



SIAMESE

BANGTAO

REWARD YOURSELF WITH THE LIFE YOU DESERVE



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ABOUT US

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.



OUR TRACK RECORD

We take pride in our extensive track record, combined with years of expertise and a comprehensive range of development capabilities. Our experience spans various sectors, including residential, commercial, hospitality, mixed-use, and industrial projects.

Our commitment goes beyond delivering high-quality construction; we are dedicated to enhancing property value while ensuring timely project completion. Below is a selection of our notable developments that exemplify our unwavering dedication to quality and excellence in every aspect of our work.

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
- ISLAND COLLECTION

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 Ratchapruet - Pinklao
- Monsane Ratchapruet - Chaeng Watthana
- Siamese Holm Phahol-Vibhavadi
- Siamese Blossom Phahol-Vibhavadi



Island Collection, Phuket



SIAMESE RAMA 9
Bangkok



RAMADA PLAZA RESIDENCE
Sukhumvit 48, Bangkok



ISOLA PHUKET
Layan, Phuket



DUSIT CENTRAL PARK
Bangkok



KIMPTON KITALAY
Samui, Suratthani



LANDMARK AT MRTA STATION
Bangkok



MONSANE EXCLUSIVE VILLA RATCHAPRUEK - PINKLAO
Bangkok



SIAMESE KIN
Ramintra, Bangkok



SIAMESE BLOSSOM AT FASHION
Ramintra 64, Bangkok



LANDMARK AT GRAND STATION
Bangkok



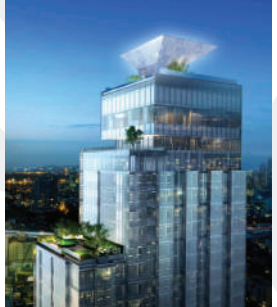
SIAMESE HOLM
PHAHOL-VIBHAVADI
Bangkok



MONSANE RATCHAPRUEK - CHAENG WATHANA
Bangkok



LANDMARK AT KASET TSH STATION
Bangkok



THE BANGKOK THONGLOR
Sukhumvit 55, Bangkok

CHAPTER ONE

LOCATION

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PAGE 6-11

The project is located in Phuket's Layan-Bangtao area, close to beaches, luxury resorts, dining, and modern amenities.

CHAPTER TWO

PROJECT DETAIL

2

PAGE 12-16

Siamese Bangtao offers amenities for comfort and convenience, including a pool, fitness center, 24-hour security, parking, gardens, restaurant, and lobby.

CHAPTER THREE

MASTER LAYOUT
& FLOOR PLAN

3

PAGE 17-25

Siamese Bangtao features two 7-story buildings and one 4-story building, with efficient layouts that minimize distances between them. Amenities like pools and gyms are centrally located for convenience.

CHAPTER FOUR

UNIT TYPE

4

PAGE 26-51

Siamese Bangtao Condominium offers studio, 1-bedroom, and 2-bedroom units, designed for comfort and flexibility to suit various lifestyles.

CHAPTER FIVE

PROJECT
CREATION TEAM

5

PAGE 52-54

This condominium is crafted by a professional team of designers and architects, ensuring high-quality, functional spaces tailored to fit your lifestyle, with attention to both style and comfort.

CHAPTER SIX

INVESTMENT

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PAGE 55-58

Siamese Bangtao is a promising investment with its prime location, quality design, and potential for rental income and property value growth.

CHAPTER ONE

LOCATION



THE HEART OF PHUKET IS CALLING - SEASIDE SERENITY AT ITS BEST

DISCLAIMER

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LOCATION

Layan - Bangtao, Phuket is a prime location offering a mix of nature, lifestyle, and convenience. It's close to Phuket International Airport and surrounded by beautiful beaches like Layan, Nai Thon, and Bangtao. Nearby, you'll find top shopping spots like Porto de Phuket, Boat Avenue, and Catch Beach Club. For activities, enjoy Laguna Golf Club, Blue Tree Phuket, and nearby elephant sanctuaries. Education and health are well-covered with international schools and wellness centers. Perfect for a balance of relaxation and modern living.

Infrastructure

- Phuket International Airport

Shopping & Lifestyle

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

Education

- UWC Thailand International School
- HeadStart International School, Phuket Cherngtalay 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





ISLAND
COLLECTION



Layan Beach
5 min. (2.7 km.)
Bangtao Beach
10 min. (5.3 km.)

DISCLAIMER

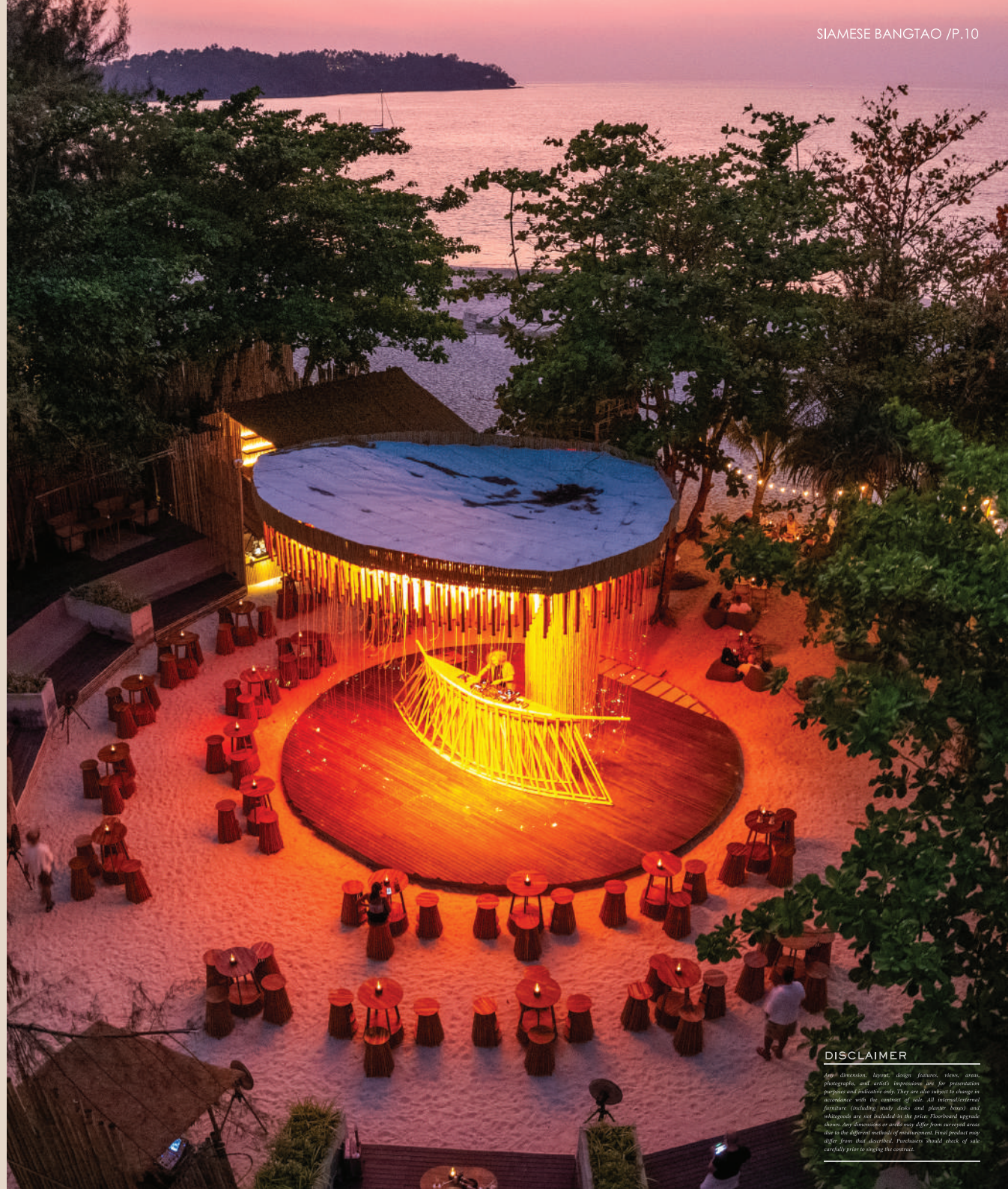
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COASTAL CHARM

MEETS THE HEARTBEATS OF PHUKET

Experience thoughtfully crafted residences designed for modern comfort, offering serene spaces that capture the essence of tropical bliss. From breathtaking ocean views to unparalleled amenities, every detail has been curated with your happiness in mind.

At Siamese Bangtao, you're not just purchasing a home; you're embracing a vibrant community pulsating with life. Discover exceptional dining, captivating nightlife, and an array of outdoor adventures right at your doorstep.



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EXPERIENCE THE ESSENCE:

**A LIVELY TWIST ON
MODERN LIVING IN BANGTAO**

Bangtao-Phuket, offers a unique blend of adventure and tranquility. With its stunning beaches, it's a prime spot for activities like surfing, where the waves provide excitement for thrill-seekers. On the other hand, the serene backdrop of sunsets makes it an ideal place for yoga and mindfulness, allowing residents and visitors to unwind and reconnect with nature. Bangtao's lifestyle beautifully balances active pursuits and peaceful relaxation, creating an ideal setting for those seeking both adventure and inner peace.

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CHAPTER TWO

PROJECT DETAIL



Building C

Studio	35	Units
1 Bedroom	92	Units
2 Bedroom	10	Units
Total	137	Units

Building A

Studio	18	Units
1 Bedroom	82	Units
2 Bedroom	23	Units
Total	123	Units

Building B

Duplex	12	Units
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PROJECT DESCRIPTION

Type :	Studio, 1 Bedroom, 2 Bedroom and Duplex
Total Unit :	272 Units
Location :	Kok Tanode Soi 3, Phuket
Apartment Area :	30.00-90.75 sq.m.
Site Area :	About 6,400 sq.m.
Ownership Structure:	Freehold & Leasehold Options

PROJECT FACILITIES

Health & Wellness	Pet Friendly
Swimming Pool - Main Pool - Roof Top - Shallow Pool - Lap Pool - Kid Pool Jogging Track Golf Simulator Paddle tennis court Gym Thermal Room - Sauna - Steam Room - Onsen - Ice Bath	Pet friendly park
	Bite & Brew
	Restuarant Cafe'
	Other
	Reception & Lobby Outdoor Cinema Rooftop BBQ
	Working Space
	Co-working Space Podcast Studio Meeting Room
	Underground Parking Spaces

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LUXURY LIVING IN LAYAN BANGTAO

Located in the prime Layan-Bangtao area of Phuket, this condominium offers the perfect blend of luxury and tranquility. Surrounded by lush greenery, serene mountain views, and pristine beaches, it's a sanctuary of natural beauty and modern convenience.

Enjoy a lifestyle of elegance with easy access to world-class dining, shopping, golf courses, and international schools. Whether as your dream home or a smart investment, this property offers unmatched value in an unbeatable location.



LUXURY LIVING ABOVE THE CLOUDS

Discover a home where luxury meets the horizon. From a rooftop **padel tennis court** and **infinity pool** to an **outdoor cinema** under the stars, every detail is designed for your ultimate comfort.

Relax, play, and connect in spaces that bring you closer to the sky. With breathtaking views and world-class amenities, this is more than a home - it's a lifestyle of elegance and serenity.

LUXURY LIVING, CLOSE TO NATURE

ELEVATE YOUR LIFESTYLE WITH UNMATCHED
COMFORT AND SERENITY.

Enjoy world-class amenities: rooftop and lap pools, jogging track, gym, sauna, onsen, pet-friendly spaces, café, outdoor cinema, and a remote work hub.

Surrounded by lush greenery and serene waters, this is where luxury meets nature. Reserve your dream home today.



DISCLAIMER

This is a conceptual rendering of the project. The actual project may vary in design, location, and other details. The information provided is for informational purposes only and does not constitute an offer or a contract. Please consult the project's official website or contact the sales team for more information.



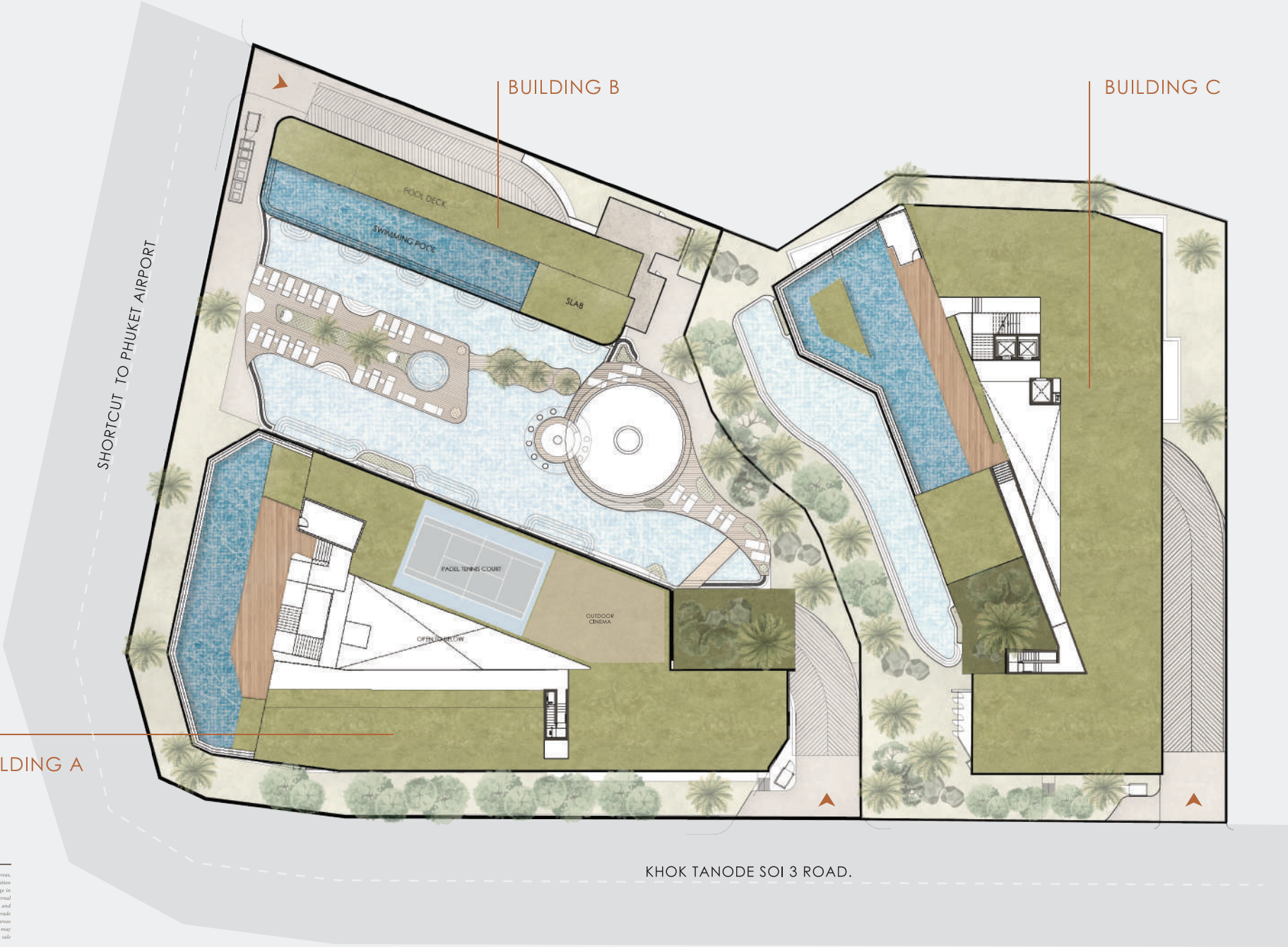
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CHAPTER THREE

MASTER LAYOUT & RESIDENTIAL FLOOR PLAN



MASTER LAYOUT



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SIAMESE

BANGTAO

GROUND FLOOR PLAN

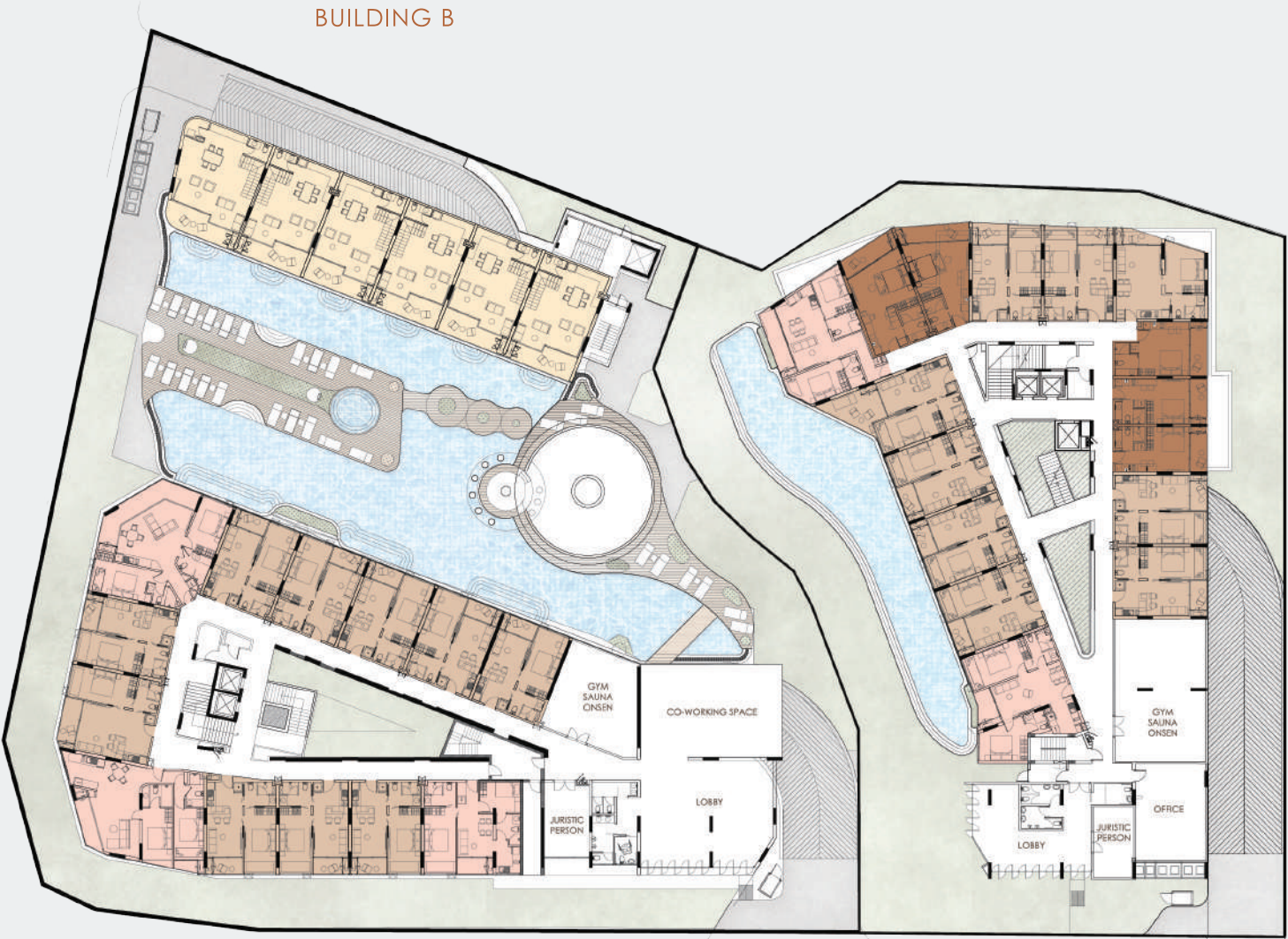
- Studio
- 1 Bedroom
- 2 Bedroom
- Duplex

- Building A**
- 1 Bedroom 10 Units
 - 2 Bedroom 3 Units
- Building B**
- Duplex 6 Units
- Building C**
- Studio 5 Units
 - 1 Bedroom 9 Units
 - 2 Bedroom 2 Units

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Under development**



BUILDING B

BUILDING A

BUILDING C



SIAMESE

BANGTAO

2 nd FLOOR PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- Duplex

- Building A**
- Studio 3 Units
 - 1 Bedroom 12 Units
 - 2 Bedroom 3 Units

- Building B**
- Duplex (Upper Floor)

- Building C**
- Studio 5 Units
 - 1 Bedroom 13 Units
 - 2 Bedroom 2 Units

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Under development**



SIAMESE

BANGTAO

3 rd FLOOR PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- Duplex

Building A

- Studio 3 Units
- 1 Bedroom 12 Units
- 2 Bedroom 4 Units

Building B

- Duplex 6 Units

Building C

- Studio 5 Units
- 1 Bedroom 14 Units
- 2 Bedroom 2 Units

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BUILDING B



BUILDING A

BUILDING C



SIAMESE

BANGTAO

4 th FLOOR PLAN

- Studio
- 1 Bedroom
- 2 Bedroom
- Duplex

- Building A**
- Studio 3 Units
 - 1 Bedroom 12 Units
 - 2 Bedroom 4 Units
- Building B**
- Duplex (Upper Floor)
- Building C**
- Studio 5 Units
 - 1 Bedroom 14 Units
 - 2 Bedroom 1 Units

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Under development**



SIAMESE

BANGTAO

5 th FLOOR PLAN

- Studio
- 1 Bedroom
- 2 Bedroom

Building A

- Studio 3 Units
- 1 Bedroom 12 Units
- 2 Bedroom 3 Units

Building B

- Roof Top Swimming pool

Building C

- Studio 5 Units
- 1 Bedroom 14 Units
- 2 Bedroom 1 Units

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BUILDING B



BUILDING A

BUILDING C



SIAMESE

BANGTAO

6 th FLOOR PLAN

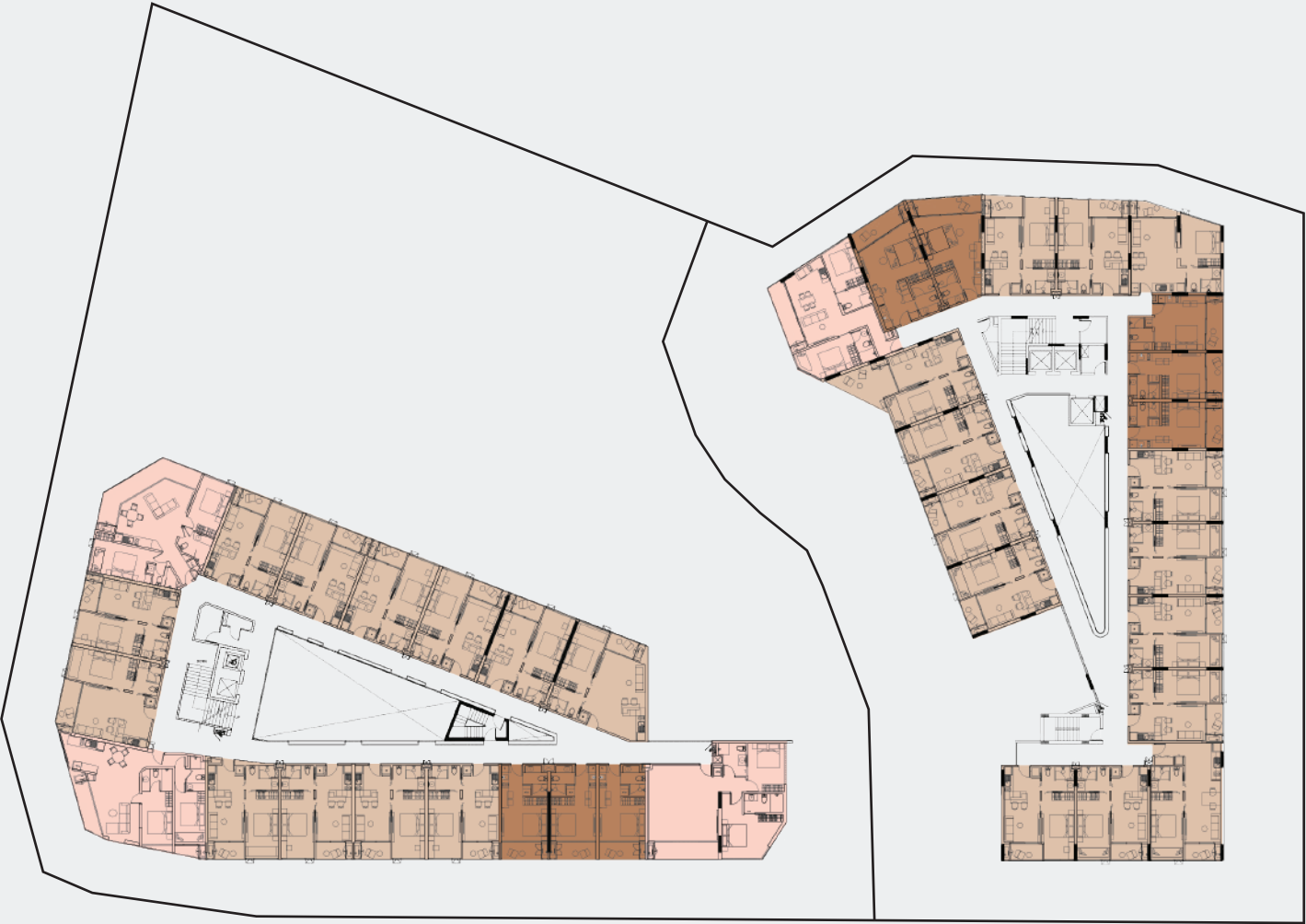
- Studio
- 1 Bedroom
- 2 Bedroom

- Building A**
- Studio 3 Units
 - 1 Bedroom 12 Units
 - 2 Bedroom 3 Units
- Building C**
- Studio 5 Units
 - 1 Bedroom 14 Units
 - 2 Bedroom 1 Units

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Under development**



BUILDING A

BUILDING C



SIAMESE

BANGTAO

7 th FLOOR PLAN

- Studio
- 1 Bedroom
- 2 Bedroom

Building A

- Studio 3 Units
- 1 Bedroom 12 Units
- 2 Bedroom 3 Units

Building C

- Studio 5 Units
- 1 Bedroom 14 Units
- 2 Bedroom 1 Units

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Under development**

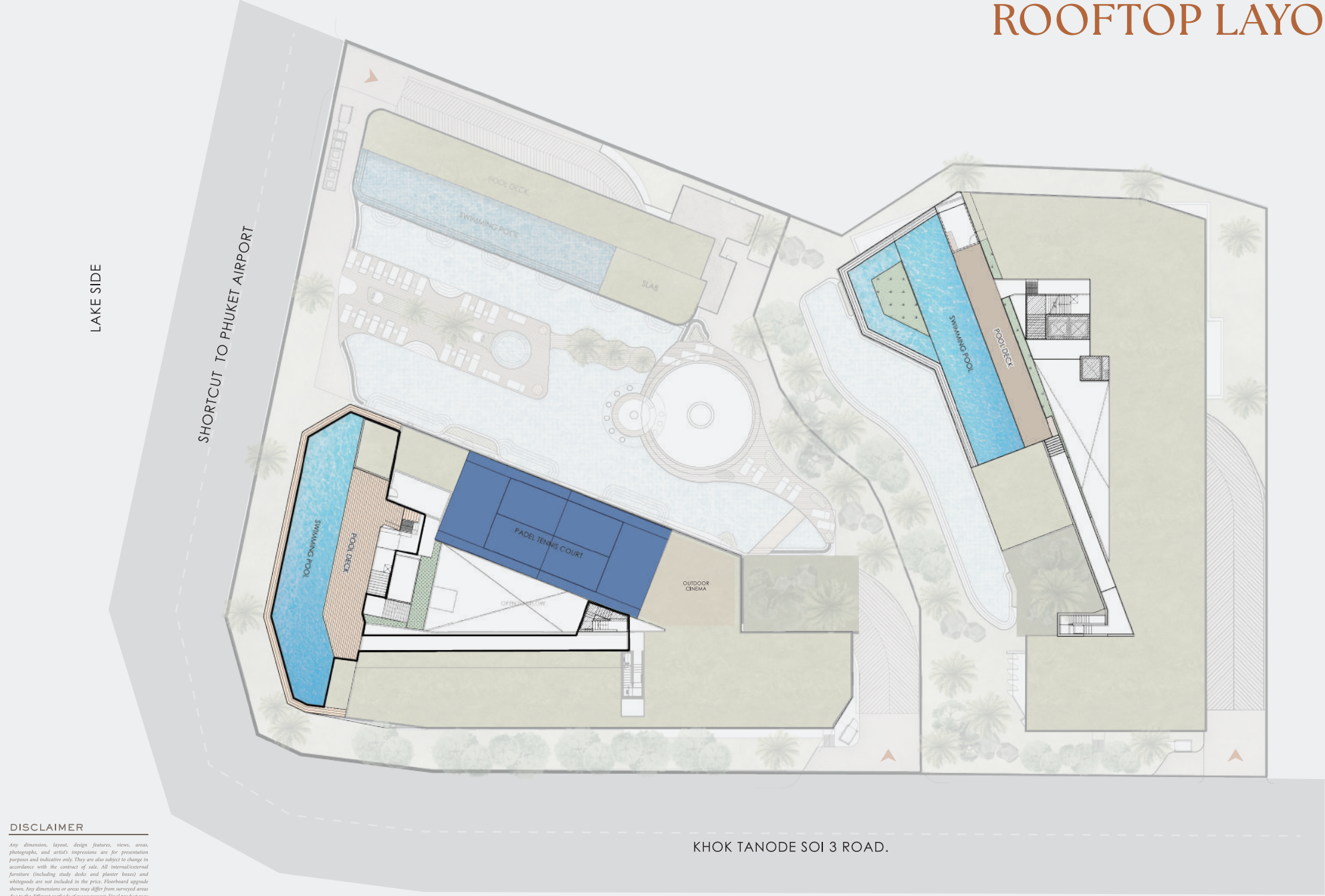


BUILDING A

BUILDING C



ROOFTOP LAYOUT



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KHOK TANODE SOI 3 ROAD.



CHAPTER FOUR

UNIT TYPE





LUXURY DESIGNED FOR EVERYDAY BLISS

Discover a living and kitchen space designed for modern luxury and serenity. With floor-to-ceiling windows connecting to a lush balcony view, the bright, open layout offers a seamless flow of relaxation and style.

Unwind in the cozy living area with warm tones and soft textures, or cook and dine in the sleek, functional kitchen featuring high-end appliances and a chic breakfast bar. Every detail is crafted for comfort and sophistication.



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YOUR EXCLUSIVE RETREAT IN PARADISE

EXPERIENCE ELEVATED LIVING AT SIAMESE BANGTAO

Step into your one-bedroom sanctuary at Siamese Bangtao, designed to blend luxury with nature's beauty. Wake up to stunning panoramic views and natural light, with interiors thoughtfully crafted for comfort and style. Whether you're seeking a personal retreat or a rewarding investment, this space offers serenity, sophistication, and a lifestyle you truly deserve. Make it yours today.

UNIT PLAN

Building A



STUDIO - S1
30.00 SQ.M.



1 BEDROOM - B1
45.25 SQ.M.

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UNIT PLAN

Building A



1 BEDROOM - B1.1
54.50 SQ.M.



1 BEDROOM PLUS - B1.2
(MULTI-FUNCTIONAL ROOM)
55.64 SQ.M.

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UNIT PLAN

Building A

2 BEDROOM - B2.1
83.50 SQ.M.



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UNIT PLAN

Building A

2 BEDROOM - B2.2

85.75 SQ.M.



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UNIT PLAN

Building A

2 BEDROOM - B2.3A
79.50 SQ.M.



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UNIT PLAN

Building A

2 BEDROOM - B2.3B

79.50 SQ.M.



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UNIT PLAN

Building A

2 BEDROOM - B2.4
90.75 SQ.M.



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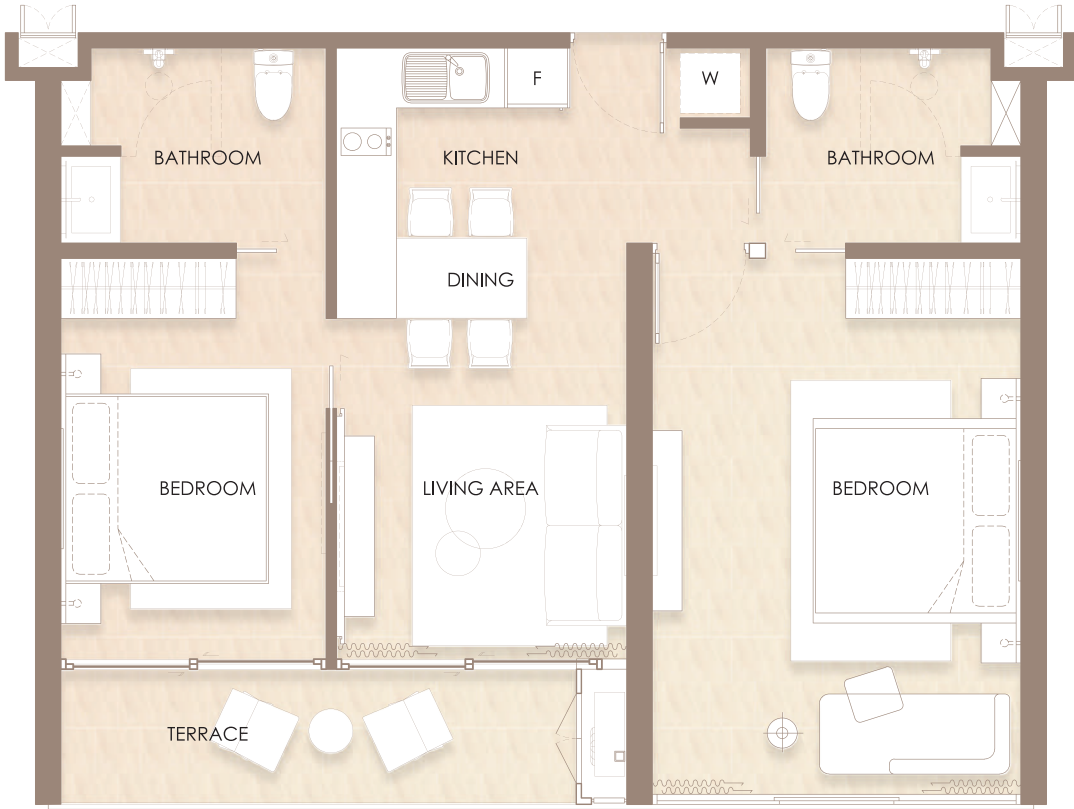
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UNIT PLAN

Building A

2 BEDROOM - B2.5

75.00 SQ.M.



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UNIT PLAN

Building A

2 BEDROOM - B2.5-GF
61.00 SQ.M.



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UNIT PLAN

Building B Lower Unit

DUPLEX - D1
92.00 SQ.M.



Lower Floor



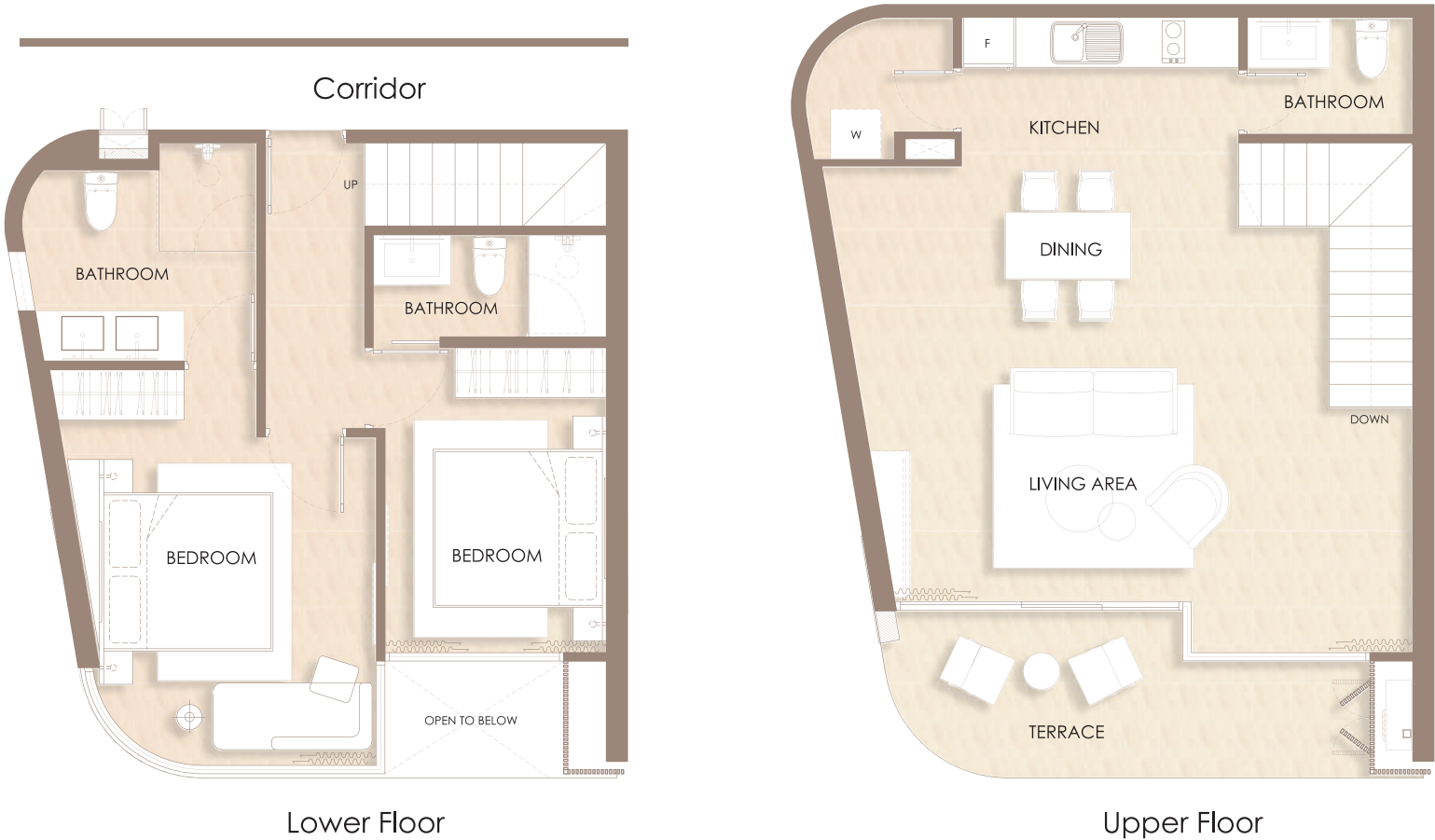
Upper Floor

DISCLAIMER
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UNIT PLAN

Building B Lower Unit

DUPLEX - D1.1
104.25 SQ.M.



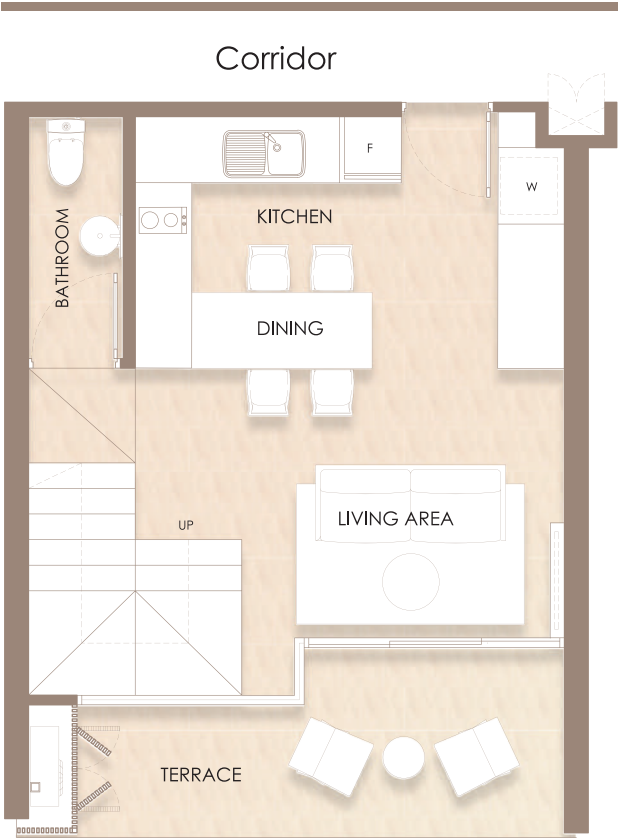
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UNIT PLAN

Building B Upper Unit

DUPLEX - D2
97.00 SQ.M.



Lower Floor



Upper Floor

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UNIT PLAN

Building B - Upper Unit

DUPLEX - D2.1
84.75 SQ.M.



Lower Floor



Upper Floor

UNIT PLAN

Building C



STUDIO - S1
30.00 SQ.M.



STUDIO - S1.1
32.25 SQ.M.

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UNIT PLAN

Building C



STUDIO - S1.2
45.50 SQ.M.

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STUDIO - S1.3
41.25 SQ.M.

UNIT PLAN

Building C



1 BEDROOM - B1
45.25 SQ.M.



1 BEDROOM - B1.1
54.00 SQ.M.

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UNIT PLAN

Building C



1 BEDROOM - B1.2
47.25 SQ.M.

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1 BEDROOM - B1.3
46.00 SQ.M.

UNIT PLAN

Building C

1 BEDROOM - B1.4
49.50 SQ.M.



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UNIT PLAN

Building C

1 BEDROOM - B1.5
55.00 SQ.M.



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UNIT PLAN

Building C

1 BEDROOM - B1.6
44.75 SQ.M.



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UNIT PLAN

Building C

1 BEDROOM - B1.7
55.00 SQ.M.



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UNIT PLAN

Building C

2 BEDROOM - B2.1

81.67 SQ.M.



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UNIT PLAN

Building C

2 BEDROOM - B2.2
84.00 SQ.M.



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CHAPTER FIVE

PROJECT CREATION TEAM



ARCHITECTURE

Original Vision (Thailand) Company Limited

For over three decades, Original Vision has pioneered a new standard in tropical architecture and design across Southeast Asia. Known for their ability to seamlessly blend contemporary structures with natural surroundings, their projects in Phuket exemplify luxury, sustainability, and timeless appeal.

Whether it's the award-winning Samsara Estate or the breathtaking villas on Cape Yamu, each project is a masterpiece of innovation and functionality. Spaces are designed to maximize natural light, airflow, and panoramic views, creating a living experience that is both sophisticated and deeply connected to the environment.

Under the guidance of accomplished architects like Stephen Gorton, Original Vision delivers designs that cater to the discerning tastes of global clientele. From open-plan villas with ocean views to sustainable tropical retreats, their creations stand as a testament to quality, precision, and artistic vision.

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INTERIOR

The Beaumont Partners Company Limited

The Beaumont Partners Company Limited is a leading design firm specializing in architecture and interiors. Known for their timeless and innovative approach, the company creates luxurious residences, five-star hotels, and cutting-edge commercial spaces across Thailand and beyond.

With a focus on blending functionality and elegance, their team of experts delivers bespoke designs tailored to each client's vision. Their commitment to quality, sustainability, and detail has made them a trusted name in the industry, setting new standards in architectural and interior excellence.



DISCLAIMER

Any dimensions, layout, design, details, views, areas, photographs, and other information shown in this presentation are for illustrative purposes only and are not intended to be used for any other purpose. They are subject to change in accordance with the contract of sale. All internal/external dimensions (including, but not limited to, planning, layout, and site plan) are not included in the contract. Beaumont Partners does not assume any responsibility for any errors or omissions in this presentation. Final product may differ from this presentation. Beaumont Partners should check of site carefully prior to signing the contract.

CHAPTER SIX

INVESTMENT & PROJECT TIMELINE



Why SIAMESE BANGTAO

EXCEPTIONAL VALUE, UNRIVALED OPPORTUNITY

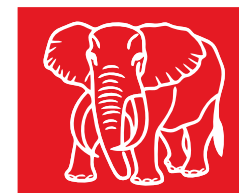
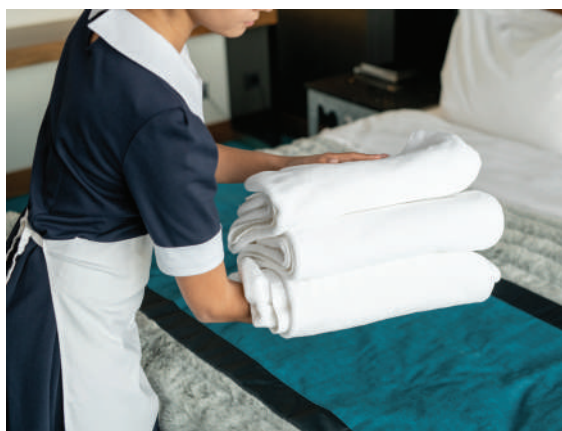
- From just 2.89 MB.
- Average Price: 120,000 THB per Sq.m.

DELIVERED BY THAILAND'S LEADING DEVELOPERS

Siamese Stone unites Thailand's foremost real estate visionaries to create Siamese Bangtao. Siamese Asset PLC sets the standard with bold, cutting-edge designs that merge innovation with timeless elegance. Ritta, Thailand's largest and most trusted contractor, guarantees on-time, on-quality delivery, bringing precision and exceptional craftsmanship to every detail. Cornerstone ensures flawless execution with seamless project management, while Dynasty Development injects its expertise in creating ultra-luxury residences. Together, they redefine Phuket's luxury living with an unparalleled experience.

THE HEARTBEAT OF PHUKET'S LUXURY SCENE

Step into Bang Tao, Phuket's answer to refined living. It's more than a destination - it's a dream realized. Nestled between sparkling beaches and vibrant nightlife, it's the perfect blend of relaxation and energy, designed for those who crave both. Invest in Phuket's most in-demand address, where returns are high, demand is soaring, and the lifestyle is unparalleled.



SIAMESEPROPERTY
SERVICE

Siamese Property Service Company Limited is a trusted leader in property management, offering comprehensive services to ensure your investment thrives. With expertise in maintaining luxury properties like Siamese Bangtao, we provide seamless solutions, including maintenance, rental management, and 24/7 customer support, tailored to enhance property value and elevate living standards. Choosing Siamese Property Service means securing peace of mind, maximizing returns, and enjoying the ultimate convenience of professional care for your investment.

Operation Service

- Room Cleaning
- Room Check in
- Laundry for amenities
- Sale & Marketing

Consumables

- Drinking water
- Soap
- Toothbrush ETC.

Owner service

- Juristic
- Tax
- Utility (EE/Water)

4 Set up (1 time pay)

- Website
- Landing page
- Connect to OTA ETC.

NO.1

PRIME LOCATION

Located in Layan, Phuket, near pristine beaches,
luxury resorts, and world-class golf courses.

NO.2

GROWING DEMAND

Phuket's year-round appeal ensures strong occupancy and rental potential.

NO.3

PROFESSIONAL PROPERTY MANAGEMENT

Managed by Siamese Property Service Company Limited, investors benefit from seamless and efficient management to maximize rental income and property upkeep.

NO.4

FLEXIBLE OWNERSHIP OPTIONS

Offering both freehold and leasehold options, Siamese Bangtao provides flexibility for international and local investors, with professional management for a hassle-free experience.

NO.5

ECO FRIENDLY AND SUSTAINABLE FEATURES

Designed with sustainability in mind, the project incorporates green spaces and energy-efficient solutions, appealing to eco-conscious investors and residents.

NO.6

LUXURY AMENITIES

The condo offers resort-style facilities such as a swimming pool, spa, fitness center, and on-site restaurants, enhancing the appeal to renters and residents alike.

NO.7

MODERN AND LUXURIOUS DESIGN

Siamese Bangtao blends contemporary architecture with nature, offering stylish, functional units with breathtaking views of the Andaman Sea and surrounding greenery.

10 REASONS TO INVEST

NO.8

STRONG YOY APPRECIATION

10%

Property values in the area grow 5-10% annually, ensuring long-term capital gains.

NO.9

HIGH RENTAL YIELD

8-15%

Earn attractive rental returns of 6–8% annually in a high-demand tourist area.

NO.10

TRUSTED DEVELOPERS

The project is developed by trusted industry leaders, including Siamese Asset, Ritta, Cornerstone and Dynasty Development, ensuring top-quality construction and management.



PROJECT TIMELINE





Siamese Bangtao

Khoktanode Soi 3, Choeng Thale, Thalang District, Phuket 83110

+66 628 789 224

+66 835 293 388

Project Name Siamese Bangtao **Asking for government permission by the name** Siamese Bantao **Project owner** Siamese Stone Developments Co., Ltd. **Company Registration Number** 0105565203529 **Office address** Charter Square, Floor 30, Unit 30-02, North Sathorn Road, Silom Sub-district, Bang Rak District, Bangkok 10500 **Registered capital** 5,000,000.00 THB **Authorized directors** 1. Mr.Dhanesh Deepak Sabnani 2. Mr.Richard Charles Bell 3. Mr. Puttipong Chatasuchart 4. Mr.Panitan Tepnikorn 5. Mr.Wanchai Amornsuwan **Project location** Soi Khok Tonode 3, Tambon Cheong Thale, Amphoe Thalang, Phuket **Area of the project** 3-1-31 **Land title deed no.** 19406 **Encumbrance** process of applying for a loan with a financial institution **Type of building** Condominium **Construction Proceeding Date** Q2 2025 **Expected Completion Date** Q2 2027 *** Remarks: Information and details of the Project may be changed without prior notice**

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