



PEYLAA

PHUKET BANG TAO



Brand Concept

Living the Moment

Timeless Natural Beauty, Unfold at Your Own Pace

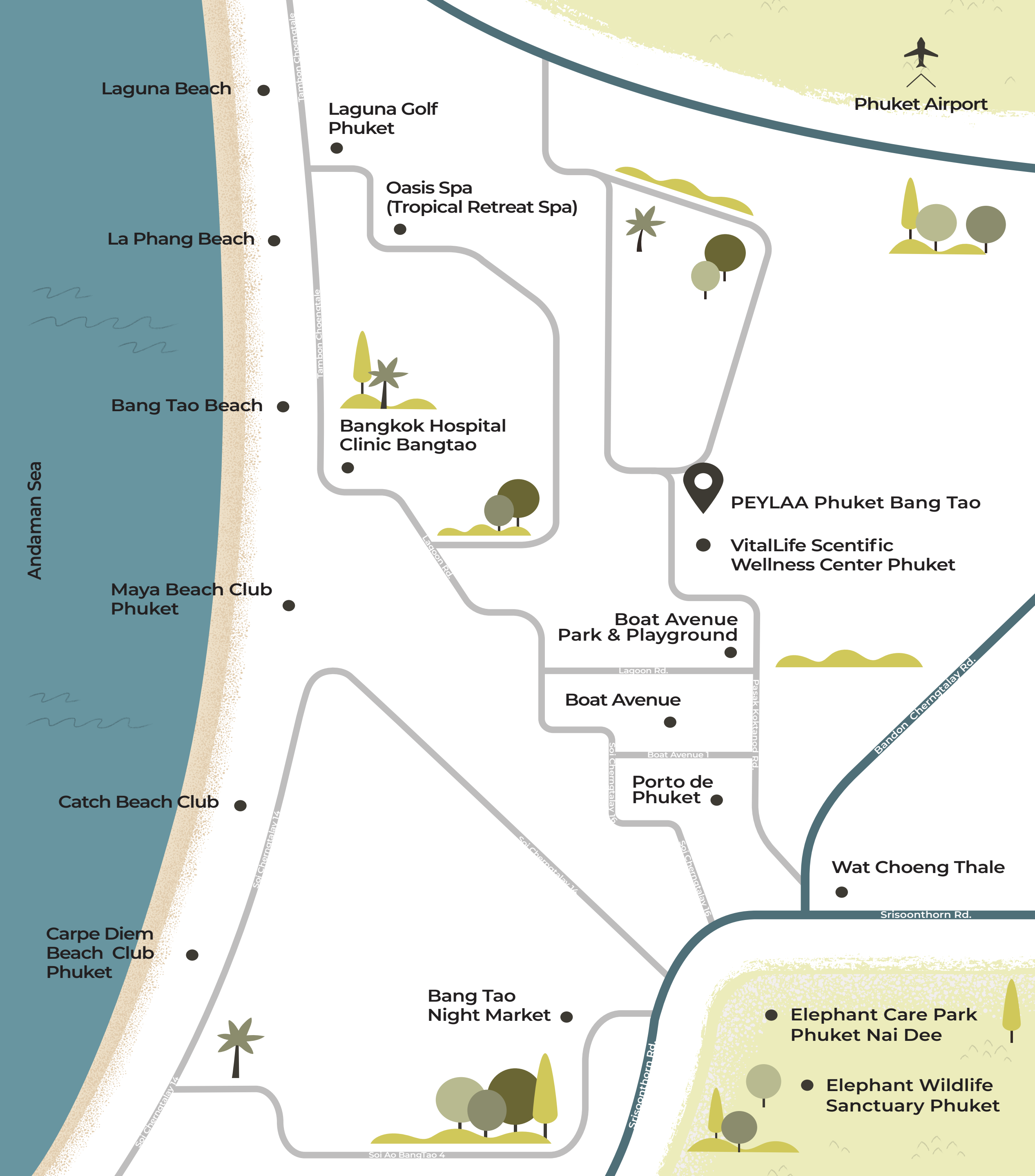
Our tagline is an expression of our ethos of "Living the Moment", in which time transcends the ordinary, allowing life's most memorable moments to unfold at their own pace, all within a development set against Phuket's natural beauty.



This image is intended for marketing purposes only.

Project Information

Land Area	- Condominium Plot: 10-3-9 Rai - Commercial Plot: 0-2-69 Rai (approximate) - Hotel Plot: 1-1-39 Rai (approximate)
Key Figures	3 Condominium Buildings 7 Floors/Building - Total 408 Units 1 Main Arrival Lobby 204 car parking spaces and 55 motorbike parking spaces
Unit Type	1 BR 45 SQ.M. 2 BR 82 SQ.M. (Middle and Corner) 2 BR 90 SQ.M. 3 BR 127 SQ.M.
Construction Timeline	Construction expect to commence in Q3 2025
Target Completion	- Residential to be completed in Q2 2027 - Retail to be completed within 2026 - Hotel to be completed within 2027



Location Highlight

Phuket International Airport

17 K.M.

Shopping

Boat Galleria	0.3 K.M.
Boat Avenue Park & Playground	0.4 K.M.
Boat Avenue & Villa Market	1 K.M.
Porto De Phuket	1.6 K.M.
Robinson Lifestyle	9.5 K.M.
Local Markets for Fresh Produce	3.6 K.M.
Tesco Lotus Express	3.5 K.M.

Hospital

Bangkok Hospital Clinic Bangtao	2.4 K.M.
Thalang Hospital	7.4 K.M.

Nearby Beaches

Bang Tao Beach	1.9 K.M.
Surin Beach	6.6 K.M.
Kamala Beach	9.1 K.M.
Nai Yang Beach	16 K.M.

Recreation & Lifestyle

Laguna Golf Course	3.8 K.M.
SiamSportPro Tennis Academy	4.2 K.M.
Blue Tree Water Park & Lifestyle Avenue	3.6 K.M.

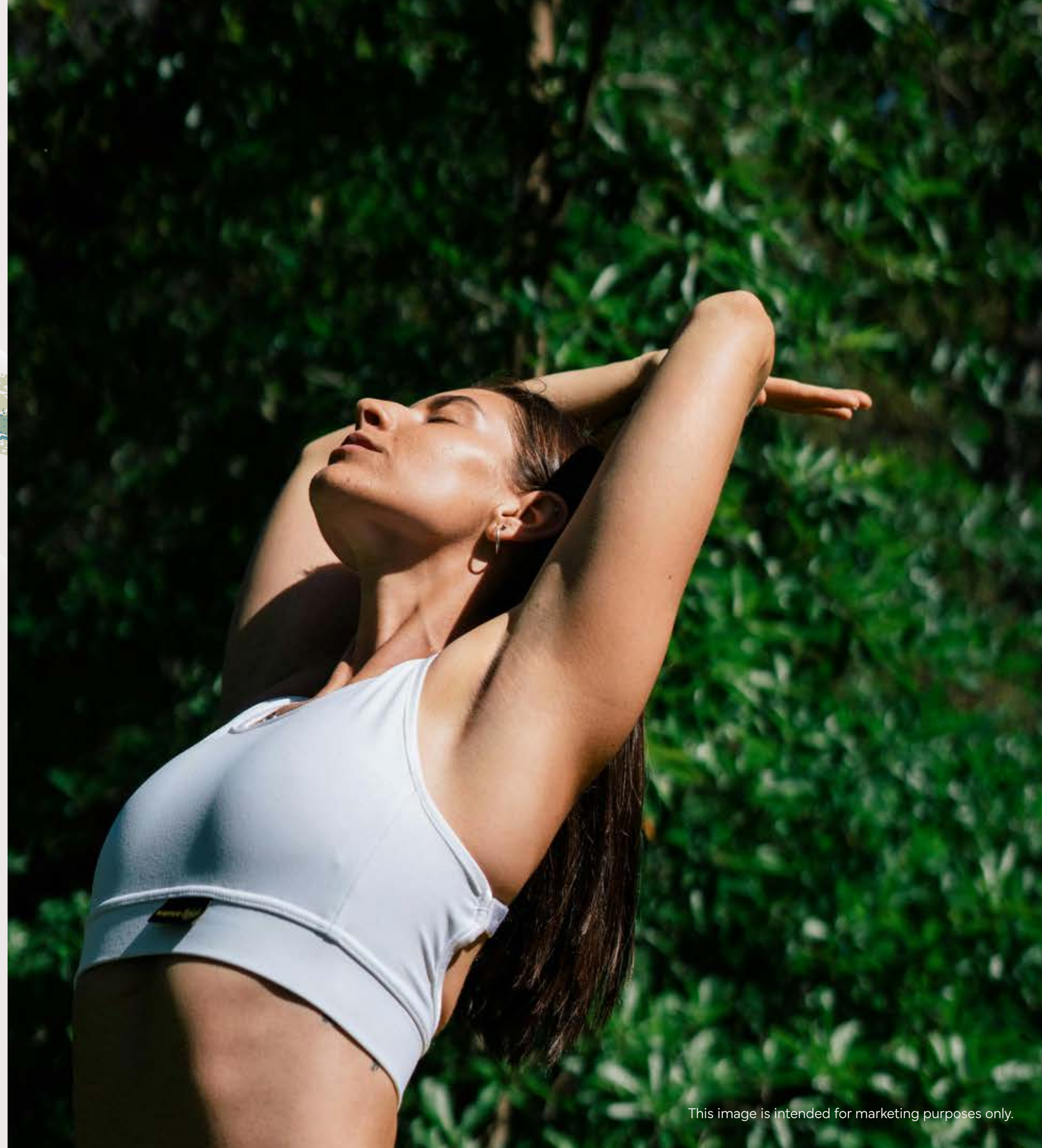
Education

HeadStart International School	6.1 K.M.
UWC International School	13 K.M.
British International School	14 K.M.
QSI International School	19 K.M.



FACILITIES

- Over 4 Rai of internal courtyard
- Welcome lounge
- Three 25-metre swimming pools
- Kids' pool
- Jacuzzi pool
- Fully-equipped gym
- Boxing ring
- Pilates studio
- Yoga studio
- Ice bath
- Outdoor fitness area with bar workout facilities
- Full-sized rooftop tennis court
- Barbecue area with outdoor seatings
- Sunken seating spaces
- Co-working space featuring a large meeting room and silent booths
- Lobby conference room
- Library
- Kids' playground
- Multi-purpose pavilion
- Professional rental management services
- Shuttle service



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A modern lounge interior featuring a large, light beige sectional sofa with several teal and patterned throw pillows. In front of the sofa are two rustic wooden coffee tables made from tree stumps. To the left, a blue hanging chair with cushions is suspended near a large potted plant. The ceiling is dark with numerous white, cloud-shaped pendant lights. The background shows a dining area with a table and chairs, and a wall with a large abstract sculpture. The overall design is contemporary and sophisticated.

WELCOME LOUNGE

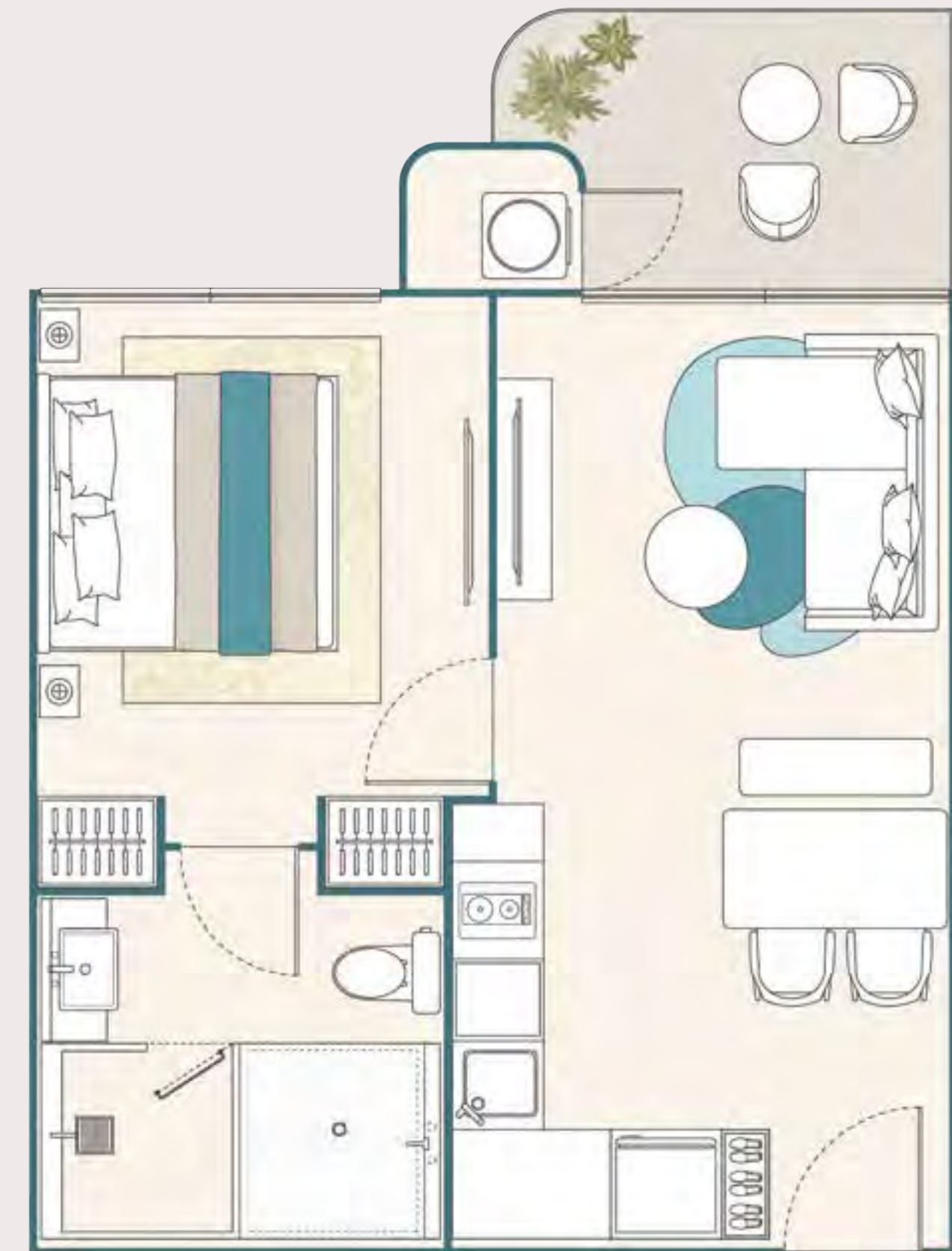
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ONE BEDROOM 45 SQ.M.



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The image shows a bright, modern one-bedroom apartment. On the left, a bedroom features a bed with a wooden headboard, blue and white bedding, and a large, abstract, circular wall sculpture. A large window looks out onto a balcony with a glass railing and a view of other buildings. A potted plant sits on the floor near the window. On the right, a living area has a light-colored sofa, a dark coffee table, and a large, abstract, circular wall sculpture. A large window looks out onto a balcony with a glass railing and a view of other buildings. A potted plant sits on the floor near the window. The floor is made of light-colored wood. The ceiling has recessed lighting. The overall style is modern and minimalist.

ONE BEDROOM

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LIVING AREA

TWO BEDROOM 82 SQ.M.



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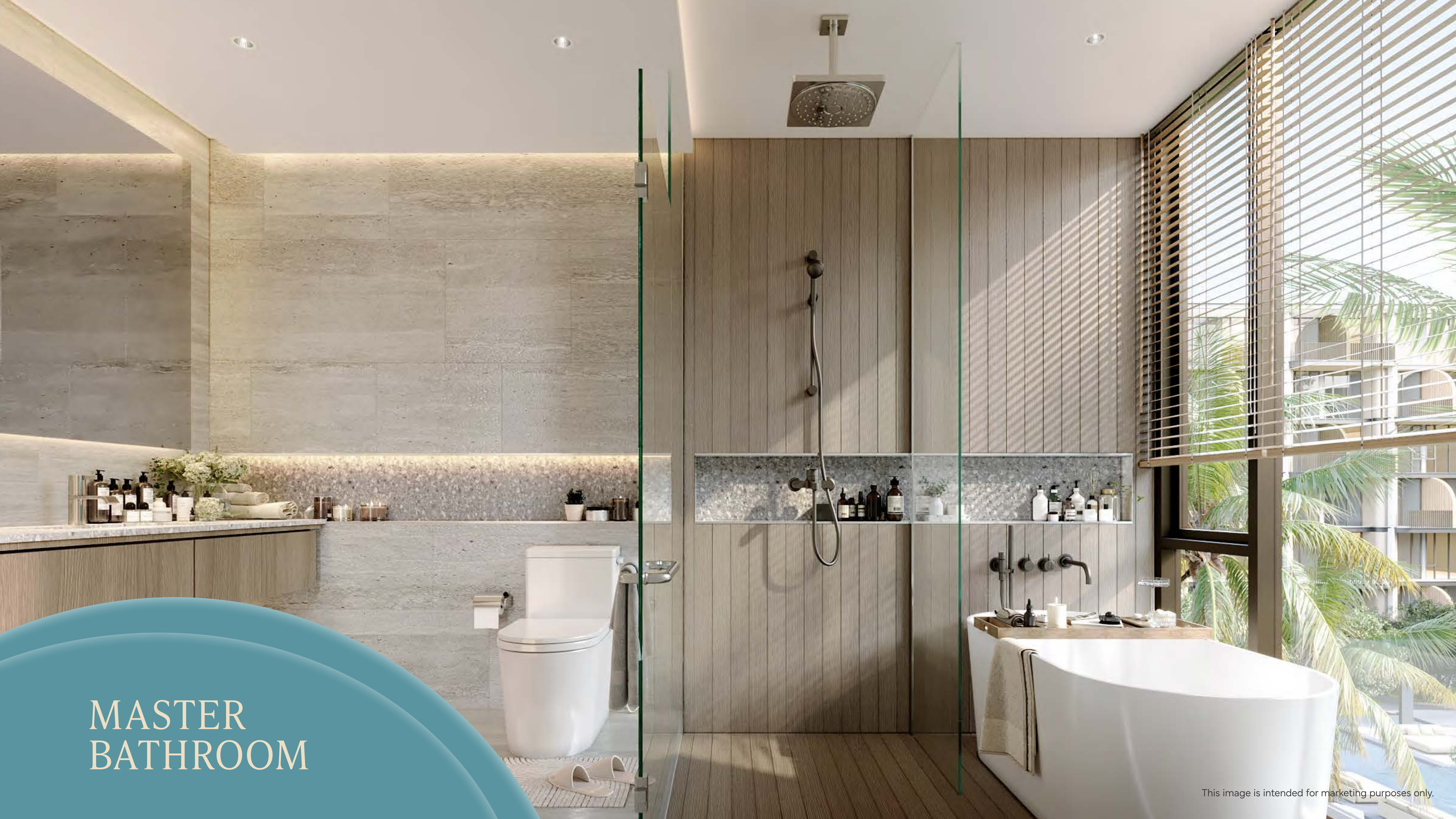




LIVING AREA

MASTER
BEDROOM

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MASTER BATHROOM

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BEDROOM TWO

PROJECT MASTER PLAN : GROUND FLOOR



1BR 45 SQ.M.

2BR CORNER 82 SQ.M.

2BR MIDDLE 82 SQ.M.

2BR CORNER 90 SQ.M.

PROJECT MASTER PLAN : 2nd FLOOR



1BR 45 SQ.M.

2BR CORNER 82 SQ.M.

2BR MIDDLE 82 SQ.M.

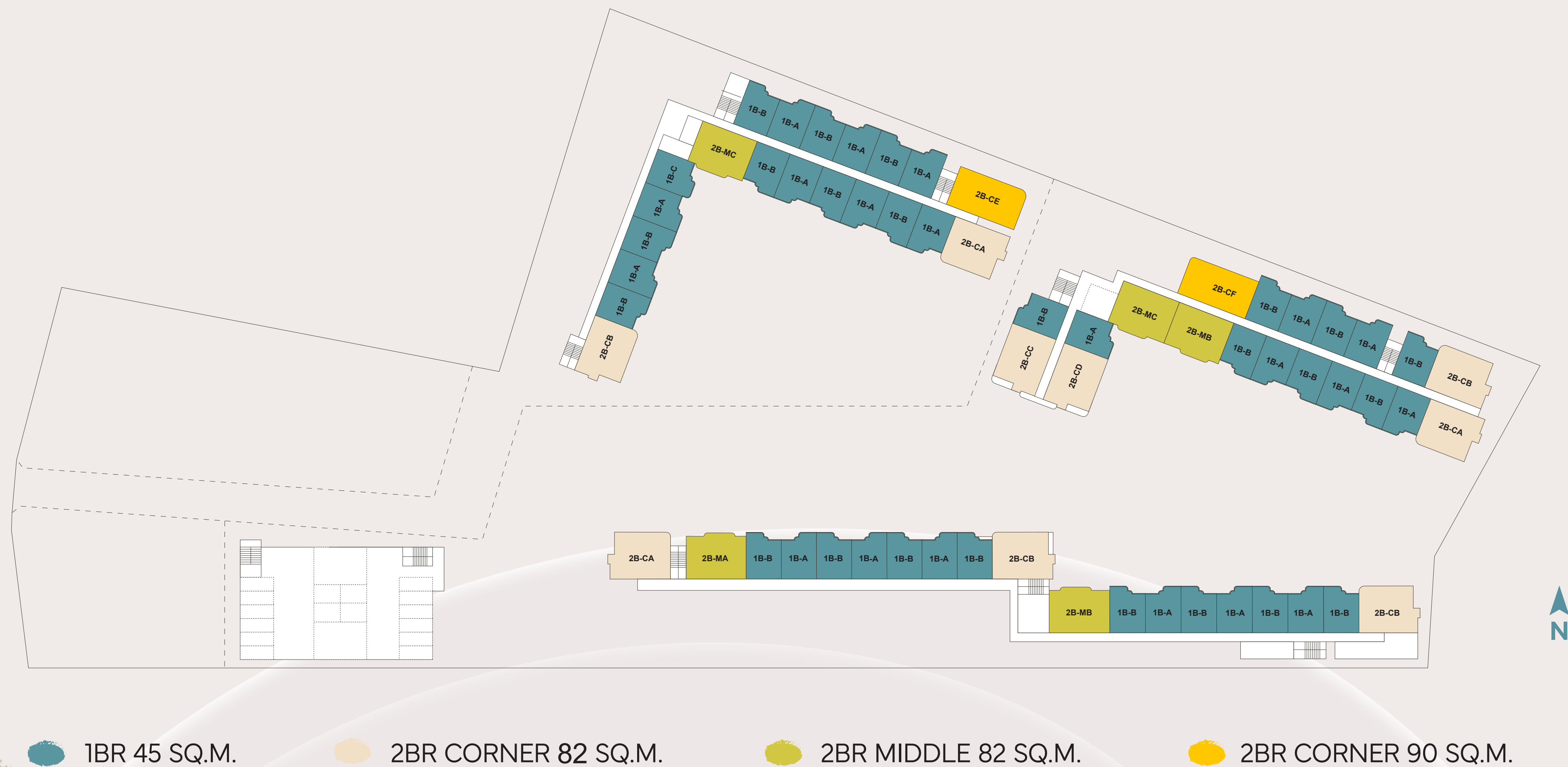
2BR CORNER 90 SQ.M.



 2BR CORNER 90 SQ.M.

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PROJECT MASTER PLAN : 4th FLOOR



PROJECT MASTER PLAN : 5th FLOOR



- 1BR 45 SQ.M.
- 2BR CORNER 82 SQ.M.
- 2BR MIDDLE 82 SQ.M.
- 2BR CORNER 90 SQ.M.

PROJECT MASTER PLAN : 6th FLOOR

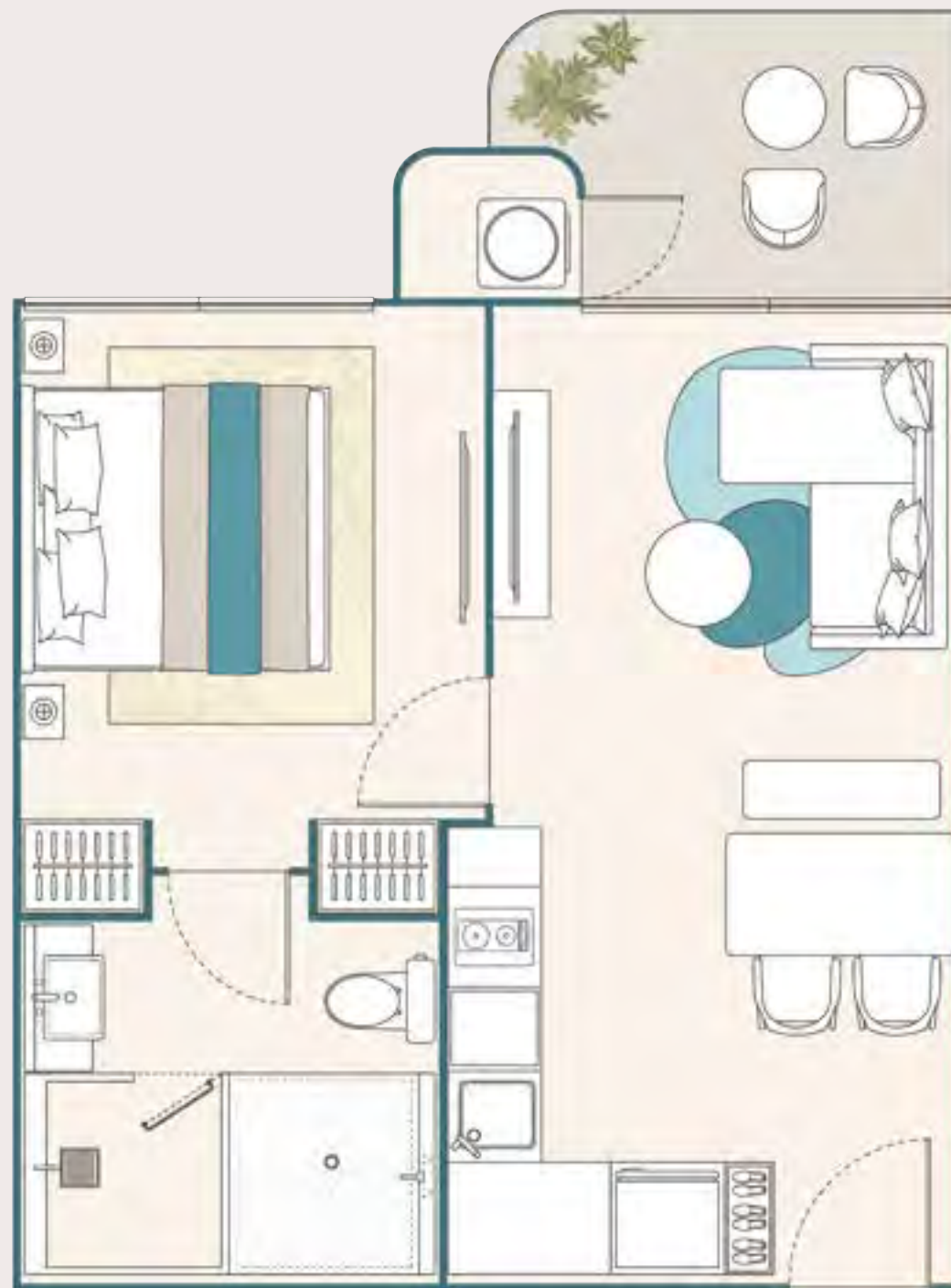


PROJECT MASTER PLAN : 7th FLOOR

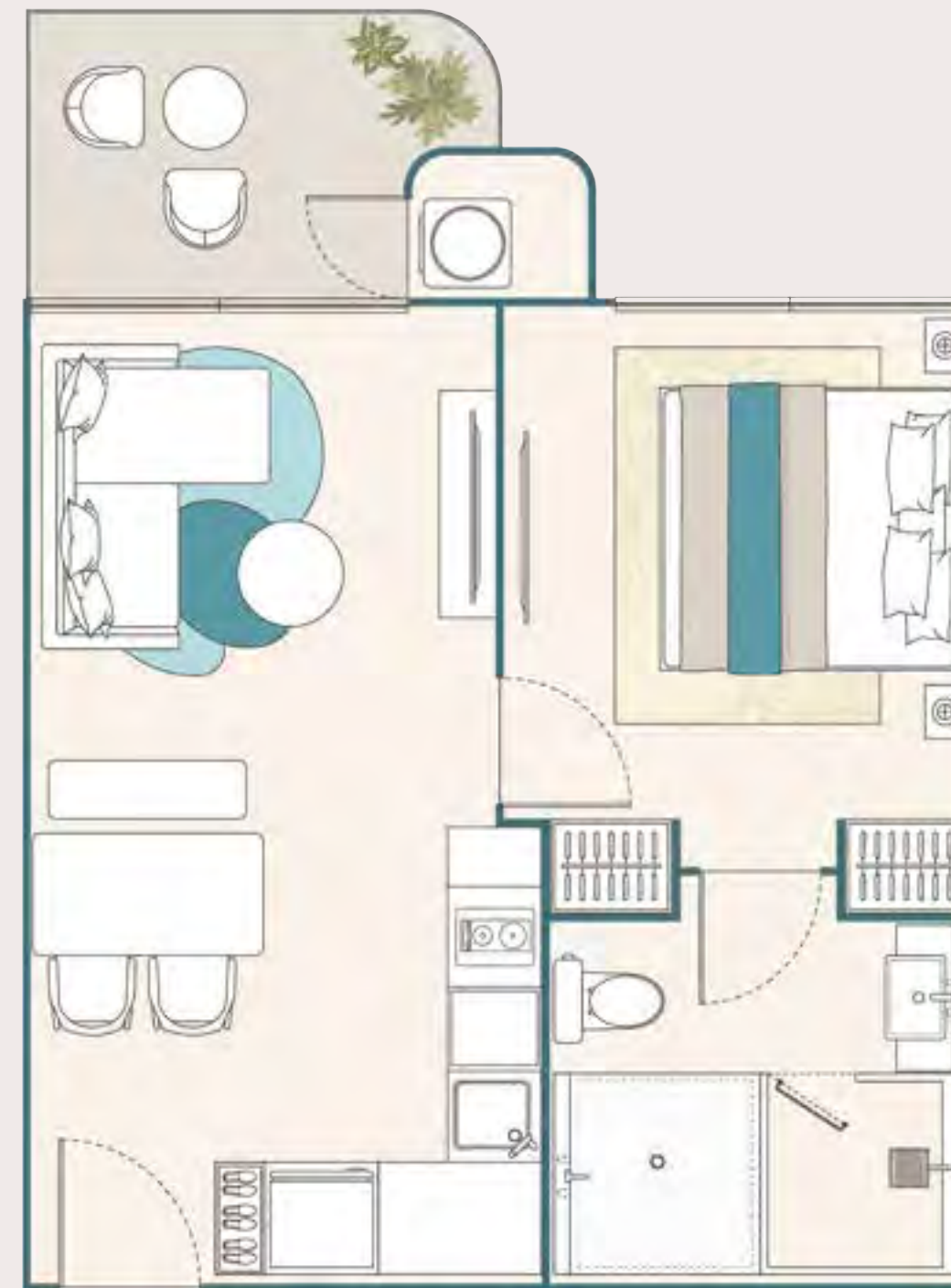


1 Bedroom : 45 sq.m.

1B-A



1B-B

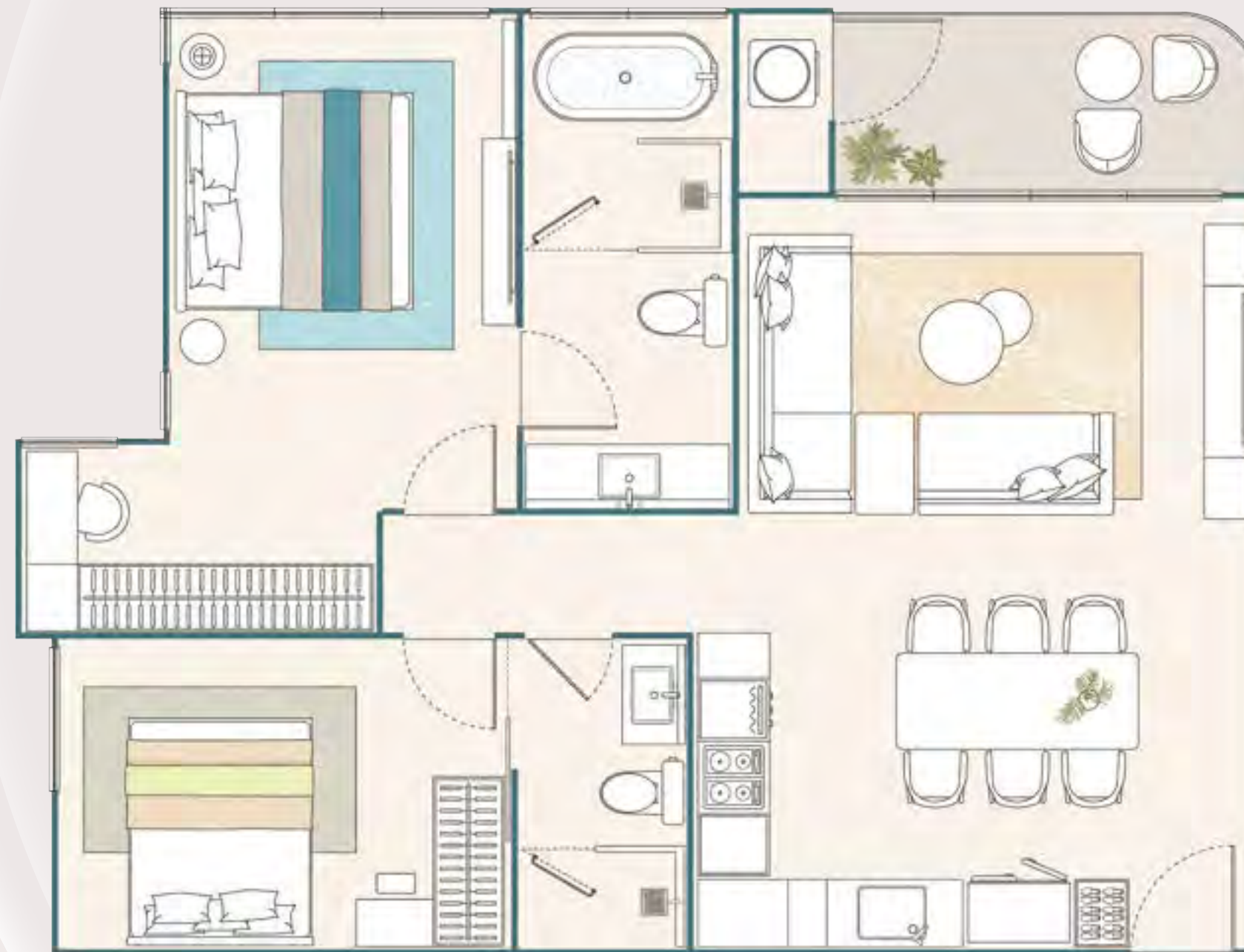


1B-C



2 Bedroom Corner : 82 sq.m.

2B-CA



2B-CB



2 Bedroom Corner : 82 sq.m.

2B-CC



2B-CD



2 Bedroom Corner : 90 sq.m.

2B-CF



2B-CE



Development Track Record - Capstone Asset

The Kimpton Kitalay Samui

The 138 key five-star hotel is located on the Thai island of Koh Samui, one of Asia's most well-known and luxurious beach destinations. The Kimpton Kitalay Samui offers stunning luxury pool villas with direct access to the beach.

Two-thirds of guest accommodations include suites and villas, and the vast majority of the hotel rooms offer spectacular views overlooking the Gulf of Thailand.



Tonson One Residence

Tonson One Residence is a freehold super-luxury condominium on Soi Tonson in Bangkok's prestigious diplomatic district. The building features 80 units, all with double-aspect views and private lift foyer, in various one to three bedrooms and penthouse configurations ranging in size from 57 sq.m to 387.50 sq.m.

Located 300 m from BTS Chit Lom and a 5-minute walk to Central Embassy and Central Chidlom. Premium specifications and smart design aim to maximize luxury and privacy for residents.



Cooper Siam

Cooper Siam is a 188 units high-rise condominium in the heart of one of Bangkok's key commercial districts – 10-minutes by walk to Siam Center and 5-minutes to the BTS National Stadium.

Cooper Siam re-introduced the "Lofts" concept which allows for the registration of commercial lofts with full facilities such as meeting rooms and co-working spaces designed specifically for aspiring entrepreneurs and young residents in the area.



Canvas Ploenchit

Canvas Ploenchit, a six-storey mixed-use complex on Ploenchit Road, is located across Central Embassy and within 300 meters of both BTS Ploenchit and BTS Chit Lom.

As a modern lifestyle destination in Bangkok's prime CBD, the project aims to meet the needs of a new generation of office workers and consumers by offering coworking offices, popular food and retail concepts, and health oriented facilities under one roof.



The Quarter Collection

The Quarter Collection is the pioneer of 43 luxury urban villas and houses in downtown Bangkok, the first of its kind targeting young affluent families who are seeking sizeable living space and managed facilities within Bangkok's vibrant Phrom Phong and Thonglor districts. The last of the villas and houses were completed in 2018 and are located in multiple locations across:

- Sukhumvit 31 (Quarter 31) – 20 courtyard villas
- Sukhumvit 39 (Quarter 39) – 15 courtyard villas
- Sukhumvit 55 (Quarter Thonglor) – 8 single detached houses



PEYLA

PHUKET BANG TAO

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capstone
asset

SOLE AGENT

CBRE

PeylAA Phuket Bang Tao (hereinafter referred to as "the Project") is developed by Capstone Asset Phuket Cherngtalay Co., Ltd. ("CAPC"), whose head office is located at 349 SJ Infinite One Business Complex, 14th Floor, Unit 1403, Vibhavadi Rangsit Road, Chomphon, Chatuchak, Bangkok 10900. The Project is represented by Mr. Titiwat Kuvijitsuwan, Chief Executive Officer and authorized project owner. The Project land covers approximately 10 Rai, 3 Ngan, and 9 Square Wah, as stated in the current land title deeds No. 37449, 867, 866, 41109, 41112 (partial), 41115, and 41114 (partial). This total land area is subject to change due to land combination and subdivision. The Project is located at Moo 4, Pasak-Koktanod Road, Cherngtalay, Thalang, Phuket 83110. The Project will comprise three residential condominium buildings, each 7 stories tall, with a total of 408 residential units. The Project is currently in the process of obtaining Environmental Impact Assessment (EIA) approval and a building construction permit. Construction is expected to begin around Q3 2025 and is anticipated to be completed by Q2 2027, after which the Project will be registered as a condominium under the Condominium Act B.E. 2522 of Thailand. Unit owners shall be responsible for payment towards the sinking fund, common area fees, taxes, and other expenses as determined by the Project or the Condominium Juristic Person in compliance with applicable laws. Advertising images are for illustrative purposes only and may not reflect the final design or specifications. The Project reserves the right to make changes to the information provided without prior notice as deemed appropriate.