



ABOV

PATONG

ABOV ISN'T JUST A PLACE — IT'S A HERDEET.
WE CREATE SPACES FOR BETTER LIVING, WHERE LIFE RISES ABOVE EXPECTATIONS,
ABOVE THE ORDINARY, AND BEYOND ANYTHING YOU'VE EVER EXPERIENCED.

WELCOME TO ABOV PATONG

COMPANY INTRODUCTION

ABOV – Redefining Luxury Living Across Hotels, Residences, and Villas

ABOVE Patong Residence Co., Ltd., with a registered capital of THB 101,000,000, and Phuket HA3 Co., Ltd., with a registered capital of THB 397,425,100, are visionary real estate developers dedicated to crafting landmark destinations that transcend the ordinary.

Our portfolio spans world-class hotels, luxury condominiums, and exclusive pool villas – each designed with meticulous attention to detail and a commitment to enduring value.

ABOUT ABOV

Headquartered in Phuket, ABOV's flagship development, **ABOV Patong - Define the Horizon**, represents the pinnacle of integrated luxury living.

Set on the last prime hilltop land in Patong covering **over 95 rai**, it is being transformed into **Thailand's first Multi-Brand Luxury District**, featuring five distinctive zones – A1 by YOO, A2 by 5 Stars Hotel, A3 by The Ascott, A4 by YOO, and B: ABOV Pool Villa.

Each zone combines iconic international brands with contemporary architecture that harmonizes with the natural Andaman landscape, creating a destination where design, culture, and lifestyle converge.

ABOUT ABOV

At ABOV, we believe true luxury is timeless – expressed through design excellence, investment value, refined experiences, and a deep sense of place.

Every development under our name is more than a property; it is a living masterpiece crafted to inspire confidence, privacy, and prestige.

With an unwavering vision to shape the future of hospitality and luxury real estate, **ABOV** continues to define the horizon of modern living in Thailand and beyond.



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DEFINE THE HORIZON

ABOV Patong is not just a real estate development, but a destination where life rises beyond expectations – on the last hilltop land in Patong, envisioned as a Multi-Brand Luxury District.

A unique enclave uniting world-renowned 5 and 6-star hotels and residences within one prestigious address

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*Design & Architecture
Excellence*

*Investment Value
& Rarity*

*Luxury Lifestyle
& Experience*

*Cultural Heritage
& Location*

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Exclusivity

One-of-a-kind isn't a feature – it's the foundation. Nothing common. Ever.

Craftsmanship

Honor the designer's touch, the artist's eye, and the architect's vision.

Innovation in Elegance

Fuse tradition and modernity to create modern luxury experience.

Privacy & Prestige

True privacy, thoughtfully designed for those who seek quiet distinction.

A Master Plan of World-Class Collaboration

Across more than **95 rai**, ABOV Patong has been masterfully envisioned into five distinct zones.

ABOV
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by yoo



ASCOTT

ABOV

PATONG

FUTURE PROJECT

ABOV
RESIDENCE

byyoo
RESIDENCE PROJECT


THE
ASCOTT
LIMITED

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RESIDENCE PROJECT

FUTURE PROJECT

B2

B1

A4

A3

A1

A2



UP
COMING

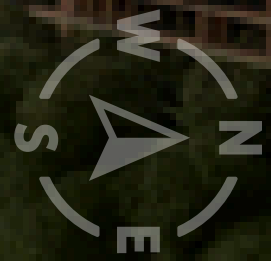
byyoo

A1

**HOTEL AND RESIDENCE
(RENTAL POOL)**

An area of approximately 13-0-15.6 rai, divided into a hotel zone of 7-3-2.6 rai and a residential zone of 5-1-13 rai.

Located on the western side of the estate, with buildings aligned gracefully along the hillside.



MASTERPLAN



BY YOO PATONG PHUKET A1 HOTEL

LAND AREA (7-2-2-B)	12,419.4 SQM
BUILDING COVERAGE AREA	2,819 SQM
OPENSAPCE (79.97%)	9,600.49 SQM
GREEN AREA (52.90%)	6,554.84 SQM
GROSS FLOOR AREA	5,129 SQM
<small>(Club House 700 sqm, H1 Hotel 180 sqm each, H2 Hotel 180 sqm each)</small>	
SALEABLE AREA	4,308 SQM
<small>TYPE H1: 2 UNITS, 4 BUILDING 1,000 sqm (180 sqm each)</small>	
<small>TYPE H2: 1 UNITS, 10 BUILDING 3,600 sqm (180 sqm each)</small>	
TOTAL OF UNITS	21 UNITS
<small>H1: 2 UNITS PER BUILDING, UNITS TYPE A (10 UNITS) 80 sqm PER UNITS, 4 BUILDING 1</small>	
<small>H2: 10 UNITS PER BUILDING, UNITS TYPE B (10 UNITS) 180 sqm PER UNITS, 10 BUILDING</small>	
<small>FOR HOTEL AND 4 BUILDING FOR FACILITIES</small>	
NUMBER OF CARPARKING	19 Lots

BY YOO PATONG PHUKET A1 RESIDENCE

LAND AREA (5-1-1-B)	8,492 SQM
BUILDING COVERAGE AREA	1,897.28 SQM
OPENSAPCE (79.97%)	6,594.72 SQM
GREEN AREA (52.92%)	4,447.74 SQM
GROSS FLOOR AREA	3,517.28 SQM
<small>(R1 Residence 180 sqm each, R2 Residence 180 sqm each, Service 87.28 sqm)</small>	
SALEABLE AREA	3,430 SQM
<small>TYPE R1: 2 UNITS, 4 BUILDING 1,000 sqm (180 sqm each)</small>	
<small>TYPE R2: 1 UNITS, 10 BUILDING 1,600 sqm (180 sqm each)</small>	
TOTAL OF UNITS	28 UNITS
<small>R1: 2 UNITS PER BUILDING, UNITS TYPE A 80 sqm PER UNITS (TOTAL 16 UNITS), 4 BUILDING 1</small>	
<small>R2: 1 UNITS PER BUILDING, UNITS TYPE B 180 sqm PER UNITS (TOTAL 12 UNITS), 10 BUILDING</small>	
<small>FOR RESIDENCE AND 4 BUILDING FOR SERVICE</small>	
NUMBER OF CARPARKING	23 Lots

UP
COMING

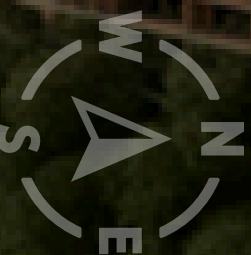
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RESORT HOTEL

A2

HOTEL AND RESIDENCE (RENTAL POOL)

An area of 12-0-12.1 rai, comprising 6-0-16.1 rai for the hotel and 5-3-96 rai for the residences.

This zone is located on the northeastern side of the estate, near the highest peak of the site.



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ON SALE
Q1 2026

5 STAR HOTEL (RENTAL POOL)

DEVELOPER : Above Patong Residence Co., Ltd.
and Phuket HA2 Co.,Ltd.
BRAND : ABOV
LOCATION : Patong Road, Kathu, Phulet 83150
PROJECT AREA : 12-0-12.1 Rai (19,248.4 SQ.M.)
PROJECT STATUS : EIA submitted
COMPLETION DATE : December 2027

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**ON
SALE**



A3

ASCOTT ABOVE PATONG PHUKET RESIDENCES

An area of 14-0-19.5 rai, divided into Residential Cluster 1 (R1) at 7-3-79.4 rai and Residential Cluster 2 (R2) at 5-1-65.9 rai.

This zone is the location of Ascott Above Patong Phuket, serving as the central core of the ABOVE Patong master plan.



**ON
SALE**

ASCOTT ABOV PATONG PHUKET RESIDENCES

DEVELOPER : Above Patong Residence Co., Ltd.
and Phuket HA3 Co.,Ltd.

BRAND : ASCOTT

LOCATION : Patong Road, Kathu, Phuket 83150

PROJECT AREA : 14-0-19 Rai (22,477.90 SQ.M.)

PARKING : 55% (126 cars basement)

PROJECT STATUS : Under construction, EIA approved

COMPLETION DATE : December 2026





ASCOTT

ABOV
PATONG PHUKET
RESIDENCES





ASCOTT

ABOV
PATONG PHUKET
RESIDENCES





ASCOTT

ABOV
PATONG PHUKET
RESIDENCES



**UP
COMING**

byyoo

A4

**HOTEL AND RESIDENCE
(RENTAL POOL)**

An area of 12-1-92.2 rai, comprising 7-0-26.3 rai for the hotel and 5-1-65.9 rai for the residences.

Located on the southeastern side of the estate.



The image features a modern, multi-story building with a curved facade and balconies, set against a backdrop of lush greenery and a clear blue sky. In the foreground, there is a swimming pool with lounge chairs. The building has large windows and balconies with glass railings. The overall scene is bright and sunny, suggesting a tropical or subtropical location.

byyoo

**ON SALE
2026**

HOTEL & RESIDENCE (RENTAL POOL)

DEVELOPER : Above Patong Residence Co., Ltd.
and Yoo Patong Hotel Co.,Ltd.

BRAND : YOO

LOCATION : Patong Road, Kathu, Phulet 83150

PROJECT AREA : 12-1-92.2 Rai (19,568.8 SQ.M.)

PROJECT STATUS : EIA submitted

COMPLETION DATE : December 2027

by yoo



byyoo



UP
COMING

ABOV

B1

5 STAR POOL VILLA

An area of 36-0-3.4 rai, divided into B1 at 9-2-88.04 rai and B2 at 26-1-15.36 rai.

This zone lies at the lower part of the master plan and forms the hillside residential area with sea views.



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**FUTURE
PROJECT**

ABOV
5 STAR POOL VILLA

DEVELOPER : Above Patong Residence Co., Ltd.
BRAND : Abov Patong
LOCATION : Patong Road, Kathu, Phulet 83150
PROJECT AREA : 36-0-3.4 Rai (54,613.6 SQ.M.)

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OVERALL MASTER PLAN

LAND AREA

- A1: 13-0-15.6 Rai (H= 7-3-2.6 Rai, R= 5-1-13 Rai)
- A2: 12-0-12.1 Rai (H= 6-0-16.1 Rai, R= 5-3-96 Rai)
- A3: 14-0-19.5 Rai (R1= 7-3-79.4 Rai, R= 5-1-65.9 Rai)
- A4: 12-1-92.2 Rai (H= 7-0-26.3 Rai, R= 5-1-65.9 Rai)
- B: 36-0-3.4 Rai (B1= 9-2-88.04 Rai, B2= 26 -1-15.36 Rai)
- Road : 7-1-76.9 Rai

Total 95-0-19.7 Rai

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A2: 12-0-12.1 Rai (H= 6-0-16.1 Rai, R= 5-3-96 Rai)

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A1: 13-0-15.6 Rai (H= 7-3-2.6 Rai, R= 5-1-13 Rai)

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B: 36-0-3.4 Rai (B1= 9-2-88.04 Rai, B2= 26 -1-15.36 Rai)

FUTURE PROJECT

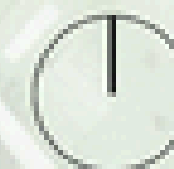
A3: 14-0-19.5 Rai (R1= 7-3-79.4 Rai, R= 5-1-65.9 Rai)

THE ASCOTT
LIMITED

A4: 12-1-92.2 Rai (H= 7-0-26.3 Rai, R= 5-1-65.9 Rai)

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Road : 7-1-76.9 Rai

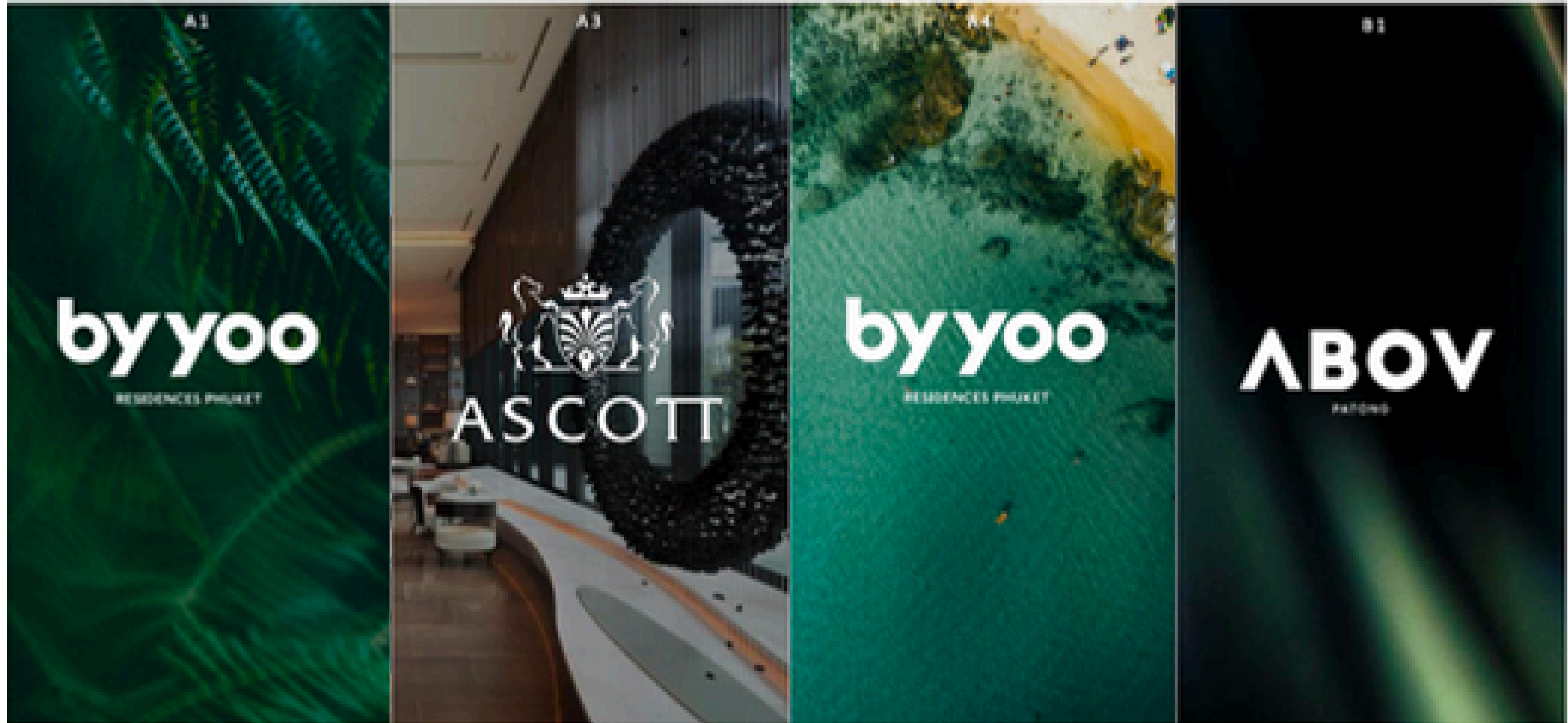


MASTER PLAN ALL
The Forest Patong Phuket

WORQ

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By yoo
Hotel & Residence

Ascott
Hotel & Residence

By yoo
Hotel & Residence

ABOV Patong Paket B1
Residence & Private Pool Villa

Why Invest in ABOV Patong

- ✓ Only 150 meters from Patong Beach, yet uniquely positioned with sweeping sea and mountain vistas.
- ✓ Here, world-class brands converge to create dynamic guest flows and establish a landmark 'Luxury Destination' in Phuket.
- ✓ Complete infrastructure and amenities are seamlessly integrated with The Ascott's world-renowned service excellence.
- ✓ With Phuket's premium tourism market continuing to expand, the project offers sustainable investment potential – delivering both immediate yields and long-term value.

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ASCOTT

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PATONG PHUKET
RESIDENCES

**ON
SALE**

ASCOTT ABOV PATONG PHUKET RESIDENCES

DEVELOPER : Above Patong Residence Co., Ltd.
and Phuket HA3 Co.,Ltd.

BRAND : ASCOTT

LOCATION : Patong Road, Kathu, Phuket 83150

PROJECT AREA : 14-0-19 Rai (22,477.90 SQ.M.)

PARKING : 55% (126 cars basement)

PROJECT STATUS : Under construction, EIA approved

COMPLETION DATE : December 2026



PROJECT INFORMATION

BUILDING TYPE : Low-Rise, 5-storey building, total of 13 buildings, divided as follows :

- Ascott Abov Patong Phuket Resort
- Ascott Abov Patong Phuket Residence Phase 1
- Ascott Abov Patong Phuket Residence Phase 2

TOTAL UNIT : 482 units, divided as follows :

- Resort 254 units (R1-R6 and R8)
- Residence Phase 1 152 units (R10-R13)
- Residence Phase 2 76 units (R7 and R9)





ROOM TYPE

UNIT TYPE : 1-bedroom and 2-bedroom units
 VIEW TYPE : Pool Access, Pool View, Sea View, Garden View, City View, Main Pool View
 FURNITURE PACKAGE : Fully Furnish (Inspire by Ascott)



1 bedroom
from 42 - 65 sqm.

Indoor	42.88 sq.m.
Balcony	15.83 sq.m.
Total	58.71 sq.m.



2 bedrooms
from 110 - 112 sqm.

Indoor	83.07 sq.m.
Balcony	29.60 sq.m.
Total	112.67 sq.m.

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FACILITIES

CLUBHOUSE
FITNESS CENTER
CINEMA ROOM AND KARAOKE ROOM
INDOOR - OUTDOOR RESTAURANT AND LOUNGE
LOBBY AND RECEPTIONIST
CO-WORKING SPACE
YOGA PIER
GARDEN
SWIMMING POOL
KID'S POOL

International hotel-standard facilities and services, professionally managed by Ascott.

PRIME LOCATION

150 m. to Patong Beach
1.8 km. to Freedom Beach
4.0 km. to Paradise Beach
6.8 km. to Karon Beach

1.5 km. to Bangla Road
1.7 km. to Kudo Beach Club
2.0 km. to Barracuda Beach Club
3.0 km. to Fuga Beach Club

2.0 km. to Central Patong
2.1 km. to Jungceylon

2.6 km. to Patong Hospital
12 km. to QSI International school
35 km. to Phuket International Airport



PROJECT HIGHLIGHT

- A tranquil and private location.
- Just 150 meters from Patong Beach.
- Residences with diverse views – sea, pool, and garden.
- Ideal for long-term rental investment or personal living.
- Hotel-standard management by Ascott, a world-class brand.



HOTEL MAIN ENTRANCE

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CLUB HOUSE

KARAOKE ROOM





KID'S ROOM



MAIN LOBBY



MAIN POOL



POOL BAR

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RESIDENCE HOST & JURISTIC

EXCLUSIVE LOUNGE





PRE-FUNCTION ROOM

EXCLUSIVE LOUNGE



ASCOTT
SPA & FITNESS

SPA & FITNESS

ABOV
PATONG

PAVILION LOUNGE



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MULTIPURPOSE SPACE



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RESIDENCE MAIN ENTRANCE

NATURAL POOL





LIFT ROOFTOP