



TRI VANANDA

PROJECT INFORMATION



TRI VANANDA, in collaboration with CLINIQUE LA PRAIRIE and TRISARA, unveils a visionary well-living community where tranquility and longevity intertwine.



TRISARA

PHUKET'S MOST LUXURIOUS PRIVATE POOL VILLA BEACH RESORT

Trisara Resort offers exclusive hotel suites and private residences amidst lush tropical landscapes and pristine beachfront. Renowned for impeccable service, guests enjoy unparalleled tranquility and personalized experiences.

With a focus on privacy and nature, Trisara provides a serene escape for those seeking the ultimate retreat in paradise.



TRI VANANDA

WHERE SERENITY MEETS LONGEVITY IN LUXURY LIVING

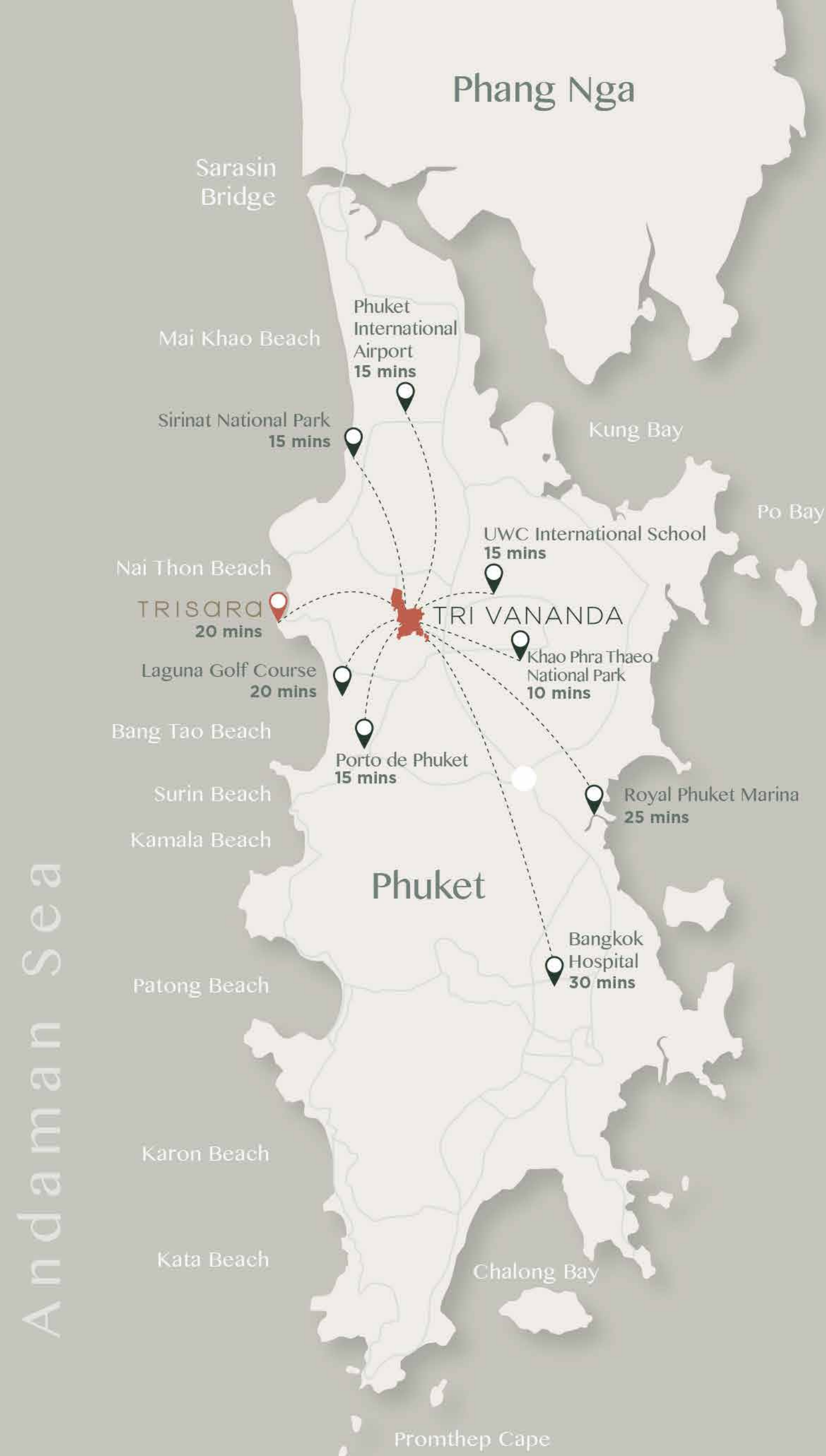
With Clinique La Prairie's expertise in longevity and preventive medicine, families at Tri Vananda are provided with access to advanced health assessments and personalized wellness programs. This partnership ensures that residents not only enjoy the luxurious amenities and natural beauty of Trisara but also have access to world-class medical care and rejuvenation services.

CLINIQUE LA PRAIRIE

SWITZERLAND

LIFE-CHANGING LONGEVITY & WELLBEING

Clinique La Prairie, recognized as the pinnacle of wellness and longevity, has been at the forefront with innovative treatments and individual attention for more than 90 years. As they prepare to make their Southeast Asian debut in Phuket, Clinique La Prairie promises to transform the region's wellness scene by providing an exclusive opportunity to experience the pinnacle of rejuvenation and vitality.



A sanctuary for wellbeing & nature at the heart of the island

Located in Central Phuket, 600 rai (237 acres) of forests and lakes fill the Tri Vananda property with breathtaking nature. Surrounded by this idyllic environment, residents live in the community with less than 15% of the land being developed with biophilic-designed villas and wellness buildings. Strategically located only 15 minutes from Phuket International Airport, Tri Vananda is also only minutes away from pristine beaches, a marina, a national park, shopping centers, UWC International school, as well as international standard hospitals.

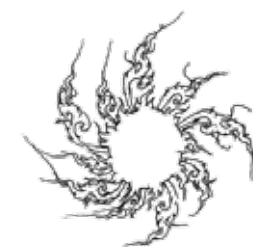
Tri Vananda: Setting the Gold Standard for Wellness in Asia

Tri Vananda will include residential villas and a Health Resort by Clinique La Prairie with a comprehensive medical and wellness centre specialising in integrative and functional medicine, as well as cognitive well-being.

The low-density development will be designed to be sustainable and nature-centric, with renewable energy facilities and a tiered wetland filtration system.

Residential villas at Tri Vananda are fully furnished and equipped in a variety of two-, three-, and four-bedroom configurations. The residential estate management draws on Trisara's expertise in branded residential villa management and rental.

Four renowned Thai firms are contributing their expertise to the masterplan of the residential community and resort: Habita Architects, P49 Deesign, Arsomsilp Community and Environmental Architect, and ATOM Design Meanwhile, AvroKO designed the interiors of Tri Vananda's community



บริษัท สถาปนิกชุมชนและสิ่งแวดล้อม: อาศรมศิลป์ จำกัด
ARSOMSILP COMMUNITY AND ENVIRONMENTAL ARCHITECT COLLECTIVE

HABITA ARCHITECTS

P49DEESIGN

ATOM
design

AVRO | KO

TRISARA

CLINIQUE
LA PRAIRIE
SWITZERLAND



TRI VANANDA

MASTER PLAN



1. Community House
2. Jampa Restaurant
3. Wetland Nature Reserve
4. Longevity Plaza
5. Medical Pillar
6. Wellbeing Pillar
7. Manorah Grand Hall
8. Movement Pillar
9. Nutrition Pillar
10. Wellness Pool Villas
11. Residential Villas
12. North Entrance

RESIDENTIAL VILLAS

AT TRI VANANDA



Available Villa Types for Sales

The private residential villas at Tri Vananda can be described as purposefully built homes for multigenerational living. We currently offer two styles of villas for residents to choose from:

- VANA: Represents lush forests and biophilic designs to inspire sustainable lifestyles.
- NANDA: Means ultimate happiness and joy, this is a place to experience contentment and bliss.

At Tri Vananda, residents can choose their villa location before selecting a layout. There are seven different villa layouts to choose from, ranging from 2 to 4 bedrooms and spanning from 325 sqm. to 780 sqm.





VANA

The biophilic design
perfection



VANA

3 TYPES | 2-4 BEDROOM
VILLA SIZE 333 SQ.M - 780 SQ.M

Uniqueness

- Comfort-Centric Living
- Spacious Design Offering Tranquil Living
- Spaces Private Courtyards Exclusive
- Private Courtyard with Carbon Credit Trees
- Celebrates Family Values and Togetherness



VANA 2

VILLA'S SIZE: 333 SQ.M.

Comfort-Centric Living - Tranquil Spaces for Relaxation

- Duo master bedrooms for luxurious comfort
- Full front pool deck and pool
- Large living & dining with pantry
- Multifunctional room at carpark
- Heightened luxury: 4 m. ceiling living
- Pool size 3.5 (W) x 10 (L) x 1.15 (D) m.





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VANA 3

VILLA'S SIZE: 404 SQ.M.

Private Courtyards - A Haven of Well-Being

- 3 bedrooms and en suite bathrooms
- Convertible multi-function room
- Large living & dining with pantry
- Full front pool deck and pool
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VANA 4

VILLA'S SIZE: 780 SQ.M.

Open Spaces with High Ceilings and Captivating Vistas

- 4 Bedrooms and en suite bathrooms
- Panoramic lake and pool views from all bedrooms
- 2-story design, 6.7 m. ceiling living
- dining area with kitchen island and pantry
- 2nd living area on 2nd floor
- 20 m. pool and full front pool deck
- Thai kitchen
- Maid bedrooms
- Drop off canopy
- Pool size 3.575 (W) x 20 (L) x 1.20 (D) m.





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NANDA

A modernist
homage to nature



NANDA

4 TYPES | 2-4 BEDROOM
VILLA SIZE 325 SQ.M - 779 SQ.M

Uniqueness

- Ultra Tropical Well-Being Architecture.
- The Comfort of Softened Lightness Interior.
- A Symphony of Wellness and Sustainability.
- Curved Glass Wall Staircase Offering Stunning Views.
- A Sustainable Haven with Eco-Conscious Design, Enhancing Fresh Breath and Ventilation.
- Design Panorama: Fusion of Grandeur and Function.
- Harmony of Luxury and Eco-Consciousness.



NANDA 2

VILLA'S SIZE: 325 SQ.M.

Bringing the Outdoors Inside through the Pocket Garden

- 2 bedrooms and en suite bathrooms
- Heightened luxury: 4.3 m. ceiling living
- 11.25 m. pool and full front pool deck
- Refreshing pool and full front pool deck
- Seamless kitchen setup
- Microclimate magic
- Natural light and ventilation
- Boundary vista layout
- Uninterrupted scenic curved glass
- Universal access
- Pool size 2.15 (W) x 11.25 (L) x 1.20 (D) m.





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- Pool size 2.15 (W) x 11.25 (L) x 1.20 (D) m.



NANDA 2+

VILLA'S SIZE: 345 SQ.M.

Design Panorama: Fusion of Grandeur and Function

- 2 bedrooms and en suite bathrooms
- Heightened luxury: 5.0 m. ceiling living
- 15 m. pool and full front pool deck
- Elegant frontage and main entrance
- Seamless kitchen setup
- Microclimate magic
- Natural light and ventilation
- Boundary vista layout
- Uninterrupted scenic curved glass
- Universal access
- Pool size 1.80 (W) x 15 (L) x 1.20 (D) m.



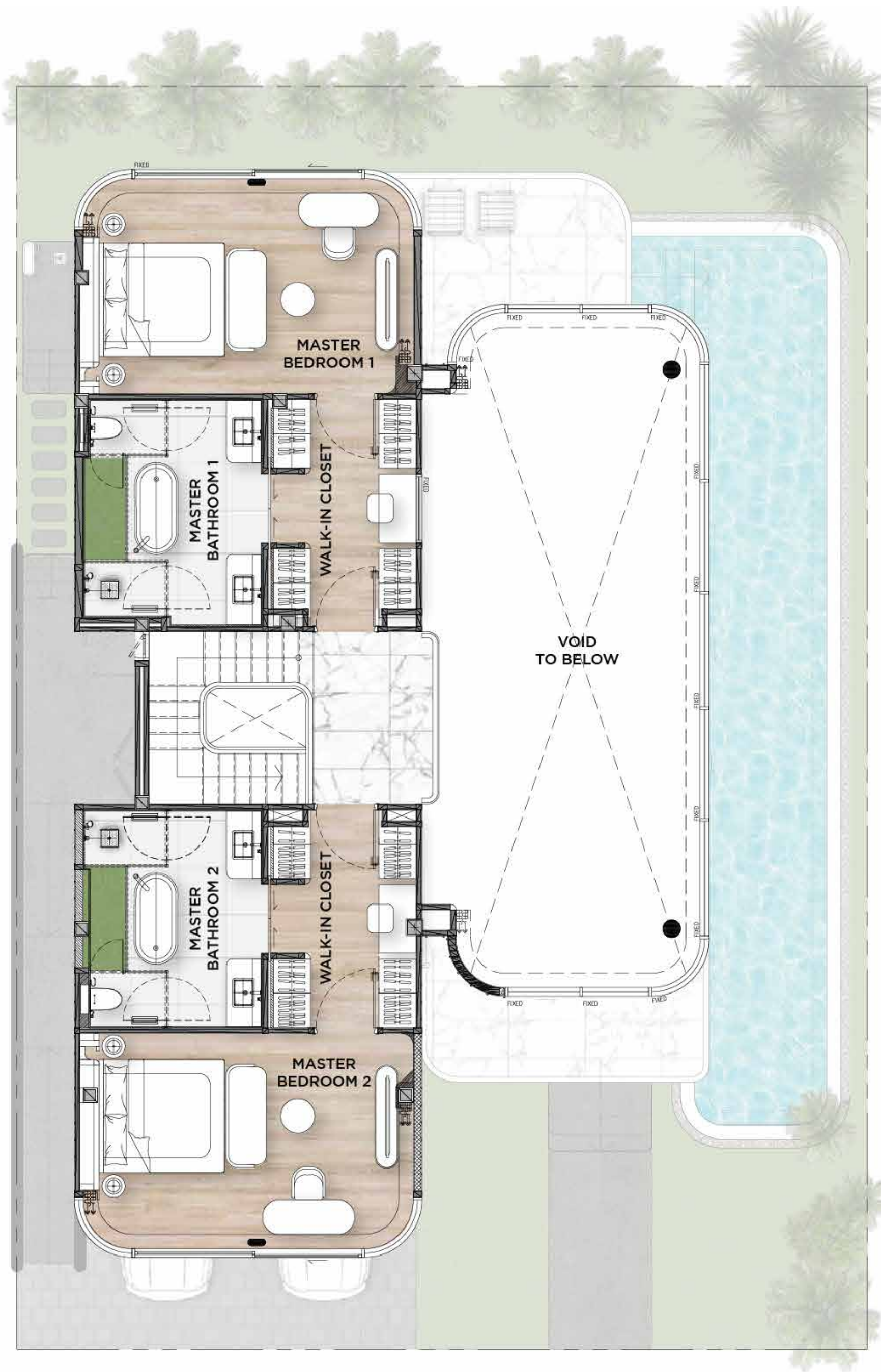


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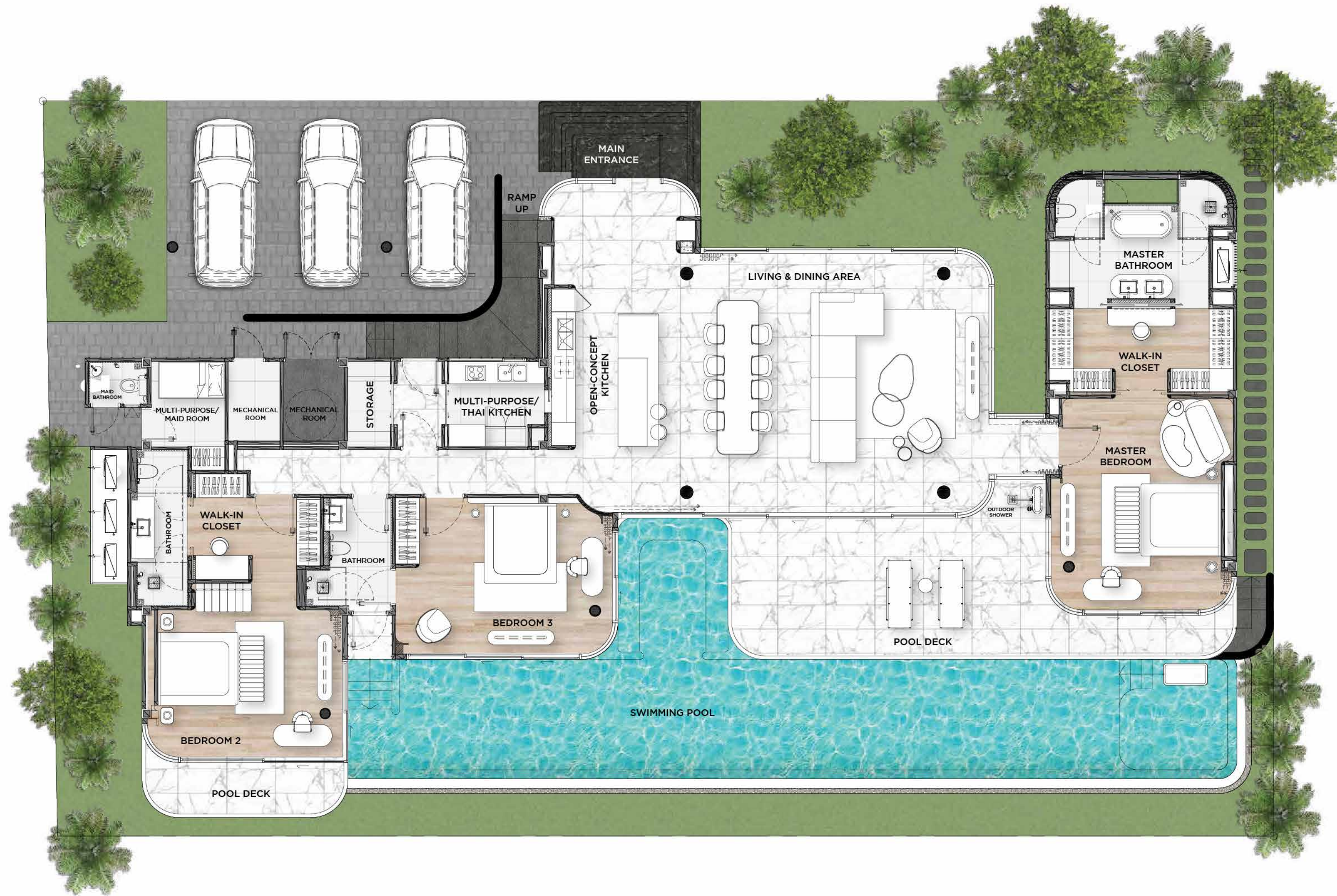
NANDA 3

VILLA'S SIZE: 525 SQ.M.

Design Panorama: Fusion of Grandeur and Function

- 3 bedrooms
- Heightened luxury: 4.2 m. ceiling living
- 21 m. lap pool and full front pool deck
- Elegant frontage and main entrance
- Seamless kitchen setup
- Microclimate magic
- Natural light and ventilation
- Boundary vista layout
- Uninterrupted scenic curved glass
- Universal access
- Pool size 3 (W) x 21 (L) x 1.20 (D) m.





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Design Panorama: Fusion of Grandeur and Function

- 3 bedrooms
- Heightened luxury: 4.2 m. ceiling living
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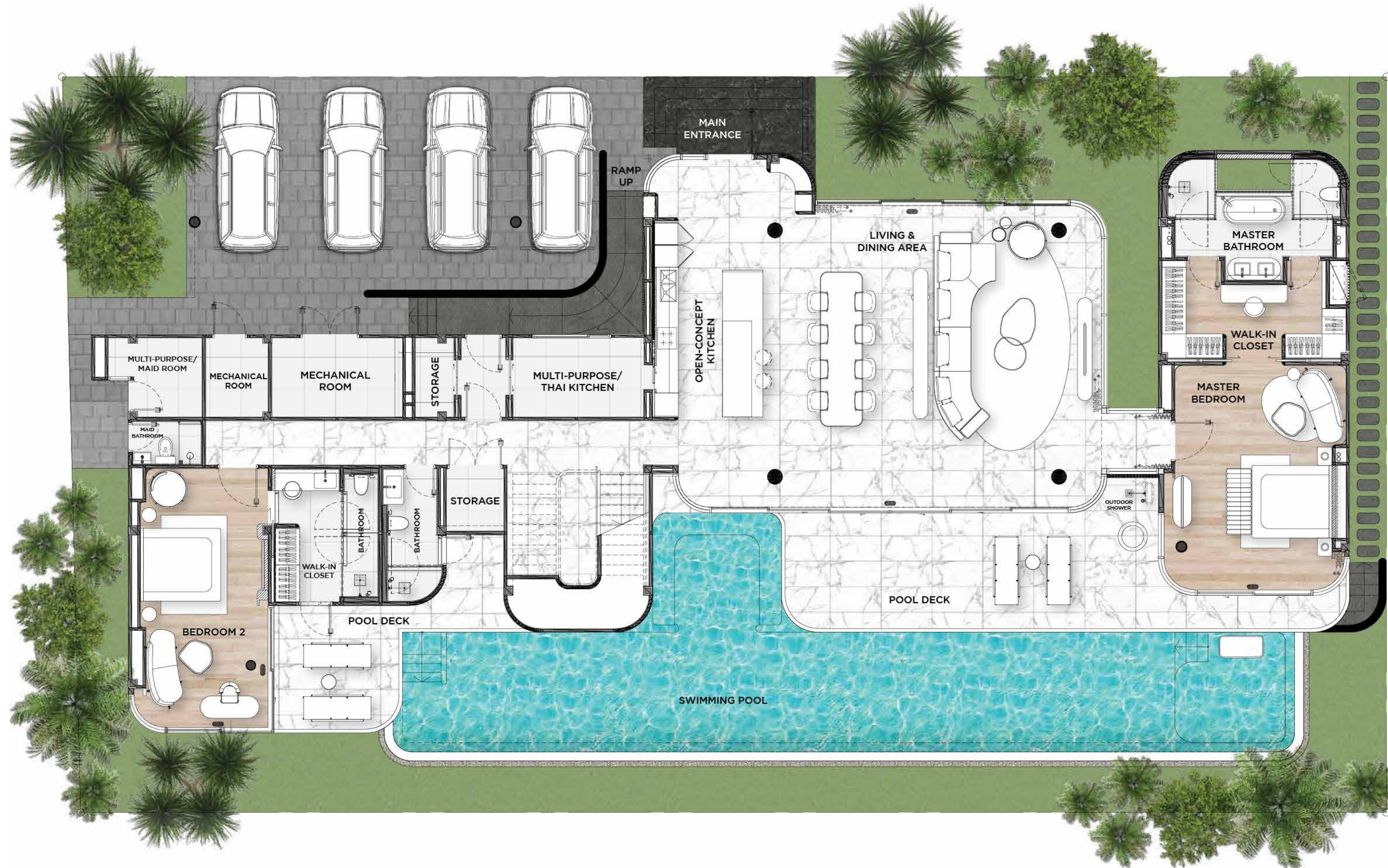
NANDA 4+

VILLA'S SIZE: 779 SQ.M.

Embrace the Greenery Surrounding Your Home

- 4 bedrooms and en suite bathrooms
- Duo master bedrooms for ultimate comfort
- 2-story design, 7.1 m. ceiling living
- 21 m. lap pool and full front pool deck
- Convertible multi-function room
- Seamless kitchen setup
- Microclimate magic
- Natural light and ventilation
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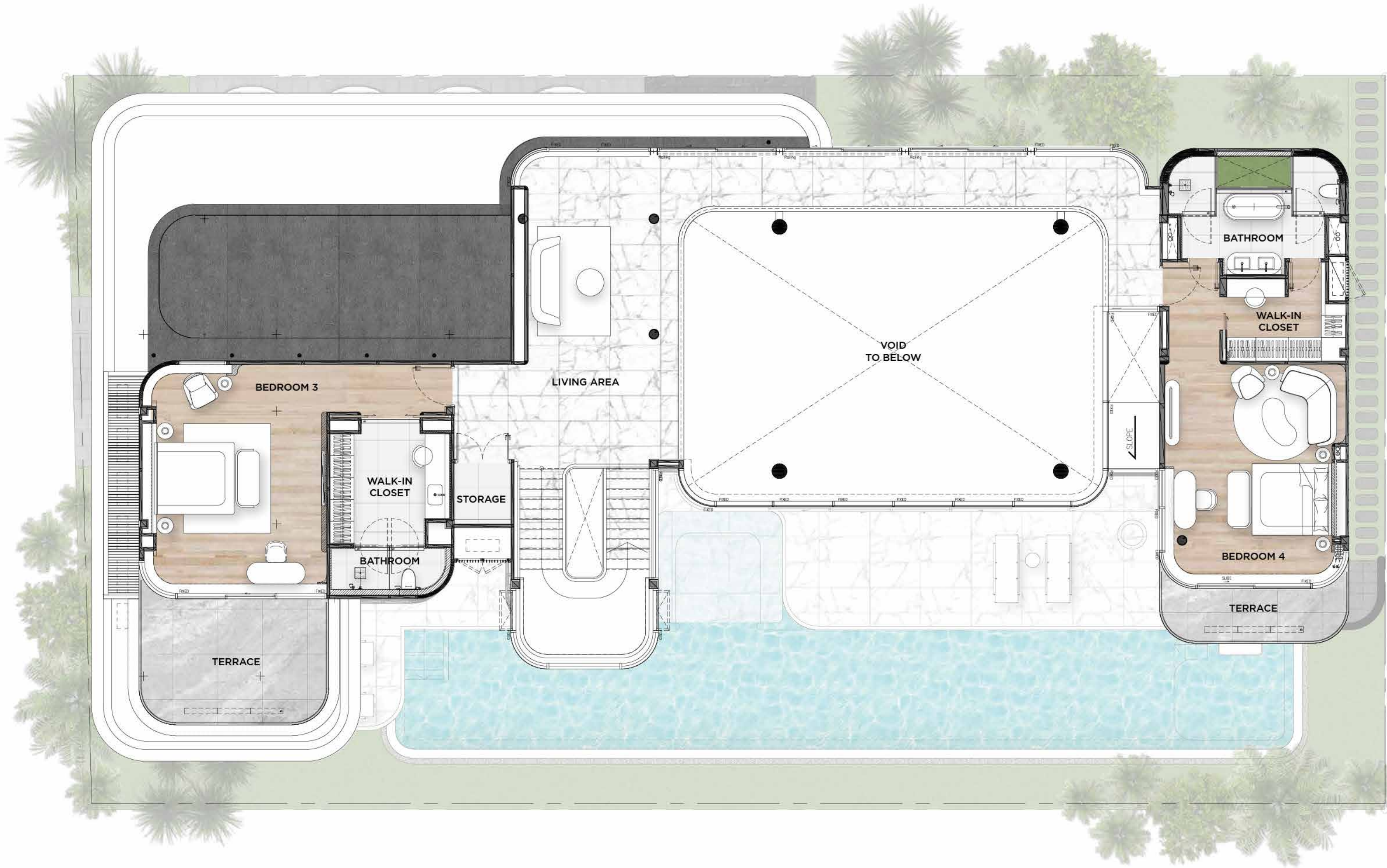


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RESIDENTIAL VILLAS - PHASE ONE

PRICE LIST

SHOW VILLAS

Available Plots: 2
Land Area: 997 to 1,096 sqm.

Available villa types:

Vana 3
Vana 4

Fully Furnished Villas
**PRICES STARTING FROM
63.5 MB. TO 120.9 MB.**

**(USD 1.7 MILLION
TO USD 3.73 MILLION)**

FOR LEASEHOLD,

Available Plots: 9
Land Area: 557 to 1,509 sqm.

Available villa types:

Vana 2
Vana 3
Vana 4
Nanda 2
Nanda 2+
Nanda 3
Nanda 4+

Fully Furnished Villas
**PRICES STARTING FROM
52 MB. TO 180.85 MB.**

**(USD 1.61 MILLION
TO USD 5.60 MILLION)**

FOR FREEHOLD,

Available Plots: 1
Land Area: 1,439 sqm.

Available villa types:

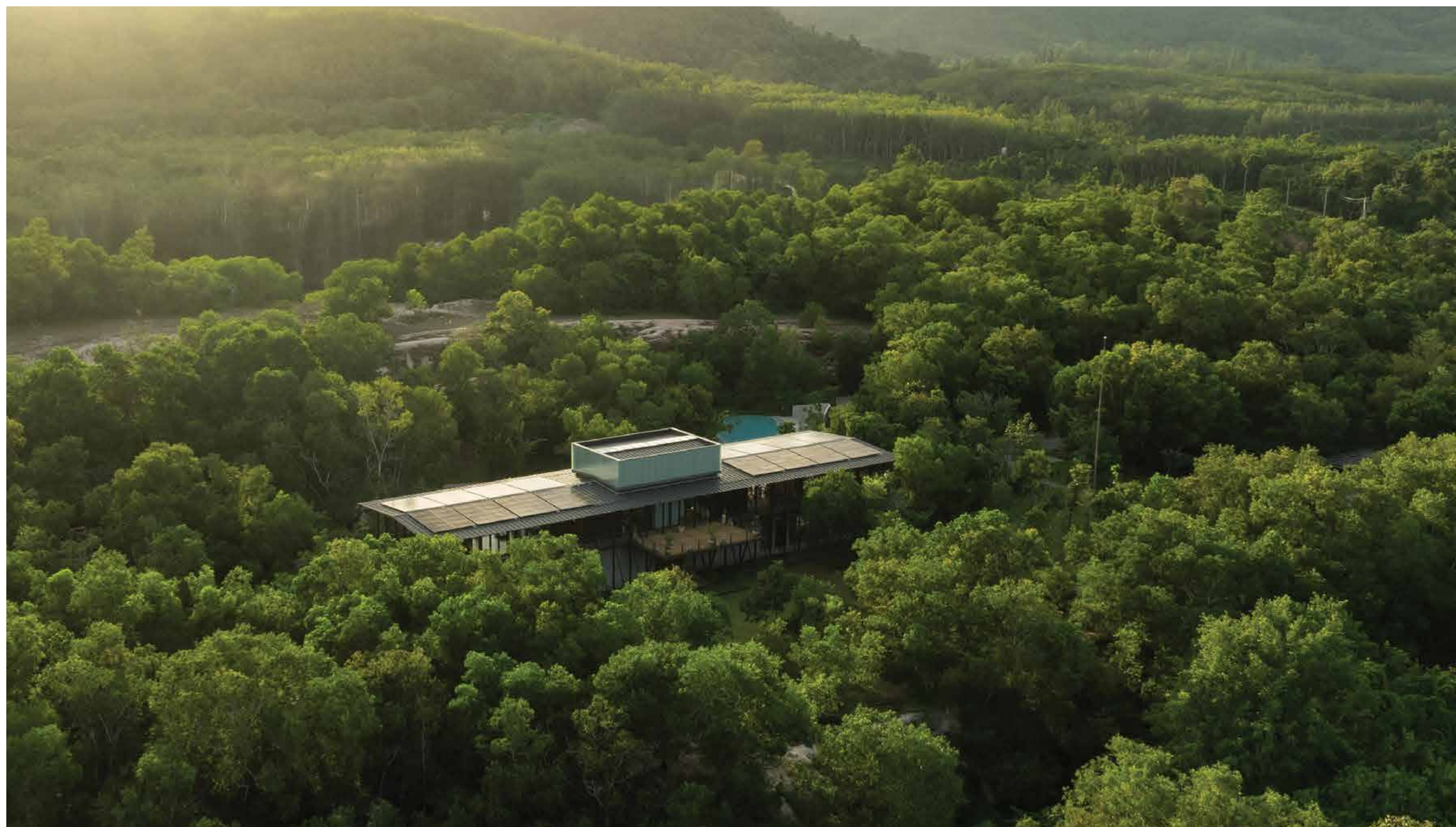
Vana 2
Vana 3
Vana 4
Nanda 2
Nanda 2+
Nanda 3
Nanda 4+

Fully Furnished Villas
**PRICES STARTING FROM
94.31 MB.**

(USD 2.92 MILLION)

A family of four is walking away from the camera on a dirt path through a lush, green forest. The father, wearing a striped shirt and shorts, is at the front, holding a long stick. Behind him are three children: a girl in a white top and pink shorts, a boy in a blue shirt and shorts, and a girl in a white polka-dot dress and a hat. The path is surrounded by dense foliage and trees, leading towards a bright, open area that appears to be a lake or a large field. The scene is captured in bright, natural light, suggesting a sunny day.

THE FACILITIES
AT TRI VANANDA



COMMUNITY HOUSE

In keeping with Tri Vananda's vision of catering to a multigenerational community, a dedicated club surrounded by sand dunes will foster a wellness-led lifestyle for the younger generation—a demographic that can benefit greatly from early health and mindfulness cultivation.

EXPERIENCES & FEATURES

- Sales gallery
- Bar and lounge
- Restaurant
- Outdoor event space
- Active movement studio
- Tweenie club
- Outdoor playground
- Outdoor swimming pool
- Lake farm
- Biking & jogging trails



BAR & LOUNGE

An AvroKO-designed bar and restaurant inspired by “Wabi Sabi,” local Thai arts and crafts, and the transformation of surface materials from live edge bar top to rammed earth feature wall is part of the arrival reception, which is manned by the award-winning culinary team behind Michelin-starred restaurants.



TWEENIE CLUB

The AvroKO-designed Tweenie Club, which views out into a natural playground, includes vibrant engaging components to foster wellness practices and a healthy lifestyle from a young age, including a library, a meditation circle, a climbing wall, a media corner, and a children's handicraft stations.



JAMPA RESTAURANT

Locally-Grown Ingredients, Live Fire, Zero Waste Cuisine.

What began as a simple passion for real food and a desire to feed our children better has grown into JAMPA, a new concept of farm to fork, creative food with a menu of sophisticated, tasty and nutritious dishes that changes daily, based on the sea and land that offer us new harvest each day



WETLAND NATURE RESERVE

Demonstrating our commitment to sustainability and community, the Wetland Nature Reserve provides natural water filtering and storage for Tri Vananda and Phuket island. It is an idyllic destination for cycling, bird viewing, and nature paths, and home to a wide variety of plants and aquatic life.

EXPERIENCES & FEATURES

- Local aquatic plant
- Reservoirs of biodiversity
- Natural water purification
- Recreational space



COMMUNITY GARDEN

The Tri Vananda Community Garden serves as a hub for healthy living and education. All of the property's eateries are supplied by the farm's wonderful produce, and residents may participate in interactive agricultural seminars.

EXPERIENCES & FEATURES

- Home grown vegetable
- Natural fertilizer
- Farm visiting program
- Outdoor exercises space
- Thai southern local vegetable and herbs

CLINIQUE
LA PRAIRIE

SWITZERLAND

HEALTH RESORT
BY CLINIQUE LA PRAIRIE AT TRI VANANDA

CLINIQUE LA PRAIRIE

SWITZERLAND

Founded in 1931 by Professor Niehans, a pioneer in longevity, Clinique La Prairie has over the years established an international reputation as a world-renowned health destination located in Clarens-Montreux, Switzerland. Thanks to ongoing scientific research, Clinique La Prairie is regarded as a leading light in preventative medicine. Its unique Revitalisation programme, designed to promote vitality, enhances the immune system and slows down the ageing process. Other signature programmes include Master Detox – the ultimate in bespoke cleansing programmes – and Healthy Weight.

OUR HERITAGE

Breaking boundaries in health and wellbeing, Clinique La Prairie has been developing transformative concepts and methods to live a longer, healthier and fuller life, for over 90 years. A legacy of innovation that lives on and continues to drive our development.

1931

Paul Niehans creates Clinique La Prairie in Montreux. The legend of Revitalisation begins.



1950-60

The growing reputation of our exclusive rejuvenation treatment attracts opinion leaders from around the globe.



1980

The clinic is acquired by Swiss entrepreneur Armin Mattli. The Mattli family maintains ownership to this day.

2026

Opening of the Health Resort in Phuket, Thailand.



2020-24

Clinique La Prairie goes international with new Health Resorts and Longevity Hubs in ultra-select locations worldwide.



2005

The Swiss destination becomes a transformative Health Resort boasting five-star accommodation and wellness facilities.



CLINIQUE LA PRAIRIE

SWITZERLAND

CLINIQUE LA PRAIRIE'S FOUR-PILLAR PHILOSOPHY

Clinique La Prairie's philosophy of health and wellness combines its expertise and its holistic approach based on four pillars – medical, wellness, nutrition and movement.



WELLBEING

A holistic and results-driven wellbeing experience

MOVEMENT

Supporting a long-term transformation in health and lifestyle



MEDICAL

Individualized expert medical assessments and follow-up

NUTRITION

Healthy ageing through immune system reinforcement, brain protection and skin nourishment





LONGEVITY PLAZA

The Longevity Plaza is the heart of the medical health resort, where guests are guided to all the connected spaces and services following Clinique La Prairie's four holistic pillars.

EXPERIENCES

- Longevity coach & programming
- Connections
- Relaxation

AMENITIES

- Longevity coach area
- Juice bar
- Retail area
- Education area



MEDICAL PILLAR

Medical content is the foundational pillar of the Medical Health Resort by Clinique La Prairie: all programs are tailored based on personal health characteristics and needs.

EXPERIENCES

- Medical consultations
- Medical therapies
- Aesthetics medicine procedures

AMENITIES

- Medical assessment area
- Medical consultation area
- Aesthetic medicine area
- Medical therapies area



WELLBEING PILLAR

A place for both novice and advanced meditators to connect with themselves, allowing the mind and body to discover perfect unity, and improving cognitive fitness.

EXPERIENCES

- Spa treatments
- Longevity technologies
- Wet & heat treatments
- Relaxation and meditation

AMENITIES

- Multi-purpose treatment areas including water and thermal experiences
- Meditation area



MANORAH GRAND HALL

Another distinguishing feature of Tri Vananda's design narrative is the "Manorah," which refers to the mind's return to the body and is a famous Southern Thai drama dating back to the Ayutthaya period. Elements related to the Manorah exist throughout Tri Vananda, creating a subtle yet important homage to Thai culture.

EXPERIENCES & FEATURES

- Sitting meditation
- Breathing meditation
- Yoga
- Tai chi



MOVEMENT PILLAR

Physical activity and, in general, exercise are an essential step in the smooth running and optimization of the results of a stay at Clinique La Prairie.

EXPERIENCES

- Assessment, interventions, and follow-up related to the body's cardiac, osteoarticular, strength, and neurological functions

AMENITIES

- Movement lab
- Functional studio
- Reformer studio
- Private training
- Functional pool



NUTRITION PILLAR

"We are what we eat": meals at Clinique La Prairie do not represent only a way to delight guests but it is mainly an occasion to teach and introduce them into a new way of living

EXPERIENCES

- Nutritional consultation
- Workshops and cooking demonstrations
- Dining

AMENITIES

- All-day dining
- Wellness Restaurant
- Wellness Café
- Teaching area



WELLNESS POOL VILLAS

The wellness pool villas in Tri Vananda offer uninterrupted lake view in the garden setting as well as a private spa treatment facility.

EXPERIENCES & FEATURES

- Non-toxic interior material
- Complete blackout bedroom
- Circadian lighting design
- EMF protection for appliances



PROJECT DEVELOPMENT TIMELINE



RESIDENTIAL VILLAS
PHASE ONE

2022

2023

2024

2025

2026

2027

2028

FEB 2022

Q1 2026

.....
"Phase One" at TRI VANANDA launched full operation in Feb 2022. Phase One encompasses a collection of private lake and forest pool villas tucked between a permaculture organic farm and a solar-powered community house.

.....
Health Resort by Clinique La Prairie at Tri Vananda Launch

CLINIQUE
LA PRAIRIE
SWITZERLAND



RESIDENTIAL VILLAS
PHASE TWO

PHASE ONE DEVELOPMENT

ONLY 10 PLOTS AVAILABLE FOR SALES

Seize a remarkable opportunity to invest in Phase One of our residential villas at Tri Vananda. Join a community of wellness affluent individuals to embrace a lifestyle of unparalleled well-being.

With the highly anticipated Health Resort by Clinique La Prairie set to open in 2026, the demand for these exclusive villas is expected to rise, securing your plot now ensures you won't miss out on this exceptional living experience.

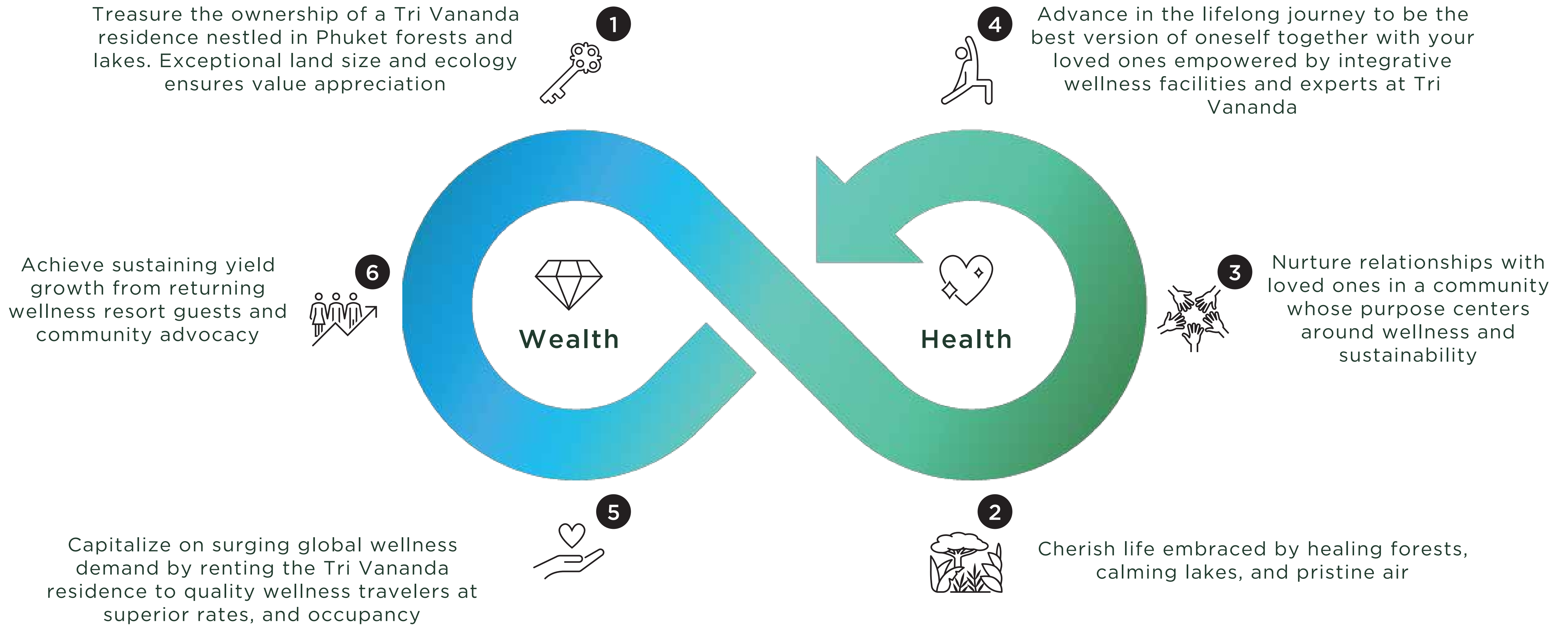


REGENERATIVE INVESTMENTS

YIELD BEYOND GENERATIONS



Tri Vananda Residential Villas: A Regenerative Investment Yielding Cycles of Wealth & Health



A Regenerative Investment in Tri Vananda Residences Will Generate Superior Financial Yield Which Grows Throughout The Ownership

Tri Vananda will generate financial returns that continue to yield and grow into the future for the owner with:

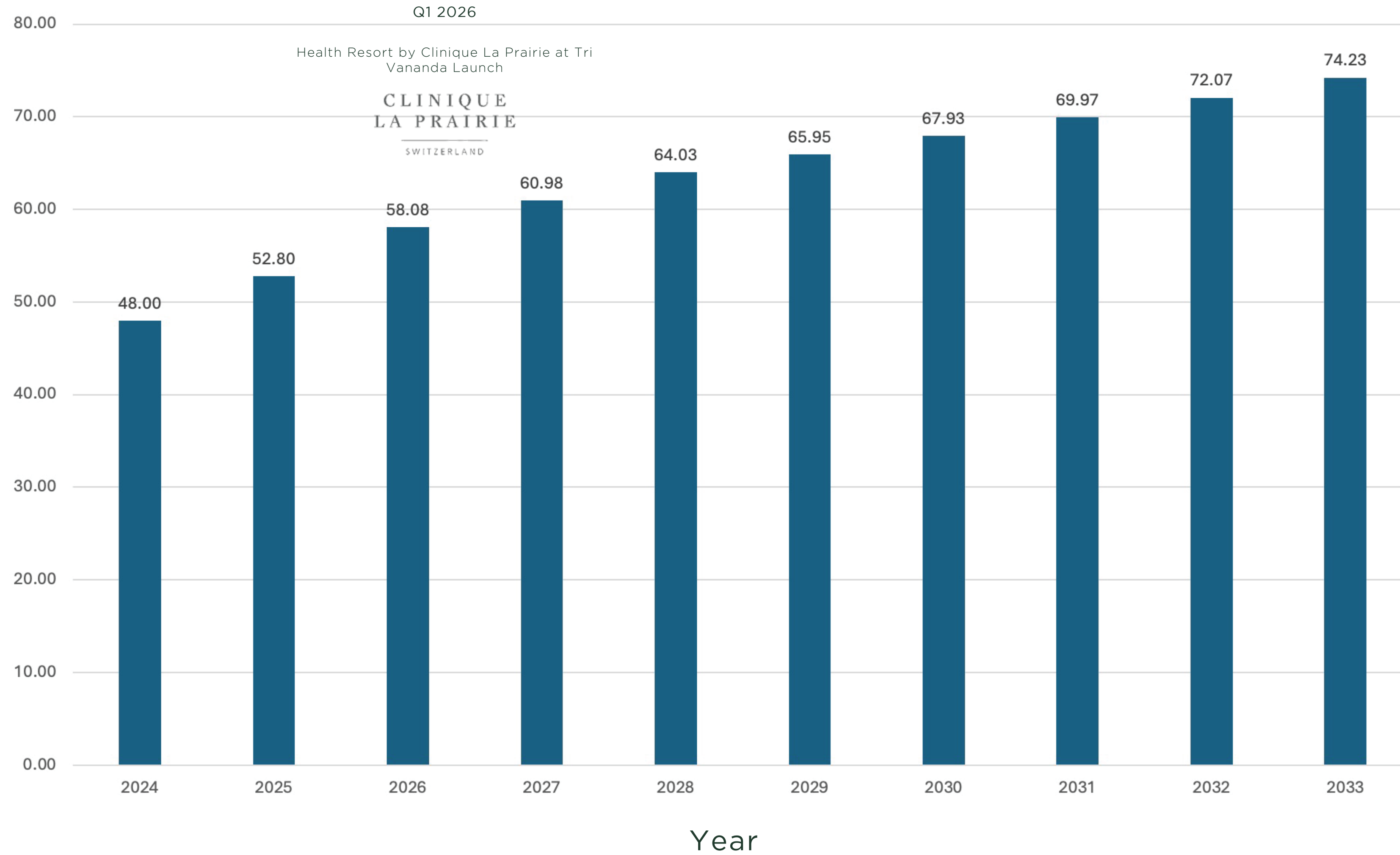
- **Ownership investment structure preserving value and ensuring capital gain**
- **Tri Vananda Branded Rental Program generating sustainable yield**
- **Tri Vananda Residential Community Management caring for owners and assets**

	2BR	2BR	2BR	3BR	3BR	4BR	4BR
	Nanda2	Nanda2+	Vana2	Nanda3	Vana3	Vana4	Nanda4+
Indicative Annual Yield (THB)	Nanda2	Nanda2+	Vana2	Nanda3	Vana3	Vana4	Nanda4+
Average Rate	45,000	42,500	40,000	70,000	60,000	117,000	112,000
Average Length of Stay	7 Nights	7 Nights	7 Nights	7 Nights	7 Nights	7 Nights	7 Nights
Bookings	26	26	26	24	24	21	21
Rental Nights	182	182	182	168	168	147	147
Available Nights	365	365	365	365	365	365	365
<i>Occupancy Rate</i>	50%	50%	50%	46%	46%	40%	40%
Gross Rent	8,190,000	7,735,000	7,280,000	11,760,000	10,080,000	17,199,000	16,464,000
Rental Expenses	(4,914,000)	(4,641,000)	(4,368,000)	(7,056,000)	(6,048,000)	(10,319,400)	(9,878,400)
Net Rent	3,276,000	3,094,000	2,912,000	4,704,000	4,032,000	6,879,600	6,585,600
Investment	53,400,000	49,000,000	48,000,000	85,200,000	63,000,000	119,600,000	108,900,000
<i>Financial Yield</i>	6%	6%	6%	6%	6%	6%	6%

“Under no circumstances should any material of this proposal be used or considered a guarantee yield as the financial projections is based on data/assumption currently available and it is not indicative of future results. This is subjected to change without prior notice. Neither Tri Vananda nor any other person or entity undertakes or otherwise assumes any guarantee of this information.”

Selling Price
(Million THB)

Capital Gain Projection for VANA 2 Residential Villa



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