

SIAMESE

BANGTAO

PROJECT DETAILS

PRESENTED BY THE VILLAGE CLUBS



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ABOUT DEVELOPER

SIAMESE STONE

Siamese Stone Company is a pioneering force in Thailand's Real Estate, offering a seamless fusion of unparalleled expertise in the industry.

The company has united under strategic joint ventures with esteemed partners including **Siamese Assets, Ritta, Cornerstone and Dynasty Development.**

Siamese Bangtao, strategically positioned at the heartbeat of Phuket. This remarkable residential development stands as an unparalleled investment opportunity in one of the island's most sought-after locations.



TRACK RECORDS

CORNERSTONE

- Oceanstone Condominium
Bang Tao, Phuket
- Hilton Garden Inn Bang Tao, Phuket
- Ka Villa Rawai, Phuket
- Kimpton Kitalay Samui

DYNASTY DEVELOPMENT

- ISOLA Phuket
- ISOLA II
- KOKOMO Beach House

RITTA

- Carlton Hotel Bangkok
- Rosewood Bangkok Hotel
- Renaissance Pattaya Resort&Spa
- W-Hotel Bangkok
- Dusit Central Park (Under Construction)
- The Bangkok Thonglor
- The Sukhothai Residences
- Saladaeng One
- 28 Chidlom
- Muang Thai Life Assurance Head Office
Sukhumvit 66 Road
- AIA – Commercial Market Center, Bangkok
- Wellington College
International School, Bangkok

SIAMESE ASSET PUBLIC COMPANY

Condominium Project

- Siamese Gioia
- Siamese Thirty Nine
- Siamese Ratcha Kru
- Siamese Sukhumvit 48
- Siamese Sukhumvit 87
- Siamese Exclusive 31
- Siamese Exclusive 42
- Siamese Exclusive Queens

MIX-USE Project

- Landmark At Grand Station
- Landmark At Kaset TSH Station
- Landmark At MRTA Station

Hotel Project

- Wyndham Bangkok Queen Convention Centre
- Wyndham Garden Bangkok Sukhumvit 42
- Ramada Plaza by Wyndham Bangkok Sukhumvit 48
- Ramada by Wyndham Bangkok Sukhumvit 87
- Cassia Residences Rama 9 Bangkok

Housing Project

- Siamese Blossom At Fashion
- Siamese District
- Siamese Kin Ramintra
- Monsane Exclusive Villa Ratchapruek - Pinklao
- Monsane Ratchapruek - Chaeng Watthana
- Siamese Holm Phahol-Vibhavadi
- Siamese Blossom Phahol-Vibhavadi



LOCATION

Siamese Bangtao
Khoktanode Soi 3, Choeng Thale

Infrastructure

- Phuket International Airport

Shopping & Lifestyle

- Porto de Phuket
- Boat Avenue Bar & Restaurant Area
- Catch Beach Club
- Maya Beach Club
- Homepro & Villa Market Chergntalay
- Robinson Lifestyle Talang
- Makro Talang
- Lotus Talang
- Homepro Talang
- Thanyapura Health Club & Resort

Education

- UWC Thailand International School
- HeadStart International School, Phuket Chergntalay Campus
- Step-Up International Laguna Kindergarten

Health

- Thanyapura Wellness Centre
- BDMS Wellness Clinic Laguna Phuket

Nature

- Mai Khao Beach
- Nai Yang Beach
- Nai Thon Beach
- Banana Beach
- Layan Beach
- Sirinat National Park Protection Unit
- Bangtao Beach
- Surin Beach
- Bangpae Waterfall
- Tonsai Waterfall

Activities

- Laguna Golf Club
- SiamSportsPro Tennis Academy Phuket
- Padel Bay Tennis
- Phuket Elephant Nature Reserve
- Elephant Jungle Sanctuary Phuket (Thalang Branch)
- Blue Tree Phuket (Mumu Club House, Padel Phuket @ Blue Tree, Adventure Village Phuket)
- REBEL Rock Climbing



START PRICE
2.89 MB

PRESALE



SIAMESE
BANGTAO



SIAMESE
BANGTAO

STARTING AT 2.89 MB*

PRE-SALE
ONLY 95,000 BAHT/SQ.M.



PROJECT INFORMATION

| | |
|----------------------------|--|
| PROPERTY NAME | : SIAMESE BANGTAO |
| DEVELOPER | : SIAMESE STONE |
| LOCATION | : LAYAN BANGTAO |
| LAND AREA | : 3-1-31 RAI (APPROXIMATELY 1.23 ACRE) |
| TENURE | : FREEHOLD AND LEASEHOLD |
| NO. OF BUILDING | : 3 RESIDENTIAL CONDOMINIUM BUILDINGS |
| NO. OF STORY | : 8 STORIES FOR 2 BUILDINGS AND DUPLEX FOR 1 BUILDING |
| NO. OF UNIT | : 266 UNITS |
| TYPICAL UNIT SIZE | : 30.00 - 104.25 SQ.M. |
| TYPE OF BEDROOM | : STUDIO, 1-BEDROOM, 2-BEDROOM, DUPLEX |
| NO. OF CAR PARK | : 40% CAR PARKING SPACES |
| UNIT PROVISION | : STANDARD PROJECT DECORATION (FULLY FITTED) |
| MAINTENANCE FEE | : 65+5 BAHT / SQ.M. / MONTH |
| SINKING FUND | : 700 BAHT / SQ.M. (ONETIME PAYMENT ON TITLE DEED TRANSFER DAY) |
| PET FRIENDLY | : 3,000THB EACH PET / YEAR |
| EXPECTED COMPLETION | : Q4 / 2026 |

FACILITIES



HEALTH & WELLNESS

SWIMMING POOL

- MAIN POOL
- ROOFTOP POOL
- SHALLOW POOL
- LAP POOL
- KID POOL

JOGGING TRACK

GOLF SIMULATOR

PADDLE TENNIS COURT

GYM

THEMAL ROOM

- SAUNA
- STEAM ROOM
- ONSEN
- ICE BATH

PET FRIENDLY

PET FRIENDLY PARK

BITE & BREW

RESTAURANT

CAFE'

OTHER

RECEPTION AND LOBBY

OUTDOOR CINEMA

SHUTTLE SERVICE



MASTER PLAN



FLOOR PLAN



-  STUDIO
-  1- BEDROOM
-  2- BEDROOM

FLOOR PLAN



-  STUDIO
-  1- BEDROOM
-  2- BEDROOM

UNIT PLAN



STUDIO TYPE
30.00 SQ.M.



1 - BEDROOM TYPE
44.75 - 57.00 SQ.M.



UNIT PLAN



2 - BEDROOM TYPE
61.00 - 90.75 SQ.M.

UNIT PLAN



Lower Floor

**DUPLEX TYPE
(LOWER FLOOR)**



Upper Floor

**DUPLEX TYPE
(UPPER FLOOR)**

84.75 - 104.25 SQ.M.

KEY SELLING POINT



PRICE

START PRICE ONLY **2.89MB**



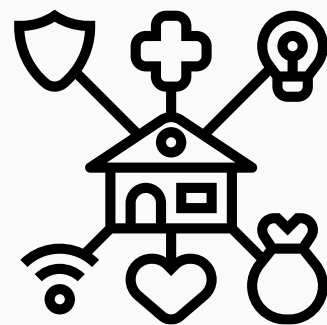
ROI

ESTIMATE YIELD **8-12%**



PRIME OF PRIME LOCATION

LAYAN BANGTAO



EXTENSIVE FACILITIES

52% OF LAND AREA (9,880 SQ.M)

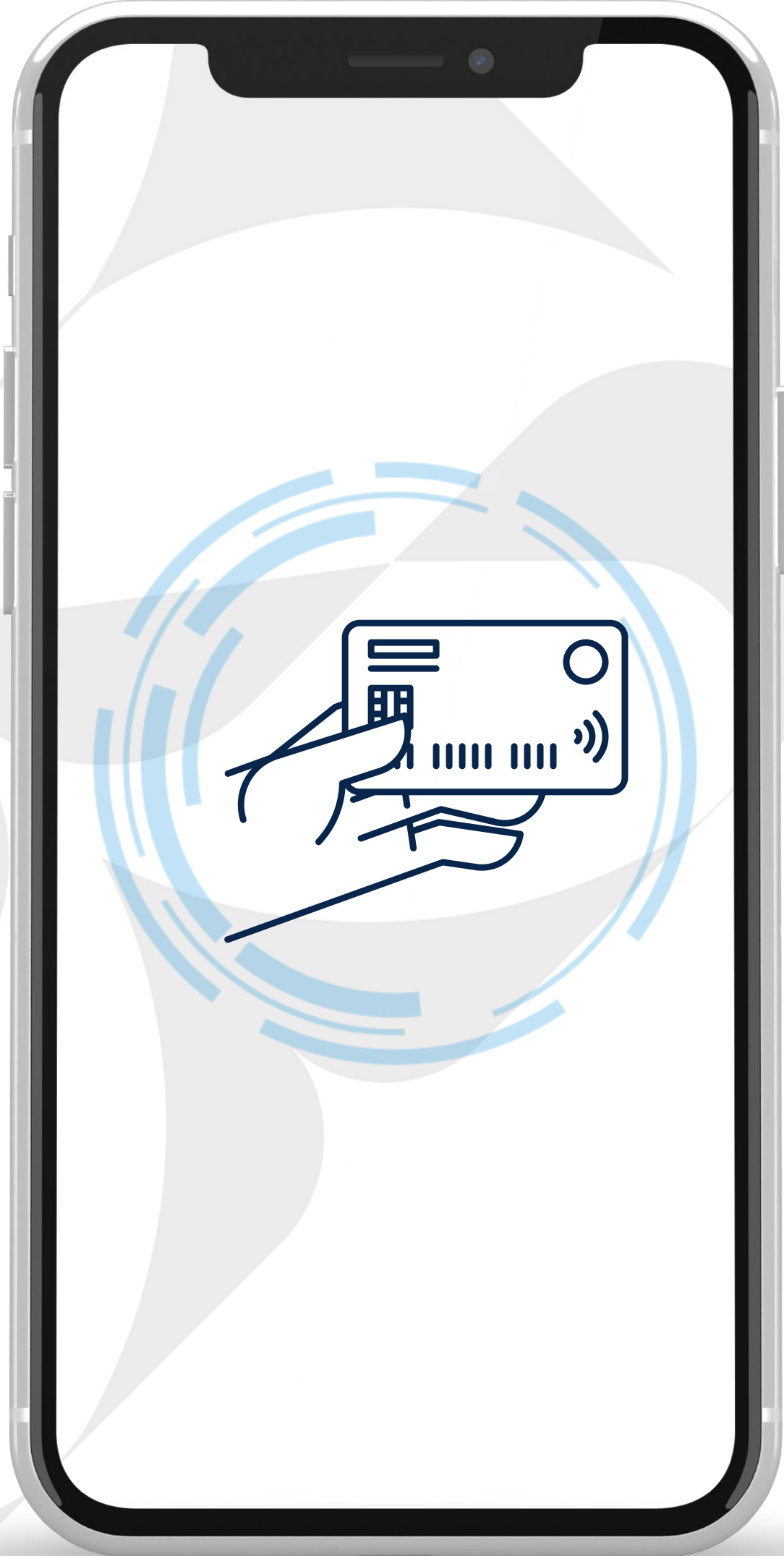


IDEA PRICE

| BUILDING | TYPE | SIZE (Sq.m.) | PRESALE PRICE (MB) | |
|----------|-----------|---------------|--------------------|--------------|
| | | | LEASEHOLD | FREEHOLD |
| A | STUDIO | 30 | 3.21 - 6.61 | 3.65 - 4.02 |
| | 1-BEDROOM | 45.25 - 57.00 | 4.68 - 6.92 | 5.36 - 7.70 |
| | 2-BEDROOM | 61.00 - 90.75 | 6.95 - 11.54 | 7.82 - 12.62 |

| BUILDING | TYPE | SIZE (Sq.m.) | PRESALE PRICE (MB) | |
|----------|-----------|----------------|--------------------|---------------|
| | | | LEASEHOLD | FREEHOLD |
| B | 2-BEDROOM | 84.75 - 106.25 | 9.32 - 11.69 | 10.55 - 13.20 |

| BUILDING | TYPE | SIZE (Sq.m.) | PRESALE PRICE (MB) | |
|----------|-----------|---------------|--------------------|-------------|
| | | | LEASEHOLD | FREEHOLD |
| C | STUDIO | 30.25 - 45.50 | 2.89 - 5.17 | 3.52 - 5.80 |
| | 1-BEDROOM | 44.75 - 55.00 | 4.53 - 6.25 | 5.21 - 7.03 |
| | 2-BEDROOM | 71.25 - 71.50 | 8.01 - 8.90 | 9.04 - 9.85 |



PAYMENT TERMS

| | | |
|------------------------|-------------|----------------------|
| Reserve | 100,000 THB | |
| SPA | 30% | of the selling price |
| Foundation completed | 15% | |
| Construction completed | 15% | |
| Ownership transfer | 40% | |

START CONSTRUCTION : Q2/ 2025

TRANSFER : Q4/ 2026



UNDER DEVELOPMENT



UNDER DEVELOPMENT



UNDER DEVELOPMENT



UNDER DEVELOPMENT



UNDER DEVELOPMENT

SIAMESE

BANGTAO

THANK YOU

PRESENTED BY THE VILLAGE CLUBS

