



PUNYISA
— VILLAS —



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SIMPLICITY IS THE ULTIMATE
FORM OF SOPHISTICATION

*"I will make everything around me
beautiful, and that will be my life."*

DESIGN & DEVELOPMENT M2 PLUS

"Your home should tell the story of who you are, and be a collection of what you love."

M2 Plus was founded by designer Mary Pakamard in Phuket, and is a fully-integrated design and development company, expanding on their many years of success with interior design, architecture, furniture, finishes and art.

We are a full-service, in-house development company, incorporating the best in Phuket for architectural, interior design, MEP, structural engineering, legal, accounting, sales and marketing supported by our own property management team.

All built-ins and furnishings are custom designed by founder Mary Pakamard and manufactured in our factory here in Phuket.



*"If you love something it will work.
That is the only real rule."*

LIVING
& DINING

MARY PAKAMARD
M2 PLUS

*"Simplicity is the keynote to
all true elegance."*



THOUGHTFUL DESIGN SOLUTIONS

“Our process creates spaces and design environments that please our clients and enhance their lifestyle.”



CUSTOM DESIGNED KITCHENS

*SMEG kitchen appliances as
standard.*



PRINCIPAL DESIGN OBJECTIVES

"To reach the right balance between all elements."

The principal design objective of Punyisa is to create a home that is your sanctuary. To deliver this objective, Mary Pakamard created an integrated architectural and landscape concept embracing sustainable living.

Twenty beautifully created pool villas, with a modern and inspiring Asian-fusion theme. Each property has the privacy, security, space, and luxurious finishings that you'd expect from a home that has been designed, built, and finished to world-class standards.

All are extremely sensitively designed in scale with their surroundings, while the owner experience is one of complete privacy.



HOME OFFICE SPACE

*“Proper storage is key for a
functioning office space”*

The essence of our design ethos will always be about the residents and how they live. It is about the reality of making an attractive, tranquil and meaningful environment to live and grow.





*“maximized for efficiency,
optimized for space”*

MASTER SUITE

BESPOKE
FURNISHINGS



BRINGING THE OUTSIDE INSIDE

*“Luxury is when it seems flawless, when you reach
the right balance between all elements.”*



SPACIOUS ENSUITES

"To reach the right balance between all elements."

Every villa will include construction and finishing features that help make living in Punyisa more sustainable and more comfortable.

Some of our many unique design features include, custom-made clay ventilation blocks used in wall construction, double walls for soundproofing, heat-reflective glass in all windows and standard solar energy panels in the final construction.



WALKIN
CLOSET



MASTER
ENSUITE



BESPOKE
FINISHINGS

RAIN SHOWERS LUXURY BATHTUBS

*"Luxury is when it seems flawless, when you reach
the right balance between all elements."*



GUEST
SUITES





SYNTHESIS OF THE ARTS

*“Balancing function and style with
quality and clever design”*

The overall concept of Punyisa is to be seen as a “synthesis of the arts”; in which we design not just the buildings and the interior spaces, but also the furniture, built-in furnishings, the artwork and the accessories.

GUEST BATHROOMS

ITALIAN
TILING

*“the bathrooms create a flow between
inside and outside spaces”*



NATURAL LIGHT AND VENTILATION

"Luxury is when it seems flawless, when you reach the right balance between all elements."

Natural ventilation is a design principle that allows us to create comfortable, healthy, and cool interiors.

Each one of our villas are designed to maximise airflow, keeping the interiors fresh and reducing the dependence on air conditioning.

Natural ventilation systems allow fresh, outside air to enter each villa at ground level.



LUXURY IS IN
EACH DETAIL





COOL COMFORTABLE INTERIORS

*“Architectural elements for
natural ventilation”*

As warm air rises, it exits through upper level ventilators at the top of each interior space. The double volume ceilings throughout the living areas of your home keep the spaces cool and fresh throughout the hottest times of the Phuket seasons.

SWIMMING POOL AND GARDENS

"The villas are designed to be a home that our lead designer Mary Pakamard would wish to live in."

Balance. Proportion. Unity. These are the three core principals we consider when designing the pool and gardens. Thoughtful design breathes life into your outside living spaces to give you the lifestyle you've been looking for.



PRIVATE
OASIS



INTERIORS & EXTERIORS INEXORABLY LINKED

*“Architectural design and interior design are not
separate disciplines”*



TROPICAL LIVING

INNOVATION
& TRADITION

*"each interior is thoroughly
sympathetic to its exterior"*



MASTER PLAN PUNYISA BANG JO

Nestled in a private and secluded tropical paradise and conveniently located, Punyisa Bang Jo offers three layout options. Each provides beautiful living together with an eye on sustainability. Plot sizes range from 1,000sqm to 2,800sqm.

The project is divided into four phases with all but one of the plots from phases 1, 2 and 3 sold with construction well underway.



MASTER PLAN PUNYISA LAYAN

Located only 7 minutes drive from Layan Beach and conveniently close to the dining and shopping hubs of Boat Avenue and Porto Phuket. Punyisa Layan also offers our three signature layout options.

The owner's experience is one of complete privacy yet just minutes from all the amenities of Laguna and the beauty of stunning Layan Beach. Plot sizes at Punyisa Layan range from 1,000sqm to 1,680sqm.

The project is a single phase with 30% of the units sold, and construction commenced.

PUNYISA LAYAN MASTER PLAN

SCALE 1:750
UPDATED 06.09.2024



VILLA TYPE A

GRAND TOTAL BUILDING AREA 875.8 SQM

PUNYISA VILLAS | TYPE A | 5 BEDROOM VILLA

1. PARKING AREA	64.9 m ²
2. WALKWAY & MAIN ENTRANCE	27.25 m ²
3. SWIMMING POOL (19.5 x 5.5 m)	125.3 m ²
4. POCKET GARDENS TOTAL	41.0 m ²
5. POOL TERRACE	38.9 m ²
6. MASTER BEDROOM TERRACE	7.4 m ²
7. BEDROOM 1 & 2 TERRACE	34.0 m ²
8. LIVING & DINING TERRACE	22.55 m ²
9. SERVICE TERRACE	6.4 m ²
10. SUN LOUNGE AREA	17.65 m ²
11. OUTDOOR LIVING & DINING AREA	52.0 m ²
12. OUTDOOR POWDER ROOM & SHOWER	5.5 m ²
13. BBQ TERRACE	8.0 m ²

TOTAL EXTERNAL BUILT-UP AREA 450.85 m²

14. MASTER BEDROOM	34.85 m ²
15. MASTER EN SUITE	28.70 m ²
16. WALK-IN CLOSET	21.55 m ²
17. LIVING AREA	35.8 m ²
18. DINING & KITCHEN AREA	46.650 m ²
19. WINE ROOM	8.65 m ²
20. THAI KITCHEN	11.00 m ²
21. BEDROOM 1	22.25 m ²
22. BEDROOM 1 EN SUITE	6.45 m ²
23. BEDROOM 2	18.15 m ²
24. BEDROOM 2 EN SUITE	6.45 m ²
25. BEDROOM 3	21.80 m ²
26. BEDROOM 3 EN SUITE	5.65 m ²
27. BEDROOM 4	21.80 m ²
28. BEDROOM 4 EN SUITE	5.65 m ²
29. MAID BEDROOM	9.30 m ²
30. MAID BATHROOM	3.75 m ²
31. GYM OR STUDY ROOM	24.20 m ²
32. FOYER & HALLWAY	23.5 m ²
33. POWDER ROOM	5.00 m ²
34. STORAGE ROOM	14.30 m ²
35. CORRIDOR	30.95 m ²
36. ELECTRICAL & PUMP ROOM	4.00 m ²
37. SHOES AREA	5.25 m ²
38. COLD STORAGE	8.35 m ²
39. LAUNDRY	3.95 m ²

TOTAL INTERNAL BUILT-UP AREA 424.95 m²

TOTAL BUILT-UP AREA 875.80 m²



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VILLA TYPE B
GRAND TOTAL BUILDING AREA 690 SQM

PUNYISA VILLAS | TYPE B | 4 BEDROOM VILLA

1. PARKING AREA	65.0 m ²
2. MAIN ENTRANCE	11.0 m ²
3. SWIMMING POOL (16 x 5 m)	83.0 m ²
4. SUNKEN SEAT	29.0 m ²
5. POOL TERRACE	84.0 m ²
6. MASTER BEDROOM TERRACE	22.5 m ²
7. BEDROOM 1 TERRACE	5.0 m ²
8. SERVICE TERRACE	5.5 m ²
9. OUTDOOR SHOWER	2.5 m ²
10. WATER FALL/WATER FEATURE	20.5 m ²
TOTAL EXTERNAL BUILT-UP AREA	328.0m²
11. MASTER BEDROOM	28.0 m ²
12. MASTER EN SUITE	16.0 m ²
13. WALK-IN CLOSET	19.5 m ²
14. LIVING AREA	28.5 m ²
15. DINING AREA	16.0 m ²
16. KITCHEN	18.0 m ²
17. THAI KITCHEN	17.0 m ²
18. BEDROOM 1	22.5 m ²
19. BEDROOM 1 EN SUITE	7.5 m ²
20. BEDROOM 2	25.5 m ²
21. BEDROOM 2 EN SUITE	8.0 m ²
22. BEDROOM 3	23.0 m ²
23. BEDROOM 3 EN SUITE	8.5 m ²
24. LAUNDRY	6.5 m ²
25. POWDER ROOM	4.0 m ²
26. MAID BEDROOM	8.0 m ²
27. MAID BATHROOM	4.0 m ²
28. STUDY	15.5 m ²
29. FOYER	18.0 m ²
30. OUTDOOR POWDER ROOM	3.0 m ²
31. STORAGE ROOM 1	6.5 m ²
32. STORAGE ROOM 2	8.0 m ²
33. ELECTRICAL & PUMP ROOM	6.5 m ²
34. SWIMMING POOL PUMP ROOM	5.5 m ²
35. MAIN CORRIDOR AREA	38.5 m ²
TOTAL INTERNAL BUILT-UP AREA	362.0m²
TOTAL BUILT-UP AREA	690.0m²



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VILLA TYPE C
GRAND TOTAL BUILDING AREA 565 SQM

PUNYISA VILLAS | TYPE C | 4 BEDROOM VILLA

1. MAIN ENTRANCE	21.35 m ²
2. PARKING AREA	53.30 m ²
3. SWIMMING POOL (7 X 14)	104.61 m ²
4. POOL TERRACE	54.42 m ²
5. OUTDOOR SALA	23.00 m ²
6. OUTDOOR SHOWER	1.80 m ²
7. WATER FEATURE	5.53 m ²
8. MASTER BEDROOM TERRACE	13.64 m ²
9. SERVICE TERRACE	10.02 m ²

TOTAL EXTERNAL BUILT-UP AREA 287.67 m²

10. MASTER BEDROOM	18.92 m ²
11. WALK-IN CLOSET	16.44 m ²
12. MASTER BEDROOM ENSUITE	14.84 m ²
13. LIVING AREA	30.43 m ²
14. DINING AREA	13.30 m ²
15. KITCHEN	24.29 m ²
16. THAI KITCHEN	9.94 m ²
17. BEDROOM 1	22.39 m ²
18. BEDROOM 1 EN SUITE	8.35 m ²
19. BEDROOM 2	23.56 m ²
20. BEDROOM 2 EN SUITE	6.94 m ²
21. BEDROOM 3	18.81 m ²
22. BEDROOM 3 EN SUITE	5.69 m ²
23. MAID BEDROOM	5.50 m ²
24. MAID BATHROOM	3.00 m ²
25. FOYER	4.00 m ²
26. CORRIDOR AREA	17.28 m ²
27. LAUNDRY	5.55 m ²
28. POWDER ROOM 1	5.50 m ²
29. POWDER ROOM 2	5.33 m ²
30. STORAGE ROOM	10.60 m ²
31. ELECTRICAL & PUMP ROOM	6.67 m ²

TOTAL INTERNAL BUILT-UP AREA 277.33 m²

TOTAL BUILT-UP AREA 565.00 m²



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"Achieving a successful build is about more than simply good design. It's a combination of design, good contractors, and fully engaged clients. Together, all contributors paying attention to detail helps overcome any challenges. This is my vision and experience of how a luxurious build can be achieved."

Mary Pakamard

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