



# SETTHASIRI

KOHKAEW RETREAT



## PORTRAIT OF SUCCESS

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## PICTURE A LIFE OF PRIDE AT SETTHASIRI

A home you can truly be proud of,  
with every detail carefully designed  
to reflect the successes of a lifetime.

# PROJECT DESIGN CONCEPT

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## **Setthasiri Kohkaew Retreat**

Beyond the demands of everyday life, your peaceful escape awaits  
in the pristine, private beauty of Phuket's most breathtaking landscapes,  
home to a Modern Classic residence  
where elegant lines and timeless style move as one.

With the quiet grace of a personal retreat,  
set within lush green gardens recalling hillside vineyard valleys,  
renew your spirit in a sanctuary of majestic mountain views,  
where life rises to harmonious heights through exceptional nature and design.

\*Stimulated image and atmosphere which may change without prior notice







## PROJECT INFORMATION

<b>Project Name</b>	: Setthasiri Kohkaew Retreat
<b>Project Location</b>	: Koh Kaew Subdistrict, Mueang Phuket District, Phuket 83000
<b>Project Area</b>	: 34 rai
<b>Project Type</b>	: Two-storey, single-detached residences in Modern Classic style
<b>Project Size</b>	: 110 plots
<b>Built-up Area</b>	: 204 / 260 / 285 / 323 square metres
<b>Land Area</b>	: 56.2 - 126.3 square wah



## HOUSE CONCEPT DESIGN

# THE TIMELESS SIDE OF LIFE

A Modern Classic design concept that elevates living through contemporary elegance and pure simplicity, expressed in every exquisite architectural detail.

A remarkable reflection of Timeless Design, where the passage of time only deepens its value.

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## SETTHASIRI KOHKAWE RETREAT

**A home that echoes the pride of accomplishment,**  
featuring signature elements of true luxury,  
from the expansive foyer to the soaring double-volume entrance hall.

The Universal Design approach connects each space seamlessly to a grand living area defined by open plan living at its finest.  
Every layout also includes a ground-floor bedroom, thoughtfully designed to support residents of all ages, alongside innovations that make timeless living feel effortlessly modern.

# GLORY

**Usable Area: 204 square metres**

4 bedrooms, 4 bathrooms, Living Room, Dining Area  
Kitchen, 2 Parking



\*Stimulated image and atmosphere which may change without prior notice



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# VICTORY

**Usable Area: 260 square metres**

4 bedrooms, 4 bathrooms, Living Room, Dining Area  
Kitchen, Maid's Room, 3 Parking



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

# MASTERY

**Usable Area: 285 square metres**

4 bedrooms, 5 bathrooms, Upper Floor Family Sanctuary,  
Living Room, Dining Area, Kitchen, Maid's Room, 3 Parking



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# MAJESTY

**Usable Area: 323 square metres**

4 bedrooms, 5 bathrooms, Upper Floor Family Sanctuary,  
Living Room, Dining Area, Kitchen, Maid's Room, 3 Parking



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



ภาพและบรรยากาศจำลอง

## CLUBHOUSE AND FACILITIES

A Modern Classic clubhouse that radiates elegance from your first encounter, with the lasting grandeur and understated confidence of a timeless embassy, featuring versatile amenities designed to complement every lifestyle.

## PROJECT FACILITIES



Saltwater Swimming Pool  
with direct garden access



Separate Children's Pool  
Designed to maximise safety



Fully Equipped  
Fitness Centre



Communal Garden  
Offering shade and serenity



Sansiri Backyard  
A kitchen garden  
for everyone to enjoy



Poolside Lounge  
For private relaxation



Conference Room  
Perfect for small group meetings





ภาพและบรรยากาศจำลอง

## Setthasiri, A Home Designed for Green Living

With the latest innovations in sustainable residential design

Sansiri selects only the most advanced solutions for better living, with a focus on safety, comfort, energy efficiency, and environmental care, so you and future generations can enjoy a truly sustainable quality of life.



### 1. EV CHARGER

Electric vehicle charging system



### 2. GREEN GLASS

Green-tinted glass to reduce heat and sunlight entering the home



### 3. SOLAR PANEL

Rooftop solar panels



### 4. DOUBLE VOLUME

Expansive living for the new generation



### 5. UV SHIELD PAINT

Exterior paint with UV-protective coating



### 6. BREEZE PANEL

Window ventilation panels



### 7. FULLY PRECAST

Precast concrete panel innovation



### 8. GENERATIONS BABY BOOMERS RAMP



### 9. SOLAR LIGHTING

# SAFETY FOR YOU

The Sansiri security system ensures peace of mind, watching over every corner with care, for complete confidence, day and night.

**Twenty-four-hour security is elevated to a new standard, LIV<sup>24</sup>**

with the first full-building control in Thai real estate, powered by smart technology integrated with the security system.



#### **CCTV - VIDEO ANALYTICS**

Advanced motion analysis system to detect suspicious activity



#### **REAL-TIME GUARD TOUR**

Monitors guard patrols in Real-Time, checkpoint by checkpoint



#### **ระบบ RFID Sensor**

Car-mounted sensor for automated gate access



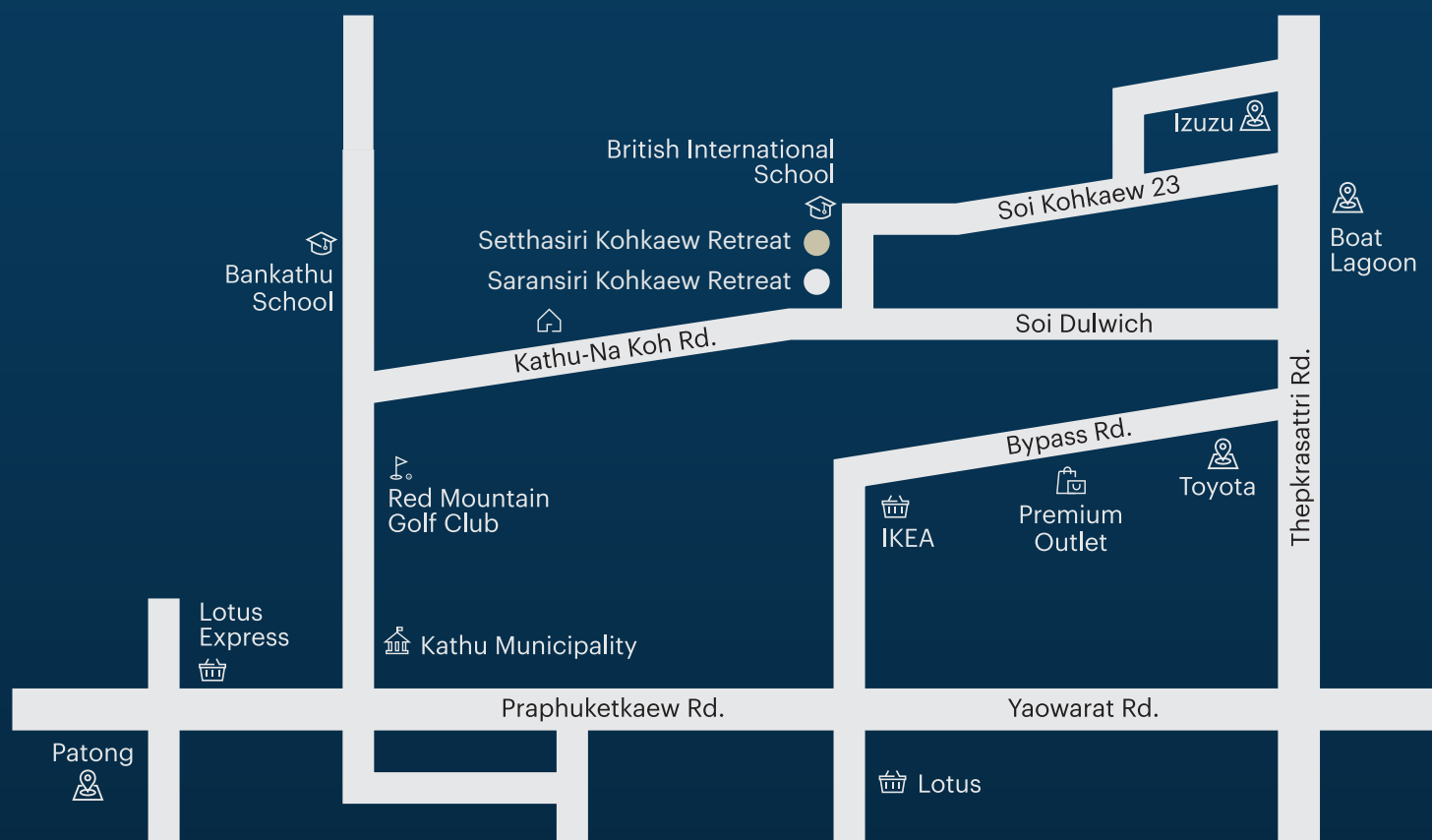
#### **การเข้าออกระบบ VMS SYSTEM**

A fast, secure, and accurate visitor management system



# LOCATION

Exceptional living at the heart of nature,  
shaded and serene in all directions,  
in the privacy of Koh Kaew's most desirable neighbourhood,  
where country calm and city convenience exceed every expectation



## Getting Around

- Kathu-Patong Expressway 200 m
- Thepkrasattri Road 3 km
- Chalermprakiat Rama 9 Road 3.3 km
- Rural Highway No. 3030 (Phuket) 200 m

## Lifestyle

- Central Phuket 10.5 km
- Phuket Old Town 11.4 km
- Phuket International Airport 25 km
- Villa Market 3.9 km
- Robinson Chalong 5.8 km

## Education

- British International School Phuket 800 m
- Kajonkiet Suksa School 11 km
- HeadStart International School 12.1 km

## Hospitals

- Mission Hospital Phuket 9.3 km
- Bangkok Hospital Phuket 12.7 km
- Vachira Phuket Hospital 12.8 km





EVERY DAY...  
LIFE IS GOOD





## DESIGN FOR EVERY DAY

HOUSE / CONDOMINIUM / TOWNHOME

### Every day feels right in a home carefully designed for real living down to the smallest detail.

Thoughtful features designed for everyday living. Well-planned spaces in single houses, townhomes, and condominiums. Materials chosen with care to bring more comfort to your life.

**UNIQUENESS:** Beautiful with its own unique character

**FUNCTION:** Designed with real everyday use in mind

**FACILITIES:** Fitting every lifestyle

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## EVERY DAY BETTER TOGETHER

SANSIRI COMMUNITY

### Put a smile on your face every day in a warm and friendly community

where you can easily meet, connect, and join activities that bring neighbours together. Because home is more than just a place to live. It is where genuine connections are made.

**COMMUNITY:** A quality community where you feel at ease every day

**LOCATION:** A prime location close to key destinations and everyday conveniences

**ACTIVITIES:** A variety of fun activities for every Sansiri family



## EVERY DAY, NO WORRIES

SANSIRI SERVICE

### Enjoy peace of mind every day with care that never ends.

Ongoing care is essential to turn every day into a good day.

**QUALITY:** Homes built to Sansiri's highest-quality standards, with the added assurance of warranty and maintenance coverage.

**SECURITY:** Peace of mind with LIV-24, Sansiri's security system

**SANSIRI FAMILY:** Special privileges exclusively for Sansiri residents

**PLUS LIVING MANAGEMENT:** Comprehensive residential management services

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## BUILDING FOR BETTER TOMORROWS EVERY DAY

SOCIAL RESPONSIBILITY

### Caring every day, in a home thoughtfully designed for the future.

With both today and tomorrow in mind. Because a good home should help build a better, sustainable future for the world we share.

**GREEN LIVING DESIGN HOME:** Innovative comfort for a sustainable future

**WASTE MANAGEMENT:** Smart systems for sorting and managing waste

**SANSIRI BACKYARD:** Edible vegetable gardens within the project

**TREE STORY:** Caring for green spaces to bring freshness to every project

**Visit the Sales Gallery and Show Residences**  
**Open Daily 09.00 to 18.00 hrs**

**CLICK TO WEBSITE**

**ADD LINE OA**

# SETTHASIRI

KOHKAEW RETREAT

 **SANSIRI**  
**PHUKET**

**CALL 1685**

Project Owner: Sansiri Public Company Limited Company Registration Number: 0107538000665 Head Office Address: 59 Rim Khlong Phra Khanong Soi, Phra Khanong Subdistrict, Watthana District, Bangkok 10110 Registered Capital: THB 20,718,125,722.40 Paid-up Capital: THB 18,615,936,281.37 (Information as of 5 June 2025) Managing Director: Mr Yuthachai Choralerssakul (นายยุทธชัย จุฬานเลิศสุข) Project Name: Setthasiri Kohkaew Retreat Land Title Deed Numbers: 119390, 122472, 39133 Approximate Area: 34 rai Project Location: Koh Kaew Subdistrict, Mueang Phuket District, Phuket Province Land Title under Mortgage: Krung Thai Bank Land Subdivision Permit: In progress Common Area Ratio: 5% of total saleable area Construction Commenced: August 2024 Estimated Completion Date: December 2027 | For more information, please contact the sales office or call 1685. | All images and scenes are computer-generated simulations.