



Where Dreams Meet Private Luxury

*69 private pool villas in a gated estate — 5 minutes from the city,
a world away from the noise*

69 Private Pool Villas	17 Rai Total Land	~ 2,000 sqm Clubhouse & Pools	40+ Years Developer
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PROJECT BRIEF · FACT SHEET

Global Top Group · Pre-Sale Event

THE PROJECT

LUMINA is a limited collection of just 69 private pool villas set within a gated estate of 17 Rai in Pattaya. This is not a mass-market development. Every villa is a 2-storey home with its own private pool, private garden, and parking for 2 to 4 cars. With only 69 villas, the community is deliberately small - private, quiet, and managed to a high standard.

Villas are available in three built-up sizes - 292, 342, and 421 sqm - across land plots of 56, 63, and 80 sqw, with larger corner plots also available. Bedroom configurations range from 3 to 6, depending on the villa chosen.

LOCATION - PRIVATE BUT PRACTICAL

The project is located on Chaipornvitee 21, opposite Pattaya Crocodile Farm. It is approximately 7–8 km from central Pattaya - a 5 to 6-minute drive. Terminal 21 is close, two international schools are nearby, and hospitals are just 5 minutes away. There is direct motorway access, putting Bangkok around 90 minutes away.

The address feels calm and residential - away from the tourist strip - while keeping everything the city offers within easy reach. Clients get the privacy of a resort with none of the inconvenience.

THE DEVELOPER

LUMINA is developed by Global Top Group - 19 years in Pattaya, 40+ years in the market globally. Their portfolio spans multiple completed projects across the city, from high-rise condominiums to boutique communities. Construction is kept in-house, which means consistent quality on every villa and the ability to offer layout customization before build starts.



This is a developer that will still be here after handover - with a dedicated after-sales team handling property management, rental management, maintenance, and cleaning.

THE VILLAS

Each villa is a 2-storey modern tropical home - floor-to-ceiling windows, high ceilings, natural ventilation and airflow, open-plan living spaces, and premium kitchen and interior finishes. Every detail is selected for durability and aesthetic quality. These are not standard developer finishes - the specification reflects the luxury positioning of the project.

Clients can modify the layout before construction begins - choosing room configurations, adjusting spaces, and personalizing the home to suit their needs. A full smart-home system is available as an option. Once construction starts, this flexibility is gone - early buyers always have the widest choice.

THE CLUBHOUSE AND FACILITIES

At the center of the community sits a 3-storey clubhouse of approximately 1,968 sqm in total. Facilities include an infinity pool, fitness center, sauna, steam room, yoga and Pilates studio, café lounge, juristic office, and beautifully landscaped gardens. Beyond the clubhouse, the estate includes multiple shared pool zones, a children's playground, wide internal roads, and green areas throughout.

The entire estate is secured with 24-hour guarded access, CCTV monitoring, and a private gated entrance. Juristic management is in place from day one.

OWNERSHIP

LUMINA is available freehold via a Thai company structure - the team assists with the full setup process, with company registration costing approximately THB 25,000, paid directly to the legal partner. Leasehold is also available for clients who prefer a simpler structure. Both options are straightforward and well supported.

THE INVESTMENT CASE

Private pool villas in Pattaya are in consistently high demand for both long-term residents and rental. Supply of this quality - low-density, gated, with full resort facilities - is limited and does not come to market often. The combination of a private pool, premium build quality, and professional rental management creates strong occupancy and yield potential.



Pre-sale pricing is open now. This is the lowest entry point this project will offer. Units are available to book. Once the project is launched publicly, prices will increase - early buyers secure the best selection and the best price.



PROJECT FACT SHEET

Specifications & Listing Details

Project Name	LUMINA Luxury Pool Villa Pattaya
Slogan	Where Dreams Meet Private Luxury
Developer	Chaithanin Co., Ltd., Global Top Group 19 years in Pattaya, 40+ years globally
Location	Chaipornvitee 21, Pattaya - opposite Pattaya Crocodile Farm
Connectivity	Terminal 21 · International schools · Hospitals · Convenience stores · Parks · Direct motorway access — Bangkok approx. 90 min
Project Type	Ultra-Luxury Private Pool Villa Gated Estate
Total Land	17 Rai (including internal roads) — master-planned private community
Total Villas	69 private pool villas
Villa Land Plots	56 sqw · 63 sqw · 80 sqw — larger corner plots also available
Built-Up Area	292 sqm · 342 sqm · 421 sqm (total usable area per villa)
Floors per Villa	2 storeys
Bedrooms	3, 4, 5 or 6 bedrooms depending on configuration
Private Pool	Yes — every villa has its own private swimming pool
Private Garden	Yes — every villa includes a private garden
Parking	2, 3 or 4 car private garage depending on villa size
Architecture	Modern tropical · Floor-to-ceiling windows · High ceilings · Natural ventilation & airflow · Open-plan living · Premium kitchen & finishes
Customization	Layout modifications available before construction begins — design your villa to suit your needs



Smart Home	Optional — full smart-home technology integration available
Clubhouse	3-storey signature clubhouse — approx. 1,968 sqm total (655 sqm ground floor)
Clubhouse Facilities	Infinity pool · Fitness centre · Sauna · Steam room · Yoga & Pilates studio · Café lounge · Juristic office · Landscaped gardens
Community Amenities	Multiple shared pool zones · Children's playground · Landscaped green areas · Wide internal roads
Security	24-hour security · CCTV monitoring · Gated controlled access · Private entrance
Ownership Options	Freehold via Thai company structure (company setup approx. THB 25,000, paid directly to legal partner) · Leasehold also available
Nearby	Pattaya Crocodile Farm · Million Years Stone Park · Monster Aquarium · International schools · Hospitals · Terminal 21
Rental Programme	Rental management available — tenant sourcing, marketing, maintenance, investor reporting
After-Sales	Property management · Maintenance · Investor support
Project Status	Pre-Launch — pre-sale pricing now open, units available to book
Maintenance Fee	THB 70 per sqw (paid every 24 months)
Sinking Fund	THB 1,500 per sqm (paid at transfer)
Transfer Fee	Shared 50/50 between buyer and developer

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