



**Lapista Lake**  
Luxury Villa • Phuket

*Perfect Living in our World Class Wellness Luxury Pool Villa*

# Developer Profile



**Mr. Damrongsak Kiewpeng**  
Chief Executive Officer



**Mr. Kridsada Inkhamnoi**  
Managing Director



**Mr. Niwat Kongkarn**  
Executive Director



**Mr. Supachart Samuhatanakul**  
Executive Director



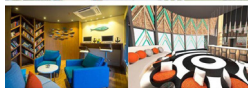
**Dr. Parivat Sukriket**  
Executive Director



# Award Wining Oracle Architects



**Congratulations**  
The SIS Kata  
ON WINNING



**DOT PROPERTY  
THAILAND AWARDS**

**WINNER**

**BEST ARCHITECTURAL  
VILLA DESIGN PHUKET**

**Lapista Luxury Villas**  
designed by  
Oracle Architects

**2019**

Awarded by  
[www.dotproperty.co.th](http://www.dotproperty.co.th)



รางวัลสถาปัตยกรรมที่สมควรเผยแพร่ (ภาคใต้)  
โรงแรม รีสอร์ท และอาคารนันทนาการ  
"กาสิโน รีสอร์ทก แอนด์ สปา"  
สถาปนิกกัทฉิน 58



รางวัลสถาปัตยกรรมที่สมควรเผยแพร่ (ภาคใต้)  
โรงแรม รีสอร์ท และอาคารนันทนาการ  
"ดี อาร์ท คอนโดมิเนียม"  
สถาปนิกกัทฉิน 58



**Lapista Villa Phuket**  
has been nominated by Dot Property Thailand  
([www.dotproperty.co.th](http://www.dotproperty.co.th)) & Thailand Property  
([www.thailand-property.com](http://www.thailand-property.com)) Thailand's top property portal  
site for Best Villa Architectural Design Phuket 2019 award  
in Dot Property Thailand Awards 2019.

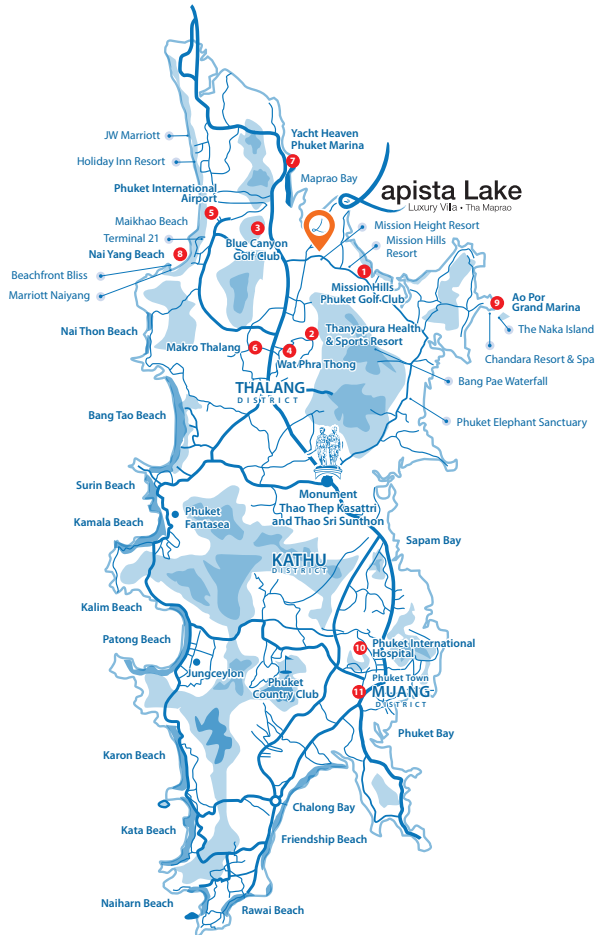


- |                                      |                |
|--------------------------------------|----------------|
| 1. Mission Hills Phuket Golf Club    | 2 kilometer    |
| 2. Thanyapura Health & Sports Resort | 8 kilometer    |
| 3. Blue Canyon Country Club          | 8.7 kilometer  |
| 4. Wat Phra Thong                    | 9.4 kilometer  |
| 5. Phuket International Airport      | 10.5 kilometer |
| 6. Nai Yang Beach                    | 11.1 kilometer |
| 7. Makro Thalang                     | 12.4 kilometer |
| 8. Ao Por Grand Marina               | 13.1 kilometer |
| 9. Yacht Heaven Phuket Marina        | 16.9 kilometer |
| 10. Phuket International Hospital    | 28.9 kilometer |
| 11. Phuket town                      | 28.9 kilometer |

# PROJECT LOCATION







# apista Lake

Luxury Pool Villas

## LOCATION

Within driving distance to Thalang district, where you can find a large number of restaurants, shops, convenience stores and attractions, you conveniently get to anywhere in Phuket.

1. Mission Hills Phuket Golf Club	2	kilometer
2. Thanyapura Health & Sports Resort	8	kilometer
3. Blue Canyon Country Club	8.7	kilometer
4. Wat Phra Thong	9.4	kilometer
5. Phuket International Airport	10.5	kilometer
6. Nai Yang Beach	11.1	kilometer
7. Makro Thalang	12.4	kilometer
8. Ao Por Grand Marina	13.1	kilometer
9. Yacht Heaven Phuket Marina	16.9	kilometer
10. Phuket International Hospital	28.9	kilometer
11. Phuket town	28.9	kilometer



## Accommodation: 23 Luxury Pool Villas

23 Luxurious Pool Villas with 2, 3 and 4 bedrooms decorated in Modern Contemporary style, 305- 584 sqm. with private pool.



4 Bedroom : 1 unit  
 3 Bedroom : 5 units  
 2 Bedroom : 17 units  
**Total units : 23 units**

## Master Plan Phase I

### Oracle Architects

PROJECT : LAPISTA LAKE

LOCATION : PHUKET

TITLE : Proposal Design

DATE ISSUE : 17-06-2019



1.	A-1	195.42	SQ.M.
2.	A-2	202.75	SQ.M.
3.	A-3	258.68	SQ.M.
4.	A-4	309.20	SQ.M.
5.	A-5	242.17	SQ.M.
6.	A-6	191.64	SQ.M.
7.	AA-1	402.75	SQ.M.
8.	B-1	386.80	SQ.M.
9.	B-2	370.00	SQ.M.
10.	B-3	410.92	SQ.M.
11.	B-4	373.85	SQ.M.
12.	C-1	357.78	SQ.M.
13.	C-2	363.04	SQ.M.
14.	C-3	356.14	SQ.M.
15.	C-4	332.68	SQ.M.
16.	C-5	343.17	SQ.M.
17.	D-1	364.40	SQ.M.
18.	D-2	338.20	SQ.M.
19.	D-3	305.88	SQ.M.
20.	D-4	327.04	SQ.M.
21.	D-5	352.68	SQ.M.
22.	D-6	419.30	SQ.M.
23.	E	579.20	SQ.M.
24.	F	455.20	SQ.M.
25.	G	340.24	SQ.M.

<b>TOTAL AREA TYPE</b>	<b>8,580.07</b>	<b>SQ.M.</b>
<b>LAKE</b>	<b>1,972.65</b>	<b>SQ.M.</b>
<b>PROJECT ROAD</b>	<b>3,287.68</b>	<b>SQ.M.</b>
<b>TOTAL AREA</b>	<b>13,840.40</b>	<b>SQ.M.</b>

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## Property Configurations

### Property Type... Private Pool Villa

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Type	Number of Bedroom	Usable Area SQM.	Number of Units
Villa A	2	191 - 309	6
Villa AA	4	425	1
Villa B	3	215	4
Villa C	2	210	5
Villa D	2	210	6
Villa E	3	215	1

**Total Number of Units 23 Units**



Type A  
Exterior: 2 Bedroom 2 Bathroom

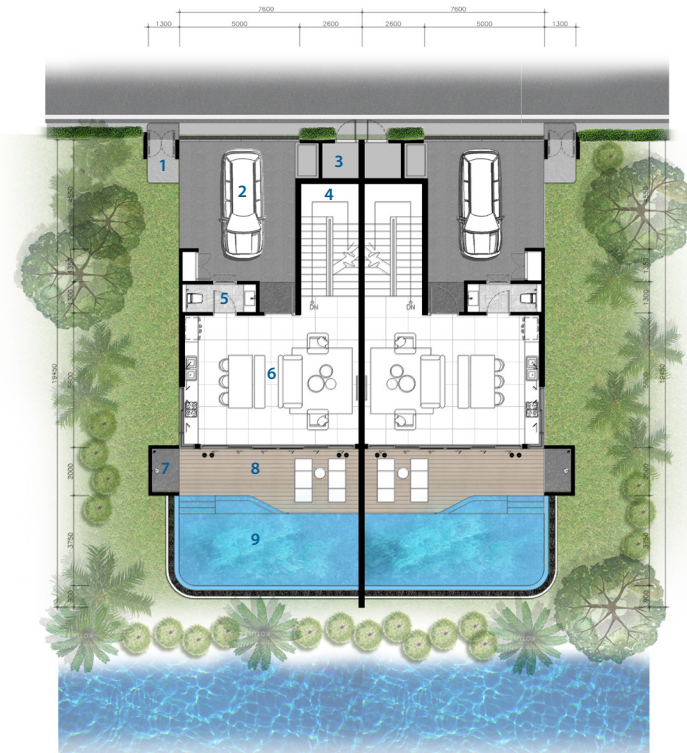




Type A  
Interior: 2 Bedroom 2 Bathroom







## Type A

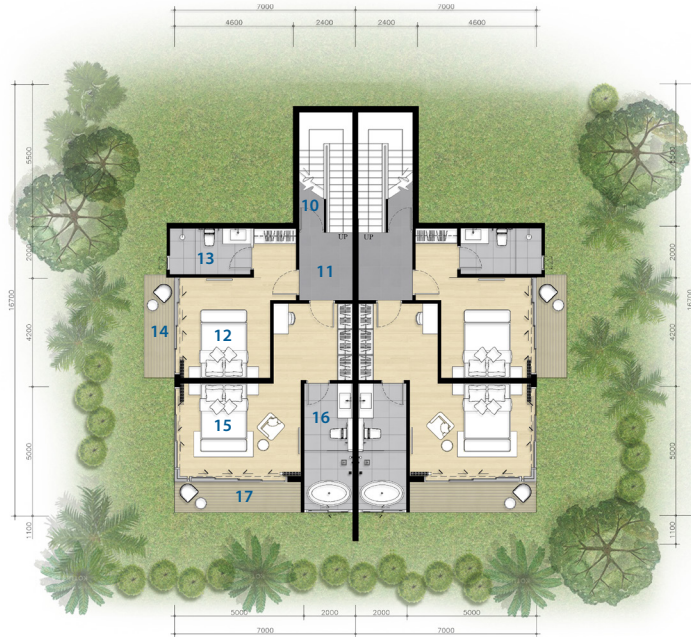
### Floor Plan: 2 Bedroom 2 Bathroom

### Size 164.30 Sq. m.

1. GATE	3.47	SQ.M
2. PARKING	32.92	SQ.M
3. GARBAGE	2.85	SQ.M
4. STAIR	23.82	SQ.M
5. POWDER ROOM	4.26	SQ.M
6. KITCHEN/DINING/LIVING	44.78	SQ.M
7. OUTDOOR SHOWER	2.59	SQ.M
8. SWIMMING POOL DECK	17.66	SQ.M
9. SWIMMING POOL	31.82	SQ.M

<b>TOTAL AREA</b>	<b>164.30</b>	<b>SQ.M</b>
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## VILLA - A UPPER FLOOR PLAN



## Type A

### Floor Plan: 2 Bedroom 2 Bathroom

### Size 264.14 Sq. m.

10. STORE	8.52	SQ.M
11. HALL	10.50	SQ.M
12. BEDROOM 1	19.42	SQ.M
13. BATHROOM 1	6.63	SQ.M
14. BEDROOM 1 TERRACE	4.72	SQ.M
15. MASTER BEDROOM	29.42	SQ.M
16. MASTER BATHROOM	10.46	SQ.M
17. MASTER TERRACE	5.93	SQ.M

**TOTAL AREA Lower floor**      99.84      SQ.M

**TOTAL AREA**

**Upper floor+Lower floor**      264.14      SQ.M

**VILLA - A LOWER FLOOR PLAN**



# Type AA

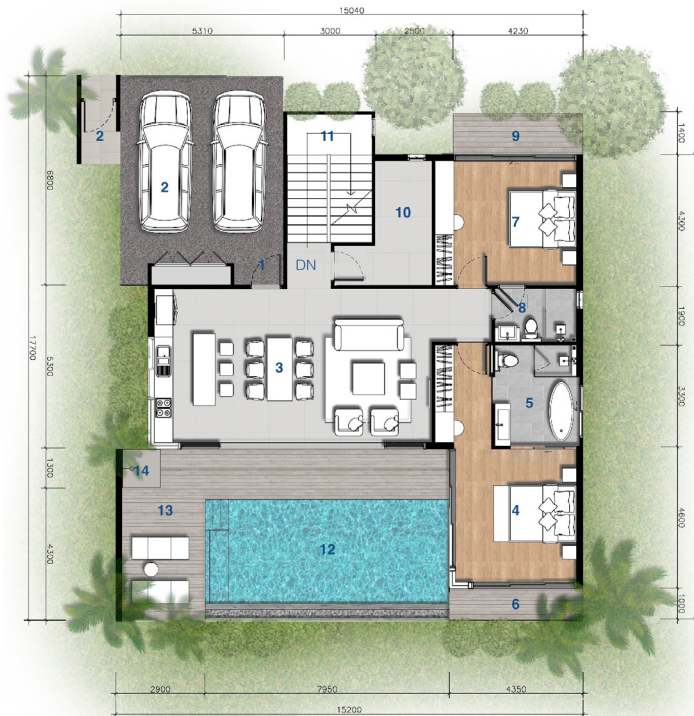
Exterior: 4 Bedroom 4 Bathroom





Type AA  
Interior: 4 Bedroom 4 Bathroom





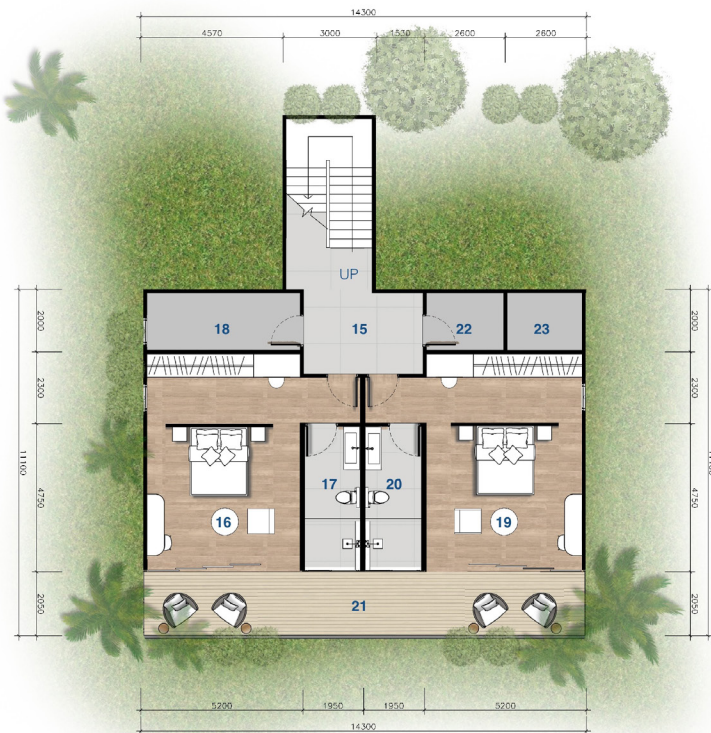
## Type AA

**Floor Plan: 4 Bedroom 4 Bathroom**  
**Size 402.75 – 518.00 Sq. m.**

1. ENTRY	1.96	SQ.M.
2. GATE & PARKING	38.20	SQ.M.
3. LIVING & DINING	55.33	SQ.M.
4. MASTER BEDROOM	26.46	SQ.M.
5. MASTER BATHROOM	9.90	SQ.M.
6. MASTER TERRACE	4.43	SQ.M.
7. BEDROOM 1	21.09	SQ.M.
8. BATHROOM 1	5.39	SQ.M.
9. TERRACE	5.64	SQ.M.
10. STORE	10.24	SQ.M.
11. STAIR	12.51	SQ.M.
12. SWIMMING POOL	31.20	SQ.M.
13. POOL TERRACE	27.36	SQ.M.
14. OUTDOOR SHOWER	1.49	SQ.M.

**TOTAL AREA UPPER FLOOR 251.20 SQ.M.**

## VILLA - AA UPPER FLOOR PLAN



## Type AA

### Floor Plan: 4 Bedroom 4 Bathroom

Size 402.75 – 518.00 Sq. m.

15. HALL	26.88	SQ.M.
16. BEDROOM 2	38.90	SQ.M.
17. BATHROOM 2	9.25	SQ.M.
18. STORAGE	10.39	SQ.M.
19. BEDROOM 3	39.55	SQ.M.
20. BATHROOM 3	9.25	SQ.M.
21. TERRACE	28.99	SQ.M.
22. PUMP ROOM	5.14	SQ.M.
23. SURGE TANK	5.27	SQ.M.

**TOTAL AREA LOWER** 173.62 SQ.M.

**TOTAL AREA UPPER + LOWER** 424.82 SQ.M.

## VILLA - AA LOWER FLOOR PLAN



**Type B**  
**Exterior: 3 Bedroom 3 Bathroom**





Type B  
Interior: 3 Bedroom 3 Bathroom





## Type B

### Floor Plan: 3 Bedroom 3 Bathroom

### Size 370.00 – 410.92 Sq. m.

1. ENTRY	5.59	SQ.M.
2. PARKING	21.40	SQ.M.
3. LIVING & DINING	50.13	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.17	SQ.M.
7. BEDROOM 1	5.26	SQ.M.
8. BATHROOM 1	19.85	SQ.M.
9. BEDROOM 2	12.90	SQ.M.
10. BATHROOM 2	4.50	SQ.M.
11. FOYER	5.45	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.08	SQ.M.
14. OUTDOOR SHOWER	1.41	SQ.M.

**TOTAL AREA VILLA - B**      **215.30**    **SQ.M.**

**VILLA - B**



Type C  
Exterior: 2 Bedroom 2 Bathroom



Type C  
Interior: 2 Bedroom 2 Bathroom

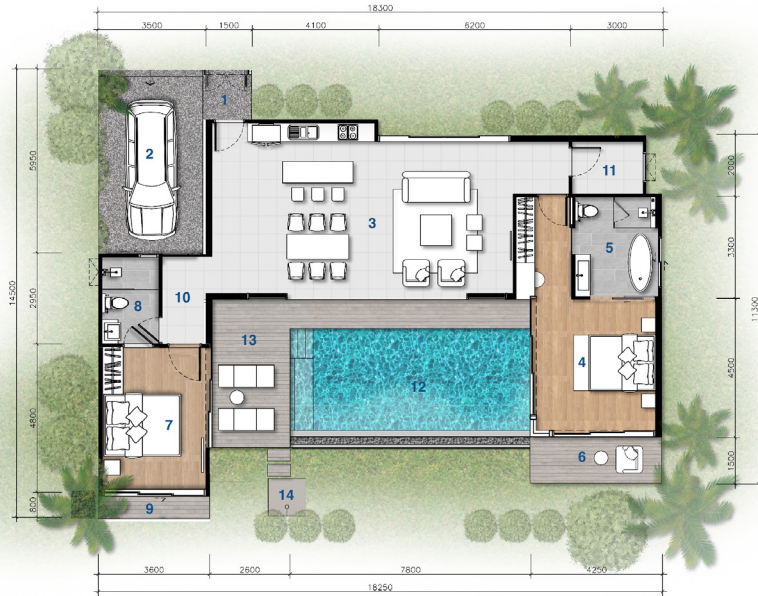






## Type C

Floor Plan: 2 Bedroom 2 Bathroom  
Size 332.68 – 363.04 Sq. m.



1. ENTRY	2.57	SQ.M.
2. PARKING	20.76	SQ.M.
3. LIVING & DINING	59.60	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.40	SQ.M.
7. BEDROOM 1	17.57	SQ.M.
8. BATHROOM 1	5.79	SQ.M.
9. TERRACE 1	2.62	SQ.M.
10. FOYER	4.43	SQ.M.
11. STORAGE	5.80	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.10	SQ.M.
14. OUTDOOR SHOWER	1.41	SQ.M.
<b>TOTAL AREA VILLA - C</b>	<b>209.61</b>	<b>SQ.M.</b>

**VILLA - C**

Type D  
Exterior: 2 Bedroom 2 Bathroom





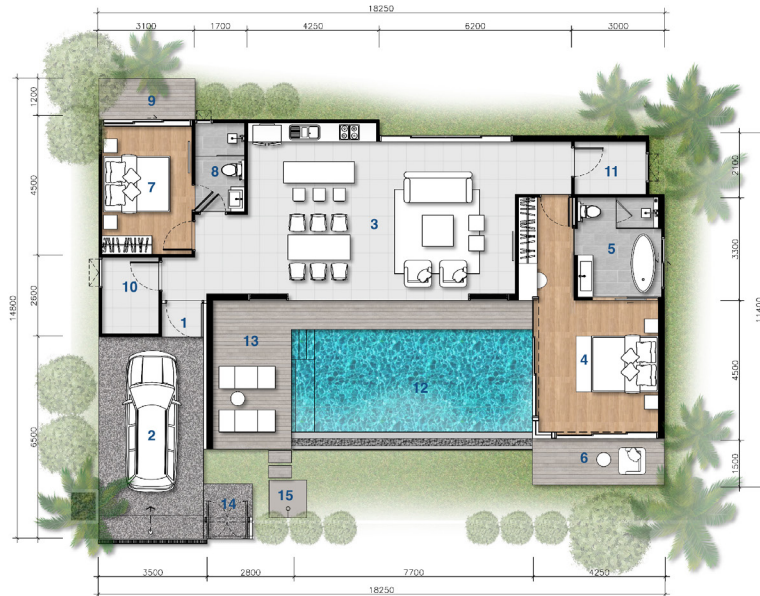
Type D  
Interior: 2 Bedroom 2 Bathroom



## Type D

### Floor Plan: 2 Bedroom 2 Bathroom

### Size 305.88 – 419.30 Sq. m.



1. ENTRY	2.73	SQ.M.
2. PARKING	22.77	SQ.M.
3. LIV /DIN /KIT	56.23	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.17	SQ.M.
7. BEDROOM 1	13.66	SQ.M.
8. BATHROOM 1	4.91	SQ.M.
9. TERRACE 1	4.13	SQ.M.
10. STORAGE 1	5.38	SQ.M.
11. STORAGE 2	5.80	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.08	SQ.M.
14. GATE	2.67	SQ.M.
15. OUTDOOR SHOWER	1.52	SQ.M.

**TOTAL AREA VILLA - D**      **209.61**    **SQ.M.**

**VILLA - D**



**Type E**  
**Exterior: 3 Bedroom 3 Bathroom**





Type E  
Interior: 3 Bedroom 3 Bathroom







## Type E

### Floor Plan: 3 Bedroom 3 Bathroom

### Size 579.20 Sq. m.

1. ENTRY	5.59	SQ.M.
2. PARKING	21.40	SQ.M.
3. LIVING & DINING	50.13	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.17	SQ.M.
7. BEDROOM 1	19.85	SQ.M.
8. BATHROOM 1	5.26	SQ.M.
9. BEDROOM 2	12.90	SQ.M.
10. BATHROOM 2	4.50	SQ.M.
11. FOYER	5.45	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.08	SQ.M.
14. OUTDOOR SHOWER	1.41	SQ.M.

**TOTAL AREA VILLA - E**      **215.30**      **SQ.M.**

**VILLA - E**



## Phase II





# MASTER PLAN LAPISTA PROJECT



Phase II



Phase I

**PROJECT : LAPISTA PRIVATE POOL VILLAS**  
**LOCATION : PHUKET**

1. B-1 448.330 SQ.M.
2. B-2 429.667 SQ.M.
3. B-3 404.095 SQ.M.
4. C-1 436.558 SQ.M.
5. C-2 452.318 SQ.M.
6. C-3 481.040 SQ.M.
7. C-4 473.511 SQ.M.
8. C-5 419.237 SQ.M.
9. C-6 361.280 SQ.M.
10. C-7 349.419 SQ.M.
11. C-8 408.865 SQ.M.
12. C-9 369.209 SQ.M.
13. C-10 444.526 SQ.M.
14. C-11 429.739 SQ.M.
15. C-12 475.632 SQ.M.
16. C-13 412.167 SQ.M.
17. C-14 437.236 SQ.M.
18. C-15 420.349 SQ.M.

3 Bedroom : 3 units  
2 Bedroom : 15 units  
**Total units : 18 units**

**TOTAL VILLA AREA : 7,653.178 SQ.M.**  
**PUBLIC AREA : 2,285.753 SQ.M.**

**TOTAL AREA : 9,938.931 SQ.M.**



**MASTER PLAN**  
**Phase II**





**Type B**  
**Exterior: 3 Bedroom 3 Bathroom**

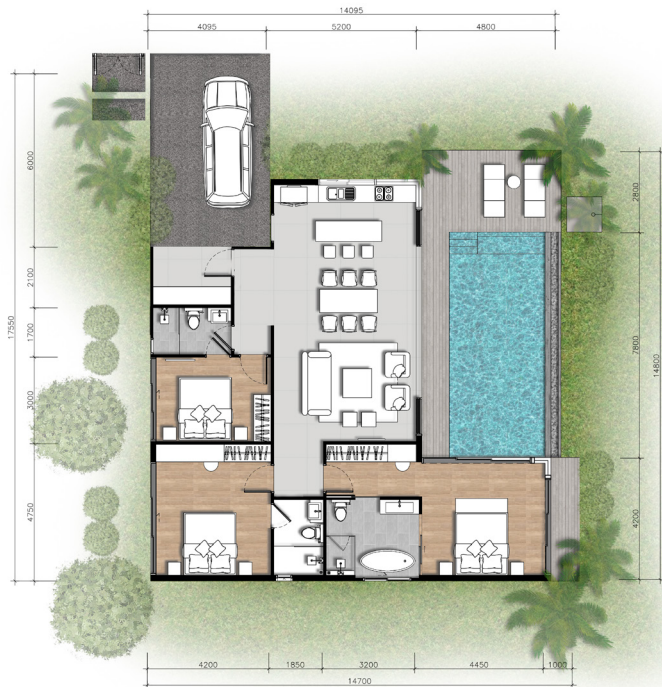




Type B  
Interior: 3 Bedroom 3 Bathroom







## Type B

### Floor Plan: 3 Bedroom 3 Bathroom

Size 370.00 – 410.92 Sq. m.

1. ENTRY	5.59	SQ.M.
2. PARKING	21.40	SQ.M.
3. LIVING & DINING	50.13	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.17	SQ.M.
7. BEDROOM 1	5.26	SQ.M.
8. BATHROOM 1	19.85	SQ.M.
9. BEDROOM 2	12.90	SQ.M.
10. BATHROOM 2	4.50	SQ.M.
11. FOYER	5.45	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.08	SQ.M.
14. OUTDOOR SHOWER	1.41	SQ.M.

**TOTAL AREA VILLA - B**      **215.30**    **SQ.M.**

**VILLA - B**

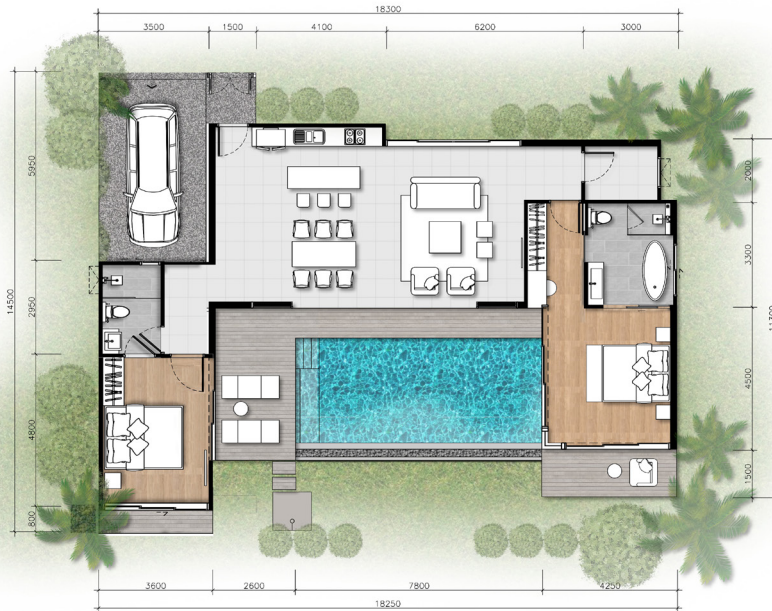
Type C  
Exterior: 2 Bedroom 2 Bathroom





Type C  
Interior: 2 Bedroom 2 Bathroom





## Type C

### Floor Plan: 2 Bedroom 2 Bathroom

### Size 332.68 – 363.04 Sq. m.

1. ENTRY	2.57	SQ.M.
2. PARKING	20.76	SQ.M.
3. LIVING & DINING	59.60	SQ.M.
4. MASTER BEDROOM	24.89	SQ.M.
5. MASTER BATHROOM	9.31	SQ.M.
6. MASTER TERRACE	4.40	SQ.M.
7. BEDROOM 1	17.57	SQ.M.
8. BATHROOM 1	5.79	SQ.M.
9. TERRACE 1	2.62	SQ.M.
10. FOYER	4.43	SQ.M.
11. STORAGE	5.80	SQ.M.
12. SWIMMING POOL	29.36	SQ.M.
13. POOL TERRACE	21.10	SQ.M.
14. OUTDOOR SHOWER	1.41	SQ.M.

**TOTAL AREA VILLA - C**      **209.61**    **SQ.M.**

**VILLA - C**



# Facilities: Rejuvenation and Wellness Center for Body, Mind and Soul



Wellness Center



Wellness Center



Wellness Center

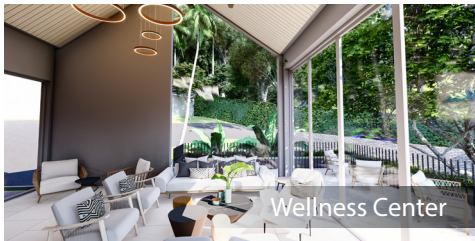


Wellness Center





Wellness Center



Wellness Center

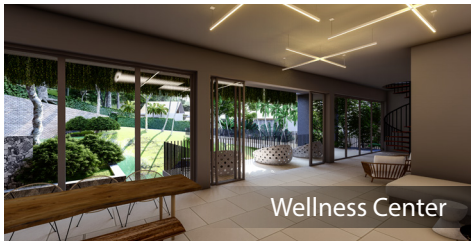


Wellness Center



Wellness Center





## Services:

- Healthcare and Healing Services.
- Airport transfers.
- Full concierge service.
- Shuttle bus to Naiyang Beach, Leamsai Pier, Ao Po Grand Marina and Tesco Lotus.



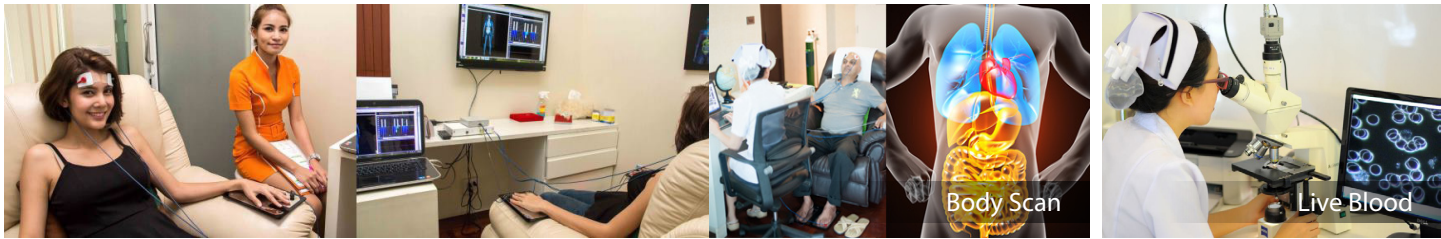




# Lapista Lake Wellness Center

## BODY MIND & SOUL

### Health Check up



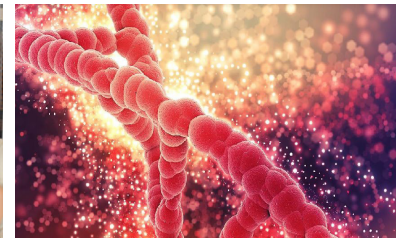
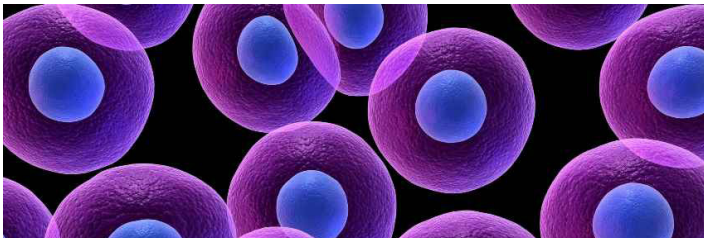
### Total Detoxification



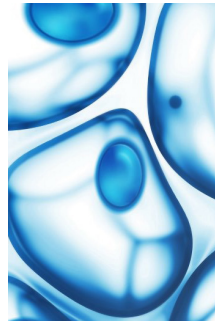
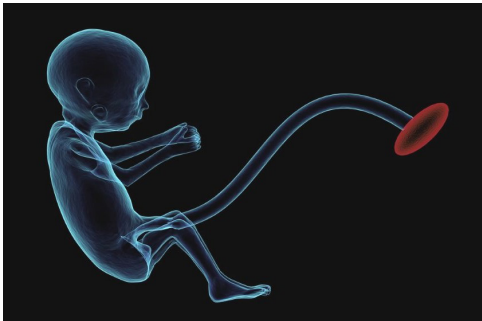


# Lapista Lake Wellness Center BODY MIND & SOUL

## Genetic Testing



## Cell Therapy



## Immune Booster







# Lapista Lake Wellness Center

## BODY MIND & SOUL

### Ozone Therapy



### Nutrition





# Lapista Lake Wellness Center BODY MIND & SOUL

## Spiritual & Meditation



## Aesthetic Treatment



## Doctor Consultant





## Property Highlight:

- **WORLD CLASS REJUVENATION AND WELLNESS CENTER.**
- **Stunningly beautiful tropical environment.**
- **Naturally peaceful lake view topography.**
- **Exquisite design by award winning Oracle Architects.**
- **Extensive integrated resort landscape concepts.**
- **Close proximity to Airport, First Class Marinas & Outdoor Adventures.**
- **World class designed and managed Rejuvenation and Wellness Center.**
- **World famous beaches and golf courses nearby.**
- **Attractive Investment and Guaranteed Rental options.**





RESTAURANT



FITNESS



FITNESS



RESTAURANT



FITNESS





## SWOT Analysis:

### Strengths:

- **WORLD CLASS REJUVENATION AND WELLNESS CENTER.**
- **Attractive guaranteed return options**
- **Great Hotel / Resort Experience of Developer**
- **Exquisite design by award winning Oracle Architects**
- **Unique resort in peaceful and tropical surroundings with LAKE and WATERFALL.**
- **Location close to near World class Golf Courses, Marina Hub and access to island hopping and sea activities.**
- **Open new channel of distribution for selling Health membership in China**





## SWOT Analysis:

### Weakness:

- **Not on the Beach.**  
(But in The Peaceful Natural Surroundings  
Suitable for Wellness Retreats).



## SWOT Analysis:

### Opportunities:

- **ONE AND ONLY FULLY DEDICATED INTERNATIONAL REJUVENATION AND WELLNESS RESORT IN PHUKET.**
- Readily demand for an international rejuvenation Center in Phuket
- Number of Phuket passengers growth 62% since 2014-2018. (40 million tourist per year)
- Great Value for Money, pricing structure profitable for your Solid Investment.
- Designed at Top International Clinical Standards of wellness treatments. Full Medical Staff On Hand
- Upcoming developing area with road expansion to 4 lanes creating great potential of high growth value





## Challenges:

- Fantastic opportunity for excellent profit to make quick decision now. Limited number, only 41 luxury pool villas – don't miss this chance.





## Rental Guarantee Conditions: 5% for 5 years

1. ROI guaranteed returns on investment of 5% for 5 years.
2. Entry in the rental program is optional.  
Developer is committed to manage the rental program and maintain the property at its best conditions to achieve the guaranteed return.
4. Buyers can enjoy up to \*30 days stay during March to October of each year subject to availability and with advance reservation of not less than 21 days.
5. Any tax related to the rental income for the Buyers should be responsible by Buyers.
6. Common area maintenance fee such as electricity, water, cleaning, security, etc. and sinking fund are responsible by the Buyers.





*The Best Choice For Your Investment*



## Project Location





Lapista Lake  
Luxury Pool Villas

