



ARCHITECTURAL DESIGN DEVELOPMENT FOR
KA VILLAGE
PHUKET

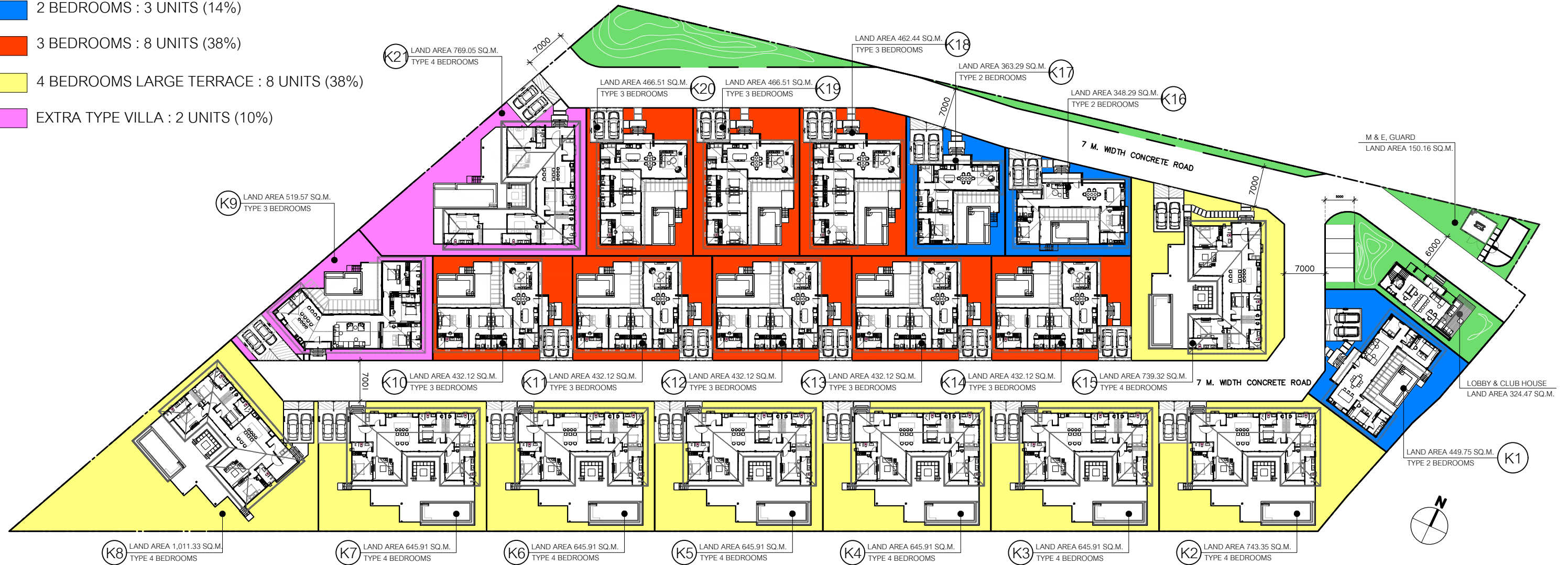
ISSUE DATE 2025 04 25

KA VILLAGE MASTERPLAN

LAND AREA 15,215.61 SQ.M.
 LAND FOR SALE 11,729.56 SQ.M.
 %LAND FOR SALE 77.09 %

2 BEDROOMS : 3 Units, 14%
 3 BEDROOMS : 8 Units, 38%
 4 BEDROOMS LARGE TERRACE : 8 Units, 38%
 EXTRA TYPE : 2 Units, 10%
 TOTAL 21 Units

- 2 BEDROOMS : 3 UNITS (14%)
- 3 BEDROOMS : 8 UNITS (38%)
- 4 BEDROOMS LARGE TERRACE : 8 UNITS (38%)
- EXTRA TYPE VILLA : 2 UNITS (10%)



2 BEDROOMS VILLAS AREA

PLOT	LAND AREA	BUILD UP AREA
K1	449.75 SQ.M.	261.12 SQ.M.
K16	348.29 SQ.M.	258.39 SQ.M.
K17	363.29 SQ.M.	248.92 SQ.M.
TOTAL	1,161.33 SQ.M.	768.43 SQ.M.

3 BEDROOMS VILLAS AREA

PLOT	LAND AREA	BUILD UP AREA
K10	432.12 SQ.M.	307.60 SQ.M.
K11	432.12 SQ.M.	307.60 SQ.M.
K12	432.12 SQ.M.	307.60 SQ.M.
K13	432.12 SQ.M.	307.60 SQ.M.
K14	432.12 SQ.M.	307.60 SQ.M.
K18	462.44 SQ.M.	307.50 SQ.M.
K19	466.51 SQ.M.	307.50 SQ.M.
K20	466.51 SQ.M.	307.50 SQ.M.
TOTAL	3556.06 SQ.M.	2460.50 SQ.M.

4 BEDROOMS VILLAS LARGE TERRACE AREA

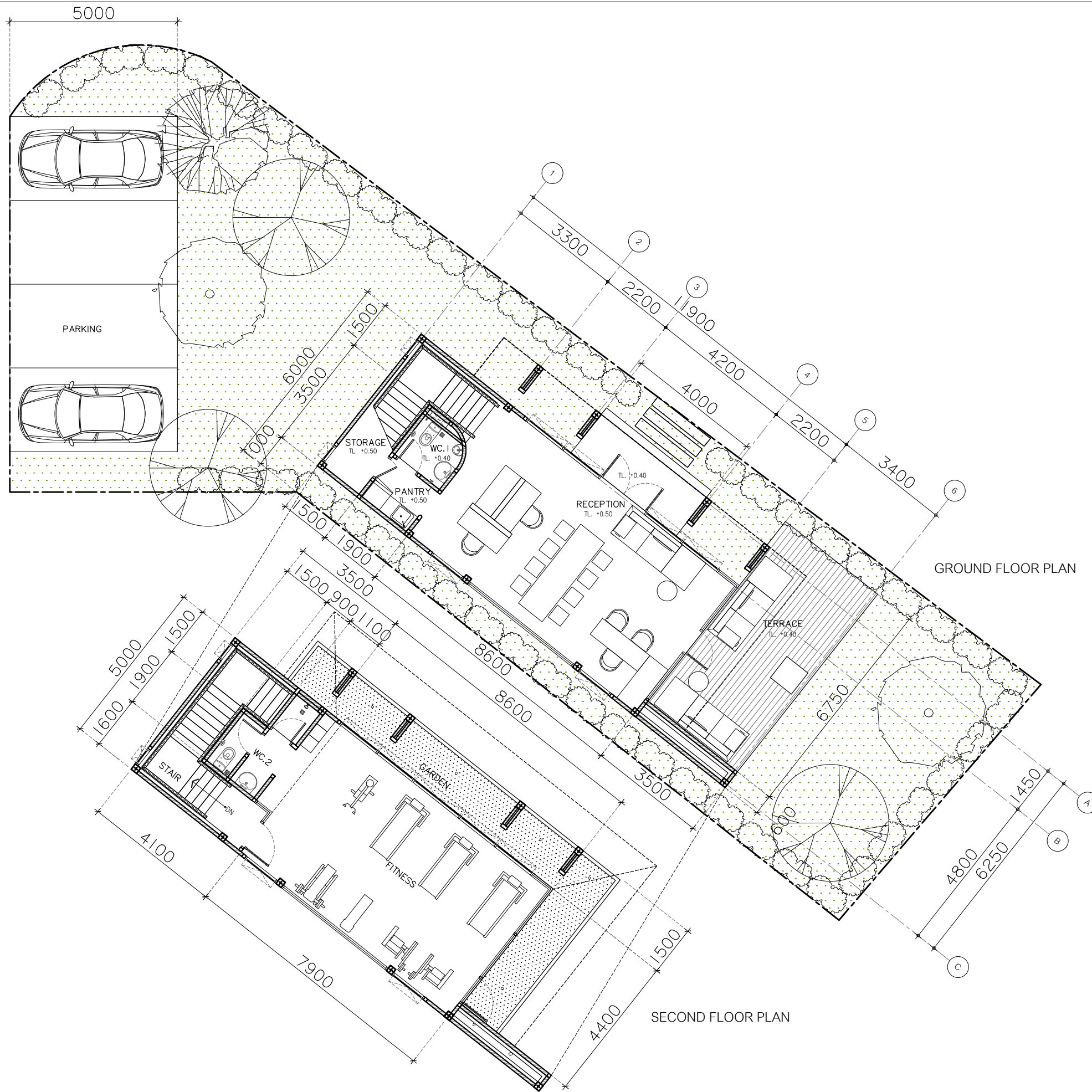
PLOT	LAND AREA	BUILD UP AREA
K2	743.35 SQ.M.	426.36 SQ.M.
K3	645.91 SQ.M.	426.36 SQ.M.
K4	645.91 SQ.M.	426.36 SQ.M.
K5	645.91 SQ.M.	426.36 SQ.M.
K6	645.91 SQ.M.	426.36 SQ.M.
K7	645.91 SQ.M.	426.36 SQ.M.
K8	1011.33 SQ.M.	428.16 SQ.M.
K15	739.32 SQ.M.	430.63 SQ.M.
TOTAL	5723.55 SQ.M.	3416.95 SQ.M.

EXTRA VILLA TYPE

PLOT	LAND AREA	BUILD UP AREA
K9	519.57 SQ.M.	365.56 SQ.M.
K21	769.05 SQ.M.	466.75 SQ.M.
TOTAL	1288.62 SQ.M.	832.31 SQ.M.

PUBLIC AREA

PLOT	LAND AREA	BUILD UP AREA
CLUB HOUSE	324.47 SQ.M.	227.00 SQ.M.
GREEN AREA	371.39 SQ.M.	- SQ.M.
ROAD	2640.41 SQ.M.	2640.41 SQ.M.
M&E /GUARD STORAGE	150.16 SQ.M.	54.63 SQ.M.
TOTAL	3486.43 SQ.M.	2922.04 SQ.M.

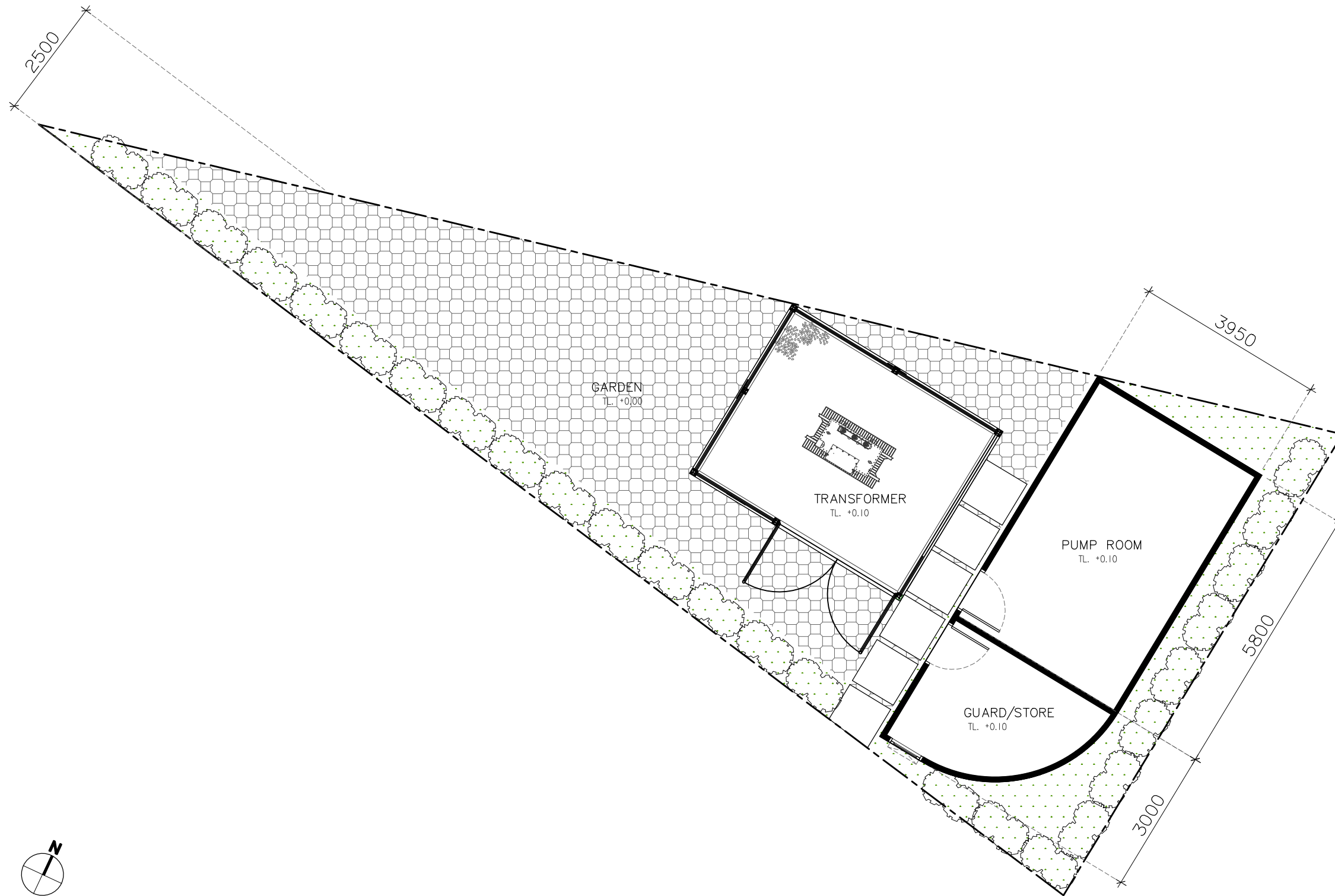


AREA INFORMATION

INDOOR AREA 1ST FLOOR		
RECEPTION	44.19	SQ.M.
PANTRY	2.88	SQ.M.
WC.1	3.20	SQ.M.
STORAGE	5.60	SQ.M.
STAIR	4.62	SQ.M.
OUTDOOR AREA 1ST FLOOR		
ENTRANCE	6.80	SQ.M.
TERRACE	24.44	SQ.M.
PARKING	50.00	SQ.M.
TOTAL	141.73	SQ.M.

INDOOR AREA 2ND FLOOR		
FITNESS	42.00	SQ.M.
WC.2	5.65	SQ.M.
STAIR	12.75	SQ.M.
OUTDOOR AREA		
GARDEN	24.87	SQ.M.
TOTAL	85.27	SQ.M.

TOTAL BUILD UP	227.00	SQ.M.
LAND AREA	324.47	SQ.M.
LANDSCAPE AREA	182.74	SQ.M.

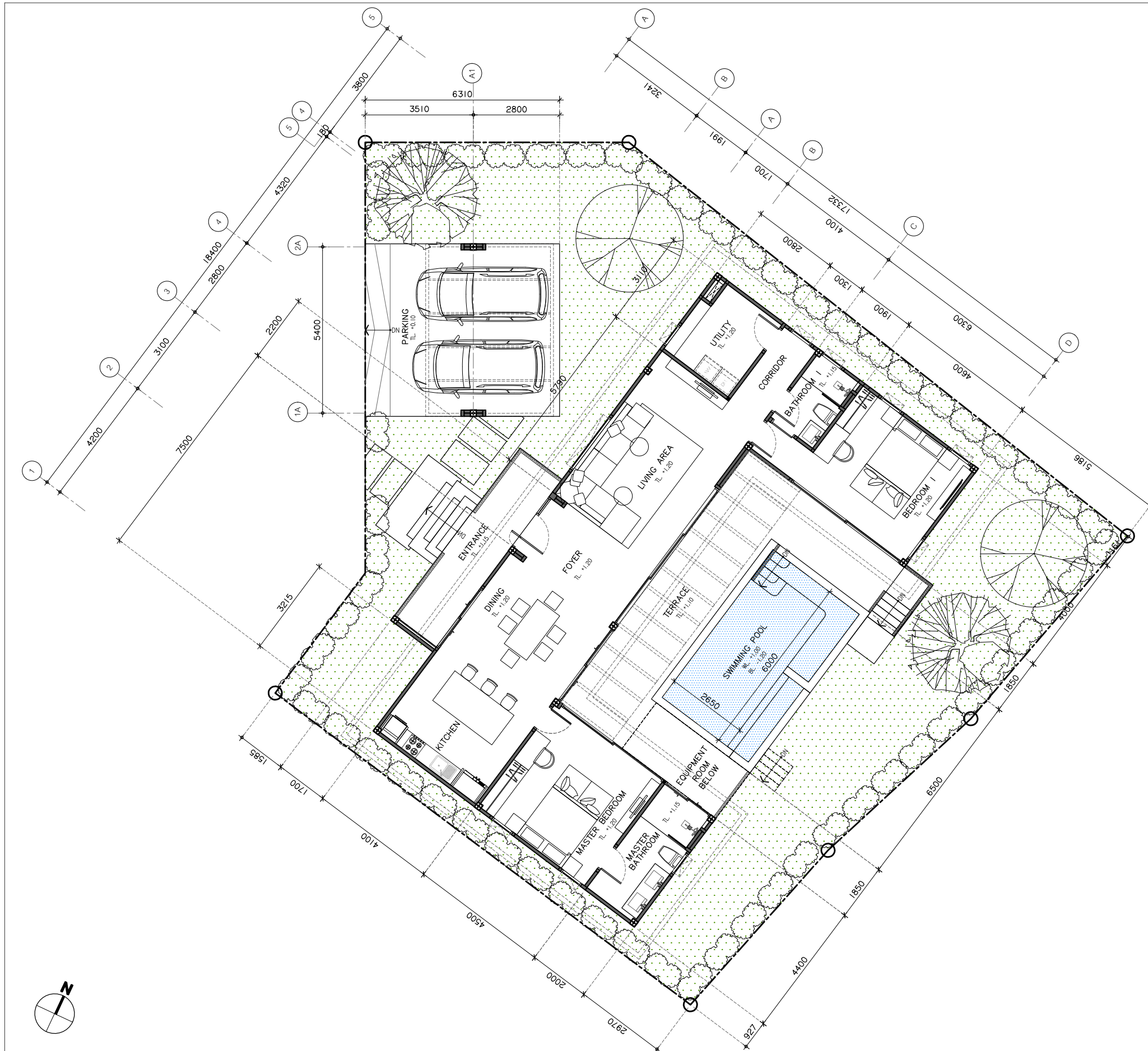


AREA INFORMATION

INDOOR AREA		
TRANSFORMER	21.37	SQ.M.
PUMP ROOM	23.20	SQ.M.
GUARD / STORE	10.06	SQ.M.
TOTAL	54.63	SQ.M.

TOTAL BUILD UP	54.63	SQ.M.
LAND AREA	150.16	SQ.M.
LANDSCAPE AREA	95.53	SQ.M.

FLOOR PLAN
M & E ,GUARD
ISSUE DATE 2025-04-25



AREA INFORMATION

INDOOR AREA

FOYER	9.46	SQ.M.
LIVING AREA	25.13	SQ.M.
DINING & KITCHEN	31.36	SQ.M.
CORRIDOR	3.91	SQ.M.
UTILITY	8.42	SQ.M.
BEDROOM I	20.68	SQ.M.
BATHROOM I	5.32	SQ.M.
MASTER BEDROOM	19.80	SQ.M.
MASTER BATHROOM	8.80	SQ.M.
TOTAL	132.88	SQ.M.

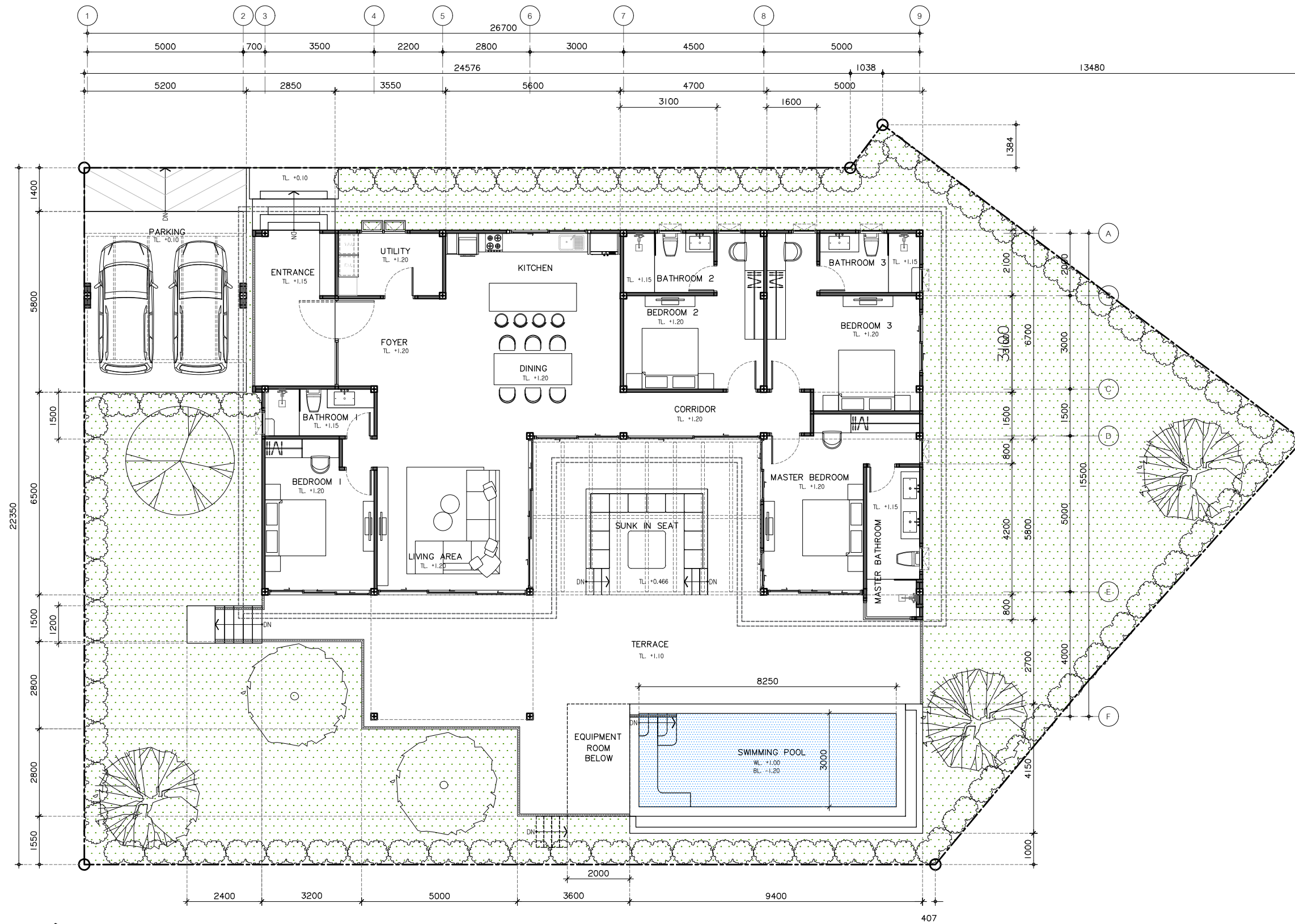
OUTDOOR AREA

ENTRANCE	18.13	SQ.M.
PARKING	35.33	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	41.78	SQ.M.
EQUIPMENT ROOM	7.00	SQ.M.
TOTAL	128.24	SQ.M.

TOTAL BUILD UP	261.12	SQ.M.
LAND AREA	449.75	SQ.M.
LANDSCAPE AREA	195.63	SQ.M.

FLOOR PLAN
 2 BEDROOMS PLOT : K1
 ISSUE DATE 2025-04-24





AREA INFORMATION

INDOOR AREA

FOYER	9.94	SQ.M.
LIVING AREA	29.94	SQ.M.
DINING & KITCHEN	37.32	SQ.M.
CORRIDOR	8.83	SQ.M.
UTILITY	7.81	SQ.M.
BEDROOM 1	17.50	SQ.M.
BATHROOM 1	6.29	SQ.M.
BEDROOM 2	17.93	SQ.M.
BATHROOM 2	6.51	SQ.M.
BEDROOM 3	21.38	SQ.M.
BATHROOM 3	7.14	SQ.M.
MASTER BEDROOM	21.22	SQ.M.
MASTER BATHROOM	9.50	SQ.M.
TOTAL	201.31	SQ.M.

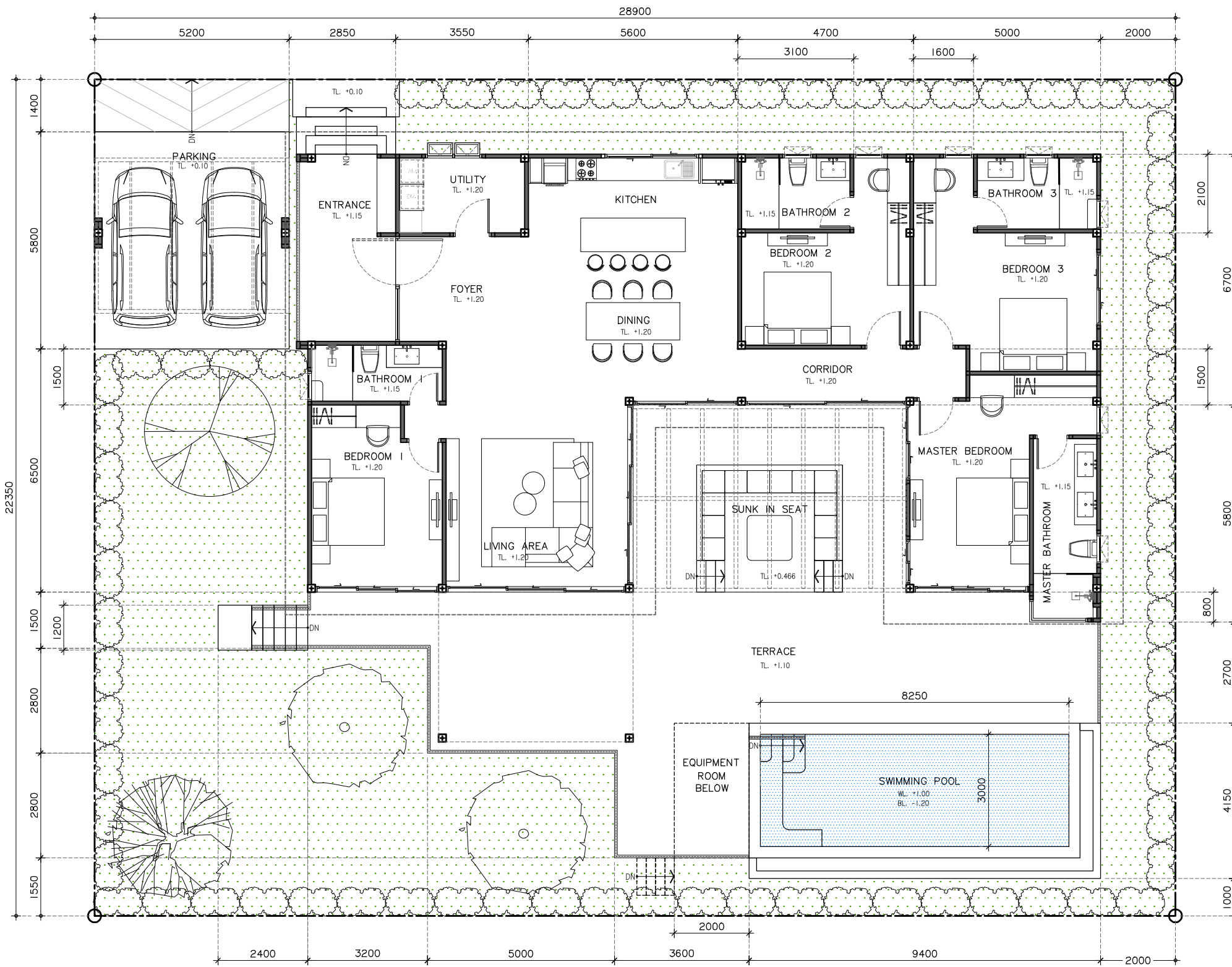
OUTDOOR AREA

ENTRANCE	18.81	SQ.M.
PARKING	37.42	SQ.M.
SWIMMING POOL	39.00	SQ.M.
TERRACE	109.37	SQ.M.
SUNK IN SEAT	13.25	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	225.05	SQ.M.

TOTAL BUILD UP	426.36	SQ.M.
LAND AREA	743.35	SQ.M.
LANDSCAPE AREA	324.19	SQ.M.

FLOOR PLAN
 4 BEDROOMS PLOT : K2
 ISSUE DATE 2025-04-24





AREA INFORMATION

INDOOR AREA		
FOYER	9.94	SQ.M.
LIVING AREA	29.94	SQ.M.
DINING & KITCHEN	37.32	SQ.M.
CORRIDOR	8.83	SQ.M.
UTILITY	7.81	SQ.M.
BEDROOM 1	17.50	SQ.M.
BATHROOM 1	6.29	SQ.M.
BEDROOM 2	17.93	SQ.M.
BATHROOM 2	6.51	SQ.M.
BEDROOM 3	21.38	SQ.M.
BATHROOM 3	7.14	SQ.M.
MASTER BEDROOM	21.22	SQ.M.
MASTER BATHROOM	9.50	SQ.M.
TOTAL	201.31	SQ.M.

OUTDOOR AREA		
ENTRANCE	18.81	SQ.M.
PARKING	37.42	SQ.M.
SWIMMING POOL	39.00	SQ.M.
TERRACE	109.37	SQ.M.
SUNK IN SEAT	13.25	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	225.05	SQ.M.

TOTAL BUILD UP	426.36	SQ.M.
LAND AREA	645.91	SQ.M.
LANDSCAPE AREA	226.75	SQ.M.

FLOOR PLAN
 4 BEDROOMS PLOT : K3, K4, K5, K6, K7
 ISSUE DATE 2025-04-24



AREA INFORMATION

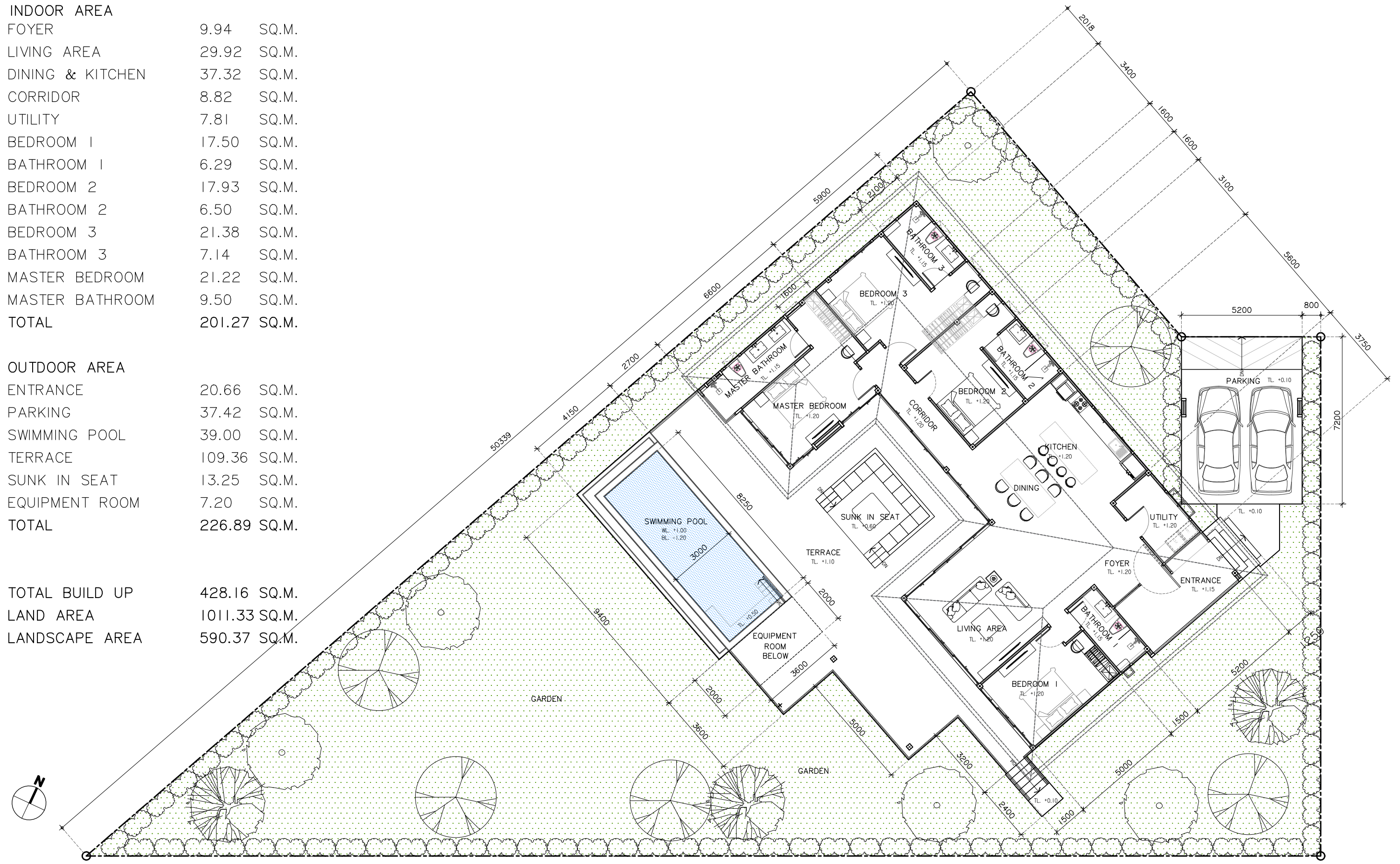
INDOOR AREA

FOYER	9.94	SQ.M.
LIVING AREA	29.92	SQ.M.
DINING & KITCHEN	37.32	SQ.M.
CORRIDOR	8.82	SQ.M.
UTILITY	7.81	SQ.M.
BEDROOM 1	17.50	SQ.M.
BATHROOM 1	6.29	SQ.M.
BEDROOM 2	17.93	SQ.M.
BATHROOM 2	6.50	SQ.M.
BEDROOM 3	21.38	SQ.M.
BATHROOM 3	7.14	SQ.M.
MASTER BEDROOM	21.22	SQ.M.
MASTER BATHROOM	9.50	SQ.M.
TOTAL	201.27	SQ.M.

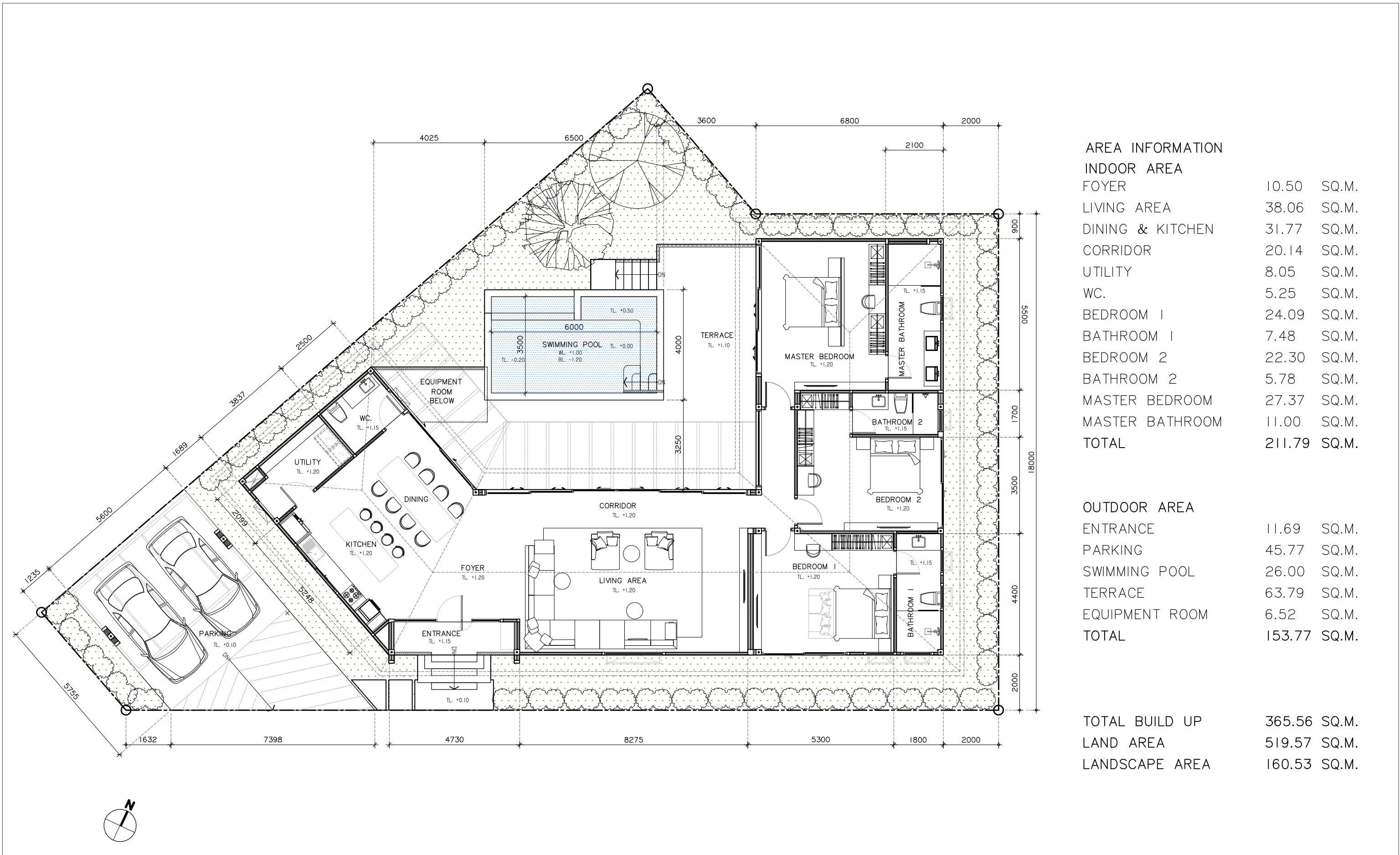
OUTDOOR AREA

ENTRANCE	20.66	SQ.M.
PARKING	37.42	SQ.M.
SWIMMING POOL	39.00	SQ.M.
TERRACE	109.36	SQ.M.
SUNK IN SEAT	13.25	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	226.89	SQ.M.

TOTAL BUILD UP	428.16	SQ.M.
LAND AREA	1011.33	SQ.M.
LANDSCAPE AREA	590.37	SQ.M.



FLOOR PLAN
 4 BEDROOMS PLOT : K8
 ISSUE DATE 2025-04-24



AREA INFORMATION

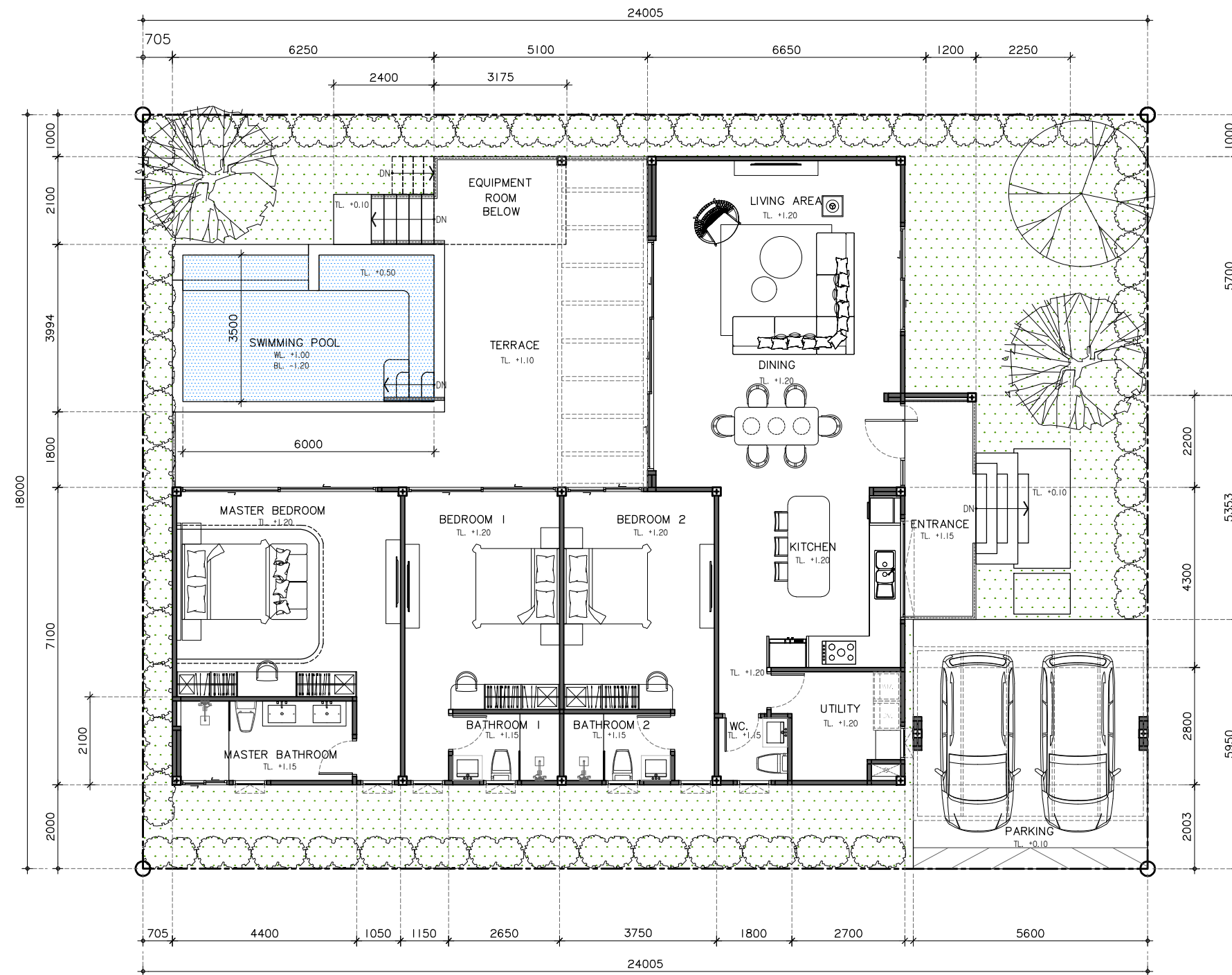
INDOOR AREA		
FOYER	10.50	SQ.M.
LIVING AREA	38.06	SQ.M.
DINING & KITCHEN	31.77	SQ.M.
CORRIDOR	20.14	SQ.M.
UTILITY	8.05	SQ.M.
WC.	5.25	SQ.M.
BEDROOM 1	24.09	SQ.M.
BATHROOM 1	7.48	SQ.M.
BEDROOM 2	22.30	SQ.M.
BATHROOM 2	5.78	SQ.M.
MASTER BEDROOM	27.37	SQ.M.
MASTER BATHROOM	11.00	SQ.M.
TOTAL	211.79	SQ.M.

OUTDOOR AREA		
ENTRANCE	11.69	SQ.M.
PARKING	45.77	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	63.79	SQ.M.
EQUIPMENT ROOM	6.52	SQ.M.
TOTAL	153.77	SQ.M.

TOTAL BUILD UP	365.56	SQ.M.
LAND AREA	519.57	SQ.M.
LANDSCAPE AREA	160.53	SQ.M.

FLOOR PLAN
 3 BEDROOMS PLOT : K9
 ISSUE DATE 2025-04-24



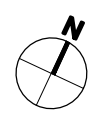


AREA INFORMATION

INDOOR AREA		
LIVING AREA	35.05	SQ.M.
DINING	13.53	SQ.M.
KITCHEN	20.13	SQ.M.
WC.	2.89	SQ.M.
UTILITY	8.21	SQ.M.
BEDROOM 1	22.12	SQ.M.
BATHROOM 1	4.85	SQ.M.
BEDROOM 2	22.12	SQ.M.
BATHROOM 2	4.85	SQ.M.
MASTER BEDROOM	29.81	SQ.M.
MASTER BATHROOM	9.23	SQ.M.
TOTAL	172.79	SQ.M.

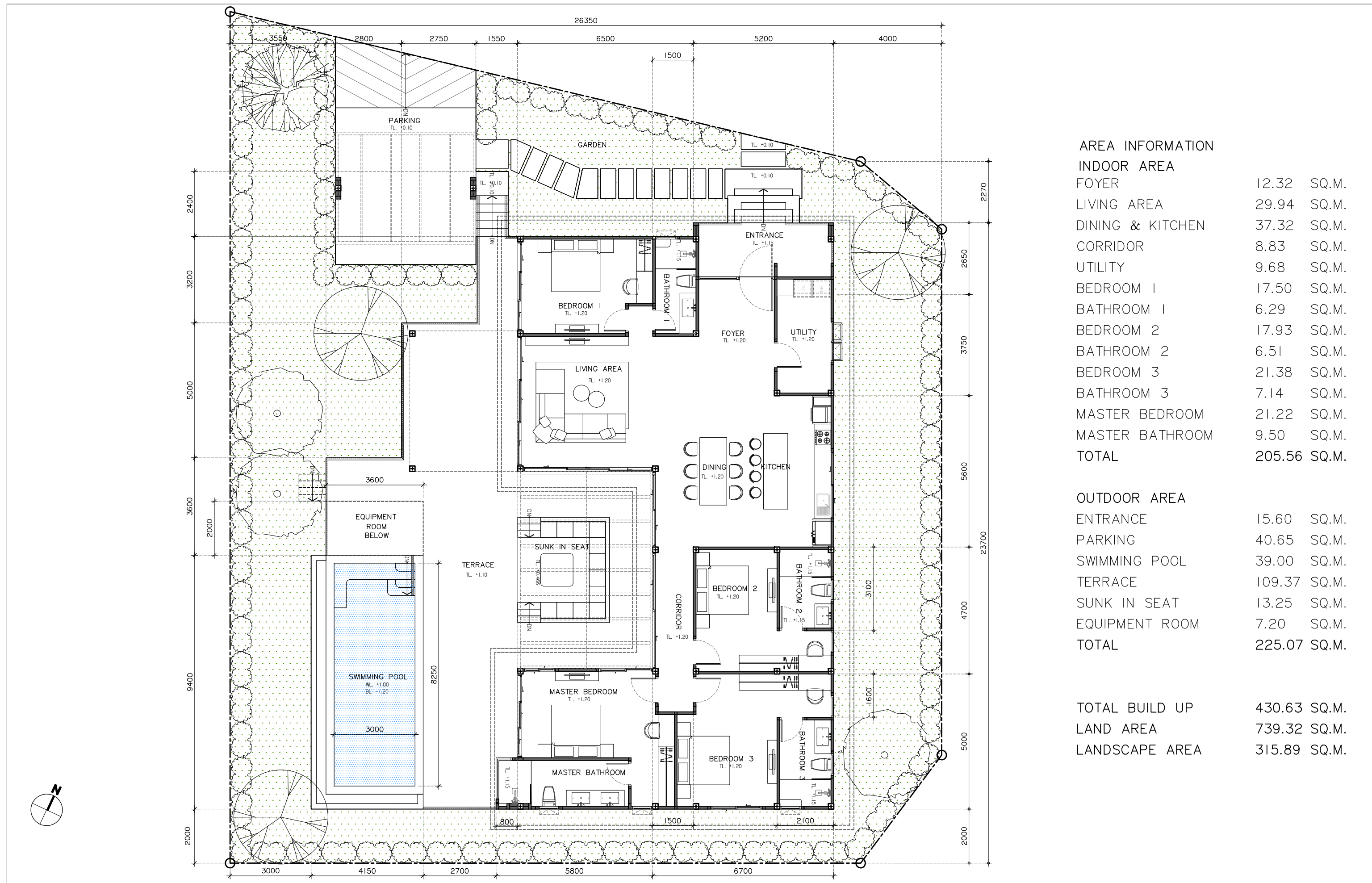
OUTDOOR AREA		
ENTRANCE	15.41	SQ.M.
PARKING	33.32	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	53.42	SQ.M.
EQUIPMENT ROOM	6.66	SQ.M.
TOTAL	134.81	SQ.M.

TOTAL BUILD UP	307.60	SQ.M.
LAND AREA	432.12	SQ.M.
LANDSCAPE AREA	131.18	SQ.M.



FLOOR PLAN
 3 BEDROOMS PLOT : K10, K11, K12, K13, K14
 ISSUE DATE 2025-04-24



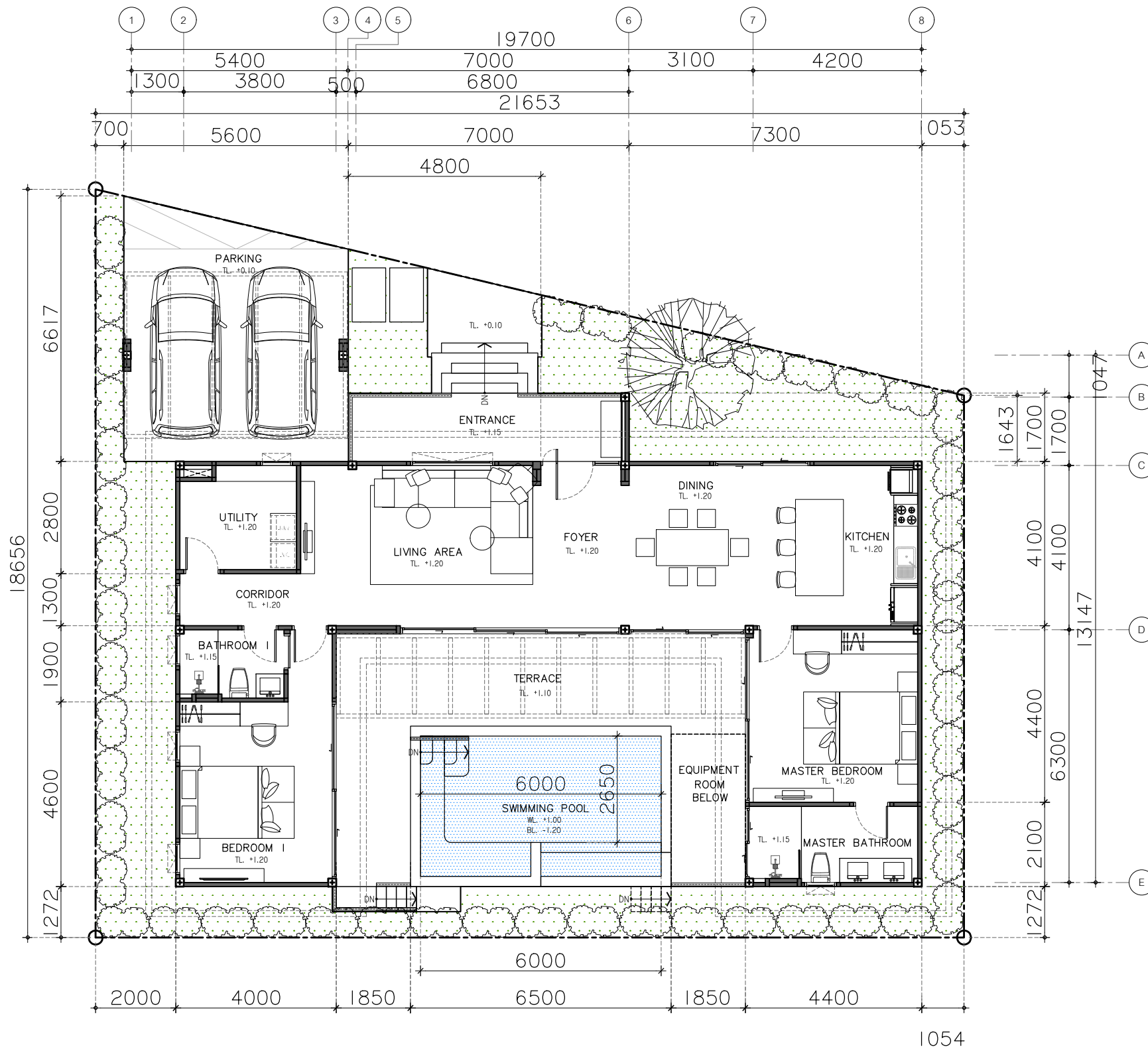


AREA INFORMATION

INDOOR AREA		
FOYER	12.32	SQ.M.
LIVING AREA	29.94	SQ.M.
DINING & KITCHEN	37.32	SQ.M.
CORRIDOR	8.83	SQ.M.
UTILITY	9.68	SQ.M.
BEDROOM 1	17.50	SQ.M.
BATHROOM 1	6.29	SQ.M.
BEDROOM 2	17.93	SQ.M.
BATHROOM 2	6.51	SQ.M.
BEDROOM 3	21.38	SQ.M.
BATHROOM 3	7.14	SQ.M.
MASTER BEDROOM	21.22	SQ.M.
MASTER BATHROOM	9.50	SQ.M.
TOTAL	205.56	SQ.M.

OUTDOOR AREA		
ENTRANCE	15.60	SQ.M.
PARKING	40.65	SQ.M.
SWIMMING POOL	39.00	SQ.M.
TERRACE	109.37	SQ.M.
SUNK IN SEAT	13.25	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	225.07	SQ.M.

TOTAL BUILD UP	430.63	SQ.M.
LAND AREA	739.32	SQ.M.
LANDSCAPE AREA	315.89	SQ.M.



AREA INFORMATION

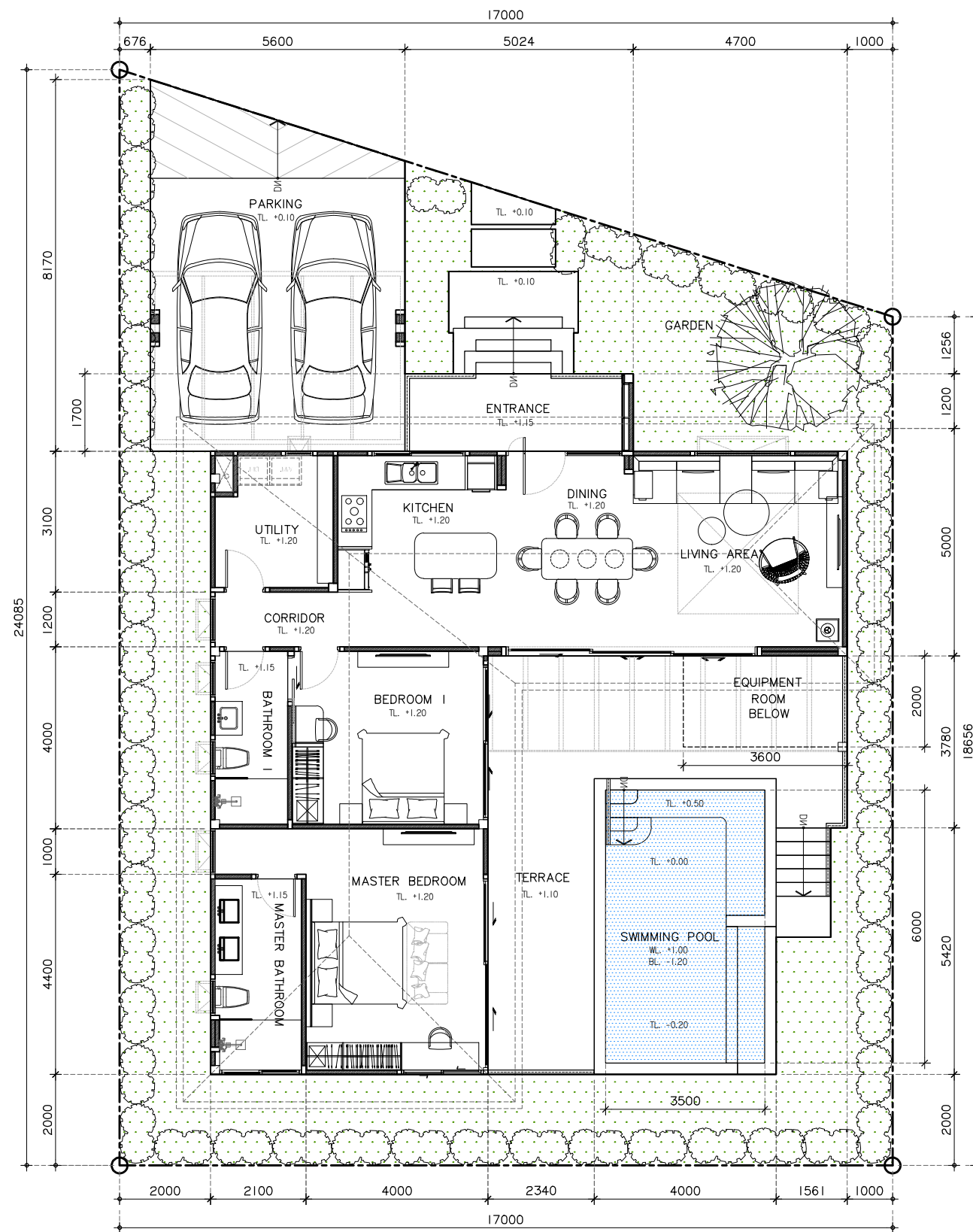
INDOOR AREA		
FOYER	9.46	SQ.M.
LIVING AREA	25.13	SQ.M.
DINING & KITCHEN	31.36	SQ.M.
CORRIDOR	3.91	SQ.M.
UTILITY	8.42	SQ.M.
BEDROOM I	20.68	SQ.M.
BATHROOM I	5.32	SQ.M.
MASTER BEDROOM	19.80	SQ.M.
MASTER BATHROOM	8.80	SQ.M.
TOTAL	132.88	SQ.M.

OUTDOOR AREA		
ENTRANCE	19.64	SQ.M.
PARKING	33.33	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	39.54	SQ.M.
EQUIPMENT ROOM	7.00	SQ.M.
TOTAL	125.51	SQ.M.

TOTAL BUILD UP	258.39	SQ.M.
LAND AREA	348.29	SQ.M.
LANDSCAPE AREA	96.90	SQ.M.

FLOOR PLAN
 2 BEDROOMS PLOT : K16
 ISSUE DATE 2025-04-25





AREA INFORMATION

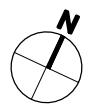
INDOOR AREA

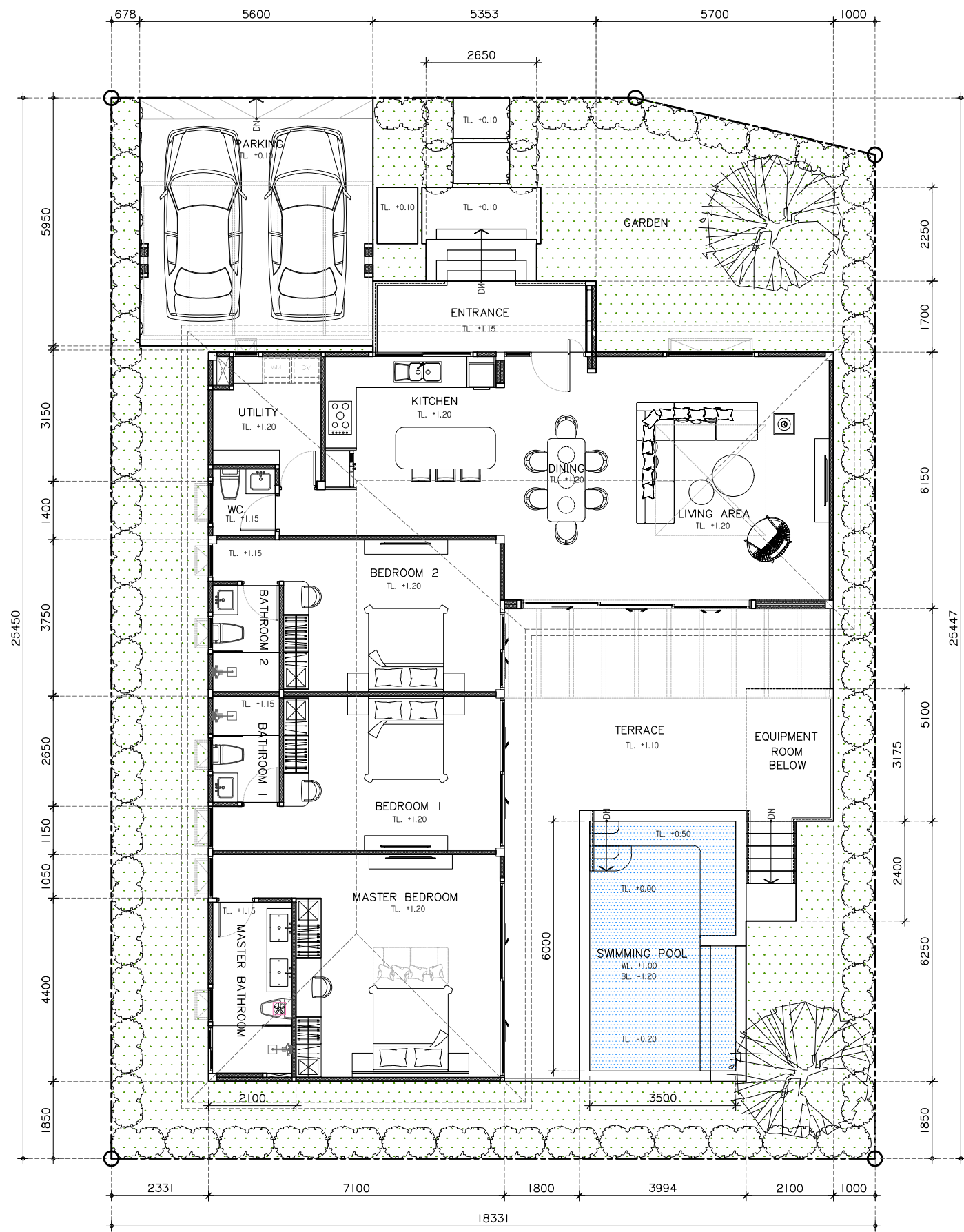
LIVING AREA	21.15	SQ.M.
DINING	12.60	SQ.M.
KITCHEN	16.00	SQ.M.
CORRIDOR	3.36	SQ.M.
UTILITY	8.67	SQ.M.
BEDROOM I	17.20	SQ.M.
BATHROOM I	7.20	SQ.M.
MASTER BEDROOM	23.70	SQ.M.
MASTER BATHROOM	9.24	SQ.M.
TOTAL	119.12	SQ.M.

OUTDOOR AREA

ENTRANCE	14.77	SQ.M.
PARKING	40.74	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	41.09	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	129.80	SQ.M.

TOTAL BUILD UP	248.92	SQ.M.
LAND AREA	363.29	SQ.M.
LANDSCAPE AREA	121.57	SQ.M.



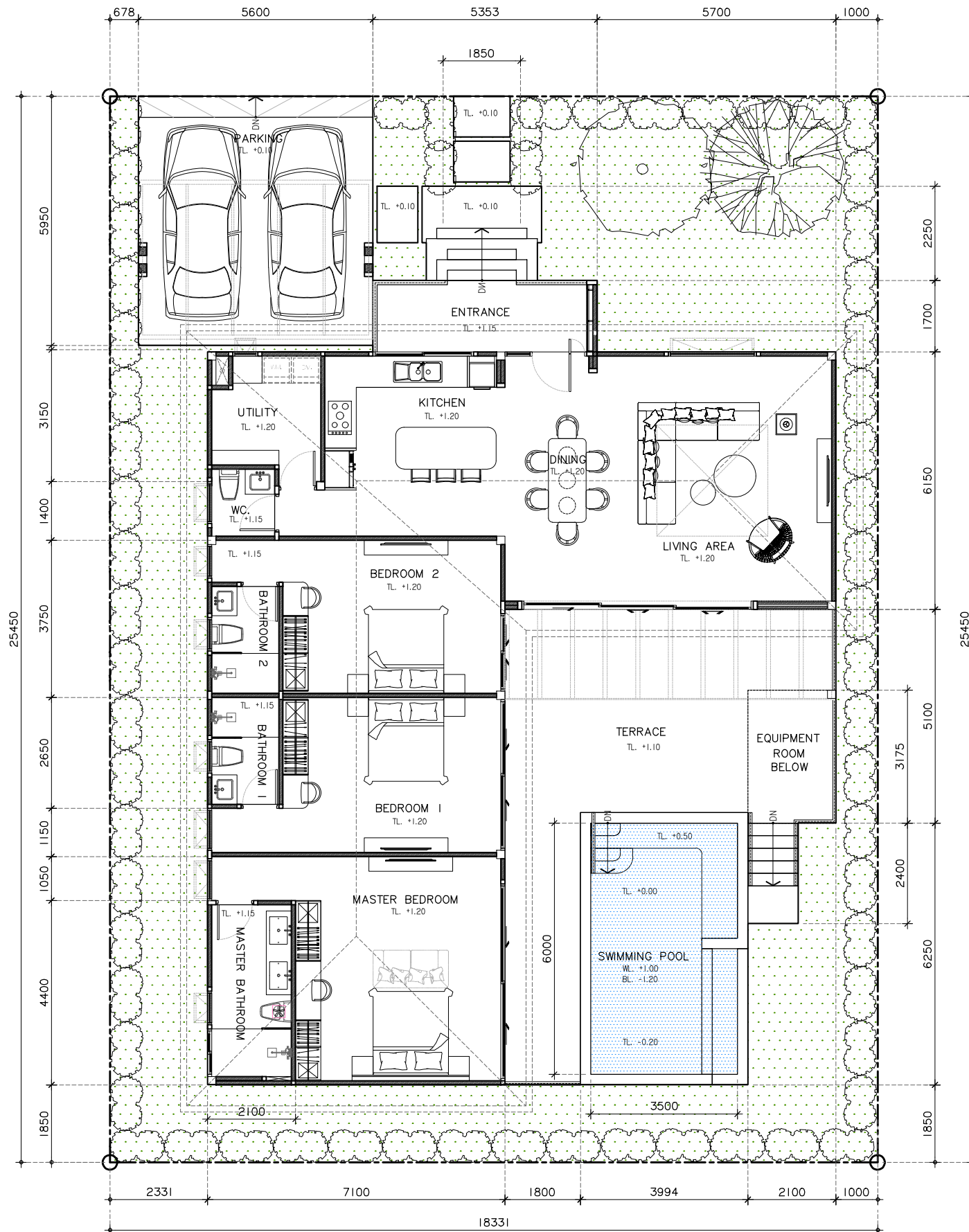


AREA INFORMATION

INDOOR AREA		
LIVING AREA	35.05	SQ.M.
DINING	13.53	SQ.M.
KITCHEN	20.13	SQ.M.
WC.	2.89	SQ.M.
UTILITY	8.21	SQ.M.
BEDROOM 1	22.29	SQ.M.
BATHROOM 1	4.85	SQ.M.
BEDROOM 2	22.29	SQ.M.
BATHROOM 2	4.85	SQ.M.
MASTER BEDROOM	29.45	SQ.M.
MASTER BATHROOM	9.23	SQ.M.
TOTAL	172.77	SQ.M.

OUTDOOR AREA		
ENTRANCE	15.33	SQ.M.
PARKING	33.32	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	53.42	SQ.M.
EQUIPMENT ROOM	6.66	SQ.M.
TOTAL	134.73	SQ.M.

TOTAL BUILD UP	307.50	SQ.M.
LAND AREA	462.44	SQ.M.
LANDSCAPE AREA	161.60	SQ.M.

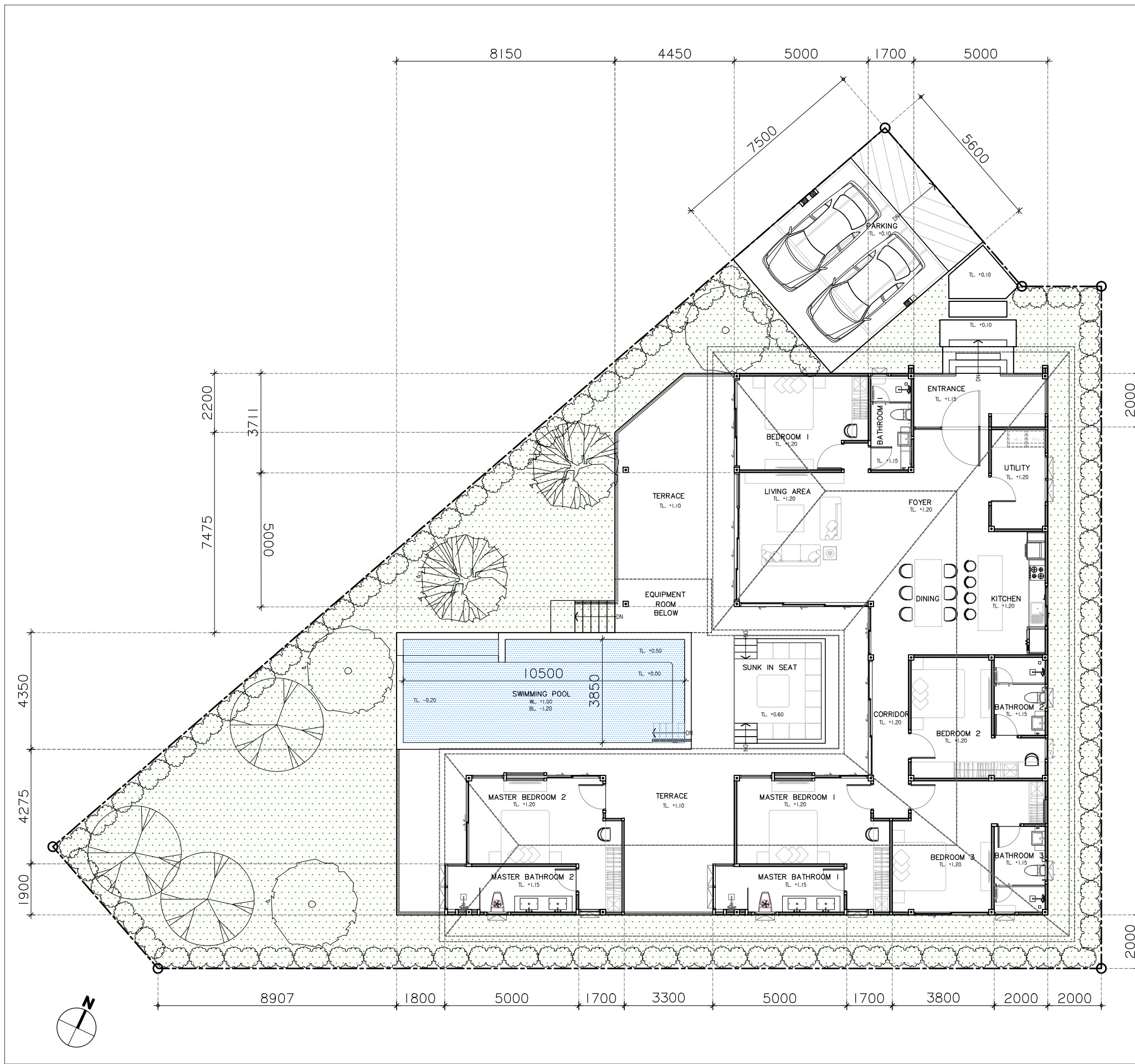


AREA INFORMATION

INDOOR AREA		
LIVING AREA	35.05	SQ.M.
DINING	13.53	SQ.M.
KITCHEN	20.13	SQ.M.
WC.	2.89	SQ.M.
UTILITY	8.21	SQ.M.
BEDROOM 1	22.29	SQ.M.
BATHROOM 1	4.85	SQ.M.
BEDROOM 2	22.29	SQ.M.
BATHROOM 2	4.85	SQ.M.
MASTER BEDROOM	29.45	SQ.M.
MASTER BATHROOM	9.23	SQ.M.
TOTAL	172.77	SQ.M.

OUTDOOR AREA		
ENTRANCE	15.33	SQ.M.
PARKING	33.32	SQ.M.
SWIMMING POOL	26.00	SQ.M.
TERRACE	53.42	SQ.M.
EQUIPMENT ROOM	6.66	SQ.M.
TOTAL	134.73	SQ.M.

TOTAL BUILD UP	307.50	SQ.M.
LAND AREA	466.51	SQ.M.
LANDSCAPE AREA	165.67	SQ.M.



AREA INFORMATION

INDOOR AREA

FOYER	14.22	SQ.M.
LIVING AREA	27.00	SQ.M.
DINING & KITCHEN	30.25	SQ.M.
CORRIDOR	8.83	SQ.M.
UTILITY	8.58	SQ.M.
BEDROOM 1	17.50	SQ.M.
BATHROOM 1	6.29	SQ.M.
BEDROOM 2	17.93	SQ.M.
BATHROOM 2	6.50	SQ.M.
BEDROOM 3	21.02	SQ.M.
BATHROOM 3	7.13	SQ.M.
MASTER BEDROOM 1	21.58	SQ.M.
MASTER BATHROOM 1	9.50	SQ.M.
MASTER BEDROOM 2	21.58	SQ.M.
MASTER BATHROOM 2	9.50	SQ.M.
TOTAL	227.41	SQ.M.

OUTDOOR AREA

ENTRANCE	15.50	SQ.M.
PARKING	42.00	SQ.M.
SWIMMING POOL	47.85	SQ.M.
TERRACE	110.32	SQ.M.
SUNK IN SEAT	16.47	SQ.M.
EQUIPMENT ROOM	7.20	SQ.M.
TOTAL	239.34	SQ.M.

TOTAL BUILD UP	466.75	SQ.M.
LAND AREA	769.05	SQ.M.
LANDSCAPE AREA	309.50	SQ.M.

FLOOR PLAN
5 BEDROOMS PLOT : K21
 ISSUE DATE 2025-04-25

