SETTHASIRI

KOHKAEW **RETREAT**



Real images, simulated atmosphere

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


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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 KOHKAEW 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





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





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



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
- Fully Equipped
  Fitness Centre
- Sansiri Backyard
  A kitchen garden
  for everyone to enjoy
- Conference Room
  Perfect for small group meetings
- Separate Children's Pool
  Designed to maximise safety
- Communal Garden
  Offering shade and serenity
- Poolside Lounge
  For private relaxation



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, LIV 24

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

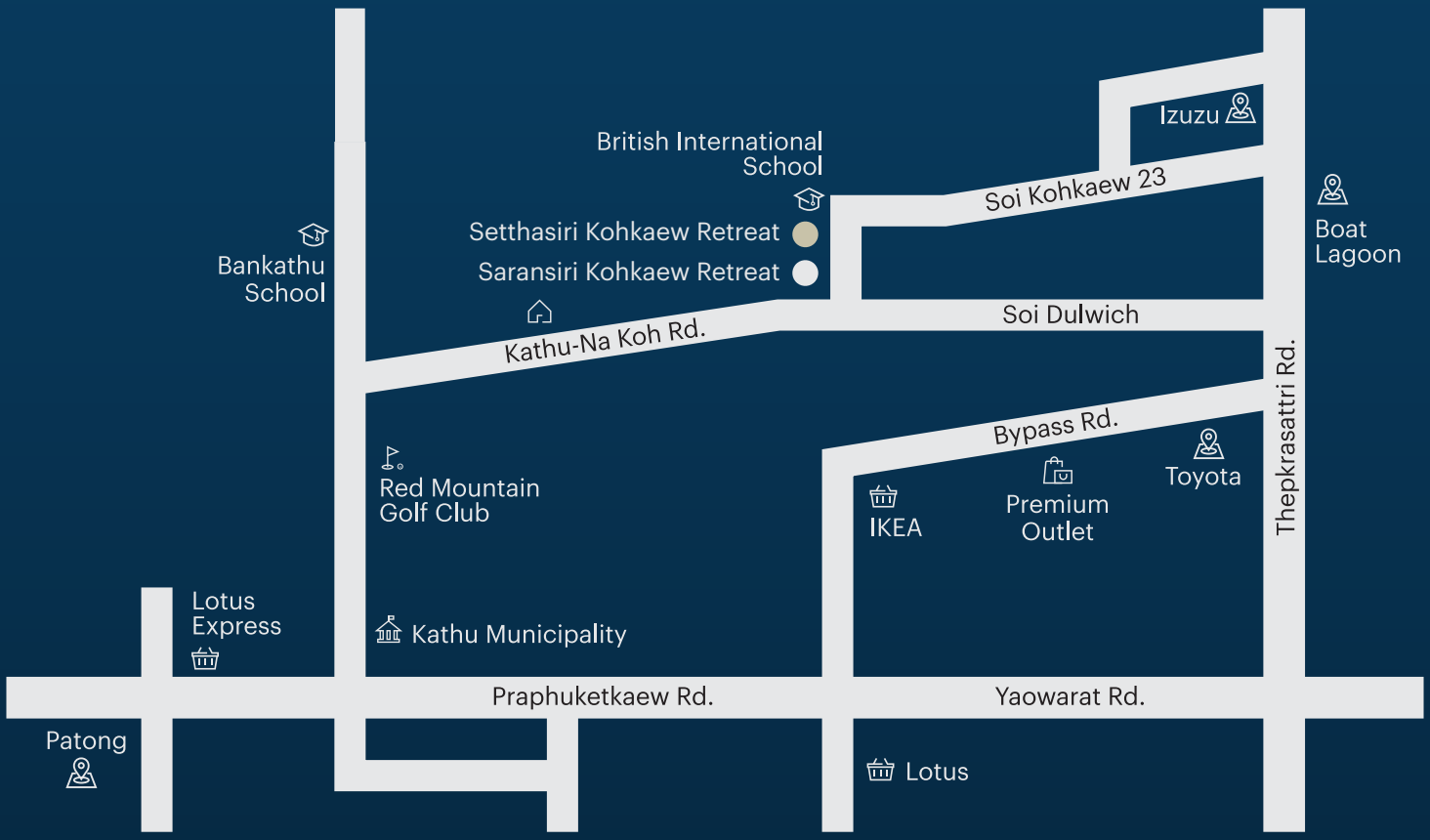
REAL-TIME GUARD TOUR
Monitors guard patrols in Real–Time,
checkpoint by checkpoint

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
• Chalermprakiat Rama 9 Road	3.3 km
• Rural Highway No. 3030 (Phuket)	200 m

Education

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

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

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

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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 จุฬาเลิศสุข) 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.