



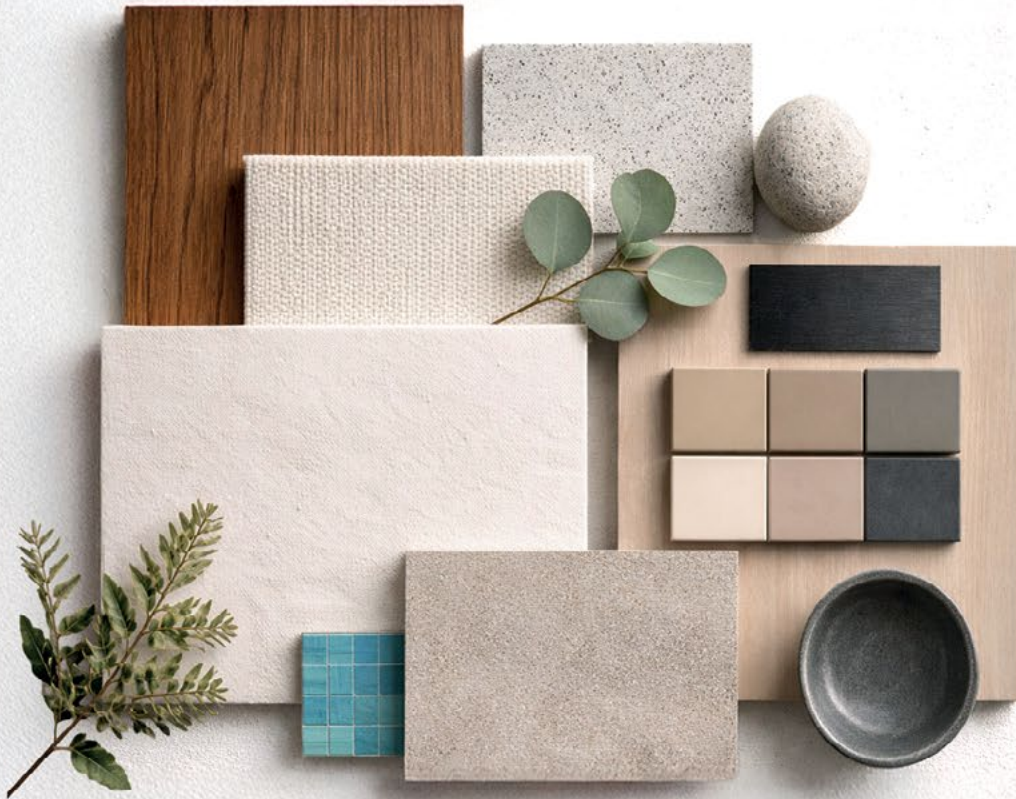
SUKSAN BEACHWALK

LUXURY POOL VILLAS IN MAI KHAO, PHUKET

THE BEACHWALK CONCEPT

Two Architectural Expressions

At Suksan Beachwalk, the architectural vision is inspired by the natural beauty of Mai Khao, reflecting the tones of sand, driftwood, and tropical landscapes. Warm neutrals, soft beiges, and organic textures create a relaxed and timeless atmosphere. Natural materials play a central role, with the extensive use of wood bringing warmth, character, and authenticity. Villa Suksan and Villa Sunpao represent two distinct architectural expressions, each offering its own unique identity while remaining united by a shared contemporary tropical design language. Canadian shingles define the roofscape, while powder-coated aluminium window frames introduce a refined and elegant contemporary contrast.



The dialogue between wood and metal creates a balanced architectural identity, blending contemporary precision with natural warmth. Bali-inspired pool tiles add subtle decorative richness, bringing texture and character to the spaces. The presence of water and its reflections further enhance the sensory experience, creating a seamless connection between indoor and outdoor living. Light, materials, and nature interact in harmony, shaping spaces that feel both refined and inviting.



VILLA SUKSAN

Contemporary Tropical Architecture
3-Bedroom Private Pool Villa

Designed around generous proportions and everyday comfort.

Large glass openings bring natural light into the living spaces, creating a seamless connection between indoors and outdoors. Featuring an extended private pool and covered garage, Villa Suksan combines practicality, privacy, and contemporary tropical design.







Contemporary Thai Tropical Design
3-Bedroom Private Pool Villa

VILLA SUNPAO

Designed for the way people live in the tropics – open, relaxed, and connected to nature.

Clean architectural lines and warm natural materials create a calm and comfortable environment,
with spaces that connect naturally to the garden and pool.

Inspired by the natural surroundings of Mai Khao, Villa Sunpao offers a relaxed and timeless tropical lifestyle.



BUILT WITH CARE & QUALITY

Every villa at Suksan Beachwalk is built with a clear focus on durability, comfort, and long-term performance.

Materials and systems are carefully selected for Phuket's tropical climate, ensuring reliability, efficiency, and ease of maintenance over time.



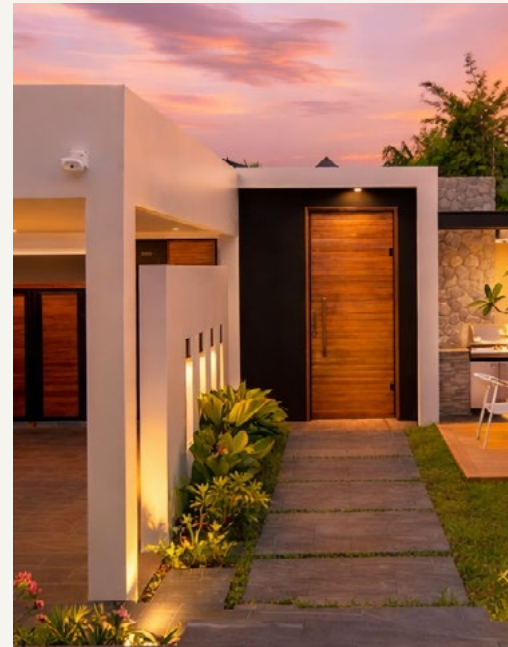
STRUCTURE & CONSTRUCTION

- Reinforced concrete system for long-term durability
- Built to perform in Phuket's coastal climate
- Red brick walls for improved thermal comfort and ventilation



MATERIALS & FINISHES

- Aluminium windows and sliding systems
- Polyurethane (PU) moisture-resistant interior door
- Durable porcelain flooring
- Contemporary bathroom finishes





COMFORT & LIVING DESIGN

- Large openings for natural light
- Seamless indoor-outdoor flow
- Contemporary tropical architecture
- Private pool and landscaped garden



INFRASTRUCTURE & SERVICES

- Underground electrical infrastructure
- Individual well water
- Dedicated guest parking
- Night security patrol



Both villa collections are developed with the same construction standards and infrastructure, ensuring a consistent level of quality throughout the project.

PRIME LOCATION - MAI KHAO, PHUKET

Well connected to everyday living

Located just moments from Mai Khao Beach, Suksan Beachwalk combines a peaceful coastal setting with convenient access to everyday amenities, international schools, healthcare facilities, and Phuket International Airport.

Coastal & Leisure Destinations

Mai Khao Beach	500 M
Nai Yang Beach	12 KM
Layan Beach	22 KM

Lifestyle & Everyday Living

Restaurants & cafés	350 M
Beachfront dining & resorts	700 M

Daily Convenience

Supermarkets & daily shopping	450 M
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Family & Education

UWC Thailand	17 KM
HeadStart International School	24 KM

Healthcare Access

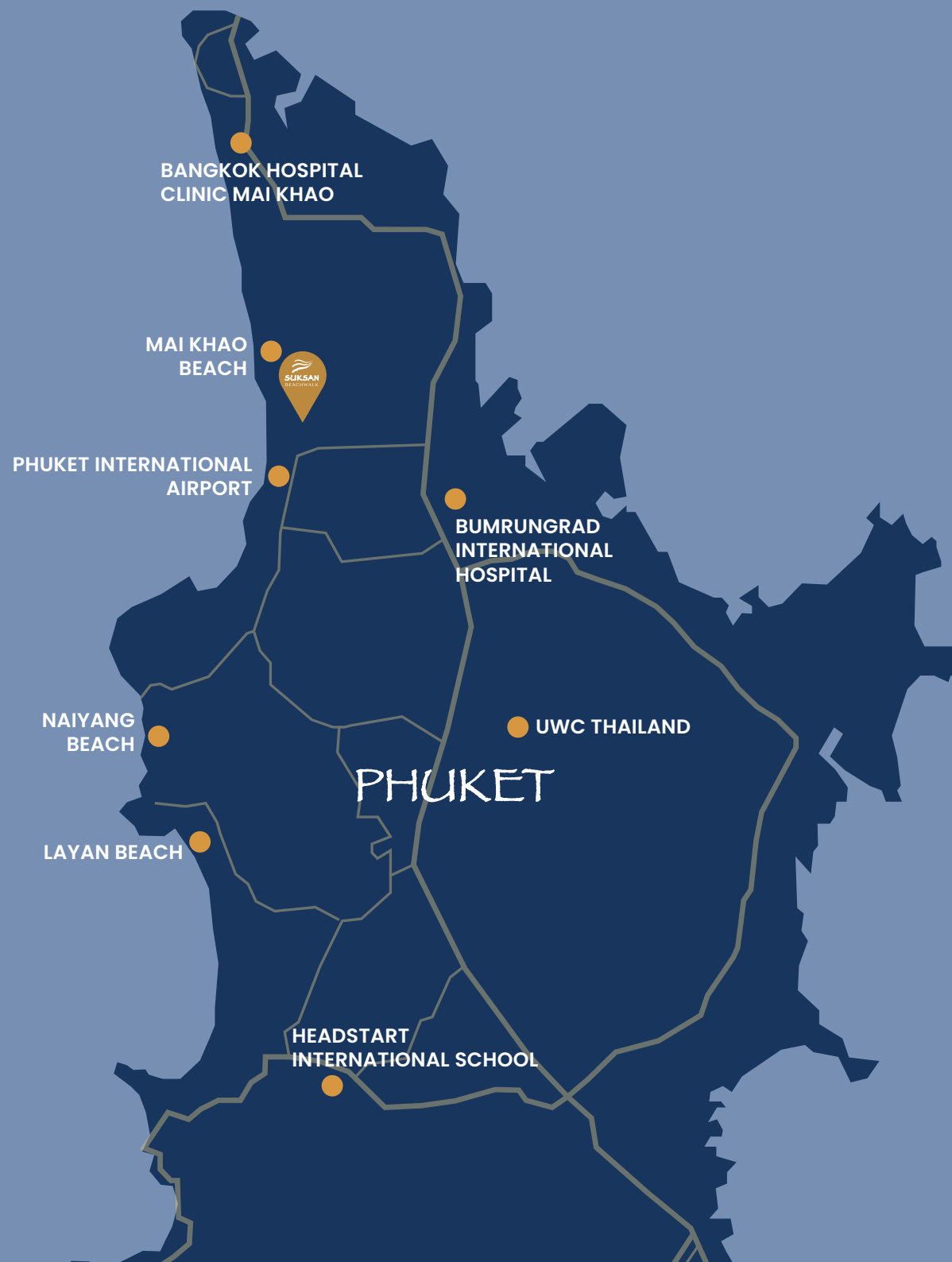
Bumrungrad International Hospital Phuket	6.6 KM
Bangkok Hospital Clinic Mai Khao	7 KM

Connectivity & Access

Phuket International Airport	10 KM
Sarasin Bridge	13 KM

Key Destinations

Blue Canyon Country Club	11 KM
Yacht Haven Marina	11 KM
Laguna Phuket	20 KM



BANGKOK HOSPITAL
CLINIC MAI KHAO

MAI KHAO
BEACH

PHUKET INTERNATIONAL
AIRPORT

BUMRUNGRAD
INTERNATIONAL
HOSPITAL

UWC THAILAND

NAIYANG
BEACH

LAYAN BEACH

HEADSTART
INTERNATIONAL SCHOOL

MASTERPLAN

A Boutique Beachside Community

The master plan has been thoughtfully designed to create a private and intimate environment just moments from Mai Khao Beach.

Comprising only eight exclusive pool villas, the development balances generous outdoor spaces, tropical landscaping, and carefully planned infrastructure, creating a relaxed and seamless living experience.

Villa Suksan and Villa Sunpao offer two distinct architectural expressions, creating a boutique residential community with a strong sense of identity and place.

Total Land Area:	3,588 SQ.M
Villa Suksan:	4 Units
Villa Sunpao:	4 Units
Plot Size:	327 – 506.10 SQ.M
Built Area:	165 – 228 SQ.M

VILLA SUNPAO

VILLA SUKSAN





OWNERSHIP STRUCTURE

Clear, legally established pathways for Thai and international buyers

Leasehold

The most commonly used structure for foreign buyers in Thailand. Long-term leasehold provides full control of the property with renewable terms.

Thai Company Structure

Thai Company Structure – Ideal for eligible registered Thai companies in Thailand. Enables compliant ownership and control, offering flexibility, asset protection, and long-term property holding solutions fully aligned with Thai regulations.

Thai National

Thai nationals may own land and property under full freehold title (Chanote). The most straightforward ownership structure.

PROPERTY MANAGEMENT SERVICES

A full-service approach to maximise your villa's income and care

Booking Management

Professional property marketing across leading booking channels and direct reservation platforms. Calendar management, revenue optimisation, and guest booking administration.

Guest Services

Airport transfers, concierge, in-villa chef, laundry, and personalised guest experiences.
24/7 guest support.

Villa Maintenance

Regular inspections, pool care, AC servicing, garden maintenance, and preventive maintenance schedules.

Owner Reporting & Systems

Monthly income statements, occupancy reports, and transparent expense breakdowns.
Full visibility at all times.





RENTAL INVESTMENT POTENTIAL

Private pool villas in Mai Khao offer attractive rental returns and long-term investment potential.

6-10%

Estimated
Annual Yield

19,000+

USD / Month
(Peak Season)

3,700+

USD / Month
(Low Season)

MAI KHAO

Premium Beachside
Location in Phuket

Indicative estimates only. Actual rental returns may vary depending on occupancy levels, market conditions, seasonality, property management performance, and operating costs.

- Mai Khao is one of Phuket's most established luxury resort destinations
- Close proximity to Phuket International Airport supports year-round demand
- Limited supply of boutique pool villa developments in the area
- Strong appeal to holidaymakers, long-stay visitors, and lifestyle buyers
- Professional rental and property management services available

PROVEN DEVELOPER TRACK RECORD IN THAILAND

Over a decade of successfully delivered residential projects across Thailand.

Suksan Homes is defined by a proven track record — offering buyers confidence through completed developments, not promises.

34,000 SQ.M

TOTAL DEVELOPED AREA

20 YEARS

ON THE MARKET

13 PROJECTS

COMPLETED









YOUR DREAM VILLA IN MAI KHAO AWAITS.

A Development by SUKSAN HOMES