



BURASARI GROUP
THAILAND, COCONUT ISLAND

Villa Escape *Residences*

8 PRIVATE OCEANFRONT VILLAS ON
AN EXCLUSIVE PRIVATE ISLAND



Burasari Group

Burasari Group is an international group of companies with extensive experience in hospitality and real estate development, creating world-class projects and adhering to the highest standards of quality and service.

25+

YEARS OF EXPERIENCE

Top-100

DEVELOPERS OF THAILAND

8

HOTELS



Burasari Phuket, Phuket Thailand



Island Escape, Phuket Thailand



The Ocoy, Philippine



Shanghai Mansion, Bangkok Thailand



Spa Burasari, Phuket Thailand



W22 by Burasari, Bangkok Thailand

Business under Burasari group

Hotels & Resorts

- Island Escape, Phuket Thailand
- Burasari Phuket, Phuket Thailand
- Shanghai Mansion, Bangkok Thailand
- Burasari Heritage, Luang Prabang Laos
- Café de Laos, Luang Prabang Laos
- Sunset Villa, Luang Prabang Laos
- W22 by Burasari, Bangkok Thailand
- La Siene Hotel, Vientiane Laos

Residences

- Villa Escape, Phuket Thailand
- The Ocoy, Philippine

Restaurants

- Red Rose, Bangkok Thailand
- Kantok, Phuket Thailand
- Misty Bar, Phuket Thailand
- Red Rose, Luang Prabang Laos
- Café de Laos, Luang Prabang Laos

Spas

- Spa Sunyata, Phuket Thailand
- Spa Burasari, Phuket Thailand
- Spa Burasari, Bangkok Thailand
- Spa Burasari, Luang Prabang Laos



Burasari Group Hotel Occupancy % 2019–2026

Year	Island Escape by Burasari	Burasari Resort	Shanghai Mansion	Burasari Heritage	W22 by Burasari
2019		85%	71%	89%	76%
2020		30%	20%	20%	23%
2021	14%	35%	21%	6%	19%
2022	48%	65%	54%	33%	94%
2023	51%	77%	77%		91%
2024	73%	87%	85%	68%	93%
2025	86%	92%	87%	92%	94%
2026 (Q1)	89%	93%	94%	91%	92%

Lily Udomkunnatum

Founder and Chairman of the Board of Directors of Burasari Group, an international group of companies in the hospitality and real estate development sectors. Under her leadership, Burasari Group has successfully developed premium projects for over 20 years, winning numerous international awards.

Lily is a key figure in the founding of **Philswiss United Holdings Corp.** and previously served as vice president of investment banking at Bear Stearns in New York.

In 2024, she was awarded the prestigious **Inspiring Women in Travel (Asia) Awards** and inducted into the Hall of Fame for her outstanding contribution to the hospitality and tourism industry.



OF THE DECADE 2020
11 COMMENDATIONS



OUTSTANDING
PROPERTY AWARD
LONDON



Architect David Barclay

An internationally renowned architect with over 20 years of experience in the design and implementation of projects in the hospitality, resort and premium development sectors.

Graduate of the University of Strathclyde (UK), holder of a Bachelor of Architecture degree.

Throughout his career, he has been involved in the creation of iconic hotel and residential projects around the world, focusing on architecture that is harmoniously integrated into the natural environment, privacy, comfort, and the highest quality standards.

30+ years

of experience

World projects

Banyan Tree, Aman, Island Escape



David Barclay *projects*



– Banyan Tree Al Wadi, Ras Al Kaimah
– Banyan Tree Tamouda Bay, Morocco

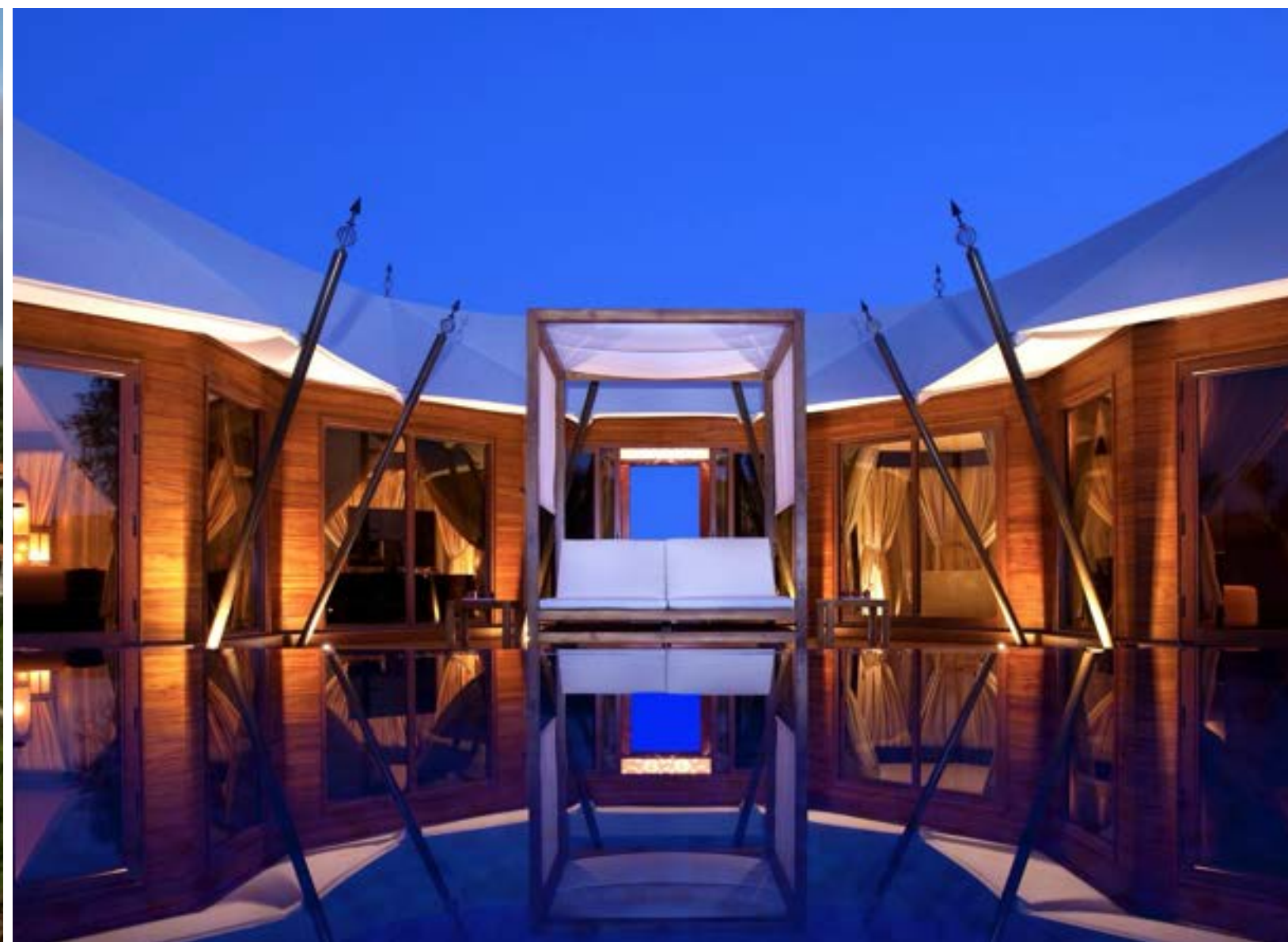
– Banyan Tree Al Areen, Bahrain
– Banyan Tree Lang Co, Vietnam

– Angsana Lang Co, Vietnam
– Mandarin Oriental, Marrakech

– Island Escape by Burasari, Phuket
– Aman Nai Lert, Bangkok



Banyan Tree Lang Co, Vietnam



Banyan Tree Al Wadi, Ras Al Kaimah



Island Escape by Burasari, Phuket Thailand



Banyan Tree Spa, Singapore



Mandarin Oriental, Marrakech



Aman Nai Lert, Bangkok



Island Escape by Burasari, Phuket Thailand



Hammam at Banyan Tree Al Areen, Bahrain



Angsana Lang Co, Vietnam



Banyan Tree Lang Co, Vietnam



Banyan Tree Al Wadi, Ras Al Kaimah



Aman Nai Lert, Bangkok

Villa Escape *Residence*

You live on a secluded island, 10 minutes from Phuket and have access to all key infrastructure within 20-40 minutes drive from the island



Exclusive benefits for villa owners:

- VIP transfers between the island and the mainland
- Privileged membership in the SPA club
- Daily wellness and recovery programs
- Premium fitness center
- Signature panoramic restaurants



3 chefs & 3 types of cuisine: Seafood, Thai-European, Patisserie



Island Map

VILLA ESCAPE RESIDENCES,
THAILAND, COCONUT ISLAND

VILLA ESCAPE
RESIDENCES

LOBBY /
RESTAURANT

POOL

OCEAN VIEW
VILLAS

WATER PARK

SPA & WELLNESS

SERVICE &
TECHNICAL AREAS

GUESTROOMS





BURASARI GROUP
THAILAND, COCONUT ISLAND

*An exclusive
collection of 8 villas*

4-BEDROOM POOL VILLA
5-BEDROOM OCEANFRONT VILLA

4-bedroom Pool Villa

1580-1680 SQM (LAND AREA)
1200 SQM (TOTAL BUILT AREA)

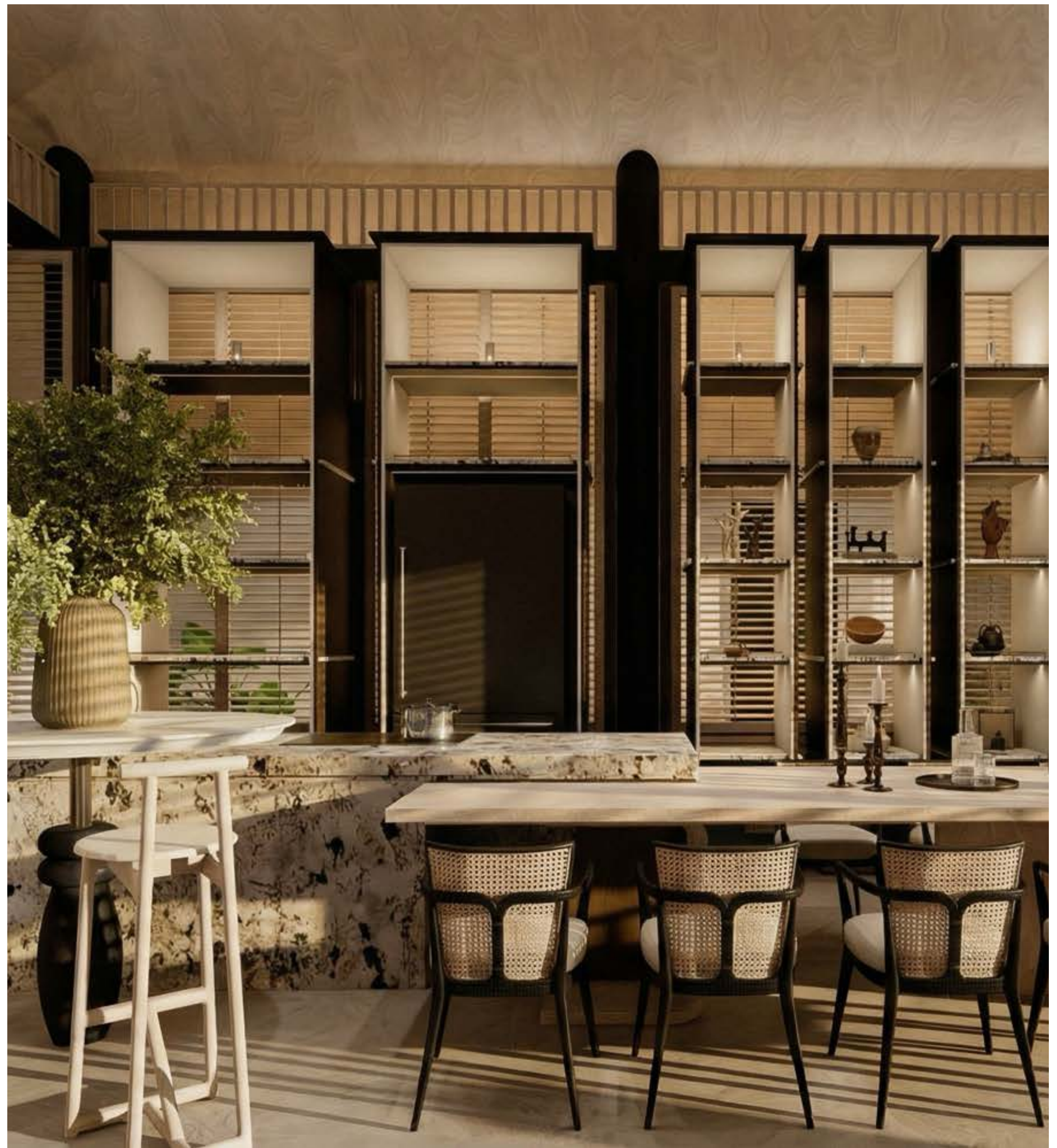






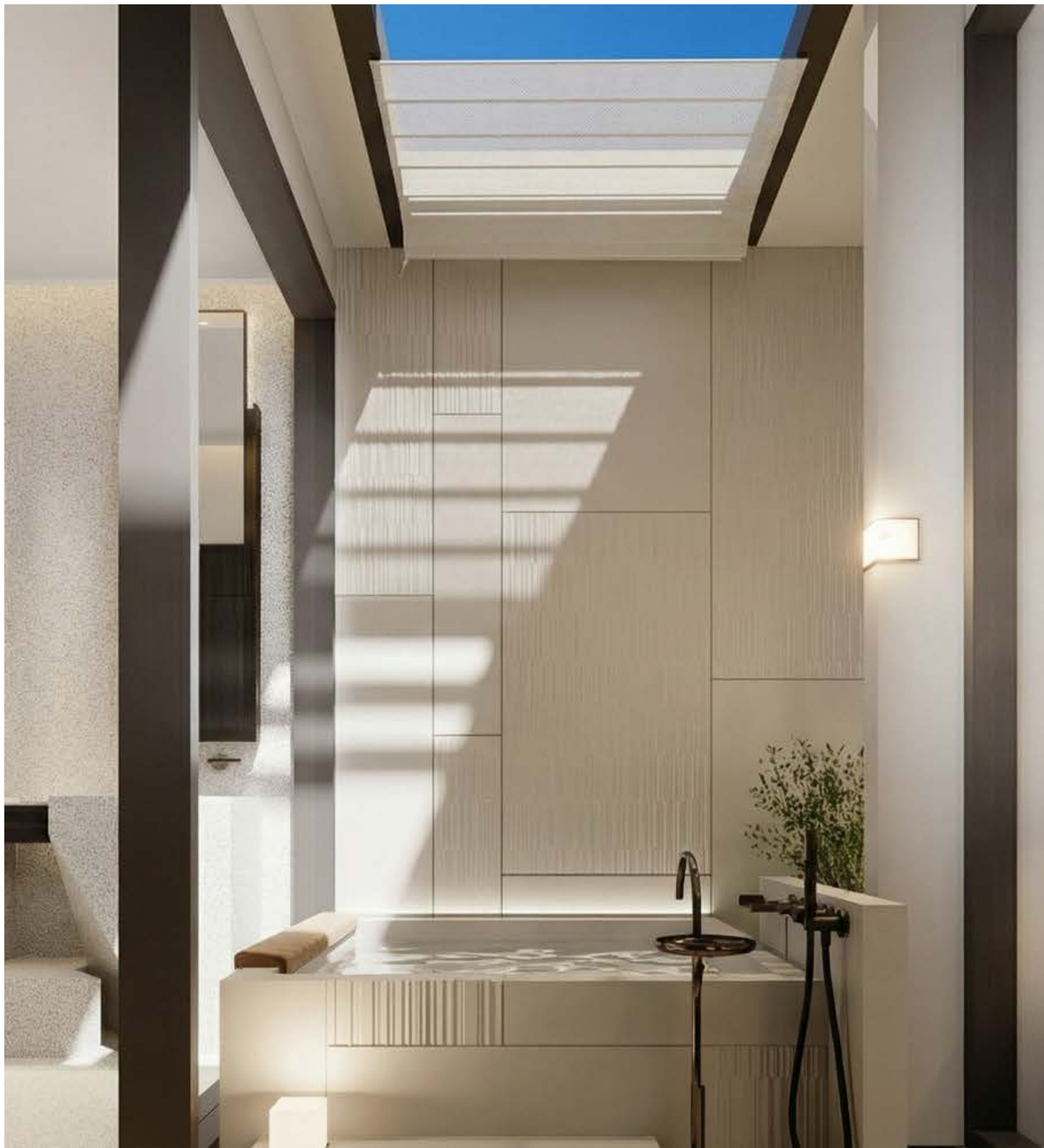














5-bedroom oceanfront Villa

1680-1890 SQM (LAND AREA)
1300 SQM (TOTAL BUILT AREA)



Water Feature

Master Bedroom 1

Living/Dining Room

Swimming Pool

Sala

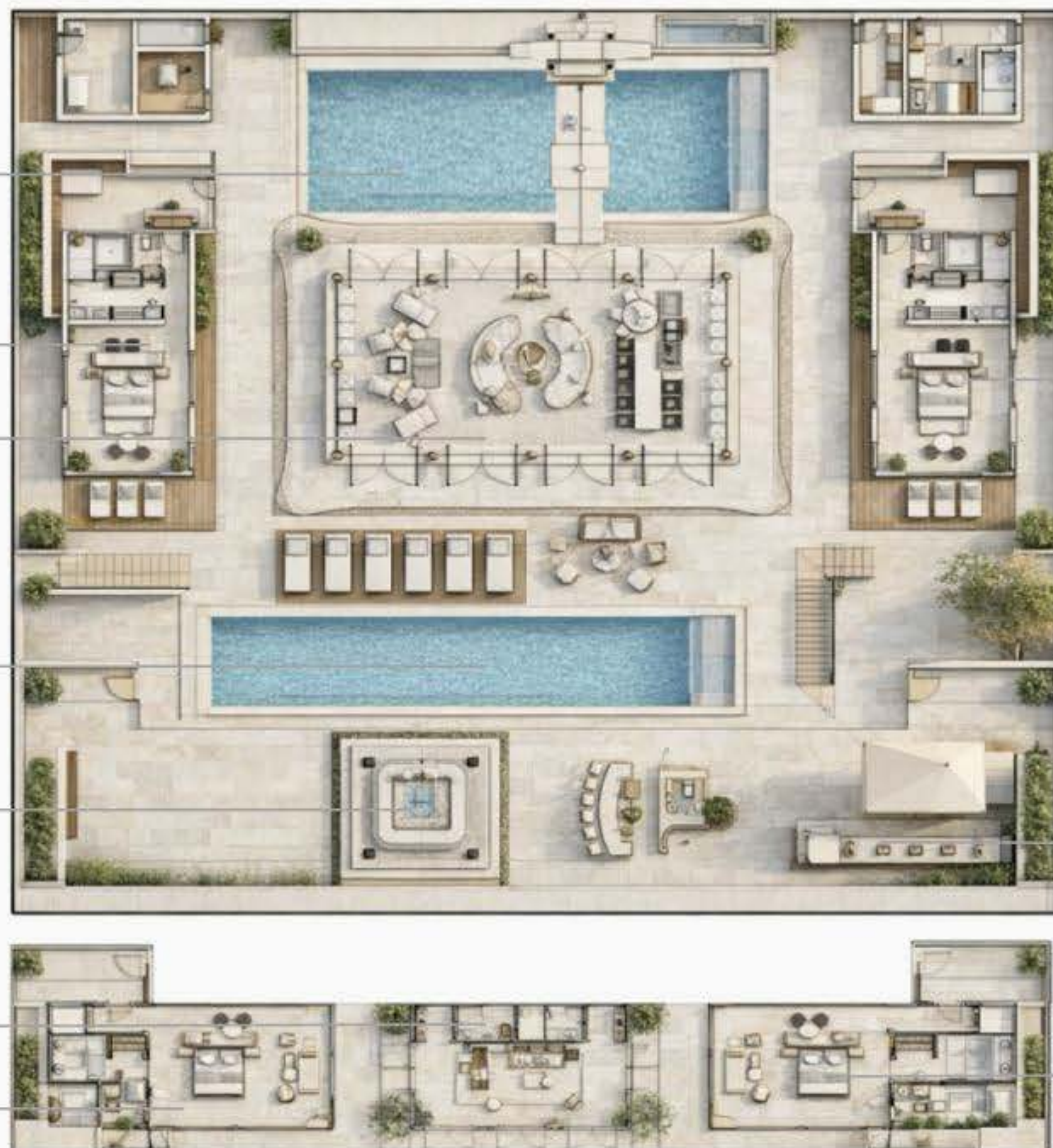
Master Bedroom 3

Guest Bedroom

Master Bedroom 2

Outdoor Lounge and Bar

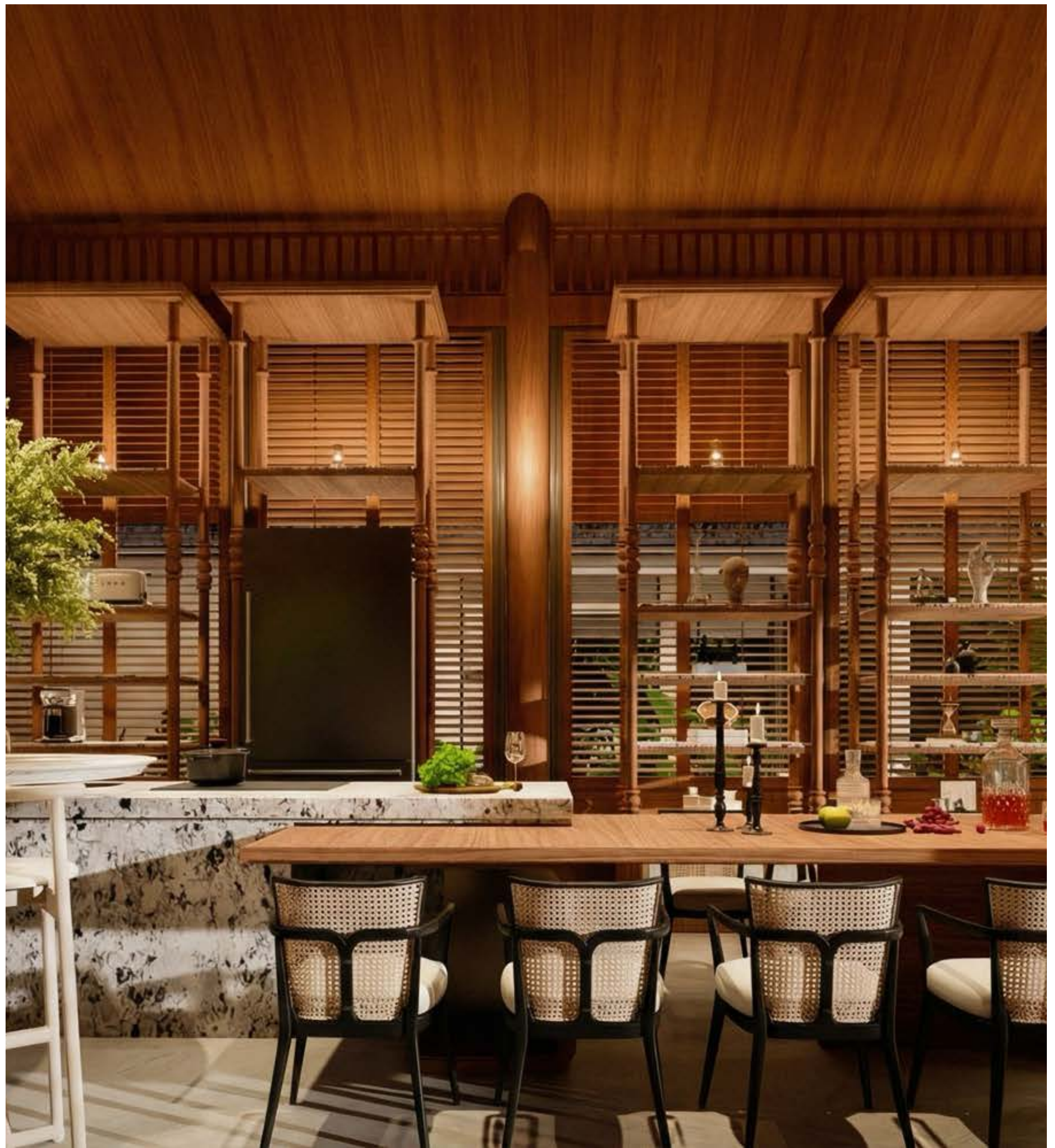
Guest Bedroom

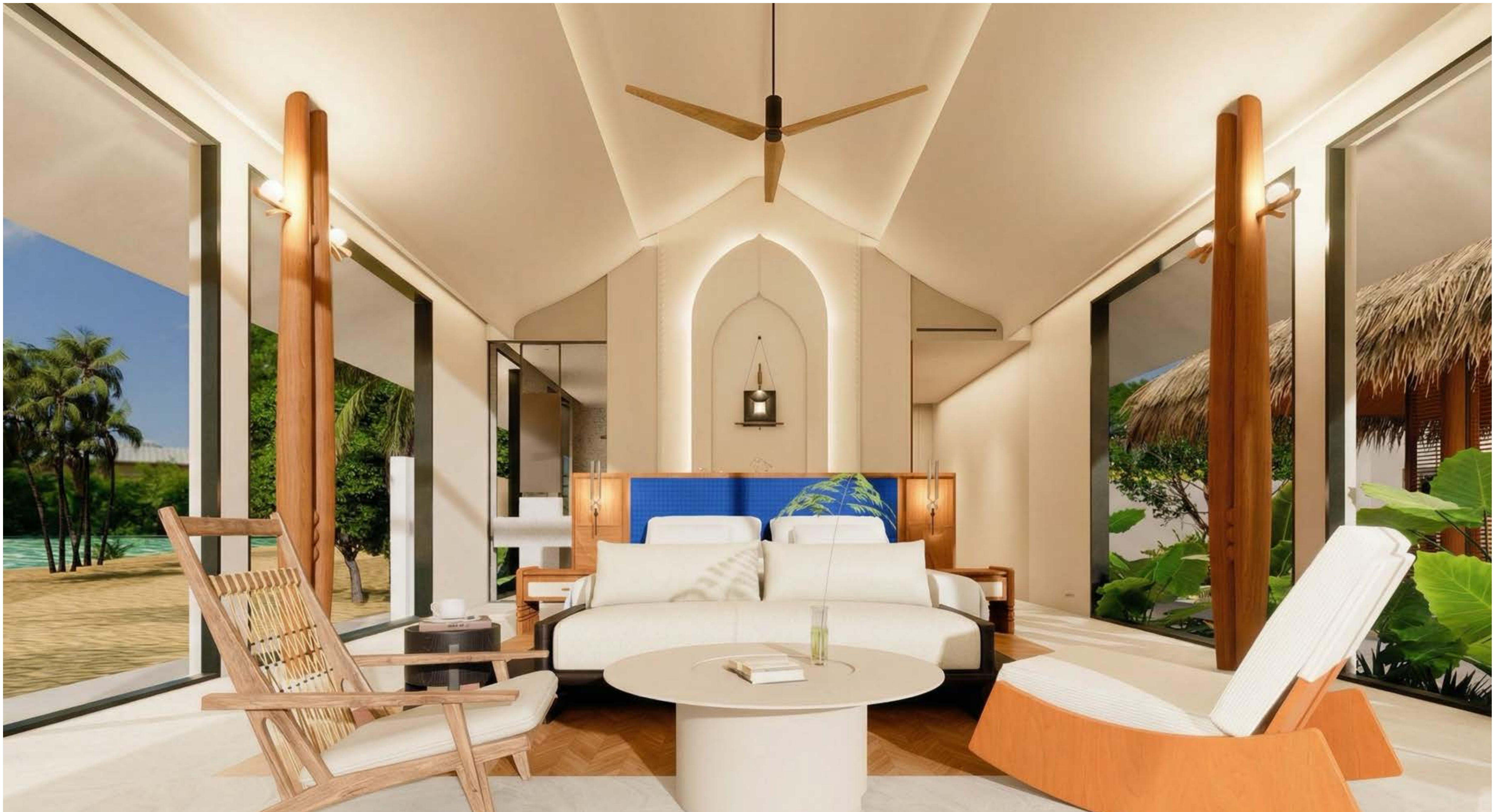


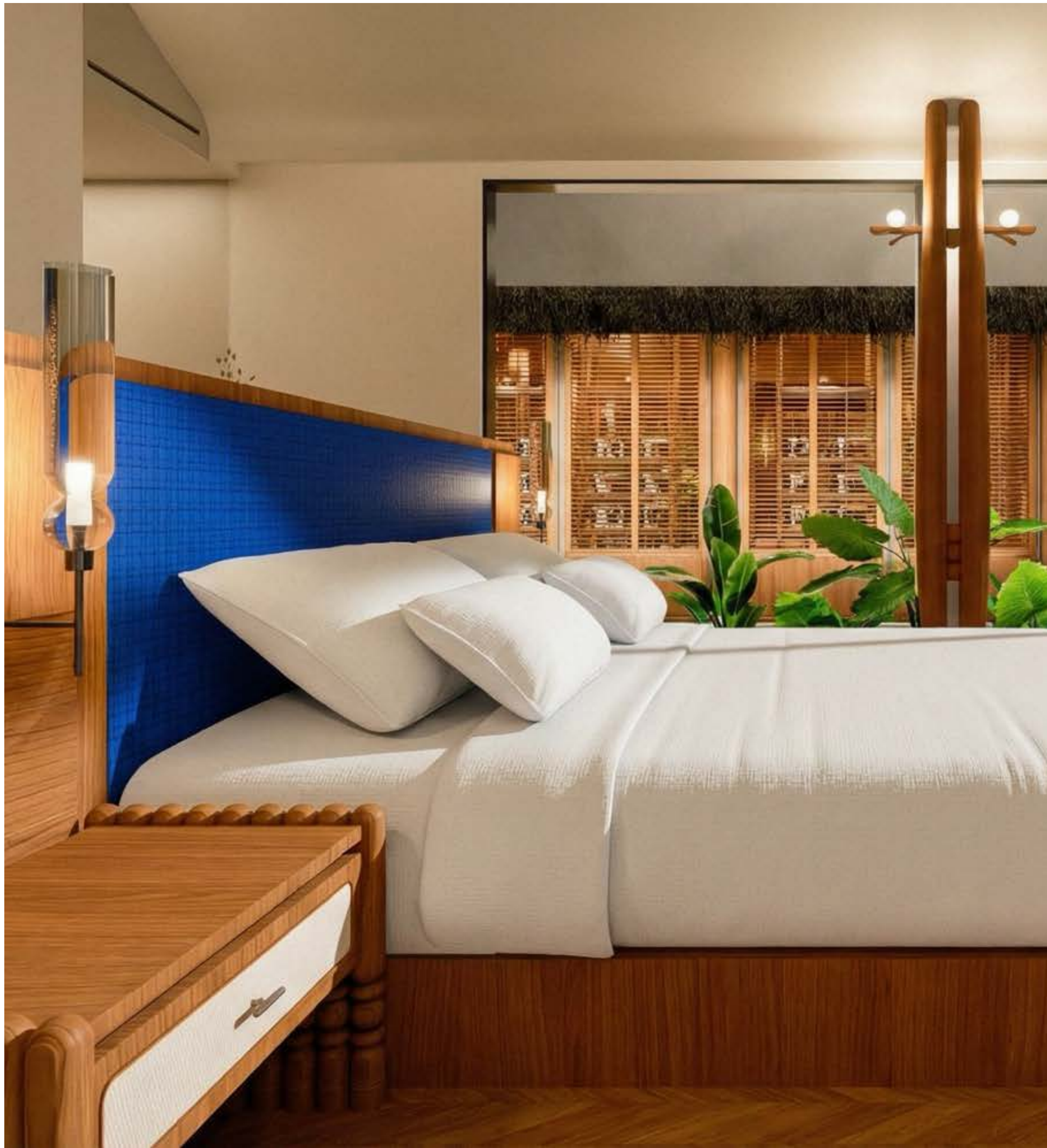




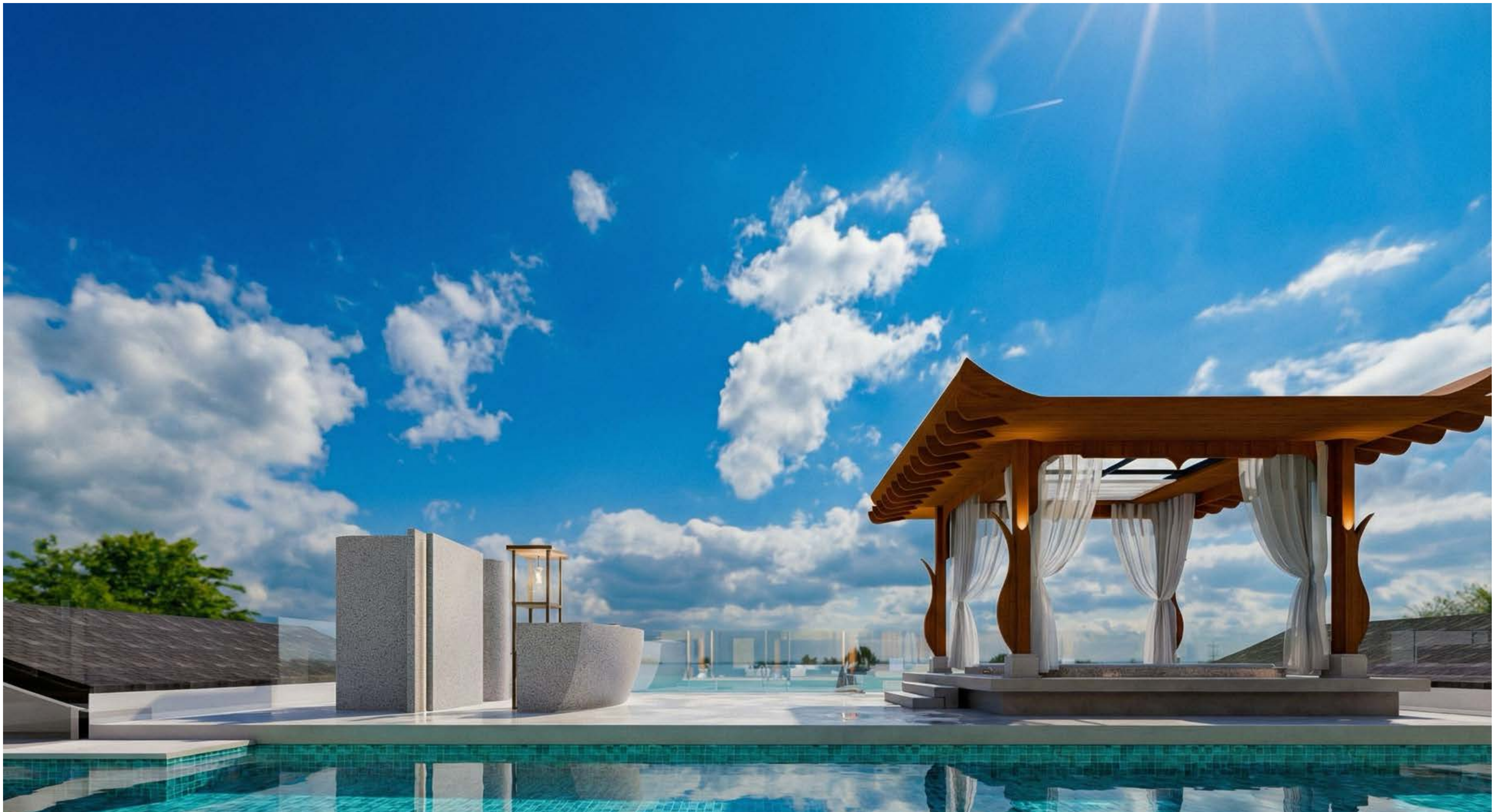














Exclusive benefits for villa owners:

- Long-term visa for 10 years
- Membership at a golf club
- Personal butler for each villa
- Personal buggy for each villa
- Personal speedboat for each villa
- Helipad on site





4-BEDROOM POOL VILLA

From ฿260 million (~\$8,05 million*)



5-BEDROOM OCEANFRONT VILLA

From ฿280 million (~\$8,66 million*)

Additional options

FURNITURE PACKAGE GOLD

฿15M (~\$464K*)

FURNITURE PACKAGE DIAMOND

฿20M (~\$619K*)

Possible

Changes in the layout and decoration are negotiable and the final design will be approved by agreement.

Significant changes to layouts and design are subject to discussion and must be completed before the main contract is signed

*The exchange rate of USD to THB may change



Residence
for island living



Investment asset
for capital preservation
& growth



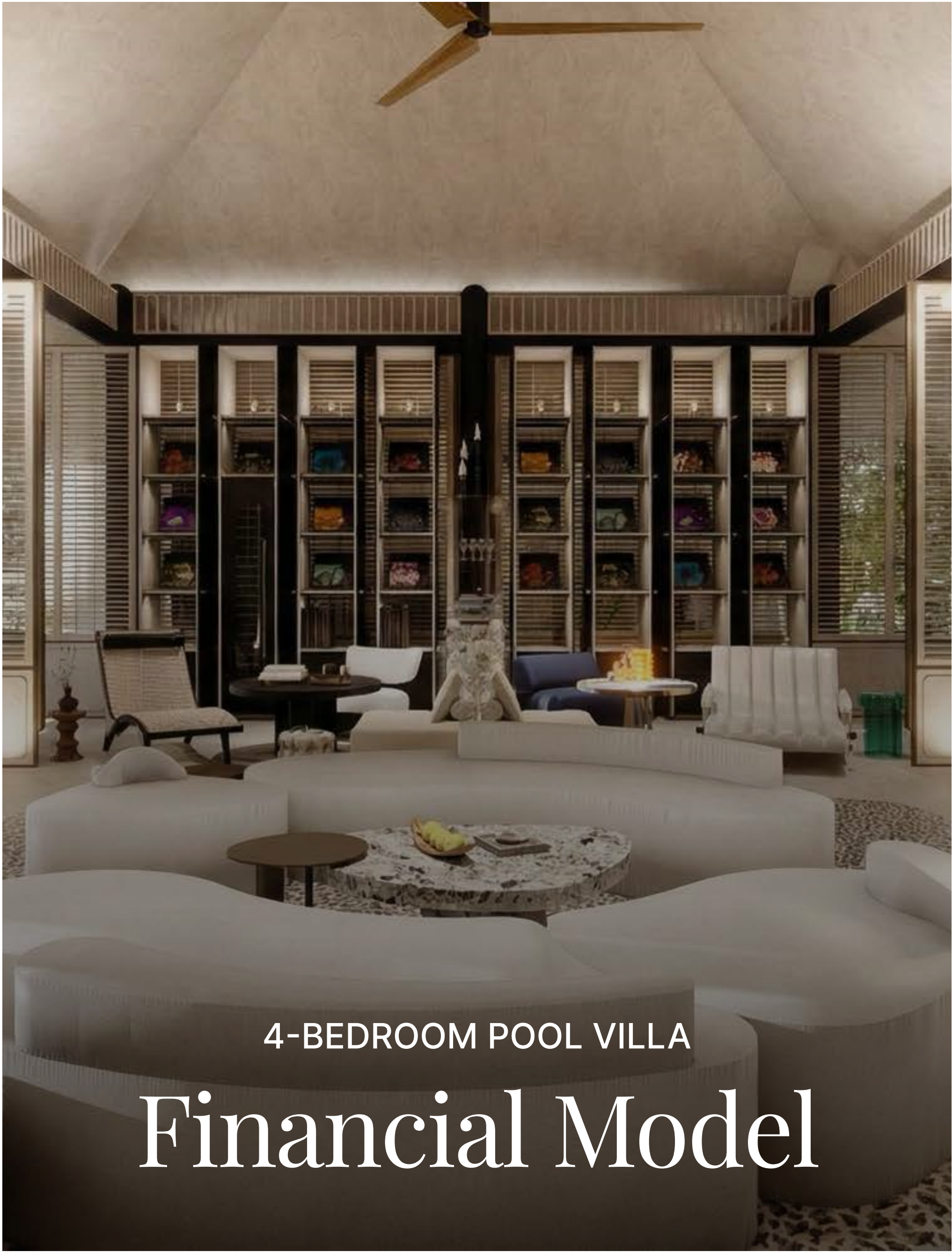
Guaranteed *investment return*

7 % Yield
Guaranteed
for 3 years

100% bayback
Guaranteed

49% return
full capital
protection

individual
management
program



4-BEDROOM POOL VILLA

Financial Model

฿127,4M (~\$3,94M*)

TOTAL REVENUE

฿260M (~\$8,05M*)

CAPITAL RETURNED

฿387,4M (~\$11.9M*)

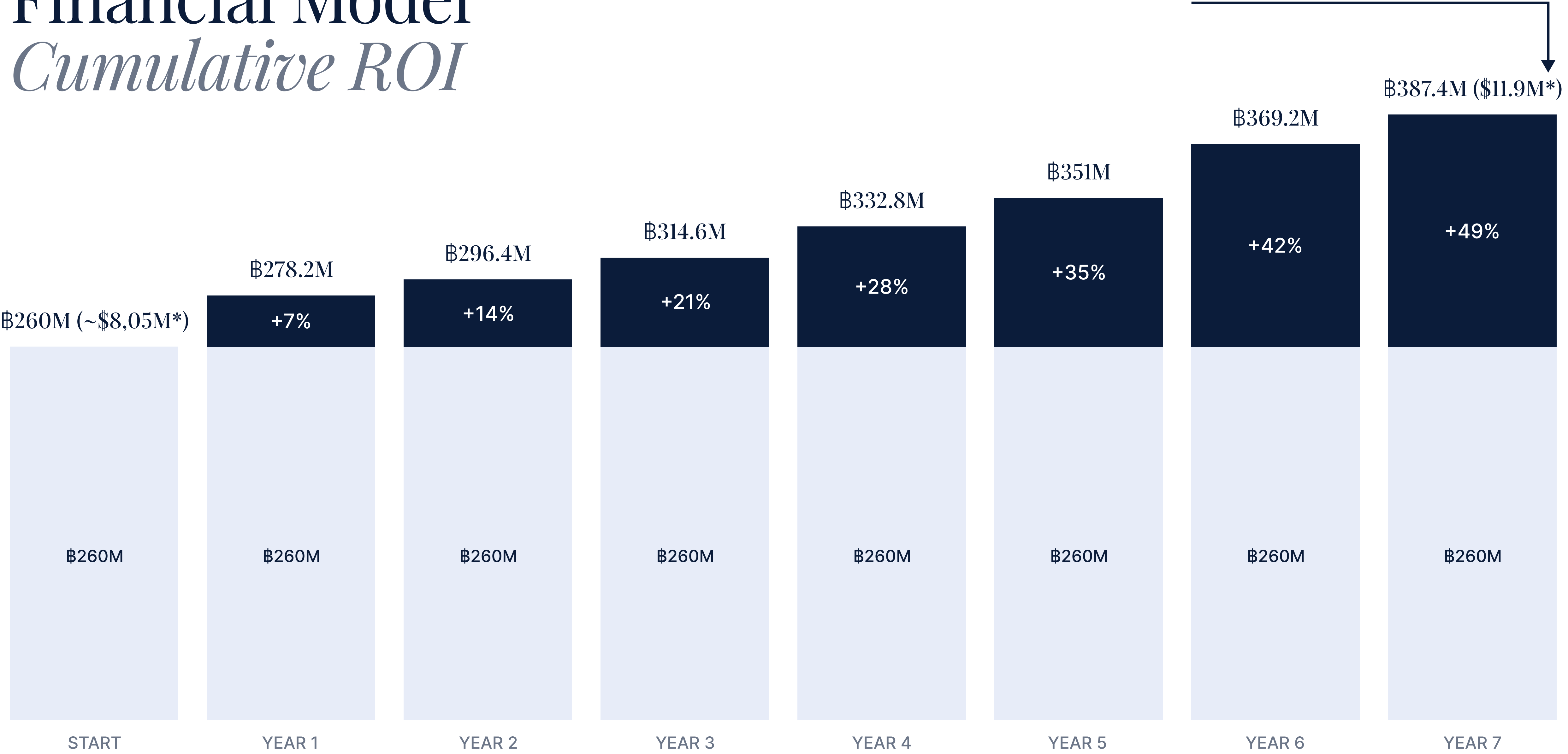
TOTAL VALUE CREATED

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Financial Model

Cumulative ROI

EXIT: 100%
BUY-BACK ฿260M (~\$8,05M*)



*The exchange rate of USD to THB may change



฿137,2M (~\$4.24M*)

TOTAL REVENUE

฿280M (~\$8,66M*)

CAPITAL RETURNED

฿417,2M (~\$12.9M*)

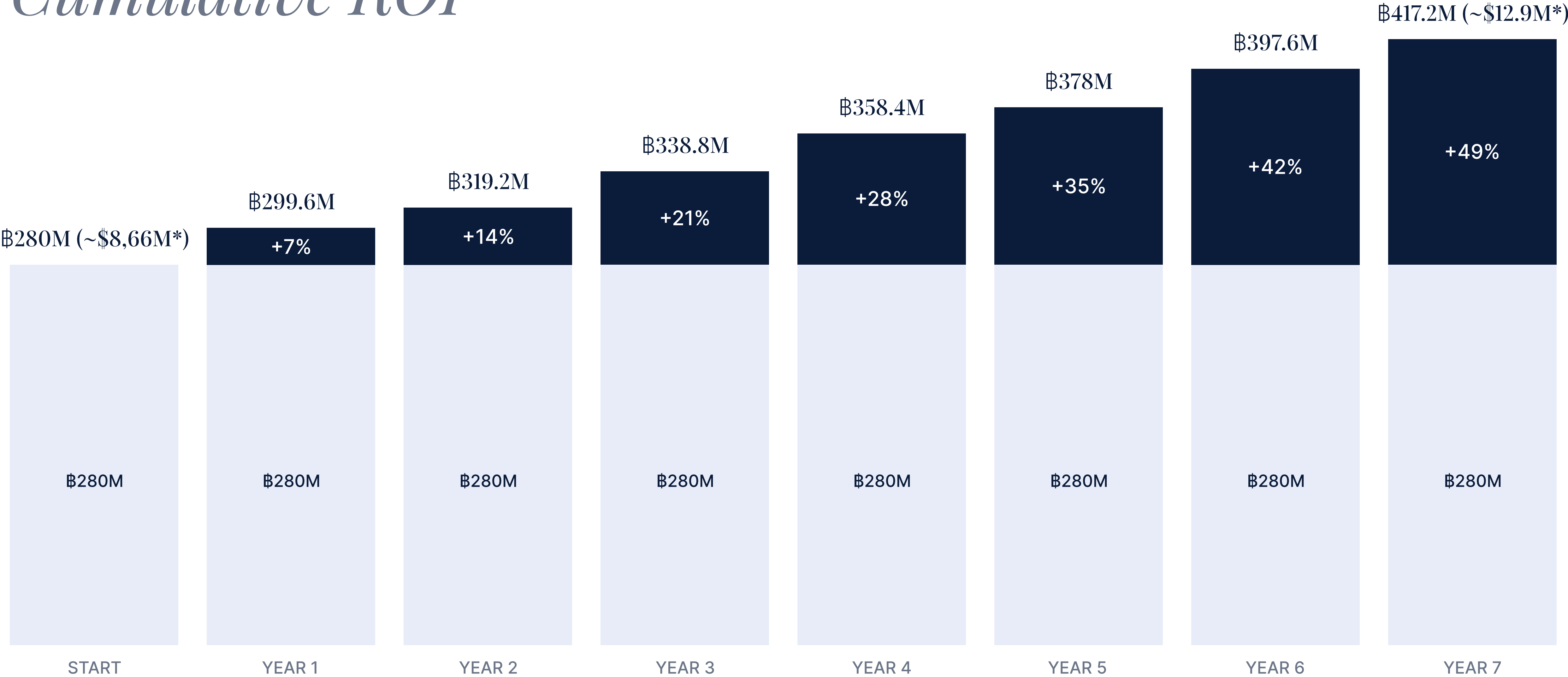
TOTAL VALUE CREATED

*The exchange rate of USD to THB may change

Financial Model

Cumulative ROI

EXIT: 100%
BUY-BACK ฿280M (~\$8,66M*)



*The exchange rate of USD to THB may change

Payment Terms

(Payment schedule)

100%						
	35 %	15 %	15 %	10 %	15 %	10 %
฿500K ~\$15,48K*	WITHIN 30 DAYS	COMPLETION OF FOUNDATION CONSTRUCTION	COMPLETION OF STRUCTURAL FRAMEWORK	COMPLETION THE WALLS & INSTALLING WINDOWS	COMPLETION OF PLANNING & INTERIOR	UPON VILLA HANDOVER

*The exchange rate of USD to THB may change



One-Time and Recurring Payments:

01

Sinking Fund

฿1000 (~\$30*) / m² of built-up
area (one-time payment upon
handover)

02

Common Area Fee

฿60 (~\$2*) / m² / month
(paid annually in advance)

03

Optional Villa Management Package

฿70 (~\$2*) / m² / month (includes
maintenance, pool, garden,
housekeeping, reports, payments)

04

Government Fees and Taxes:

- leasehold transfer fee: ~1.1%
- Freehold transfer fee: ~2%

*The exchange rate of USD to THB may change

7% Guaranteed Revenue

+49% Total Gross Revenue

Bespoke Interior Freedom

Personal Butler Service

Private Speedboat



Institutional Asset Model

100% Capital Protection:

Burasari Elite Management

