



Avenue Boutique

CONDOMINIUM



EXCLUSIVE RESIDENTIAL
RETREAT TO A SANCTUARY OF THE CITY





NEW LUXURY PROJECT OF PATTAYA

Avenue Boutique is a brand-new low-rise condominium located in “**Soi Buakhao 15**” the heart of Pattaya. It boasts an excellent location close to community amenities and everyday conveniences.

The accommodation is fully equipped with facilities such as a swimming pool, gym, sauna, steam room, property office and storage room.

PRIME
LOCATION



Soi Buakhao 15



Unrivaled Location in the Heart of Pattaya

Perfectly positioned

Just 300 meters from **“The Avenue Shopping Mall”**

1 km. from **“Central Festival Pattaya”**

500 m. from **“The Golden Sands of Pattaya Beach”**

Avenue Boutique offers the ultimate blend of comfort and convenience.

The iconic **“Walking Street”** is just 1.2 km. away.

Placing world-renowned nightlife and entertainment within easy reach.

With seamless access to both **Pattaya City** and **Jomtien Beach**.

This prime location is ideal for residents and investors seeking both tranquility and connectivity in one of Thailand’s most dynamic coastal cities.





• GRAND AVENUE RESIDENCE •

DEVELOPED BY

Mr. David Marsiano is a prominent real estate developer based in Pattaya, Thailand, with over 20 years of experience. He has led several high-profile projects to completion, demonstrating consistent leadership and commitment through all of them

1. City Garden Condominium
2. Avenue Residence Condominium
3. Cosy Beach View Condominium
4. Centara Avenue Condominium
5. Centara Azure Hotel
6. The Kosher Hotel
7. Grand Avenue Residence

As Chairman of the Marsiano Group He continues to oversee his developments to maintain top living standards for all residents.





PROJECT DETAILS

Land Area: 2 Rai 8 sq.w.

Buildable area: 21,085 Sq.m.

Residential Area: 13,252 Sq.m.

Building : 2 (A,B)

Storeys: 8

Total Residences: 276

Parking Spaces: 58 Spaces

Ownership: Freehold

Construction Start :

1st quarter of 2026

Construction Finish :

2nd quarter of 2029

RESIDENCE DETAILS

Studio room

Total Units: 16

Size Range: 25.60-25.65 Sq.m.

1 Bedroom

Total Units: 209

Size Range: 34.55-56.90 Sq.m.

2 Bedrooms

Total Units: 51

Size Range: 55.15- 84.50 Sq.m.



OUR FACILITIES HIGHLIGHTS

- Gym
- Sauna
- Steam Room
- Ground Pool
- Rooftop Garden
- Property Office
- On-Site Storage Room

TRANSFORM YOUR HEALTH

GYM

Achieve your fitness goals in a supportive environment. Whether you're looking to lose weight, build strength or boost your energy, your health is your greatest asset.



BODY FITNESS

Strength, endurance, flexibility of body. It helps you perform daily tasks easily, avoid injury and feel energized confidence.



Experience
the Art of Relaxation



בס"ט

SAUNA Wellness

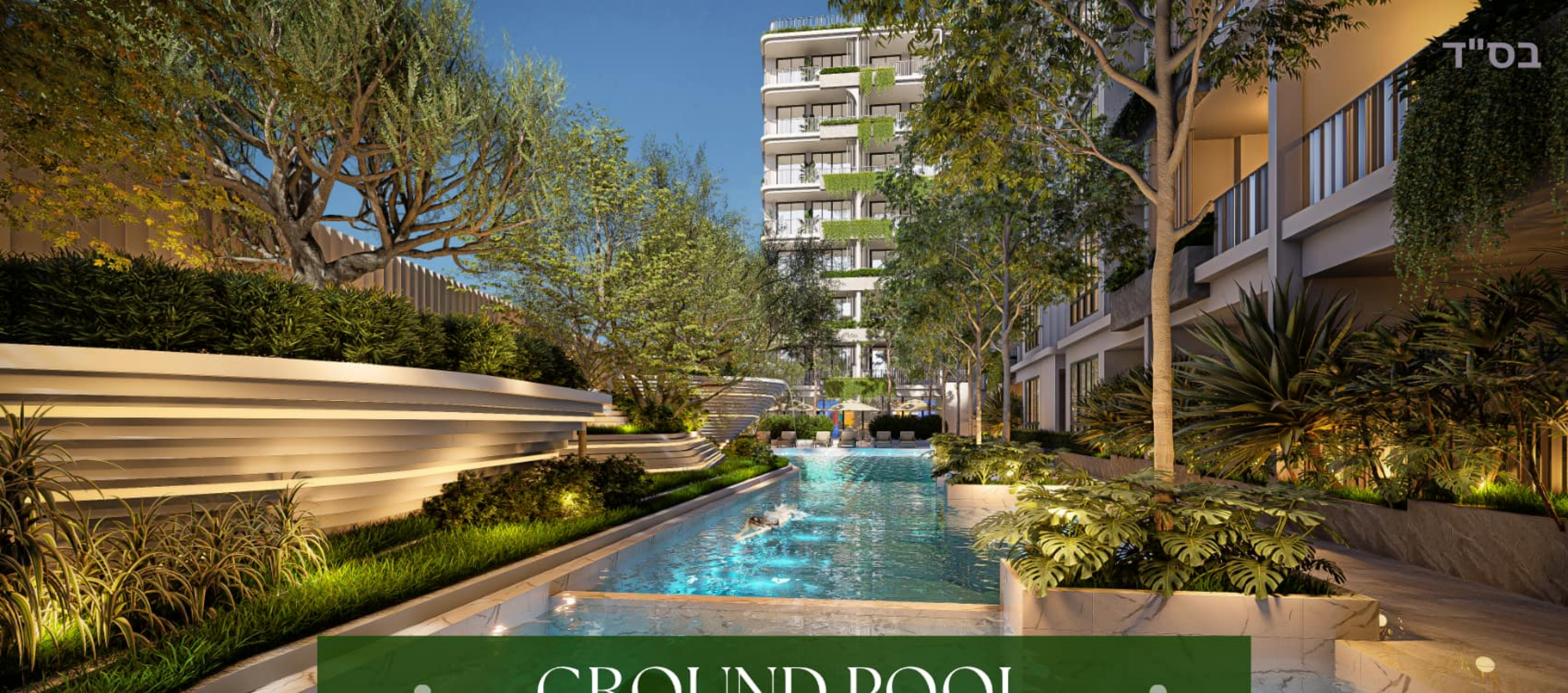
Indulge in the ultimate escape with our state-of-the-art sauna, designed to rejuvenate your body, calm your mind and elevate your well-being.

STEAM ROOM

Step into our steam experience. Designed to cleanse, calm and invigorate. Our steam room envelops you in gentle mist that nurtures both body and mind.

Immerse Yourself in the
Power of Steam





GROUND POOL



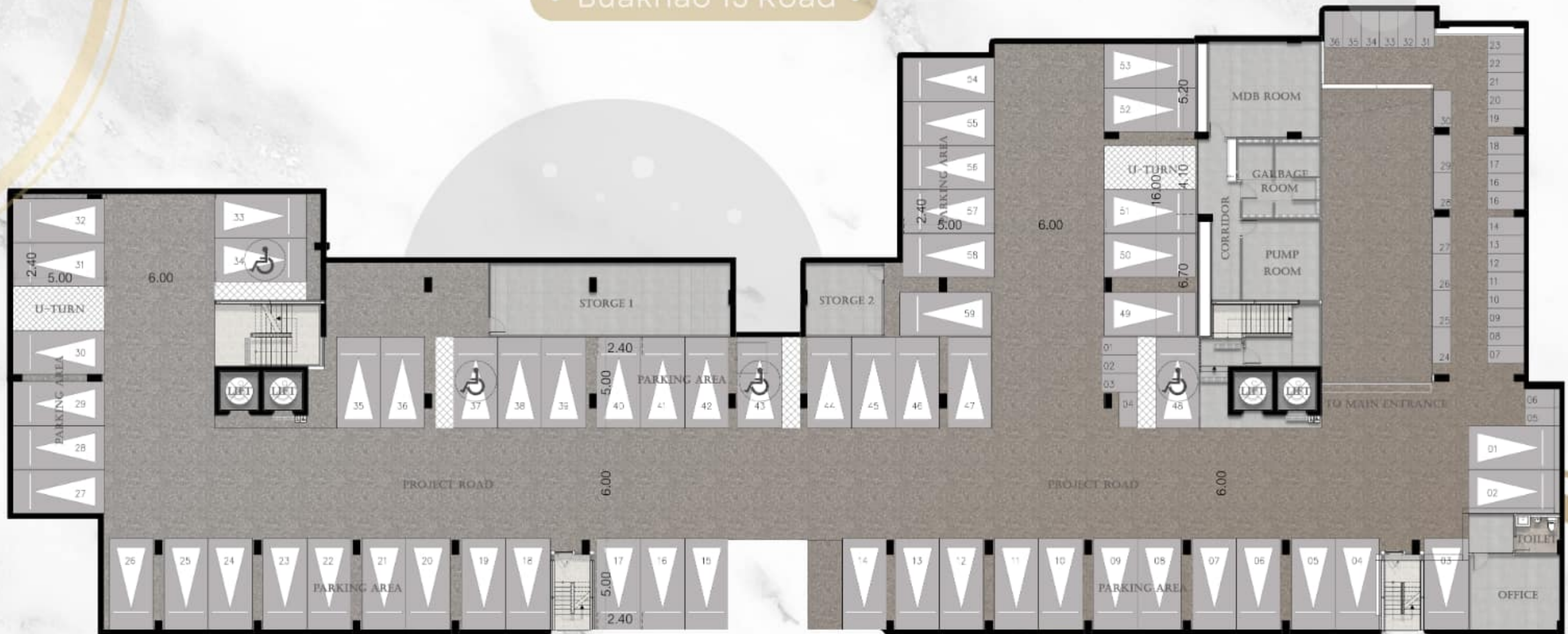
Designing a swimming pool within a garden setting offers a serene retreat seamlessly blends relaxation with natural beauty



Effective air circulation helps regulate humidity, prevent condensation and maintain a pleasant environment of swimmers



Embrace the joys of swimming with your loved ones and experience the myriad benefits it brings to your family's well-being

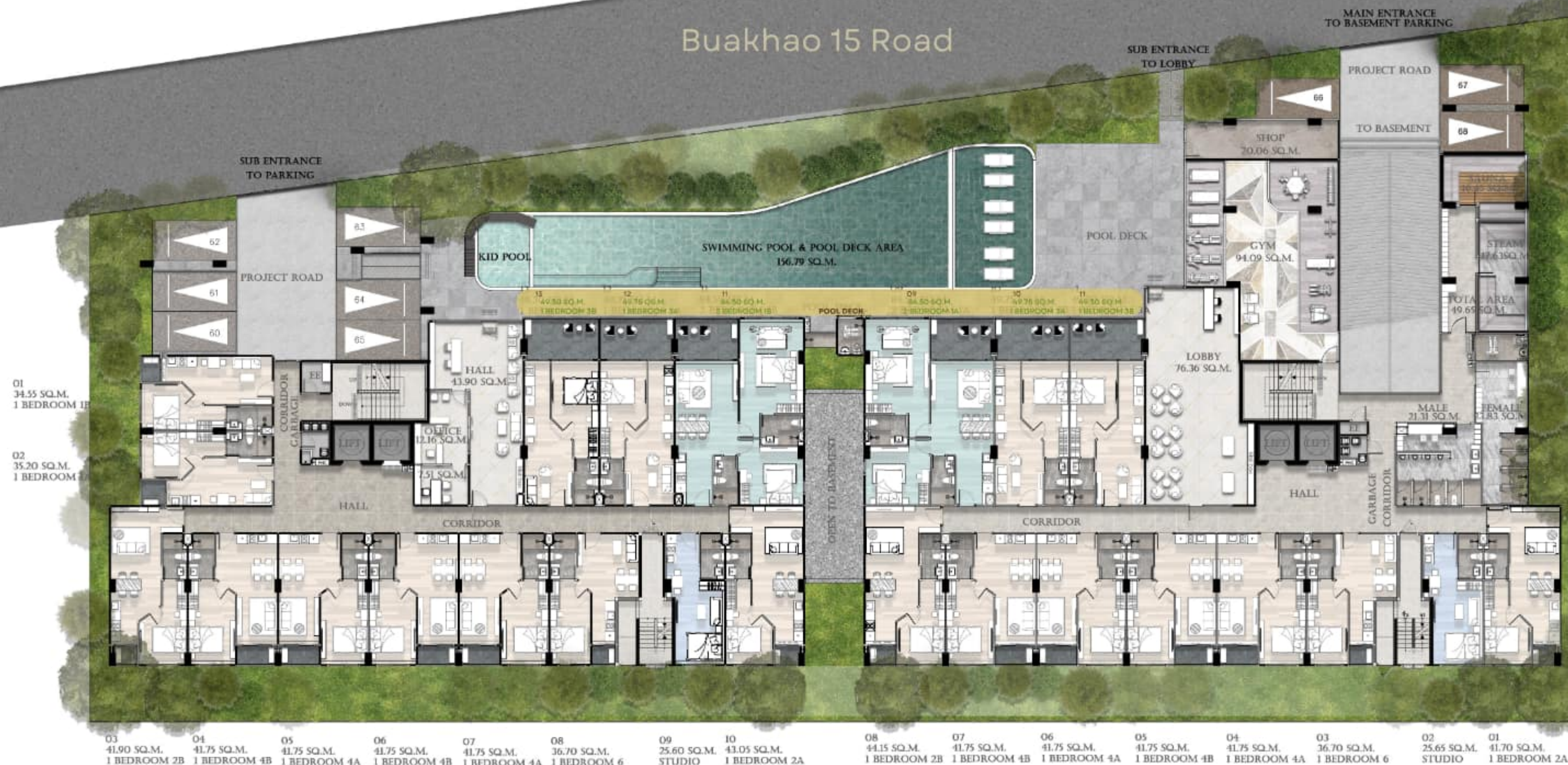


BASEMENT

Parking Lot : 58

1ST FLOOR PLAN

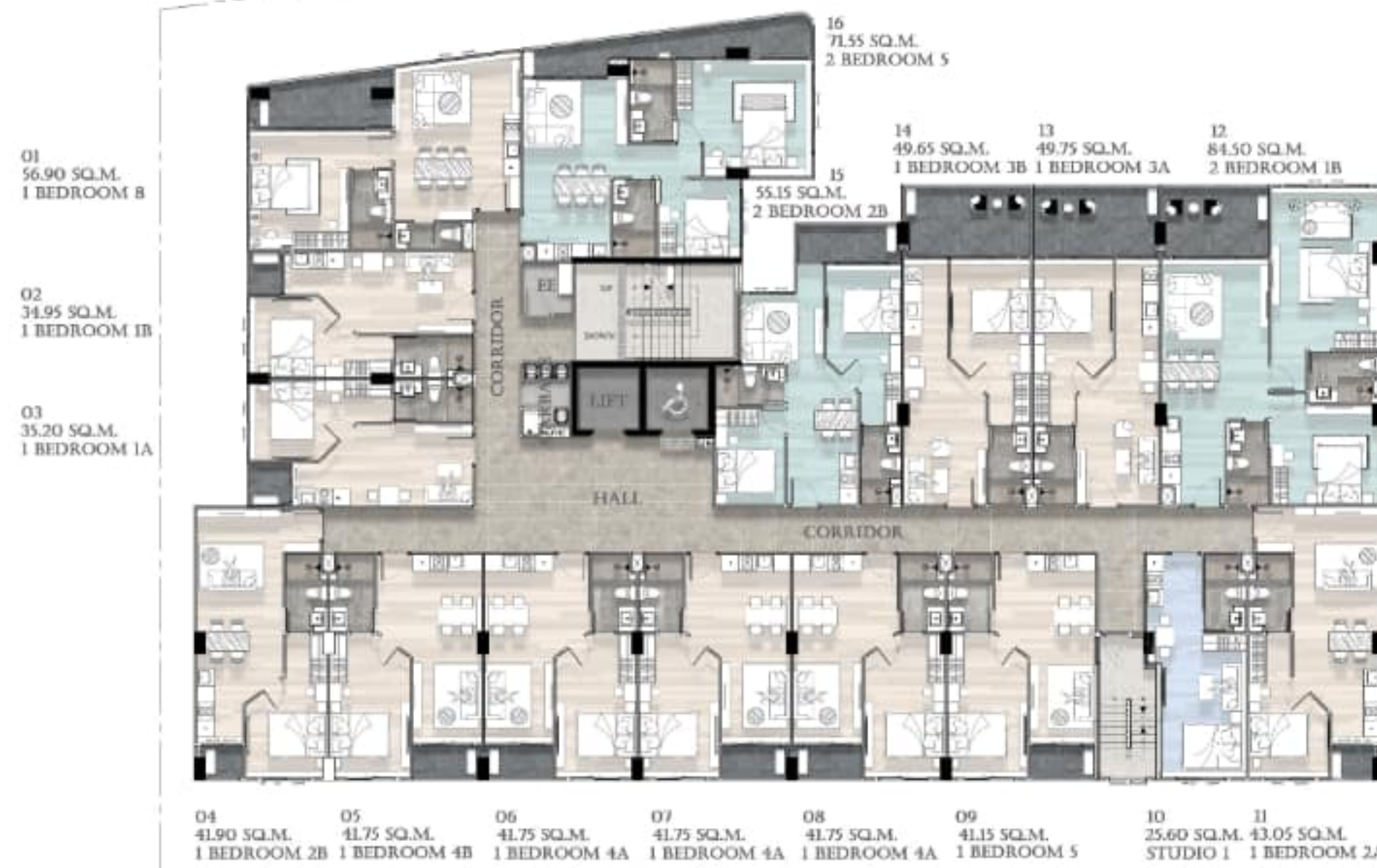
Buakhao 15 Road



• BUILDING B •

• BUILDING A •

Buakhao 15 Road



• BUILDING B •



• BUILDING A •

2ND - 8TH FLOOR PLAN

ROOF DECK



CITY VIEW



POOL VIEW



GRAND AVENUE RESIDENCE VIEW

CITY VIEW

CITY VIEW

1st Floor

- Pool View
- Garden View

STUDIO ROOM
25.65 SQM •

● **BUILDING A**

Room number

● 1st floor : 02

Garden View

● 2nd - 8 th : 07

Grand Avenue View

Total : **8 units**



BUILDING A

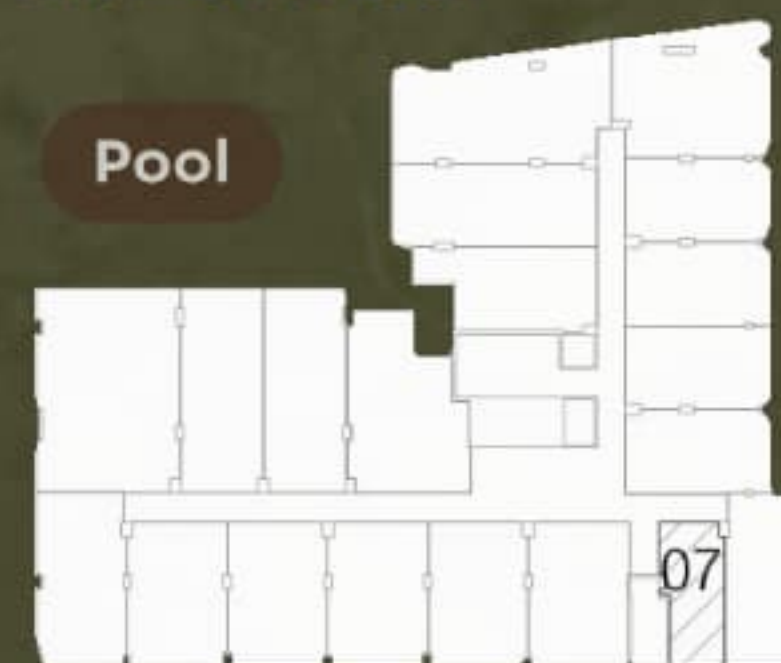
1st Floor

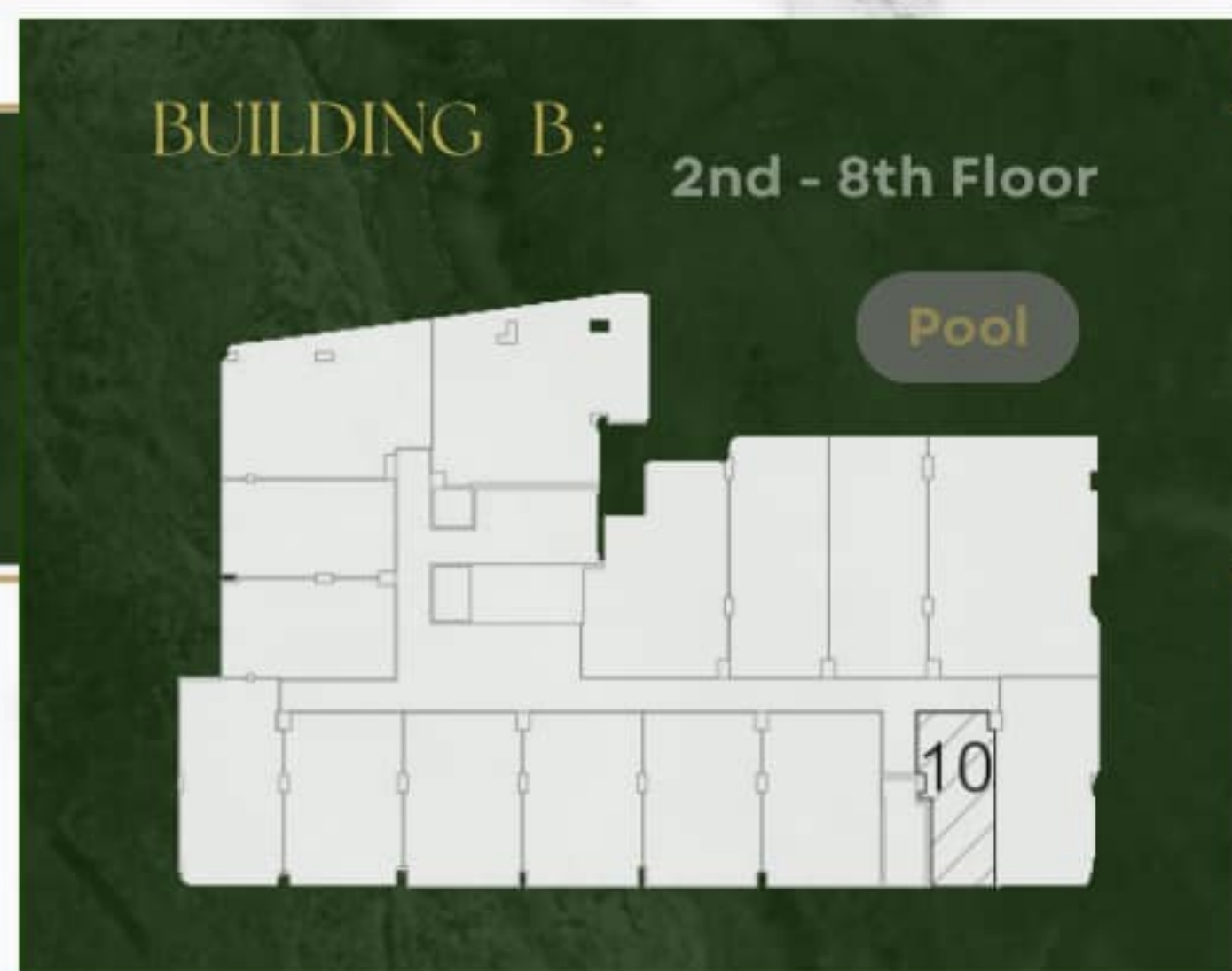
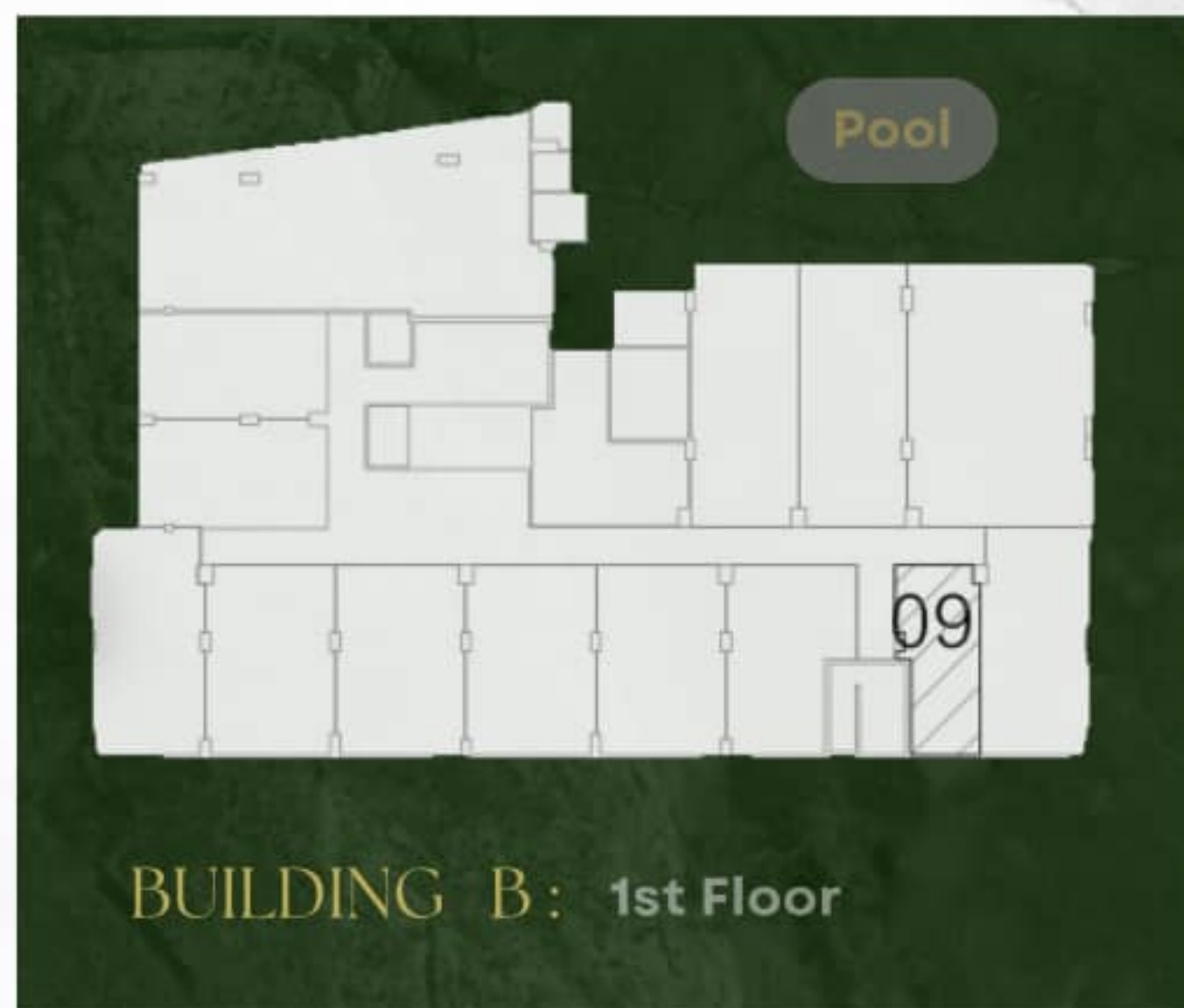
Pool



2nd - 8th Floor

Pool







STUDIO ROOM
25.60 SQM

BUILDING B

Room number

1st floor : 09

Garden View

2nd - 8 th : 10

Grand Avenue View

Total : **8 Units**



● BUILDING A

Room number

1st floor : 04,06
Garden View

2nd - 8 th : 09,11
Grand Avenue View

● BUILDING B

Room number

1st floor : 05,07
Garden View

2nd - 8 th : 06,08
Grand Avenue View

Total : 32 Units

● 1 BEDROOM : 4A
41.75 SQM







● 2 BEDROOM : 1B
84.50 SQM

BUILDING B

Room number

- 1st floor : 11
Pool Access
- 2nd - 8 th : 12
Pool View

Total : **16 Units**

HIGH-QUALITY
INTERIOR
DESIGN





High-quality interior design that emphasizes marble and luxury surface finishes creates a refined and timeless atmosphere



Experience everyday
indulgence with
premium sanitary
ware

FULLY FITTED

Standard Material Included

- Build-in Kitchen
 - Build-in Wardrobes
 - Build-in Sanitary and Vanity Areas
 - Water Heater
-
- Integrated Electric Hob & Extractor
 - Integrated Microwave
 - Concealing Ceiling Air Conditioning Units



INVEST IN MORE THAN A HOME

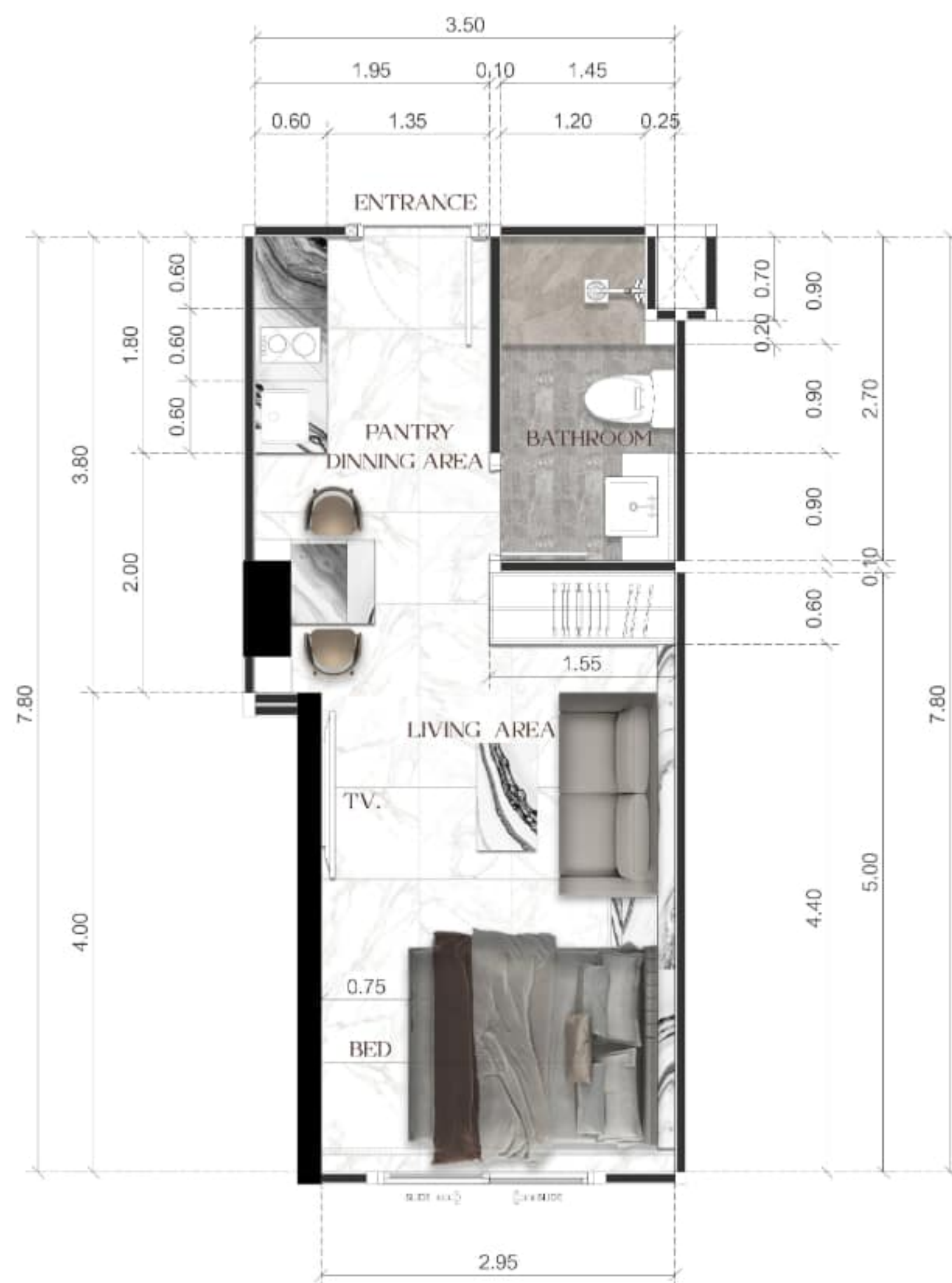
Avenue Boutique is nestled in a high-growth district,
offering more than just a residence

It's a top-tier investment for those who value
elevated living and lasting return

Every detail is crafted to enhance your lifestyle and
Your Future

DETAIL ROOMS





AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
STUDIO 1
25.65, 25.60 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
25.65 sq.m.		
1st	02	1
2nd	07	1
3rd	07	1
4th	07	1
5th	07	1
6th	07	1
7th	07	1
8th	07	1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
25.60 sq.m.		
1st	09	1
2nd	10	1
3rd	10	1
4th	10	1
5th	10	1
6th	10	1
7th	10	1
8th	10	1
Total		8

TOTAL BUILDING A+B	16
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AVENUE BOUTIQUE CONDOMINIUM
 DETAIL ROOM
 1 BEDROOM 1A
 34.65 , 34.85 , 35.20 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	34.65 sq.m.	34.85 sq.m.	Total/Unit
1st	-	-	0
2nd	02	04	2
3rd	02	04	2
4th	02	04	2
5th	02	04	2
6th	02	04	2
7th	02	04	2
8th	02	04	2
Total			14

BUILDING B

Floor	35.20 sq.m.	Total/Unit
1st	02	1
2nd	03	1
3rd	03	1
4th	03	1
5th	03	1
6th	03	1
7th	03	1
8th	03	1
Total		8

TOTAL BUILDING A+B	22
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AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 1B

34.55 , 34.85 , 34.95 , 35.20 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	34.85 sq.m.	35.20 sq.m.	
1st	-	-	0
2nd	03	05	2
3rd	03	05	2
4th	03	05	2
5th	03	05	2
6th	03	05	2
7th	03	05	2
8th	03	05	2
Total			14

BUILDING B

Floor	Number Room		Total/Unit
	34.55 sq.m.	34.95 sq.m.	
1st	01	-	1
2nd	-	02	1
3rd	-	02	1
4th	-	02	1
5th	-	02	1
6th	-	02	1
7th	-	02	1
8th	-	02	1
Total			8

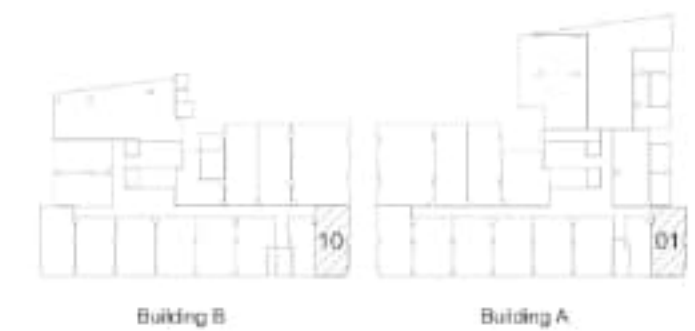
TOTAL BUILDING A+B

22

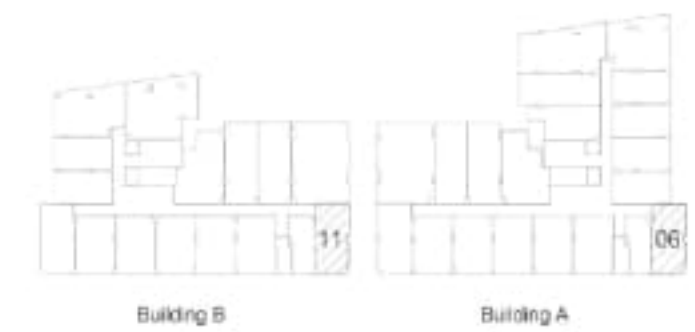


AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
1 BEDROOM 2A
41.70 , 43.05 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
41.70 sq.m.		
1st	01	1
2nd	06	1
3rd	06	1
4th	06	1
5th	06	1
6th	06	1
7th	06	1
8th	06	1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
43.05 sq.m.		
1st	10	1
2nd	11	1
3rd	11	1
4th	11	1
5th	11	1
6th	11	1
7th	11	1
8th	11	1
Total		8

TOTAL BUILDING A+B

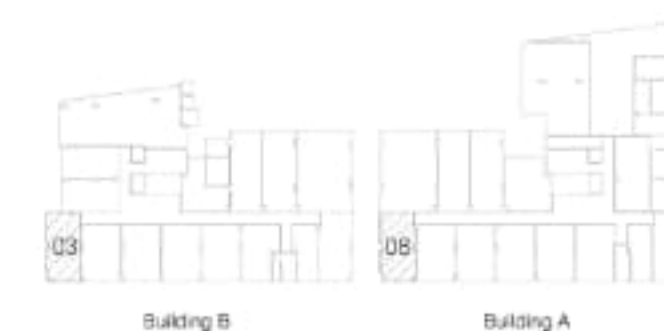
16



AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 2B
44.15 , 41.90 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	08	1
2nd	13	1
3rd	13	1
4th	13	1
5th	13	1
6th	13	1
7th	13	1
8th	13	1
Total		8

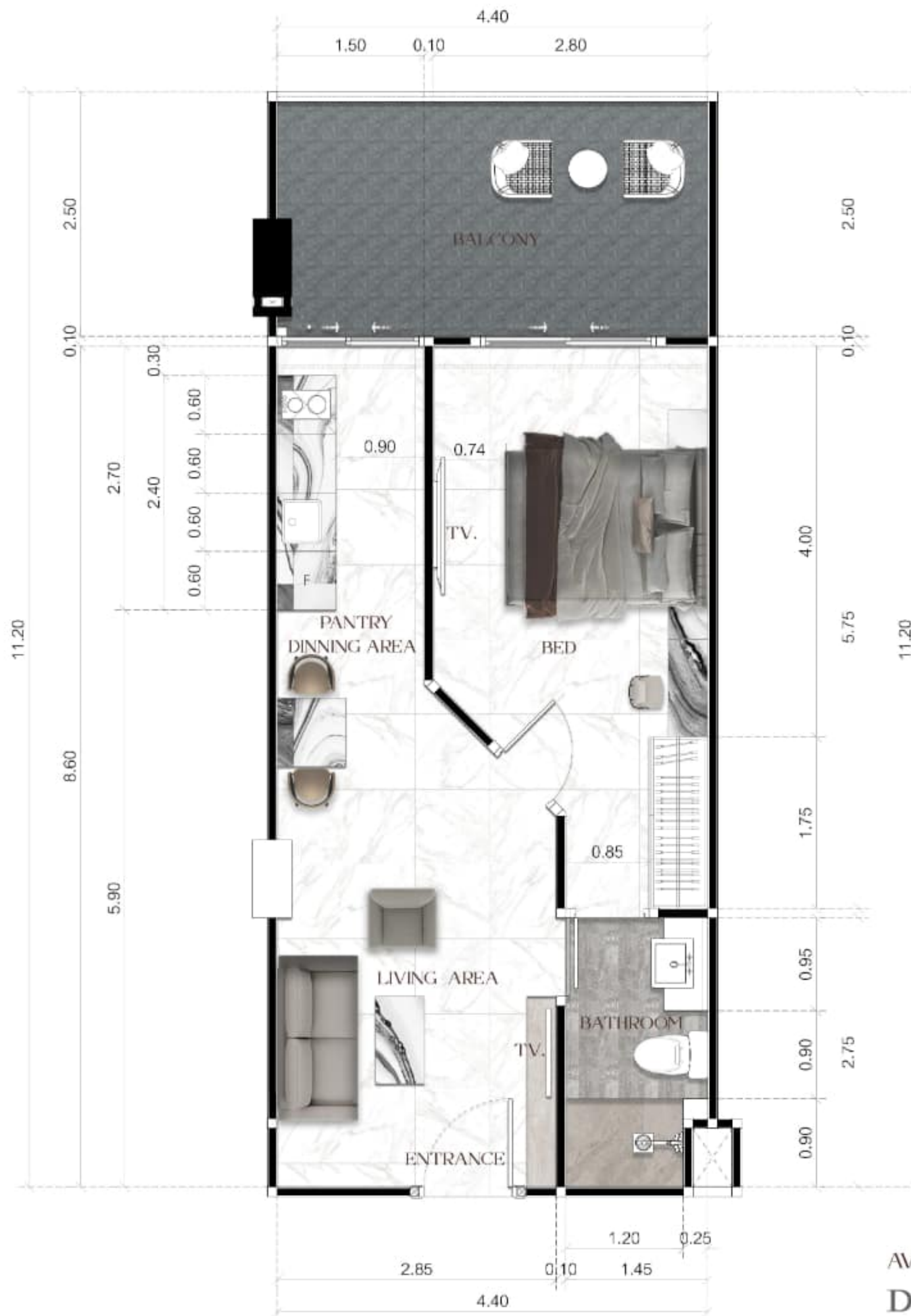
BUILDING B

Floor	Number Room	Total/Unit
1st	03	1
2nd	04	1
3rd	04	1
4th	04	1
5th	04	1
6th	04	1
7th	04	1
8th	04	1
Total		8

TOTAL BUILDING A+B 16



TOTAL BUILDING A+B	16
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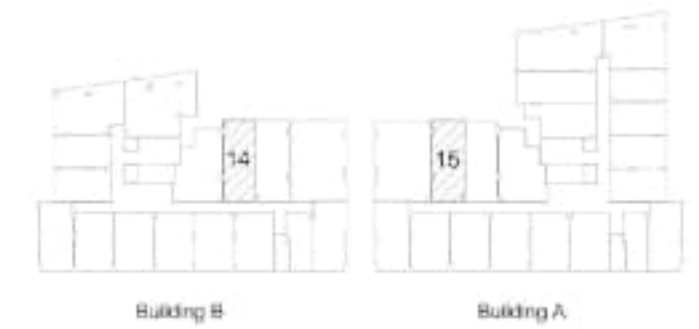


AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
1 BEDROOM 3B
49.75 , 49.30 , 49.65 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	49.75 sq.m.	
1st	10	1
2nd	15	1
3rd	15	1
4th	15	1
5th	15	1
6th	15	1
7th	15	1
8th	15	1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
	49.30 sq.m. 49.65 sq.m.	
1st	13 -	1
2nd	- 14	1
3rd	- 14	1
4th	- 14	1
5th	- 14	1
6th	- 14	1
7th	- 14	1
8th	- 14	1
Total		8

TOTAL BUILDING A+B	16
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AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 3C
48.65 SQ.M.

KEY PLAN



Building B Building A

1st floor Plan



Building B Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	48.65 sq.m.	
1st	-	0
2nd	19	1
3rd	19	1
4th	19	1
5th	19	1
6th	19	1
7th	19	1
8th	19	1
Total		7

BUILDING B

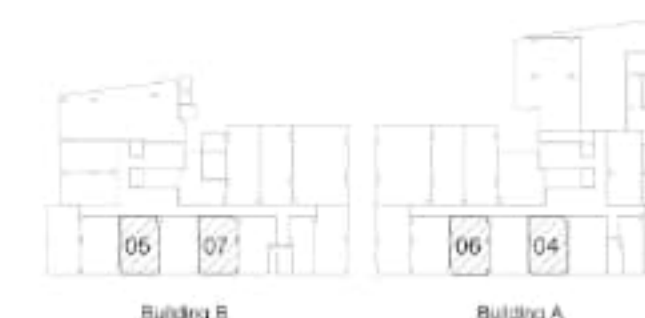
Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7
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AVENUE BOUTIQUE CONDOMINIUM
**DETAIL ROOM
 1 BEDROOM 4A
 41.75 SQ.M.**

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	41.75 sq.m.	41.75 sq.m.	
1st	04	06	2
2nd	09	11	2
3rd	09	11	2
4th	09	11	2
5th	09	11	2
6th	09	11	2
7th	09	11	2
8th	09	11	2
Total			16

BUILDING B

Floor	Number Room		Total/Unit
	41.75 sq.m.	41.75 sq.m.	
1st	05	07	2
2nd	06	08	2
3rd	06	08	2
4th	06	08	2
5th	06	08	2
6th	06	08	2
7th	06	08	2
8th	06	08	2
Total			16

TOTAL BUILDING A+B	32
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AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 4B
41.75 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room		Total/Unit
	41.75 sq.m.	41.75 sq.m.	
1st	05	07	2
2nd	10	12	2
3rd	10	12	2
4th	10	12	2
5th	10	12	2
6th	10	12	2
7th	10	12	2
8th	10	12	2
Total			16

BUILDING B

Floor	Number Room		Total/Unit
	41.75 sq.m.	41.75 sq.m.	
1st	04	06	2
2nd	05	07	2
3rd	05	07	2
4th	05	07	2
5th	05	07	2
6th	05	07	2
7th	05	07	2
8th	05	07	2
Total			16

TOTAL BUILDING A+B	32
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AVENUE BOUTIQUE CONDOMINIUM

DETAIL ROOM
1 BEDROOM 5
41.15 SQ.M.

KEY PLAN



Building B

Building A

1st floor Plan



Building B

Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	41.15 sq.m.	
1st	-	0
2nd	08	1
3rd	08	1
4th	08	1
5th	08	1
6th	08	1
7th	08	1
8th	08	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
	41.15 sq.m.	
1st	-	0
2nd	09	1
3rd	09	1
4th	09	1
5th	09	1
6th	09	1
7th	09	1
8th	09	1
Total		7

TOTAL BUILDING A+B	14
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
1 BEDROOM 6
36.70 SQ.M.

KEY PLAN



Building B

Building A

1st floor Plan



Building B

Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	36.70 sq.m.	
1st	03	1
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
	36.70 sq.m.	
1st	08	1
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		1

TOTAL BUILDING A+B	2
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
1 BEDROOM 7
38.60 SQ.M.

KEY PLAN



Building B Building A

1st floor Plan



Building B Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	38.60 sq.m.	
1st	-	0
2nd	18	1
3rd	18	1
4th	18	1
5th	18	1
6th	18	1
7th	18	1
8th	18	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
1 BEDROOM 8
56.90 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	01	1
3rd	01	1
4th	01	1
5th	01	1
6th	01	1
7th	01	1
8th	01	1
Total		7

TOTAL BUILDING A+B	7
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 1A
84.50 SQ.M.

KEY PLAN



Building B

Building A

1st floor Plan



Building B

Building A

2nd-8th floor Plan

BUILDING A

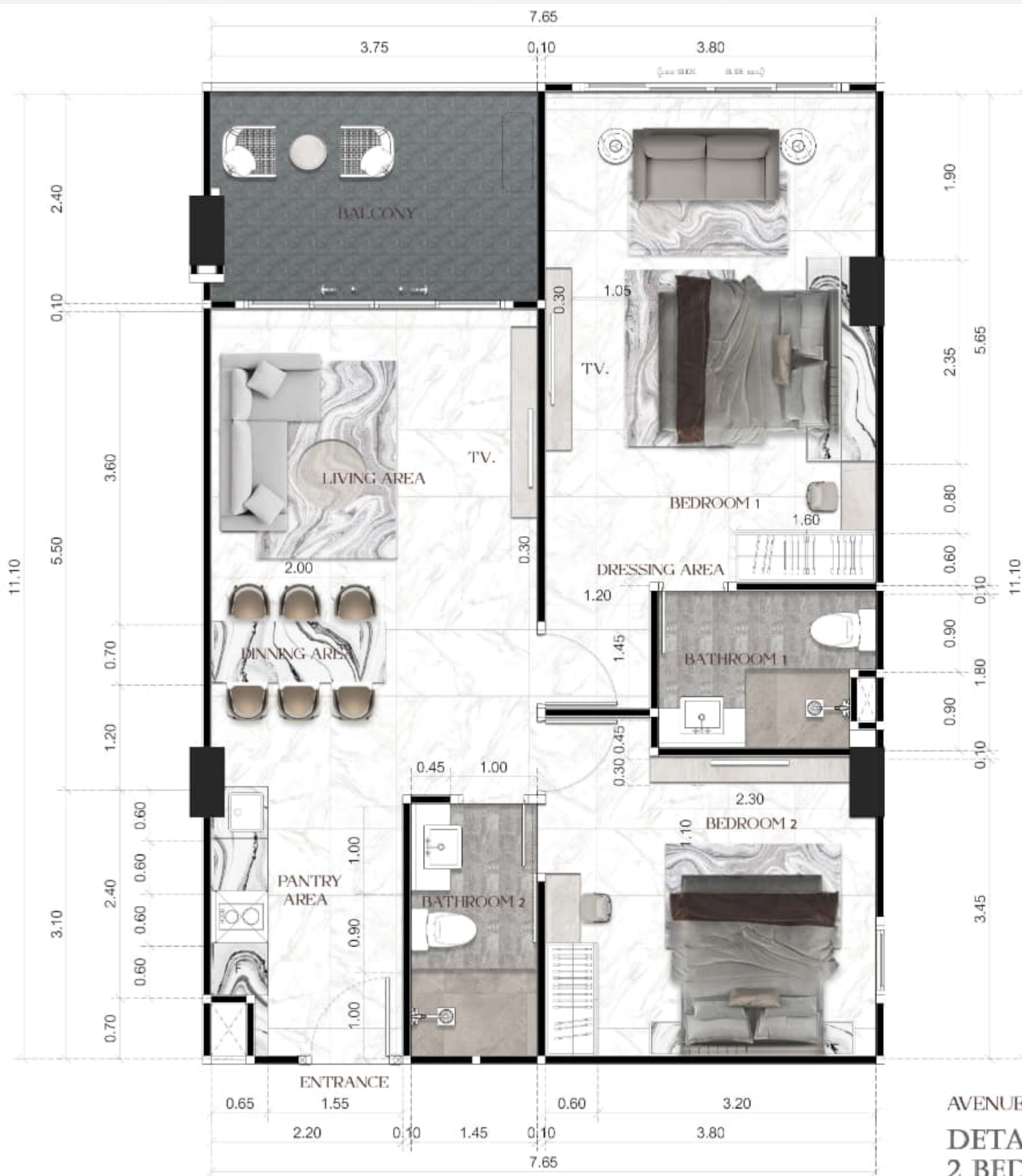
Floor	Number Room	Total/Unit
	84.50 sq.m.	
1st	09	1
2nd	14	1
3rd	14	1
4th	14	1
5th	14	1
6th	14	1
7th	14	1
8th	14	1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B

8

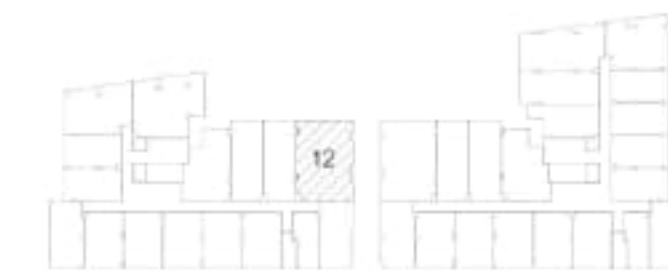


AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 1B
84.50 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st		1
2nd		1
3rd		1
4th		1
5th		1
6th		1
7th		1
8th		1
Total		8

BUILDING B

Floor	Number Room	Total/Unit
	84.50 sq.m.	
1st	11	0
2nd	12	0
3rd	12	0
4th	12	0
5th	12	0
6th	12	0
7th	12	0
8th	12	0
Total		0

TOTAL BUILDING A+B	8
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 2A
55.15 SQ.M.

KEY PLAN



Building B Building A

1st floor Plan



Building B Building A

2nd-8th floor Plan

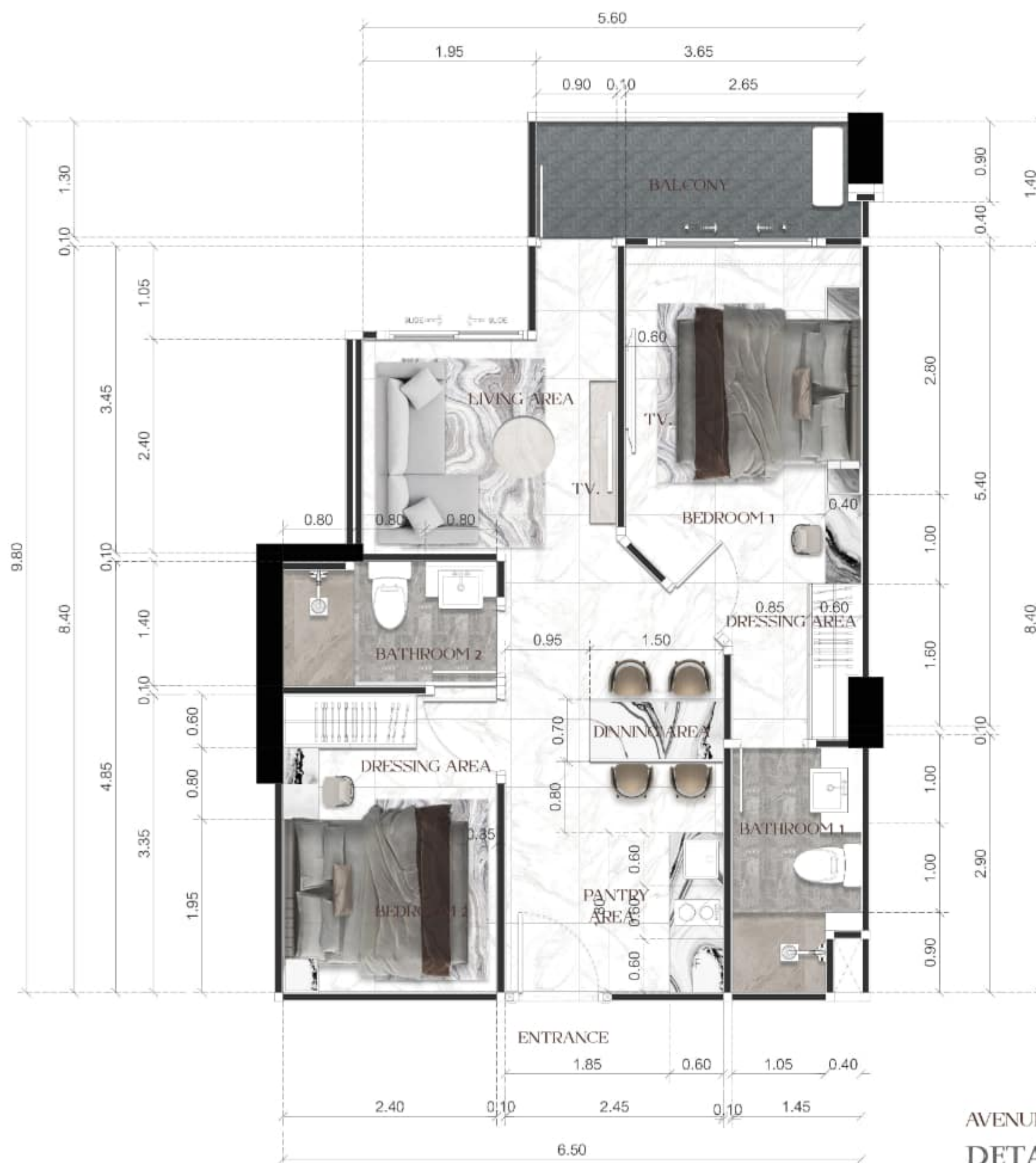
BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	17	1
3rd	17	1
4th	17	1
5th	17	1
6th	17	1
7th	17	1
8th	17	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 2B
55.15 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	15	1
3rd	15	1
4th	15	1
5th	15	1
6th	15	1
7th	15	1
8th	15	1
Total		7

TOTAL BUILDING A+B



AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 3
57.90 SQ.M.

KEY PLAN



Building B Building A

1st floor Plan



Building B Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
	84.50 sq.m	
1st	-	0
2nd	01	1
3rd	01	1
4th	01	1
5th	01	1
6th	01	1
7th	01	1
8th	01	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7
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AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 4
66.75 SQ.M.

KEY PLAN



1st floor Plan



2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	20	1
3rd	20	1
4th	20	1
5th	20	1
6th	20	1
7th	20	1
8th	20	1
Total		7

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

TOTAL BUILDING A+B	7
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Building B Building A

1st floor Plan



Building B Building A

2nd-8th floor Plan

BUILDING A

Floor	Number Room	Total/Unit
1st	-	0
2nd	-	0
3rd	-	0
4th	-	0
5th	-	0
6th	-	0
7th	-	0
8th	-	0
Total		0

BUILDING B

Floor	Number Room	Total/Unit
1st	-	0
2nd	16	1
3rd	16	1
4th	16	1
5th	16	1
6th	16	1
7th	16	1
8th	16	1
Total		7

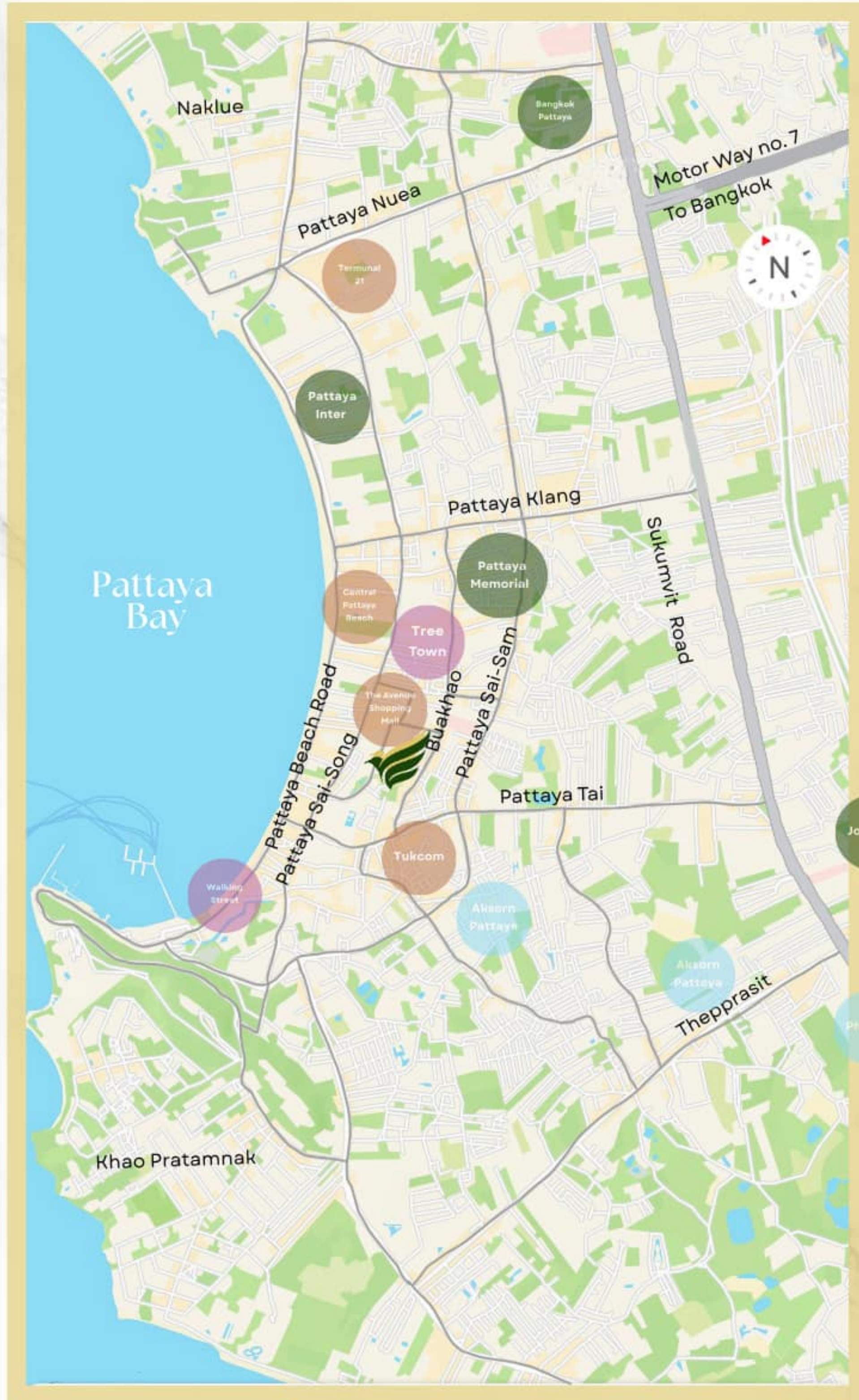
TOTAL BUILDING A+B

7



AVENUE BOUTIQUE CONDOMINIUM
DETAIL ROOM
2 BEDROOM 5
71.55 SQ.M.





EXCELLENT LOCATION

Connect to ..
multiple routes

Entertainment
Venue

Hospital

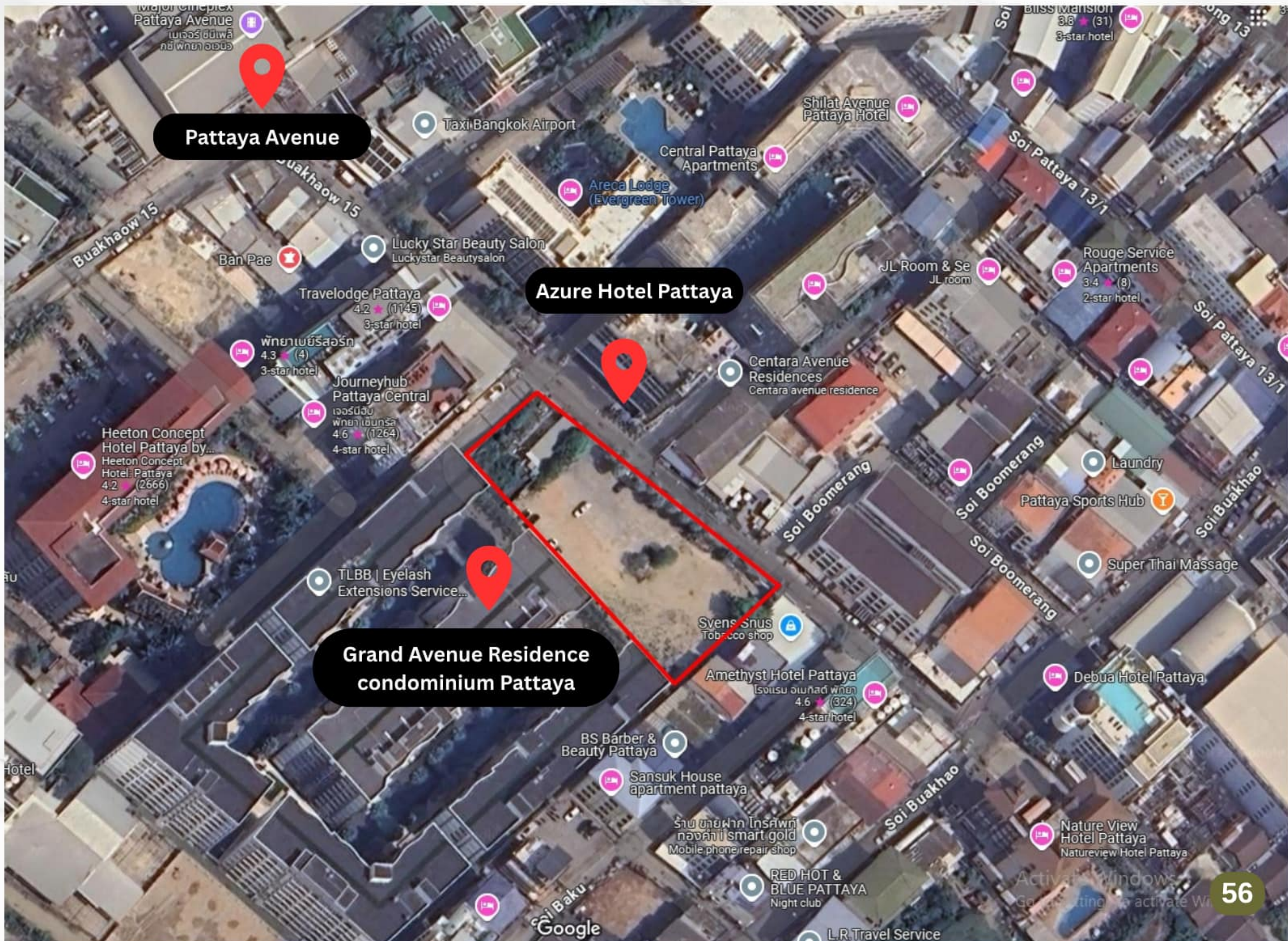
Shopping
Mall

School

FIND YOUR
DREAM HOME



Avenue
Boutique 55



Pattaya Avenue

Azure Hotel Pattaya

**Grand Avenue Residence
condominium Pattaya**

