בס"ד

Avenue Boutique

CONDOMINIUM



EXCLUSIVE RESIDENTIAL
RETREAT TO A SANCTUARY OF THE CITY

בס"ד



NEW LUXURY PROJECT OF PATTAYA

Avenue Boutique is a brand-new low-rise condominium located in **“Soi Buakhao 15”** the heart of Pattaya. It boasts an excellent location close to community amenities and everyday conveniences.

The accommodation is fully equipped with facilities such as a swimming pool, gym, sauna, steam room, property office and storage room.

PRIME LOCATION

Soi Buakhao 15



Unrivaled Location

in the Heart of Pattaya

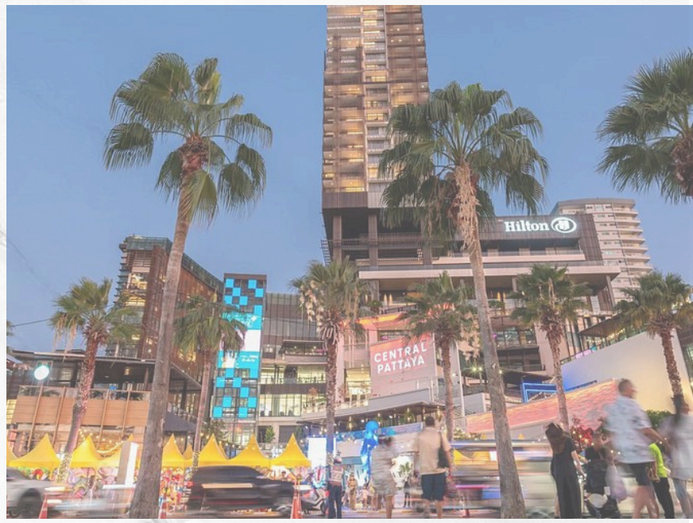


Perfectly positioned

Just 300 meters from **“The Avenue Shopping Mall”**

1 km. from **“Central Festival Pattaya”**

500 m. from **“The Golden Sands of Pattaya Beach”**



Avenue Boutique offers the ultimate blend of comfort and convenience.

The iconic **“Walking Street”** is just 1.2 km. away.

Placing world-renowned nightlife and entertainment within easy reach.

With seamless access to both **Pattaya City** and **Jomtien Beach**.

This prime location is ideal for residents and investors seeking both tranquility and connectivity in one of Thailand’s most dynamic coastal cities.



GRAND AVENUE RESIDENCE

DEVELOPED BY

Mr. David Marsiano is a prominent real estate developer based in Pattaya, Thailand, with over 20 years of experience. He has led several high-profile projects to completion, demonstrating consistent leadership and commitment through all of them

1. **City Garden Condominium**
2. **Avenue Residence Condominium**
3. **Cosy Beach View Condominium**
4. **Centara Avenue Condominium**
5. **Centara Azure Hotel**
6. **The Kosher Hotel**
7. **Grand Avenue Residence**

As Chairman of the Marsiano Group He continues to oversee his developments to maintain top living standards for all residents.

בס"ד

בס"ד

Avenue Boutique

PROJECT DETAILS

Land Area: 2 Rai 8 sq.w.
Buildable area: 21,085 Sq.m.
Residential Area: 13,252 Sq.m.
Building : 2 (A,B)
Storeys: 8
Total Residences: 276
Parking Spaces: 58 Spaces
Ownership: Freehold
Construction Start :
1st quarter of **2026**
Construction Finish :
2nd quarter of **2029**

RESIDENCE DETAILS

Studio room
Total Units: 16
Size Range: 25.60-25.65 Sq.m.

1 Bedroom
Total Units: 209
Size Range: 34.55-56.90 Sq.m.

2 Bedrooms
Total Units: 51
Size Range: 55.15- 84.50 Sq.m.



OUR FACILITIES HIGHLIGHTS

- Gym
- Sauna
- Steam Room
- Ground Pool
- Rooftop Garden
- Property Office
- On-Site Storage Room

TRANSFORM YOUR HEALTH

בס"ד



GYM

Achieve your fitnessgolds in a supportive environment. Whether you’re looking to lose weight, build strength ot boost your energy. your health is your greatest asset.



BODY FITNESS

Strength, endurance, flexibility of body. It helps you perform daily tasks easily, avoid injury and feel energized confidence.



SAUNA

Wellness

Indulge in the ultimate escape with out state-of-the-art sauna, designed to rejuvenate your body, calm your mind and elevate your well-being.

STEAM ROOM

Step into our steam experience. Designed to cleanse, calm and invigorate. Our steam room envelops you in agentle mist that nurtures both body and mind.



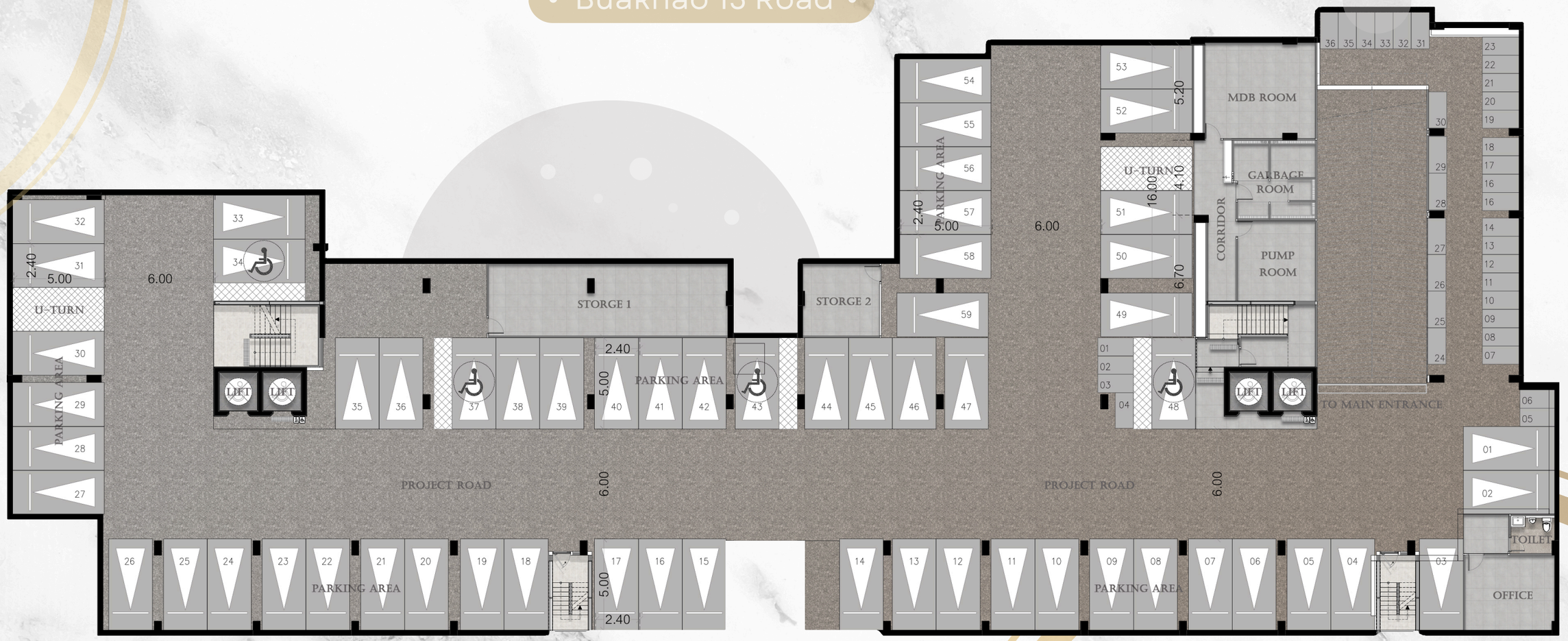
GROUND POOL

Designing a swimming pool within a garden setting offers a serene retreat seamlessly blends relaxation with natural beauty

Effective air circulation helps regulate humidity, prevent condensation and maintain a pleasant environment of swimmers

Embrace the joys of swimming with your loved ones and experience the myriad benefits it brings to your family’s well-being

• Buakhao 15 Road •



BASEMENT

Parking Lot : 58

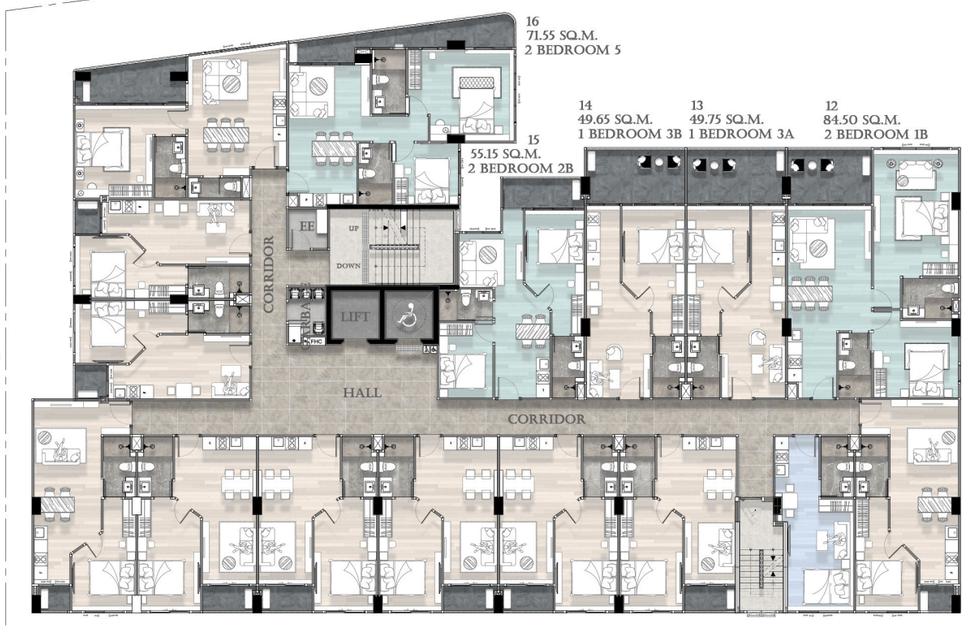
1 ST FLOOR PLAN

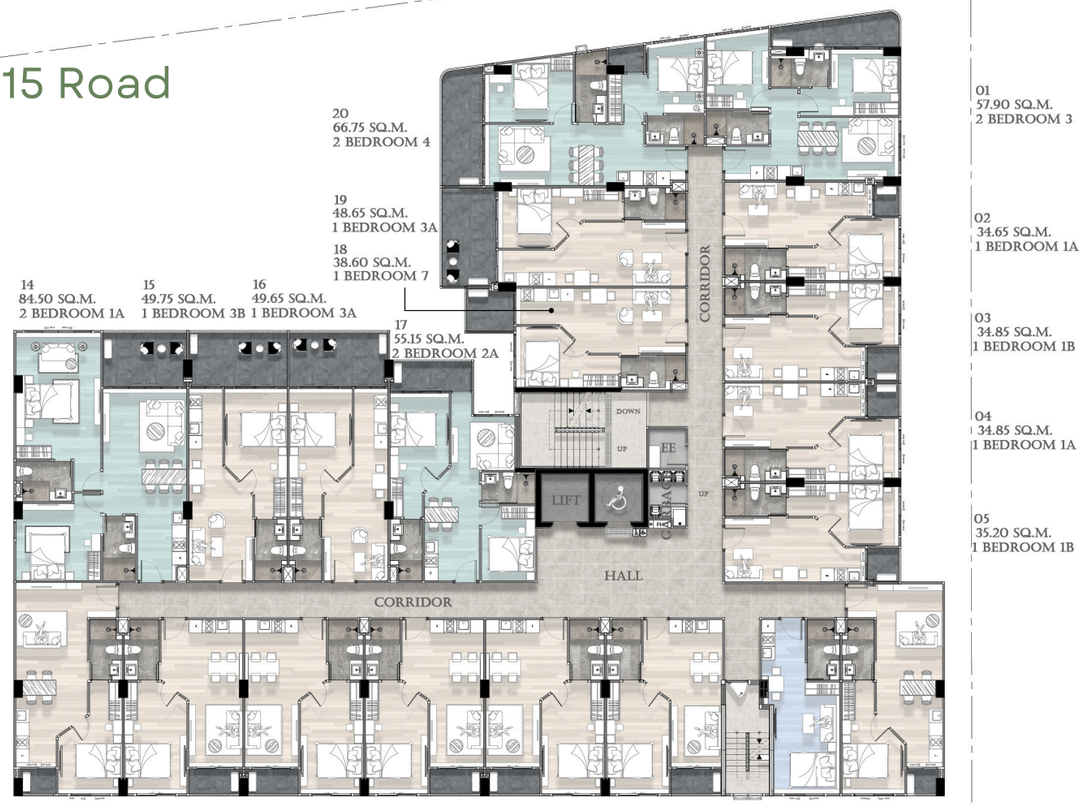


• BUILDING B •

• BUILDING A •

Buakhao 15 Road





• BUILDING B •

• BUILDING A •

2ND - 8TH FLOOR PLAN

ROOF DECK


3.02
39.75
3.60
39.65
3.11
19.85
19.90
19.20
9.35
11.20
3.71
0.85
2.62
0.58
8.78
5.40
9.60
3.30
24.36
0.60
5.28
1.50
3.95
1.80
1.55
8.95
11.90
0.85
8.98
2.00
1.20
3.65
1.80
1.55
9.30
11.55
1.50
24.76
35.21
9.60
3.30
GREEN AREA
GREEN AREA
GREEN AREA
ROOF DECK
WATER TANK AREA
ROOF DECK
ROOF DECK
LIFT
LIFT
LIFT
LIFT
DOWN
DOWN
31.50
2.35
7.75
31.70
2.35
7.65
1.17
41.60
3.50
41.70
1.22

בס"ד

CITY VIEW

CITY VIEW

POOL VIEW

CITY VIEW





GRAND AVENUE RESIDENCE VIEW

1st Floor

- Pool View
- Garden View



STUDIO ROOM
25.65 SQM

- BUILDING A

Room number

- 1st floor : 02

Garden View

- 2nd - 8 th : 07

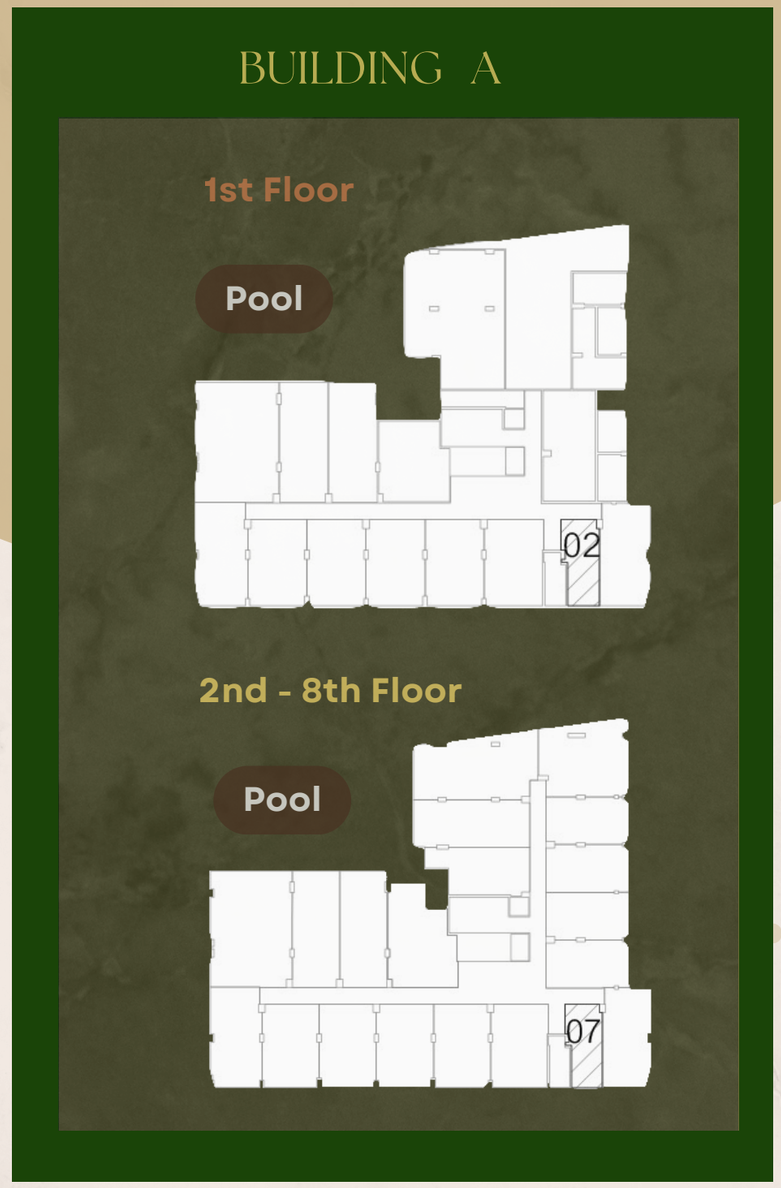
Grand Avenue View

Total : **8 units**

בס"ד

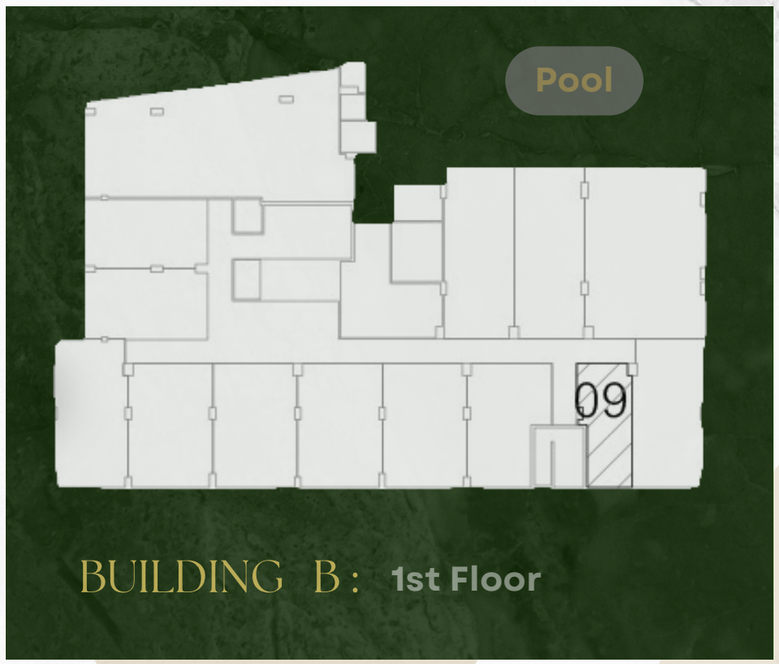






בס"ד

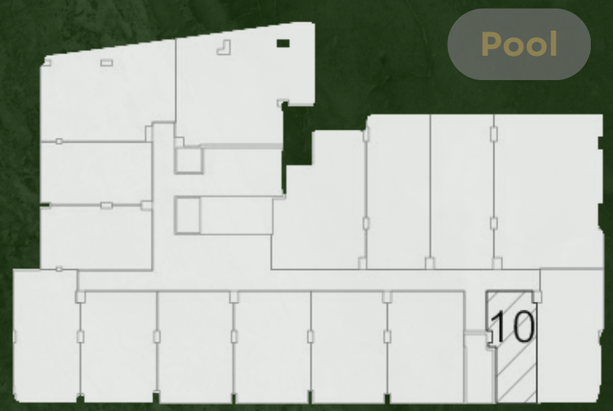




BUILDING B : 1st Floor



BUILDING B : 2nd - 8th Floor





STUDIO ROOM
25.60 SQM

- BUILDING B

Room number

- 1st floor : 09
  Garden View
- 2nd - 8 th : 10
  Grand Avenue View

Total : **8 Units**



BUILDING A

Room number

1st floor : 04,06

Garden View

2nd - 8 th : 09,11

Grand Avenue View

BUILDING B

Room number

1st floor : 05,07

Garden View

2nd - 8 th : 06,08

Grand Avenue View

Total : **32 Units**

1 BEDROOM : 4A

41.75 SQM




BUILDING B
BUILDING A
1st Floor
05
07
06
04
2nd-8th Floor
06
08
11
09


HOOD
F
ENTRANCE
BALCONY


BALCONY
LIVING AREA
TV.
TV.
2.00
DINNING AREA
0.30
1.05
BEDROOM 1
1.60
0.30
DRESSING AREA
1.20
1.45
BATHROOM 1
0.30 0.45
0.45
1.00
2.30
BEDROOM 2
1.10
PANTRY AREA
1.00
0.90
1.00
BATHROOM 2


Pool
12
1st Floor
Pool
11
2nd-8th Floor



2 BEDROOM : 1B
84.50 SQM

BUILDING B

Room number

- 1st floor : 11
  Pool Access
- 2nd - 8 th : 12
  Pool View

Total : **16 Units**



HIGH-QUALITY INTERIOR DESIGN



High-quality interior design that emphasizes marble and luxury surface finishes creates a refined and timeless atmosphere



Experience everyday indulgence with premium sanitary ware

FULLY FITTED

Standard Material Included



- Build-in Kitchen
- Build-in Wardrobes
- Build-in Sanitary and Vanity Areas
- Water Heater

- Integrated Electric Hob & Extractor
- Integrated Microwave
- Concealing Ceiling Air Conditioning Units

בס"ד

INVEST IN MORE THAN A HOME

Avenue Boutique is nestled in a high-glowth district, offering more than just a residence

It’s a top-tier invesment for those who value elevated living and lasting return

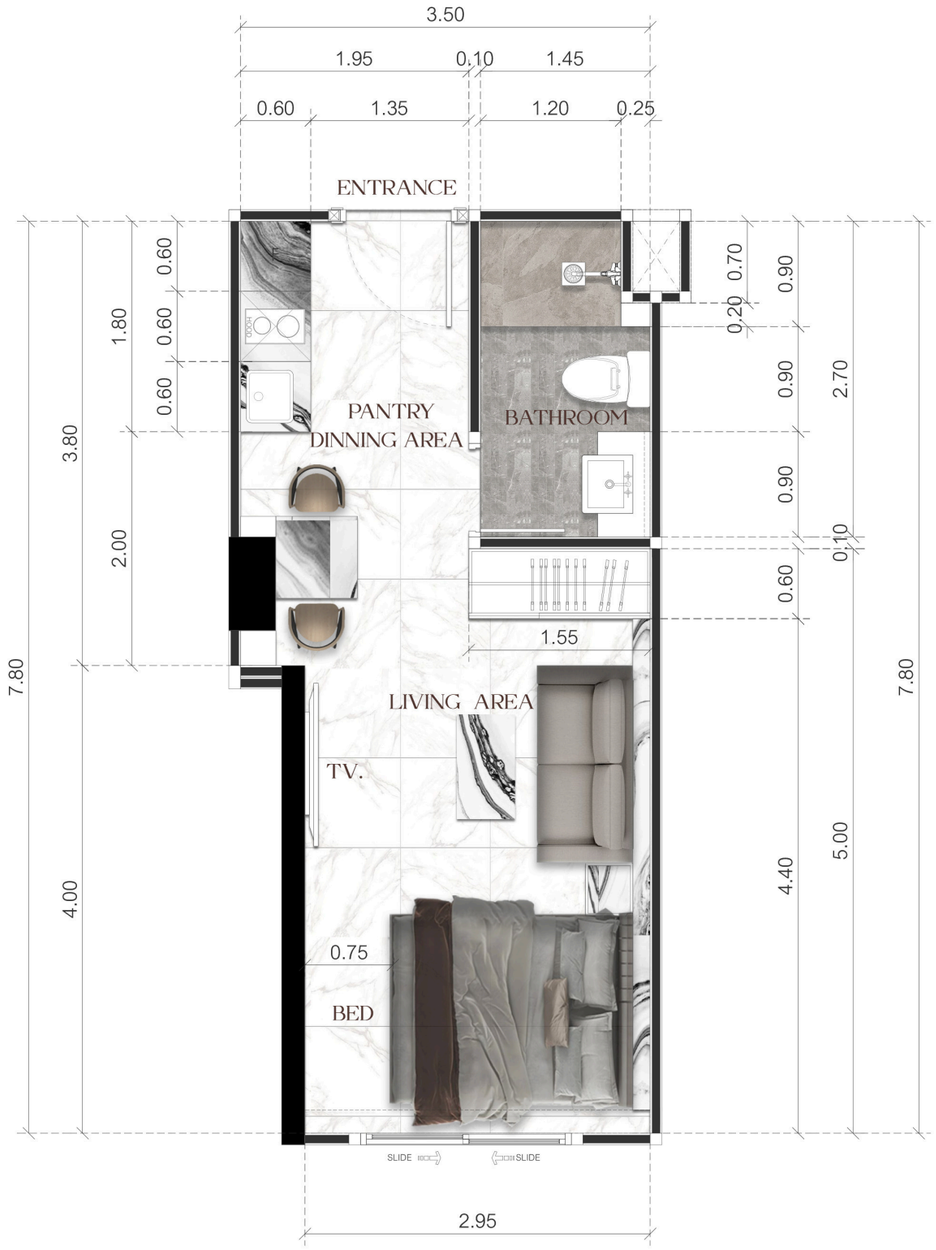
Every detail is crafted to enhance your lifestyle and Your Future

בס"ד

DETAIL ROOMS



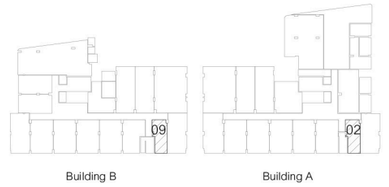




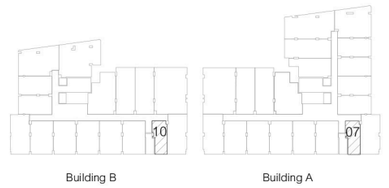
AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
STUDIO 1
25.65,25.60 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	25.65 sq.m.		
1st	02		1
2nd	07		1
3rd	07		1
4th	07		1
5th	07		1
6th	07		1
7th	07		1
8th	07		1
Total			8

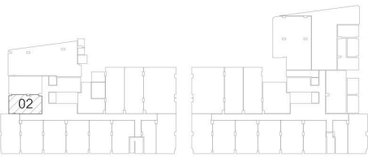
BUILDING B

Floor	Number Room		Total/Unit
	25.60 sq.m.		
1st	09		1
2nd	10		1
3rd	10		1
4th	10		1
5th	10		1
6th	10		1
7th	10		1
8th	10		1
Total			8

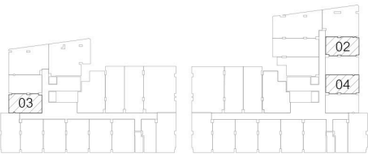
TOTAL BUILDING A+B	16



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room					Total/Unit
	34.65 sq.m.	34.85 sq.m.				
1st	-	-				0
2nd	02	04				2
3rd	02	04				2
4th	02	04				2
5th	02	04				2
6th	02	04				2
7th	02	04				2
8th	02	04				2
Total						14

BUILDING B

Floor	Number Room					Total/Unit
	35.20 sq.m.					
1st	02					1
2nd	03					1
3rd	03					1
4th	03					1
5th	03					1
6th	03					1
7th	03					1
8th	03					1
Total						8

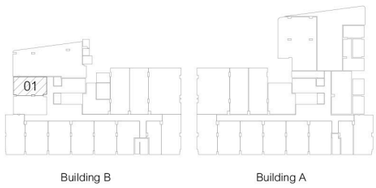
TOTAL BUILDING A+B	22

AVENUE BOUTIQUE CONDOMINIUM

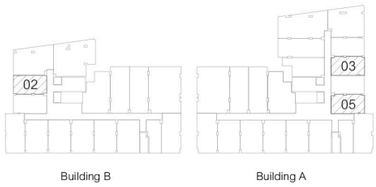
DETAIL ROOM
1 BEDROOM 1A
34.65 , 34.85 , 35.20 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room						Total/Unit
	34.85 sq.m.	35.20 sq.m.					
1st	-	-					0
2nd	03	05					2
3rd	03	05					2
4th	03	05					2
5th	03	05					2
6th	03	05					2
7th	03	05					2
8th	03	05					2
Total							14

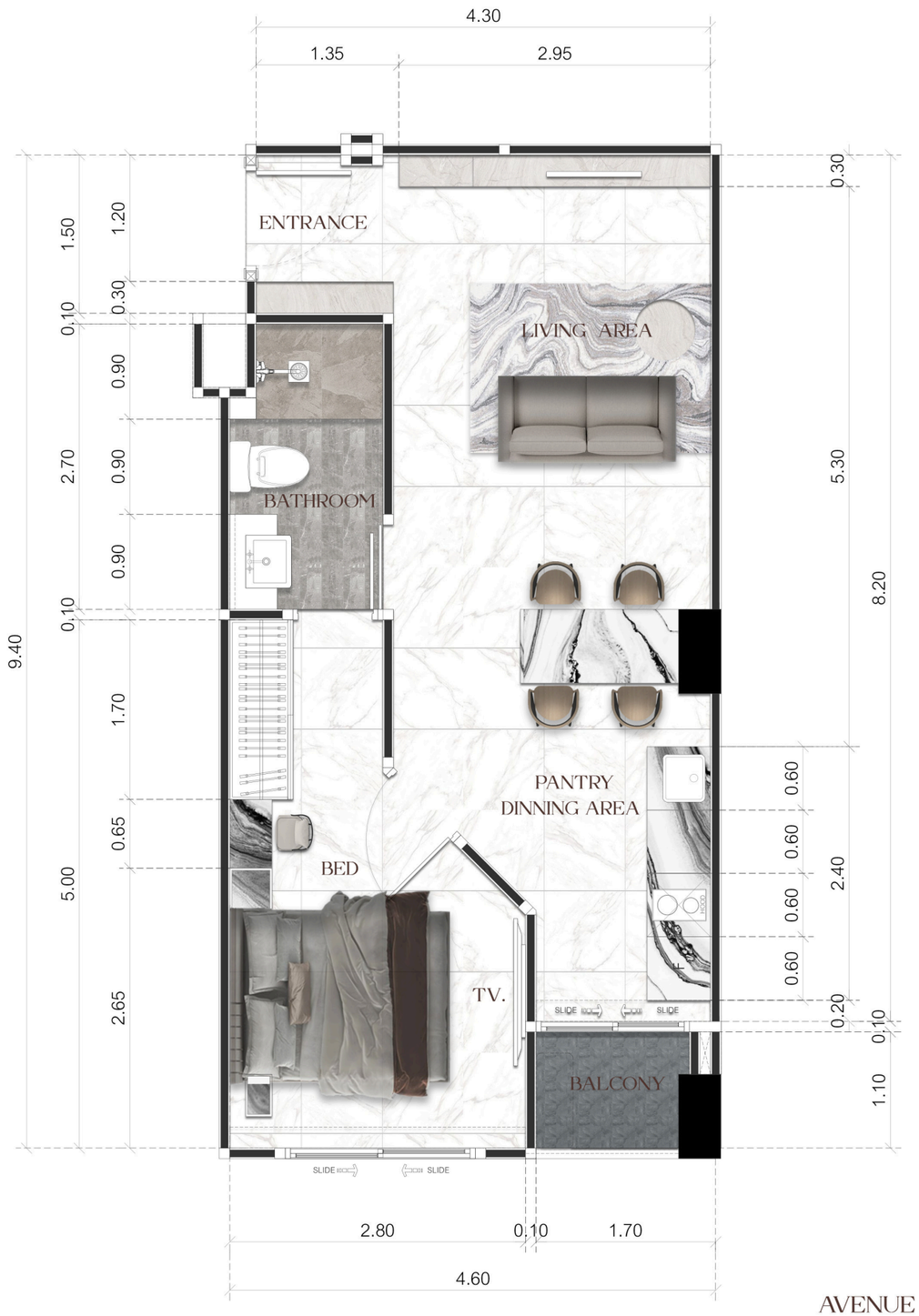
BUILDING B

Floor	Number Room						Total/Unit
	34.55 sq.m.	34.95 sq.m.					
1st	01	-					1
2nd	-	02					1
3rd	-	02					1
4th	-	02					1
5th	-	02					1
6th	-	02					1
7th	-	02					1
8th	-	02					1
Total							8

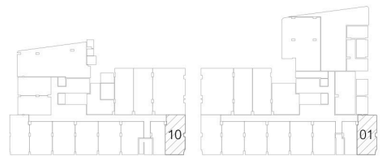
TOTAL BUILDING A+B	22

AVENUE BOUTIQUE CONDOMINIUM

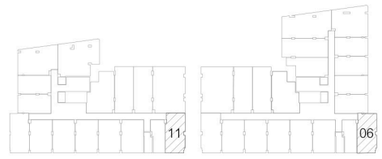
DETAIL ROOM
1 BEDROOM 1B
34.55 , 34.85 , 34.95 , 35.20 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	41.70 sq.m.	
1st	01	1
2nd	06	1
3rd	06	1
4th	06	1
5th	06	1
6th	06	1
7th	06	1
8th	06	1
Total		8

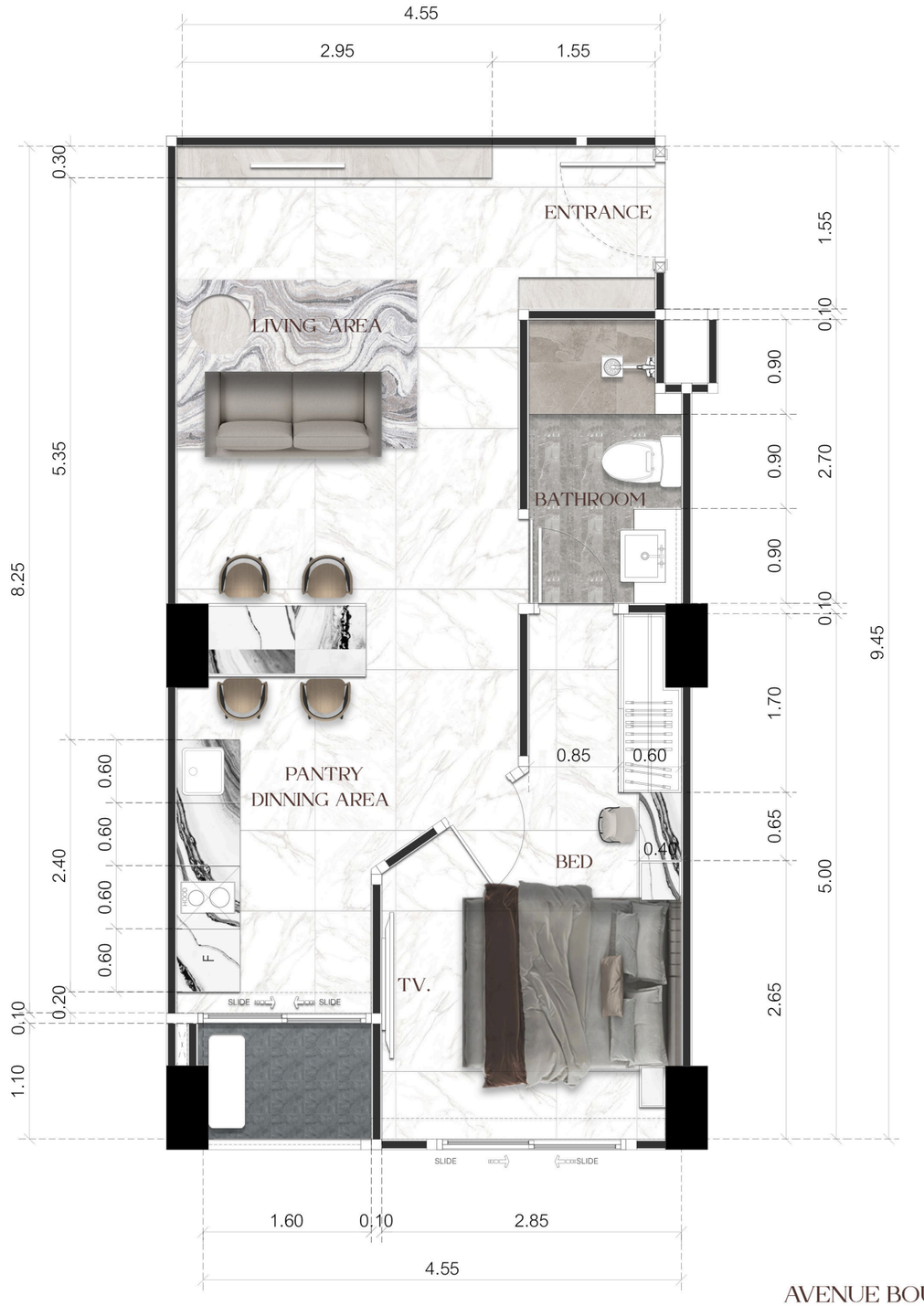
BUILDING B

Floor	Number Room	Total/Unit
	43.05 sq.m.	
1st	10	1
2nd	11	1
3rd	11	1
4th	11	1
5th	11	1
6th	11	1
7th	11	1
8th	11	1
Total		8

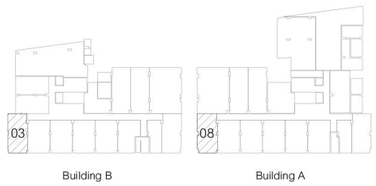
TOTAL BUILDING A+B	16

AVENUE BOUTIQUE CONDOMINIUM

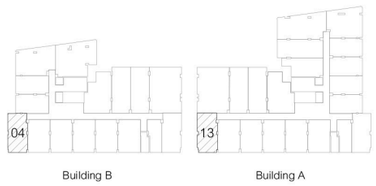
DETAIL ROOM
1 BEDROOM 2A
41.70 , 43.05 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	44.15 sq.m.	
1st	08	1
2nd	13	1
3rd	13	1
4th	13	1
5th	13	1
6th	13	1
7th	13	1
8th	13	1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
	41.90 sq.m.	
1st	03	1
2nd	04	1
3rd	04	1
4th	04	1
5th	04	1
6th	04	1
7th	04	1
8th	04	1
Total		8

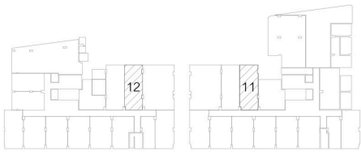
TOTAL BUILDING A+B	16

AVENUE BOUTIQUE CONDOMINIUM

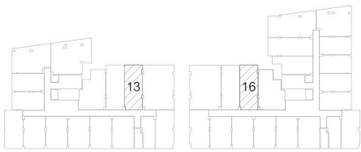
DETAIL ROOM
1 BEDROOM 2B
44.15 , 41.90 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room			Total/Unit
	49.30 sq.m.	49.65 sq.m.		
1st	11	-		1
2nd	-	16		1
3rd	-	16		1
4th	-	16		1
5th	-	16		1
6th	-	16		1
7th	-	16		1
8th	-	16		1
Total				8

BUILDING B

Floor	Number Room	Total/Unit
	49.75 sq.m.	
1st	12	1
2nd	13	1
3rd	13	1
4th	13	1
5th	13	1
6th	13	1
7th	13	1
8th	13	1
Total		8

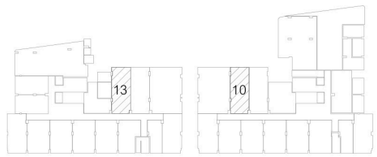
TOTAL BUILDING A+B	16

AVENUE BOUTIQUE CONDOMINIUM

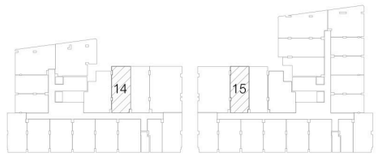
DETAIL ROOM
1 BEDROOM 3A
49.30 , 49.65 , 49.75 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	49.75 sq.m.	
1st	10	1
2nd	15	1
3rd	15	1
4th	15	1
5th	15	1
6th	15	1
7th	15	1
8th	15	1
Total		8

BUILDING B

Floor	Number Room		Total/Unit
	49.30 sq.m.	49.65 sq.m.	
1st	13	-	1
2nd	-	14	1
3rd	-	14	1
4th	-	14	1
5th	-	14	1
6th	-	14	1
7th	-	14	1
8th	-	14	1
Total			8

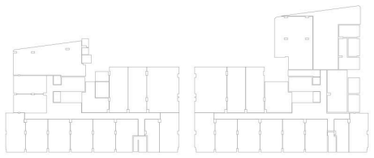
TOTAL BUILDING A+B	16

AVENUE BOUTIQUE CONDOMINIUM

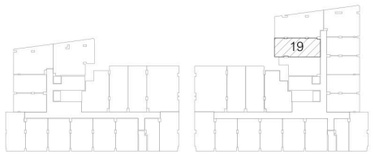
DETAIL ROOM
1 BEDROOM 3B
49.75 , 49.30 , 49.65 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	48.65 sq.m.	
1st	-	0
2nd	19	1
3rd	19	1
4th	19	1
5th	19	1
6th	19	1
7th	19	1
8th	19	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

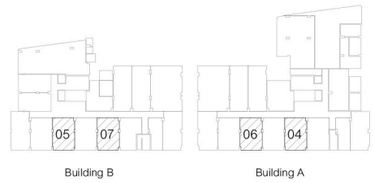
TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

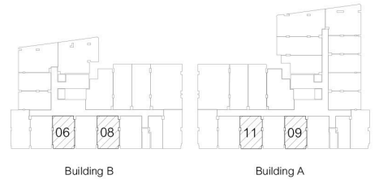
DETAIL ROOM
1 BEDROOM 3C
48.65 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room					Total/Unit
	41.75 sq.m.	41.75 sq.m.				
1st	04	06				2
2nd	09	11				2
3rd	09	11				2
4th	09	11				2
5th	09	11				2
6th	09	11				2
7th	09	11				2
8th	09	11				2
Total						16

BUILDING B

Floor	Number Room					Total/Unit
	41.75 sq.m.	41.75 sq.m.				
1st	05	07				2
2nd	06	08				2
3rd	06	08				2
4th	06	08				2
5th	06	08				2
6th	06	08				2
7th	06	08				2
8th	06	08				2
Total						16

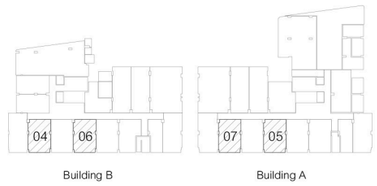
TOTAL BUILDING A+B	32

AVENUE BOUTIQUE CONDOMINIUM

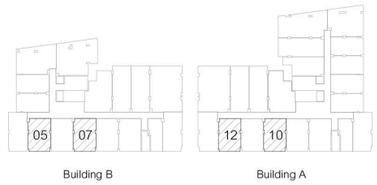
DETAIL ROOM
1 BEDROOM 4A
41.75 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room					Total/Unit
	41.75 sq.m.	41.75 sq.m.				
1st	05	07				2
2nd	10	12				2
3rd	10	12				2
4th	10	12				2
5th	10	12				2
6th	10	12				2
7th	10	12				2
8th	10	12				2
Total						16

BUILDING B

Floor	Number Room					Total/Unit
	41.75 sq.m.	41.75 sq.m.				
1st	04	06				2
2nd	05	07				2
3rd	05	07				2
4th	05	07				2
5th	05	07				2
6th	05	07				2
7th	05	07				2
8th	05	07				2
Total						16

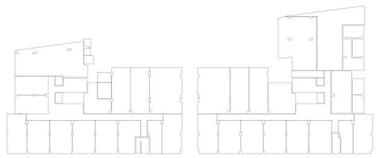
TOTAL BUILDING A+B	32

AVENUE BOUTIQUE CONDOMINIUM

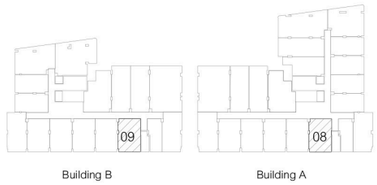
DETAIL ROOM
1 BEDROOM 4B
41.75 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	41.15 sq.m.		
1st	-		0
2nd	08		1
3rd	08		1
4th	08		1
5th	08		1
6th	08		1
7th	08		1
8th	08		1
Total			7

BUILDING B

Floor	Number Room		Total/Unit
	41.15 sq.m.		
1st	-		0
2nd	09		1
3rd	09		1
4th	09		1
5th	09		1
6th	09		1
7th	09		1
8th	09		1
Total			7

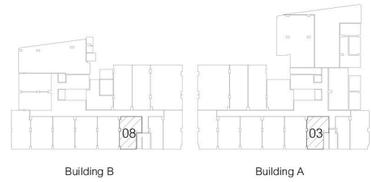
TOTAL BUILDING A+B	14

AVENUE BOUTIQUE CONDOMINIUM

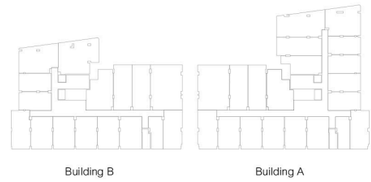
DETAIL ROOM
1 BEDROOM 5
41.15 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	36.70 sq.m.		
1st	03		1
2nd	-		0
3rd	-		0
4th	-		0
5th	-		0
6th	-		0
7th	-		0
8th	-		0
Total			0

BUILDING B

Floor	Number Room		Total/Unit
	36.70 sq.m.		
1st	08		1
2nd	-		0
3rd	-		0
4th	-		0
5th	-		0
6th	-		0
7th	-		0
8th	-		0
Total			1

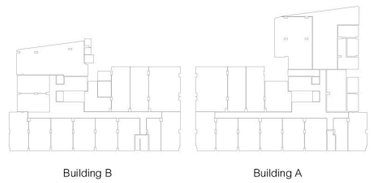
TOTAL BUILDING A+B	2

AVENUE BOUTIQUE CONDOMINIUM

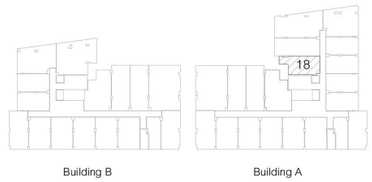
DETAIL ROOM
1 BEDROOM 6
36.70 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	38.60 sq.m.	
1st	-	0
2nd	18	1
3rd	18	1
4th	18	1
5th	18	1
6th	18	1
7th	18	1
8th	18	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

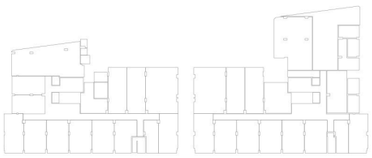
TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

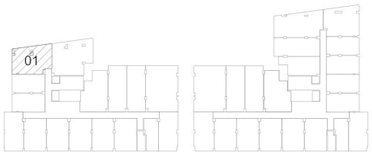
DETAIL ROOM
1 BEDROOM 7
38.60 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
	56.90 sq.m.	
1st	-	0
2nd	01	1
3rd	01	1
4th	01	1
5th	01	1
6th	01	1
7th	01	1
8th	01	1
Total		7

TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 8
56.90 SQ.M.

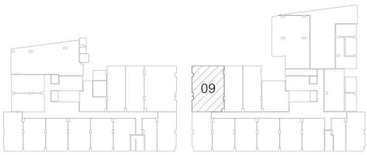
בס"ד



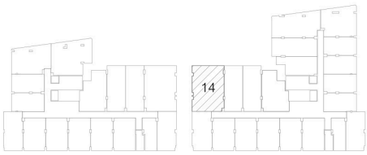
AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
2 BEDROOM 1A
84.50 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	84.50 sq.m.	
1st	09	1
2nd	14	1
3rd	14	1
4th	14	1
5th	14	1
6th	14	1
7th	14	1
8th	14	1
Total		8

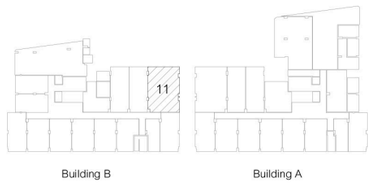
BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

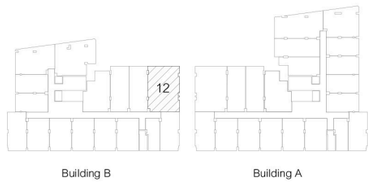
TOTAL BUILDING A+B	8



KEY PLAN



1st floor Plan



2nd-8th floor Plan

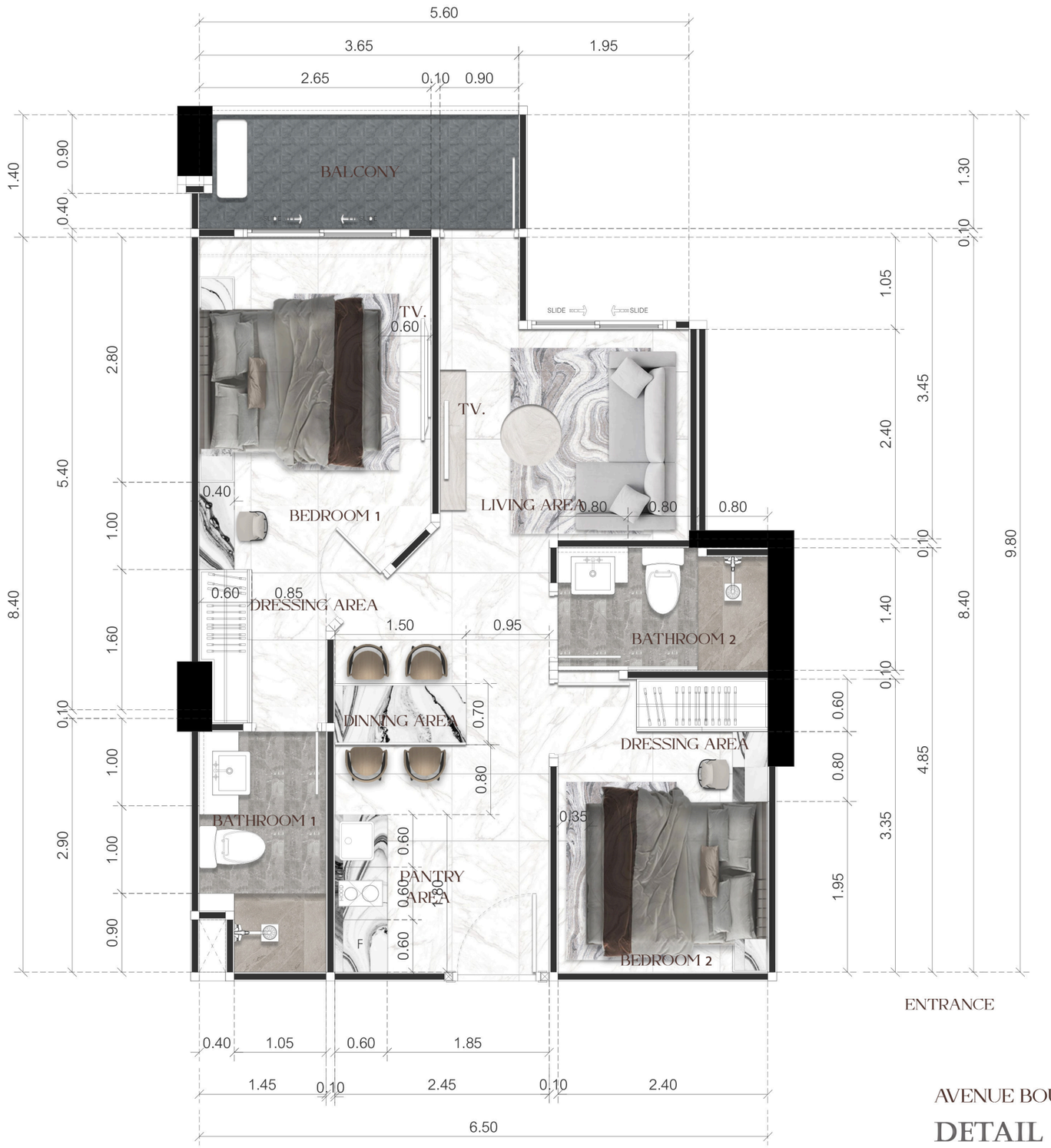
BUILDING A		
Floor	Number Room	Total/Unit
1st		1
2nd		1
3rd		1
4th		1
5th		1
6th		1
7th		1
8th		1
Total		8

BUILDING B		
Floor	Number Room	Total/Unit
	84.50 sq.m.	
1st	11	0
2nd	12	0
3rd	12	0
4th	12	0
5th	12	0
6th	12	0
7th	12	0
8th	12	0
Total		0

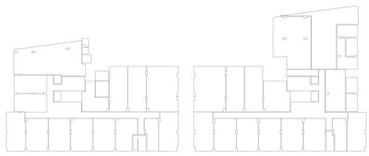
TOTAL BUILDING A+B	8

AVENUE BOUTIQUE CONDOMINIUM

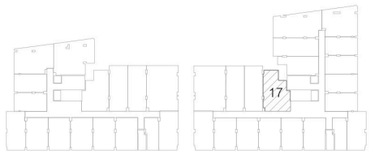
DETAIL ROOM
2 BEDROOM 1B
84.50 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	17	1
3rd	17	1
4th	17	1
5th	17	1
6th	17	1
7th	17	1
8th	17	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

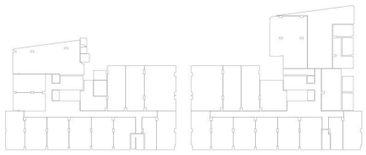
TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

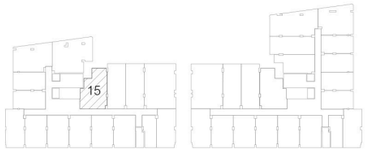
DETAIL ROOM
2 BEDROOM 2A
55.15 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	15	1
3rd	15	1
4th	15	1
5th	15	1
6th	15	1
7th	15	1
8th	15	1
Total		7

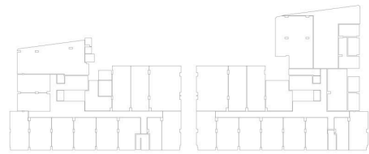
TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

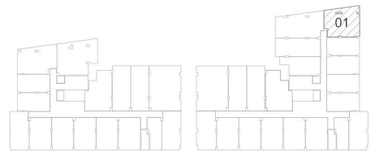
DETAIL ROOM
2 BEDROOM 2B
55.15 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	84.50 sq.m.	
1st	-	0
2nd	01	1
3rd	01	1
4th	01	1
5th	01	1
6th	01	1
7th	01	1
8th	01	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

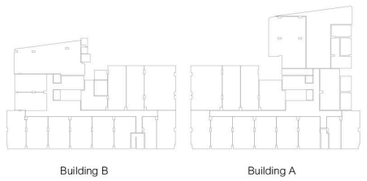
TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

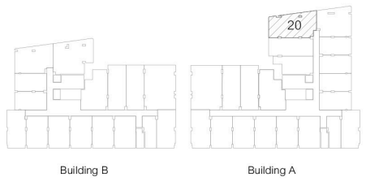
DETAIL ROOM
2 BEDROOM 3
57.90 SQ.M.



KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	20	1
3rd	20	1
4th	20	1
5th	20	1
6th	20	1
7th	20	1
8th	20	1
Total		7

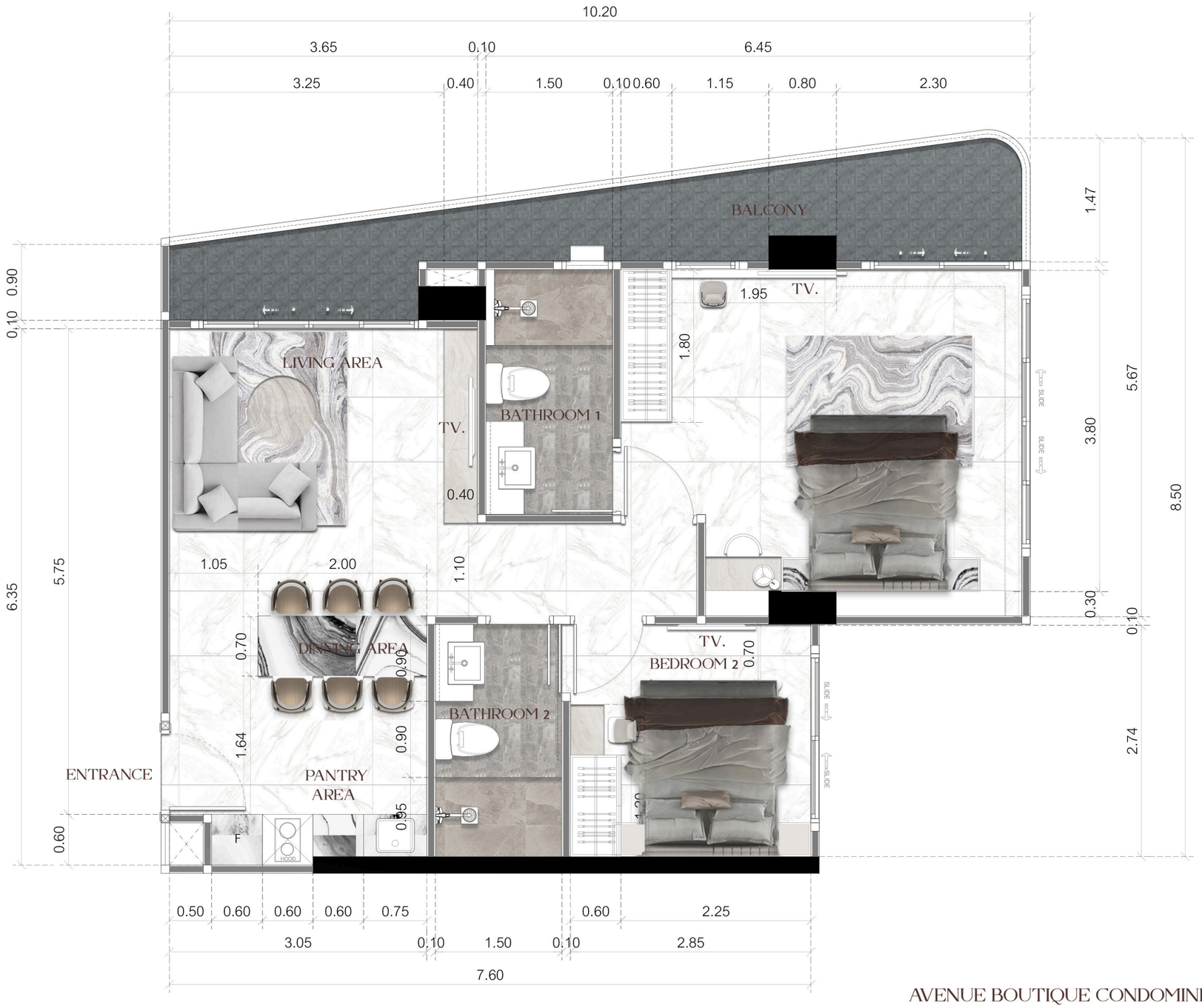
BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7

AVENUE BOUTIQUE CONDOMINIUM

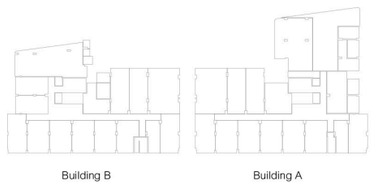
DETAIL ROOM
2 BEDROOM 4
66.75 SQ.M.



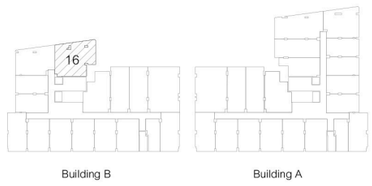
AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
2 BEDROOM 5
71.55 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

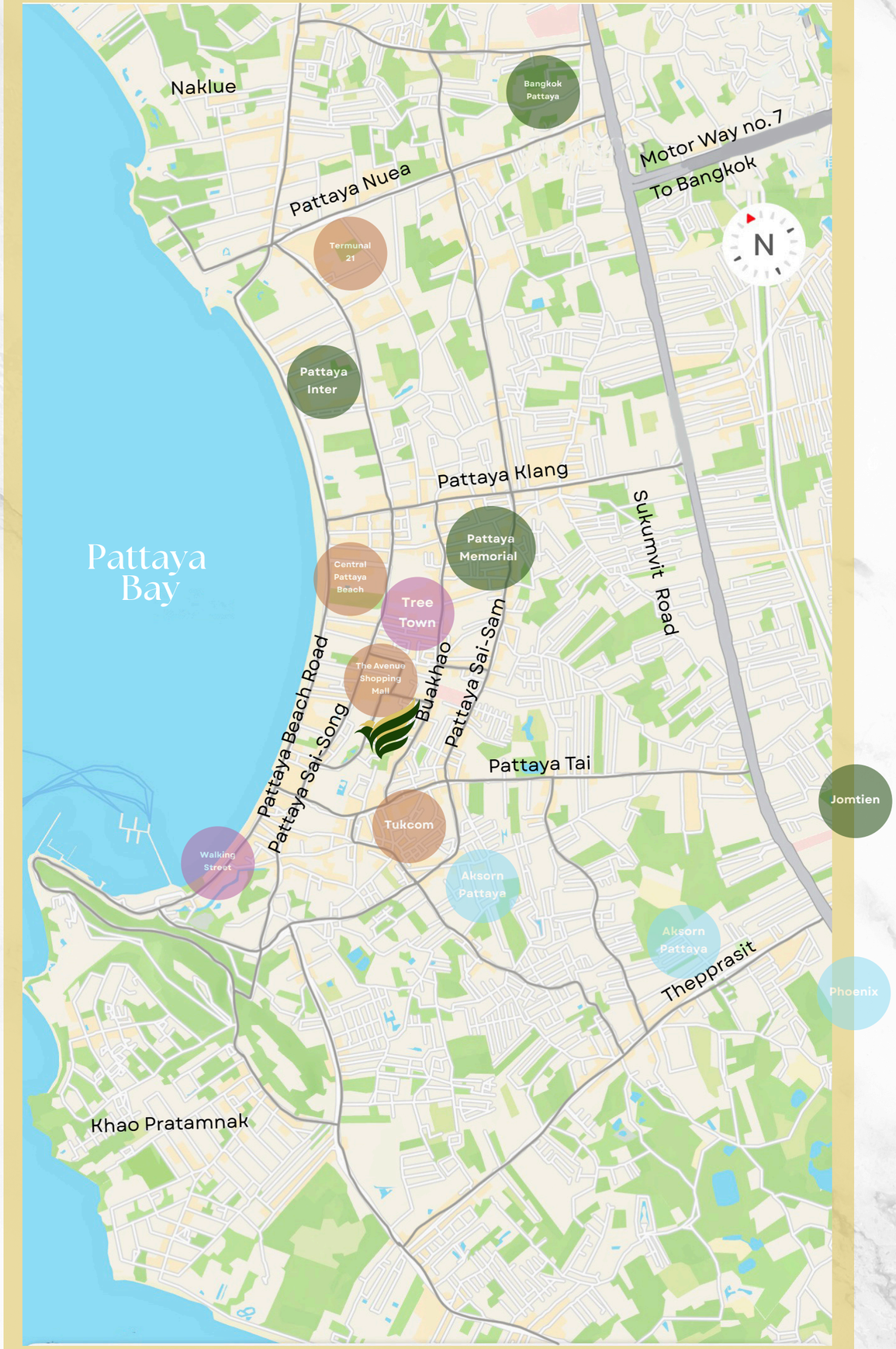
BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	16	1
3rd	16	1
4th	16	1
5th	16	1
6th	16	1
7th	16	1
8th	16	1
Total		7

TOTAL BUILDING A+B	7



EXCELLENT LOCATION

Connect to ..

multiple routes

Entertainment Venue

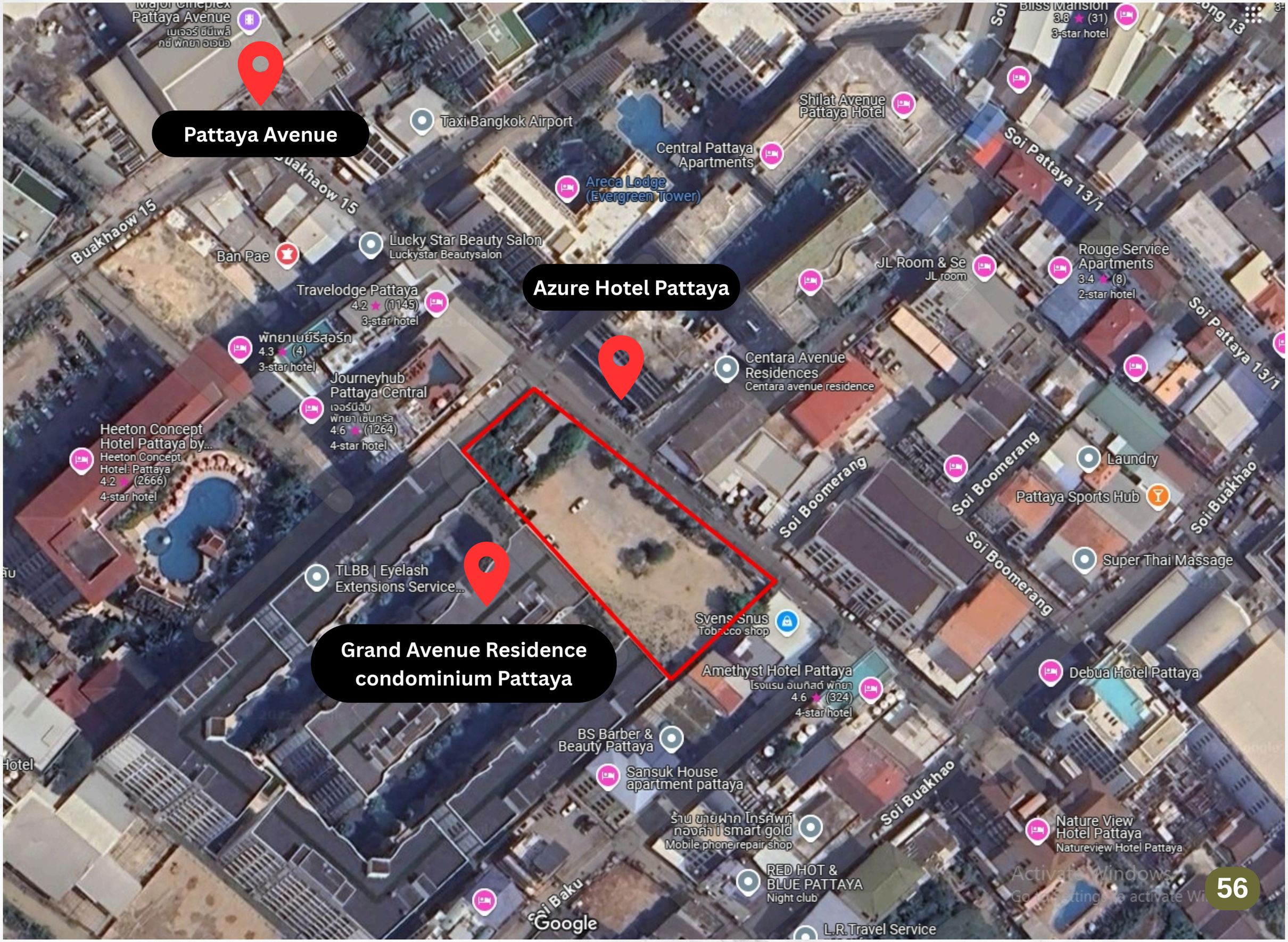
Hospital

Shopping Mall

School

FIND YOUR DREAM HOME

Avenue Boutiqu 55


Pattaya Avenue
Azure Hotel Pattaya
Grand Avenue Residence condominium Pattaya
Taxi Bangkok Airport
Shilat Avenue Pattaya Hotel
Central Pattaya Apartments
Areca Lodge (Evergreen Tower)
Lucky Star Beauty Salon
Luckystar Beautysalon
Ban Pae
Travelodge Pattaya
4.2 (1145)
3-star hotel
พัทยาเบย์รีสอร์ท
4.3 (4)
3-star hotel
Journeyhub Pattaya Central
4.6 (1264)
4-star hotel
Heeton Concept Hotel Pattaya by...
Heeton Concept Hotel: Pattaya
4.2 (2666)
4-star hotel
TLBB | Eyelash Extensions Service...
Centara Avenue Residences
Centara avenue residence
JL Room & Se
JL room
Rouge Service Apartments
3.4 (8)
2-star hotel
Bliss Mansion
3.8 (31)
3-star hotel
Soi Pattaya 13/1
Soi Buakhaow 15
Soi Boomerang
Soi Buakhao
Laundry
Pattaya Sports Hub
Super Thai Massage
Svens Snus
Tobacco shop
Amethyst Hotel Pattaya
4.6 (324)
4-star hotel
BS Barber & Beauty Pattaya
Sansuk House apartment pattaya
Debua Hotel Pattaya
Nature View Hotel Pattaya
Natureview Hotel Pattaya
RED HOT & BLUE PATTAYA
Night club
L.R.Travel Service
Google


RECEPTION