



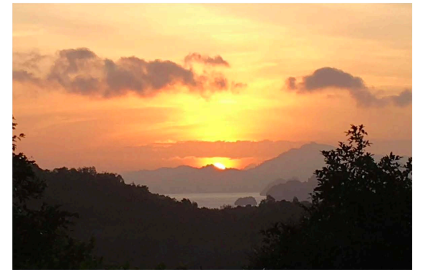
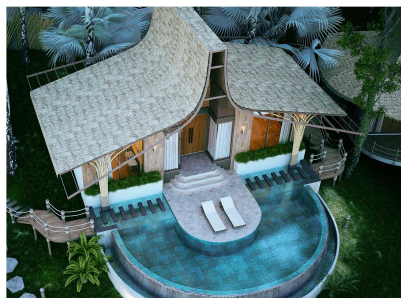
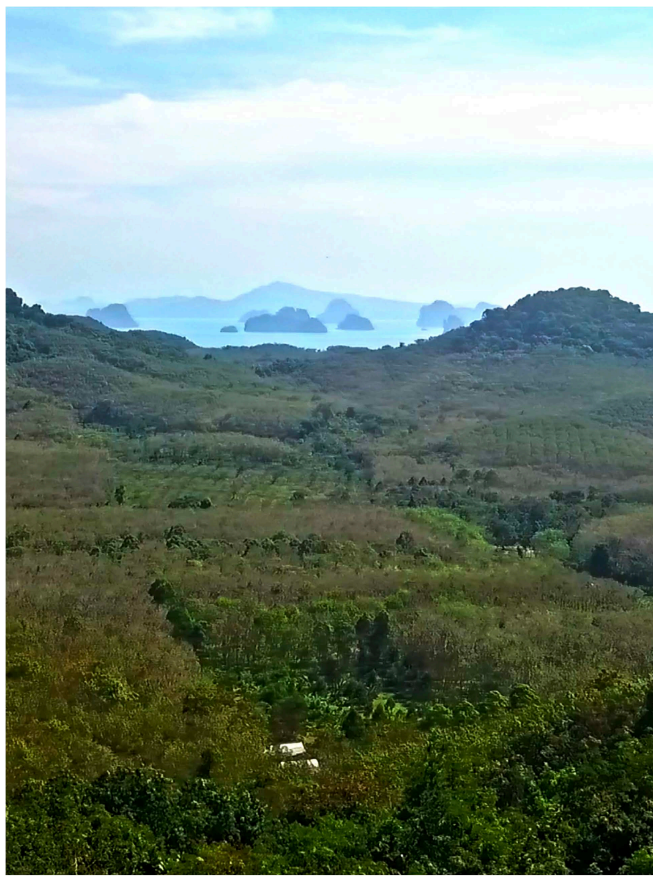
Koh Yao | Hillside Villa Retreat

Development opportunity from 10 rai to 73 rai

Koh Yao Noi is a unique and largely untouched island located in the vicinity of Phuket, Krabi and Phang Nga. It offers an unparalleled opportunity for potential development, as it remains unspoiled by large-scale tourism. With its close proximity to other popular tourist destinations, Koh Yao Noi presents an exciting prospect for those looking to invest in or re-locate to this idyllic paradise.

Koh Yao Noi is home to several high-end exclusive resorts, including The Evason Six Sense Resort, Paradise Resort, and Cape Kudu. Opportunity for further development within the luxury hospitality sector on Koh Yao Noi is growing along with the wider trend of Thailand's aim to attract more high-end tourism.





Koh Yao Noi

One of Thailand's last unspoilt islands

**The
Guardian**

Koh Yao Noi, is in the middle of Phang Nga Bay, in the south of Thailand. Despite being located near Phuket and Krabi, it is largely unspoilt and boasts an abundance of natural beauty and wildlife that cannot be found elsewhere in the region.

Most of Koh Yao Noi's islanders, who are mainly rice farmers or fishermen, still rely on agriculture for their livelihood, quietly observing traditional village lifestyles and a cultural heritage that have remained for centuries. This gives the island a rare atmosphere far removed from the hustle and business of popular nearby destinations.

Surrounded by rich natural mangrove forests and home to diverse plant and wildlife species, Koh Yao Noi is a hidden paradise providing one of the last remaining opportunities for visitors to experience a part of Thailand very few get to see. This makes it an exciting opportunity for investors who realise the potential in developing luxury villa resorts on these secluded shores.



Proposed Investment Opportunity 10 Rai **Koh Yao Villa | Retreats**

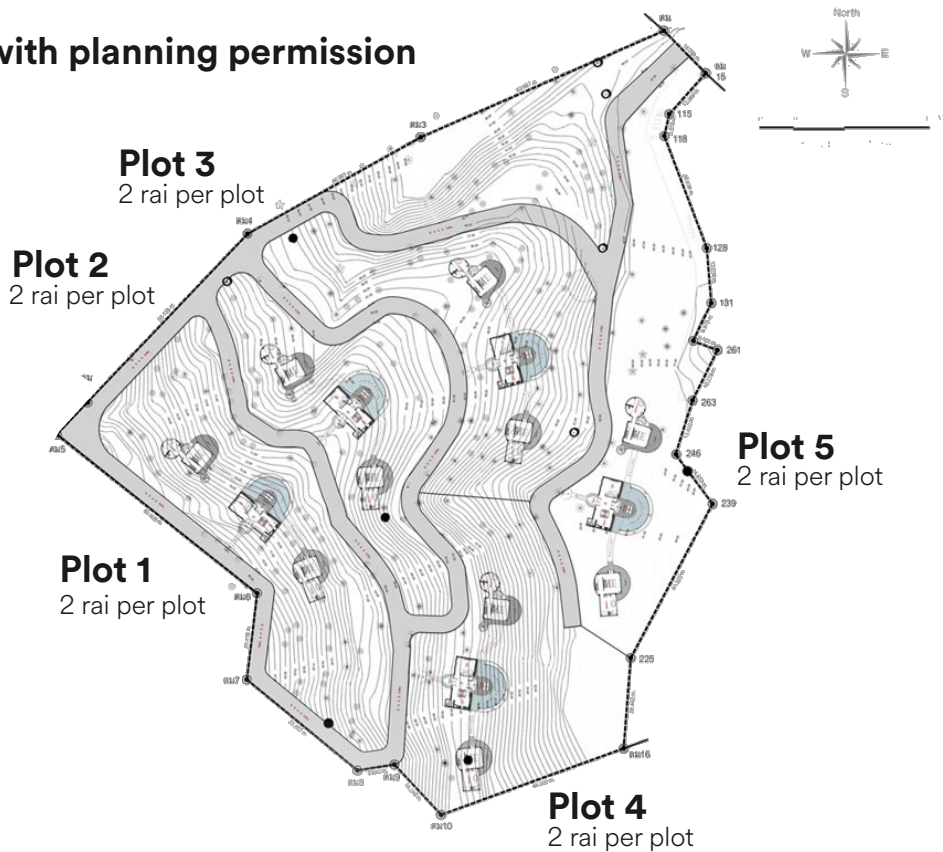
The land on Koh Yao Noi is Thai/Canadian owned. Jade, from Canada, has been living on the island for 25 years. She is an experienced hospitality professional with extensive knowledge and appreciation of the local customs. Her Thai partner, Radt, with his expertise in development, infrastructure and utilities, ensures invaluable insights into the building processes on the island.

The 10-rai plot of land offers an investment opportunity for those looking to create a luxurious retreat with planning permission in place for 5 dwellings to build something truly unique.

To develop the site proposition we have designed a small resort project of our own: 10 rai has been surveyed and divided into 5 subplots of two rai each. Each plot contains one unit consisting of three buildings and a swimming pool.



10 Rai - 5 plots with planning permission



Plan View of site with planning permission

5 dwellings (per 2 rai plot)

3 structure villa

2 linking corridors

2 bedrooms/bathrooms

Swimming pool

Sun deck

North and south facing terrace

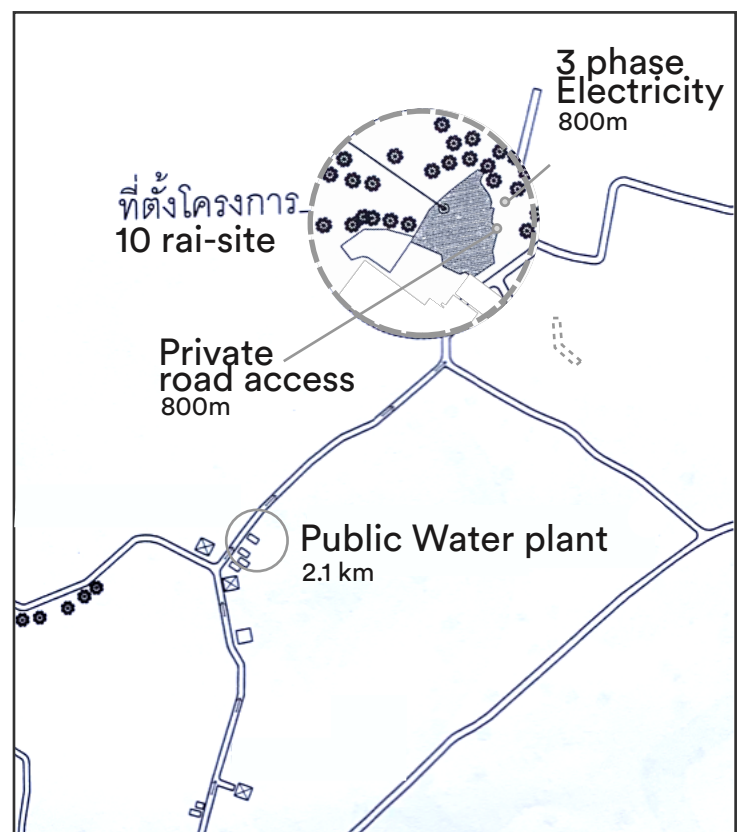
Private gardens

Utilities

The site, located within one kilometre of existing electricity transformers and communication cables and pylons, is ideally situated to take advantage of the local electricity and communication infrastructure. This local network provides reliable street lighting, signals and services for home and business owners nearby, making it an ideal location for a new development opportunity.

Clean and potable water can be accessed through a comprehensive network of water supply pipes throughout the locale, with dedicated or shared pipes that can be used to supply the site with, allowing for both long-term and immediate access.

Site location & access rights

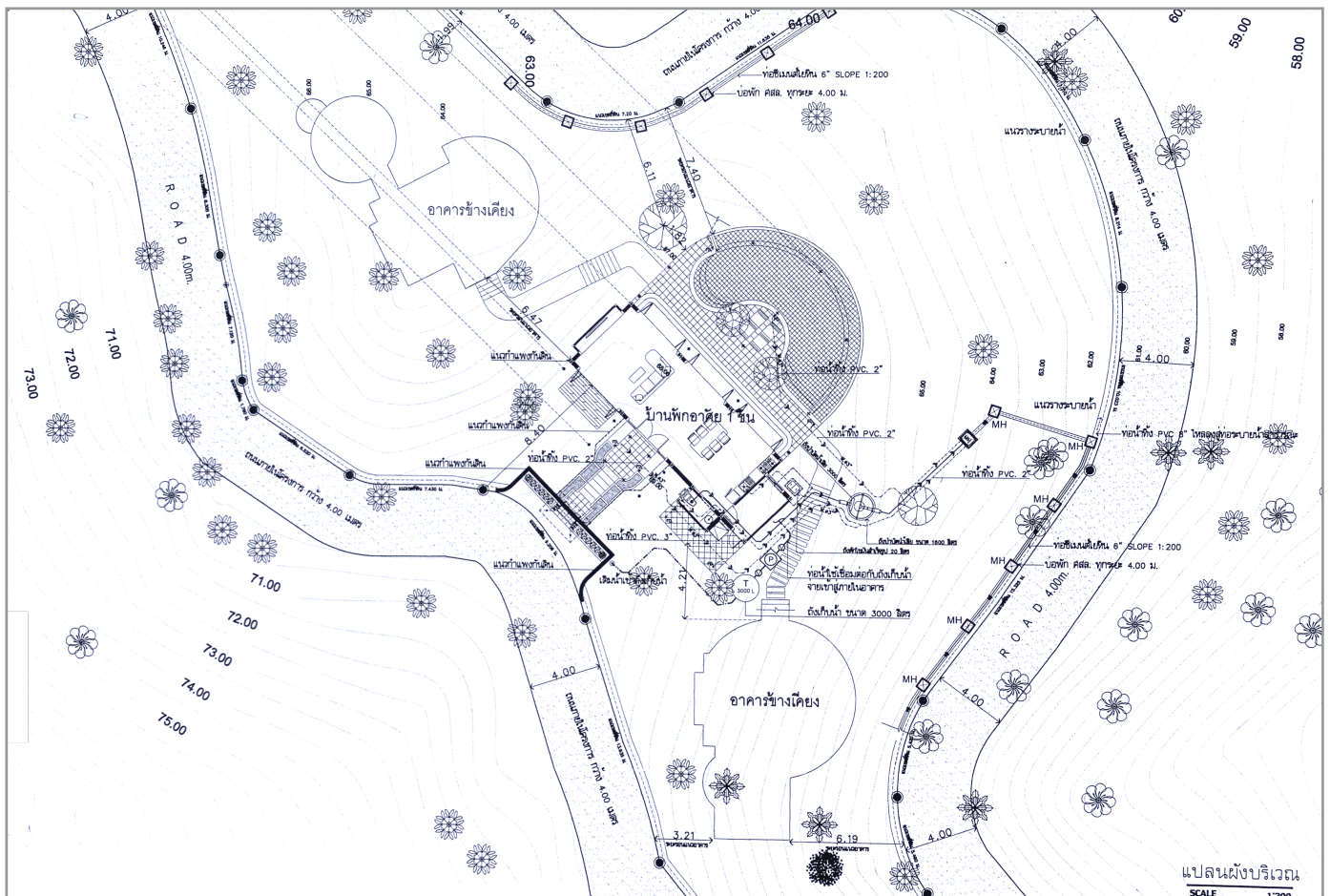


Proposed Use Case: Koh Yao Villa Resort

The land has been surveyed by 'Creation Studio Co.Ltd' and appraised to ensure it will make a great investment opportunity. The appraisal process considered key factors such as the location, accessibility, physical characteristics, development potential and environment of the land. Architectural plans were also drawn up by Creation Studio Co.Ltd based upon these assessments.

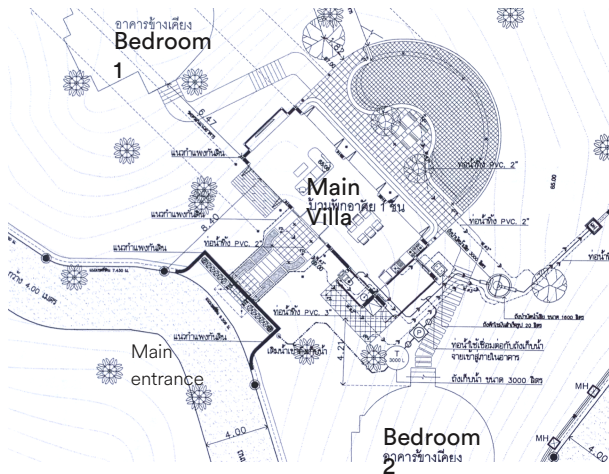


3-structure villa (per 2 rai plot)



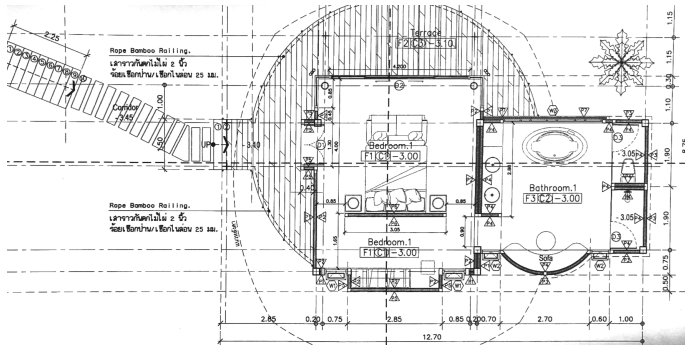
Main villa structure 01

Living room, kitchen, dining, pool, main entrance



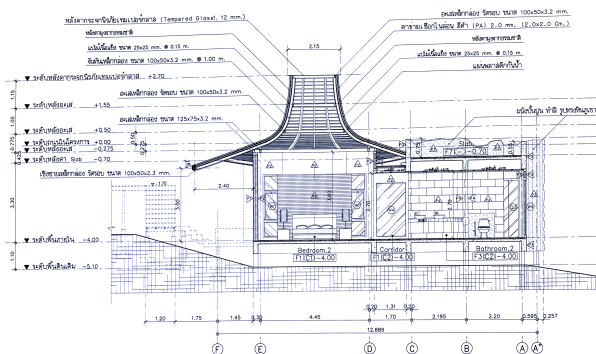
Villa structure 02

Bedroom 1 | bathroom 1



Villa Bedroom 03

Bedroom 2 | bathroom 2



Full Architectural Villa Plans

Site building specifications, Architectural drawings and land surveys, including land title available upon request by interested parties.