



MUTTI
FAMILY VILLAS

FAMILY
VILLAS
COMPLEX

MUTTI PHILOSOPHY

Mutti Family Villas – a luxurious villa complex situated in the heart of the island, offering excellent infrastructure and convenient access to all key locations. It's a place where people with shared interests and lifestyles come together! Our vision of open space amidst the stunning Thai nature brings you the perfect property: a villa with its own plot, private pool, and comprehensive amenities for the ultimate comfort of your family and loved ones.

Mutti represents freedom of thought, inner balance, and harmony, reflected in the architectural elegance of our villas. Mutti is designed to provide comfort and safety for every member of your family, every day of your vibrant life!



MASTER PLAN

- **Azure Villas** – premium villas with 5+ bedrooms, guest house*, office room, kitchen storage room and stunning view with entrance from parking
 Built up area 704 m²
 Pool+jacuzzi 4x10 m
 Private Garden 105 m²
 Covered Parking: 3 cars + bikes
- **Breeze Villas** – luxury villas with 4+ bedrooms, rooftop terrace, office room, kitchen storage area with entrance from parking
 Built up area 471 m²
 Pool+jacuzzi 3x8 m
 Private Garden 125 m²
 Covered Parking: 3 cars + bikes
- **Coral Villas** – family villas with 3+ bedrooms, rooftop terrace, office room, kitchen storage area with entrance from parking
 Built up area 340 m²
 Pool+jacuzzi 2.5x6 m
 Private Garden 25-250 m²
 Covered Parking 2 cars + bikes
- **Pearl Villas** – affordable villas with 2+ bedrooms, rooftop terrace, office room
 Built up area 240 m²
 Pool+jacuzzi 2.5x4 m
 Private Garden 40 m²
 Covered Parking: 2 cars + bikes



Approved
by the
Thailand
EIA office
in 2024



AZURE VILLA



Our architects
have prepared
three different
interior styles.
Choose yours!

Mediterranean

Modern

Japandi



AZURE VILLA

5+
BEDROOMS

Discover Azure Villa, a three-level luxury haven featuring a private guest house for visitors or a nanny. Relax by your own pool and jacuzzi, or feast in the barbecue area. With breathtaking sea and mountain views from the upper floors, Azure Villa presents our most elevated living experience.



1st Level



2nd Level



3rd Level



AZURE VILLA

Land area.....from 500 m²
 Built up area.....705 m²
 Total interior area (AirCon).....343 m²
 Guest house*.....74.54 m²
 Bedrooms.....5+
 Bathroom.....5
 Office.....+
 Covered Parking.....3 cars + bikes
 Pool + Jacuzzi.....4x10 m

* except for villas №7 & №8 .

1st Level

1. Bedroom 2.....18.05 m²
 2. Bathroom 2.....4.46 m²
 3. Bedroom 3.....15.60 m²
 4. Bathroom 3.....4.32 m²
 5. Bedroom 4.....17.16 m²
 6. Bathroom 4.....4.64 m²
 7. Storage area.....3.00 m²
 8. Laundry.....4.50 m²
 9. Hallway.....11.05 m²
 10. Storage area.....4.32 m²
 11. Ladder.....3.36 m²
 12. Terrace.....41.27 m²
 13. Pool & Jacuzzi...40 m²

Guest House

14. Terrace.....28.50 m²
 15. Bedroom 5.....18.04 m²
 16. Bathroom 5.....4.32 m²
 17. Laundry.....2.56 m²
 18. Kitchen.....10.12 m²
 19. Pump room.
 Storage area.....11.00 m²
Total area 1st Level and Guest house163,58 m²

2nd Level

1. Livingroom.....44.40 m²
 2. Kitchen.....19.88 m²
 3. Storage area...6.52 m²
 4. Storage area...2.53 m²
 5. Bathroom.....3.64 m²
 6. Hallway.....10.86 m²
 7. Ladder.....8.06 m²
 8. Terrace.....35.98 m²
 9. Garage.....11.05 m²

Total area 2nd Level.....112.03 m²

3rd Level

1. Bedroom 1.....28.50 m²
 2. Bathroom 1.....9.03 m²
 3. Office.....9.80 m²
 4. Hallway.....3.25 m²
 5. Ladder.....8.06 m²
 6. Terrace.....25.05 m²
 7. Terrace.....79.52 m²
 8. Storage area...2.57 m²
Total area 3rd Level.....68.13 m²

BREEZE VILLA





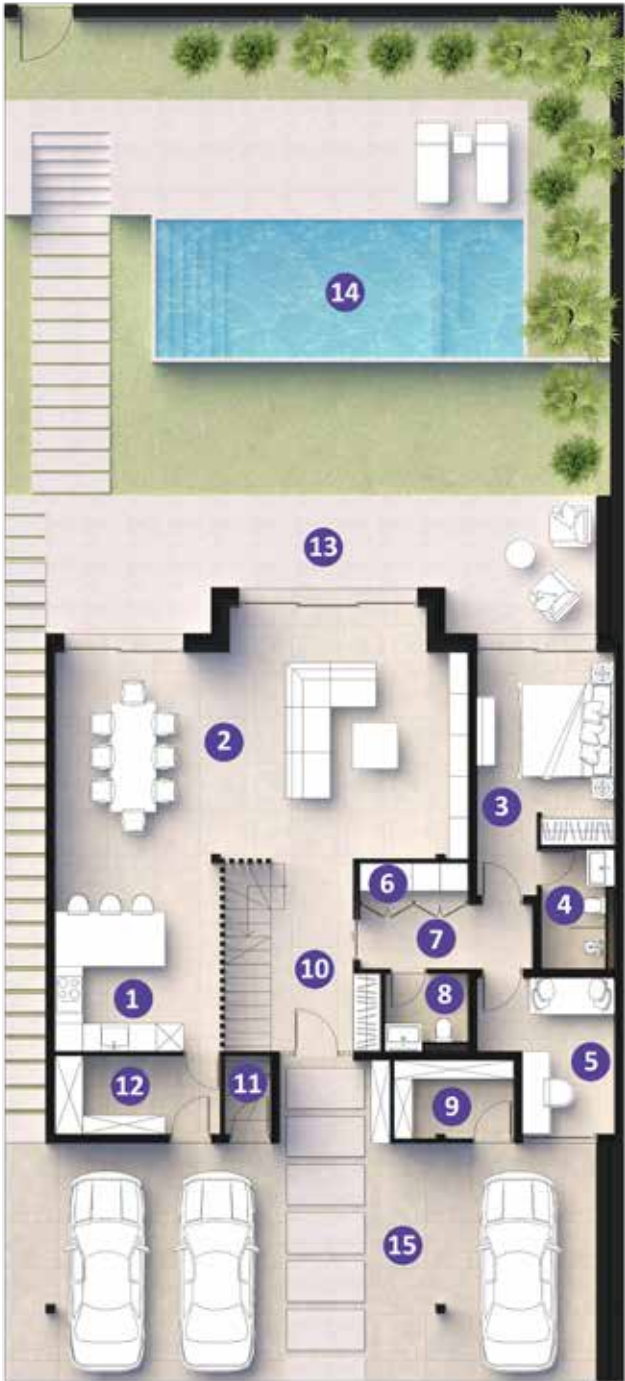
BREEZE VILLA

4+
BEDROOMS

Step into Breeze Villa, your serene two-level escape. Host unforgettable gatherings on the rooftop terrace with stunning mountain . With a cozy barbecue area and exquisite finishes throughout, Breeze Villa transforms everyday moments into cherished memories.



1st Level



2nd Level



Rooftop



BREEZE VILLA

Land area.....	420-500 M²
Built up area.....	471 M²
Total interior area (AirCon).....	242 M²
Bedrooms.....	4+
Bathroom.....	5
Office.....	+
Covered Parking.....	3 cars + bikes
Pool + Jacuzzi.....	3x8 M

1st Level	
1. Kitchen.....	15.44 M²
2. Livingroom.....	44.44 M²
3. Bedroom 1.....	13.96 M²
4. Bathroom 1.....	4.16 M²
5. Office.....	8.40 M²
6. Laundry.....	2.12 M²
7. Hallway.....	5.25 M²
8. Bathroom 2.....	3.06 M²
9. Storage area.....	4.40 M²
10. Hallway room.....	13.20 M²
11. Storage area.....	1.70 M²
12. Storage area.....	6.12 M²
13. Terrace.....	32.60 M²
14. Pool.....	24.00 M²
15. Garage.....	62.40 M²
Total area 1st Level140.64 M²	
2nd Level	
1. Bedroom 2.....	21.36 M²
2. Bathroom 3.....	7.79 M²
3. Bathroom 4.....	5.40 M²
4. Bedroom 3.....	14.06 M²
5. Bedroom 4.....	12.16 M²
6. Bathroom 5.....	6.08 M²
7. Hallway.....	4.94 M²
8. Hallway.....	14.31 M²
9. Terrace.....	12.90 M²
10. Terrace.....	40.56 M²
11. Terrace.....	30.32 M²
Total area 2nd Level.....100.76 M²	
Rooftop	
1. Terrace.....	45.33 M²
2. Ladder.....	6.00 M²
Total area Rooftop51.33 M²	

CORAL VILLA





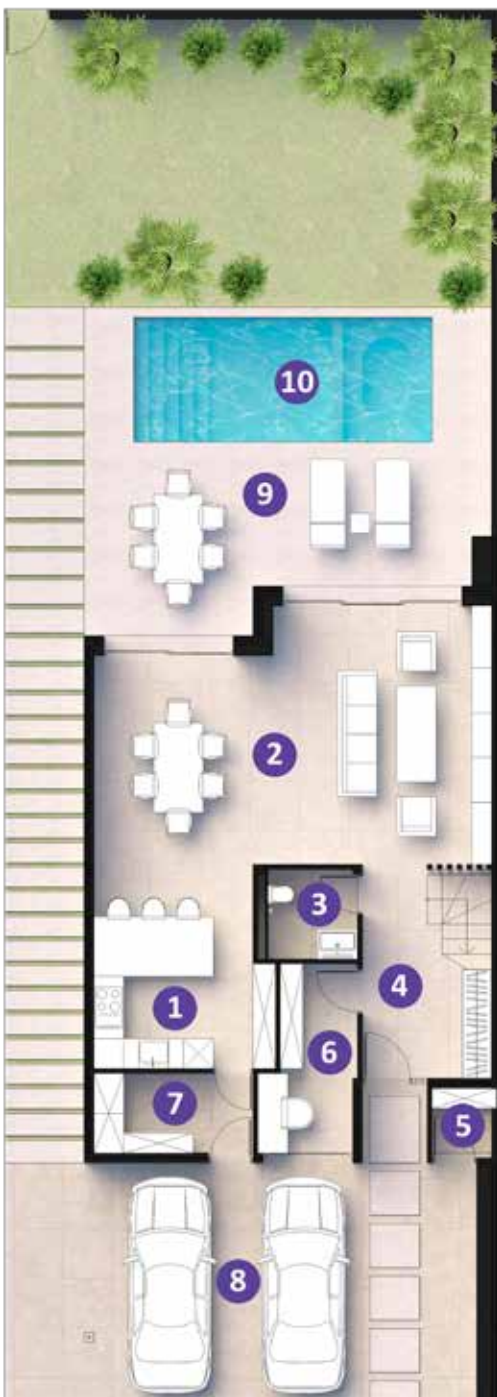
CORAL VILLA

3+
BEDROOMS

Explore Coral Villa, the ultimate family retreat. This home features an office, utility rooms, and a private pool. Enjoy the rooftop terrace and luxurious amenities designed for family comfort and style. Coral Villa blends practicality with a touch of elegance.



1st Level



2nd Level



Rooftop



CORAL VILLA

Land area..... 250-320 m²
 Built up area.....330 m²
 Total interior area (AirCon).....183 m²
 Bedrooms.....3+
 Bathroom.....3
 Office.....+
 Covered Parking.....2 cars + bikes
 Pool + Jacuzzi.....2.5x6 m

1st Level

1. Kitchen.....	14.06 m ²
2. Livingroom.....	37.99 m ²
3. Bathroom.....	3.58 m ²
4. Hallway room.....	11.18 m ²
5. Storage area.....	1.81 m ²
6. Office.....	6.46 m ²
7. Storage area. Laundry.....	5.12 m ²
8. Garage.....	37.92 m ²
9. Terrace.....	27.76 m ²
10. Pool.....	15.00 m ²
Total area 1st Level.....	92.09 m²

2nd Level

1. Bedroom 1.....	21.58 m ²
2. Bathroom 1.....	7.39 m ²
3. Hallway.....	14.56 m ²
4. Bedroom 2.....	12.24 m ²
5. Bedroom 3.....	14.28 m ²
6. Bathroom.....	4.80 m ²
7. Hallway.....	3.36 m ²
8. Balcony.....	3.96 m ²
9. Balcony.....	5.40 m ²
10. Terrace.....	16.45 m ²
11. Terrace.....	22.77 m ²
Total area	
2nd Level.....	91.28 m²

Rooftop

1. Terrace.....	45.34 m ²
2. Ladder.....	6.00 m ²
Total area Rooftop.....	51.34 m²



PEARL VILLA



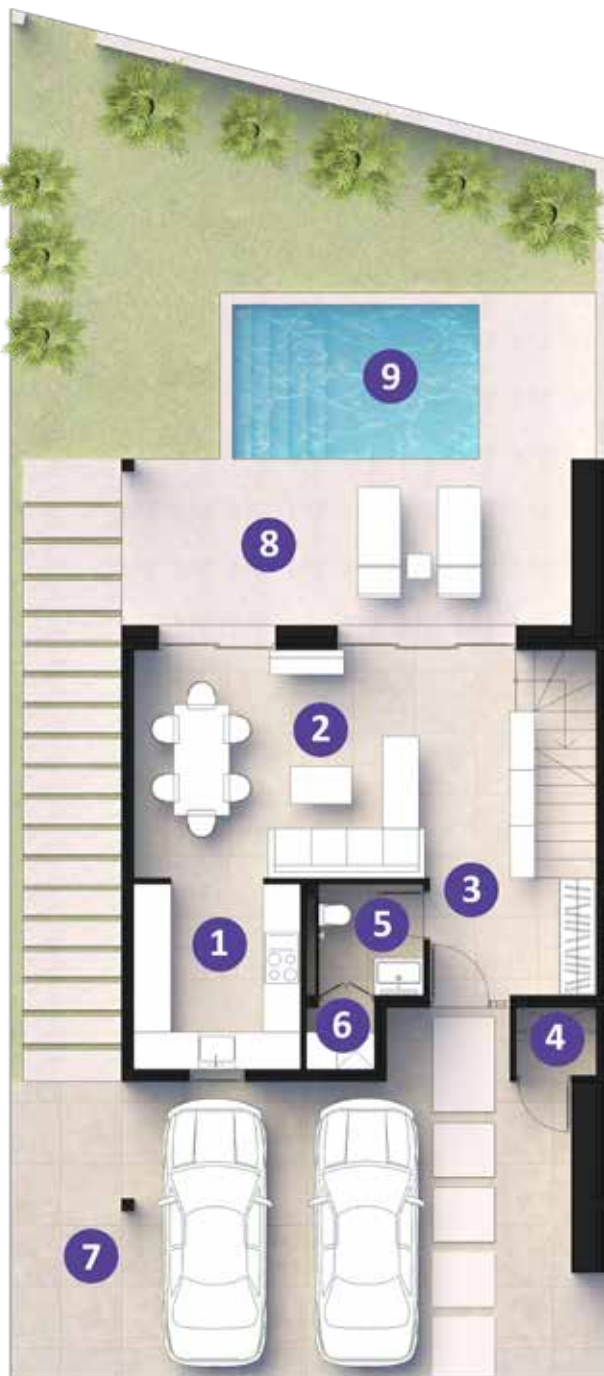
PEARL VILLA



Meet Pearl Villa, where smart luxury meets affordability. Enjoy your own pool with jacuzzi, a rooftop terrace, and direct access to complex amenities. With an option to add an extra bedroom, Pearl Villa offers stylish, practical living for your family.



1st Level



2nd Level



Rooftop



PEARL VILLA

Land area..... 160-290 m²
 Built up area.....230 m²
 Total interior area (AirCon).....134 m²
 Bedrooms.....2+
 Bathroom.....3
 Office.....+
 Covered Parking.....2 cars + bikes
 Pool + Jacuzzi.....2.5x4 m

1st Level

1. Kitchen.....	8.10 m ²
2. Livingroom.....	27.75 m ²
3. Hallway room.....	5.13 m ²
4. Storage area.....	1.43 m ²
5. Bathroom.....	3.38 m ²
6. Laundry.....	1.19 m ²
7. Garage.....	22.63 m ²
8. Terrace.....	19.71 m ²
9. Pool.....	10.00 m ²
Total area 1st Level.....	56.06 m²

2nd Level

1. Bedroom 1.....	16.46 m ²
2. Bathroom 1.....	5.70 m ²
3. Hallway.....	13.44 m ²
4. Office.....	8.37 m ²
5. Bedroom 2.....	14.26 m ²
6. Bathroom 2.....	4.59 m ²
7. Hallway.....	3.20 m ²
8. Balcony.....	3.60 m ²
9. Balcony.....	3.60 m ²
10. Terrace.....	9.80 m ²
11. Terrace.....	6.16 m ²
Total area 2nd Level.....	78.24 m²

Rooftop

1. Terrace.....	50.16 m ²
2. Ladder.....	6.00 m ²
Total area Rooftop.....	56.16 m²



1 Service

Our own management company will take care of all management processes for you. We are developing wide range of services to provide you everything you might need.

From simple cleaning and maintenance of both public and private spaces to 24/7 concierge services and rental programs. You will have easy access to all services and information right in your phone.

Project is designed to be residential estate village with 5-stars resort services!

2 Design

The architecture and design of the entire project was developed by a Spanish company with extensive experience of large projects throughout Europe, adapted to Thai law by our architects and engineers. As a result - an incredibly beautiful and at the same time functional space in both interior and exterior and landscape design! 4 Types of Villas designed with care for different types of families and their everyday comfort. The interior is designed in Mediterranean, Modern or Japandi style. According to your preferences, you get to choose in which style you feel most comfortable.

SO WHY MUTTI?

3 Quality & Technology

Our team has more than 15 years of experience in building private and commercial projects in South Thailand, 90% of them realized in Phuket Island. Modern construction approaches ensure that Mutti villas are durable and resistant to climatic conditions. Double-glazed windows and Daikin climate systems make your living as comfortable as possible during the hot season.

Cold water in the shower? No longer a problem with our cooling and purification system for tap water. All Villa parameters are managed by the "Smart Home" system on your smartphone.

5 Safety

The complex is designed to ensure maximum safety for you and your loved ones.

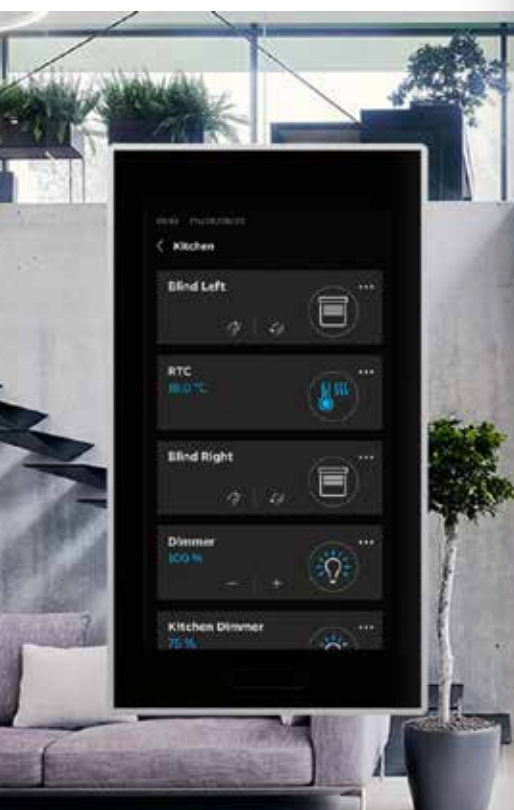
We offer a modern checkpoint, and 24/7 security, which will be provided by professional security guards patrolling the whole territory on an hourly basis.

Also two types of video surveillance, one of which is available to clients directly from the villa.

4 Comfort

The beautiful nature of the island will encourage you to spend time outdoors, but we have made every effort to ensure you find everything you need within our complex. Shops, multiple sports and playgrounds, Nanny service, a 27-meter pool with jacuzzi and spa area, a park, and a private farm with fruits and vegetables will allow you to comfortably enjoy life at the Mutti Family Villas complex.

For maximum comfort, noisy equipment and the waste collection system have been placed outside the complex.



VILLA EQUIPMENT



Insulation & Energy Efficiency

- 24-60 cm thick red brick walls with interior insulation panels
- Roof treated with thermal insulation foam
- Double-glazed windows and doors with Argon gas and UV-reflective film
- Solar power options available



Water & Climate Control

- Two 160m deep wells and 80,000-liter project storage tank
- Private tanks (2,000-5,000 liters), filtered water supply
- Reverse osmosis drinking water system
- Daikin VRV air conditioning system (standard), affordable alternatives available
- Air Recuperation system (standard)
- Optional Daikin fresh air system



Modern Technology & Automation

- Standard wireless home automation system, optional KNX wired system
- Automated salt filtration system for pool and jacuzzi, smartphone access
- Optional countercurrent system and robotic pool cleaning equipment



Sustainability & Water Management

- Grundfos pumps ensure water pressure
- Large-capacity water heaters and filtered water supply
- Water cooling system (5°C)
- Solar power solutions reduce traditional energy use



Luxury Living & Comfort

- Private pool and jacuzzi in every villa
- Built-in furniture, kitchen, and laundry appliances included
- Optional loose furniture packages with discounts from partner factories



INFRASTRUCTURE



The heart of the complex is the common Infrastructure area separated from the roadway with direct access from the plot of each villa!

The area of this space occupies about 40% of the total area of the complex.

Everything for your comfort and life in the Mutti style.

1

Club House

- Mini-market with groceries and essentials.
- Children's room with babysitter
- Reception and office of the management company.
- Concierge service 24/7.
- Children's playroom.
- Club "Mutti": hall with biliard, table soccer, darts and library

2

Cafe and Bar with terrace.

Cafe with delicious food and drinks offering also home delivery.

3

Children's play areas

- Two locations.
- Interactive trampolines.
- Slides and destkire climbers with soft flooring.

4

Sport Mutti

- Multi-sports court: Soccer, Street ball
Wall for big tennis, Volleyball and badminton nets.
- Pingpong court (under a canopy).
- Training area (under a canopy): Yoga, Functional Training, Fitness, Fight Training.
- Outdoor tenting area: Fitness, WorkOut.

5

Aqua Zone and SPA

- Public swimming pool 27 meters long and variable depth for relaxation and exercise.
- Bungalows with sun loungers.
- Children's pool with fountains and aqua slide.
- Finnish Sauna and Ice bath with water temperature 6-7°C.
- Jacuzzi with mountain views.

6

Bar with terrace and event kitchen

- Kitchen with BBQ area
- Available for rent

7

Farm Area, Garden, and Park Zone with Cycle Lane

- Farm with local fruits and vegetables.
- Garden with a stream.
- Perimeter park area with path with special pavement for running or cycling.

8

Dog walking area

- With shade shelters and dog training equipment.

SERVICE

SPORT

REST

SPA



SPORT



Football, streetball, tennis wall, volleyball, and badminton nets, covered ping pong area
 Training Zone (Under Cover): Yoga, Functional Training, Fitness, Martial Arts, Various fitness activities. Special flooring and shade ensure comfort during workouts at any time.
 Open Training Area: Fitness, WorkOut, Climbing Structures. Available for both adults and children.



POOL & SPA



27-Meter sports pool with variable depth for relaxation and training. With umbrellas and sun loungers for comfortable leisure. Infinity-style section will be designed with a waterfall and views of the Phuket mountains. Children's Pool with fountains and water slide. Finnish Sauna and Ice Bath with water temperature ranging from 6-7° C Jacuzzi with Mountain Views.



ENTERTAINMENT FOR CHILDREN



Children's Playground:

Interactive trampolines: safe, springless trampolines with built-in sensors and a special app will captivate your children, encouraging them to take a break from their smartphones and enjoy hours of active fun and entertainment. Slides and climbing playground: made of wood, seamlessly integrated into the overall "Mutti" concept. Soft flooring ensures maximum safety for your little ones.

LOCATION

Mutti Family Villas are located away from the noisy roads, on a dead end street and surrounded on one side by a five star hotel and on the other sides by luxury villas. It is a prestigious and comfortable area for living and vacationing in Phuket. The value of real estate in this area is steadily increasing from year to year, so buying a villa here is a **profitable investment**



Mutti Family Villas are situated in a beautiful and pristine area of Phuket. They are conveniently located in the center of the island and are well-connected to beautiful beaches, the airport and other island attractions by a developed road system.

	Name	Distance	Car
	Phuket International Airport	37.3 km	50 min
	Central Phuket	7.3 km	15 min
	Robinson Chalong Lifestyle Villa Market Chalong	3.5 km 3.6 km	8 min 9 min
	Nai Harn Beach	10.4 km	19 min
	Kata Beach	10 km	18 min
	Karon Beach	10.6 km	23 min
	Kata Noi Beach	11 km	25 min
	The Big Buddha	8 km	16 min
	Wat Chalong	0.7 km	3 min
	Chalong Pier	5 km	18 min
	Andamanda Water Park	9.4 km	20 min
	Dibuk Hospital	4.7 km	9 min
	Bangkok Hospital Siriroj	8.1 km	15 min
	BCIS International School	2.6 km	6 min
	Head Start International School	6.2 km	13 min
	Kinderville Nova International School	1.3 km	3 min
	Lighthouse International Kindergarten	3.1 km	7 min
	Dreamax Kindergarten	3.6 km	8 min

MUTTI DEVELOPMENT

Mutti Development was established to bring new products with a high level of construction quality and technology to the market, as well as to provide management and rental services for infrastructure and real estate.

Mutti Development is a subsidiary of the group, with the parent company Boon Pakorn having been a builder and developer for almost 15 years.

Over these 15 years, numerous projects have been completed as both a general contractor and a developer, including "Aelita Villas," "The Happy Place Village," "Verve Pool Villas," "Ayara Pool Villas," and others. All these projects are located in the most touristic parts of Thailand, with 90% of them on the island of Phuket and the rest in provinces near Phuket.

The company's staff includes over 200 people, among whom are highly skilled builders, experienced engineers, and architects. The company owns numerous units of specialized construction equipment and has extensive experience interacting with government structures for certification, permits, and environmental standards at both local and national levels.

A well-developed network of general construction subcontractors and specialists in various fields, along with trusted relationships and direct contacts with manufacturers and suppliers of construction, finishing, and other necessary materials, allows our group of companies to be among the market leaders in Phuket. We provide our clients with a guaranteed high level of service, adhere to agreed timelines, and ensure that all construction projects are supported by quality infrastructure.

Currently, we are implementing three projects:

Layan Lucky (two phases)

Sunti Villas (two phases)

Our newest project, which incorporates all aspects of our philosophy.



15
years of
experience





MUTTI
FAMILY VILLAS

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