

canopy hills วิลล่า  
**CANOPY HILLS**  
VILLAS • PHUKET

[www.canopy.villas](http://www.canopy.villas)

MORE VIEW  
MORE COMFORT  
MORE FAMILY

XL1

Premium villa with panoramic views part of an exclusive enclave of 9 residences, situated directly across from the British International School.

|                |                    |
|----------------|--------------------|
| Land plot:     | 1214m <sup>2</sup> |
| Built-up area: | 757m <sup>2</sup>  |
| Garden area:   | 511m <sup>2</sup>  |

**Exclusive Villa Offer**

# Overview

## MORE VIEW. MORE COMFORT. MORE FAMILY

A private gated community consisted of 9 spacious and fully-functional villas meticulously designed for families with kids.

The villas serve as an ideal choice and a sound decision for a long-term family living in Phuket. Canopy Hills isn't another vacation property but rather a lifestyle well-deserved by those you care so much.

Project started to build in July 2024 and will be completed in December 2026.



# Location

## INTERNATIONAL SCHOOLS

- British School — 3 minutes
- Finnway — 7 minutes
- KIS — 15 minutes
- HeadStart — 25 minutes

## BEACHES:

- Bangtao — 20 minutes
- Layan — 25 minutes

## YACHTING:

- Boat Lagoon — 7 minutes
- Royal Phuket Marina — 7 minutes

- Loch Palm Golf Club – 7 minutes
- Supermarkets, hospitals  
and shopping centers  
— 10-15 minutes



# Why Canopy Hills?

Canopy Hills Villas offer magnificent views of hills, lakes and the British International School. Sunset views are available from anywhere in your villa for your enjoyment.



Actual view



## Concept:

- Family residences for long-term living therefore villas designed spacious, safe, sustainable and usable each sq meter

## Location:

- 5 int'l schools around — high demand for long-term rental
- Magnificent views of hills, lakes and the British International School. Sunset views are available from anywhere in your villa for your enjoyment.

## Quality of life:

- A high standard of construction quality, engineering systems, appliances and finishing materials
- The most advanced engineering systems and the use of green technologies significantly reduce the cost of living and villa maintenance

## Liquidity:

- There are no competing premium projects in the Canopy Hills area, while demand for family living away from tourist zones continues to grow — with new international schools steadily opening
- Competitive pricing for view villas from 80.000 THB per m<sup>2</sup>

## Genuinely premium materials

- Natural granite & Sukabumi stone
- Thermally treated wood & Natural teak
- Natural engineered wood & large-format stone flooring

# The team

Hugs Management developer-company was created in 2023 by experienced players in the Phuket real estate market with the aim of implementing the Canopy Hills as residential project.



**Director**  
**DAOJAI (DAO) TANOMMUANG**

Has 19 years of experience as a real estate agent specializing in the Phuket luxury property market. Dao's extensive real estate expertise and established network, combined with her unique position as a Thai national fluent in English, ensure customer satisfaction and safe investments.



**Technical Engineering and Development Advisor**  
**ROLAND BLESZYNSKI**

PhD Civil Engineering specializing in Structures and Materials, Building Science and Real Estate Development. Roland has been living in Phuket for more than 25 years, and he is a strong believer in this island. People around the world know him as the unofficial ambassador of Phuket. Roland has 25 years of successful experience in development across Thailand, Cambodia and Portugal. Part of his notable real estate projects in Phuket are **MontAzure Kamala, Sava Villas, Cape Yamu Residence, Twinpalms Residence, Cafe Del Mar** and many other premium private residences.



**Project Management Head**  
**DAN MIDDLETON**

Experience in managing the construction in Phuket since 1999. Dan coordinates the work of architects, interior designers, engineers, contractors, manages contracts and provides supervision at every stage of the project. Dan has managed the construction of such famous projects in Phuket as: **Cape Yamu Residence, Cafe Del Mar, Hyatt Place Patong, Iniala Natai, 3 Pagodas** and the construction of many other premium private residences.



**Concept and Interior design**  
**GRAHAM LAMB**

Graham has lived in Phuket for 19 years. 25 years of unique experience in the creative field as architect and interior designer with a vast variety of clients worldwide. Implemented property projects in such places as **US, London, Phuket, Bangkok, Tokyo, Ho Chi Min, Shanghai, Beijing, Sydney, Amsterdam, New Delhi and Bali.**

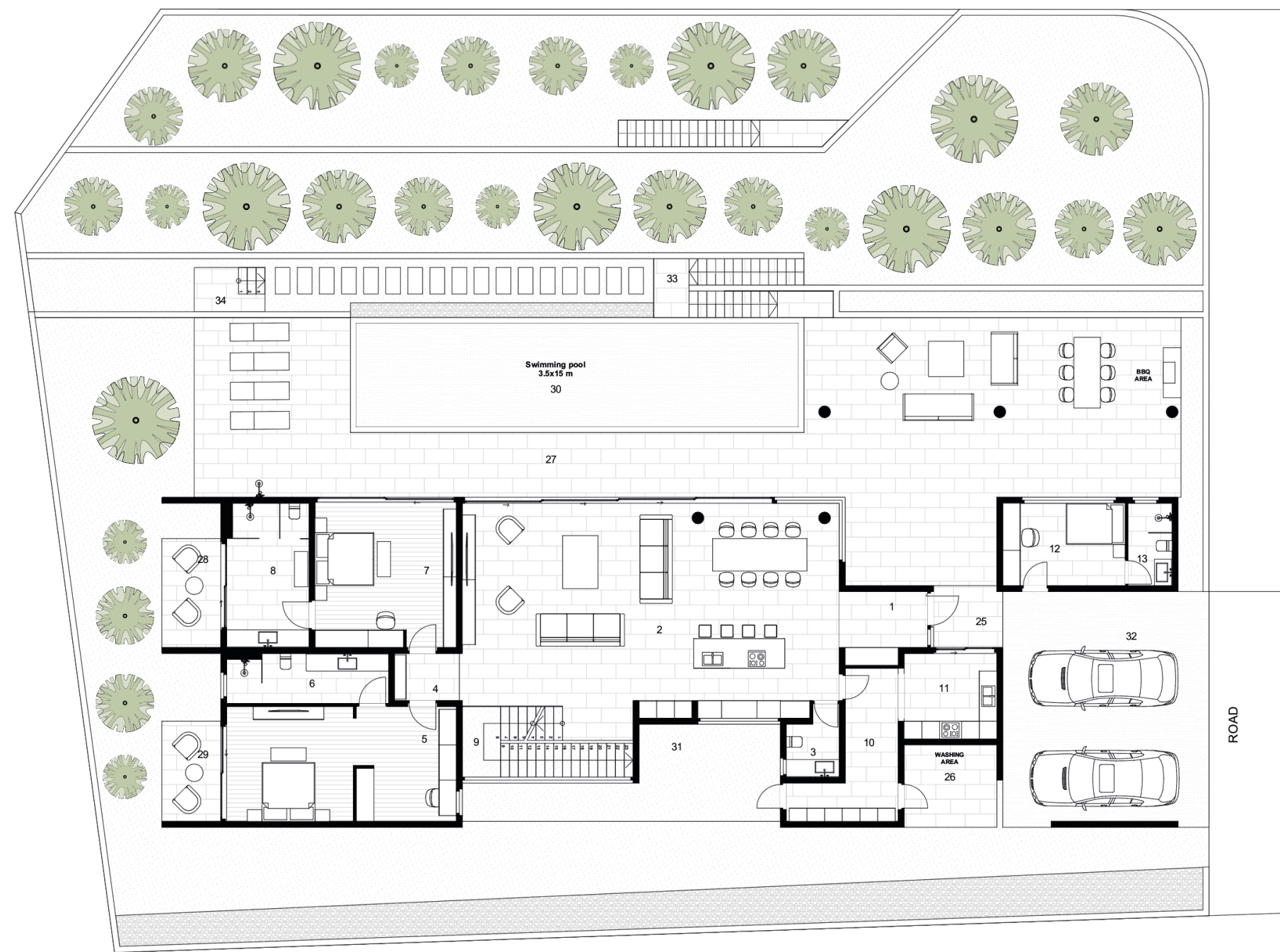


**Architect**  
**ALEXANDER SOSNIN**

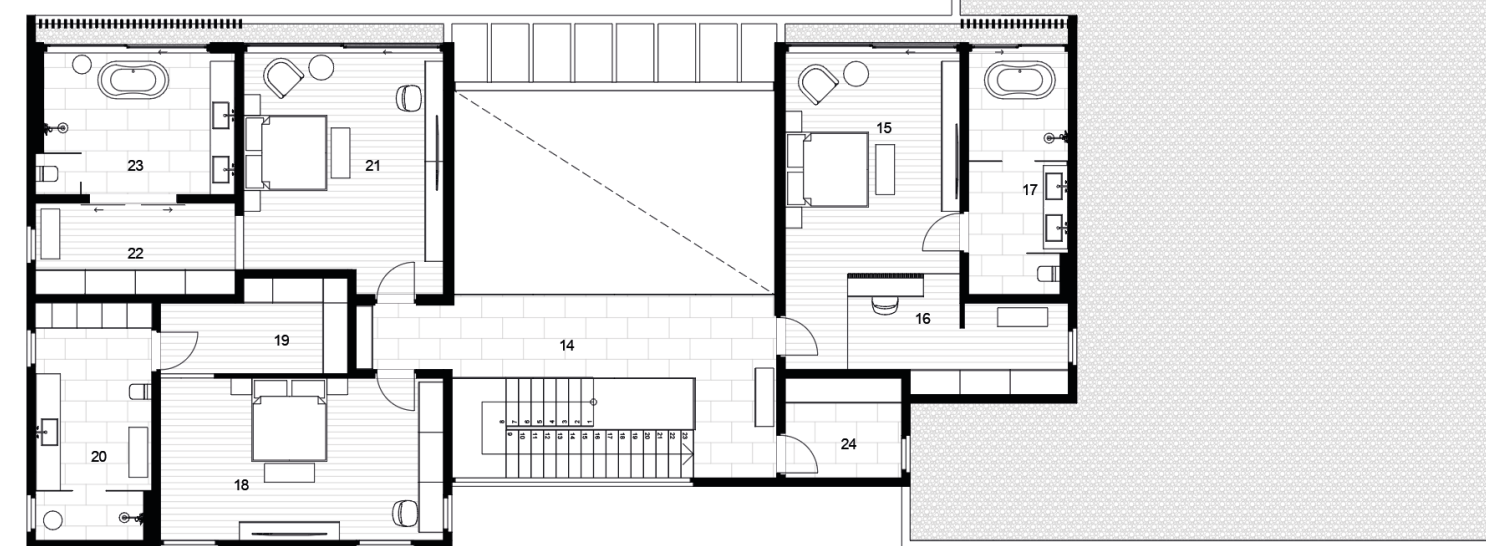
An architect and interior designer with more than 9 years of experience. Among other projects designed **residential and public buildings with energy efficient building materials.**

# Layout

## GROUND FLOOR PLAN



## UPPER FLOOR PLAN



## BUILT UP AREA

### 1 Ground Floor

|    |               |                             |
|----|---------------|-----------------------------|
| 1  | ENTRANCE      | 6.78 m <sup>2</sup>         |
| 2  | LIVING\DINING | 93.34 m <sup>2</sup>        |
| 3  | WC            | 3.87 m <sup>2</sup>         |
| 4  | HALL          | 3.52 m <sup>2</sup>         |
| 5  | BEDROOM 4     | 30.42 m <sup>2</sup>        |
| 6  | BATHROOM 4    | 9.35 m <sup>2</sup>         |
| 7  | BEDROOM 5     | 23.71 m <sup>2</sup>        |
| 8  | BATHROOM 5    | 13.72 m <sup>2</sup>        |
| 9  | STAIR HALL    | 13.92 m <sup>2</sup>        |
| 10 | LAUNDRY       | 11.96 m <sup>2</sup>        |
| 11 | THAI KITCHEN  | 9.14 m <sup>2</sup>         |
| 12 | MAID BEDROOM  | 11.62 m <sup>2</sup>        |
| 13 | MAID BATHROOM | 4.20 m <sup>2</sup>         |
|    |               | <b>235.55 m<sup>2</sup></b> |

### 2 Upper Floor

|    |            |                             |
|----|------------|-----------------------------|
| 14 | GALLERY    | 24.08 m <sup>2</sup>        |
| 15 | BEDROOM 1  | 25.71 m <sup>2</sup>        |
| 16 | WARDROBE 1 | 12.65 m <sup>2</sup>        |
| 17 | BATHROOM 1 | 13.92 m <sup>2</sup>        |
| 18 | BEDROOM 2  | 26.52 m <sup>2</sup>        |
| 19 | WARDROBE 2 | 9.40 m <sup>2</sup>         |
| 20 | BATHROOM 2 | 15.96 m <sup>2</sup>        |
| 21 | BEDROOM 3  | 26.28 m <sup>2</sup>        |
| 22 | WARDROBE 3 | 10.56 m <sup>2</sup>        |
| 23 | BATHROOM 3 | 16.32 m <sup>2</sup>        |
| 24 | STORAGE    | 6.72 m <sup>2</sup>         |
|    |            | <b>188.12 m<sup>2</sup></b> |

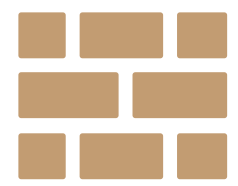
### 3 Outdoor Area

|    |                  |                       |
|----|------------------|-----------------------|
| 25 | ENTRANCE         | 4.89 m <sup>2</sup>   |
| 26 | WASHING AREA     | 8.82 m <sup>2</sup>   |
| 27 | SUN DECK 1       | 159.74 m <sup>2</sup> |
| 28 | SUN DECK 2       | 7.40 m <sup>2</sup>   |
| 29 | SUN DECK 3       | 6.80 m <sup>2</sup>   |
| 30 | SWIMMING POOL    | 52.50 m <sup>2</sup>  |
| 31 | INDOOR GARDEN    | 23.64 m <sup>2</sup>  |
| 32 | GARAGE           | 55.12 m <sup>2</sup>  |
| 33 | WALKWAY          | 11.10 m <sup>2</sup>  |
| 34 | PUMP ROOM ACCESS | 3.60 m <sup>2</sup>   |

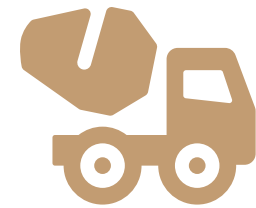
**333.61 m<sup>2</sup>**

**757.28 m<sup>2</sup>**

# Canopy Hills — Project Status



All infrastructure works completed (retaining walls, drainage, roads)



4 villas sold at the “bare land stage”



All construction permits have been obtained



300 m<sup>2</sup> show unit /office — completed



Canopy Hills has been recognized with the prestigious Southeast Asia Property Award as the winner in the category of BEST LUXURY LIFESTYLE VILLAS.

# Construction progress



# Land plot overview

21.07.2025

CONSTRUCTION TIMELINE: DECEMBER, 2026



# Land plot overview

21.07.2025



PLAY VIDEO

# Land plot overview

PANORAMIC VIEW

21.07.2025



PLAY VIDEO

# Villa Specifications & Pricing

Land plot: 1214 m<sup>2</sup>

Built-up area: 757 m<sup>2</sup>

Garden area: 511 m<sup>2</sup>

- A/C channel by Daikin
- Appliances by Bosch
- Sanitaryware by Grohe
- SmartHome
- Large-format double-glazed windows with UV and thermal protection
- Solar energy system
- Natural granite & Sukabumi stone
- Thermally treated wood & Natural teak
- Natural engineered wood & large-format stone flooring

Price: 72.917.000\*

Furniture package: 4.000.000 THB

\*The price is valid until 01.11.2025



## CONTACTS

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