



Luxury villas  
Sea view  
Convenient location  
Closed club project  
International sustainability certification EDGE

*La Vista*  
VILLAS  
Phuket, Thailand

Eco Project

 **IFC** | International Finance Corporation  
WORLD BANK GROUP  
*Creating Markets, Creating Opportunities*



## YOUR HOME ON THE ISLAND, WITH A SEA VIEW

*La Vista*  
VILLAS

Your own house on an island – that's the dream of many people, and now you can make it come true! We offer you luxury villas in Phuket – the most iconic place in Southeast Asia. This is the place where untouched nature meets with civilization, exotic birds meet with shopping malls and jungles, hospitals, and schools are found all together. You can scratch “Escape for a seaside vacation” off your bucket list for good, because the seaside will be ten minutes away from your own home.

# LOCATION

Phuket is the place where you want to stay.

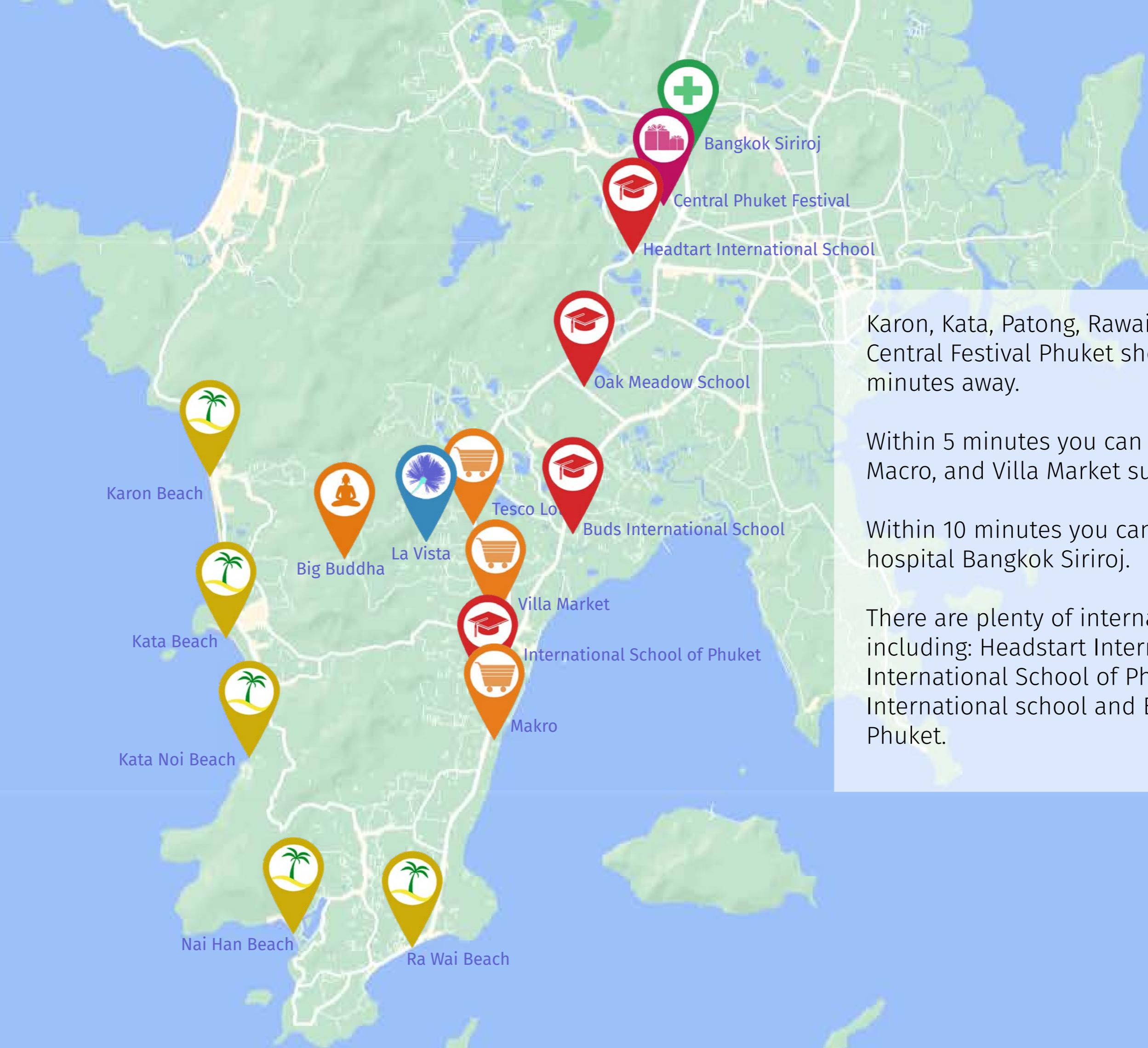
Phuket has dozens of scenic beaches, beautiful coral reefs, bays, a crystal clear sea and wonderful views. Here tropical nature lives in harmony with modern civilization. There are supermarkets, shopping malls, international schools, private hospitals with world-class specialists, cinemas and fitness centers.

Just ten minutes away from your new villa there are four gorgeous beaches, several international schools and Bangkok Siriroj International Hospital.

Thanks to constant travel flow from the whole world, the infrastructure of the island now meets European standards. There are plenty of restaurants specializing in European and international cuisine, almost all locals speak good English and most of the eateries have menus in English.



# LOCATION



Karon, Kata, Patong, Rawai beaches as well as Central Festival Phuket shopping mall are all just 10 minutes away.

Within 5 minutes you can reach the Tesco Lotus, Macro, and Villa Market supermarkets.

Within 10 minutes you can reach the international hospital Bangkok Siroj.

There are plenty of international schools around, including: Headstart International School, International School of Phuket (ISP), Oak Meadow International school and Buds International School Phuket.



## VILLAS TYPES

There are three types of villas offered in our complex for you to choose from. You can pick a house that would easily accommodate all of your family. The layout of any property can be adjusted on request and we will do our best to accommodate all of your wishes.

*Solar panels are offered on request.*

# MASTER PLAN



Plot	Villa type	Land, sq. m.	House area, sq. m.			Total
			Internal	External	Pool	
1	C	801.0	792.0	721.0	57.0	1569.0
2	C	648.0	741.0	342.0	56.0	1139.0
3	B	444.0	470.0	261.0	53.0	783.0
4	B	442.0	473.0	261.0	53.0	786.0
5	B	441.0	473.0	261.0	53.0	786.0
6	B	458.0	473.0	261.0	53.0	786.0
7	A	523.9	320.5	102.5	30.0	453.0
8	A	546.2	320.5	102.5	30.0	453.0
9	A	544.6	320.5	102.5	30.0	453.0



VILLA TYPE A

## VILLA TYPE A

A spacious two-storey villa with a cozy tropical garden and a view of the island. On the second floor are 4 comfortable bedrooms and on the first floor is a living room, kitchen, terrace and swimming pool where you can spend time with the whole family.

Total area — 453 square meters



# FIRST LEVEL

1. Entrance	2.5 sq. m.
2. Foyer and corridor	18.0 sq. m.
3. Living area	28.5 sq. m.
4. Dining area	29.5 sq. m.
5. Kitchen area	21.5 sq. m.
6. WC	8.5 sq. m.
7. Laundry room	19.5 sq. m.
8. Garbage room	3.5 sq. m.
9. Pump room & Poop pump	8.0 sq. m.
10. Pool terrace	42.5 sq. m.
11. Pool	30.0 sq. m.
12. Parking	38.0 sq. m.
13. Terrace	7.0 sq. m.

Total area – 257.0 sq. m.



# VILLA TYPE A



## VILLA TYPE A

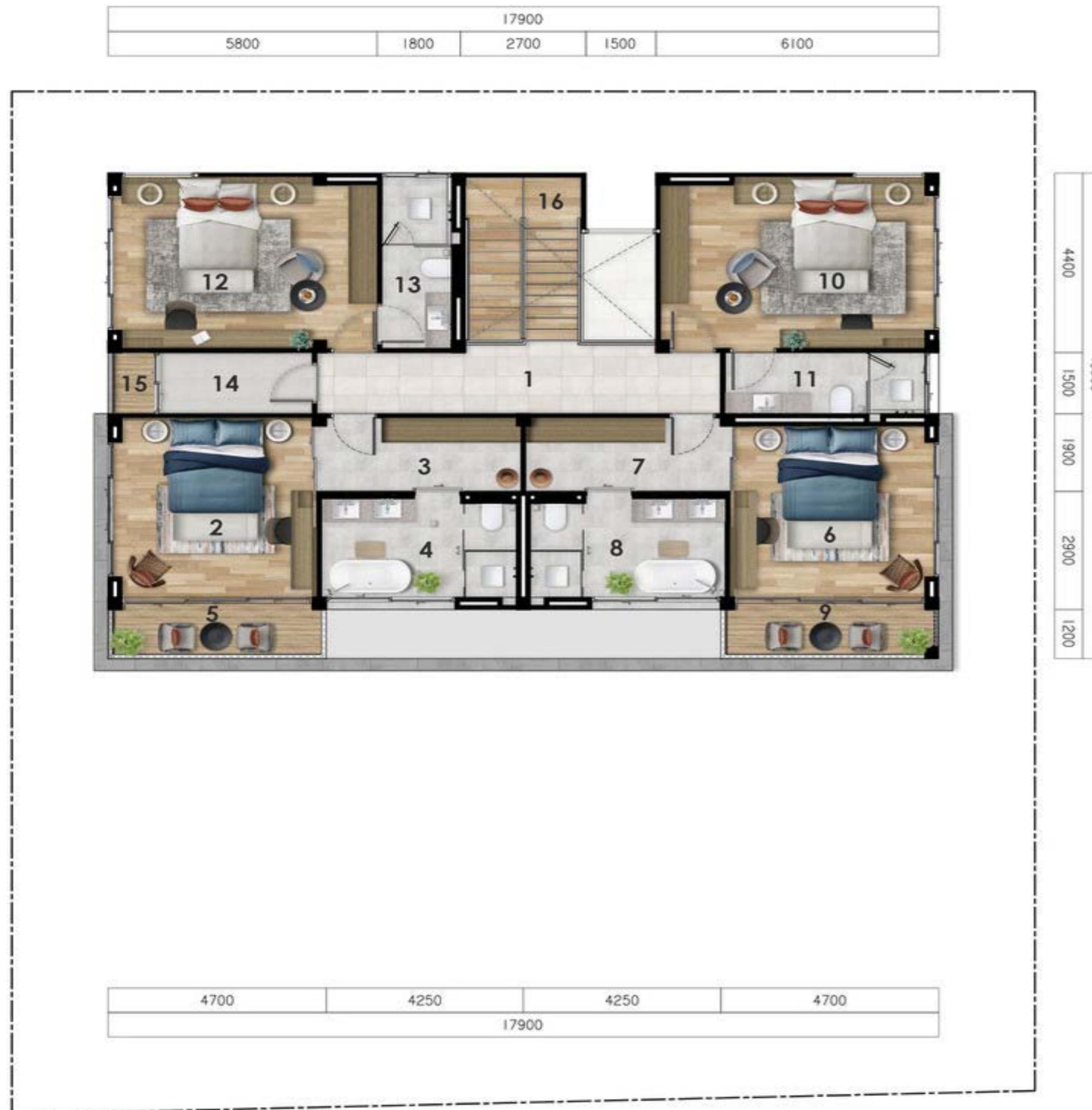


VILLA TYPE A - LIVING AREA | 10

## VILLA TYPE A



## SECOND LEVEL



1. Corridor	14.5 sq. m.
2. Bedroom 1	22.5 sq. m.
3. Walk-in closet 1	8.5 sq. m.
4. WC 1	12.0 sq. m.
5. Terrace 1	5.5 sq. m.
6. Bedroom 2	22.5 sq. m.
7. Walk-in closet 2	8.5 sq. m.
8. WC 2	12.0 sq. m.
9. Terrace 2	5.5 sq. m.
10. Bedroom 3	27.0 sq. m.
11. WC 3	6.5 sq. m.
12. Bedroom 4	25.5 sq. m.
13. WC 4	8.5 sq. m.
14. Storage room	5.0 sq. m.
15. Compressor area	1.5 sq. m.
16. Staircase	10.5 sq. m.

Total area - 196.0 sq. m.

## VILLA TYPE A



VILLA TYPE A - BEDROOM | 13

## VILLA TYPE A



VILLA TYPE A - BATHROOM | 14



VILLA TYPE B

## VILLA TYPE B

Villa with sea view and four bedrooms. At your disposal are 3 floors, ground parking for three cars and an elevator. There is a multifunctional zone above the parking lot, which is perfect for a cinema, fitness area or games room. On the third level you will find cozy bedrooms with private bathrooms. On the upper level there is a spacious living room, kitchen and a swimming pool of 52 square meters.

Total area — 785.5 square meters



# FIRST LEVEL

1. Storage room	15.0 sq. m.
2. Garbage room	4.0 sq. m.
3. Parking	73.5 sq. m.
4. M&E area	41.0 sq. m.
5. Entrance	19.0 sq. m.
6. Porch	7.5 sq. m.
7. Lift hall	12.5 sq. m.
8. Storage room	13.0 sq. m.

Total area – 185.5 sq. m.



## VILLA TYPE B



VILLA TYPE B - LIFT HALL | 18

## SECOND LEVEL



1. Lift hall & corridor	28.0 sq.m.
2. Entertainment room	42.0 sq.m.
3. WC	3.0 sq.m.

Total area – 73 sq.m.

## VILLA TYPE B



## THIRD LEVEL

1. Corridor	16.5 sq. m.
2. Lift hall	23.0 sq. m.
3. Bedroom 1	26.5 sq. m.
4. Dressing area 1	8.0 sq. m.
5. WC 1	11.0 sq. m.
6. Bedroom 2	26.5 sq. m.
7. Dressing area 2	8.0 sq. m.
8. WC 2	11.0 sq. m.
9. Bedroom 3	23.0 sq. m.
10. Walk-in closet 1	5.0 sq. m.
11. WC 3	8.0 sq. m.
12. Bedroom 4	23.0 sq. m.
13. Walk-in closet 2	5.0 sq. m.
14. WC 4	8.0 sq. m.
15. Storage room	10.5 sq. m.
16. Terrace 1	36.0 sq. m.
17. Terrace 2	3.5 sq. m.

Total area – 252.5 sq. m.



## VILLA TYPE B



VILLA TYPE B - BEDROOM | 22

## VILLA TYPE B



VILLA TYPE B - STORAGE ROOM | 23

## VILLA TYPE B



VILLA TYPE B - BATHROOM | 24

## FOURTH LEVEL



1. Lift hall	20.5	sq. m.
2. Corridor	6.5	sq. m.
3. Living room	35.5	sq. m.
4. Dining area	22.5	sq. m.
5. Kitchen area	18.0	sq. m.
6. Multi-function area	19.0	sq. m.
7. WC	5.5	sq. m.
8. Storage room	5.5	sq. m.
9. Laundry room	9.0	sq. m.
10. Pool terrace	65.0	sq. m.
11. Pool	52.5	sq. m.
12. Terrace	15.0	sq. m.

Total area – 274.5 sq. m.

## VILLA TYPE B



VILLA TYPE B - SEA VIEW | 26

## VILLA TYPE B



VILLA TYPE B - LIVING AREA | 27

## VILLA TYPE B





VILLA TYPE C

## VILLA TYPE C

A spacious, private four-level villa overlooking the sea – there is only one for sale!

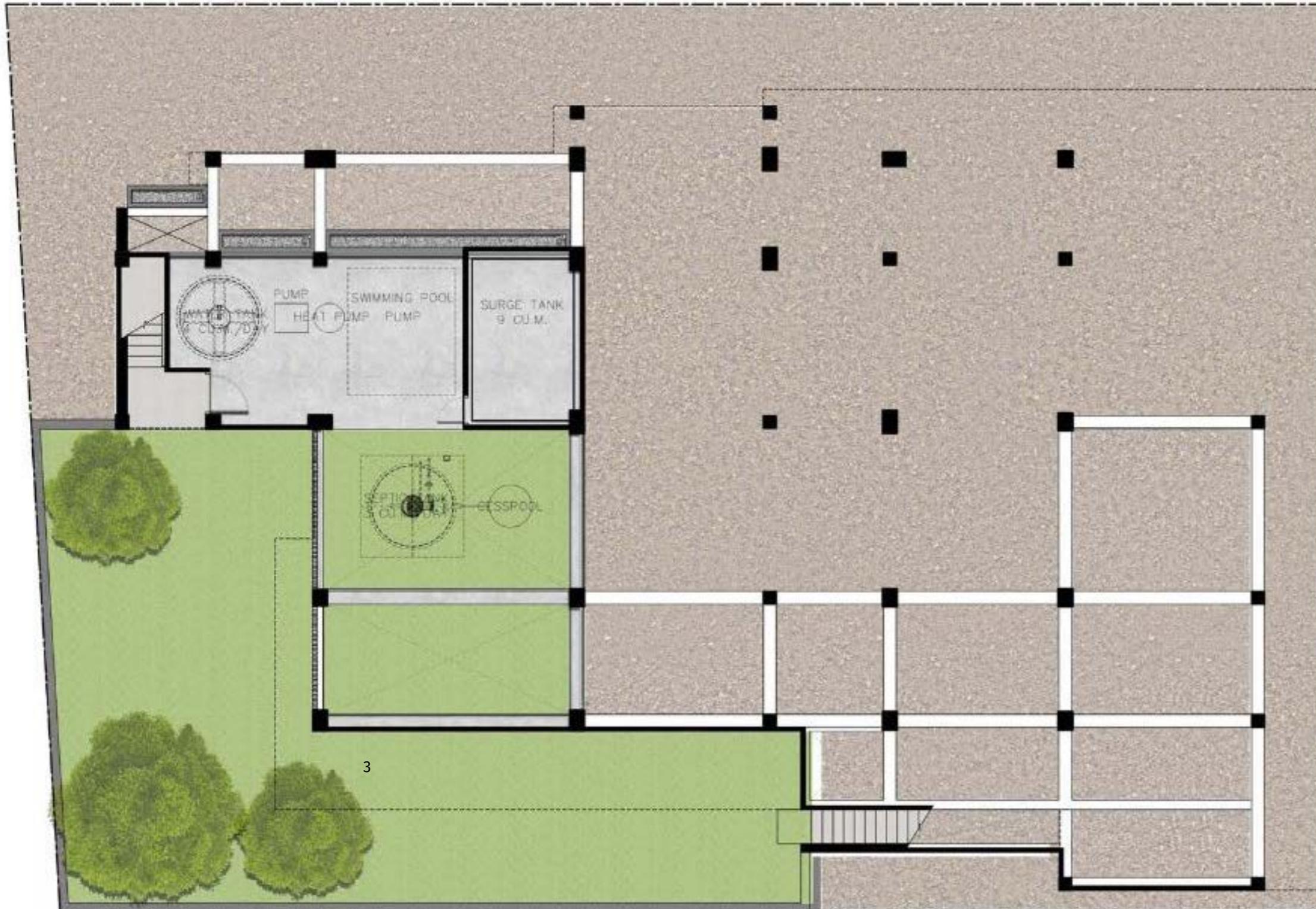
On the upper level there is a living room, kitchen and an infinity pool with a large terrace. On the third floor there are spacious bedrooms, an office and another living room. On the second floor, a large multifunctional area has been designed, where you can equip a personal gym, sauna, games room, home theater or creative studio.

The villa also has a separate area for staff accommodation, an elevator and outdoor parking. On the first floor there is an exit to a cozy green garden.

Total area – 1139 square meters.



# FIRST LEVEL



1. MEP room

40.0 sq.m.

2. Service stair

6.5 sq.m.

Total area – 46.5 sq.m.

## SECOND LEVEL

1. Parking	67.0 sq. m.
2. Entrance	20.0 sq. m.
3. Garbage room	2.5 sq. m.
4. Storage room 1	8.5 sq. m.
5. Waiting area	46.5 sq. m.
6. Lift hall / corridor	21.5 sq. m.
7. Storage room 2	4.5 sq. m.
8. Entertainment room	51.5 sq. m.
9. Bar	35.0 sq. m.
10. WC	4.0 sq. m.
11. Storage room	3.5 sq. m.
12. Terrace	38.5 sq. m.
13. Bedroom 3	27.0 sq. m.
14. WC	12.0 sq. m.
15. Walk in closet	6.0 sq. m.
16. Corridor	8.5 sq. m.
17. Laundry	5.0 sq. m.
18. Kitchen	5.5 sq. m.
19. WC	4.0 sq. m.
20. Maid's bedroom	6.0 sq. m.
21. Maid's bedroom	6.0 sq. m.
22. Maid's area	26.5 sq. m.
23. Service stair	11.0 sq. m.
24. Landing of the stair to gardern	6.5 sq. m.

Total area – 427.5 sq. m.





# VILLA TYPE C

VILLA TYPE C - PARKING | 33

# THIRD LEVEL

2100 | 6350 | 2450 | 4200 | 2800 | 6000 | 1200 | 3250 | 28350

1. Corridor	14.0 sq. m.
2. Study room	42.0 sq. m.
3. WC 1	5.0 sq. m.
4. Terrace 1	16.5 sq. m.
5. Multi-function ares	40.0 sq. m.
6. Storage room	4.0 sq. m.
7. WC 2	8.5 sq. m.
8. Stair	11.5 sq. m.
9. Bedroom 1	31.0 sq. m.
10. WC 3	16.5 sq. m.
11. Walk-in closet	11.0 sq. m.
12. Terrace 2	5.5 sq. m.
13. Bedroom 2	50.5 sq. m.
14. Walk-in closet	13.0 sq. m.
15. WC 4	30.5 sq. m.
16. Terrace 3	22.5 sq. m.
17. Service stair	11.0 sq. m.



Total area – 333 sq. m.

## VILLA TYPE C



VILLA TYPE C - BEDROOM | 35

## VILLA TYPE C



## FOURTH LEVEL



1. Corridor	17.0 sq. m.
2. Living room	36.5 sq. m.
3. Dining room	27.0 sq. m.
4. Kitchen area	30.0 sq. m.
5. Multi-functional area	23.0 sq. m.
6. Storage room	8.5 sq. m.
7. WC	11.5 sq. m.
8. Walk-in closet	7.0 sq. m.
9. Pool terrace	83.0 sq. m.
10. Pool	56.5 sq. m.
11. Stair	12.0 sq. m.
12. Service stair	13.5 sq. m.
13. Storage	6.5 sq. m.

Total area – 332 sq. m.

## VILLA TYPE C



## VILLA TYPE C



VILLA TYPE C - POOL AND TERRACE | 39

# APPROXIMATE PROJECT TIMELINE

**06.2021 - 06.2022**

- 1. Design stage and preparation for construction**

The project concept is developed, all tender drawings are prepared, consultations are held with engineers and experts in green building construction.

**07.2022 - 08.2022**

- 2. Receipt of documents and tender**

Collection and Submission of documents for a construction permit. Tender for the main contractor is held.

**09.2022 - 06.2024**

- 3. Construction**

The project is constructed, starting with a pit and finishing with the villas. We will be publishing progress photos during the construction.

**07.2024 - 08.2024**

- 4. Preparation for moving in**

Finishing touches and set up of common areas, preparation for commissioning the villas.

**08.2024 - 09.2024**

- 5. Post Construction phase**

Preparation is done for the ownership transfer and associated documentation.

**10.2024**

- 6. Owners are moving in**

Welcome to your new home!

# SUSTAINABLE DEVELOPMENT

When we talk about 'sustainability' at all stages of project development, we not only mean our own personal respect for nature, but we are also referring to certain concrete numbers. This is confirmed by our EDGE certification.

## What is EDGE?

EDGE is an international building sustainability certificate that recognises a contribution to the preservation of the environment. EDGE is used for green construction certification in more than 170 countries, including Thailand.

Our goal is to reduce resource consumption as much as possible, which is why we aim for an advanced level of EDGE certification.



40%



20%



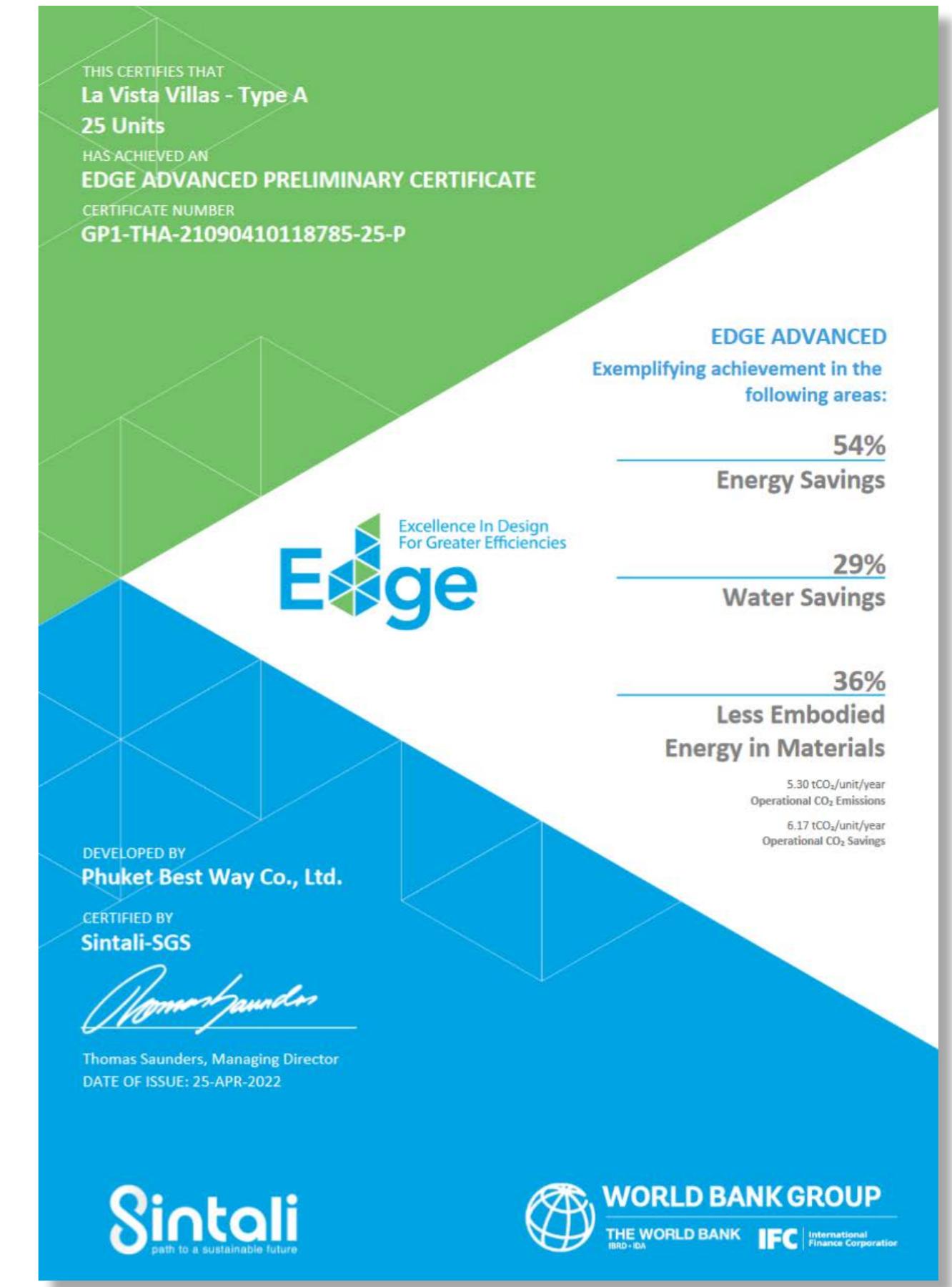
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# SUSTAINABLE DEVELOPMENT

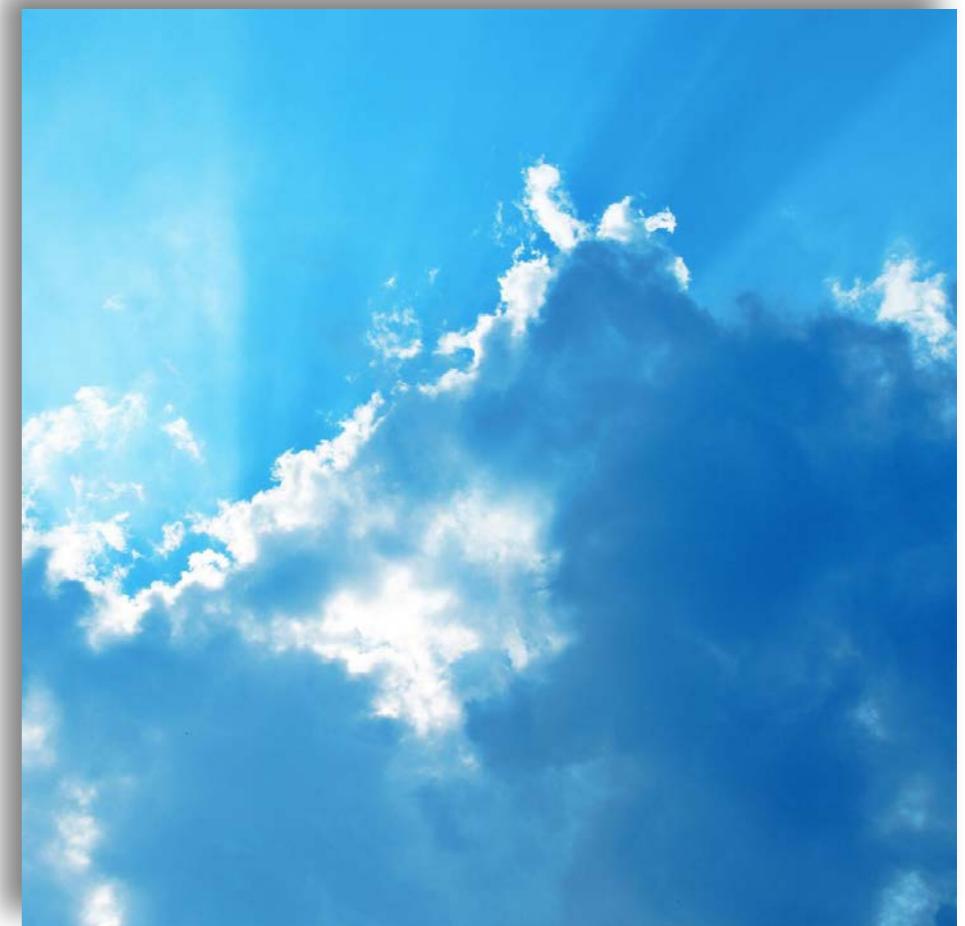
- Roof heat insulation protects living spaces from outside heat, resulting in energy savings by reducing the need for constant cooling.

- Q-Con aerated concrete block walls allow for savings on air conditioning due to their low thermal conductivity.

- AirPower, a water-saving sanitary system, is a tap mixer that enriches water with oxygen and reduces consumption by a factor of 2.

- Poolnologies pool water filtration system reduces pump workload by more than 50%.

- And if you want to make your house even more sustainable, there is also the possibility to install solar panels. Considering the number of sunny days on the island, solar panels would be extremely effective. Please contact our manager for more detailed information.



# TEAM

A green development project requires the joint effort of several experienced teams that are responsible for various stages of design and

Here are our partners responsible for the tasks concerned with sustainability and energy saving as part of the EDGE certification:

## Developer



A developer with many years of experience, who is successfully executing the Layan Green Park eco-friendly condotel project on Phuket.

[layangreenpark.com](http://layangreenpark.com)

## Architecture and Design



An architectural firm with a portfolio of more than 100 properties in Thailand, including villa complexes, hotels and condos.

[rdmdesigngroup.com](http://rdmdesigngroup.com)

## Green consultants



Specialising in green buildings certification since 2005.

[ardorarch.com](http://ardorarch.com)

## Eco pools



Successfully installed safe water filtration systems in more than 350 pools in Southeast Asia since 2015.

[poolnologies.com](http://poolnologies.com)

## Conditioning systems



Central air conditioning systems manufacturing and service. Founded in 2003.

[hisense-vrf.com](http://hisense-vrf.com)

## Quantity Surveying



Was founded in 1982 to provide consulting services in the construction field.

[comcon.co.th](http://comcon.co.th)

# BUY WITH CRYPTOCURRENCY

Thailand is one of the first countries in the world to have successfully developed and implemented a set of rules to regulate blockchain technologies and cryptocurrency within its territory. Here, you can legally purchase real estate with bitcoins or other major cryptocurrencies.

- **Step 1.** Choose your dream villa. You can use our online tour or get a consultation from our manager.
- **Step 2.** Sign the reservation contract. At this stage, we fix the price in local currency (THB) and remove the villa from sale.
- **Step 3.** Inform us about payment. At the time of the transaction our manager will be in constant contact with you in order to minimize the transaction time.
- **Step 4.** Make the transfer. Transfer the deposit in crypto to our company's wallet. Later, our manager will send you an invoice.

