



VOLUME 02 · 2026 EDITION
RAWAI · PHUKET · THAILAND

Six villas. One quiet lane.

SOI SUKSAN 2, RAWAI · 4 BED · 4 BATH · PRIVATE POOL ·
FROM ฿15,000,000

6

VILLAS IN
TOTAL

2

ALREADY
BUILT

1

SOLD

9

mo.

BUILD
TIME

INTIRA VILLAS · EST. 2010 · 22
YEARS IN PHUKET



CHAPTER 01
FROM THE
DEVELOPER

After four developments, we still build them one at a time.

Intira Villas was founded in Rawai in 2010 — bringing together hands-on construction experience from boat-building in Northern Europe and years of design and market work inside lifestyle brands. One principle, set on day one: do exactly what we promise, and put the client first.

Our first project, *Intira Villas 1*, sold out in under a year. *Intira Villas 2* sold out off-plan in six months. *Nga Chang* finished in 2014. Then, when the market wobbled — Russian rouble crisis, currency volatility, off-plan buyers waiting on the sidelines — we did not start a fourth project. We stayed disciplined, focused on managing the villas already in our care, and waited for the right site.

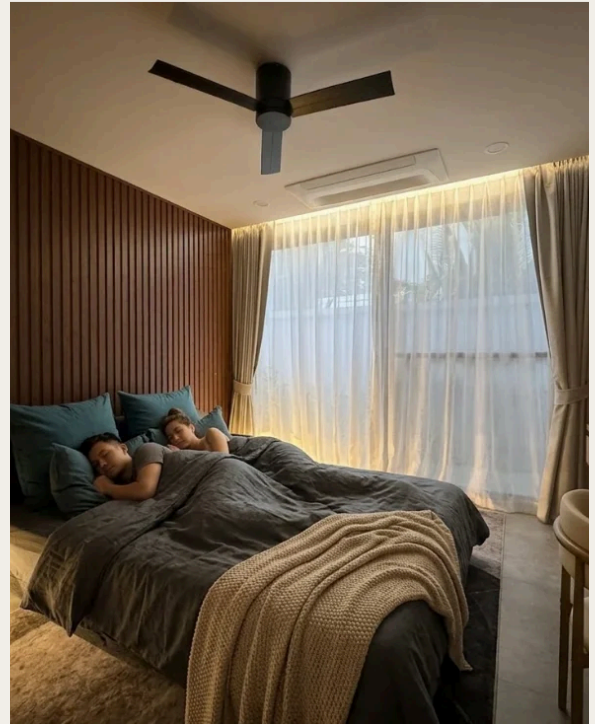
Forty-six villas. Four developments. Twenty-two years. Not one of our owners has had to chase us.

That right site is Quinta Lane. It is our most refined work to date — insulated walls and roofs, double-glazed sliders, solar-ready, a salt pool, every cable underground. Designed for thirty years of heat, rain, and the occasional storm. Designed, too, around what we've learned from a decade of managing other people's villas in this same neighbourhood: which materials hold up, which layouts get rented, which choices the owner regrets.

We only start the next villa once the current one is sold. That means each off-plan buyer chooses their interior layout and finishes — not from a fixed catalogue, but from a conversation with us. If you'd like to visit, two villas are already standing on the lane. One of them is fully furnished, move-in ready.

— The Intira Villas team

INTIRA VILLAS CO., LTD. · BUILDING IN RAWAI SINCE 2010



22

YEARS IN PHUKET

46

VILLAS DELIVERED

30

UNDER MANAGEMENT

Four developments. Sixteen years. *Same approach.*

We don't break ground on a project unless the previous one is delivered and we believe in the next site. That discipline is why we've only launched four developments in sixteen years — and why every one of them sold and finished as promised.

2010

Intira Villas 1

RAWAI · 4 RAI · 16 HOUSES

Launched April 2010 on a former rubber-tree plot. First villa sold December 2010; entire project sold out by March 2011 — less than a year. Delivered on schedule.

SOLD OUT IN 11 MONTHS

2011

Intira Villas 2

RAWAI · 2 RAI · 9 PRIVATE POOL VILLAS

Began August 2011, 750 metres from the first project. Sold out off-plan in six months. Completed 2013 — every villa delivered as promised, on the original schedule.

OFF-PLAN IN 6 MONTHS

2014

Nga Chang by Intira Villas

RAWAI · 3.5 RAI · 15 PRIVATE POOL VILLAS

Completed late 2014. By this point Intira had a reputation in Rawai for reliability and transparent delivery. We then chose *not* to launch a fourth project — currency volatility was shifting the buyer market and we wanted to protect both the business and our clients. We shifted into rental management instead.

SOLD OUT BY 2015 · DELIVERED

2024

Quinta Lane by Intira Villas

RAWAI · SOI SUKSAN 2 · 6 PRIVATE POOL VILLAS

Our fourth development, and our most refined work. Twenty-two years of building, owning, renting and managing villas in Rawai informs every choice — from the AAC blocks in the walls to the salt cell in the pool. Two villas already standing.

IN PROGRESS · 5 VILLAS AVAILABLE

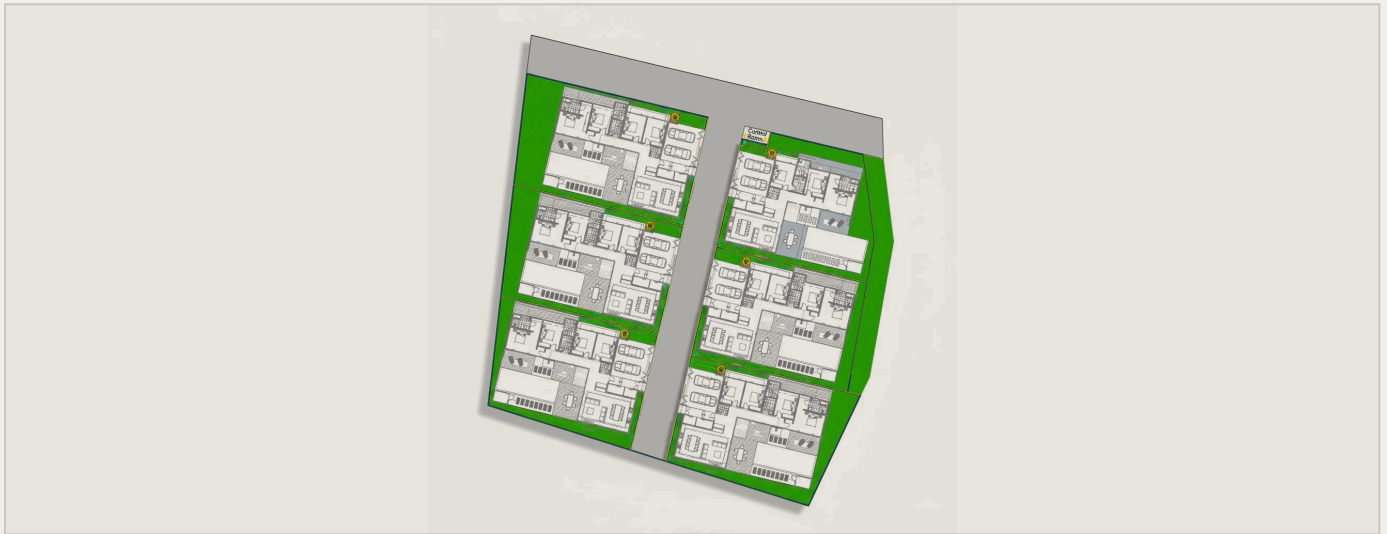
FOR THE INVESTOR AUDIENCE

Intira manages roughly **30 villas** in Rawai today — and has delivered **10–15% annual rental returns** to owners year after year.

QUINTA LANE VILLAS CAN JOIN THE SAME MANAGEMENT PROGRAMME ON REQUEST.

A private lane, six plots, one gate.

The road inside Quinta Lane is private. A guard box at the entrance, automatic gates at each villa, every electrical cable underground — no poles, no overhead wires, nothing in the view.



SITE PLAN • 6 PLOTS • 387-513 SQ M EACH • PRIVATE GATE & GUARD AT ENTRANCE

PLOT AVAILABILITY & PRICING

01	Plot 01 513 sq m • built • show villa	•	SOLD
02	Plot 02 478 sq m • built • incl. kitchen & built-ins	•	฿18,900,000
03	Plot 03 457 sq m • off-plan	•	฿17,300,000
04	Plot 04 387 sq m • off-plan • alternate layout	•	฿15,000,000
05	Plot 05 431 sq m • off-plan	•	฿16,500,000
06	Plot 06 481 sq m • off-plan	•	฿18,300,000

PRICES EXCLUDE KITCHEN & BUILT-IN WARDROBES UNLESS NOTED.

335 m², all on one floor, every door opens to the pool.

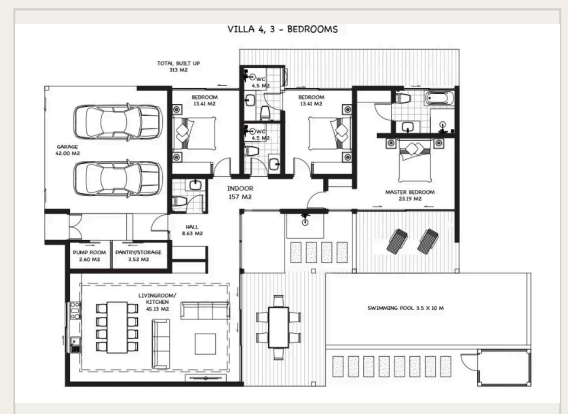
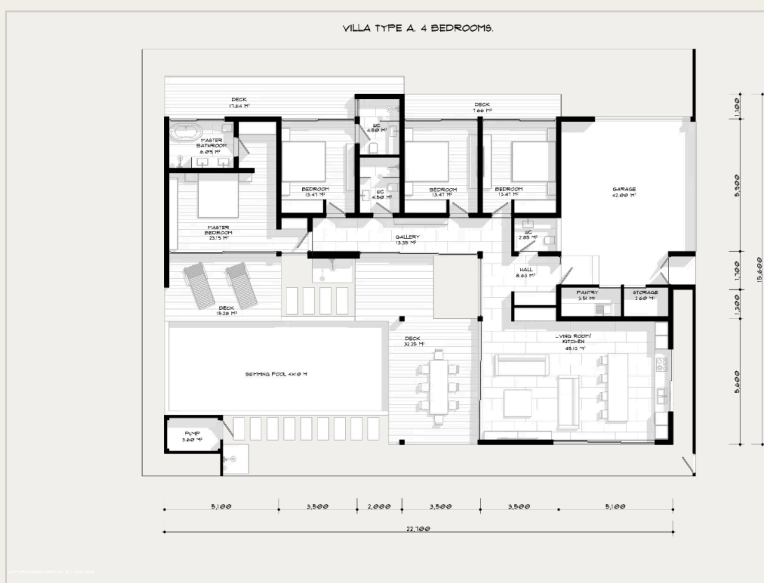
Four bedrooms, four bathrooms, an open living-and-kitchen room that runs the full width of the villa, and a 3 × 9 m salt-chlorinated pool you can see from every part of the house.

PLAN A

PLOTS 01 · 02 · 03 · 05 · 06

PLAN B

PLOT 04



PLOT 04 ALTERNATE LAYOUT · 387 M²
PLOT · FROM \$15,000,000

STANDARD 4-BEDROOM LAYOUT · 335 M² BUILT · 4 PLOTS AVAILABLE

INDOOR

Master bedroom	23.2 m ²
Master bathroom	6.1 m ²
Bedroom 2 · 3 · 4	13.4 m ² each
Bathrooms 2 · 3	4.5 m ² each
Living + open kitchen	45.1 m ²
Gallery + hall	22.0 m ²
Laundry · pump room · WC	9.0 m ²
Indoor total	177.5 m²

OUTDOOR

Covered parking (two cars)	42 m ²
Pool deck	47.5 m ²
Covered terraces	25.3 m ²
Pool · 3 × 9 m · salt chlorinated	27 m ²
Garden	145–200 m ²
Plot size	387 – 513 m²

Quiet on the lane. Ten minutes *to anywhere*.



Morning

Coffee in the kitchen. The pool deck is in shade until ten. The lane outside is birdsong and the occasional motorbike — your neighbour on plot two, off to the gym.

Afternoon

The sliding doors open eight metres wide. The 25 cm double-block walls hold the cool. The salt-water pool runs cleaner than chlorine; no sting, no smell. You eat lunch outside.



Evening

Walk ten minutes to STAY for a glass of wine, or two minutes to Soi Suksan for som tam. Drive back through the private gate. The cables overhead — there aren't any.

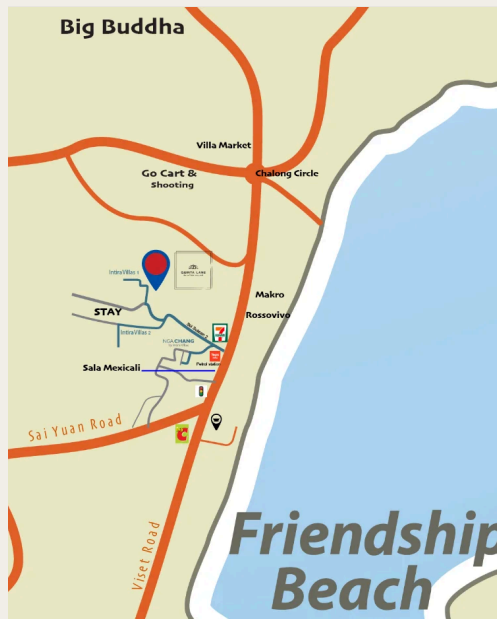
A house built to be cool, quiet, *and still here in 2056.*

Every specification choice at Quinta Lane is made twice: once for comfort today, once for what the heat, the rain, and the salt air will do over thirty years.

<p>01 · WALLS</p> <p>25 cm double-layer AAC blocks</p> <p>Two skins with an air cavity between. Three times the insulation of a single block — quieter inside, cooler all day, lower aircon bills for the life of the house.</p> <p>STANDARD ON ALL 6 VILLAS</p>	<p>02 · GLAZING</p> <p>Double-glazed aluminium sliders</p> <p>Full-height glass on every garden-facing wall. Sealed double-pane units in aluminium frames — no warping, no rot, no shrinking in dry season.</p> <p>8 M WIDE OPENING PER VILLA</p>	<p>03 · WATER</p> <p>Own well, own treatment</p> <p>Each villa has a private well, water-treatment system, and electric hot-water boiler. You are not on the municipal line and not at the mercy of dry-season pressure.</p> <p>INDEPENDENT PER VILLA</p>
<p>04 · POWER</p> <p>Solar-ready, cables underground</p> <p>All electrical runs underground inside the project — no poles, no view lines crossed. On-grid solar package available at handover (฿300,000).</p> <p>OPTIONAL · ADDS ~30% OFFSET</p>	<p>05 · POOL</p> <p>Salt chlorinated, 3 × 9 m</p> <p>Salt-cell sanitation instead of liquid chlorine. Gentler on skin and eyes, no smell, less maintenance — and the equipment lasts longer in Phuket's humidity.</p> <p>HEATER OPTIONAL</p>	<p>06 · PRIVACY</p> <p>Private gate, private road, private guard</p> <p>One entrance, one guard, one automatic sliding gate per villa. The lane belongs to the six owners; nobody drives in who isn't expected.</p> <p>24-HR SECURITY BOX</p>

Quiet enough to forget. Close enough to *walk*.

Rawai sits at Phuket's southern tip — the part of the island that's still about long beaches and short drives. Quinta Lane is one kilometre off the main road, set back into one of the quietest soi in the area.



SOI SUKSAN 2 · RAWAI · PHUKET

10 MIN WALK	STAY Wellbeing & Lifestyle Resort Fitness, spa, French restaurant, deli, wine shop	ON FOOT
2 KM	MAKRO Phuket Wholesale food & supplies	5 MIN DRIVE
3 KM	Rawai Beach & Nai Harn Restaurants on the sand, longtails, sunset views	8 MIN DRIVE
5 KM	BCIS Phuket International School British curriculum, ages 3–18	10 MIN DRIVE
7 KM	Chalong Pier & marina Day boats, dive operators, yacht charter	15 MIN DRIVE
42 KM	Phuket International Airport Direct to BKK, SIN, HKG, DXB, FRA	50 MIN DRIVE

Off-plan, on paper, *under your name.*

Foreign land ownership in Thailand is the question every serious buyer asks. Here is exactly how it works at Quinta Lane — written the way we'd explain it sitting across the kitchen table.

HOW YOU HOLD THE LAND

Secured 30-year lease, with you as a minority owner of the holding company.

- 01 Intira Villas forms a Thai company that holds the freehold to all six plots.
- 02 At handover, we transfer 1/6 of that company to you and register you as a director.
- 03 The company then registers a 30-year lease over your plot in your name.
- 04 The lease contract is written so that if it is not renewed at year 30, the lessor must buy the villa back at the then-current valuation.
- 05 The villa structure itself is owned in your foreign name — outright, no company involved.

PREFER FREEHOLD? WE CAN SELL THE LAND PLOT OUT OF THE COMPANY FOR AN ADDITIONAL ฿900,000.

HOW YOU PAY FOR IT

Six stages, nine months, no balloon at the start.

Construction is paid in stages, tied to milestones our site engineer signs off. You see the work, then you release the payment.

1%	29%	20%	20%	20%	10%
ON RESERVATION	ON S&P SIGNING	FOOTING COMPLETE	STRUCTURE COMPLETE	PAINT COMPLETE	HANDOVER

CONSTRUCTION: 9 MONTHS FROM S&P SIGNING.

PERSONALIZE BEFORE WE BREAK GROUND

We only start the next villa once the current one is sold — which means off-plan buyers shape their own interior. Layout adjustments, finish choices, kitchen and built-in specifications — chosen with us in conversation, not from a catalogue.

Move in with a key. Or move in ready *to live*.

The villa price covers the structure. Beyond that you can pick what you need — built-in carpentry, the kitchen, loose furniture — or take the lot. Prices below are based on the current show villa specification.

PACKAGE A	PACKAGE B	PACKAGE C																																
<p>Built-In</p> <p>Custom wardrobes, cabinets and built-in carpentry — installed before handover. Plywood with a light-oak finish.</p> <p>฿ 472,200</p> <hr/> <table> <tr> <td>Master · wardrobe + cabinet + wall table + mirror</td> <td>5 PCS</td> </tr> <tr> <td>Guest bedrooms · wardrobe + wall table</td> <td>3 SETS</td> </tr> <tr> <td>Living-room storage cabinets</td> <td>2 PCS</td> </tr> <tr> <td>TV table</td> <td>1 PC</td> </tr> </table>	Master · wardrobe + cabinet + wall table + mirror	5 PCS	Guest bedrooms · wardrobe + wall table	3 SETS	Living-room storage cabinets	2 PCS	TV table	1 PC	<p>Kitchen</p> <p>A full working kitchen with island, plywood cabinetry in light oak, and HAFELE appliances throughout.</p> <p>฿ 473,800</p> <hr/> <table> <tr> <td>Kitchen cabinet</td> <td>1 PC</td> </tr> <tr> <td>Kitchen island</td> <td>1 PC</td> </tr> <tr> <td>HAFELE fridge</td> <td>1 PC</td> </tr> <tr> <td>HAFELE washer · dishwasher · oven</td> <td>3 PCS</td> </tr> <tr> <td>HAFELE hob · hood · microwave</td> <td>3 PCS</td> </tr> <tr> <td>Sink, tap & faucet</td> <td>3 PCS</td> </tr> </table>	Kitchen cabinet	1 PC	Kitchen island	1 PC	HAFELE fridge	1 PC	HAFELE washer · dishwasher · oven	3 PCS	HAFELE hob · hood · microwave	3 PCS	Sink, tap & faucet	3 PCS	<p>Loose Furniture</p> <p>Everything that moves with you — beds, sofas, dining seating, plus a furnished pool deck ready for the first sunset.</p> <p>฿ 428,400</p> <hr/> <table> <tr> <td>King beds & mattresses</td> <td>4 PCS</td> </tr> <tr> <td>Bedside tables</td> <td>8 PCS</td> </tr> <tr> <td>Sofa set, sofa table</td> <td>3 PCS</td> </tr> <tr> <td>Dining chairs</td> <td>8 PCS</td> </tr> <tr> <td>Pool table & chairs</td> <td>9 PCS</td> </tr> <tr> <td>Sun beds</td> <td>2 PCS</td> </tr> </table>	King beds & mattresses	4 PCS	Bedside tables	8 PCS	Sofa set, sofa table	3 PCS	Dining chairs	8 PCS	Pool table & chairs	9 PCS	Sun beds	2 PCS
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TAKE ALL THREE

Move-in ready package **A · B · C**

All three packages combined — every wardrobe installed, the kitchen plumbed and stocked, every bed made. Walk in with a suitcase.

฿ 1,374,400

SAVING ON INDIVIDUAL LINE ITEMS ·
FINAL SPEC CONFIRMED AT S&P

MATERIALS

All cabinetry in plywood with a light-oak finish. Selected for humidity stability and 25+ year resilience in tropical conditions.

APPLIANCES

Standard HAFELE specification throughout the kitchen. Upgrade tiers available on request — Miele, Bosch, Smeg.

FURNITURE

Sofas and beds are matched to the renderings; exact brand and finish are confirmed closer to handover based on current stock with our suppliers.

ALSO AVAILABLE

On-grid solar system · ฿300,000. Freehold land sale (out of company) · ฿900,000. Both detailed in the ownership section.



SIX VILLAS. ONE QUIET LANE.
RAWAI • PHUKET

COME AND SEE

The best brochure is *an open door.*

Two villas are already standing on Soi Suksan 2. We'd be happy to walk you through them this week — coffee on us, no pressure, no commission-driven agent. Just the developer.

VISIT [Soi Suksan 2, Rawai, Phuket 83130](#)

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