



# STELLA

## ESTATE

PRIVATE RESIDENCES BANGTAO



ASIA PACIFIC  
PROPERTY  
AWARDS  
DEVELOPMENT

in association with

*American  
Standard*



BEST RESIDENTIAL  
DEVELOPMENT 2-9 UNITS  
THAILAND

Stella Private Residences  
Bangtao  
by Stella Estate Company  
Limited

2024-2025

# Celebrating Excellence in Real Estate Development



We are thrilled to announce that our team's relentless dedication and exceptional work have been honored with the 5 Stars Award for Best Residential Development (2-9 Units) in Thailand. This accolade represents the pinnacle of achievement in the Thai real estate sector for small-scale residential projects.

Awarded by the prestigious Asia Pacific Property Awards, part of the esteemed International Property Awards, this recognition underscores our commitment to excellence in architecture, interior design, and real estate development. Sponsored by industry leaders LIXIL, through its GROHE and American Standard brands, these awards are a benchmark of quality and innovation, attracting top professionals from across the region.

In 2024, the competition saw over 1,200 entries from various countries, highlighting the intense level of competition and the significance of our achievement. Winners in each category are acknowledged as industry leaders in the Asia Pacific, with the opportunity to compete on a global stage.

The International Property Awards, established in 1993, are globally recognized for celebrating outstanding accomplishments in real estate development.

They encompass categories such as Property Development, Architectural Design, Interior Design, and Urban Planning. A distinguished panel of global real estate experts evaluates each entry, considering criteria such as design excellence, creativity, sustainability, and environmental impact.

Held in key regions worldwide—Europe, Asia-Pacific, Africa, North America, and South America—the International Property Awards culminate in a global competition where regional winners vie for the top honor in each category. The 5 Stars Award is reserved for projects and companies that achieve the highest rating, symbolizing unparalleled quality and excellence.

Receiving this award is not just a testament to our team's expertise and innovation; it also significantly enhances our project's credibility and reputation among customers and investors worldwide. We are immensely proud of this recognition and are committed to continuing our pursuit of excellence in every aspect of real estate development.

For more information about the awards, visit <https://propertyawards.net/>



# Stella Live Luxury

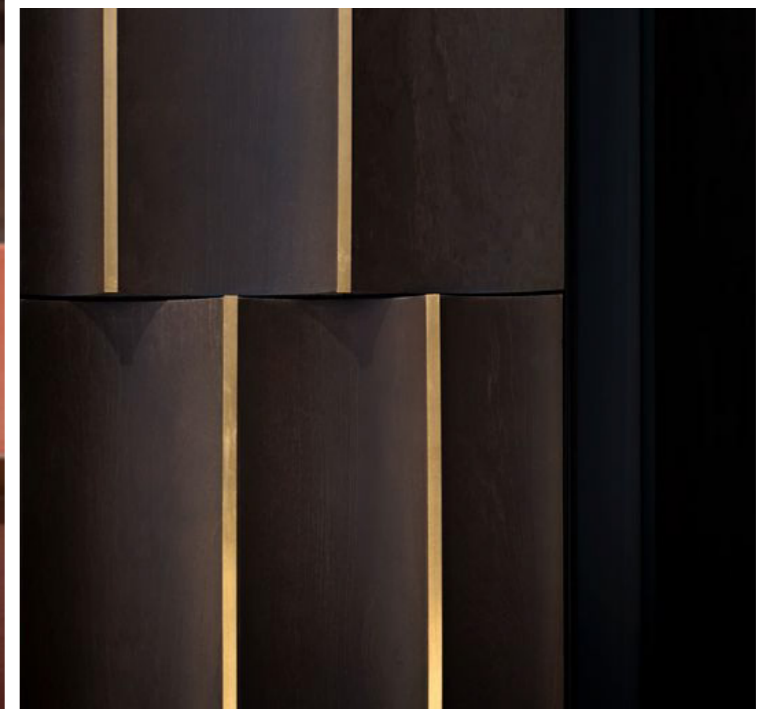
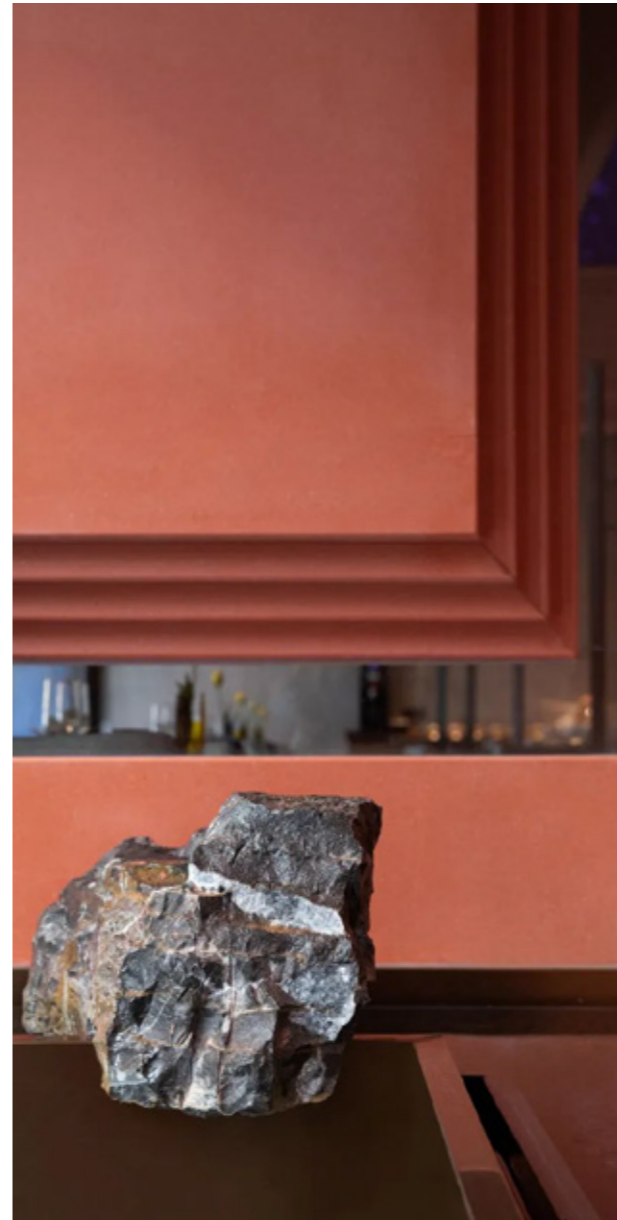
## Background

We are a luxury real estate developer and a business group that links services to meet the perfect lifestyle of successful people worldwide who choose Phuket as their destination of leisure and residence.

## Inspiration

With inspiration to create the perfect dwelling, incorporating tropical Southeast Asian house design and modern houses from Western countries to form a modern pool villa filled with the warmth of nature and high privacy.

Immerse yourself in the Thai vernacular design, where Thai patterns, rhythms, and layers seamlessly blend to create a truly captivating living experience.





In the layout design, architects drew inspiration from traditional Thai houses to create internal views and ensure comfortable living in Thailand's tropical climate.



Luxury 4-5 Bedrooms Pool Villa  
with remarkable Sky pavilion



Utmost privacy & User-friendly technology



Easy access swimming pool,  
located in the central courtyard





Infinity edge swimming pool  
with See-through wall

The pavilion, a tropical retreat, stands out as a centerpiece of the cluster can be used as a party area or a mancave/sheshed with panoramic view to the pool.



The open plan layout offers panoramic views of pool and garden from both sides, establishing a connection from the pool to the pavilion



Spacious master bedroom  
with Panoramic view and  
easy access to the pool



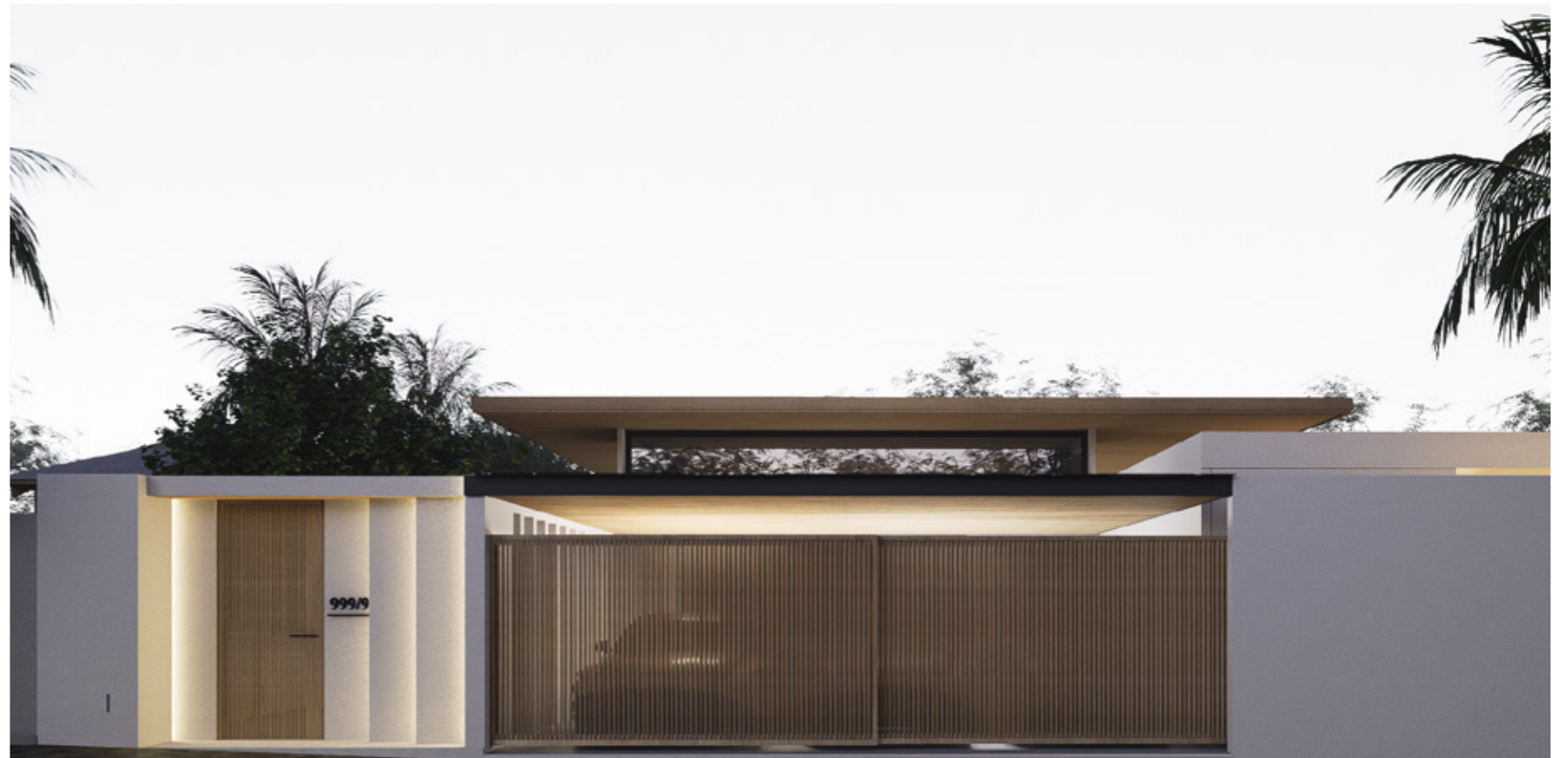
Walk-in closets with bathtub plus  
Indoor & Outdoor showers



# Project entrance and surrounding



Asphalt road to minimize noise  
and High wall to ensure privacy



# 2<sup>nd</sup> master bedroom



# Guest bedrooms



# Spacious family area with open-plan



# Full function SKY pavilion





Sky pavilion



Solar cell and Smart home system

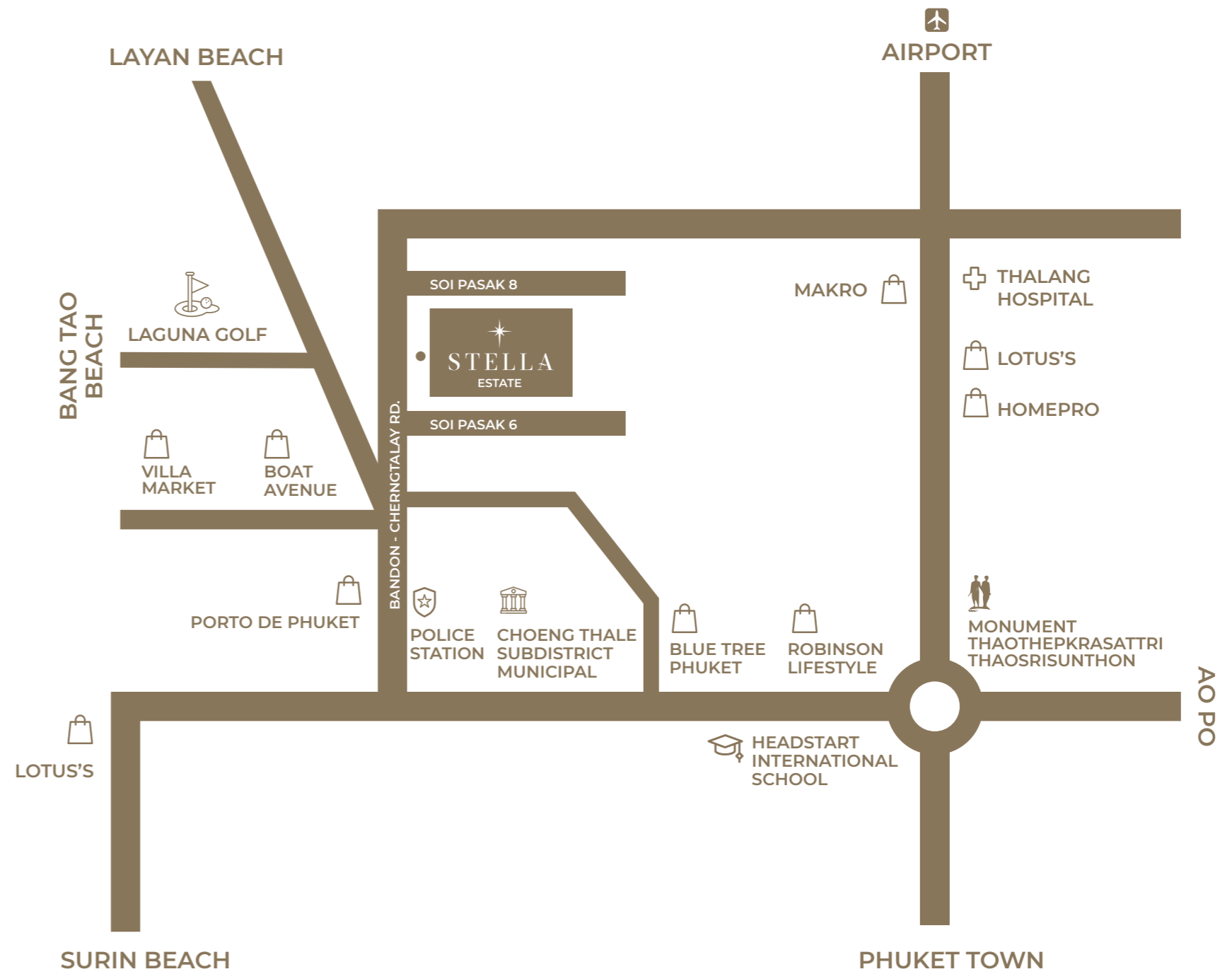
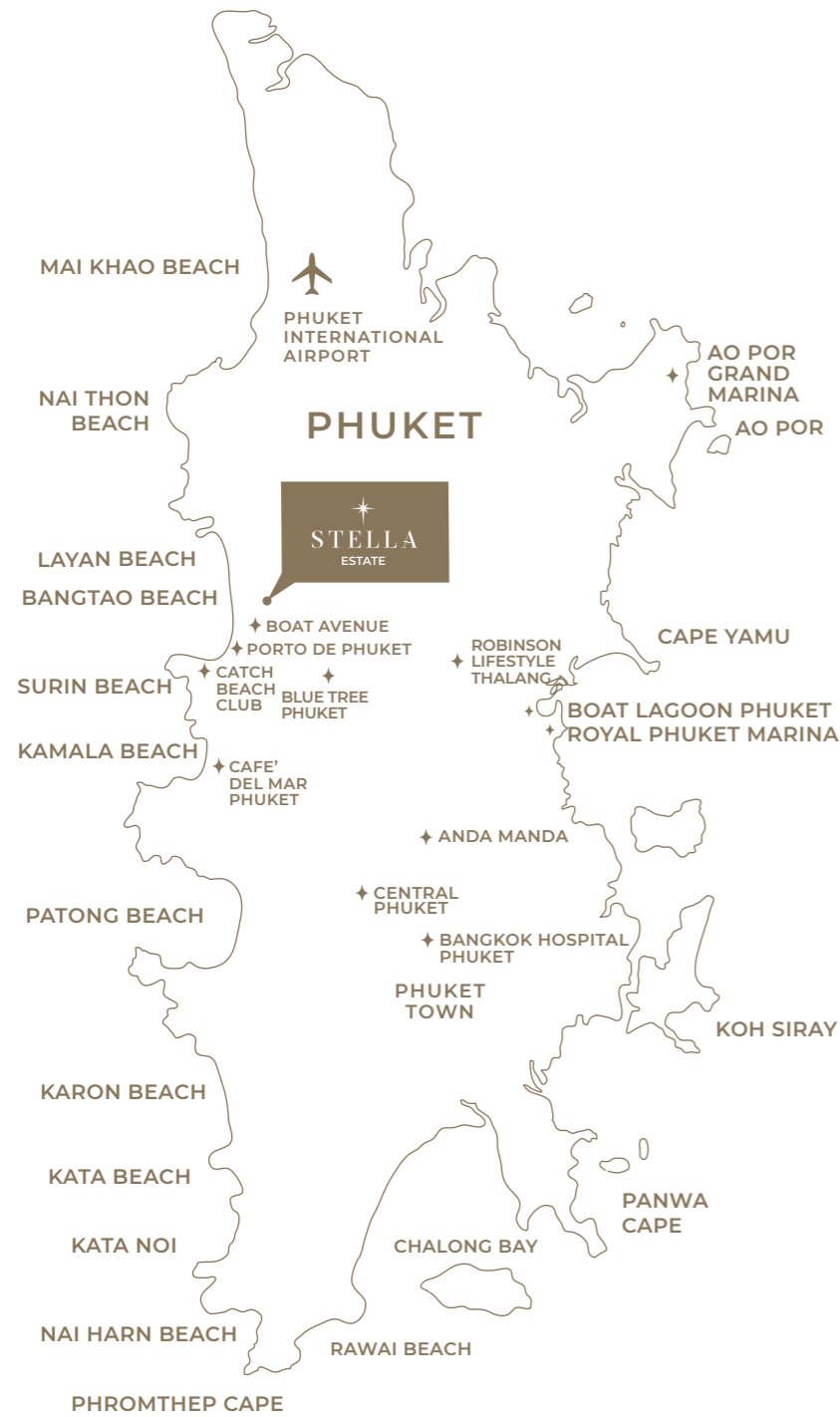


Maid quarter



Universal design: Easy accessibility for everyone

# Location





STELLA  
ESTATE

Surin Beach

Catch Beach Club

Bang Tao Beach

Lotus's Thalang

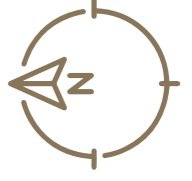
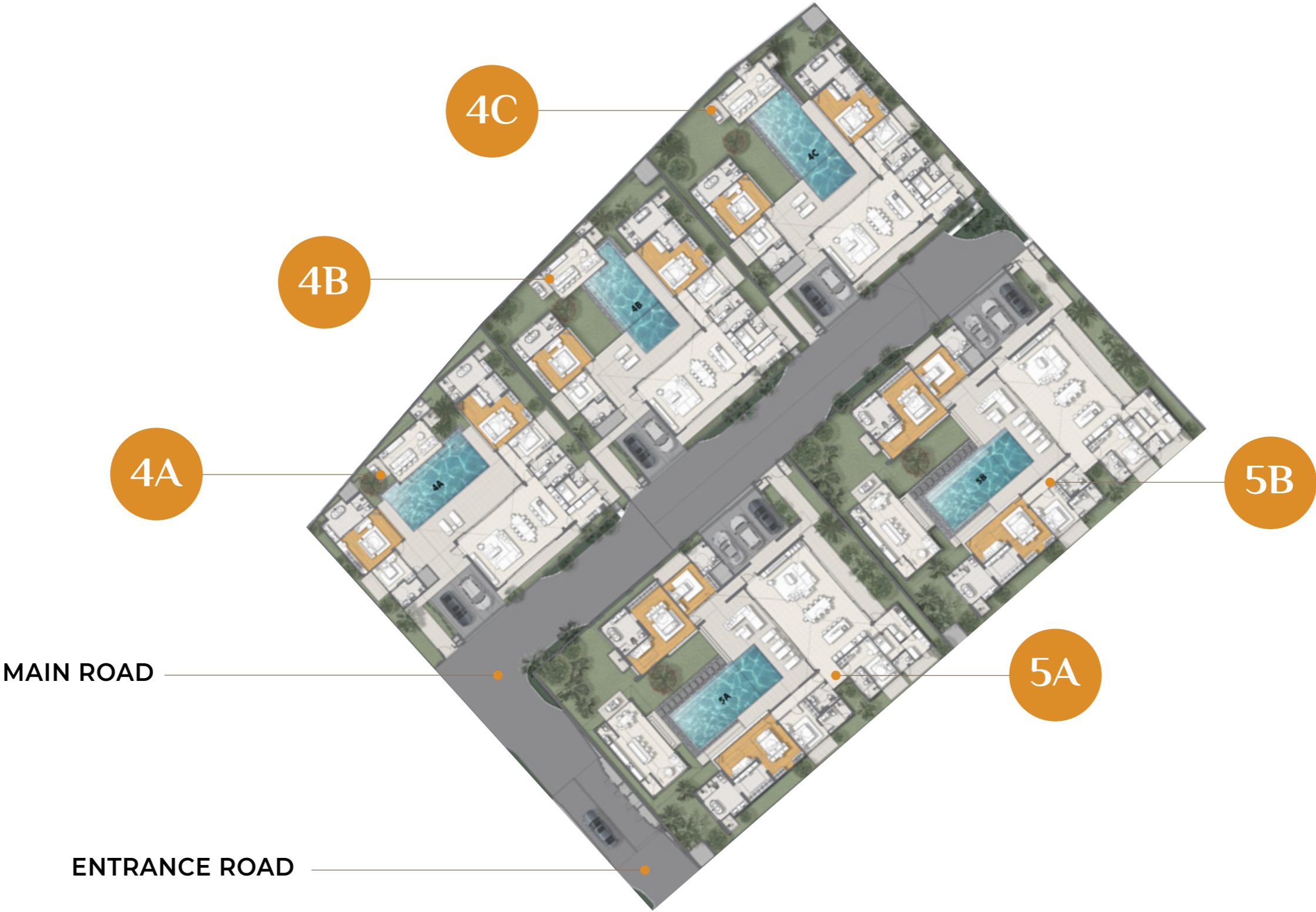
Blue Tree Phuket

Porto De Phuket

Laguna Golf Phuket

Choeng Thale Beach

# Plots Layout



# Villa Layout: 4A



Details	Internal Area	External Area
Sky Pavillion Area	34.59	
Master Bedroom + Walking Closet + Bathroom	56.72	
Bedroom 2 + Bathroom	21.24	
(2nd Master Bedroom) Bedroom 3 + Bathroom	45.46	
Bedroom 4 + Bathroom	18.87	
Powder room	7.09	
Indoor Living Space	82.67	
Maid Quarter	19.88	
Service Area	8.89	
Car Parking		36.30
Entry		26.52
Terrace		66.43
Swimming Pool		56.70
Deck		32.82
Total Area	295.41	218.77
Build up Area	514.18	
Green Area	109.34	
Land Plot	644.22	

# Villa Layout: 4B



Details	Internal Area	External Area
Sky Pavillion Area	33.58	
Master Bedroom + Walking Closet + Bathroom	56.72	
Bedroom 2 + Bathroom	21.24	
(2nd Master Bedroom) Bedroom 3 + Bathroom	44.11	
Bedroom 4 + Bathroom	18.87	
Powder room	7.09	
Indoor Living Space	82.67	
Maid Quarter	19.88	
Service Area	12.29	
Car Parking		31.42
Entry		23.21
Terrace		55.20
Swimming Pool		57.60
Deck		32.82
Total Area	296.45	200.25
Build up Area	496.70	
Green Area	148.87	
Land Plot	665.57	



# Villa Layout: 4C



## Details

Details	Internal Area	External Area
Sky Pavillion Area	33.54	
Master Bedroom + Walking Closet + Bathroom	56.72	
Bedroom 2 + Bathroom	21.24	
(2nd Master Bedroom) Bedroom 3 + Bathroom	44.11	
Bedroom 4 + Bathroom	18.87	
Powder room	7.09	
Indoor Living Space	82.67	
Maid Quarter	19.88	
Service Area	12.51	
Car Parking		31.42
Entry		19.61
Terrace		53.16
Swimming Pool		58.08
Deck		32.82
<b>Total Area</b>	<b>296.63</b>	<b>195.09</b>
<b>Build up Area</b>	<b>491.72</b>	
<b>Green Area</b>	<b>176.90</b>	
<b>Land Plot</b>	<b>699.01</b>	





# Villa Layout: 5A

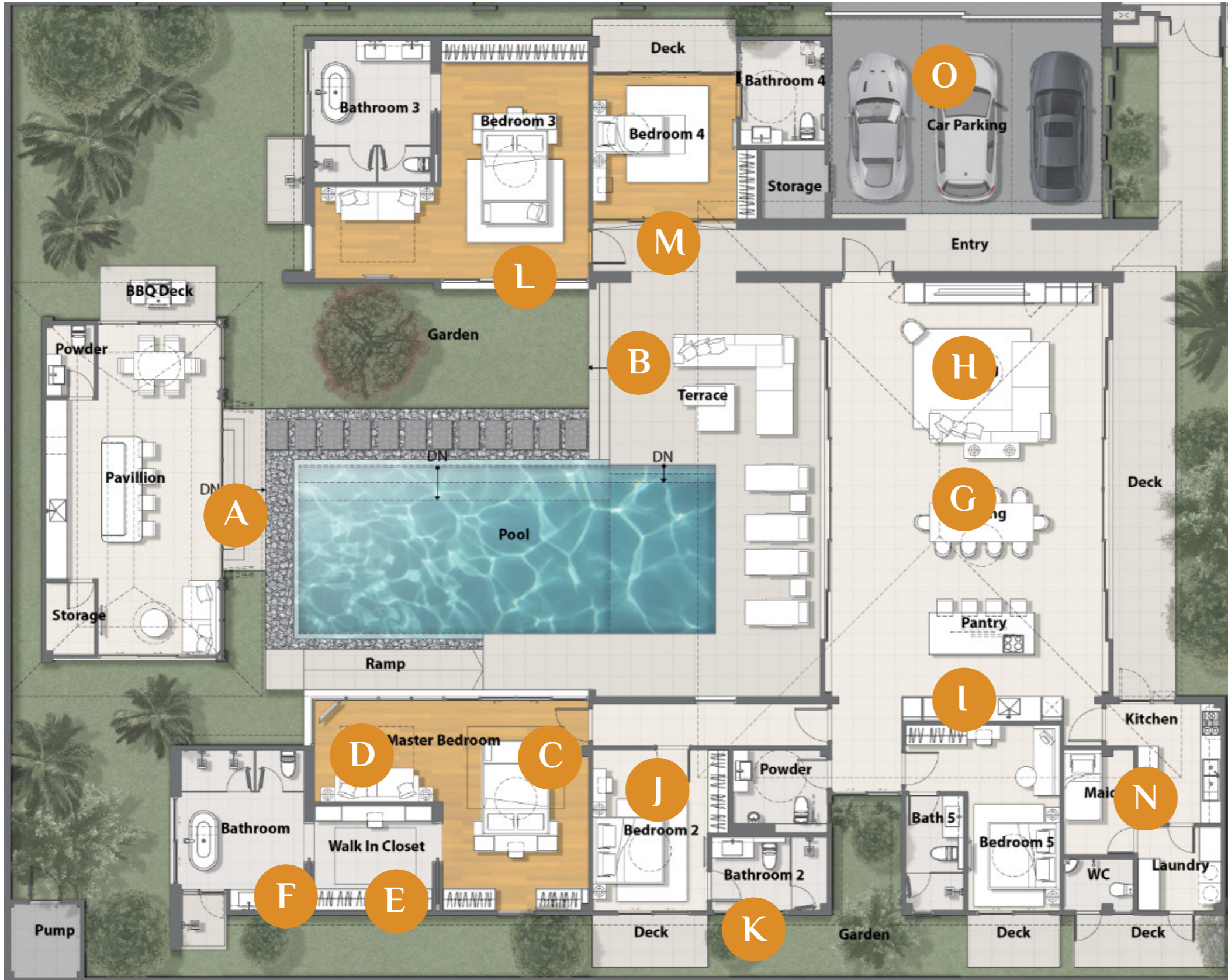
Details	Internal Area	External Area
Sky Pavillion Area	54.77	
Master Bedroom + Walking Closet + Bathroom	69.64	
Bedroom 2 + Bathroom	25.88	
(2nd Master Bedroom) Bedroom 3 + Bathroom	58.83	
Bedroom 4 + Bathroom	29.01	
Bedroom 5 + Bathroom	25.30	
Corridor	9.66	
Powder room	7.24	
Indoor Living Space	111.65	
Maid Quarter	26.77	
Service Area	12.49	
Car Parking		46.59
Entry		36.81
Terrace		64.91
Swimming Pool		55.20
Pool Corridor		28.93
Deck		54.03
Total Area	431.24	286.47
Build up Area	717.71	
Green Area	270.65	
Land Plot	1,008.00	

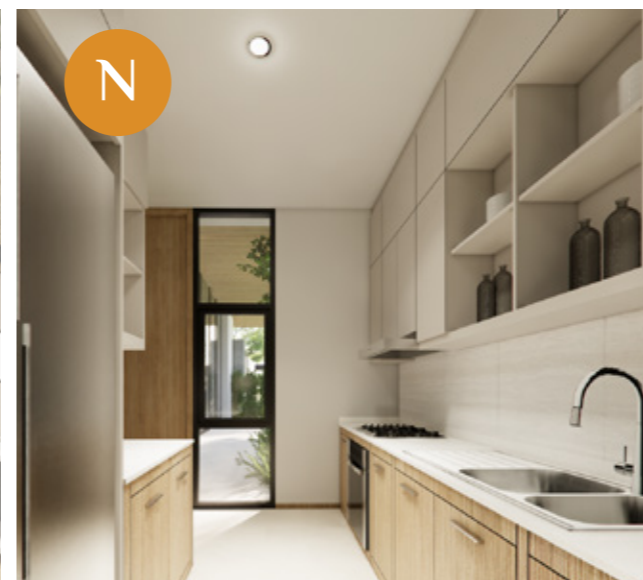
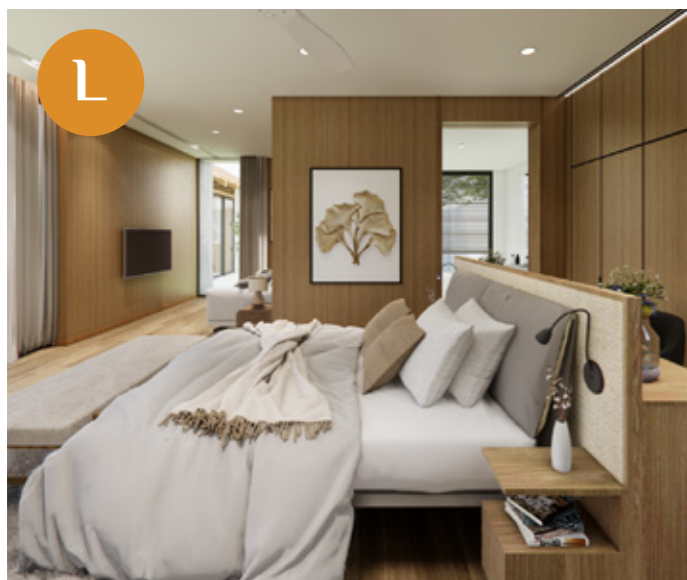
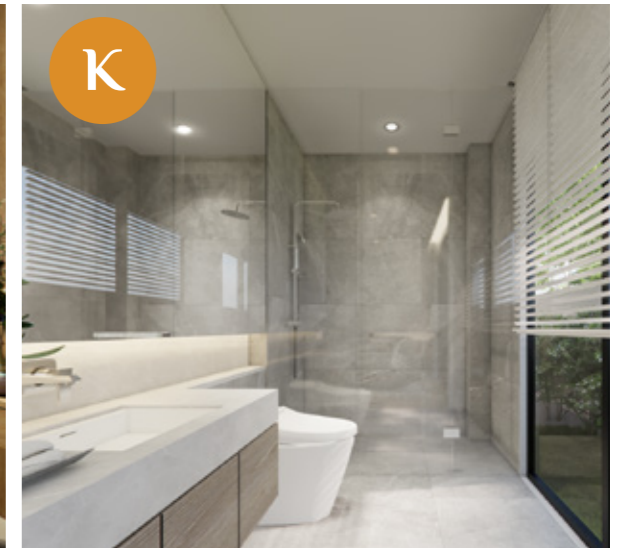


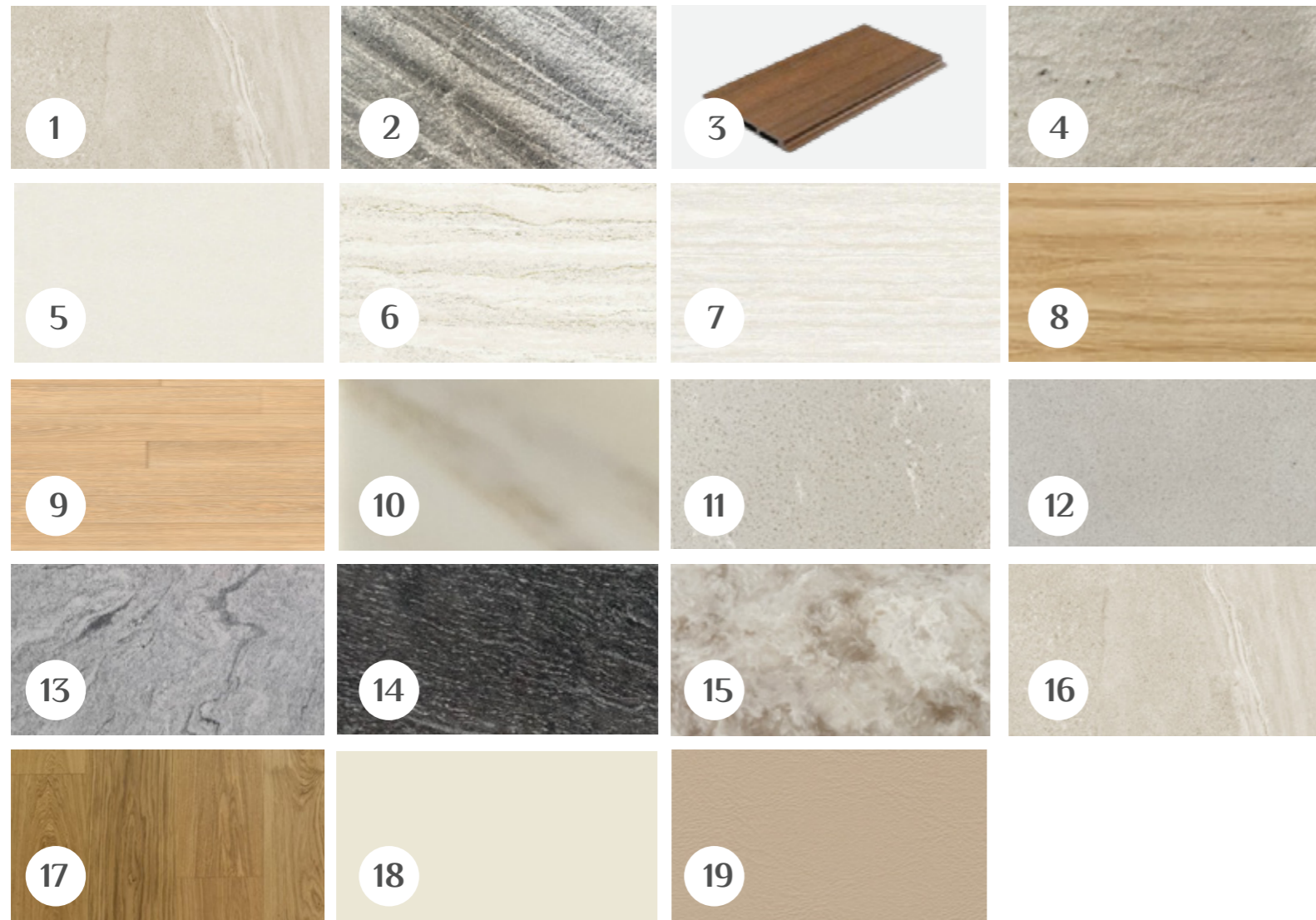
# Villa Layout: 5B



Details	Internal Area	External Area
Sky Pavillion Area	54.77	
Master Bedroom + Walking Closet + Bathroom	69.64	
Bedroom 2 + Bathroom	25.88	
(2nd Master Bedroom) Bedroom 3 + Bathroom	58.83	
Bedroom 4 + Bathroom	29.01	
Bedroom 5 + Bathroom	25.30	
Corridor	9.66	
Powder room	7.24	
Indoor Living Space	111.65	
Maid Quarter	26.77	
Service Area	12.49	
Car Parking		46.59
Entry		36.81
Terrace		64.91
Swimming Pool		55.20
Pool Corridor		28.93
Deck		54.03
<b>Total Area</b>	<b>431.24</b>	<b>286.47</b>
<b>Build up Area</b>	<b>717.71</b>	
<b>Green Area</b>	<b>262.74</b>	
<b>Land Plot</b>	<b>1,000.66</b>	







1. Living / Typical Bedrooms / Pavillion – Floor Homogeneous tiles
2. Exterior - Feature Wall Stone Veneer
3. Exterior / Living – Ceiling Artificial Wood \*\*\* For Confirmation
4. Entrance - Wall Stone Veneer
5. Bathrooms – Floor Homogeneous tiles R10
6. Master Bathrooms – Wall Homogeneous tiles
7. Typical Bathrooms – Wall Homogeneous tiles
8. Master Bedrooms – Floor Engineer timber wood
9. Handicap Bedroom – Floor Soft Floor
10. Master Bathrooms – Countertop Solid Surface
11. Typical Bathrooms – Countertop Quartz stone
12. Kitchen – Countertop Quartz stone
13. Pantry – Countertop Granite Stone
14. Pavilion – Countertop Granite Stone
15. Walk In Closet – Countertop Quartz stone
16. Pool deck – Floor Homogeneous tiles R11
17. Pantry / Wardrobes Laminate
18. Kitchen – Cabinet Laminate
19. Handicap Bedroom – Bedhead Fabric



## MASTER BATHROOM / BATHROOM3



BASIN  
BRAND : KOHLER



BASIN MIXER  
BRAND : KOHLER



BATH MIXER  
BRAND : KOHLER



BATHTUB  
BRAND : TRUSOL



TOILET  
BRAND : AMERICAN  
STANDARD



TOWEL HOLDER  
BRAND : KOHLER



ROBE HOOK  
BRAND : KOHLER



DOUBLE PAPER HOLDER  
BRAND : KOHLER



SHOWER SET  
BRAND : KOHLER

## TYPICAL BATHROOM / HANDICAP BATHROOM



BASIN  
BRAND : KOHLER



BASIN \*ONLY HANDICAP  
BRAND : KOHLER



BASIN MIXER  
BRAND : KOHLER



GRAB BAR \*ONLY HANDICAP  
BRAND : DP CERAMIC



TOILET  
BRAND : KOHLER



GRAB BAR \*ONLY HANDICAP  
BRAND : DP CERAMIC



BIDET SPRAY  
BRAND : KOHLER



TOWEL HOLDER  
BRAND : KOHLER



ROBE HOOK  
BRAND : KOHLER



DOUBLE PAPER  
BRAND : KOHLER



SHOWER SET  
BRAND : KOHLER

## POWDER ROOM (HANDICAP) / POWDER ROOM (PAVILION)



BASIN  
BRAND : KOHLER



BASIN MIXER  
BRAND : KOHLER



GRAB BAR \*ONLY HANDICAP  
BRAND : KOHLER



TOILET  
BRAND : KOHLER



BIDET SPRAY  
BRAND : KOHLER



URINAL \*ONLY HANDICAP  
BRAND : KOHLER



TOWEL HOLDER  
BRAND : KOHLER



ROBE HOOK  
BRAND : KOHLER



DOUBLE PAPER HOLDER  
BRAND : KOHLER

Stella Estate is a luxury real estate developer and a business group that links services to meet the perfect lifestyle of successful people worldwide who choose Phuket as their destination of leisure and residence.

Under the Stella group, we have two other companies, Stella Voyage and Stella Concierge, to provide our customers with the entire cycle and complete services.



**Stella Voyage** focuses on providing premium tourism services so customers can explore Phuket comfortably from every aspect. Whether in-island trips with premium car rental and eco-friendly Electric Cars or marine cruising on imported high-quality yachts. All are provided by our own fleets of boats and cars, with Super VIP services by our experienced staff. We have been investing in yachts for Yacht charter to serve tourists since 2020.

Four vessels serve customers ranging in size from 27 to 43 feet and support up to 20 customers. There are also 20 more vessels from our qualified partners. For Car rental, we offer various rentals to suit our customers' needs, from 5-seater passenger cars to SUVs and 7-seater vans. We have also added eco-friendly options with hybrid vehicles and 100% EVs, with daily, short-term, or long-term leases ranging from 1 month to 5 years.

In addition, from our research, we learn from the shortcomings of others' weak points and improve from them. We also add on and provide our focal points to fill in the gap and provide the best villa with better design and suitability. We do our best to meet the needs of either homeowners or investors and provide exceptional villas to fulfil their desires with the following advantages:



**Stella Concierge** covers transportation services, tourism and hospitality, health and beauty, housing management, education advisory for children and adults, as well as financial services served by professional local experts in Phuket, available 24 hour a day, all year round, with good relationships with communities and government agencies, with international standard service that gives you peace of mind when you arrive in Phuket.



# PHUKET

Known as the Pearl of the Andaman, Phuket is one of the most popular seaside destinations in the world. As a result, more than 10 million tourists worldwide come to relax each year. It is also a popular spot for Digital Nomads, young businesspeople who travel and work simultaneously. In addition, many families have moved to this island paradise in the past year.

