

THE QUESTION

WHAT DO TODAY'S BUYERS REALLY WANT FROM A HOME?

A beautiful room and a sea view are expected.
The decision now turns on quality of life.



ENERGY

BALANCE

PEACE OF MIND



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A CHANGING MARKET

PATTAYA IS EVOLVING. SO ARE ITS BUYERS.

Pattaya increasingly serves buyers who want to stay longer, return often, or plan the next chapter of life by the sea.

THE MARKET GAP

Few residences combine coastal living, daily wellness and healthcare support in one clear proposition.

LONG-STAY LIVING

A practical home base for extended stays

SECOND HOMES

A coastal escape within reach

ACTIVE AGEING

Everyday support for a healthier life

INTERNATIONAL LIFESTYLE

A familiar standard for global buyers





LUCEAN BAY

JOMTIEN PATTAYA

PROJECT

Lucean Bay Jomtien Pattaya

DEVELOPER

Lunique Real Estate Co., Ltd.

PROJECT DETAIL

1 BUILDING

- High-Rise Residential Condominium
- 60 Storeys
- 588 Residential Units
- Total Land Area: 3-3-88
- Freehold Residential Condominium

UNIT TYPES

- 1 Bedroom: 29.64 – 37.04 sq.m.
- 1 Bedroom Suite: 41.03 – 42.90 sq.m.
- 2 Bedrooms: 77.30 – 79.85 sq.m.
- 2 Bedroom Suite: 90.56 sq.m.
- Penthouse: 121.42 – 130.10 sq.m.

DESIGN CONSULTANTS

- Architect: TANDEM ARCHITECTS (2001) CO.,LTD.
- Interior Designer: ECHO BKK CO.,LTD.
- Landscape Consultant: 1819 CO.,LTD.

LOCATION

JOMTIEN SECOND ROAD

Nong Prue Subdistrict, Bang Lamung District,
Chonburi

COMMON FEE

70 Baht / sq.m. / month

SINKING FUND

700 Baht / sq.m. / one-time payment

PARKING

Approx. 32.48% (excluding tandem parking)



MORE LIFE.
EVERY DAY.

A clear promise expressed through the design, services and daily experience of the residence.

MORE ENERGY

MORE BALANCE

MORE CONNECTION

MORE PEACE OF MIND



THE SALES STORY

SIX REASONS TO BELIEVE.

01

Pattaya's first luxury wellness
residence

02

Approx. 200 metres from Jomtien
Beach

03

Wellness integrated into daily life

04

Healthcare support with Bangkok
Hospital Pattaya

05

Pet-friendly community

06

Move-in-ready residences



BANGKOK HOSPITAL PATTAYA

HEALTH SUPPORT BUILT INTO THE RESIDENT EXPERIENCE.

Eligible Lucean Bay buyers receive a named Partnership Privilege Program for services at Bangkok Hospital Pattaya.

5 YEARS

Privilege period from account activation

WELCOME SET

Benefit card and access guide

4 PER YEAR

Joint health and marketing activities

PRODUCT TRAINING

Hospital training for the project team

The collaboration provides defined health privileges. It does not represent hospital endorsement of the development.



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PRACTICAL SUPPORT WHEN RESIDENTS NEED IT.

15%

INPATIENT ROOM

Excluding intensive care rooms

15%

MEDICATION

Excluding special medicines, vitamins and vaccines

10%

DENTAL TREATMENT

Scaling, fillings and extraction

10%

LABORATORY TESTS

Hospital conditions apply

10%

DIAGNOSTIC IMAGING

Diagnostic radiology, radiotherapy and medical imaging

AMBULANCE

PROJECT TO HOSPITAL

Ambulance vehicle charge waived for the defined route



WHO WILL BUY

ONE PROJECT. MULTIPLE BUYER STORIES.

LIFESTYLE BUYER

A home by the sea with a richer daily experience

ACTIVE AGEING

Support, accessibility and peace of mind

INVESTOR

A distinctive proposition in a competitive market

WELLNESS-CONSCIOUS BUYER

Spaces that make movement and recovery easier

FAMILY + PET OWNER

A community designed for every family member

INTERNATIONAL BUYER

A second home or long-stay base in Pattaya



INTERIOR STORY

WHERE LIGHT MEETS THE SEA.

Warm neutral tones, natural textures and refined details create a calm setting for everyday life.

Designed for comfort, openness and a reassuring sense of calm.



A PRIVATE PERSPECTIVE ON THE SEA

Natural light and expansive windows connect each home to the coastal horizon.



THE PALETTE OF COASTAL CALM

สีและวัสดุที่ถ่ายทอดความสงบของชายฝั่ง

SAND BEIGE & WARM IVORY

พื้นทรายและแสงแดด สร้างความอบอุ่นและ

CREAM NATURAL STONE

ความสง่างามเหนือกาลเวลา

มั่นคงและหรูหราอย่างสุขุม

WARM TIMBER

ความเป็นธรรมชาติและความรู้สึกอบอุ่น

BRONZE & CHAMPAGNE GOLD

แสงสีทองของพระอาทิตย์

ริมทะเล เพิ่มความหรูหรา

อย่างนุ่มนวล

GREEN STONE

ธรรมชาติ การฟื้นฟู และ

พลังชีวิต หัวใจของ

Wellness Living

TRANSLUCENT GLASS

น้ำ ความเบา และการไหลเวียน

CURVED FORMS

ความอ่อนโยนและความสบาย



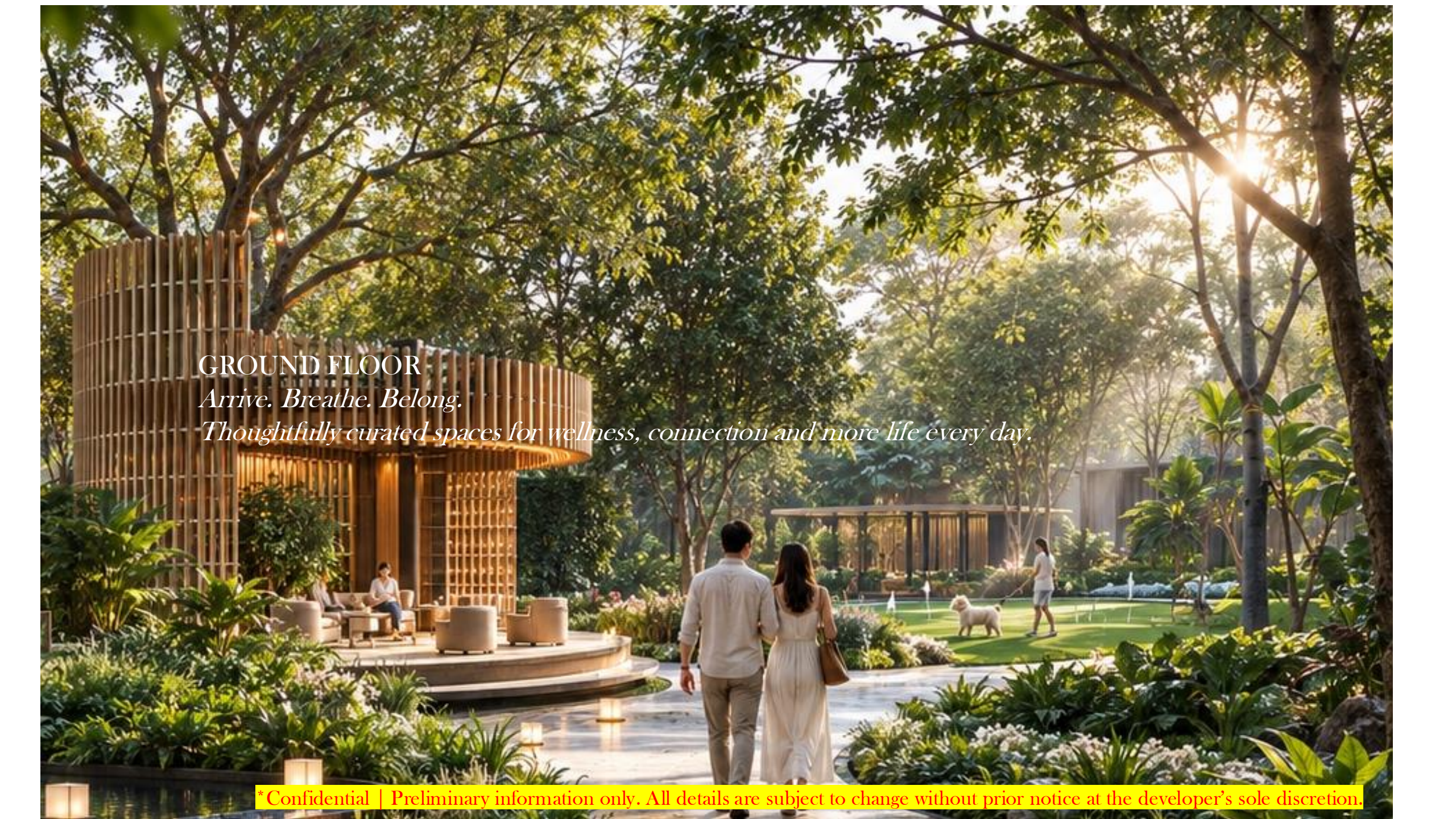
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FOUR LEVELS OF LIVING

FROM ARRIVAL
TO THE SKY.

01	GROUND FLOOR Arrive. Breathe. Belong. Nature, consultation and welcoming social spaces
05	FIFTH FLOOR + MEZZANINE Move. Recharge. Connect. Fitness, mindful movement, pools and recovery
50	FIFTIETH FLOOR Connect. Celebrate. Unwind. Sky lounge, dining, leisure and panoramic pools
RT	THE UPPER TERRACE Breathe. Gather. Unwind. Gardens, mindful movement and quiet sky moments



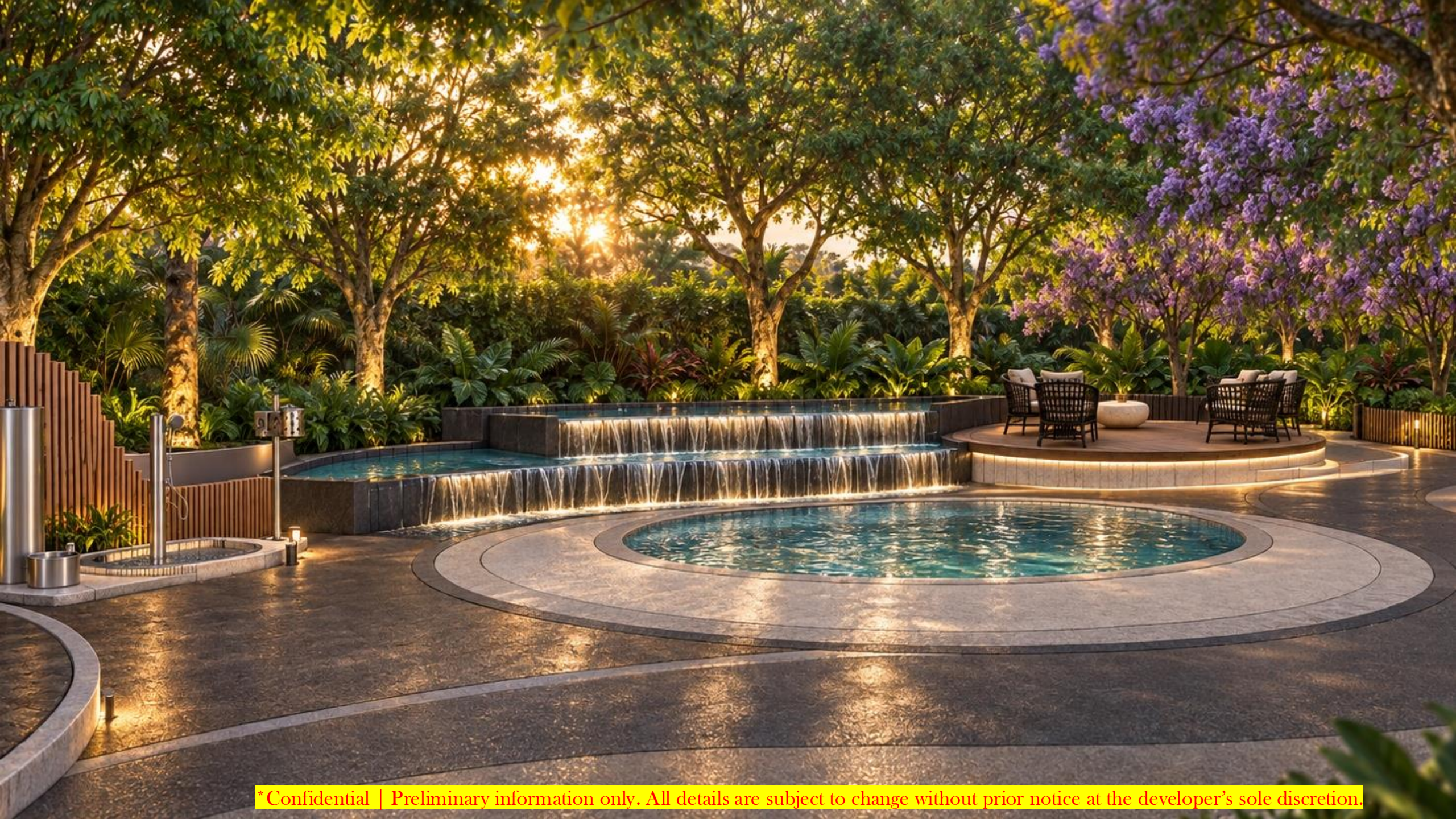
A lush garden scene with a modern wooden building, a couple walking, and people playing golf. The scene is set in a large, open garden with many trees and greenery. In the foreground, a man and a woman are walking away from the camera on a paved path. To the left, there is a modern building with a curved, slatted wooden facade. A person is sitting on a bench in front of the building. In the background, a person is walking a dog on a green lawn, and another person is playing golf. The sun is shining through the trees, creating a warm, golden light.

GROUND FLOOR

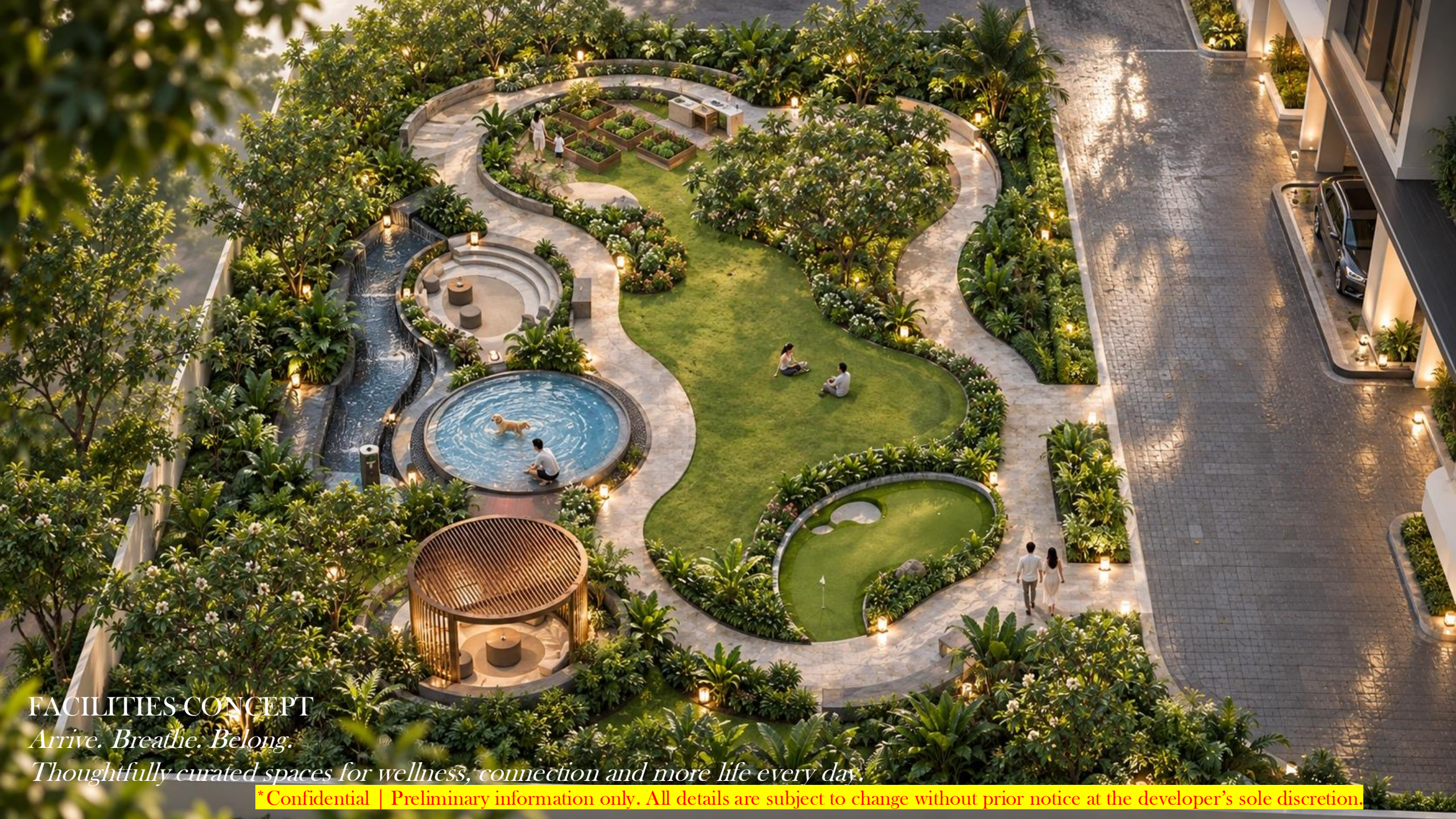
Arrive. Breathe. Belong.

Thoughtfully curated spaces for wellness, connection and more life every day.

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FACILITIES CONCEPT

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1st FLOOR WATER FEATURE



1st FLOOR PARK



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1st FLOOR PARK

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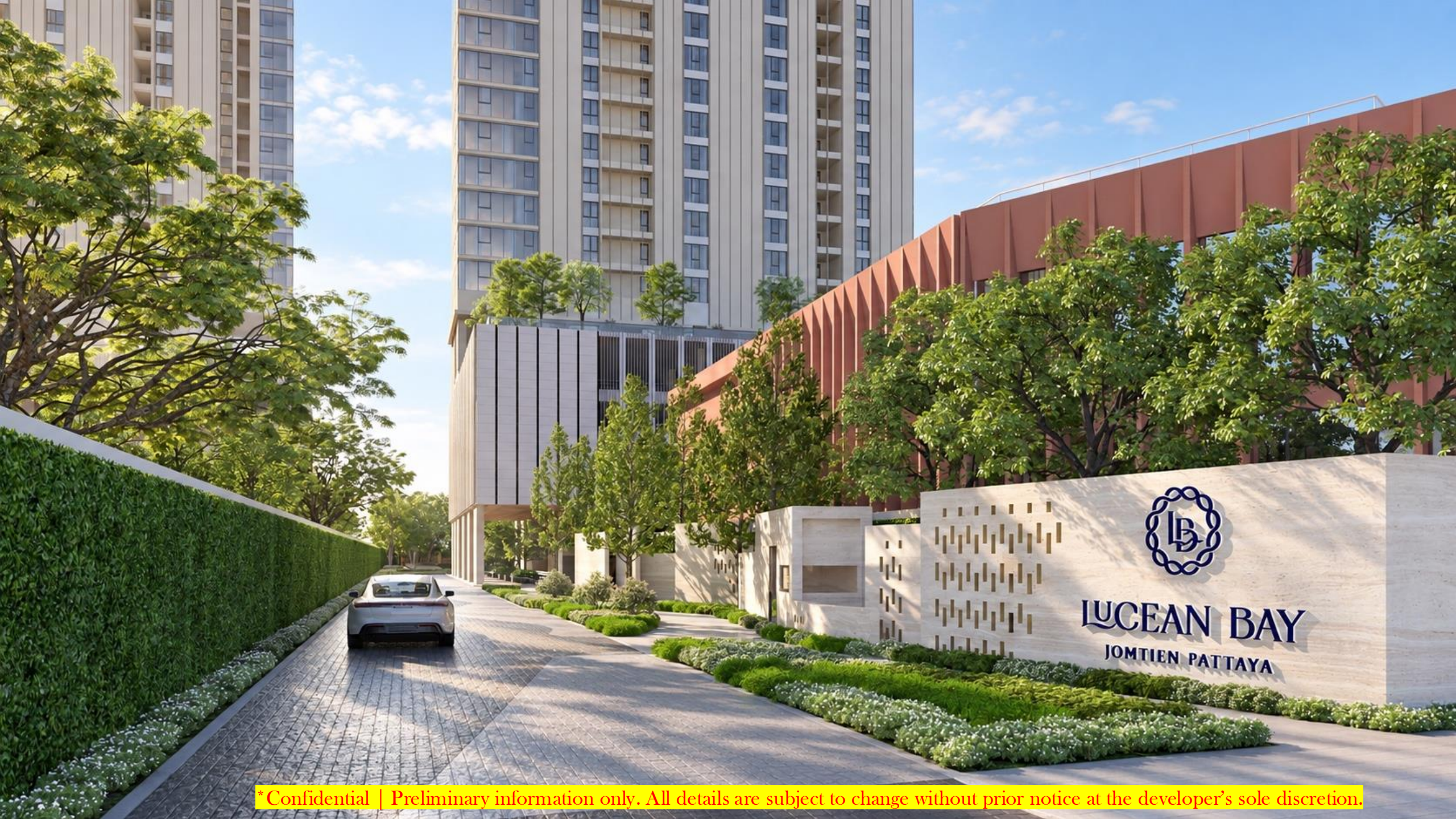
1st FLOOR PARK



1st FLOOR PARK



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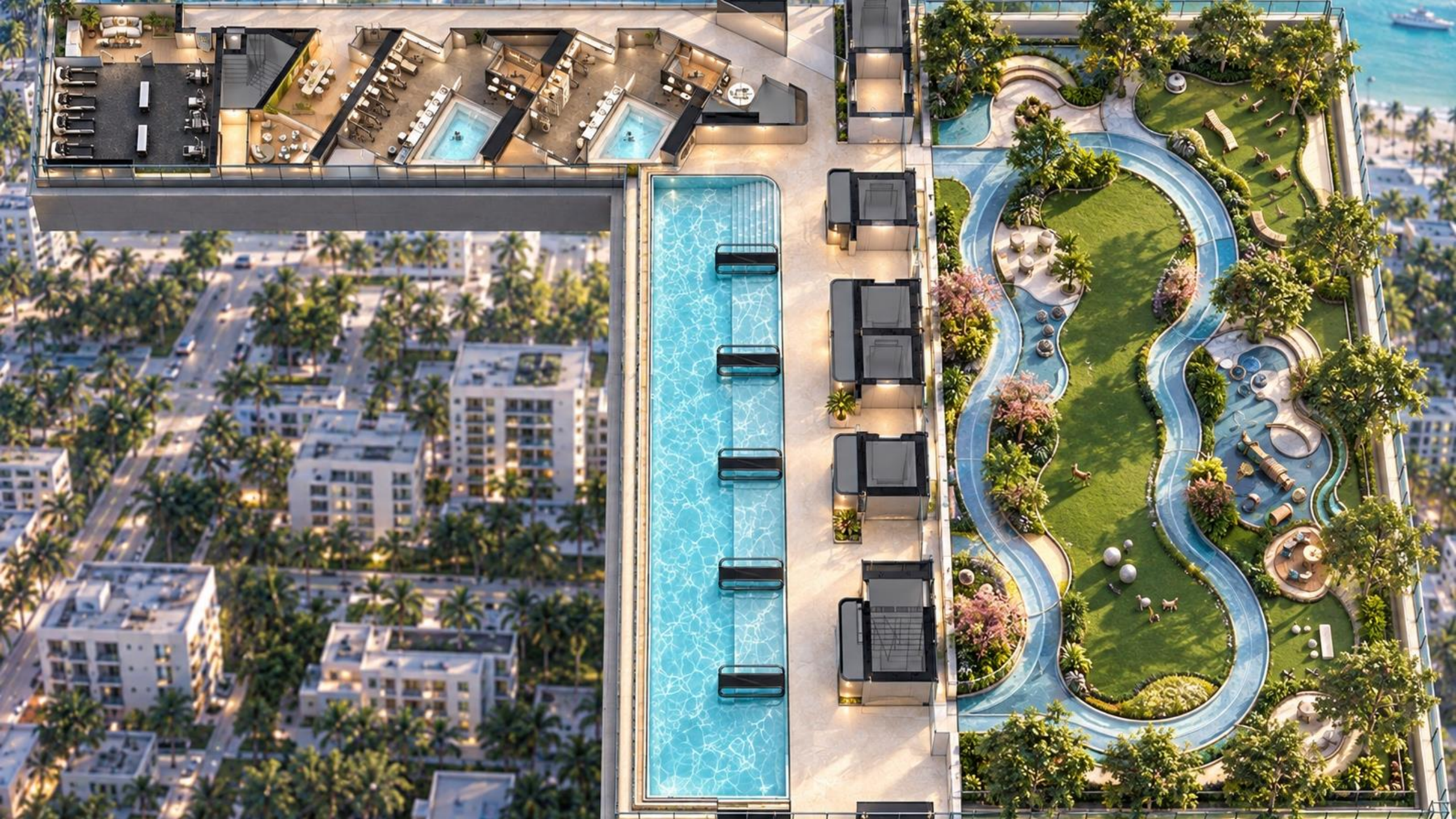
FIFTH FLOOR + MEZZANINE

Move. Recharge. Connect.

*Fitness, mindful movement, pools and recovery —
all framed by the calming horizon of Jomtien.*



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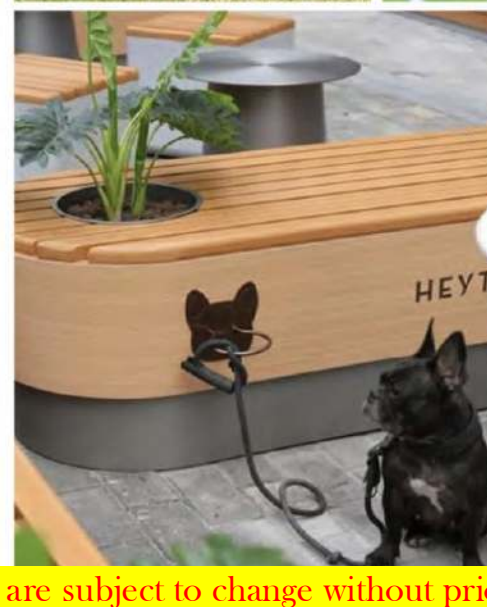
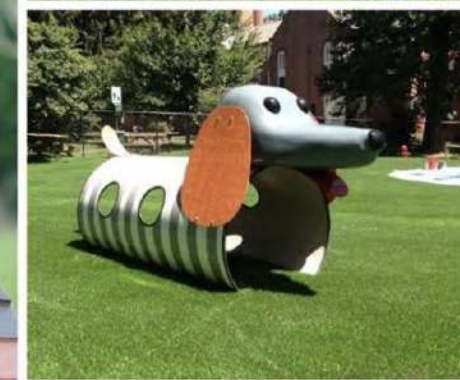


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5th FLOOR GARDEN



5th FLOOR GARDEN



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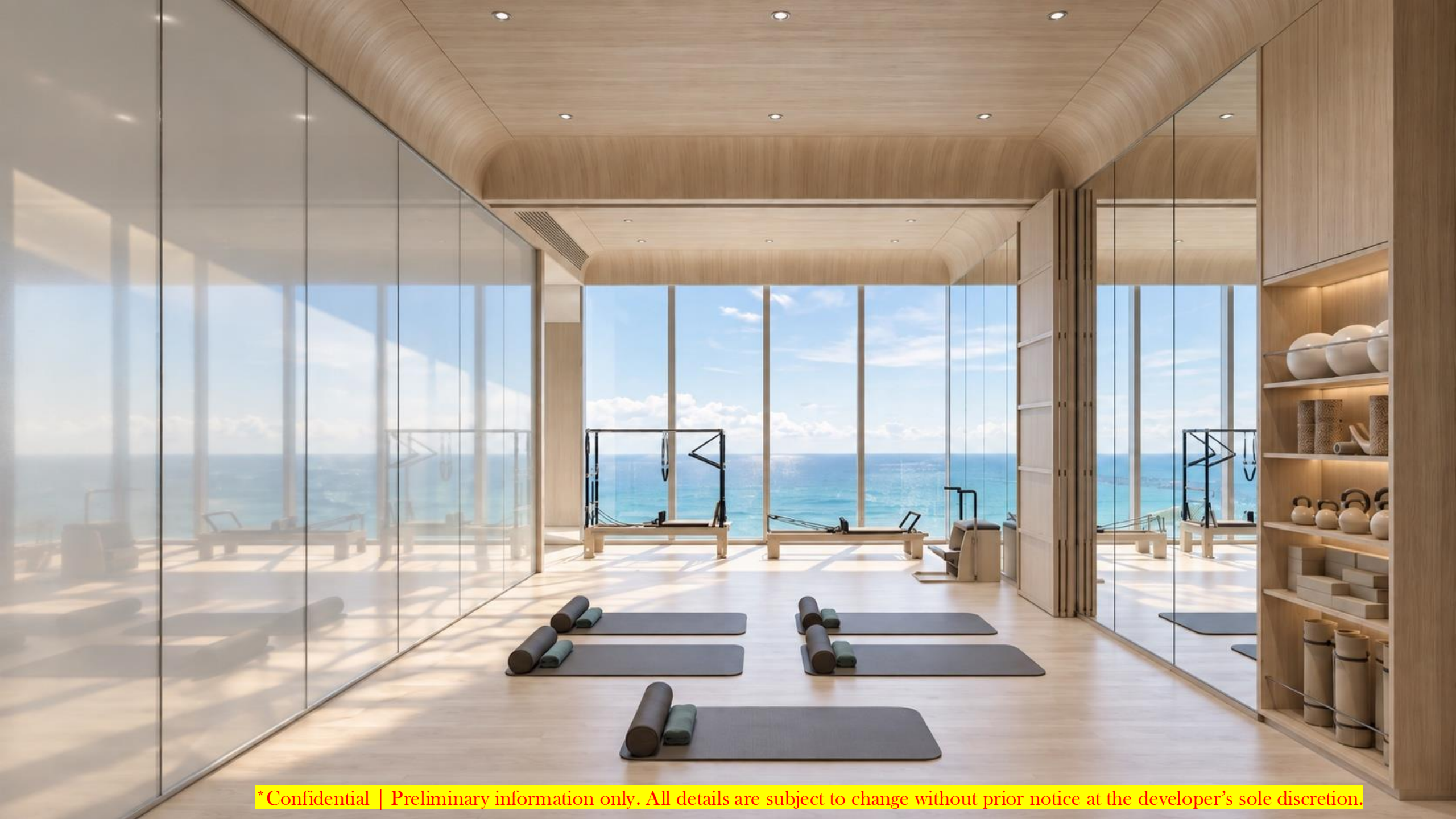
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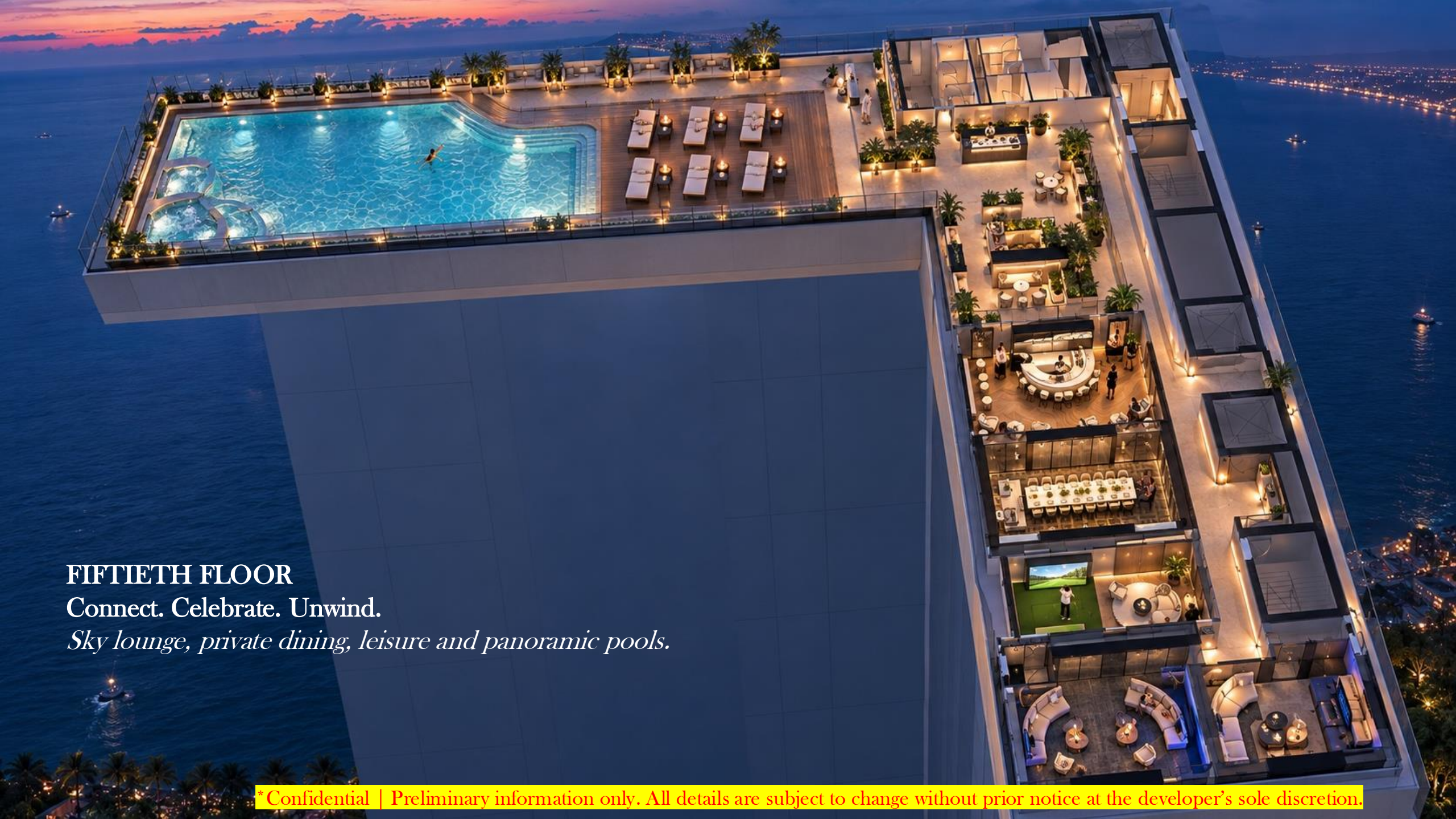
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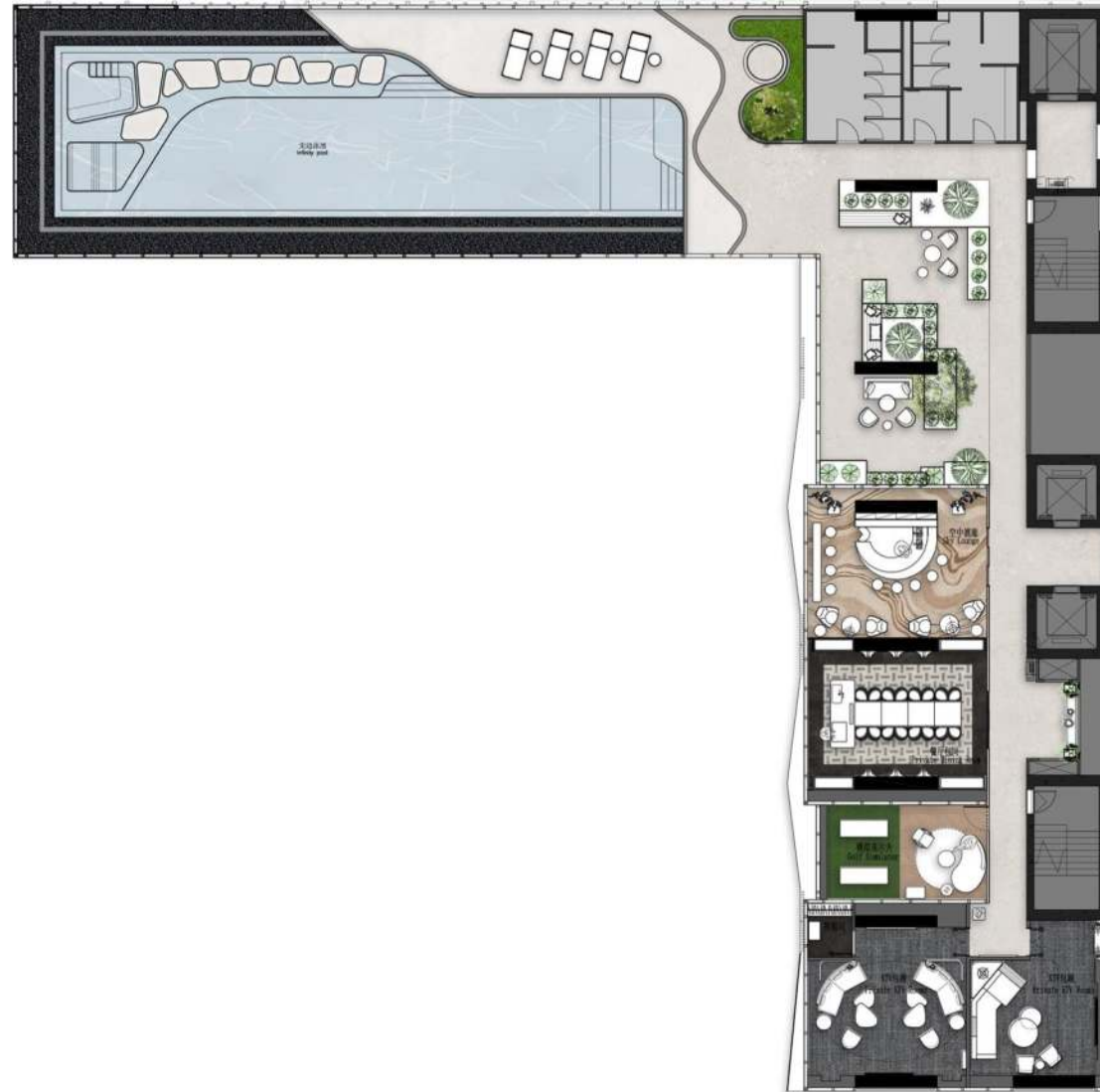


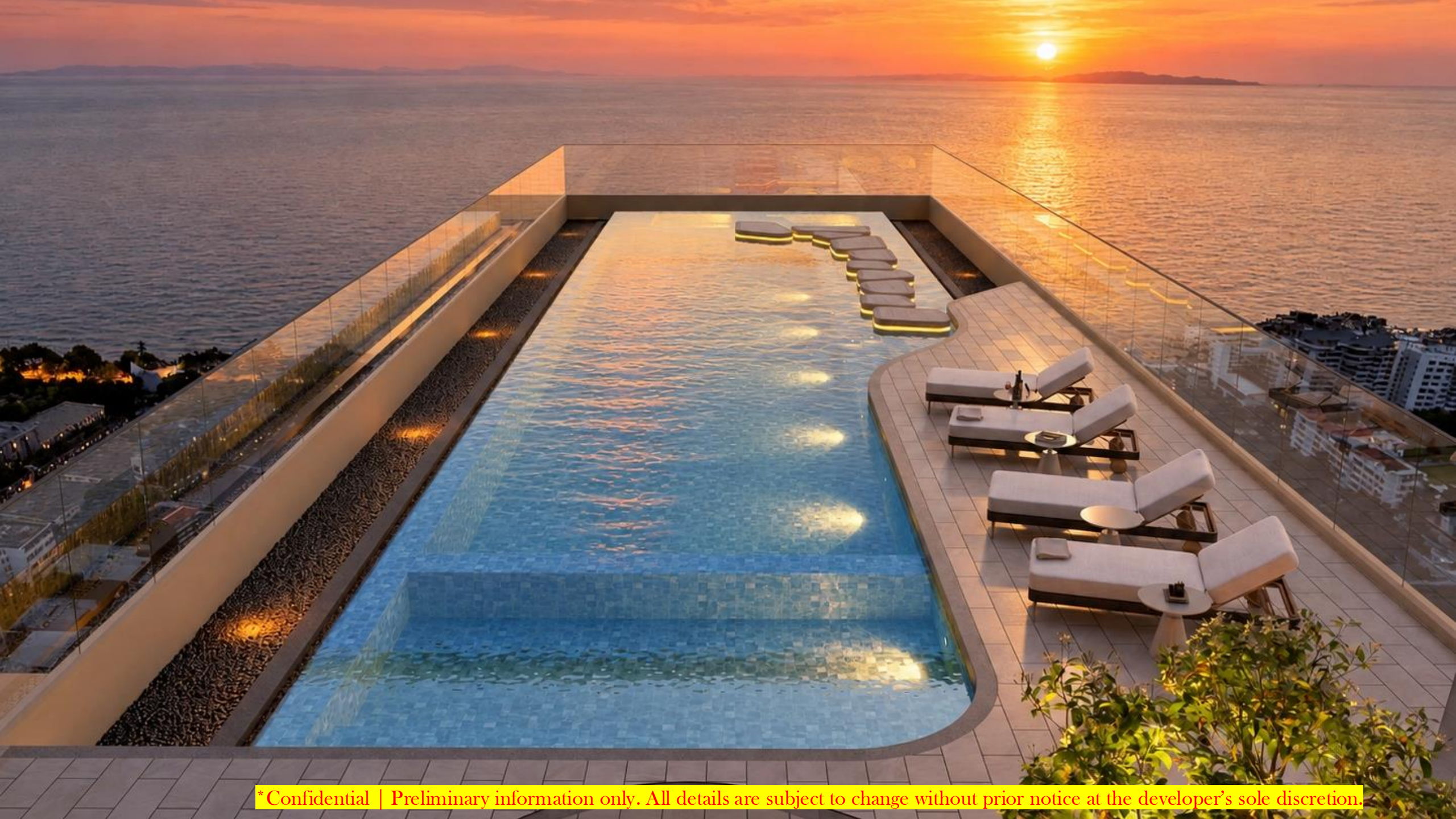
FIFTIETH FLOOR

Connect. Celebrate. Unwind.

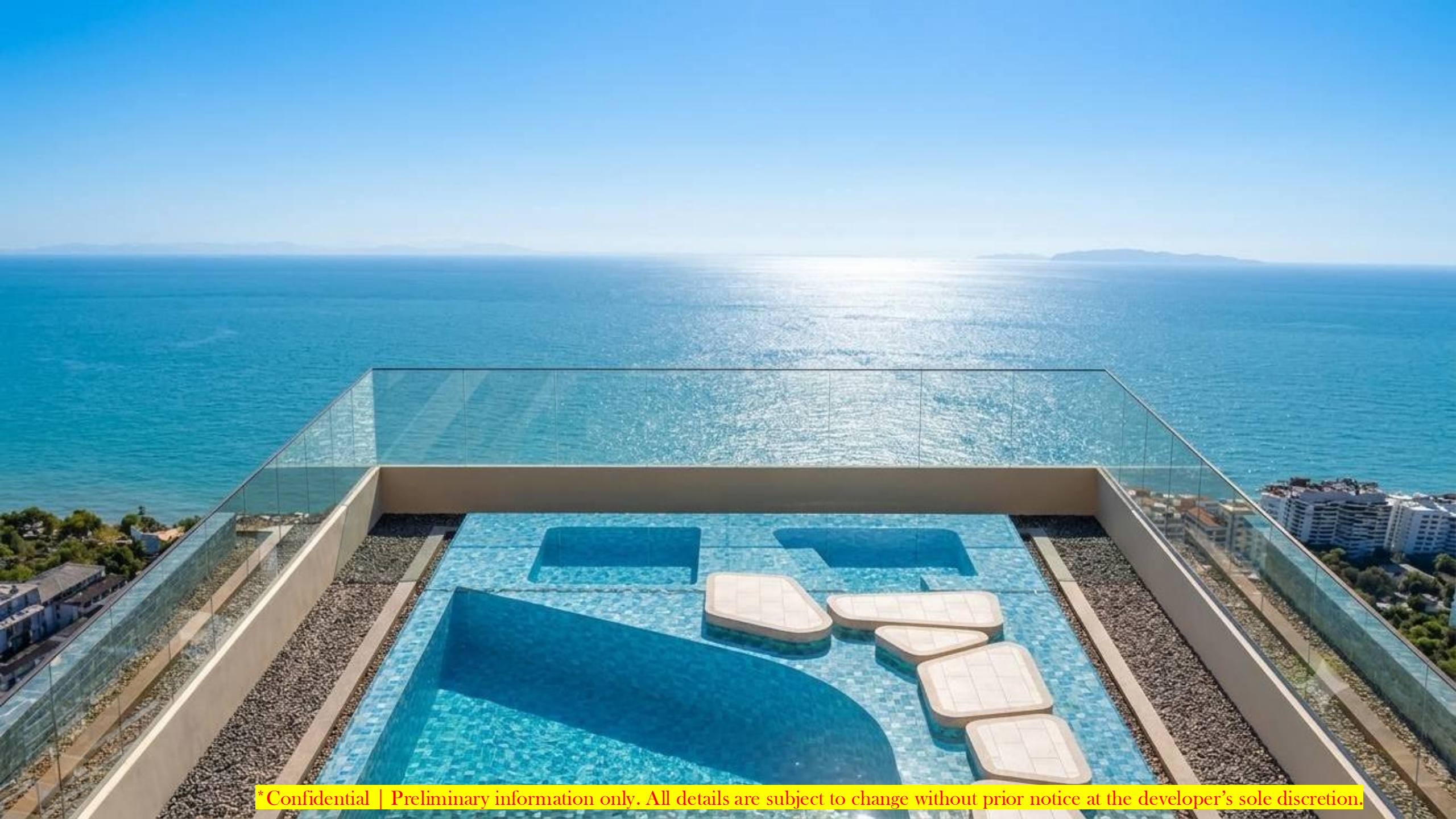
Sky lounge, private dining, leisure and panoramic pools.

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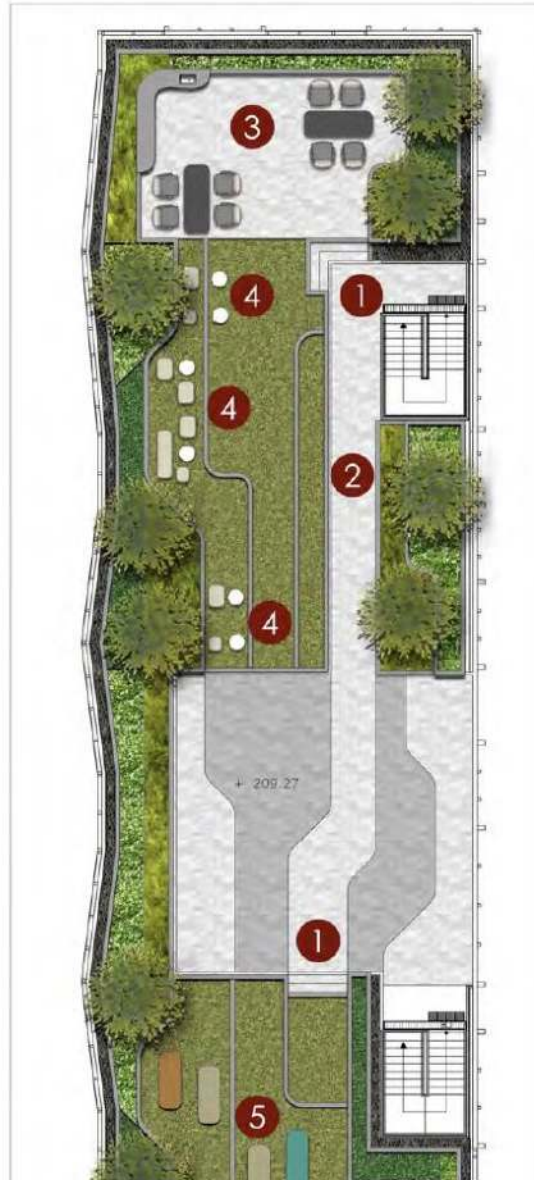


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ROOFTOP FLOOR

LEGEND

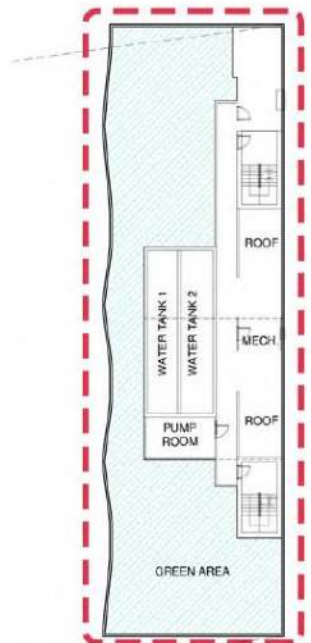
- 1. ENTRANCE
- 2. WALKWAY
- 3. OUTDOOR BBQ SPACE
- 4. SEAT SPACE
- 5. YOGA



ต้นโมกมัน



ROOFTOP FLOOR





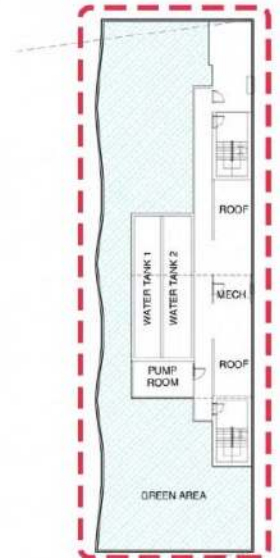
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LANDSCAPE CONCEPT

ROOFTOP FLOOR





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A RESIDENCE FOR EVERY CHAPTER

FIND THE SPACE THAT FITS YOUR LIFE.

1 BEDROOM	29.64-37.04 SQ.M.	Individual, couple or first investment
1 BEDROOM SUITE	41.03-42.90 SQ.M.	Long stay with added comfort
2 BEDROOMS	77.30-79.85 SQ.M.	Family or second home
2 BEDROOM SUITE	90.56 SQ.M.	Generous shared living
PENTHOUSE	121.42-130.10 SQ.M.	Privacy and premium end use

All residences are planned for move-in-ready convenience.



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**FIND YOUR SPACE.
LIVE MORE EVERY DAY.**

Thoughtfully designed residences for every lifestyle from private retreats to generous spaces for sharing.

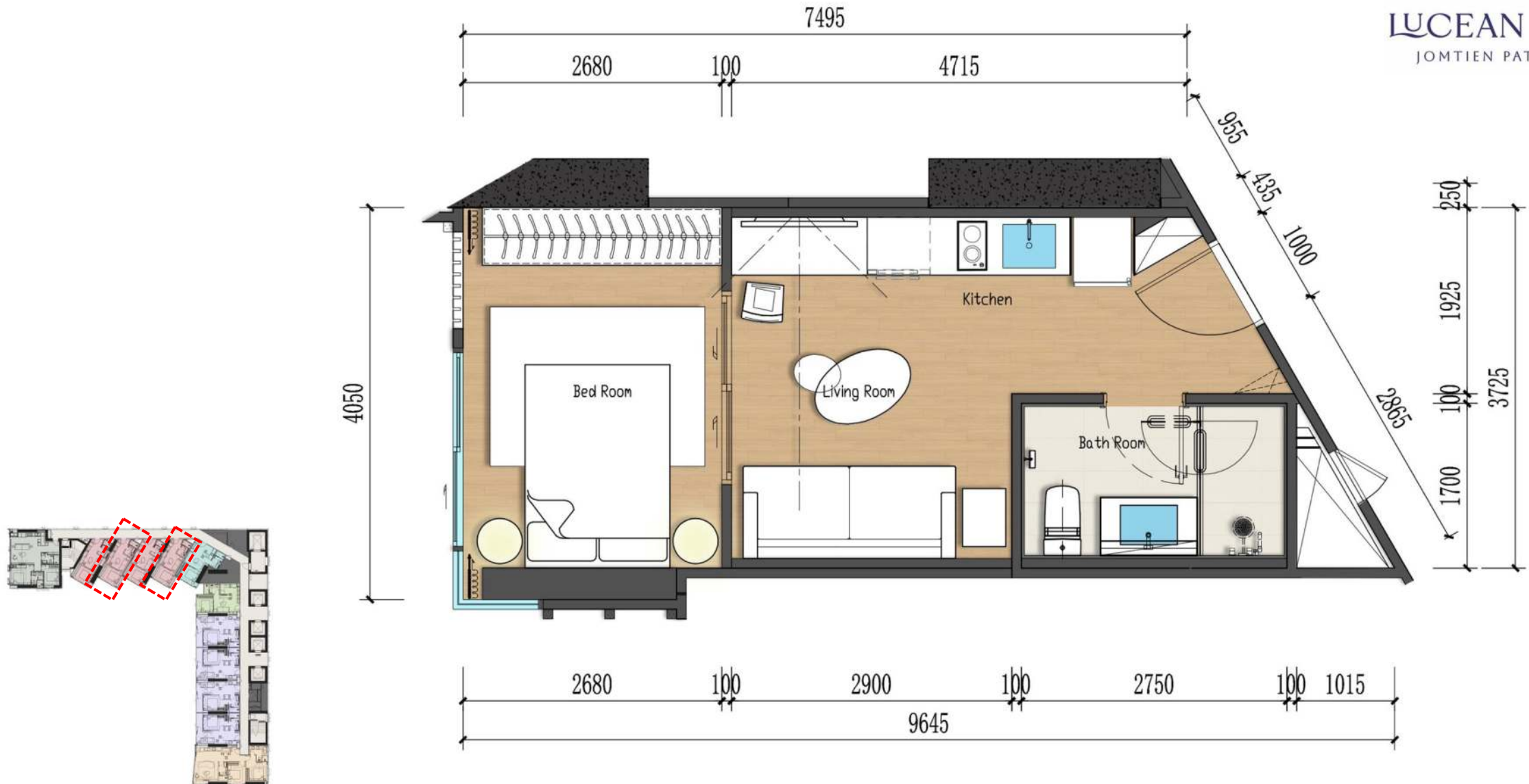


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- TYPE A (1-BR) 31.99 SQM



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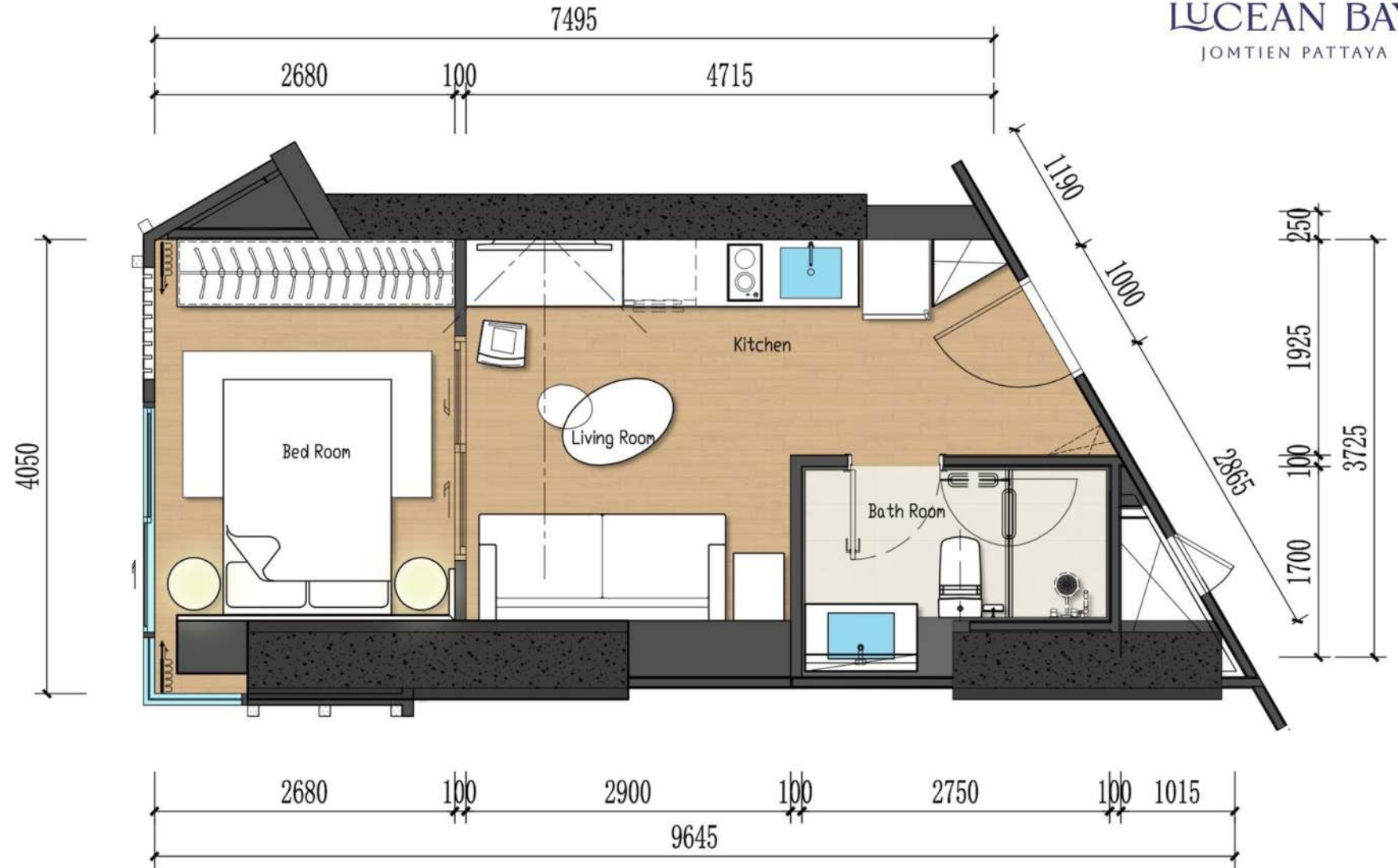


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- TYPE A-1 (1-BR) 31.35 SQM



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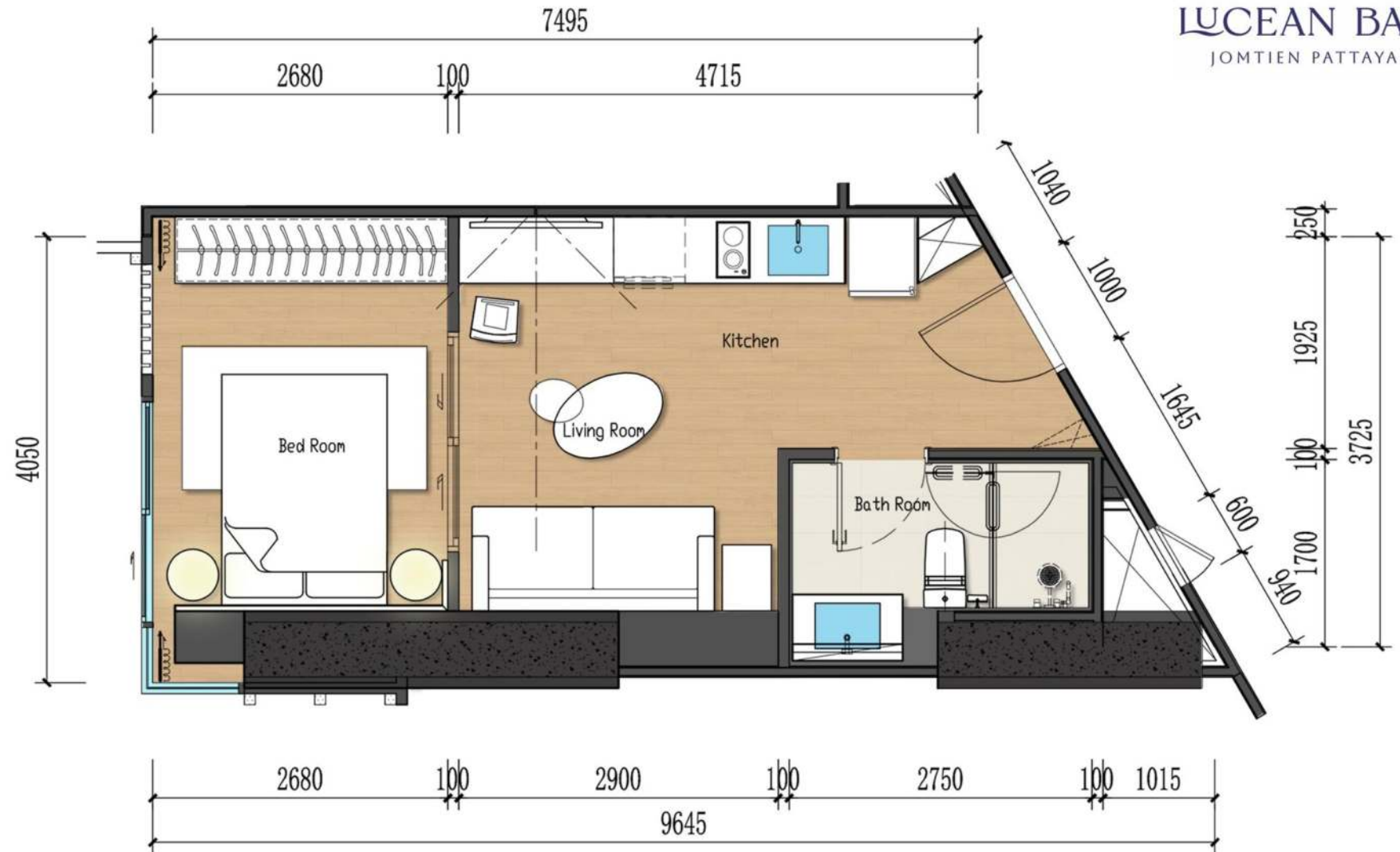


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- TYPE A-2 (1-BR) 32.32 SQM

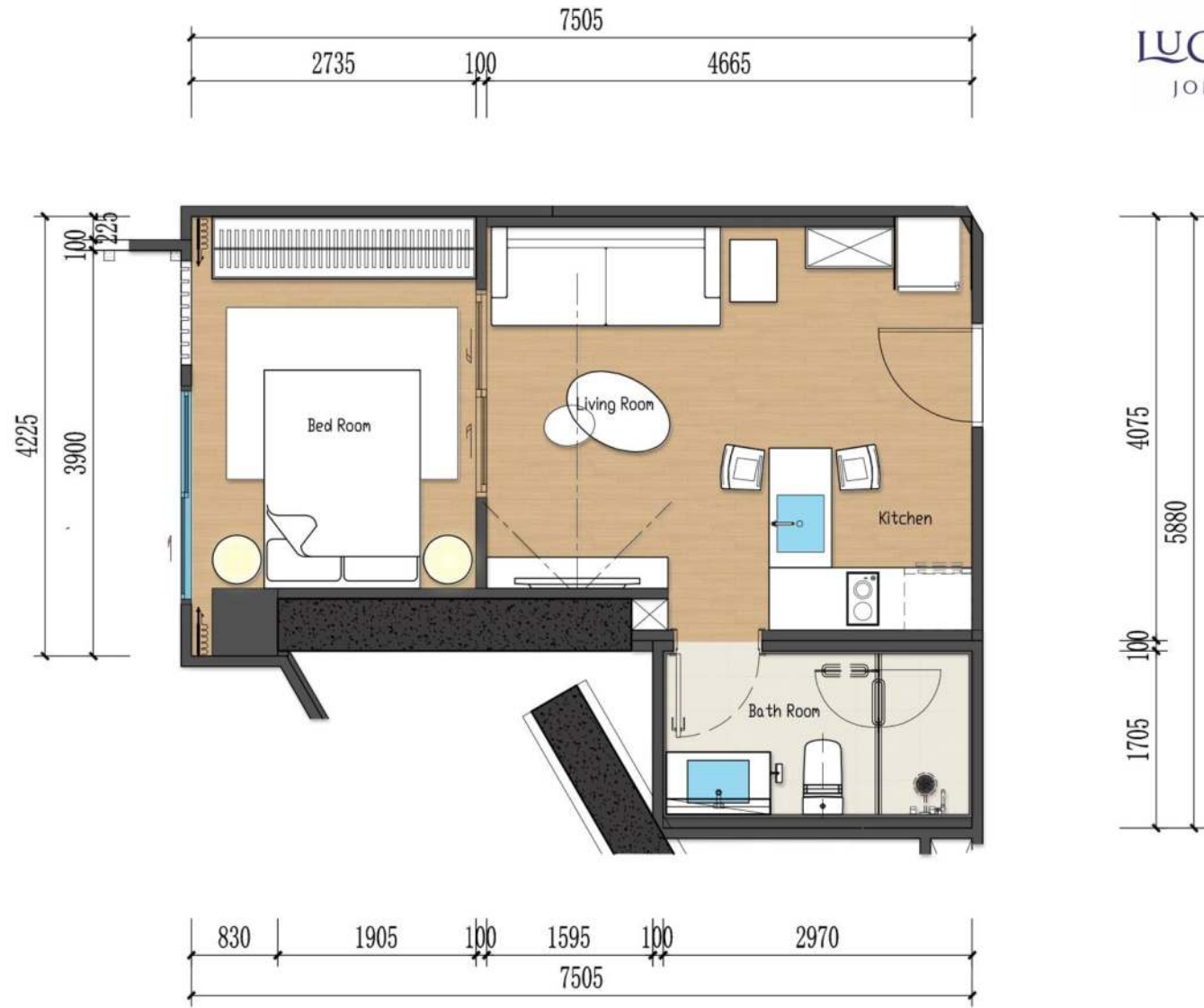


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• TYPE B (1-BR) 35.5 SQM



- TYPE C (1-BR) 37.04 SQM

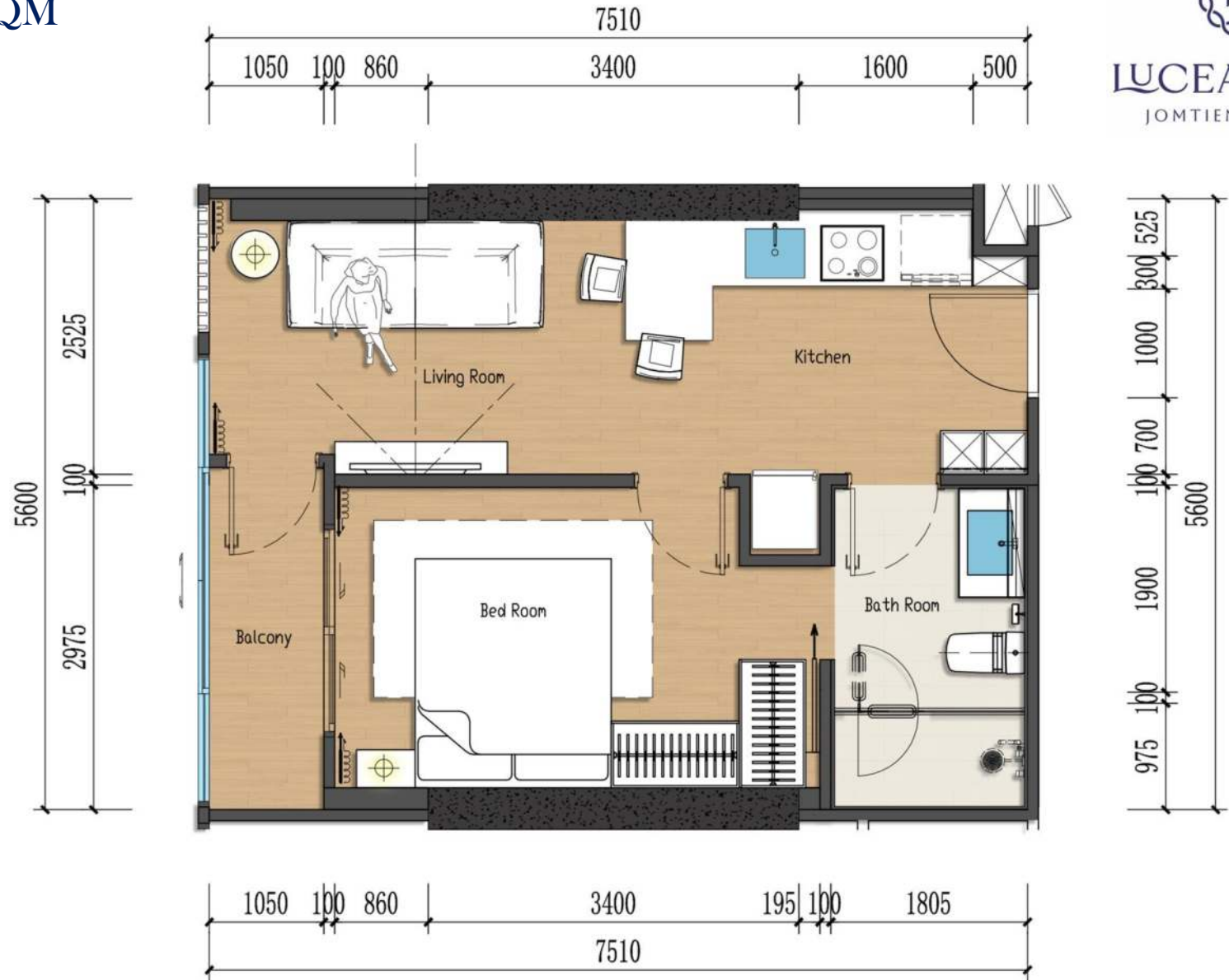


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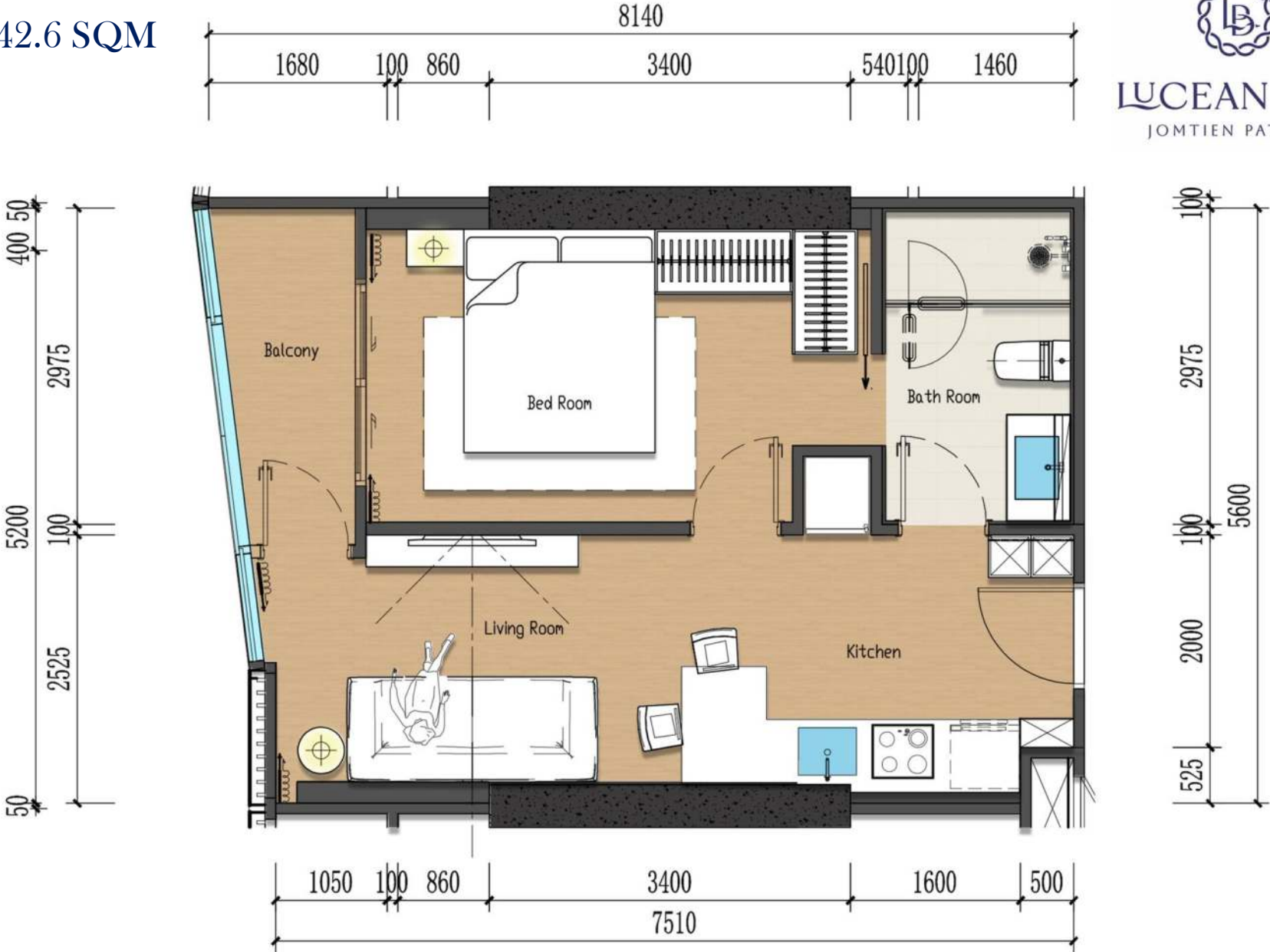


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- TYPE D(1-BR SUITE) 41.03 SQM



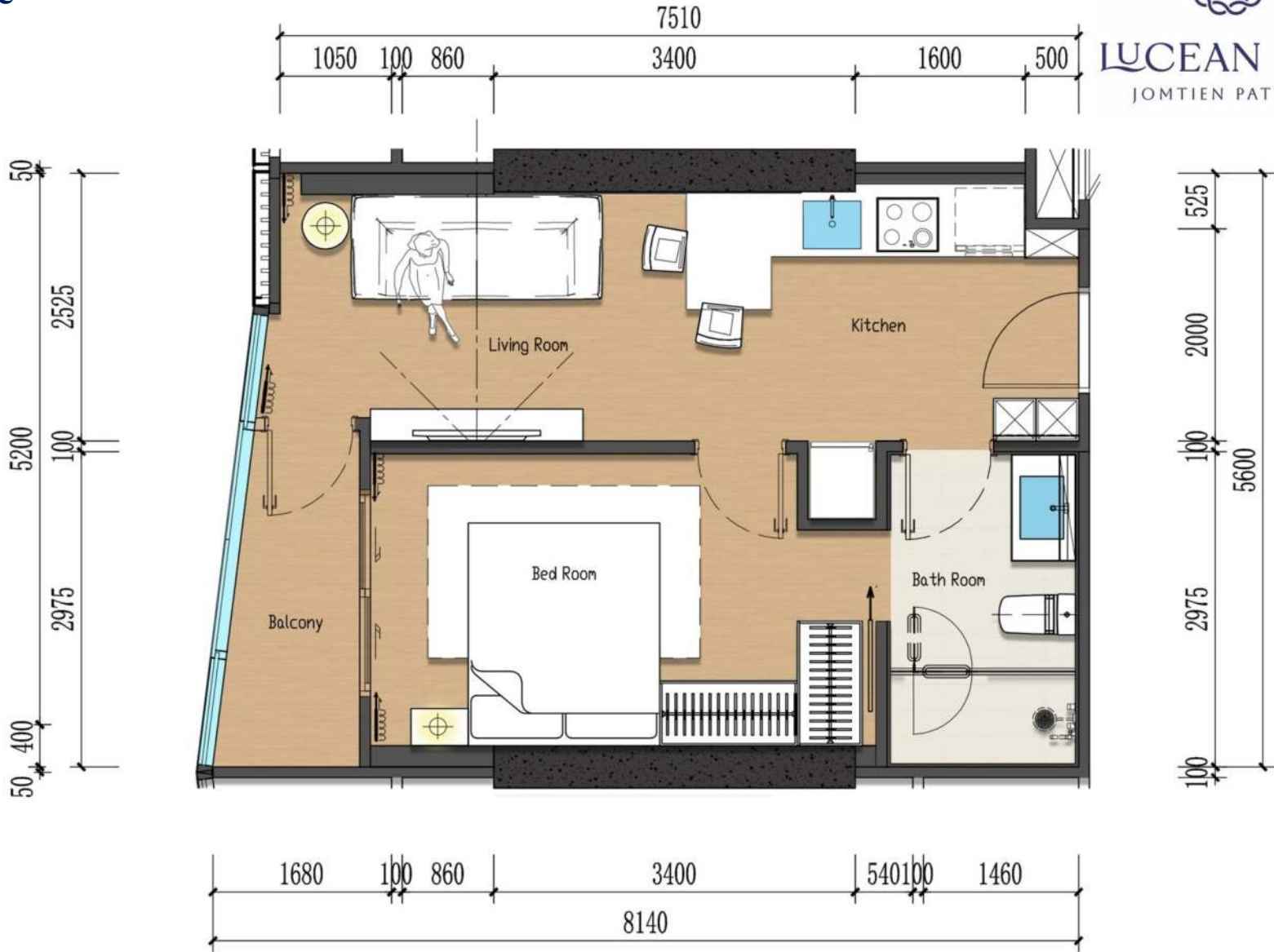
• TYPE D-1 (1-BR SUITE) 42.6 SQM



- TYPE D-1M (1-BR SUITE) 42.6 SQM

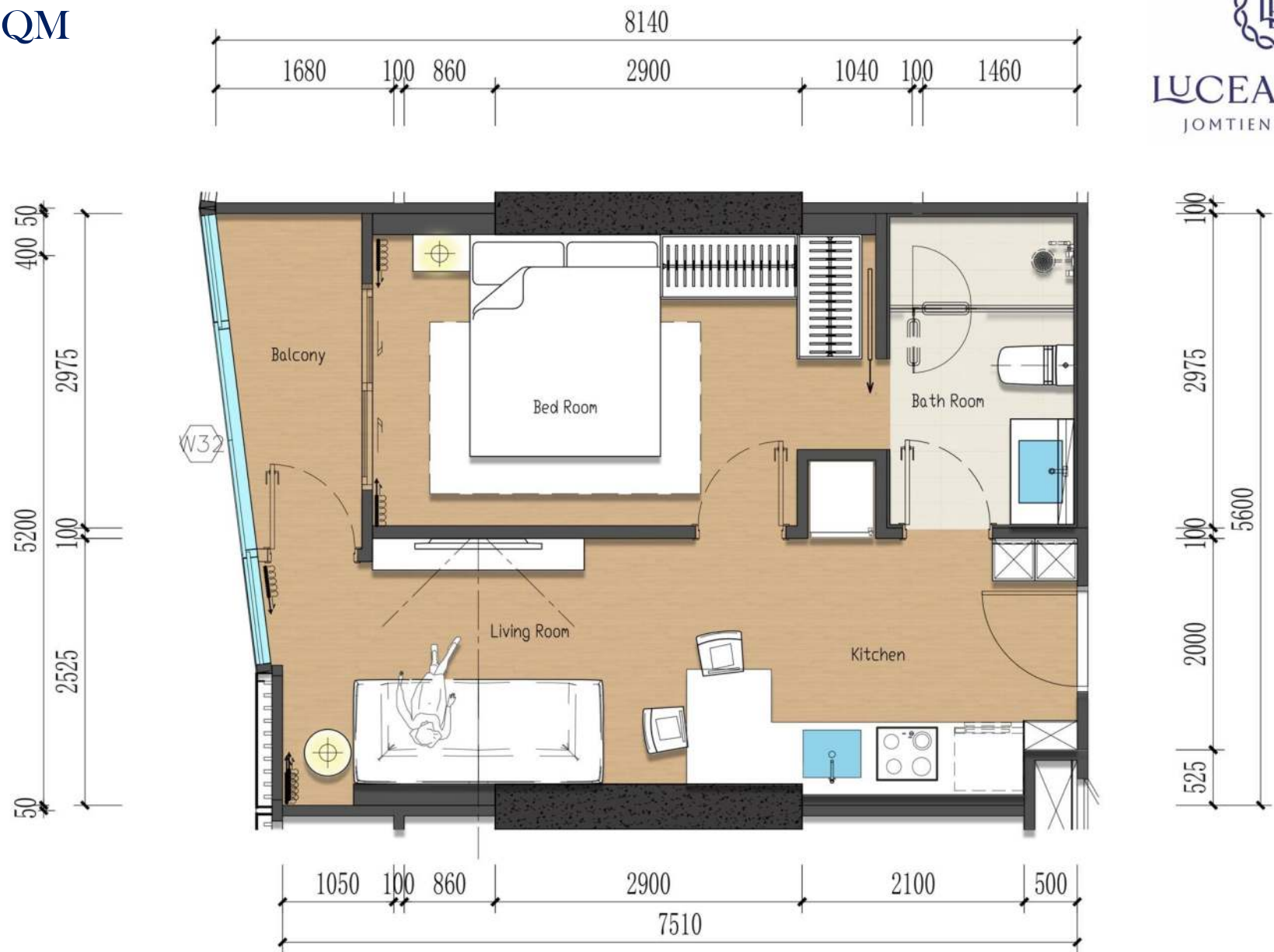


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• TYPE H (1-BR) 42.90 SQM



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The floor plan shows a rectangular apartment unit with the following layout and dimensions:

- Overall Dimensions:**
 - Top: 7835 (2335 + 100 + 2350 + 100 + 2950 + 100)
 - Right: 3900 (1875 + 100 + 1400)
 - Bottom: 7510 (2010 + 100 + 4900 + 500)
 - Left: 3900 (1225 + 100 + 2575)
- Rooms and Features:**
 - Bed Room:** Located at the top left, containing a bed and a circular table.
 - Living Room:** Located in the center, featuring a sofa and a coffee table.
 - Kitchen:** Located at the bottom right, equipped with a stove, sink, and refrigerator.
 - Bath Room:** Located at the top right, containing a toilet, sink, and bathtub.
 - Entrance:** Marked as D24, located at the bottom right corner.
 - Windows:** A large window labeled W35 is on the left wall.
- Location Map:** A small map on the far left shows the building's layout with the 10th floor unit highlighted in red.

- TYPE E (2-BR) 77.30 SQM



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- TYPE E-1 (2-BR) 77.30 SQM



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- TYPE F (2-BR) 79.73 SQM



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- TYPE J (2-BR SUITE) 90.56 SQM



- TYPE I (2-BR) 79.85 SQM

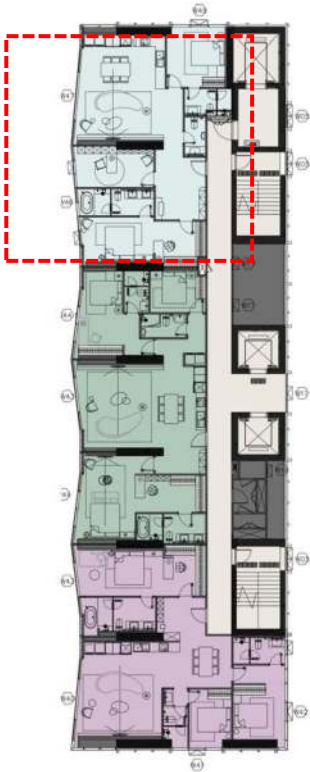


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• TYPE PH-K 121.42 SQM



- TYPE PH-M 126.52 SQM



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PAYMENT TERMS CONCEPT

Initial sales launch period 2026-2027

FOREIGN QUOTA (FQ)

30%

Contract payment

Within 30 days
Reservation fee included

30%

6 semi-annual installments

5% each
Jul 2028 to Jan 2031

40%

Final payment upon transfer · Q4 2031

THAI QUOTA (TQ)

20%

Contract payment

Within 30 days
Reservation fee included

20%

52 monthly installments

Start 3 months after SPA
Feb 2027 to May 2031

60%

Final payment upon transfer · Q4 2031

RESERVATION FEE

Studio / 1BR THB 100,000

2-3BR THB 200,000

Penthouse THB 500,000

COMMON AREA

THB 70 / sqm

SINKING FUND

THB 700 / sqm

Reservation fees are non-transferable. All terms remain subject to the Sale and Purchase Agreement and management approval.

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PROJECT TIMELINE

From sample room completion to project transfer



KEY PLANNING ASSUMPTION Sample rooms ready in December, followed by one year of pre-sales. Construction begins in 2028 and runs for approximately three years, supporting completion and transfer in Q4 2031.

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