

ANCHÁN
BURGUNDY

ANCHÁN

DEVELOPED BY PEARL ISLAND PROPERTY CO.,LTD.





THE ARTISTRY OF TROPICAL LIVING

The essence of Phuket visionary estate. We build every villa as if it were our own, ensuring the personal touch that has become synonymous with our brand. Our deep understanding of Phuket informs every aspect for our development.



Prechapol Sae-Tiw
Founder & Managing Director

PHUKET'S LEADING DEVELOPER

Excellence and Experience

For over 18 years, we have been a trusted Phuket's leader in luxury villa development, creating innovative and sustainable living spaces that blend tropical design with functionality in elegant and timeless aesthetic through eras. Anchan is the product of passionate team committed to creating exceptional living spaces with a vision to transform Thalang district into a sought-after luxury destination, our founder - *Mr. Preechapol Sae-tiw*, then 29, brought together a group of like-minded partners to build up Anchan brand.

Our commitment to quality and excellence has earned us a reputation as a Phuket native developer for delivering high-value residential that meet the evolving needs of communities.

At the core of our business is a passion for transforming landscapes into thriving neighborhoods. We believe in building more than properties - we build lifestyles. Each project is meticulously crafted with a focus superior architecture, green spaces and long-term value. Our expertise expands all aspects of luxury villa development, from land acquisition and project planning construction and property management. Our deep understanding of Phuket geography and our insight into the potential of locations has proved us for the best investment opportunity and future growth. With current 13 projects, we continue to demonstrate our expertise in the region.

With nearly two decades of industry experience, our dedication to outstanding real estate development has earned us numerous prestigious awards. We are proud to have been honored for "Best luxury villa developer Thailand 2024" and "Best developer in Phuket 2022-2023" also "Special recognition for luxury design in 2023". Each award is a testament to the hard work, vision, and expertise of our team, driving us to continue setting new benchmarks in the industry. As we look to the future, our focus remains on delivering awards-winning developments that inspire, elevate, and create lasting value.

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THE WINNER OF BEST LUXURY VILLA DEVELOPER THAILAND 2024



Leading in Excellence for High-End Residential Investment

CONVENIENCE MEETS PRESTIGE

Our development is strategically situated in a premier location, offering unparalleled access to key amenities and lifestyle destinations. Nestled in the heart of the city's most sought-after neighborhood, residents enjoy seamless connectivity to major landmarks

Whether for personal residence or investment, this prime location promises both convenience and long-term value, ensuring that you're always in the center of it all at Anchan Villas



CURRENT 14 PROJECTS LOCATION
 2007 - Present



WHERE EVERY DETAIL EXUDES ELEGANCE

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YOUR MASTERPIECE OF LUXURY INVESTMENT

Discover Phuket's newest high-end residence at Pru-Jampa, where urban sophistication meets serene of comfort. An unparalleled haven of luxury and tranquility, nestled in prestigious new residential enclave. Cradled by the breathtaking mountain vistas of lush landscapes and just moments away from the pristine Naiyang beach offers you great connectivity and easy access to all Phuket's attractions.

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LOCATION NEARBY



NEARBY BEACHES

- | | |
|------------|----------|
| 01 Naiyang | 10 mins* |
| 02 Layan | 15 mins* |
| 03 Bangtao | 20 mins* |
| 04 Surin | 30 mins* |
| 05 Kamala | 30 mins* |



LIFESTYLE

- | | |
|-----------------------|----------|
| 01 Phuket Airport | 10 mins* |
| 02 Blue Tree Phuket | 10 mins* |
| 03 Boat Avenue | 15 mins* |
| 04 Porto de Phuket | 20 mins* |
| 05 Robinson Lifestyle | 20 mins* |



SPORTS & RECREATION

- | | |
|--------------------------------------|----------|
| 01 Thanyapura Sports & Health Resort | 10 mins* |
| 02 Blue Canyon Golf Phuket | 10 mins* |
| 03 Laguna Golf Phuket | 20 mins* |

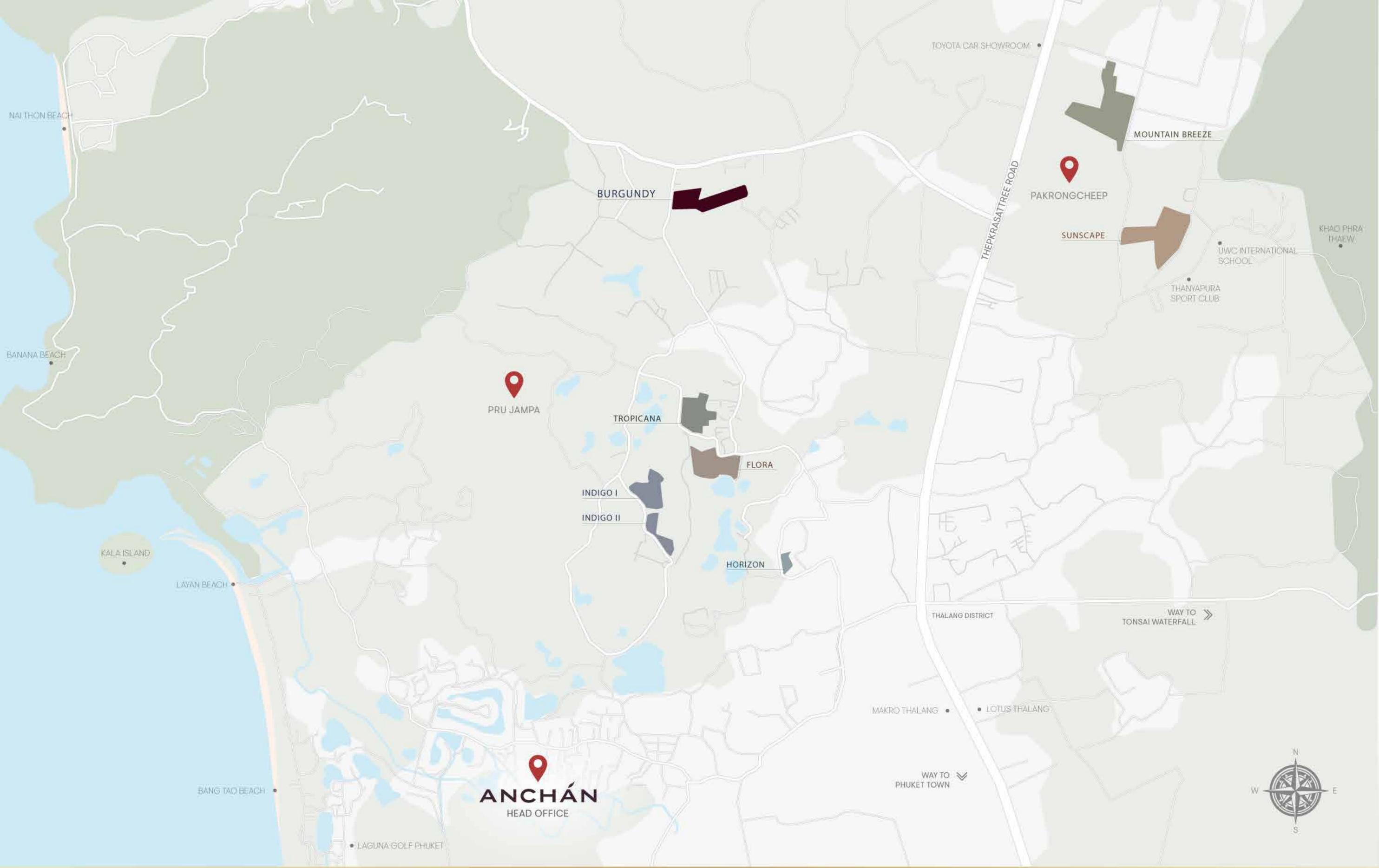


EDUCATION

- | | |
|--------------------------------------------------|----------|
| 01 UWC International School | 12 mins* |
| 02 Headstart International School
Cherngtalay | 20 mins* |
| 03 Kajonkiet International School
Thalang | 20 mins* |
| 04 British International School | 28 mins* |



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BURGUNDY PROJECT

DEVELOPER : PEAL ISLAND PROPERTY CO., LTD

START 38.6-58.6 MB.



Total Land
54,400 m² (34 Rai)



Total Units
20 villas



Security



Clubhouse



Gym



Facilities
Estate Office, Security
and Green Park

VILLA TYPES

4B

4 BEDROOM
LUXURY VILLA

4C

4 BEDROOM
GRAND LUXURY VILLA

5C

5 BEDROOM
GRAND LUXURY VILLA



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PRU JAMPA
THALANG, PHUKET

MASTER PLAN : ZONE A



- 4B 4 Bedroom Luxury Villa
- 4C 4 Bedroom Grand Luxury Villa
- 5C 5 Bedroom Grand Luxury Villa



Note : The master plan is subjected to change without prior notice.

ZONE A : VILLA TYPES

4B

4 Bedroom Luxury Villa

Build up area	: 548 m ²
Land Plot size	: 723 m ²
Swimming pool	: 4 x 11.5 m ²
Garage	: 2 car port

START 38.6 MB

4C

4 Bedroom Grand Luxury Villa

Build up area	: 709 m ²
Land Plot size	: 1,144 m ²
Swimming pool	: 5.5 x 15 m ²
Garage	: 3 car port

START 52.6 MB

5C

5 Bedroom Grand Luxury Villa

Build up area	: 751 m ²
Land Plot size	: 1,352 m ²
Swimming pool	: 5.5 x 15 m ²
Garage	: 2 car port

START 57.9 MB



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4 BEDROOM LUXURY VILLA : TYPE 4B

4B

AREA INFORMATION

Garage	45 m ²
Walkway + Terrace	117 m ²
Pool	54 m ²
Sala	92 m ²
Living & Kitchen	92 m ²
Utility	6 m ²
Laundry & Storage	8 m ²
Master Bedroom	37 m ²
Closet	8 m ²
Master Bathroom	20 m ²
Terrace	2.5 m ²
Bedroom 2	29 m ²
Closet	10 m ²
Bathroom 2	19 m ²
Terrace	2.5 m ²
Bedroom 3	27 m ²
Closet	13 m ²
Bathroom 3	8 m ²
Terrace	2 m ²
Bedroom 4	26 m ²
Bathroom 4	11 m ²
Terrace	2 m ²
Total	574 m²
External Area	185 m ²
Internal Area	389 m ²
Land	723 m²



FLOOR PLAN : 4 BEDROOM LUXURY VILLA (TYPE 4B)



Land Plot Size
723 m²



4 Bedroom



4 Bathroom



Swimming Pool
4 x 11.5 m.



Private Parking
2 car port



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4 BEDROOM GRAND LUXURY VILLA : TYPE 4C

4C



AREA INFORMATION

Garage	60 m ²
Walkway + Terrace+Utility	202 m ²
Pool	95 m ²
Sala	29 m ²
Living & Kitchen	97 m ²
Laundry & Storage	7 m ²
Toilet	6 m ²
Master Bedroom	36 m ²
Closet	8 m ²
Master Bathroom	19 m ²
Terrace	2 m ²
Bedroom 2	31 m ²
Closet	10 m ²
Bathroom 2	21 m ²
Terrace	2 m ²
Bedroom 3	24 m ²
Bathroom 3	10 m ²
Terrace	2 m ²
Bedroom 4	26 m ²
Closet	8 m ²
Bathroom 4	10 m ²
Terrace	4 m ²
Total	709 m²
External Area	336 m ²
Internal Area	373 m ²
Land	1,144 m²



FLOOR PLAN : 4 BEDROOM GRAND LUXURY VILLA (TYPE 4C)



Land Plot Size
1,144 m²



4 Bedroom



4 Bathroom



Swimming Pool
5.5 x 15 m.



Private Parking
3 car port



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5 BEDROOM GRAND LUXURY VILLA : TYPE 5C

5C

AREA INFORMATION

Garage	45 m ²
Walkway + Terrace	172 m ²
Pool	97 m ²
Living & Kitchen	98 m ²
Utility	8 m ²
Laundry & Storage	7 m ²
Bar-b-q	15 m ²
Toilet	6 m ²
Sala	38 m ²
Master bedroom	36 m ²
Closet	10 m ²
Master Bathroom	19 m ²
Bedroom 2	31 m ²
Closet	10 m ²
Bathroom 2	21 m ²
Terrace	2 m ²
Bedroom 3	23 m ²
Closet	13 m ²
Bathroom 3	11 m ²
Terrace	2 m ²
Bedroom 4	23 m ²
Closet	8 m ²
Bathroom 4	11 m ²
Terrace	4 m ²
Bedroom 5	25 m ²
Bathroom 5	14 m ²
Terrace	2 m ²
Total	751 m²
External Area	302 m ²
Internal Area	449 m ²
Land	1,352 m ²



FLOOR PLAN : 5 BEDROOM GRAND LUXURY VILLA (TYPE 5C)



Land Plot Size
1,352 m²



5 Bedroom



5 Bathroom



Swimming Pool
5.5 x 15 m.

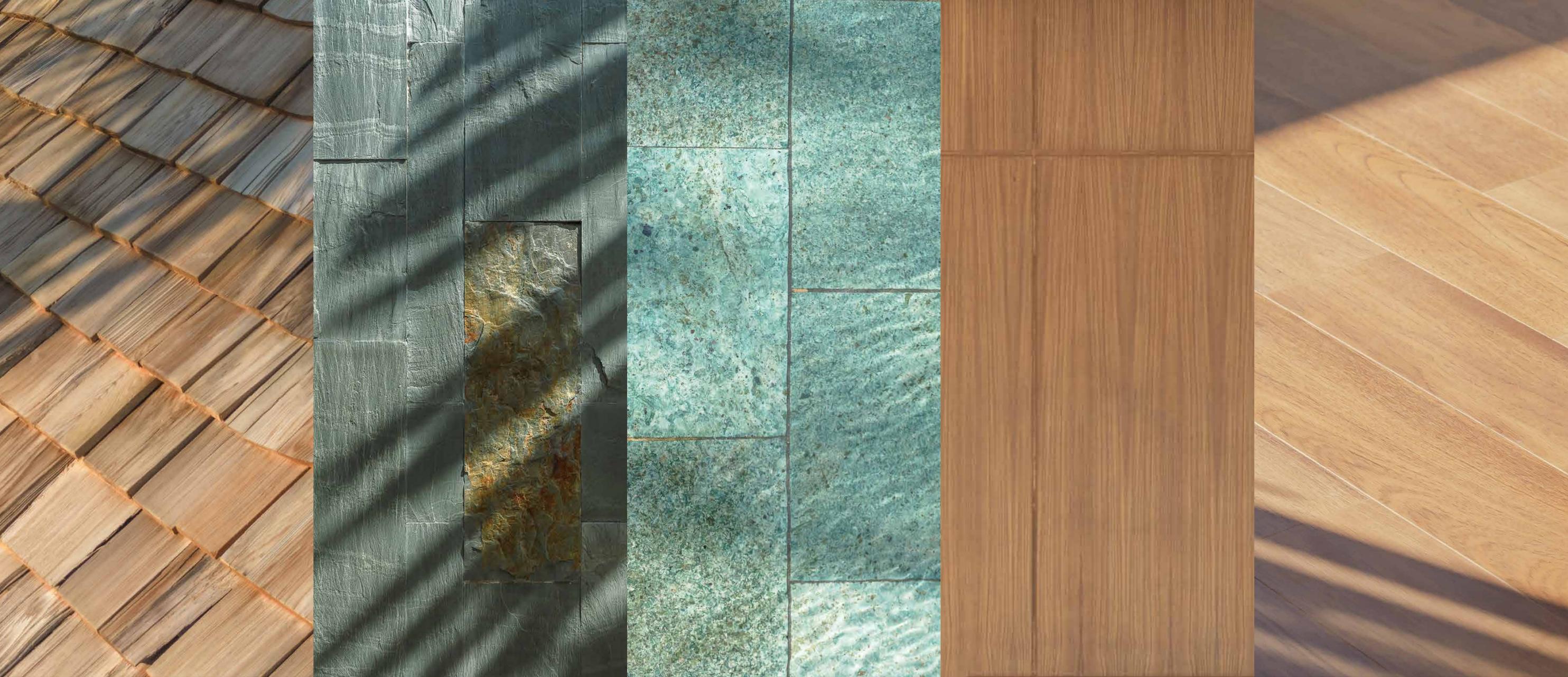


Private Parking
2 car port

EXCLUSIVE MATERIALS SELECTION

COHESIVE AESTHETIC AND STYLISH ELEMENTS

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Cedar Wood Roof Tiles

From Canada

Cedar wood is naturally resistant to moisture, rot, and insect damage, making it a long-lasting option. Its natural color and texture provide a classic and appealing look, which can weather into a silver-gray patina over time.

Green Slate Feature Wall

From Spain

Green slate is a high-quality natural stone material known for its durability, fine texture, and unique green hue. It is incredibly tough and resistant to weathering, making it ideal for both interior and exterior designs, including roofing, flooring and cladding. Its natural, earthy green tones create a sense of calm and sophistication, enhancing modern, rustic and tropical designs.

Sukabumi Stone Swimming Pool

From Indonesia

Green Sukabumi stone is a type of quartzite stone that has a natural green color offering a blend of natural elegance and durability for stunning outdoor pool. Sukabumi stone has a natural cooling effect, highly durable and one of the unique properties is that it contains zeolites, which have water purification properties keeping the water clean and clear.

Wall Finishing

Teak Wood

Teak has aesthetic appeal of golden-brown hue that is ideal for creating elegant, warm, and inviting spaces that balance luxury with natural beauty. Its fine grain and smooth texture give it a timeless look and can serve a focal point in a space, adding texture and depth without overwhelming the design.

Floor Finishing

Teak Engineering Wood

Engineered wood flooring combines the timeless beauty of teak with the benefits of engineered construction, making it a perfect choice for durability, stability, and a luxurious finish.



Silk Fabric Material
Tailor made for Anchan



Furniture Collection
Tailor made for Anchan



Glass Doors & Windows
Sunparadise



Home Décor
Tailor made for Anchan



Built-in Kitchen
Absolute



Worktop
Quartz: Cygnus Polished



Electrical Appliance
Teka



Floor Finishing
80 x 80 Porcelain from Italy



Bathroom Finishing
Travertine Marble



Bathroom Fitting
Grohe

TRANSFORM YOUR SPACE

ELEVATE LIVING WITH STUNNING DESIGNS

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SEAMLESS EXTERIOR DESIGN

Anchan Villas blends architecture with nature, creating a seamless transition between indoor and outdoor spaces. Every detail, from visible joints to integrated features, is carefully crafted to deliver a flawless, cohesive exterior that stands the test of time.



CENTERPIECE OF OUTDOOR LUXURY LIVING

The 4 x 10-meter pool designed to be the centerpiece of outdoor space where design and function meet for the ultimate escape surrounded by lush landscaping and sleek, comfortable lounge areas, it offers the perfect balance of tranquility and luxury living



HARMONIOUS LUXURY LIVING

The perfect balance between elegance and comfort, where every element is thoughtfully designed to create a serene and sophisticated environment. Experience a sanctuary where luxury and harmony coexist, offering timeless appeal and unparalleled comfort.



MASTERPIECE IN SPACES

Step into our master bedroom that exudes comfort and sophistication. Designed as a private retreat, this luxurious space features plush, high-end furnishings, soft lighting, and calming tones to create an atmosphere of relaxation - a true haven of rest and rejuvenation.



ULTIMATE RELAXATION

Step into a bathroom designed for ultimate relaxation and indulgence. Featuring sleek, modern fixtures, premium materials and fitting, this space is a sanctuary of serenity. Every detail is crafted to create an experience of pure luxury and comfort.



TOUCHES OF LUXURY

Designed for both style and functionality, our luxury kitchen is the heart of the home. The open layout creates a space that's perfect for both gourmet cooking and gathering with loved ones. A true masterpiece of elegance and efficiency.

MAXIMIZE YOUR RETURNS

POTENTIAL INVESTMENTS FOR A PROSPEROUS FUTURE

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INVEST WITH ANCHAN VILLAS

5 REASONS TO CONSIDER

- 1 Buying Pre-Construction**
Expect the price increasing 15-20% when the project completion.
Phuket's land prices have surged significantly in recent years, driven by rising demand for both tourism and residential developments. As of 2024, Anchan Villas has strategically developed our projects in prime locations with growth potential and high competition. This offers the potential of capital appreciation as the property increases in value 15-20% after completion with resale
- 2 Developer Credibility**
"Best Luxury Villa Developer Thailand 2024" - DOT Property Thailand
Anchan Villas is Phuket's leading brand that has been established for more than 18 years – developed by Pearl Island Property Co., Ltd, which has ten sold-out projects. And four more projects on the market. Total of land over 200,000 square meters with 200 villas have been delivered.
- 3 We create true “Modern Tropical Luxury”**
Value of Timeless design. Privacy and Sophistication
The style of villas attracts quality tourists in the low-high-peak season. We understand entirely in “Phuket”, both in terms of geography, climate, culture, and lifestyle. Therefore the inspiration of our architecture is making them suit the environment and complete them with a sense of simple luxury.
- 4 Location is the Key**
Invest in the selected area by local developer
We know the potential of each location very well from our experience, study, and survey, which is essential for planning and always making the correct decisions from our past projects that brought the new community to the area and to develop the future projects of Anchan Villas.
- 5 The Benefit of Staying In Your Villa During Holidays**
Your home away from home in Phuket Living Dreams.
Turn your dream vacation spot into a smart investment. Own a holiday home at Anchan Villas and enjoy both personal escapes and rental income - where relaxation meets opportunity. At Anchan Villas, we offer a full in-house rental management which you can expect high rental yield 5-7% with full occupancy all year long.



UNLOCK OPPORTUNITIES

Phuket - Asia's Premier Island Destination

◆ Tropical Paradise

Known for its stunning beaches, landscapes, and year-round tropical climate, Phuket attracts global investors and homebuyers looking for slice of paradise.

◆ Growing Infrastructure

Phuket has seen significant infrastructure development in recent years, including international schools, world-class hospitals, shopping malls, marinas, and golf courses. The expansion of Phuket International Airport has further boosted the island's accessibility, making it a hub for travelers from across the globe.

◆ Investment Opportunities

The island's growing as a tourist and expatriate destination makes it a prime spot for real estate investment. High demand for holiday rentals and long-term accommodations offers lucrative returns on investment, particularly in sought-after areas.

◆ Luxury Living

Phuket is home to some of the most exclusive luxury developments in Thailand, including private pool villas, high-end amenities and beachfront estate.

PAYMENT TERMS

1st	Reservation Deposit	2%
2nd	Signing of contracts within 30 days	28%
3rd	Foundation completion	15%
4th	Concrete Structure completion	15%
5th	Walls and Roof Tiles completion	15%
6th	Floor-Wall Tiles & Interior completion	15%
7th	Villa Transfer / Land Registration	10%

LEGAL & OWNERSHIP

Anchan Villas offers prospective buyers the flexibility of choosing between two distinct property ownership options: freehold and leasehold. We understand the importance of making an informed decision, and our team of highly skilled and experienced lawyers is at your service to guide you through the intricacies of each choice, ensuring that you fully comprehend the legal implications and advantages associated with both.

Feel free to reach out to our recommended qualified lawyers, who are well-versed in Thailand's property laws, to provide you with personalized guidance and advice throughout the decision-making process.

LEASEHOLD

This option is particularly tailored for foreign buyers. Under the terms of a 30 x 3 arrangement, you can secure a leasehold interest in the property while simultaneously obtaining freehold ownership of the villas themselves.

This innovative arrangement is designed to provide you with the security and rights associated with freehold ownership, ensuring that you can enjoy your investment with confidence.

FREEHOLD

The Freehold title option is thoughtfully designed to meet the needs of both Thai buyers and foreign individuals who choose to acquire property through Thai limited companies.

This approach grants buyers the authority to possess both the land and the villas as freehold properties, offering enhanced control and the potential for long-term advantages.



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