



INTRODUCTION

Sonora Residence Chaknok features 8 exclusive houses, tastefully and creatively designed for both practical living and design appeal. Built to true western standards, with double-block cavity walls, PU foam & rockwool insulation, 6mm powercoated windows, fully grounded safe-T-cut electrical systems, damp-proofing throughout, large water reserve and surge tanks, top-end Daikin Inverter ceiling-mounted air-cons, ample septic and grey water tanks & drainage, underground utilities throughout, and many more features. Homes that truly must be seen to be appreciated.

GOOGLE MAPS LOCATION

<https://maps.app.goo.gl/zkuib1enJHdzMK5C9>

THE PROJECT

- Total Land Area: 5 rai (8,000 sqm)
- Total Number of Houses: 8
- Number of House Types: 3
- Land Sizes: 204 – 241 sqw (816 – 964 sqm)
- Exclusive Luxury Living in Functional Designer Homes
- 300m from Chaknok Lake, 7/11s, many restaurants and amenities
- Under 10 minutes to Sukhumvit, 12 minutes to Jomtien, 15 minutes to Central Pattaya
- Underground Utilities (3-phase electric, city water, high-speed internet)
- Smart /Village Home Automation
- Guarded Security with Bluetooth Gate & CCTV Throughout
- 8-Metre Wide Tree-Lined Road
- Beautiful Lush Entrance with 4-Metre Road Offset
- Excellent Village Drainage with Back-Up Pump Systems
- Stamped Concrete Road
- Private Enclosed Garbage Collection at Each House
- Locked Parcel and Food Delivery Receptacles at Each House



HOUSE TYPES

1 – VILLA ALTO (Click here for link to hi-res photos)

Villa Alto Photos (click link):

https://drive.google.com/drive/folders/1E2WfsYrV4EaL4GUe6YV7LwOiLSGv2x3D?usp=drive_link

- 816 – 964 sqm Land Size
- 720 sqm (2-storey) Living Area
- 5 – 6 bedrooms
- 8 bathrooms
- Huge 140 sqm main living area with sunken living room
- 3.6m high ceilings in main living area, 3m ceilings in bedrooms
- 12 linear metre kitchen plus 3.4m island (Absolute brand with Silestone tops)
- Gorenje, Electrolux & Hafele Appliances incl. integrated dishwasher, 2 integrated fridge/freezers, 4-burner hob, 'invisible' hood vent, wine fridge, composite sink & faucet
- Luxurious designer finishing throughout including many lighting, ceiling and wall features
- Top-quality built-in furnishings throughout including ample wardrobe space, TV cabinets, feature bed-boards, large bathroom vanities
- Exquisite spacious bathrooms throughout with large showers, huge vanities, Cotto washlet toilets, American Standard and Grohe showers and faucets throughout, double Jacuzzi in master ensuite, 2 stylish guest toilets
- Very spacious bedrooms including a downstairs master suite plus upstairs master with 20 sqm enclosed walk-in wardrobe
- Large Outdoor Living Area including covered area with sofa, dining and bbq area plus open sundeck area
- Small additional kitchen upstairs in 5th bedroom/TV room
- 10 x 5m saltwater swimming pool with imported tiling, overflow system with 2,000L surge tank
- Daikin Inverter ceiling mounted air-conditioning throughout (96k BTU in main living area, 18 – 24k BTU in all bedrooms)
- 3-phase electric, 5000L underground water tank
- 3-car garage with electric remote doors
- Dedicated large laundry room with cupboards, large washer and dryer
- Storage/electrical room

- Large garden area with lush landscaping throughout
- Unique 'powder granite' feature wall finishes throughout including front wall
- Top-quality 6mm lightly-tinted windows and doors with powder-coated aluminum frames
- Double-block cavity wall construction, high-spec .50mm zinc-oxide metal roof with 2" PU foam insulation
- Western standard plumbing and electrics throughout (including ground rod/Safe-T-Cut system)
- Stiebel Elron water heaters throughout
- Large 60 x 120cm floor tiling throughout living areas, bedrooms, stamped concrete and sandwash accent outdoor areas
- 8-camera house CCTV system plus access to common area CCTV

'Villa Alto' LOOSE FURNITURE PACKAGE INCLUSIONS (same as showhouse)

- 400 x 300 x 280 U-shaped custom sofa in living room
- Additional custom sofas in 3 bedrooms
- Custom plush king-sized bed bases/frames and pillow-topped quality mattresses in 5 bedrooms
- 300 x 120cm white oak wood custom dining table and 8 plush dining chairs
- 5-star designer outdoor furniture including 3-piece sofa set and 6-seater dining set
- 98 inch LG TV in living room
- 86 inch LG TVs in outdoor area and master bedroom
- 75 inch LG TVs in five bedrooms
- Rugs in most rooms, coffee and side tables throughout
- Framed prints and paintings throughout
- 20kg washer and 23kg dryer (LG)
- Various console tables throughout
- Curtains, blinds and sheers throughout including electric blinds in living area
- Quality bed linens and pillows in all bedrooms



2 – VILLA BELLA

Villa Bella Photos (click link):

https://drive.google.com/drive/folders/1gBXsAMEo0bZrzcAw8_ma2EL9bh0Y0-c5?usp=drive_link

- 816 – 964 sqm Land Size
- 506 sqm (single-storey) Living Area
- 5 bedrooms
- 6 bathrooms
- Huge 170 sqm open-plan main living area and teak accented feature garden wall
- 4m high ceilings in main living area, 3m ceilings in bedrooms
- 10 linear metre kitchen plus 4m island (Absolute brand with Silestone tops)
- Gorenje, Electrolux & Hafele Appliances incl. integrated dishwasher, 2 integrated fridge/freezers, 4-burner hob, 'invisible' hood vent, wine fridge, composite sink & faucet
- Luxurious designer finishing throughout including many lighting, ceiling and wall features
- Top-quality built-in furnishings throughout including ample wardrobe space, TV cabinets, feature bed-boards, large bathroom vanities
- Exquisite spacious bathrooms throughout with large showers, huge vanities, Cotto washlet toilets, American Standard and Grohe showers and faucets throughout, double Jacuzzi in master ensuite, 2 stylish guest toilets
- Very spacious bedrooms including 3 with walk-in wardrobes
- Large Outdoor Living Area including covered area with sofa, dining and BBQ areas, motorized sunblind
- 9 x 5m saltwater swimming pool with imported tiling, overflow system with 2,000L surge tank
- Daikin Inverter ceiling mounted air-conditioning throughout (96k BTU in main living area, 18 – 24k BTU in all bedrooms)
- 3-phase electric, 5000L underground water tank
- 3-car garage with electric remote doors
- Dedicated large laundry room with cupboards, large washer and dryer
- Storage/electrical room
- Large garden area with lush landscaping throughout

- Unique 'powder granite' feature wall finishes throughout including front wall
- Top-quality 6mm lightly-tinted windows and doors with powder-coated aluminum frames
- Double-block cavity wall construction, high-spec .50mm zinc-oxide metal roof with 2" PU foam insulation
- Western standard plumbing and electrics throughout (including ground rod/Safe-T-Cut system)
- Stiebel Elron water heaters throughout
- Large 60 x 120cm floor tiling throughout living areas, bedrooms, stamped concrete and sandwash accent outdoor areas
- 8-camera house CCTV system plus access to common area CCTV

'Villa Bella' LOOSE FURNITURE PACKAGE INCLUSIONS (same as showhouse)

- 500 x 300 x 280 U-shaped custom sofa in living room
- Additional custom sofas in 2 bedrooms
- Custom plush king-sized bed bases/frames and pillow-topped quality mattresses in 4 bedrooms
- Office desk, shelving, chair in 5th bedroom (set up as office/option to change to bedroom furniture)
- 300 x 120cm unpolished stone custom dining table and 8 plush dining chairs
- 5-star designer outdoor furniture including 3-piece sofa set and 6-seater dining set
- 98 inch LG TV in living room
- 75 inch LG TVs in four bedrooms plus outdoor area
- 65 inch LG TV in 5th bedroom (office)
- Rugs in most rooms, coffee and side tables throughout
- Framed prints and paintings throughout
- 20kg washer and 23kg dryer (LG)
- Various console tables throughout
- Curtains, blinds and sheers throughout including electric blinds in living area
- Quality bed linens and pillows in all bedrooms



Pricelist Update June 1st 2025

Plot #	Plot Size	House Type	Useable Area	Beds/Baths	Completion	Price*	Fully Furnished Price**
1	804 sqm	C	620 sqm	5 bdr/7 bath	Within 8 months	31,500,000	33,900,000
2	806 sqm	B	620 sqm	5 bdr/6 bath	Complete	29,500,000	31,900,000
3	808 sqm	A	725 sqm	6 bdr/8 bath	Complete	35,500,000	37,900,000
4	812 sqm	D	700 sqm	5 bdr/7 bath	Within 12 months	SOLD	SOLD
5	812 sqm	A	725 sqm	6 bdr/8 bath	Within 5 months	37,500,000	39,900,000
6	812 sqm	B or C	620 sqm	5 bdr/7 bath	12 months from sale	31,500,000	33,900,000
7	812 sqm	A	725 sqm	6 bdr/8 bath	12 months from sale	37,500,000	39,900,000
8	944 sqm	A+	900 sqm	6 bdr/9 bath	12 months from sale	39,900,000	42,500,000

- *** Price** inclusive of full Absolut kitchen and appliances, outdoor kitchen/bbq, fridges, washer/dryer, all built-in furniture including wardrobes, TV cabinets, bathroom vanities, laundry, etc., salt-water swimming pool, landscaping, Daikin inverter air-cons, fully fitted bathrooms, keyless entry, LED lighting systems, high quality tiling throughout, powder-coated aluminium windows, all sanitary-ware, garage roller-doors, wallpaper, textured exterior. AS SEEN IS SHOWHOUSES BUT WITHOUT LOOSE FURNISHINGS, CURTAINS & BLINDS.
- **** Fully Furnished Price INCLUSIVE OF ABOVE PLUS ALL LOOSE FURNISHINGS** including sofas, coffee & side tables, consoles, beds & mattresses, night-tables, outdoor sofa & table set, indoor and outdoor dining & chairs, barstools, rugs, TVs & mounts, curtains and blinds. Does not incl decoration such as pictures, plant pots, ornaments.
- Plot 8 (A+ type) is an extended version of the A Type with extra separate large living area/multi-purpose building (exact layout TBD)
- Payment Terms: 100,000 THB deposit, 30% on contract (within 14 days), 30% interim payment, 30% 2nd interim payment, 10% on handover
- **COMMON FEE INCLUDED FREE FIRST TWO YEARS** (after which rate TBD based on cost of security, gardening, common electrics, etc.)
- One-time sinking fund payment of 100,000 THB per house