Under construction · completion Q4 2028

Lumina Pool Villa

East Pattaya · Global Top Group



A gated community of 69 two-storey villas in East Pattaya: each with its own pool, garden and garage, and a three-storey clubhouse with an infinity pool at the centre. 7–8 km to the city centre, with quiet and greenery all around.

COMPLETION	VILLAS	HOUSE	PRICE FROM
Q4 2028	69, 36 for sale	292–421 m²	฿12M

UNITS AND PRICES

36 first-phase villas for sale

Developer pre-sale price list, May 2026: 36 first-phase villas. The layout can be changed before construction starts (3 to 6 bedrooms); smart home is optional. Maintenance is ฿70 per m², paid upfront for 24 months; the one-off sinking fund is ฿1,500 per m²; the transfer fee is split equally with the developer. A foreigner owns through a Thai company (registration about ฿25,000) or takes the land on a long-term lease.

VILLA	HOUSE	PLOT	BEDROOMS	PRICE
Auphoria, 20 villas	292 m²	223–236 m²	3	**฿12–12.87M**
Bliss Love, 10 villas	343 m²	252–312 m²	4	**฿14.62–18.86M**
Cosmica, 6 villas	421 m²	313–458 m²	4 + maid's room	**฿23.58–25.26M**

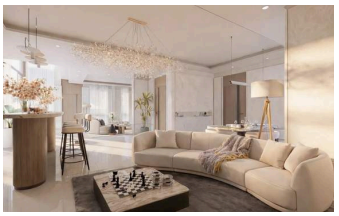
What Lumina Pool Villa looks like



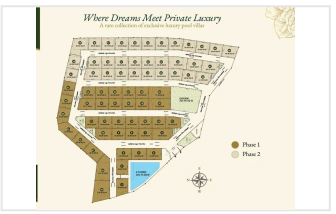
Exterior



Pools and clubhouse



Interiors



Site plan and floor plans

CONSTRUCTION PROGRESS

Pre-sale

About 25 months to completion

First-phase pre-sale	Villa construction	Completion
now	in phases	Q4 2028

The earliest prices and a choice of layout

Before construction starts you can adapt the villa layout to suit you, and pre-sale prices are the lowest. We will show you the available first-phase plots.

What the complex offers

- Private pool at every villa
- Private garden and garage for 2–4 cars
- Infinity pool at the clubhouse
- Shared pools
- Fitness centre
- Sauna
- Steam room
- Yoga and Pilates
- Café lounge
- Billiards and games room
- Kids' room
- Children's play area
- Gardens and green areas
- 24-hour security and CCTV
- Gated entrance
- Management and rentals

LOCATION

East Pattaya

East Pattaya, Chaiyapornwithi 21 Road, opposite the crocodile farm: a quiet area popular with expat families. 7–8 km to the city centre, with Terminal 21, international schools and hospitals nearby and direct access to the Bangkok highway.

Open the map ›

Central Pattaya	**7–8 km**
Hospitals	**about 5 min**
Terminal 21	**nearby**
Two international schools	**nearby**
Crocodile farm, Million Years Stone Park	**opposite**
Bangkok	**about 90 min by highway**

DEVELOPER

Global Top Group

A Pattaya developer on the market since 2005. The City Garden line and Lumina villas: 11 projects in our catalogue, 7 already completed. **An honest developer review ›**

Other projects by this developer: Harmonia City Garden, Marina Golden Bay, Love It Wongamat Beach, Olympus City Garden, City Garden Tower, The Cloud Pratumnak, City Garden Pratumnak, City Garden Tropicana

We will find a unit and check the developer

The developer pays the commission, and your price stays the same. All photos, the 3D model and current prices are on the project page.

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Prices and availability as of 5 November 2026 and subject to change: before a reservation we check the latest price list with the developer. We reply in English and Thai.