

Es gibt nichts Gutes – außer man tut es!

(German Proverb)

CONFIDENTIAL

Happy Living Phuket

„WOHLFÜHLOASE“

THE GERMAN HOME WITH PARADISE GARDEN

ROLAND PFISTERER – 13.2.2023 – V 4.3

„Happy Living“ in Phuket

- ▶ **„Phuket – The best place in the world for an expat to live“** (Wall Street Journal)
- ▶ A place with further aspiring ambitions (e.g. EXPO 2028) at the Pearl of Andaman
- ▶ A comfortable „Happy Living“ Home in a quiet area in the northeast of the Island is created for a „Well Feeling“ Community
- ▶ In a PARADISE Garden along a small stream with a nice Swimming Pool a lot of individual and common activities are possible
- ▶ Easy accessibility to the International Airport of Phuket, Marinas, Golf Courses, Shopping Malls and Beaches
- ▶ Several internationally leading Medical Centers available nearby
- ▶ The fact that particularly friendly people live in the warm „Land of Smiles“, who show special respect to well-deserving people, does not need to be emphasized

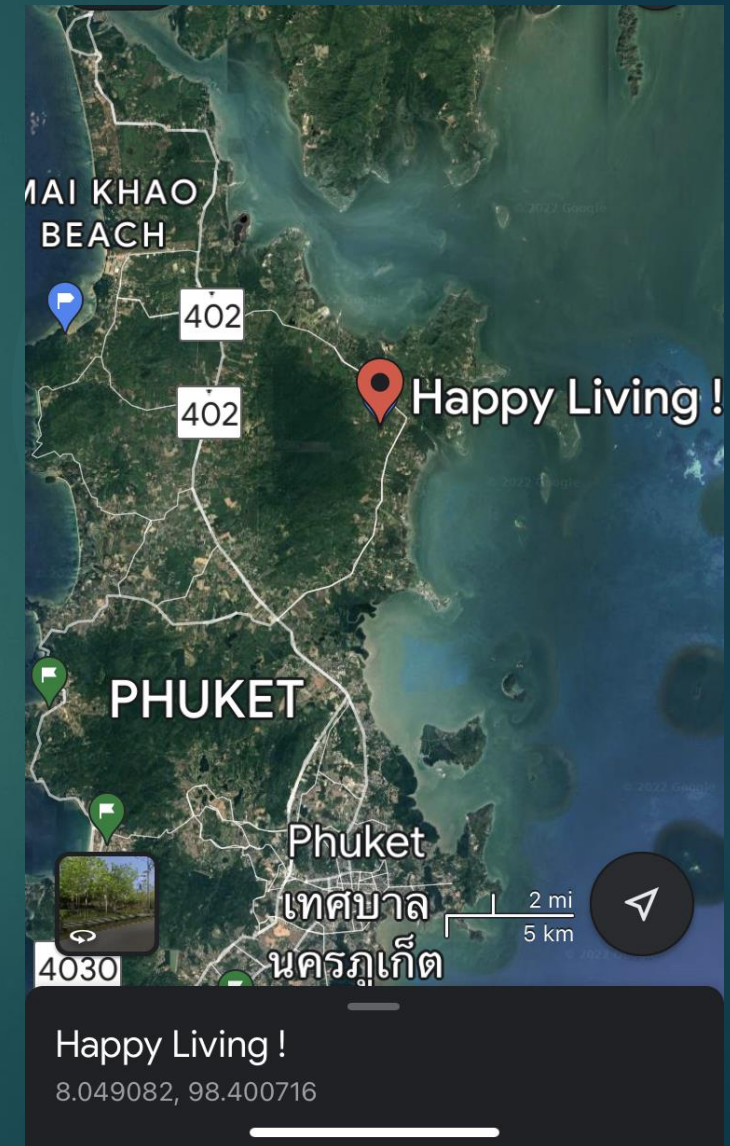
Some Intentions

- ▶ In a first step, the owner's house is designed near a small stream with Guestrooms
- ▶ Open-Minded and friendly Tourists (preferable German speaking) are very welcome
- ▶ Little PARADISE along a small stream in a very quiet natural area
- ▶ Ergonomic Access and Ecological Construction
- ▶ Swimming-Pool with Saltwater
- ▶ Areas for different Sports Activities (e.g. Petanque, Table Tennis,...)
- ▶ Barbeque Area with regular gatherings
- ▶ Best Internet Services that allows to see most German TV Channels

- ▶ **Overall a real feel-good atmosphere in a small community!**

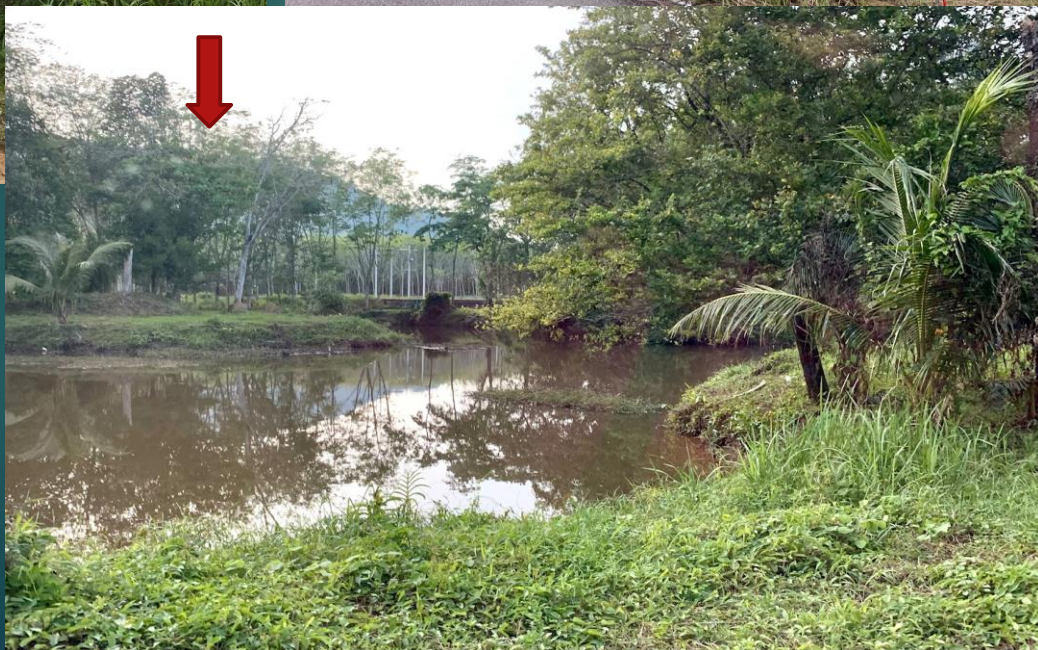
Location

- ▶ Located in the north-east of Phuket
- ▶ Very quiet area on the edge of a nature reserve
- ▶ Hiking Opportunities to a lovely Waterfall
- ▶ Quick Access to the City and the Airport
- ▶ Close to Marinas, Beaches and Golf Courses
- ▶ New Shopping Center nearby (Robinson)
- ▶ Not far from the planned EXPO 2028 site and leading international medical centers



Impressions around

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The Situation

▶ This is the Land for Sale (1-3)

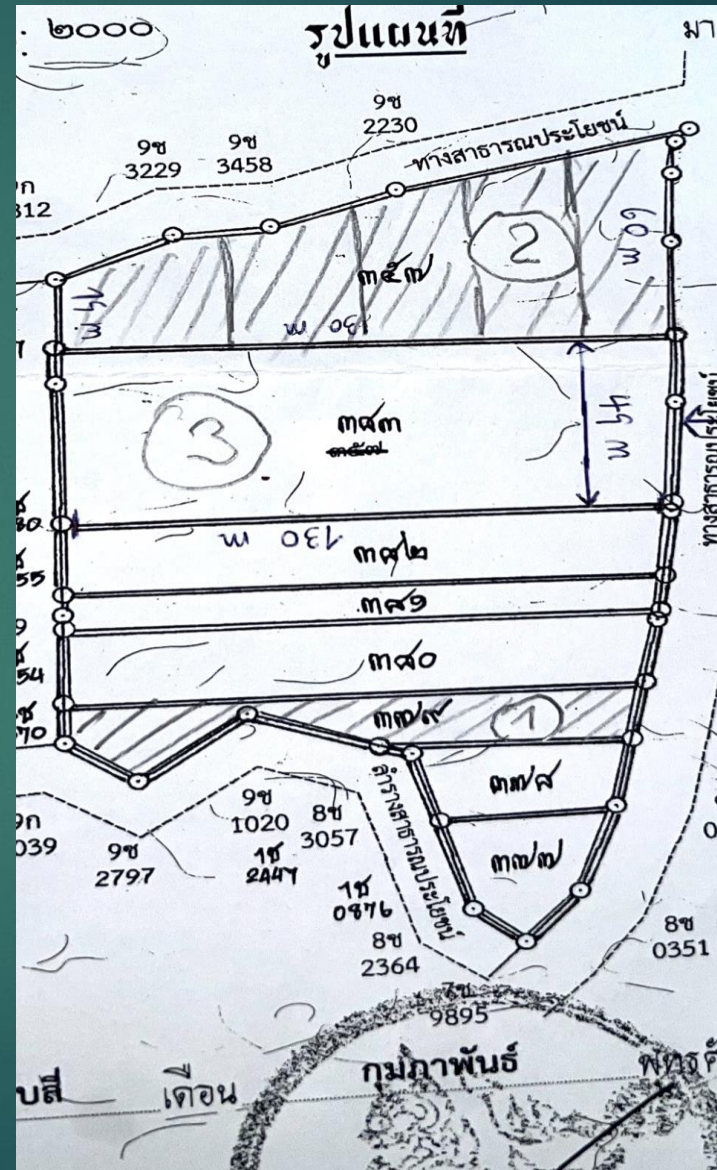
▶ The Company

Happy Living Phuket Co., Ltd.

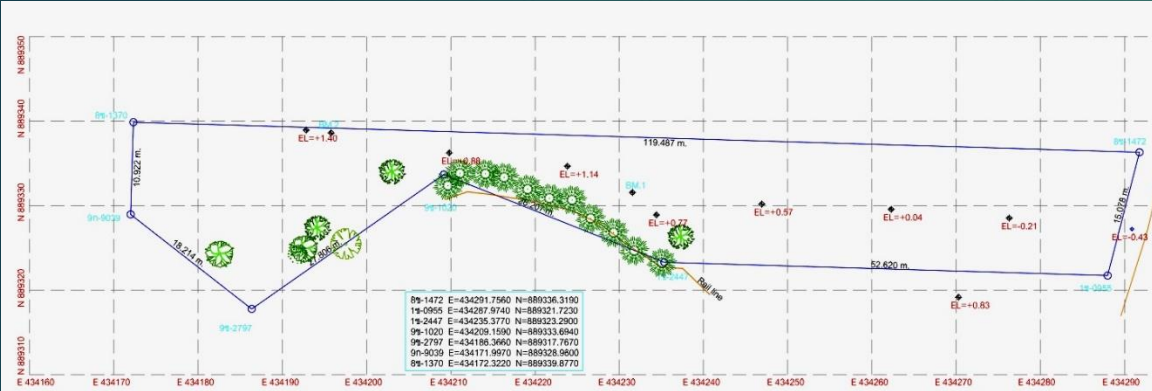
is founded

▶ The Company owns Plot (1)

▶ The First Step is in preparation!



First Step in this Plot



Along a small stream



Premises

- ▶ **Tropical Modern Style** (White House)
- ▶ **Heat / Sun Protection** (e.g. overhanging roof and reflecting windows)
- ▶ **Mosquito Protection** (House and Pool area)
- ▶ **Snake Protection** (e.g. glass railing in front of the house)
- ▶ **High Water Protection** (raise the foundation to Ground Level of 2.00 m)
- ▶ **Earthquake Proof** (the construction has to withstand a magnitude 8 earthquake)
- ▶ **Simple uniform Materials** (sun-reflecting)
- ▶ **Ecological Construction** (insulated walls / windows and overgrown roof)
- ▶ **Low Energy Consumption** (expandable with Solar Panels)
- ▶ **Well and Sewage** (and Saltwater Swimming Pool)
- ▶ ...

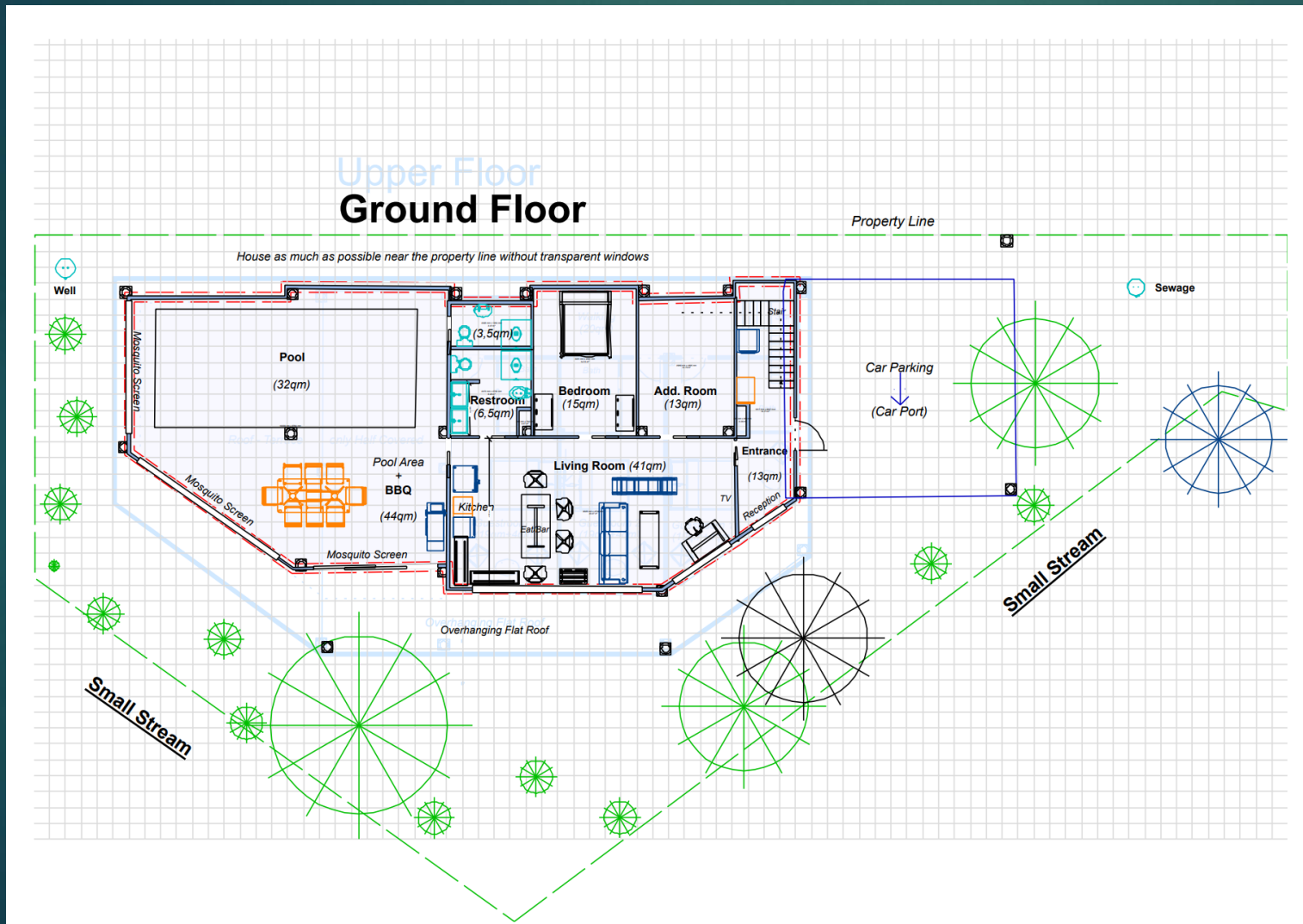
Sizing

▶ My own design leads to the following compact sizes:

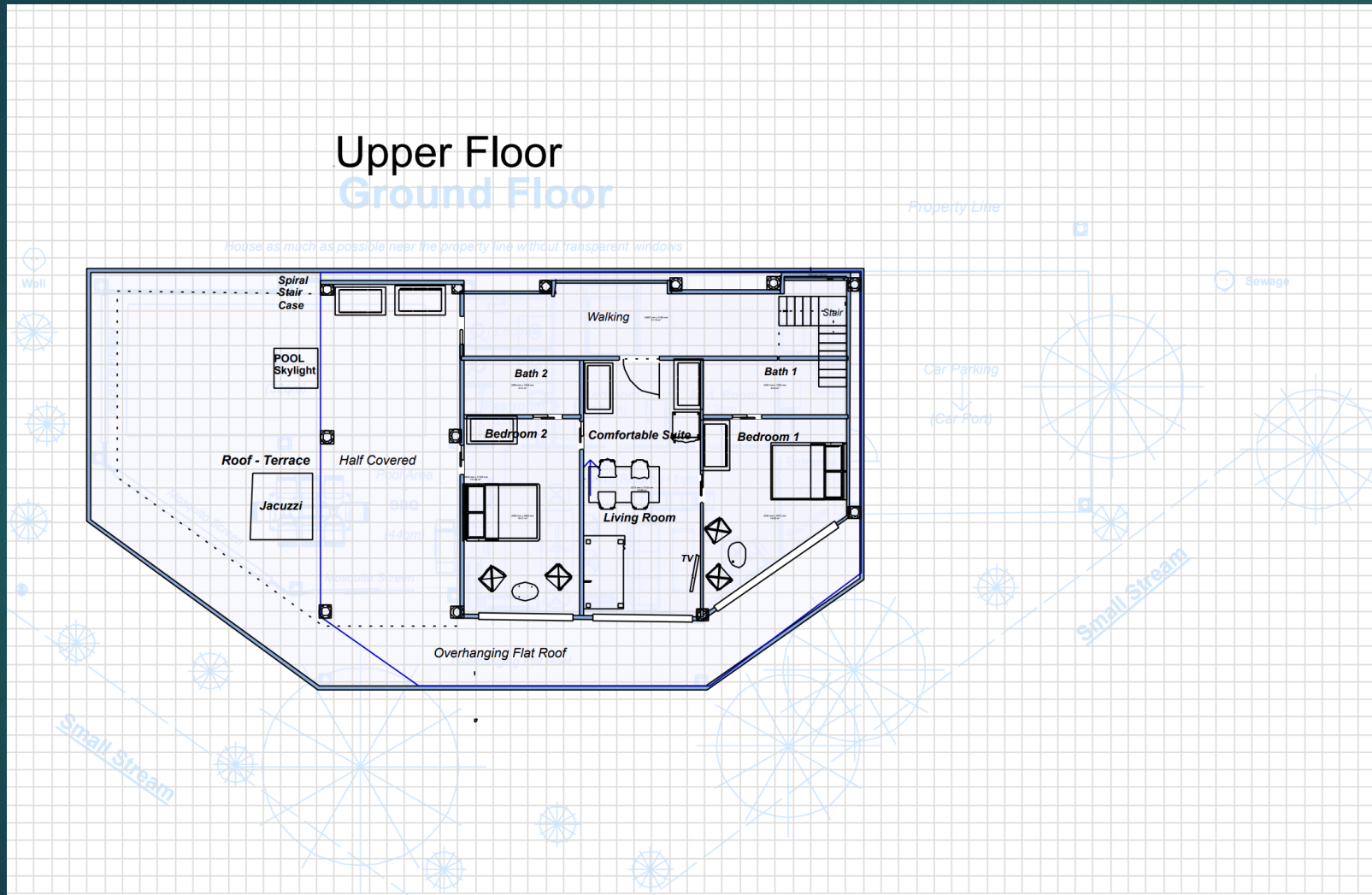
- ▶ **Ground Floor:** (92 qm)
 - Living Room 41 qm
 - Restrooms (2x) 10 qm
 - Bedroom 15 qm
 - Entrance 13 qm
 - Add. Room 13 qm
- ▶ **Upper Floor:** (89 qm)
 - Guestrooms (2 bedrooms, 2 Bath, Living area with small kitchen) 69 qm
 - Walking area 20 qm
 - Roof Terrace (half roof covered) not calculated, as all may be finished later !
- ▶ **Pool:** (76 qm)
 - Pool Area+BBQ 44 qm
 - Pool 32 qm
 - all covered
- ▶ **Total Size:** 257 qm

▶ **The challenge is to build my expected quality at reasonable price (about 4 MB, max 5 MB) !**

Basic Conceptual Design

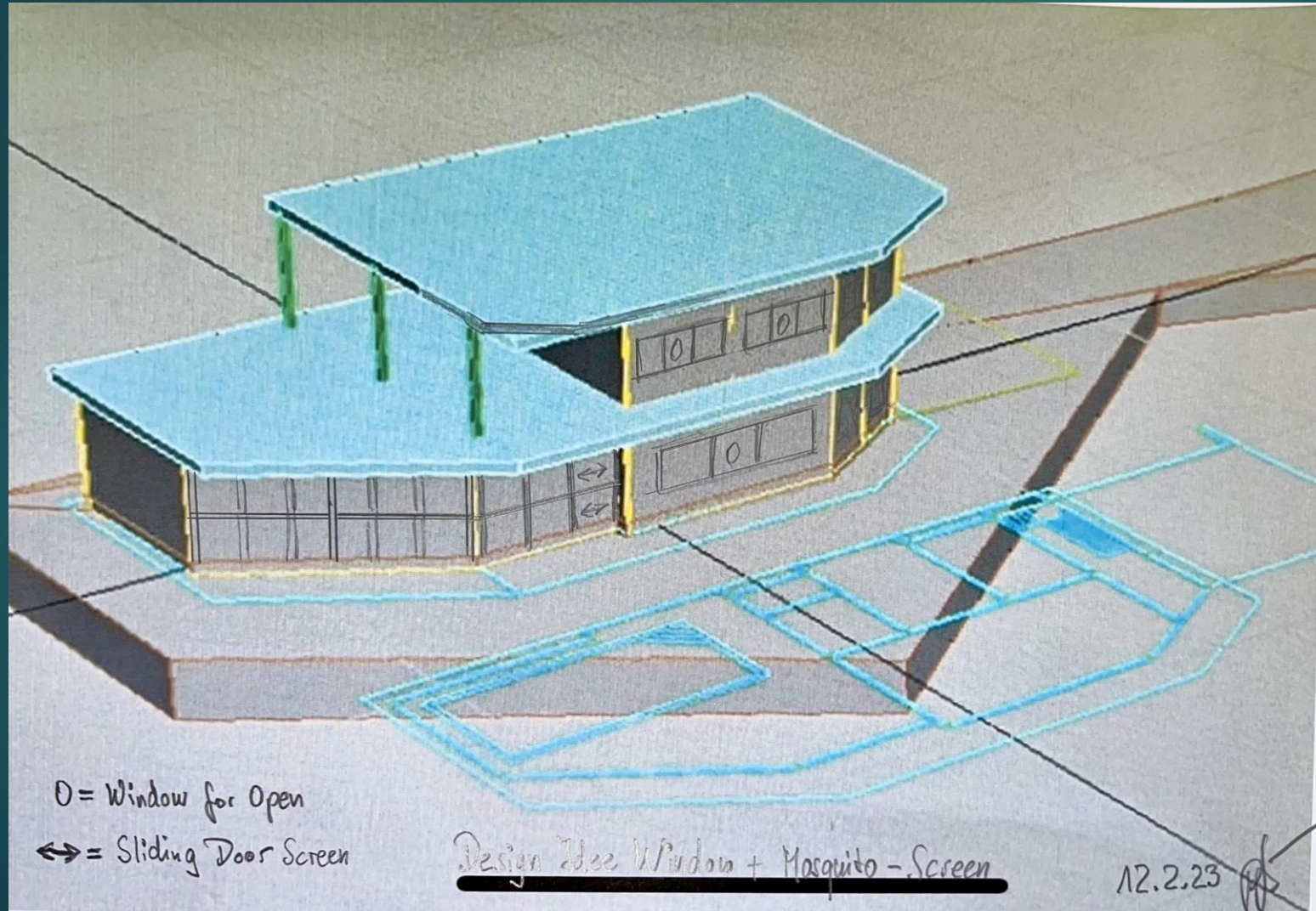


Basic Conceptual Design



Basic Conceptual Design (3D)

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My Expected Schedule

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	Completion Date
▶ Conceptual Design finalized ...	I/23
▶ Construction Plan for Approval by Authorities ...	II/23
▶ Construction ...	IV/23 – II/24
▶ Creating the outdoor facilities	III/24
▶ Moving into the House	VI/24

Conclusion

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This is the way I will find the ideal concept for the first step without additional investor!

Happy Living Phuket (HLP)

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with Paradise Garden



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