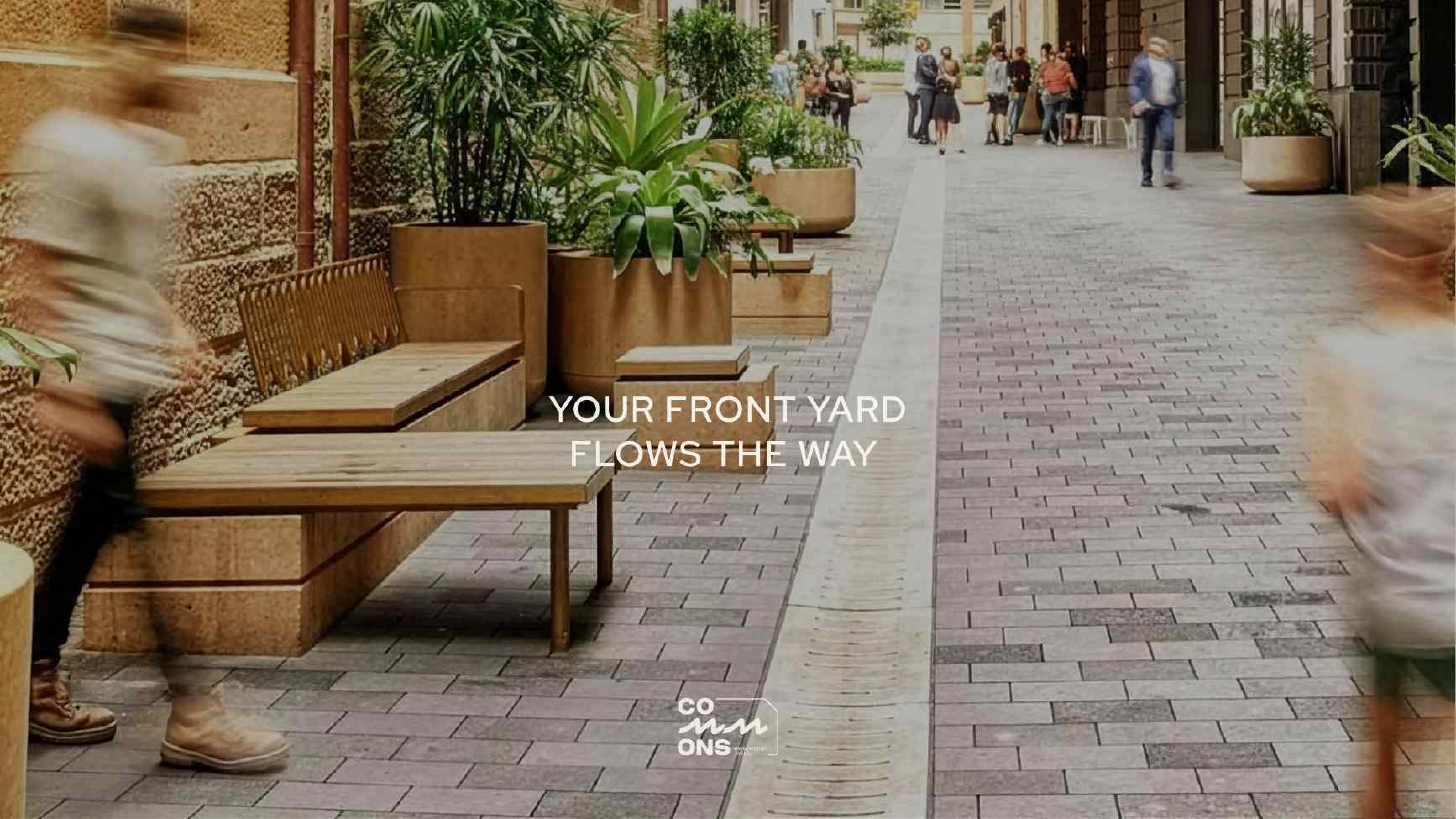


AYANA COMMONS



A photograph of a modern urban plaza. In the foreground, there are wooden planters of various sizes containing green plants. Next to them are wooden benches. The ground is paved with grey rectangular bricks. In the background, several people are walking along the path. The overall atmosphere is bright and modern.

YOUR FRONT YARD
FLOWS THE WAY

CO
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PROJECT OVERVIEW

AYANA COMMONS is a boutique mixed-use residence in Phuket's Bang Tao district that integrates **39 residential** units with eight curated community retail spaces — offering a seamless lifestyle where everything you need is within walking distance.



INTIMATE SCALE ONLY 39 UNITS

Not a mass-produced development, but a carefully curated community.

LAYAN 'GOLDEN MILE' LOCATION

Situated in Bang Tao—now referred to as Phuket's "Golden Mile"—the project sits within a corridor that offers world-class amenities, premium golf courses, international schools, and high-end retail hubs.

LIVE-SHOP-STAY

Integrated Residential living fused with community retail — a small-scale mixed-use ecosystem where convenience is built into daily life.





GROSS FLOOR AREA

2,494 M²

All images for reference only. Developer reserves right to modify specifications.

THE LOCATION SPREAD

LAYAN – PHUKET'S GOLDEN MILE

The corridor spanning Bang Tao, Cherng Talay, and Layan is now the island's most sought-after address —attracting high-end international residents, offering some of the strongest rental and investment value on the island.

LOCATION & ACCESSIBILITY

INTERNATIONAL SCHOOLS

British International School Phuket (BISP)
Phuket International Academy Day School
HeadStart International School Cherngtalay Campus
Kajonkiet International School (KIS)
United World College Thailand (UWCT)
QSI International School Phuket
HEI Phuket International School
Finnway International School Phuket

LEISURE & RECREATION

REBEL Rock Climbing
Niran Equestrian Center
Phuket Padel Club
Laguna Golf Club
Phuket FantaSea Theme Park

COMMERCIAL CENTERS

Porto de Phuket
Blue Tree Phuket Community Mall
Robinson Lifestyle

BEACHES

Bang Tao Beach
Surin Beach
Layan Beach

INTERNATIONAL AIRPORT

Phuket International Airport

MARINAS

Phuket Boat Lagoon
Royal Phuket Marina (RPM)





PUBLIC FACILITIES

More than a residence — a community.

THE VILLAGE CLUSTER

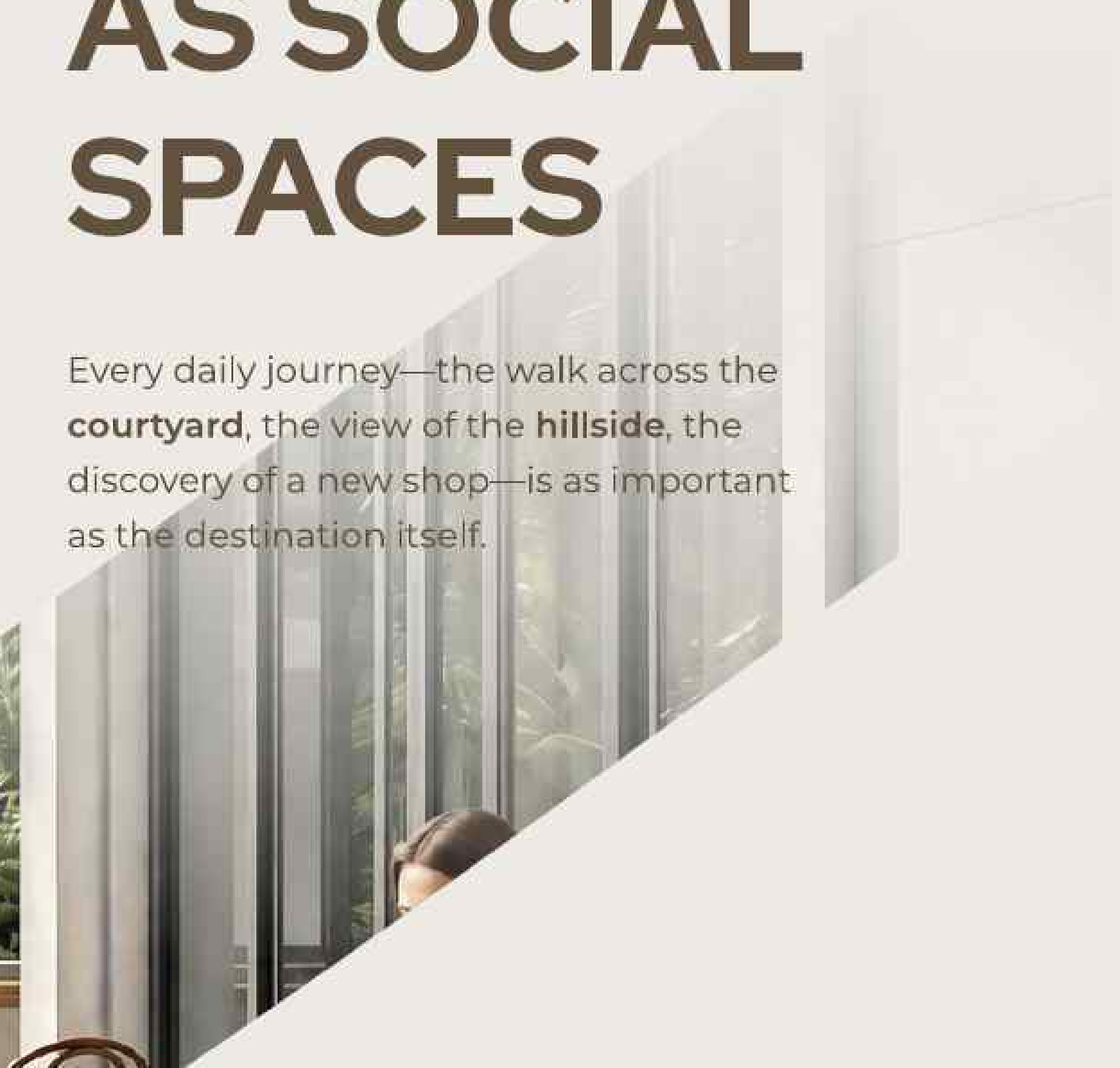
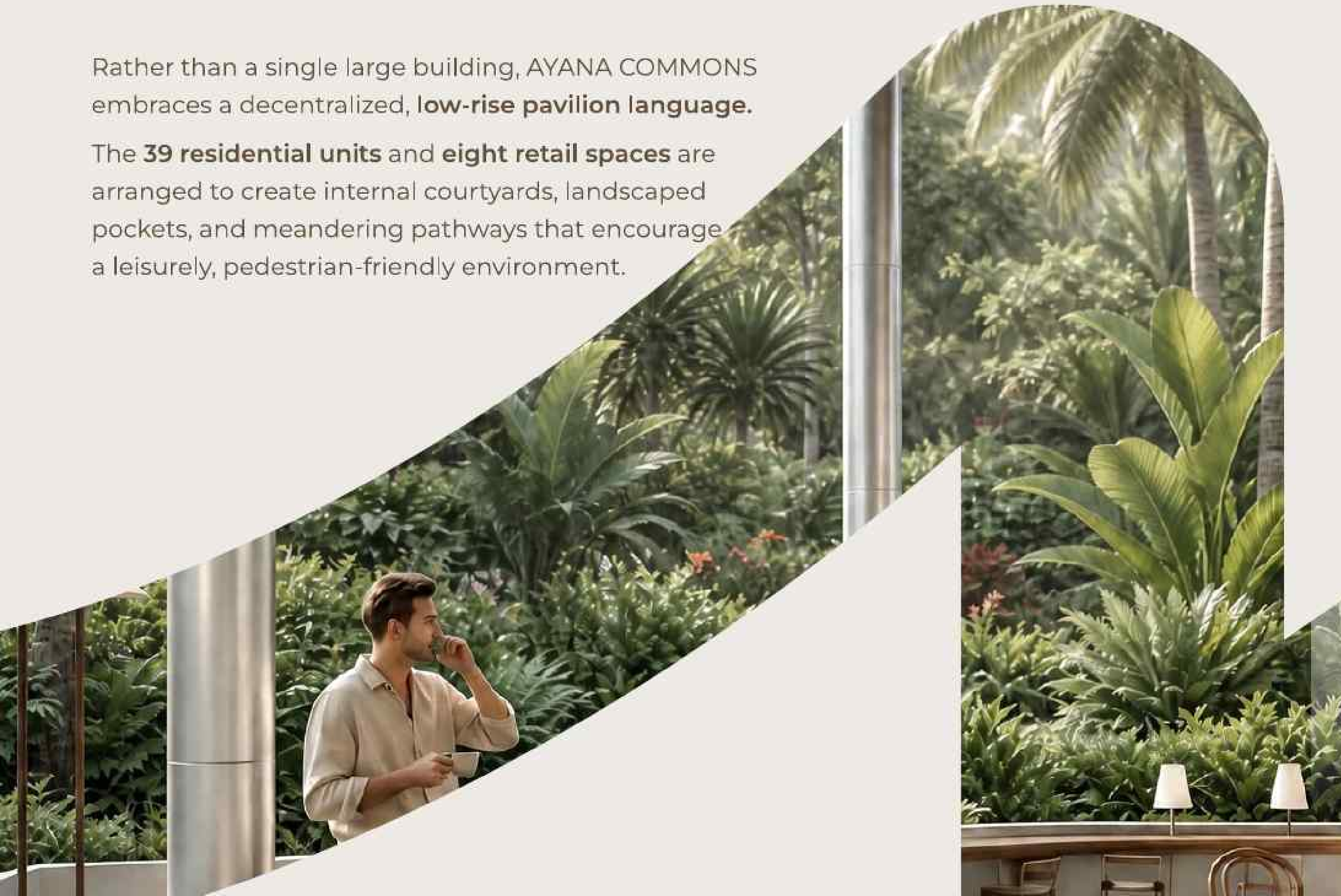


Rather than a single large building, AYANA COMMONS embraces a decentralized, **low-rise pavilion language**.

The **39 residential units** and **eight retail spaces** are arranged to create internal courtyards, landscaped pockets, and meandering pathways that encourage a leisurely, pedestrian-friendly environment.

THRESHOLDS AS SOCIAL SPACES

Every daily journey—the walk across the **courtyard**, the view of the **hillside**, the discovery of a new shop—is as important as the destination itself.





A COMMUNITY FOR RESIDENTS AND VISITORS ALIKE

A morning coffee spot, a casual dinner restaurant, a small grocery or convenience shop—these are not destination attractions; they are everyday amenities that become part of residents' daily rhythms.

At the same time, their presence draws a gentle flow of outside visitors, bringing energy and vibrancy without overwhelming the intimate scale.



THE COMMONS COMMERCIAL AREA



A curated lifestyle corner where residents and visitors can grab coffee, meet friends, shop daily essentials, and enjoy slow tropical living — not a shopping mall, but a warm neighborhood destination.





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AYANA
HEIGHTS SEAVIEW RESIDENCES

2 COMMUNITIES 1 FLOW

COMMONS brings intimacy. **Heights** brings amenities.
Together, they bring the complete Phuket lifestyle eco-system.



AYANA
HEIGHTS SEAVIEW RESIDENCES

THE FLOW AT AYANA COMMONS EXTENDS BEYOND ITS OWN BOUNDARIES

Walk out of commons and you step into the rhythm of AYANA Heights Seaview residence — **543 homes** alive with families, morning jogs, poolside afternoons, and evening gatherings.

This seamless connection turns commons into the social front porch of a much larger neighborhood.

Just one AYANA family flows between quiet village life and active resort-style living.



All images for reference only. Developer reserves right to modify specifications.

1800 m²

Swimming Pool



8000 m²

Public Garden



1000 m²

Public Living Room



270°

Sky Bridge



PROPERTY INFORMATION



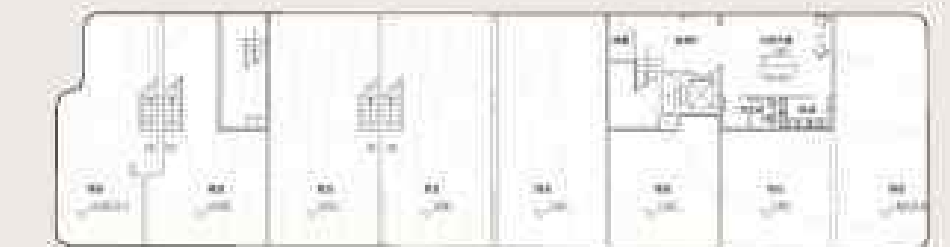
LIVE

39 residential units with hillside views



SHOP

Community retail spaces curated for residents' daily needs



CONNECT

Landscaped courtyards and pathways that link home to commerce

KEY FACILITIES

A Secondary Entrance

C Entrance of Apartment

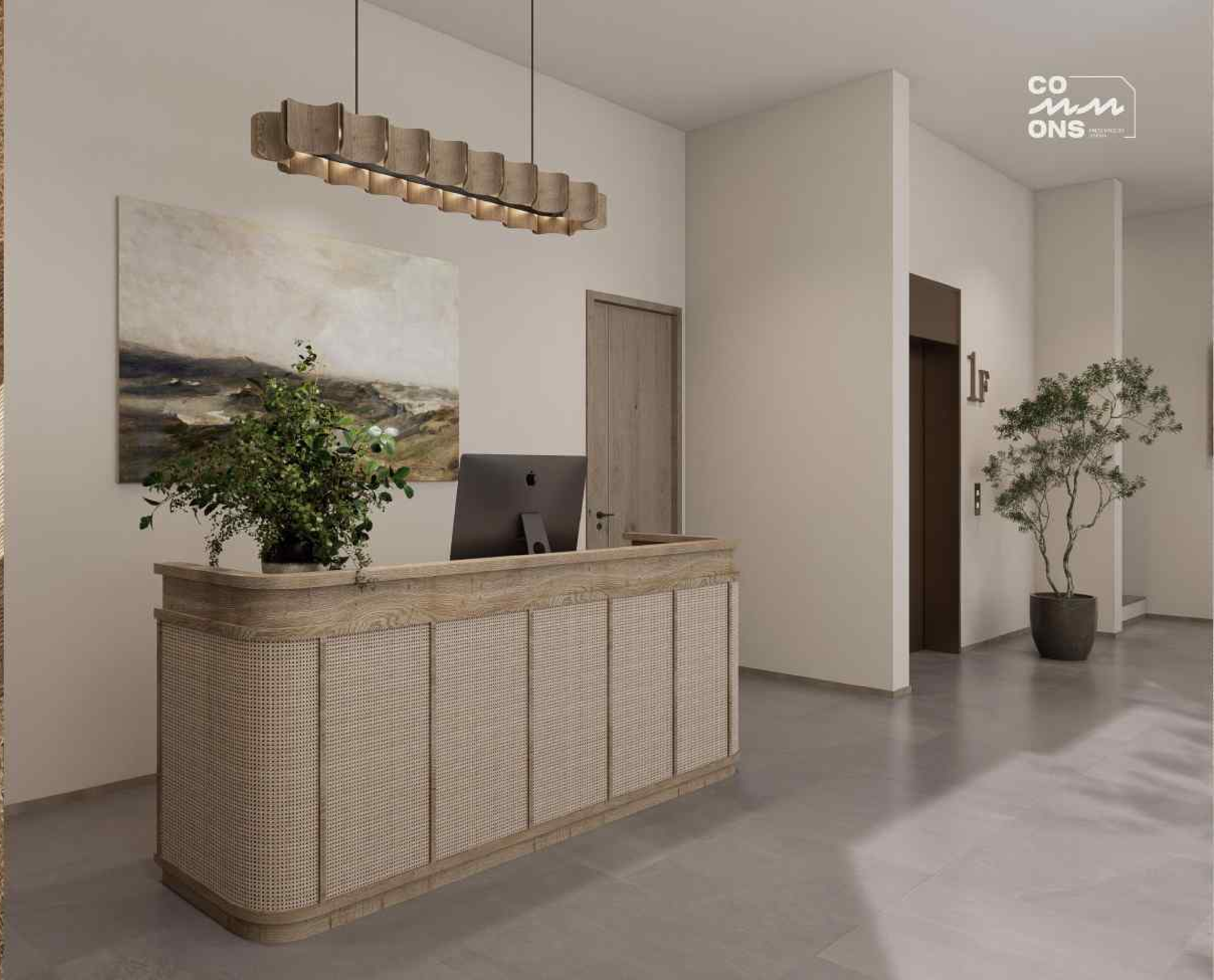
B Main Entrance

D Retail & Residences



GRAND LOBBY

74m²



TYPE A

32 m²

1 bedroom + 1 bathroom

Quantity | 30

2-4F



TYPE A1

32 m²

1 bedroom + 1 bathroom

Quantity | 3

2-4F



All images for reference only. Developer reserves right to modify specifications.

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TYPE B

54 m²

2 bedroom + 2 bathroom

Quantity | 3

2-4F



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PRESENTED BY
ATANKA



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LIVING AREA



All images for reference only. Developer reserves right to modify specifications.

TYPE C

62 m²

3 bedroom + 2 bathroom

Quantity | 3

2-4F





BEDROOM



ONE PASS TO ALL

AYANA COMMONS

– small enough to know everyone,
big enough to have everything.

With the AYANA circle card, your world expands far beyond your front door.

For your daily life — Walk out of commons and into Heights' resort-style clubhouse, swimming pools, fitness center, and kids club seamlessly with a 'AYANA circle card' — at no extra cost.

The same card opens the door to the entire AYANA circle lifestyle: a curated calendar of community events, wellness gatherings, and social moments that blend living, playing, eating, and relaxing into one continuous flow.





YOUR FRONT YARD FLOWS THE WAY



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