



SETTHASIRI

KOHKAEW RETREAT



PORTRAIT OF SUCCESS

PICTURE A LIFE OF PRIDE AT SETTHASIRI

A home you can truly be proud of,
with every detail carefully designed
to reflect the successes of a lifetime.

PROJECT DESIGN CONCEPT

Setthasiri Kohkaew Retreat

Beyond the demands of everyday life, your peaceful escape awaits
in the pristine, private beauty of Phuket's most breathtaking landscapes,
home to a Modern Classic residence
where elegant lines and timeless style move as one.

With the quiet grace of a personal retreat,
set within lush green gardens recalling hillside vineyard valleys,
renew your spirit in a sanctuary of majestic mountain views,
where life rises to harmonious heights through exceptional nature and design.

*Stimulated image and atmosphere which may change without prior notice





PROJECT INFORMATION

Project Name	: Setthasiri Kohkaew Retreat
Project Location	: Koh Kaew Subdistrict, Mueang Phuket District, Phuket 83000
Project Area	: 34 rai
Project Type	: Two-storey, single-detached residences in Modern Classic style
Project Size	: 110 plots
Built-up Area	: 204 / 260 / 285 / 323 square metres
Land Area	: 56.2 - 126.3 square wah

HOUSE CONCEPT DESIGN

THE TIMELESS SIDE OF LIFE

A Modern Classic design concept that elevates living through contemporary elegance and pure simplicity, expressed in every exquisite architectural detail.

A remarkable reflection of Timeless Design, where the passage of time only deepens its value.

SETTHASIRI KOHKAWEW RETREAT

A home that echoes the pride of accomplishment,
featuring signature elements of true luxury,
from the expansive foyer to the soaring double-volume entrance hall.

The Universal Design approach connects each space seamlessly to a grand living area defined by open plan living at its finest.
Every layout also includes a ground-floor bedroom, thoughtfully designed to support residents of all ages, alongside innovations that make timeless living feel effortlessly modern.

GLORY

Usable Area: 204 square metres

4 bedrooms, 4 bathrooms, Living Room, Dining Area
Kitchen, 2 Parking



1st Floor



2nd Floor

VICTORY

Usable Area: 260 square metres

4 bedrooms, 4 bathrooms, Living Room, Dining Area
Kitchen, Maid's Room, 3 Parking

*Stimulated image and atmosphere which may change without prior notice



1st Floor



2nd Floor

MASTERY

Usable Area: 285 square metres

4 bedrooms, 5 bathrooms, Upper Floor Family Sanctuary,
Living Room, Dining Area, Kitchen, Maid's Room, 3 Parking



*Stimulated image and atmosphere which may change without prior notice



1st Floor



2nd Floor

MAJESTY

Usable Area: 323 square metres

4 bedrooms, 5 bathrooms, Upper Floor Family Sanctuary,
Living Room, Dining Area, Kitchen, Maid's Room, 3 Parking



1st Floor



2nd Floor



ภาพและบรรยากาศจำลอง

CLUBHOUSE AND FACILITIES

A Modern Classic clubhouse that radiates elegance from your first encounter, with the lasting grandeur and understated confidence of a timeless embassy, featuring versatile amenities designed to complement every lifestyle.

PROJECT FACILITIES



Saltwater Swimming Pool
with direct garden access



Separate Children's Pool
Designed to maximise safety



Fully Equipped
Fitness Centre



Communal Garden
Offering shade and serenity



Sansiri Backyard
A kitchen garden
for everyone to enjoy



Poolside Lounge
For private relaxation



Conference Room
Perfect for small group meetings



ภาพและบรรยากาศจำลอง

Setthasiri, A Home Designed for Green Living

With the latest innovations in sustainable residential design

Sansiri selects only the most advanced solutions for better living, with a focus on safety, comfort, energy efficiency, and environmental care, so you and future generations can enjoy a truly sustainable quality of life.



1. EV CHARGER

Electric vehicle charging system



2. GREEN GLASS

Green-tinted glass to reduce heat and sunlight entering the home



3. SOLAR PANEL

Rooftop solar panels



4. DOUBLE VOLUME

Expansive living for the new generation



5. UV SHIELD PAINT

Exterior paint with UV-protective coating



6. BREEZE PANEL

Window ventilation panels



7. FULLY PRECAST

Precast concrete panel innovation



8. GENERATIONS BABY BOOMERS RAMP



9. SOLAR LIGHTING

SAFETY FOR YOU

The Sansiri security system ensures peace of mind, watching over every corner with care, for complete confidence, day and night.

Twenty-four-hour security is elevated to a new standard, LIV²⁴
with the first full-building control in Thai real estate,
powered by smart technology integrated with the security system.



CCTV - VIDEO ANALYTICS

Advanced motion analysis system to detect suspicious activity



REAL-TIME GUARD TOUR

Monitors guard patrols in Real-Time, checkpoint by checkpoint



ระบบ RFID Sensor

Car-mounted sensor for automated gate access

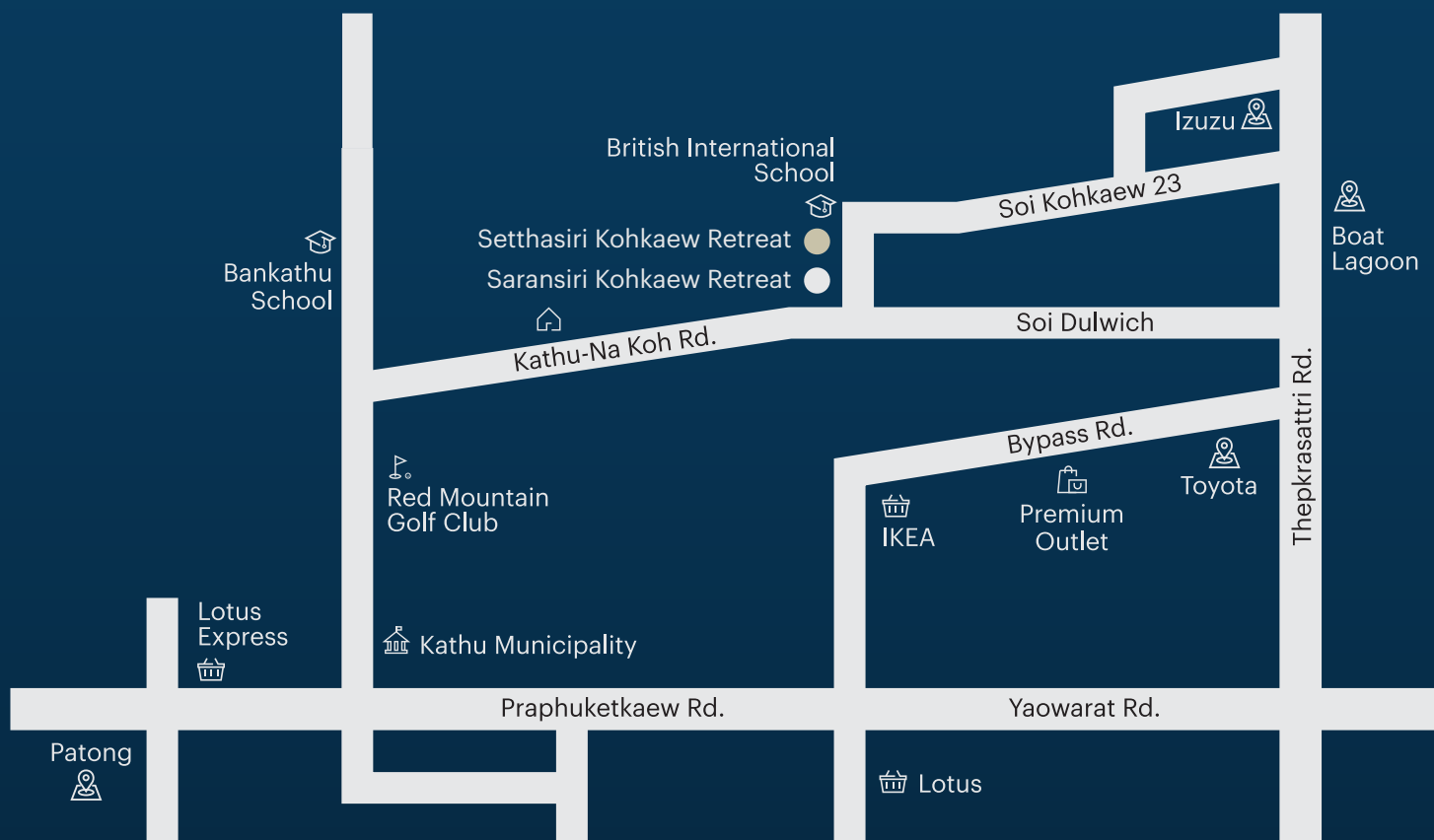


การเข้าออกระบบ VMS SYSTEM

A fast, secure, and accurate visitor management system

LOCATION

Exceptional living at the heart of nature,
shaded and serene in all directions,
in the privacy of Koh Kaew's most desirable neighbourhood,
where country calm and city convenience exceed every expectation



Getting Around

- | | |
|-----------------------------------|--------|
| • Kathu-Patong Expressway | 200 m |
| • Thepkrasattri Road | 3 km |
| • Chalermpreakiat Rama 9 Road | 3.3 km |
| • Rural Highway No. 3030 (Phuket) | 200 m |

Lifestyle

- | | |
|--------------------------------|---------|
| • Central Phuket | 10.5 km |
| • Phuket Old Town | 11.4 km |
| • Phuket International Airport | 25 km |
| • Villa Market | 3.9 km |
| • Robinson Chalong | 5.8 km |

Education

- | | |
|---------------------------------------|---------|
| • British International School Phuket | 800 m |
| • Kajonkiet Suksa School | 11 km |
| • HeadStart International School | 12.1 km |

Hospitals

- | | |
|---------------------------|---------|
| • Mission Hospital Phuket | 9.3 km |
| • Bangkok Hospital Phuket | 12.7 km |
| • Vachira Phuket Hospital | 12.8 km |



EVERY DAY...
LIFE IS GOOD



DESIGN FOR EVERY DAY

HOUSE / CONDOMINIUM / TOWNHOME

Every day feels right in a home carefully designed for real living down to the smallest detail.

Thoughtful features designed for everyday living. Well-planned spaces in single houses, townhomes, and condominiums. Materials chosen with care to bring more comfort to your life.

UNIQUENESS: Beautiful with its own unique character

FUNCTION: Designed with real everyday use in mind

FACILITIES: Fitting every lifestyle

EVERY DAY BETTER TOGETHER

SANSIRI COMMUNITY

Put a smile on your face every day in a warm and friendly community

where you can easily meet, connect, and join activities that bring neighbours together. Because home is more than just a place to live. It is where genuine connections are made.

COMMUNITY: A quality community where you feel at ease every day

LOCATION: A prime location close to key destinations and everyday conveniences

ACTIVITIES: A variety of fun activities for every Sansiri family



EVERY DAY, NO WORRIES

SANSIRI SERVICE

Enjoy peace of mind every day with care that never ends.

Ongoing care is essential to turn every day into a good day.

QUALITY: Homes built to Sansiri's highest-quality standards, with the added assurance of warranty and maintenance coverage.

SECURITY: Peace of mind with LIV-24, Sansiri's security system

SANSIRI FAMILY: Special privileges exclusively for Sansiri residents

PLUS LIVING MANAGEMENT: Comprehensive residential management services

BUILDING FOR BETTER TOMORROWS EVERY DAY

SOCIAL RESPONSIBILITY

Caring every day, in a home thoughtfully designed for the future.

With both today and tomorrow in mind. Because a good home should help build a better, sustainable future for the world we share.

GREEN LIVING DESIGN HOME: Innovative comfort for a sustainable future

WASTE MANAGEMENT: Smart systems for sorting and managing waste

SANSIRI BACKYARD: Edible vegetable gardens within the project

TREE STORY: Caring for green spaces to bring freshness to every project

Visit the Sales Gallery and Show Residences
Open Daily 09.00 to 18.00 hrs

CLICK TO WEBSITE

ADD LINE OA

SETTHASIRI

KOHKAEW RETREAT

 **SANSIRI**
PHUKET

CALL 1685

Project Owner: Sansiri Public Company Limited Company Registration Number: 0107538000665 Head Office Address: 59 Rim Khlong Phra Khanong Soi, Phra Khanong Subdistrict, Watthana District, Bangkok 10110 Registered Capital: THB 20,718,125,722.40 Paid-up Capital: THB 18,615,936,281.37 (Information as of 5 June 2025) Managing Director: Mr Yuthachai Choralerssakul (นายยุทธชัย จุฬานเลิศสุข) Project Name: Setthasiri Kohkaew Retreat Land Title Deed Numbers: 119390, 122472, 39133 Approximate Area: 34 rai Project Location: Koh Kaew Subdistrict, Mueang Phuket District, Phuket Province Land Title under Mortgage: Krung Thai Bank Land Subdivision Permit: In progress Common Area Ratio: 5% of total saleable area Construction Commenced: August 2024 Estimated Completion Date: December 2027 | For more information, please contact the sales office or call 1685. | All images and scenes are computer-generated simulations.