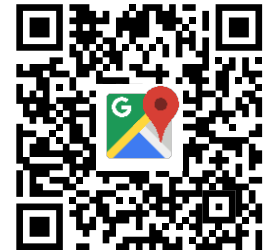
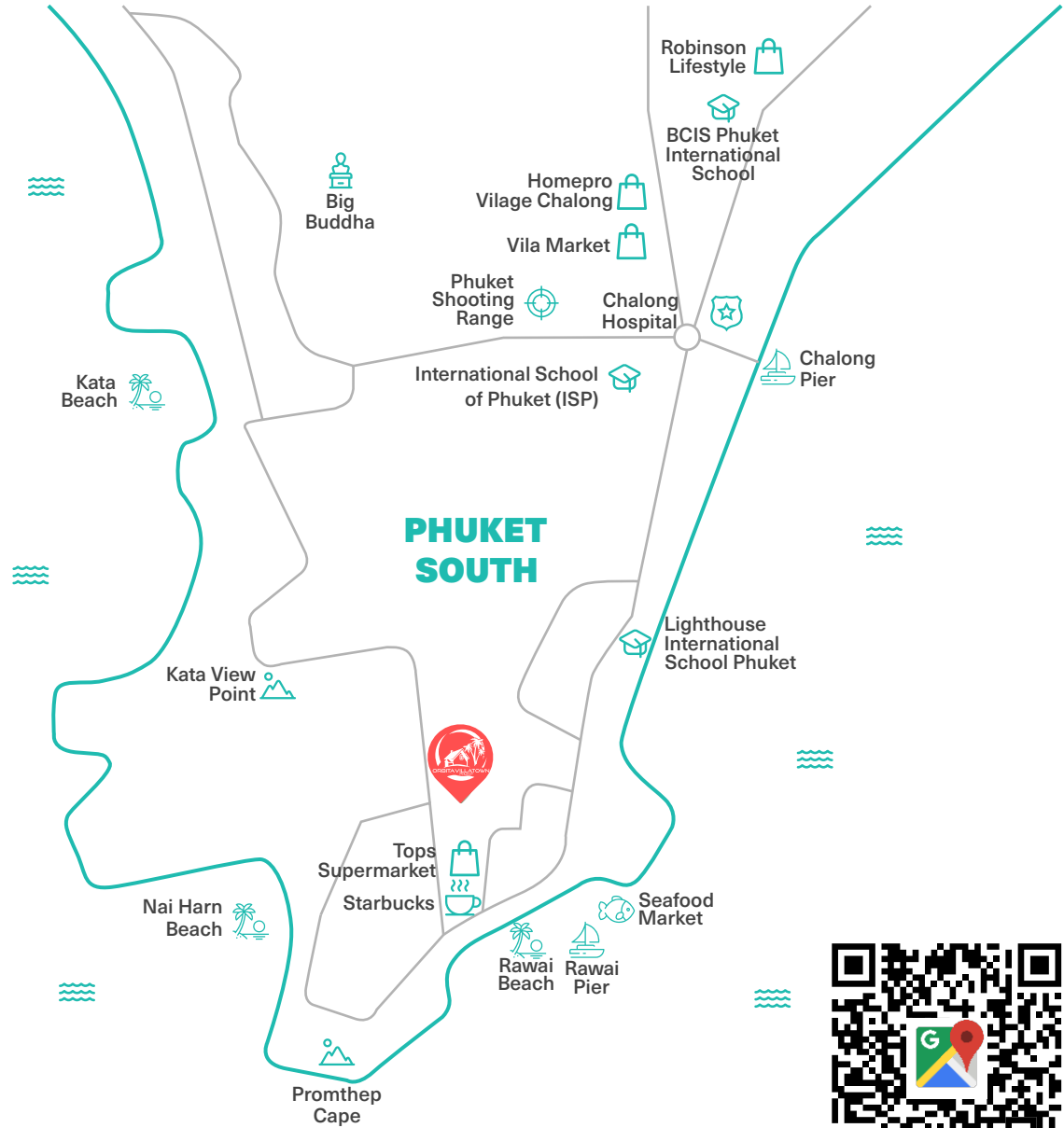


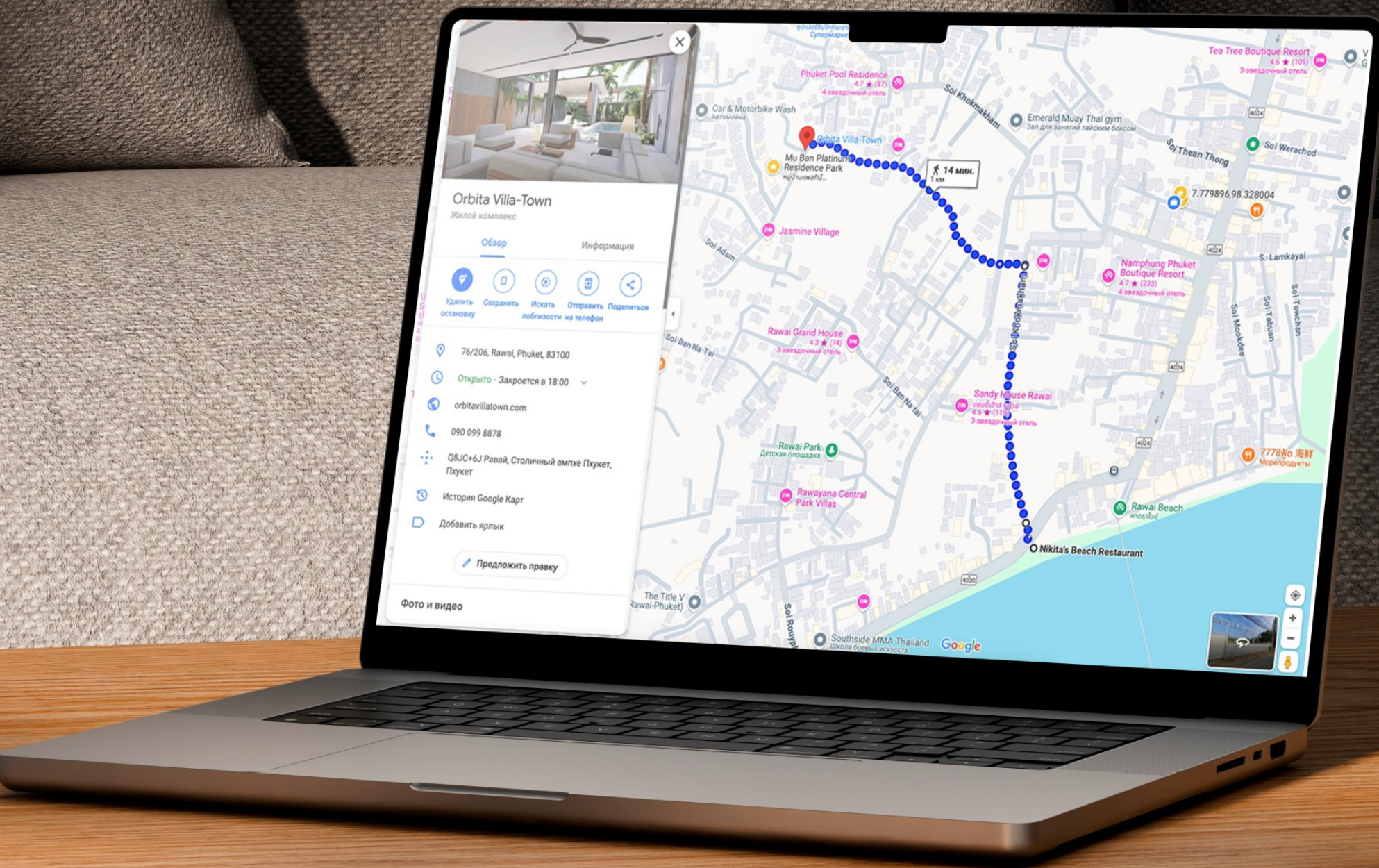
Low maintenance lanscape

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

ORBITA VILLA-TOWN







RAWAI PARK

650 m

SEAFOOD MARKET

1 km

RAWAI BEACH

900 m

RESAURANTS

900 m

TOPS SUPERMARKET

900 m

RAWAI SCHOOL

900 m

LIGHTHOUSE SCHOOL

2 km

GYM, MUAI THAI CAMP

1.2 km

NAI HARN BEACH

2.6 km

MAKRO STORE

3 km

CHALONG HOSPITAL

5 km

BANGKOK HOSPITAL

14 km

WATER PARK

14 km

AIRPORT

48 km

DISTANCE TO THE BEACH

7 minutes drive to Nai Harn Beach**3 minutes** drive to Rawai Beach

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.

NAIHARN BEACH

2 km | 7 minutes



RAWAI BEACH

1 km | 3 minutes



ORBITA VILLA-TOWN

Modern eco-style villas in Rawai, seamlessly blending tropical greenery with high-tech design.

Created for those who value innovation, comfort, and harmony with nature. Each home is built with a strong focus on energy efficiency and long-term sustainability.

- All villas feature 4–5 spacious bedrooms, expansive covered terraces (55 sqm), and thoughtfully designed private pools.
- Premium materials are used throughout, including high-quality interior and exterior tiling and natural stone finishes.
- Smart home systems, advanced waterproofing, and attention to every detail ensure both luxury and durability.

310

sqm living area

436-451

sqm built-up

308-469

sqm land plots

FLOOR PLAN

1ST FLOOR

2ND FLOOR

ORBITA VILLA-TOWN

VILLA 4 BEDROOMS



ORBITA VILLA-TOWN

VILLA 5 BEDROOMS

FLOOR PLAN

2ND FLOOR



1ST FLOOR





Our residential development offers unique 2440 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. The project aims to enhance the quality of life of residents.



24/7 Security and Reception



Sun Protection on all outdoor areas



Shuttle to the beach and Tops supermarket



Club House with cafe & minimart and lounge areas



Electric car charge



Two Entrances



Co-working space



On-site Maintenance Team



Airport transfer



8-meter Wide Roads



Bicycles rentals



Additional Parking Spaces for guests



Laundry service



Video Surveillance



300-meter Jogging Track



Sports zone for yoga, fitness, and grappling



Badminton Court



Workout Zone



Children's Playground with trampoline & swimming area



INFRASTRUCTURE





Project area	7789 m ²
Entrances	2
Number of villas	16
Bedrooms	3-6
Residents	60-75
Service and commercial buildings onsite	2
Project infrastructure	2440 m ²
Sport area	370 m ²
Square park	515 m ²
Clubhouse	315 m ²
Central road wide	6-10 m

Phase 1 Payment plan

85% complete

50% up-front **4 months** to move in

50% payable **within 12 months**

Registration

Registration fees and taxes shared 50/50

House freehold / Land leasehold

Phase 2 Payment plan 18-24 months

Reservation deposit **2%**

1 Sale purchase agreement **28%**
within 2 weeks

2 Piles, floor slabs **30%**
within 2 months

3 2nd floor, roofing **15%**
within 3 months

4 Walls, stair case, wiring, swim pool, piping, gates **15%**
within 3 months

5 Finishing inside/outside, electric, landscaping **15%**
within 3 months

6 House registration **5%**
within 3 months

Warranty

Warranty on finishing **3 years**

Warranty on building **5 years**

Common area fee

9800 THB per month

Investment

Price increase by 25%
upon project completion

Guaranteed rental 7%
over 3 years upon project completion

RENTAL INVESTMENT PLAN

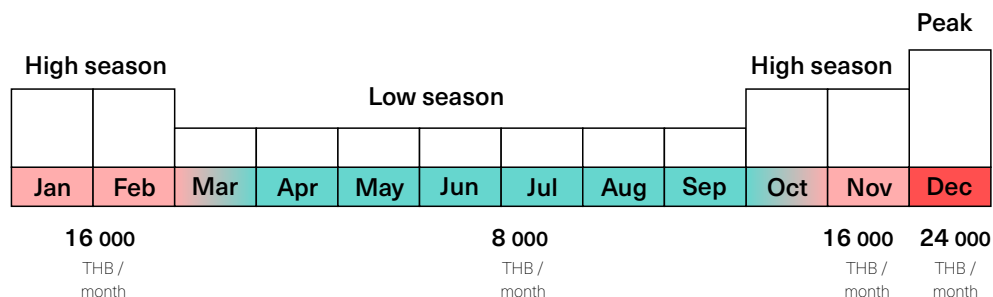
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	Low season	High season	Peak season
Daily rate	8 000 THB	16 000 THB	24 000 THB
Days	210	120	30
Seasonal Rental	1,680,000 THB	1,920,000 THB	720,000 THB
Occupancy (65%)	1,092,000 THB	1,248,000 THB	468,000 THB
Yearly rental	2,808,000 THB		
Less management fee (30%)	1,965,600 THB		
ROI	7,3% per year		

Villa Price 26,800,000 THB *

4-bedroom pool villa *

The numbers are calculated on an average and illustrative basis to give a general idea of the costs and potential returns *



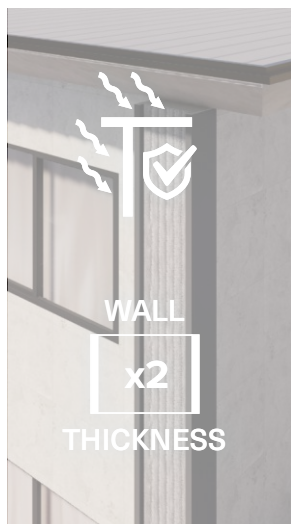
1,965,600

THB / YEAR

CONSTRUCTION ADVANTAGES

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Heat and sound protection

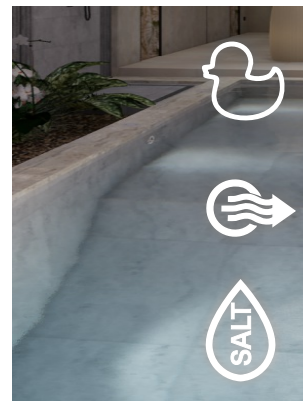


PU foam under roofing
protect from heat and noise
from above

Double walls protect the heats
from the side

Double walls between villas
with Insulation and foam
sheets to protect from noise

Advanced swim pool technology

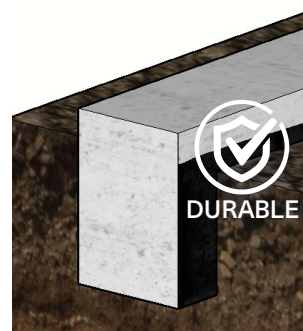


10 meter overflow pool
Child friendly with shallow zone

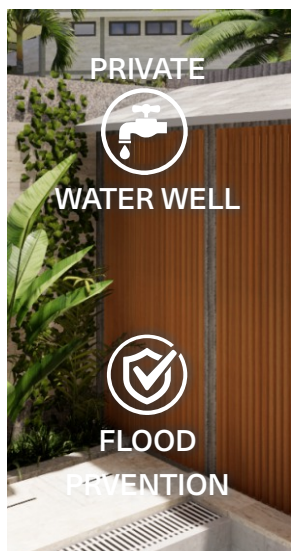
Jacuzzi and waterfall in the
swimming pool

Salt water system

Durable structure



Special waterproofing
for underground structures
to add structure lifetime



Private water supply

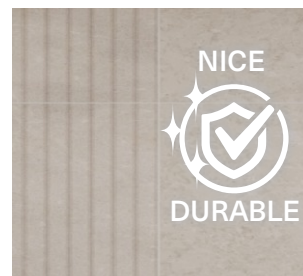
Private water well on each villa

Water tanks sizes more than
3000 liters on every villa

Flood protected

An efficient water drainage
system throughout the entire site
prevent flooding

Special durable finishing



Ceramic tiles
Composite panels

Preventing aging, fading, cracks

ORBITA VILLA-TOWN



VR (Virtual Reality)

Imagine the project in detail during construction

Full-size model of the entire project in virtual reality

By wearing a helmet you can appreciate all the details of the villa and the surrounding area right now

Save money on time

Be confident in what you are buying -
feel the future space right now.

There is no point in waiting for the end of whole project and show villa



3D Presentaion

Available on any device anywhere in the world
and share it with easy

**Virtual tour 360
available on any device**

**The virtual tour will show the main locations
and provide information on each small detail.**

**It is important for us to show the project to you
wherever you are, so that you have a full
understanding of the project.**





Managing villas in Phuket
since **2009**.

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 interiors.

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 offers
during the pre-sale phase.

Customization options and
layout changes during the
construction stage.



Insatagram



orbita_villa_town

Whatsapp



Site



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