

× X PROPERTY



JOMTIEN 2ND ROAD · JOMTIEN · UNDER CONSTRUCTION

SKYPARK Lucean Jomtien

Sea-view branded residence in Jomtien

FROM

5,004,085 ฿

AVG. PRICE / M²

198,000 ฿

UNITS

899

COMPLETION

2028 Q4

SKYPARK Lucean Jomtien

SKYPARK Lucean Jomtien is the first branded residence of Banyan Group in Pattaya, developed by Lunique Real Estate on Jomtien Second Road. Phase 1 brings two towers – Tower A with 60 and Tower B with 31 storeys – with 899 studios, 1- to 3-bedroom units and three penthouses. According to the developer, the single-corridor floors with at most 14 units give every unit a sea view, and the infinity pool on the 49th floor looks out over the whole of Jomtien Bay.

▲ Developer campaign until 30/12/2026: selected units at special prices incl. decoration package (studios from ฿4.99M). Prices shown are list prices; foreign-quota availability, prices and payment plan change – binding terms are set in the developer's sales contract.

UNITS
899

FLOORS
31 & 60

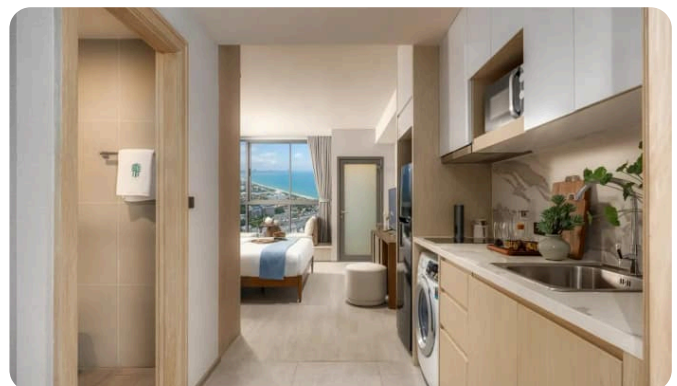
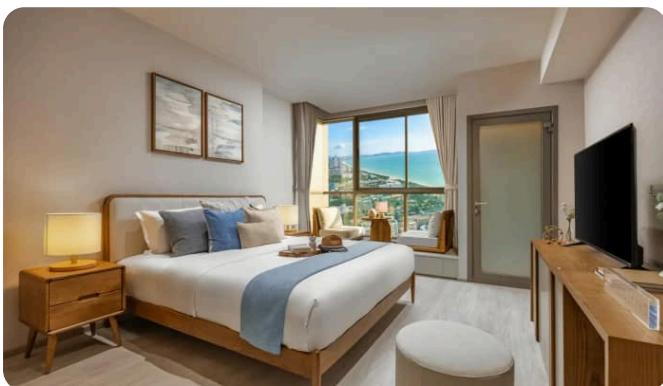
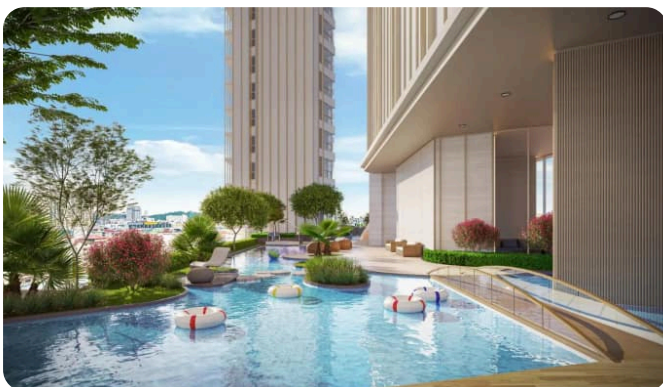
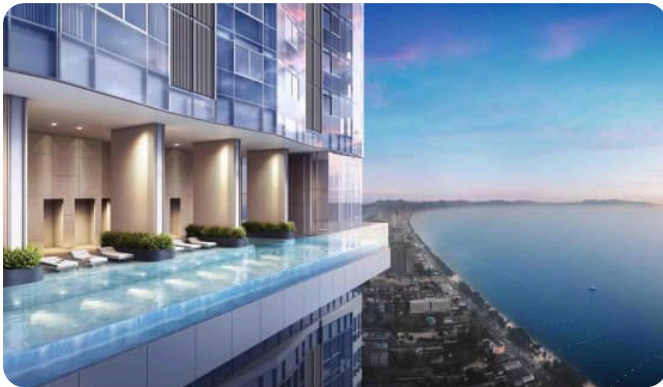
BUILDINGS
2

LAND AREA
8,292 m²

PARKING RATIO
31%

COMMON FEE
70 ฿/m²

SINKING FUND
700 ฿/m²



Unit types & prices

UNIT TYPES	SIZE	PRICE FROM	≈ ₪ / M ²	UNITS
Studio · Tower A Types A, A-1, C, D · campaign price for types C and D from ₪4.99M incl. decoration package (until 30/12/2026)	28–32.9 m ²	6.2 M ₪	≈ 220,000 ₪	–
Studio · Tower B Types B, C-1, D-1, D-2 · Studio Plus E (39 m ² , floors 6–25) on request	29.9–39 m ²	5 M ₪	≈ 167,000 ₪	–
1 Bedroom Types G-1 and H (corner) · Tower A · type G (40.8 m ²) currently not offered	42.5–47.5 m ²	8.18 M ₪	≈ 172,000 ₪	–
2 Bedrooms Types J, I, I-1 · 2 bathrooms · campaign price for type I from ₪13.5M incl. decoration package (until 30/12/2026)	86–89.8 m ²	15.51 M ₪	≈ 180,000 ₪	–
3 Bedrooms Type K · floors 50–59, one per floor · 2 bathrooms	94.6 m ²	24.03 M ₪	≈ 254,000 ₪	10
Penthouse Floor 60 · types L, M, N · fully furnished	127.14–135.8 m ²	37.94 M ₪	≈ 290,000 ₪	3



Starting prices from developer price lists and partner listings, as of 10/2026; foreign quota unless marked otherwise. ≈ price per m² refers to the cheapest unit of each type. Prices and availability change – ask us for the current price list.

LOCATION

At 66 Jomtien Second Road in north Jomtien – a few minutes' walk to Jomtien Beach and close to the Chonburi immigration office, Dongtan Beach, Jomtien Night Market and Pratumnak Hill.

Jomtien Beach	300 m
Chonburi Immigration	200 m
Jomtien Night Market	900 m
Walking Street	4.3 km
Central Pattaya	5.2 km
Terminal 21	7.6 km

PAYMENT PLAN

Foreign quota

30%

Contract

30%

Instalments
0% interest

40%

Handover

Thai quota

20%

Contract

20%

Instalments
0% interest

60%

Handover

0% interest on every instalment during construction – for all our projects.

Payments are made exclusively to the developer – X Property does not accept any money.

FACILITIES

Ground floor: Semi-outdoor main lobby, separate lobbies for Tower A and B, library, jogging track, landscaped gardens, shops, laundry, juristic office

2nd–5th floor: Car park with approx. 279 spaces

6th floor (podium): Sunlight Garden Pool, pool garden, View Point Pool (saltwater), kids' pool, kids' club and garden

Tower B, 29th–31st floor: Yoga & activity room (29), sky pool and co-library (30), sky lounge (31)

Tower A, 48th floor: Sky gym, sauna and co-working space with sea view

Tower A, 49th floor: Infinity pool with 360° view, Skyline Sunset Garden, Rosy Clouds Bar and party room

Owner privileges: Membership in The Sanctuary Club by Banyan Group – owner discounts at the group's hotels, spas, golf courses and restaurants

Management & rental: Property management by Banyan Group · Tower B units can join the Banyan Living rental programme

5 REASONS TO BUY

First Banyan Group branded residence in Pattaya

Sea view from every unit (developer)

Infinity pool on the 49th floor

A few minutes' walk to Jomtien Beach

Under construction – completion planned for Q4 2028

Award-winning design by Tandem Architects

DEVELOPER – LUNIQUE REAL ESTATE

Developed by Lunique Real Estate Co., Ltd., a Thai luxury developer led by CEO Uradee Kunkiratiyut. SKYPARK is a residential brand of Banyan Group (Banyan Tree, Angsana, Cassia), which also provides the property management. Architecture by Tandem Architects; main contractor for phase 1 is Phornphranakorn, bored piles by K Pile.

X Property only brokers between buyers and developers: contracts are signed directly with the developer, and all payments go only to the developer's official account – we never accept money. Prices and details according to developers, subject to change. Non-binding example calculation, not investment advice.



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