

SEA SKY BY SANDS

A Rare Expression of Coastal Elegance



Set along one of the last remaining beachfront parcels of Pratumnak Soi 5, SEA SKY by Sands presents a limited collection of refined residences where architecture, privacy, and panoramic sea views converge. Over 80% of residences enjoy uninterrupted ocean vistas, offering a lifestyle of quiet luxury by the shore.

PROJECT DETAILS

- Developer: Sea Sky Premium Asset Co., Ltd.
- Land Area: 1.5 Rai
- Total Buildings: 2
- Total Residences: 120
- Parking: 46% (Basement Parking)



THE RESIDENCES

A curated collection of just 120 private residences, designed with understated sophistication.

- 1-Bedroom Residences: 31–79 sq.m.
- 2-Bedroom Residences: 77–101 sq.m.
- 3-Bedroom Residences: 177–200 sq.m.
- Signature Penthouse: 329 sq.m.



ARCHITECTURE & DESIGN

Two distinctive buildings, thoughtfully crafted to suit distinct lifestyles:

BUILDING A — BOUTIQUE LIVING

- 8 Floors | 28 Residences
- Pet-Friendly
- Intimate, private atmosphere

BUILDING B — ELEVATED LIVING

- 20 Floors | 92 Residences
- Expansive views and grand scale





THE ADDRESS

Located in Pratumnak Soi 5 , one of Pattaya's most prestigious coastal enclaves

- 1-minute walk to the beach
- 5 minutes to Bali Hai Pier
- 10 minutes to Pattaya City Center

PAYMENT STRUCTURE

- Reservation : From 100,000 THB
- Contract Payment : 30%
- Installment Plan: 20% over 24 months
- Completion & Key Handover: 50%

OWNERSHIP COSTS

- Transfer Fees : 1%
- Common Area Maintenance:
 - Building A: 75 THB / sq.m.
 - Building B: 95 THB / sq.m.
- Sinking Fund : 750 THB / sq.m.

DEVELOPMENT TIMELINE

- Construction Commencement: Q4 2026
- Anticipated Completion: Q4 2029

SIGNATURE AMENITIES

BUILDING A PRIVATE ROOFTOP RETREAT



INFINITY EDGE POOL
(LEVEL 9)



SKY GARDEN
(LEVEL 9)



PET LAWN



CHILDREN'S
NATURE PLAY

BUILDING B LIFESTYLE & WELLNESS HUB



DOUBLE-VOLUME
POOL (6M CEILING)



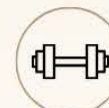
RELAXATION
MASSAGE GARDEN



SUANA , STREAM
AND ONSEN



COCKTAIL BAR



WELLNESS
CENTER



EV CHARGER STATION

