



# SPARROW

WE BUILD COMMUNITIES



The project that will change the rules of the game in real estate concepts in the Thai southern islands.



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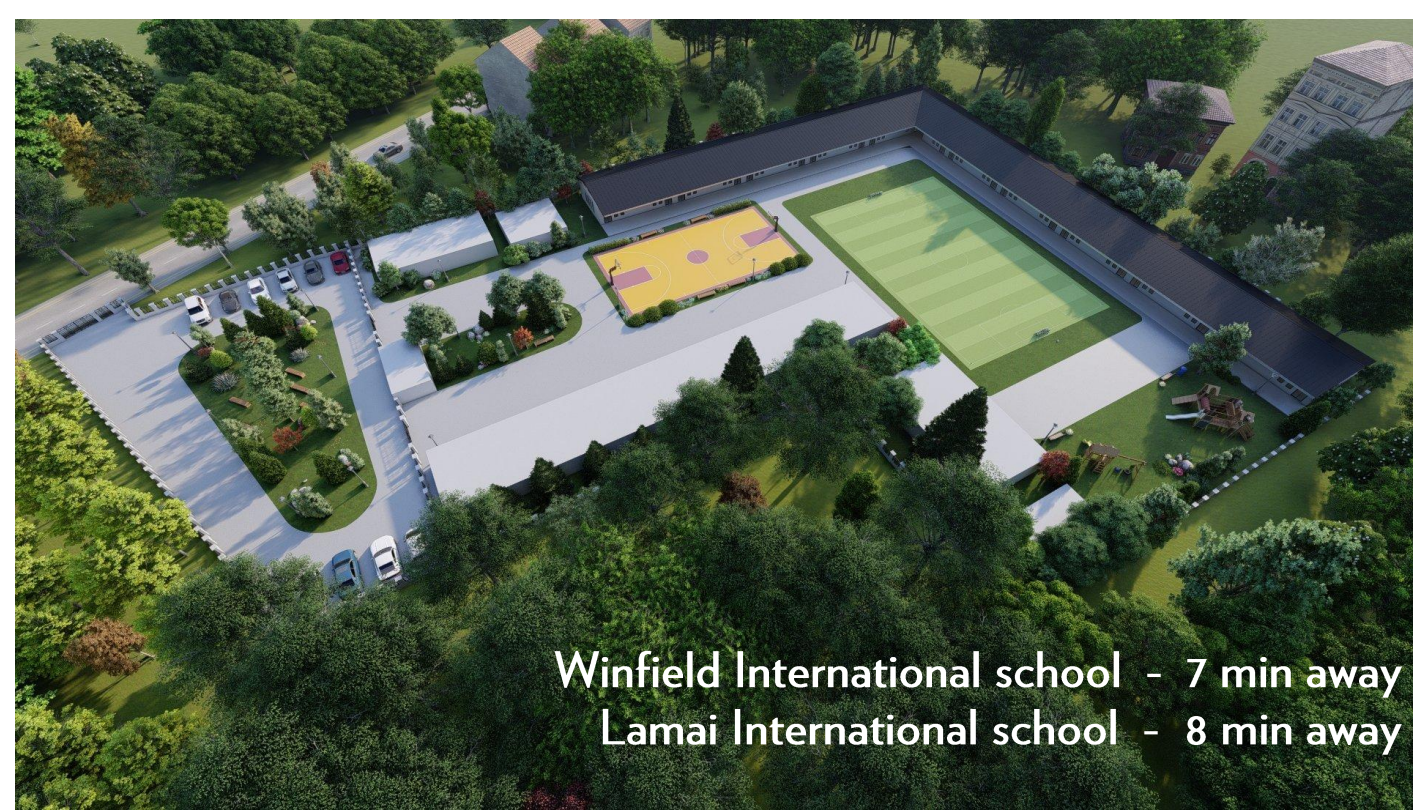


No more real estate of single houses for investment, but an extraordinary complex that spreads over about 10,000 sqm (6 Rai) , including a spacious public area with 2 penthouses and 13 detached houses, accommodating 3,4 and 5 bedrooms, in an open and safe environment for children with co-working space, community studio for adults and kids' recreation hosting unique content and activities, convenience store, community cafe & more for everyone to enjoy.



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Winfield International school - 7 min away  
Lamai International school - 8 min away



Lamai famous Beaches - 5 min away



Lamai Night Life - 6 min away



Lamai Shopping Centers  
6 min away



All within minutes from international schools,  
shopping centers, and the wonderful beaches of Koh Samui.



ALL YOU NEED IN ONE PLACE



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**Public  
Parking**

**Gated  
Community**

**Sports  
Facilities**

**Coffee Shop and  
Brasserie**

**Kids  
Safe**

Maintenance and  
Services team

Wide Public  
Spaces

**Security**

Convenience  
Store

**Shared  
Offices**

**Family  
Oriented**

**Kids  
Playground**

**COMMERCIAL AREA**

**Reception and  
Customer Service**







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**All your needs  
All your dreams  
Only minutes away**



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Our expertise in delivering high-quality construction and innovative open space designs ensures a harmonious blend of elegance and natural surroundings. Whether you're seeking a dream home or a solid investment opportunity, our experienced team is dedicated to bringing your vision to life. Building upon our successful projects in Thailand's Islands and beyond, we are thrilled to unveil our latest ventures in the sought-after Lamai area.

Join us on this journey to discover the epitome of exclusive tropical living in our meticulously crafted villas.



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# Our Projects



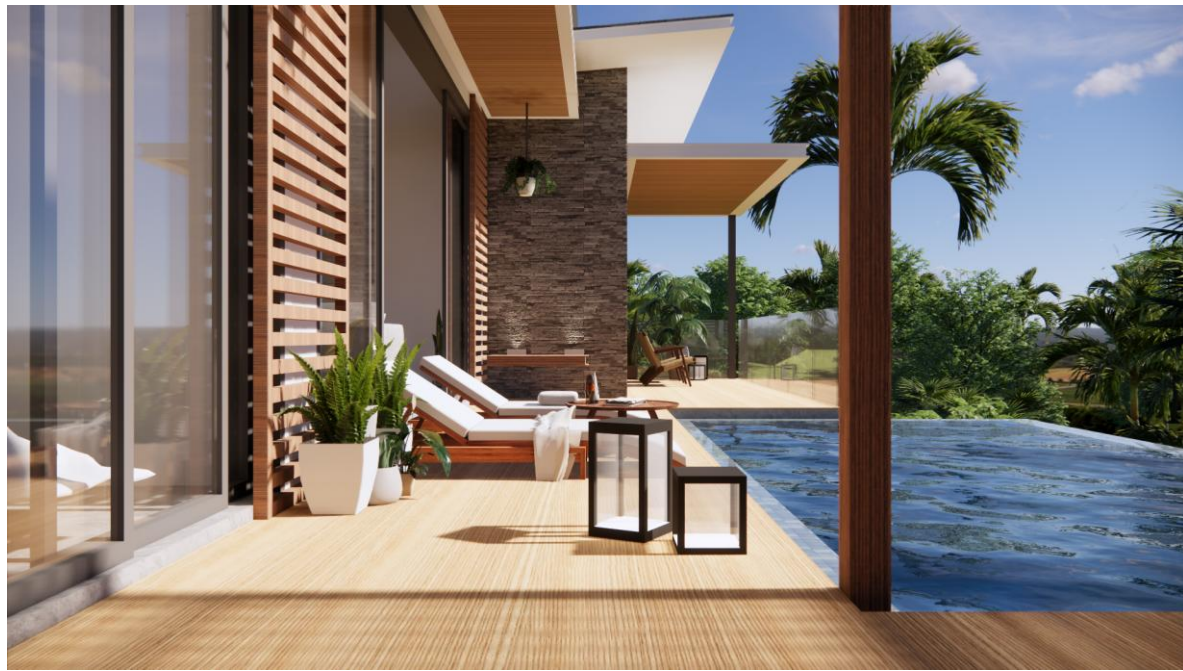
Our exceptional tropical villas project is developed by a reputable team equipped with 15 years of experience and a proven track record in Koh Samui, Koh Phangan, and Koh Tao alongside project management all around the world.

Our expertise in delivering high-quality construction and innovative open space designs ensures a harmonious blend of elegance and natural surroundings.









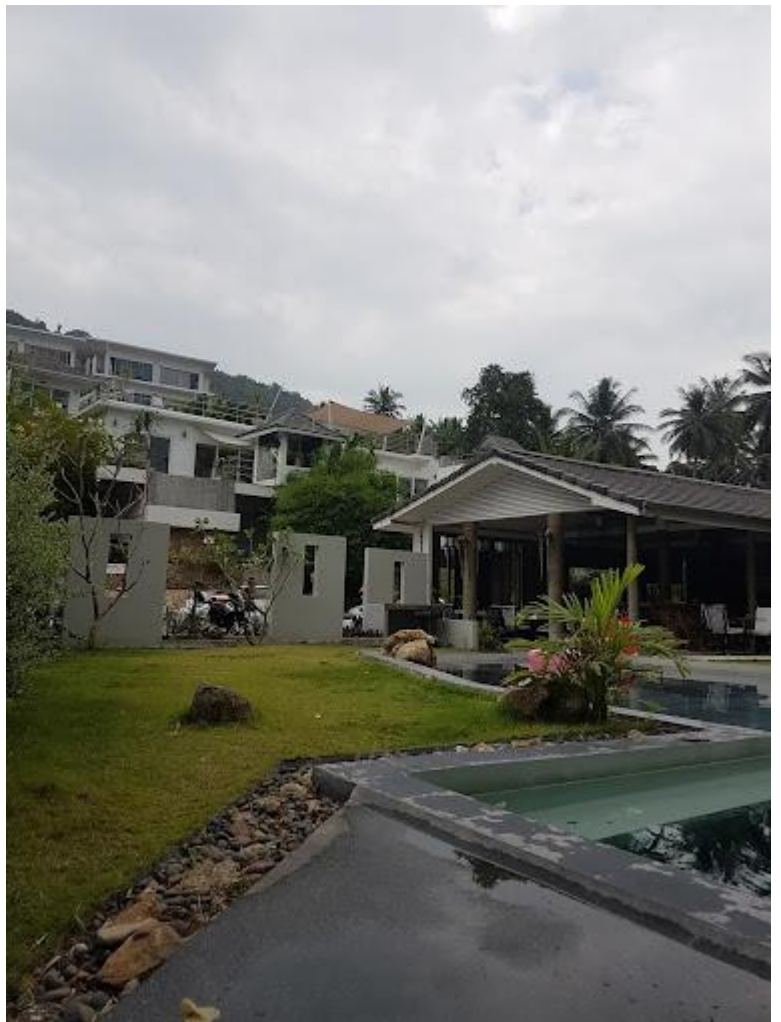
PAHILI  
Koh Phangan







CHAWENG  
MODERN VILLAS







**Sharon Ginat**  
VP Strategy & Marketing  
ThisPlay Group



**Victoria Vanderkloot**  
COO, Sparrow Samui



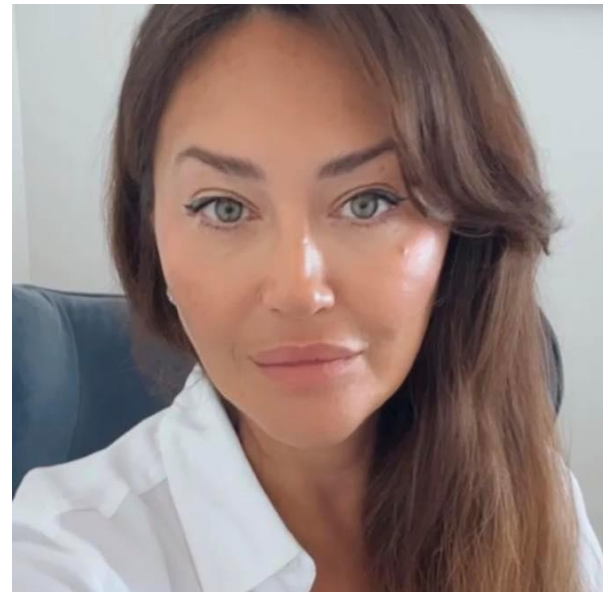
**Sharon Dror**  
CEO, ThisPlay Group



**Iris Shitrit**  
CFO, ThisPlay Group



**Sharon Dror**  
VP Int'l Developments  
ThisPlay Group



**Elin Madorsky**  
Interior Design  
Sparrow Samui



**Aya Alon**  
VP Resources  
ThisPlay Group

# Meet the Team



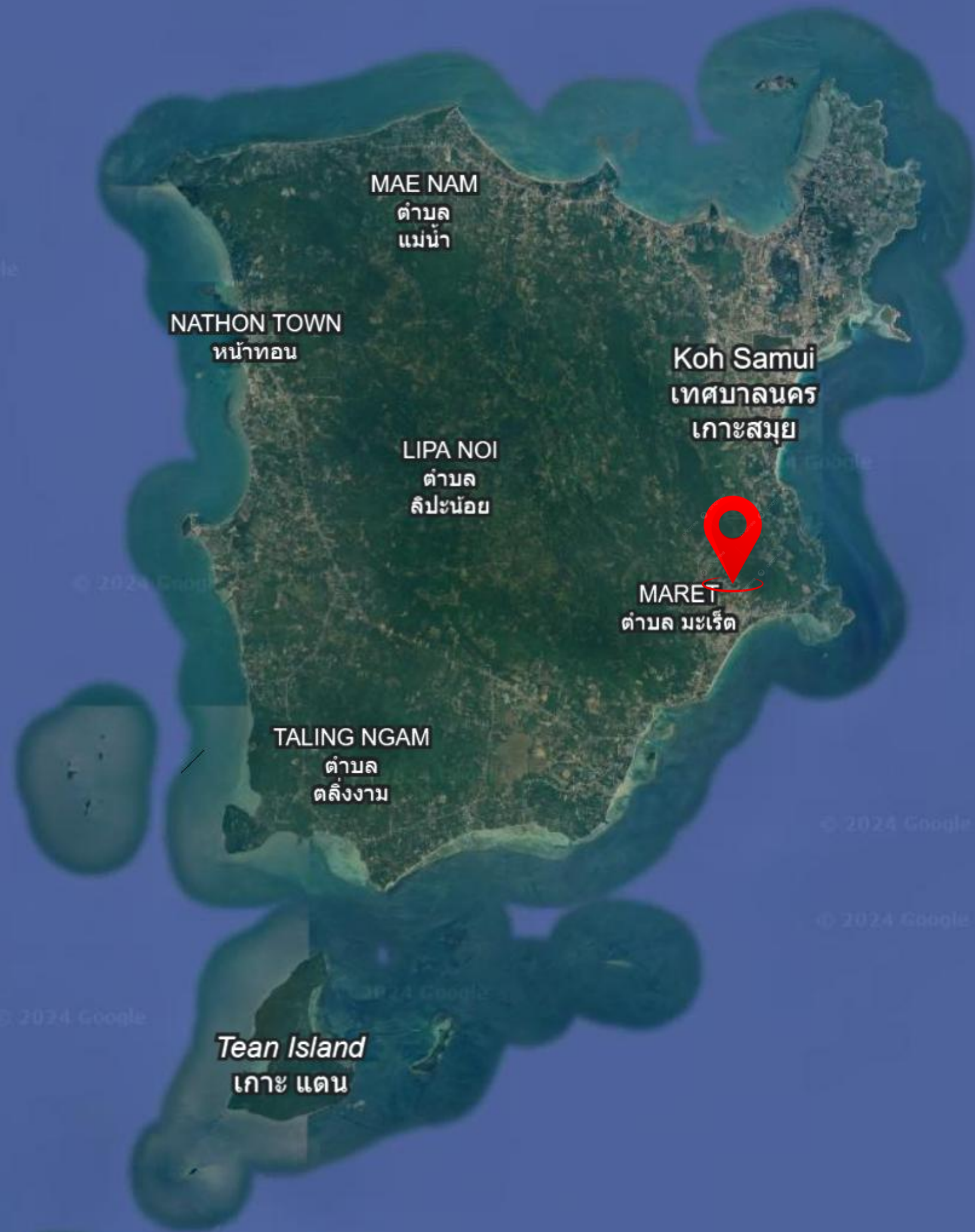


# Location

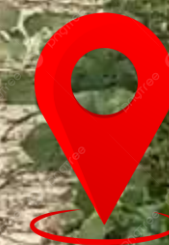


# Location

7 min to Winfield International School  
8 min to Lamai International School  
6 min to Lamai Shopping Centers  
5 min to Lamai famous beaches  
25 min to Koh Samui Airport







**Location**





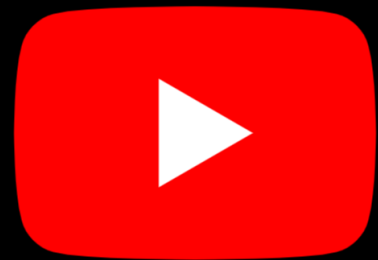
**Location**





Pictures took on 07.2024





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# Site Review









Videos took on 9.2025

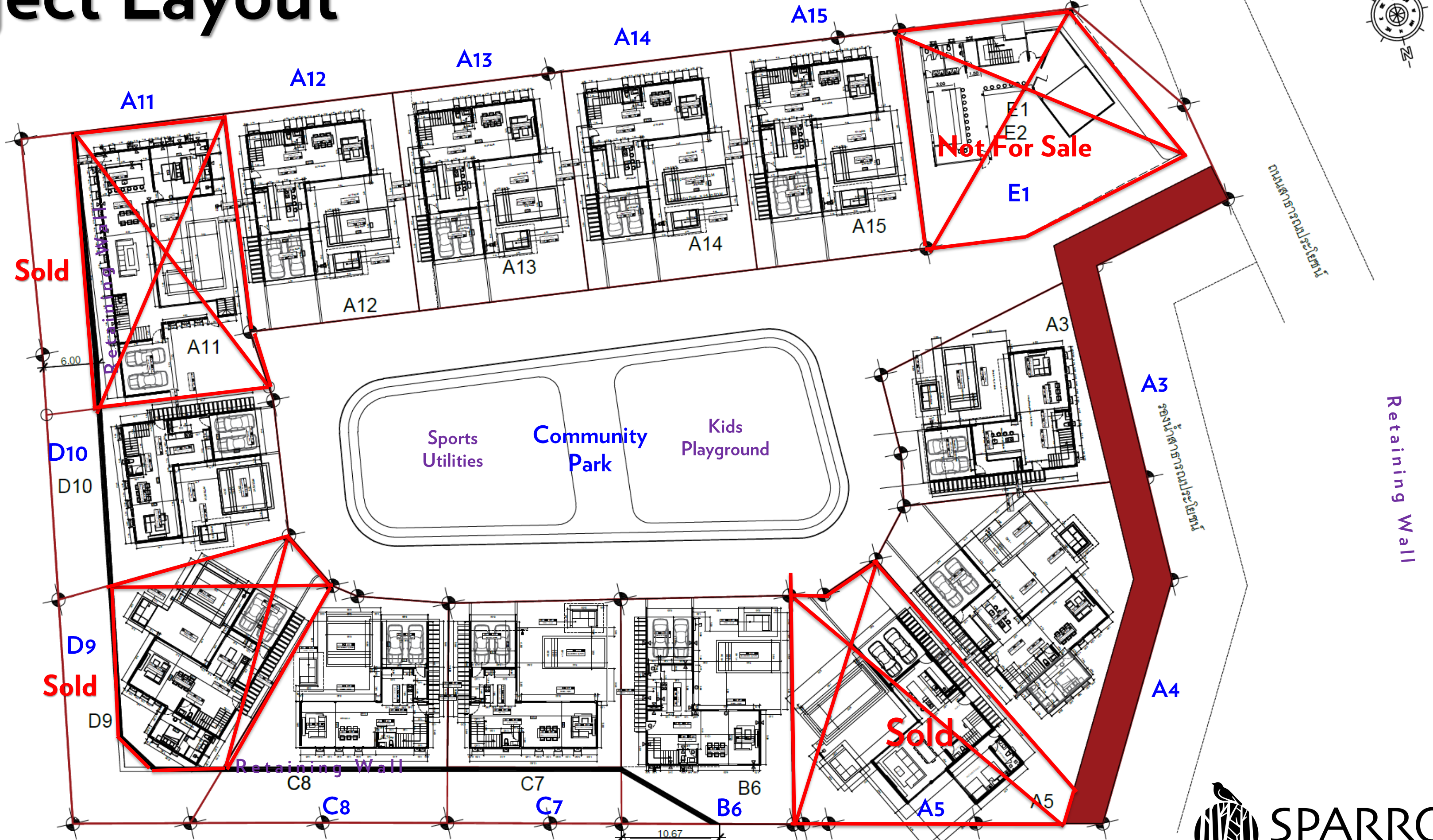


# Project Layout





# Project Layout





# Project Layout







# Sparrow Community Park

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# Sparrow Community Park

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# Sparrow Community Park

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# Sparrow Caffe & Studio

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# Sparrow Residence

## Exterior



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# Sparrow Residence

Decks, Pool & Terraces





# Sparrow Residence

Decks, Pool & Terraces





# Sparrow Residence

## Ground Floor





# Sparrow Residence

## Ground Floor







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# Sparrow Residence

## Ground Floor





# Sparrow Residence

## Kitchen





# Sparrow Residence

## Utility Room & Guest Toilet





# Sparrow Residence

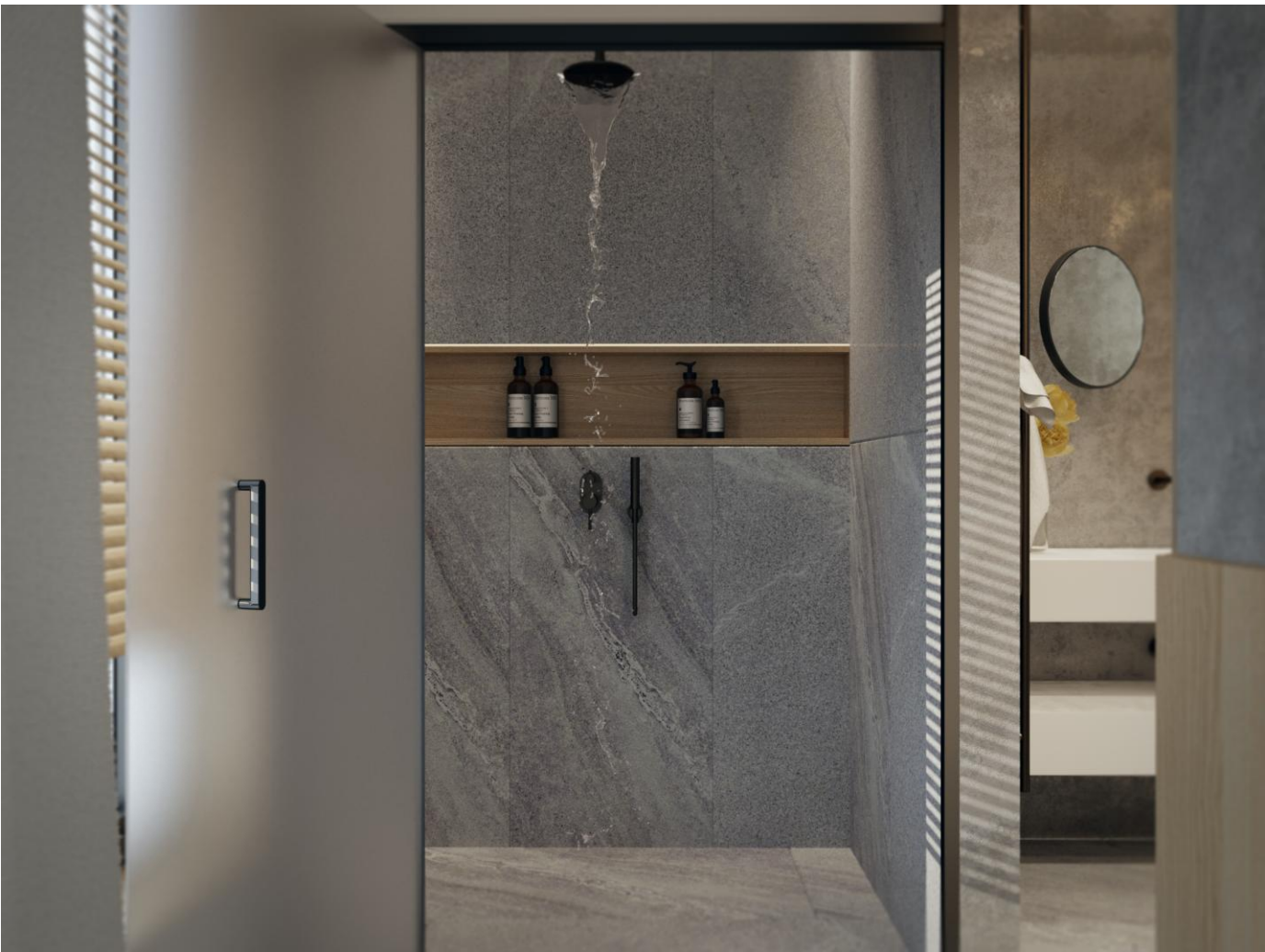
## Master Bedroom #1





# Sparrow Residence

Master Bedroom #1 Bathrooms and Wardrobe





# Sparrow Residence

## Master Bedroom #2



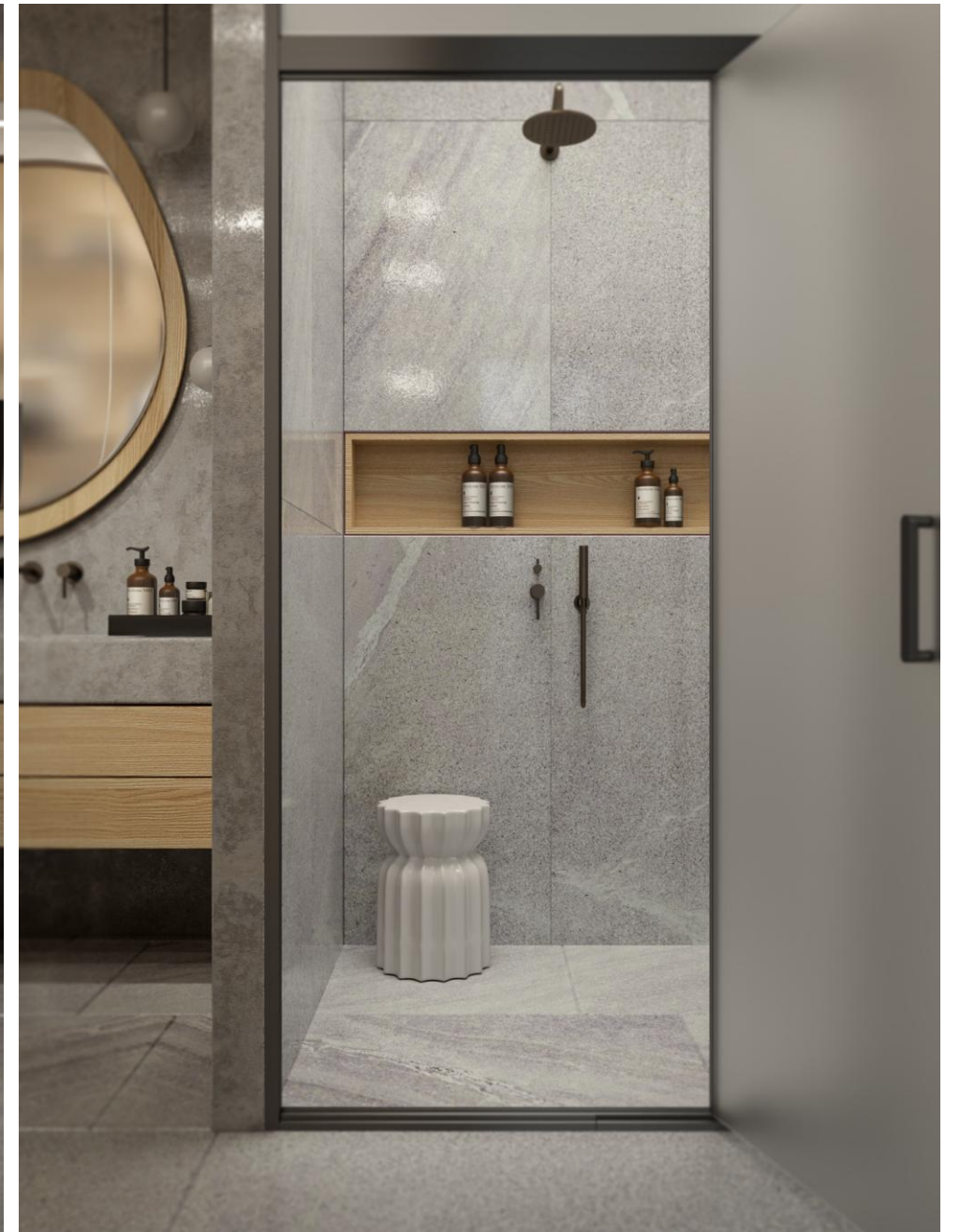
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# Sparrow Residence

## Master Bedroom #2 Bathrooms and Wardrobe





# Sparrow Residence

## Master Bedroom #3





# Sparrow Residence

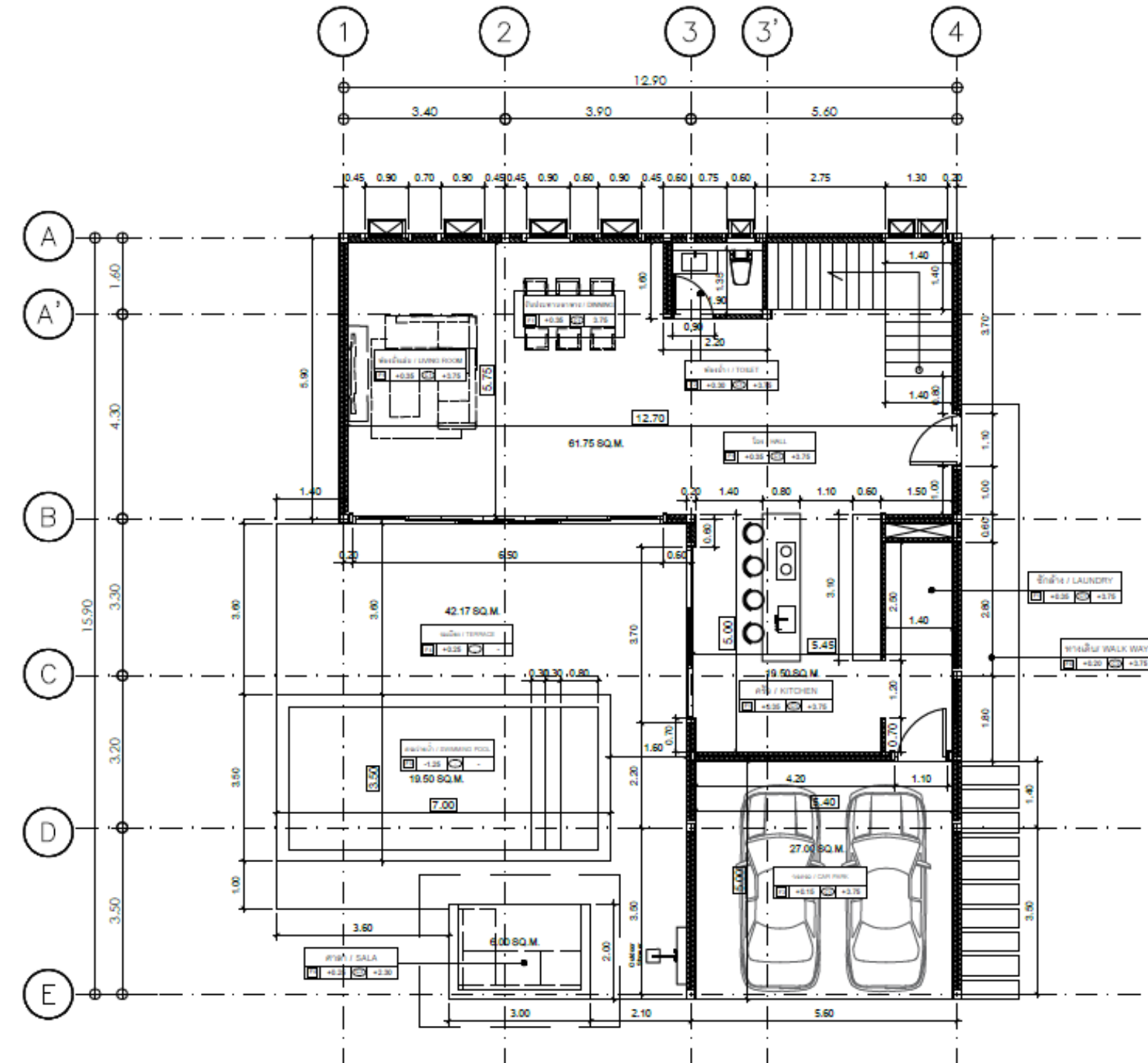
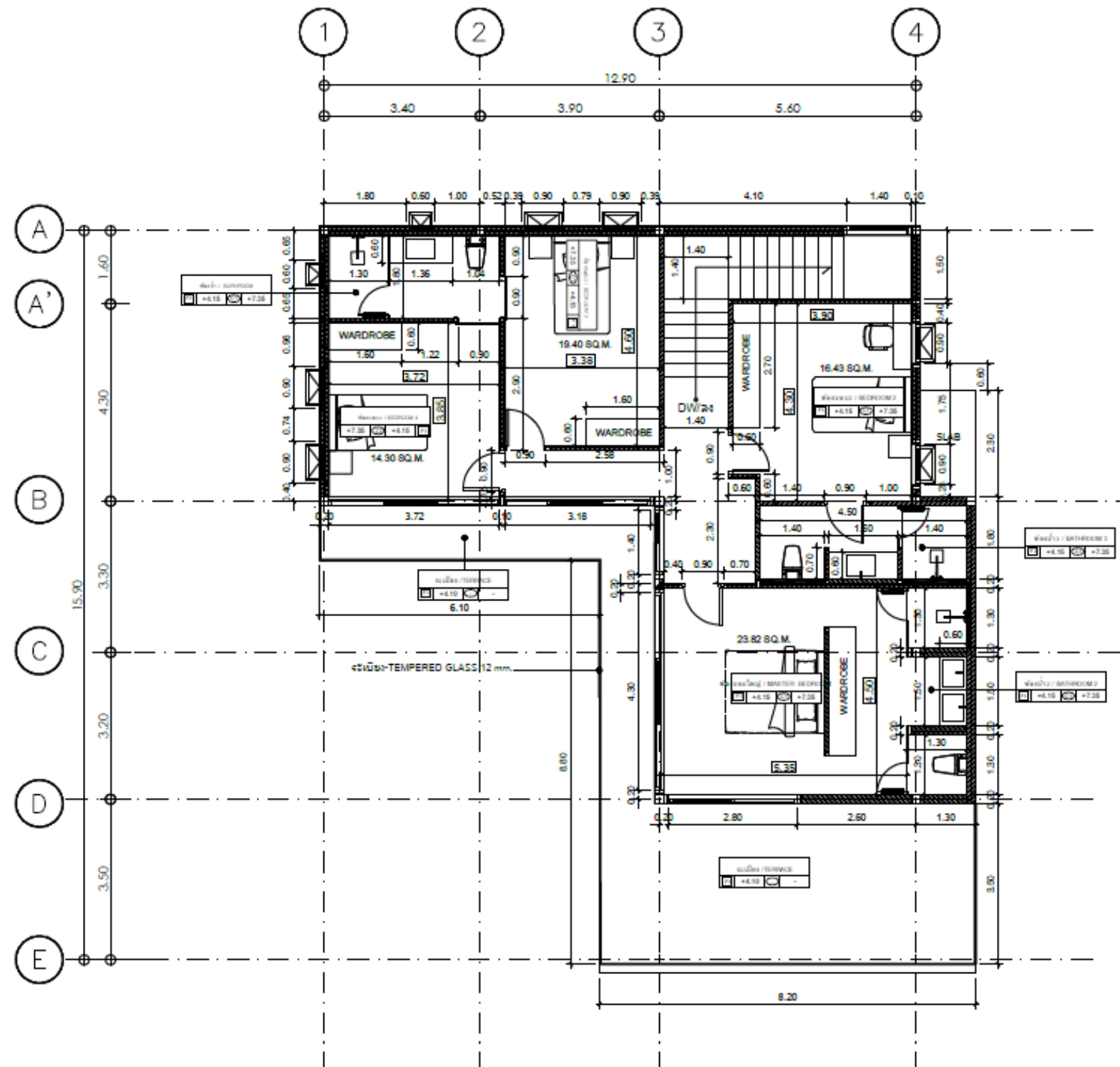
## Master Bedroom #3 Bathroom & Study Corner





# Villa Type A – 4/5 BDR

A3, **A4**, A5, **A11**, A12, A13, A14, A15



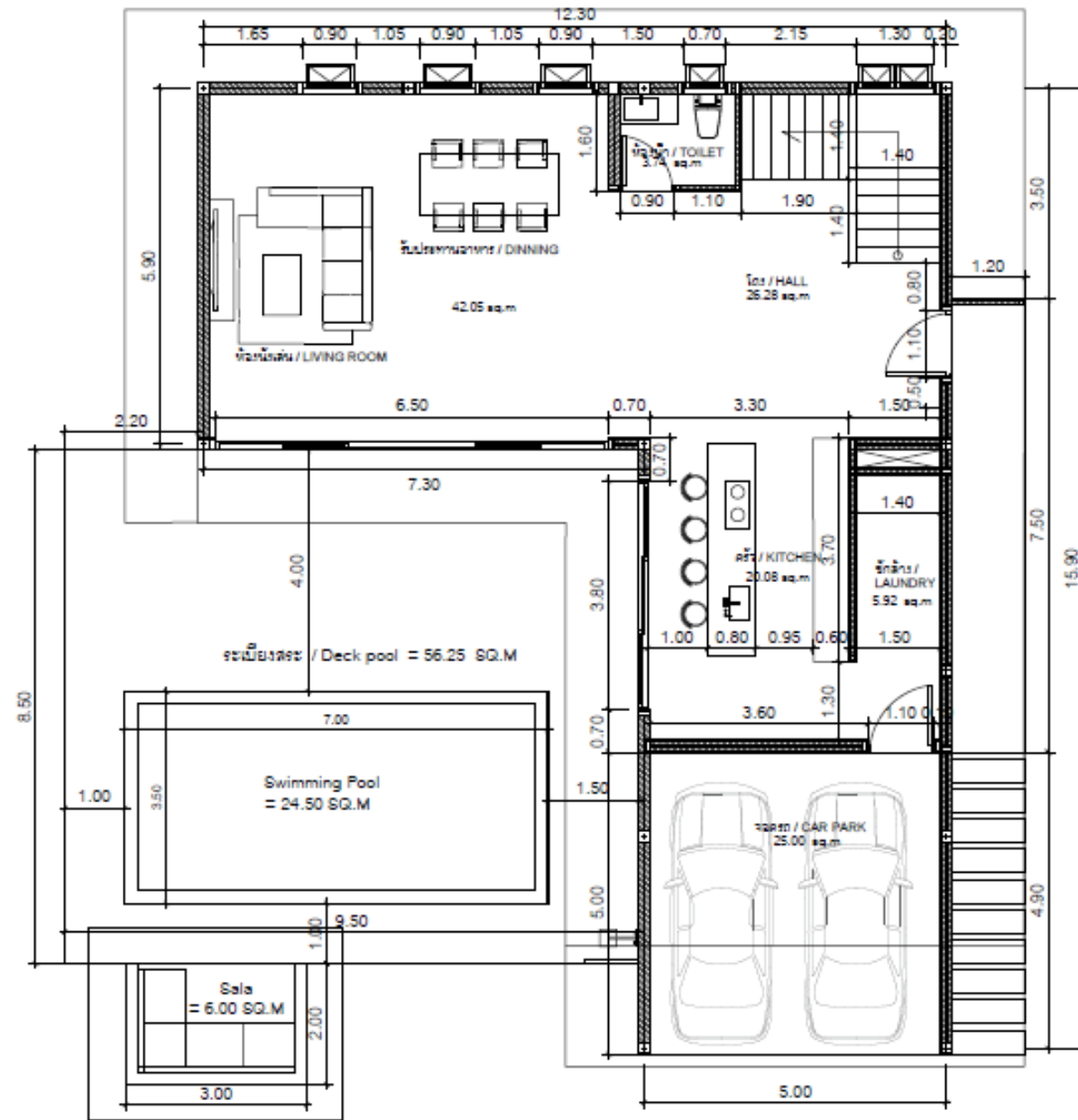
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# Villa Type B – 3 BDR

## B6

Ground Fl.

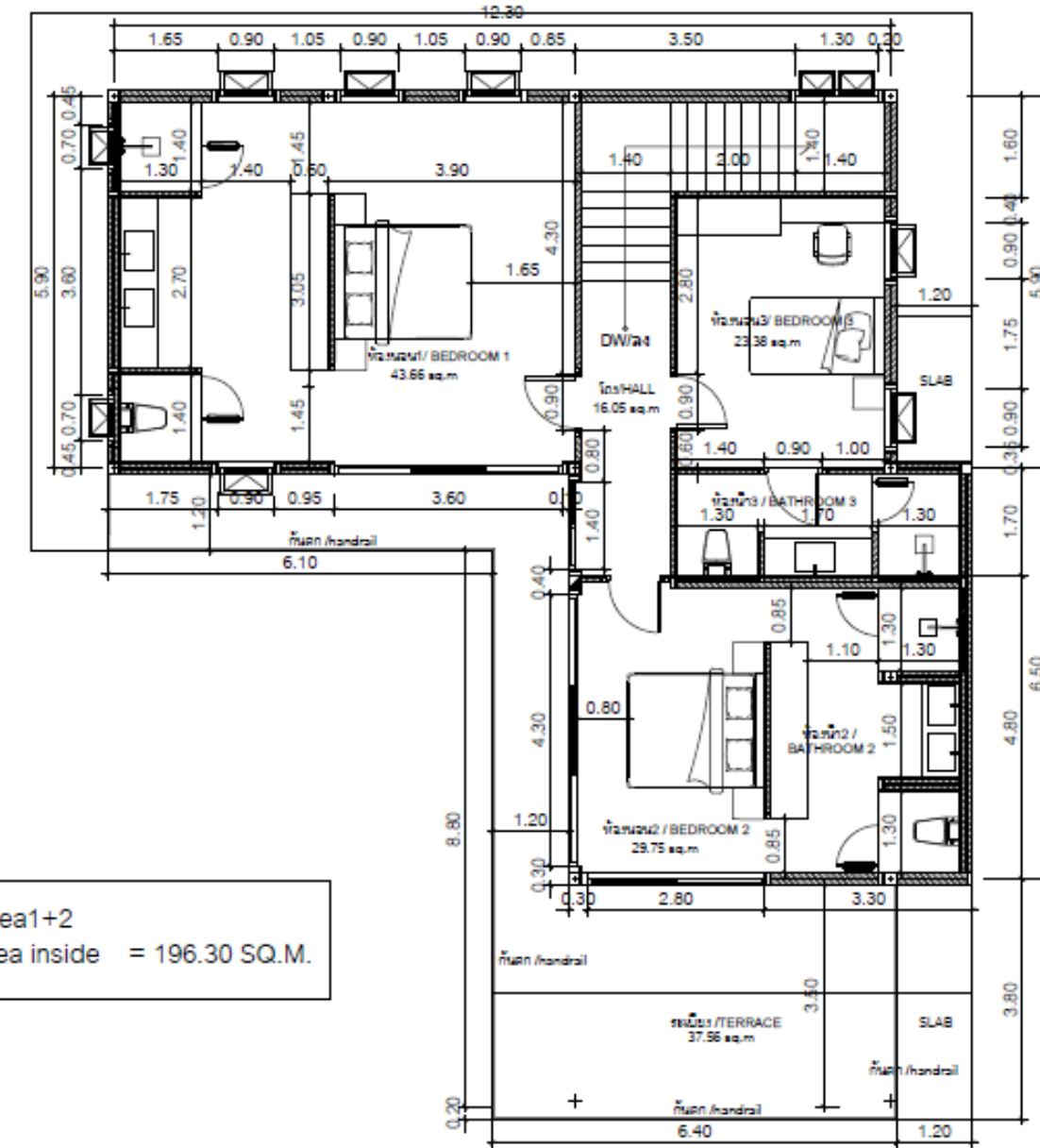


Area Ground Floor

|                   |               |
|-------------------|---------------|
| Total area inside | = 98.07 SQ.M. |
| Walk way          | = 15.00 SQ.M. |
| Parking           | = 25.00 SQ.M. |
| Deck pool         | = 56.25 SQ.M. |
| Swimming Pool     | = 24.50 SQ.M. |
| Sala              | = 6.00 SQ.M.  |

GROUND FLOOR PLAN  
SCALE 1:100

1st Fl.



Total area1+2  
Total area inside = 196.30 SQ.M.

Area 1st. Floor Plan

|                   |                |
|-------------------|----------------|
| Total area inside | = 112.84 SQ.M. |
| Terrace           | = 29.74 SQ.M.  |

1ST. FLOOR PLAN  
SCALE 1:100

PLAN PLOT B6

SCALE 1:100



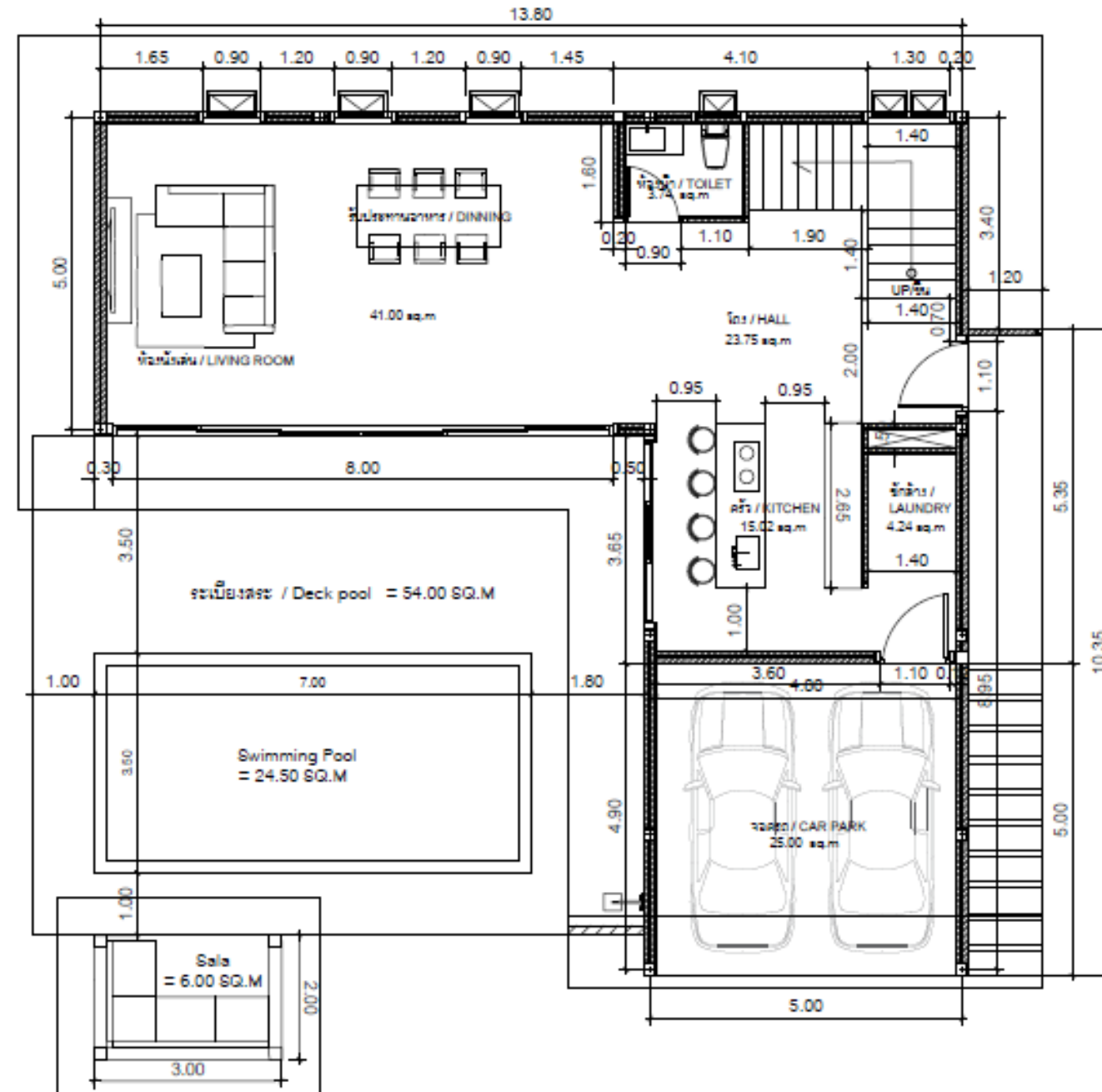
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# Villa Type C- 3 BDR

## C7, C8

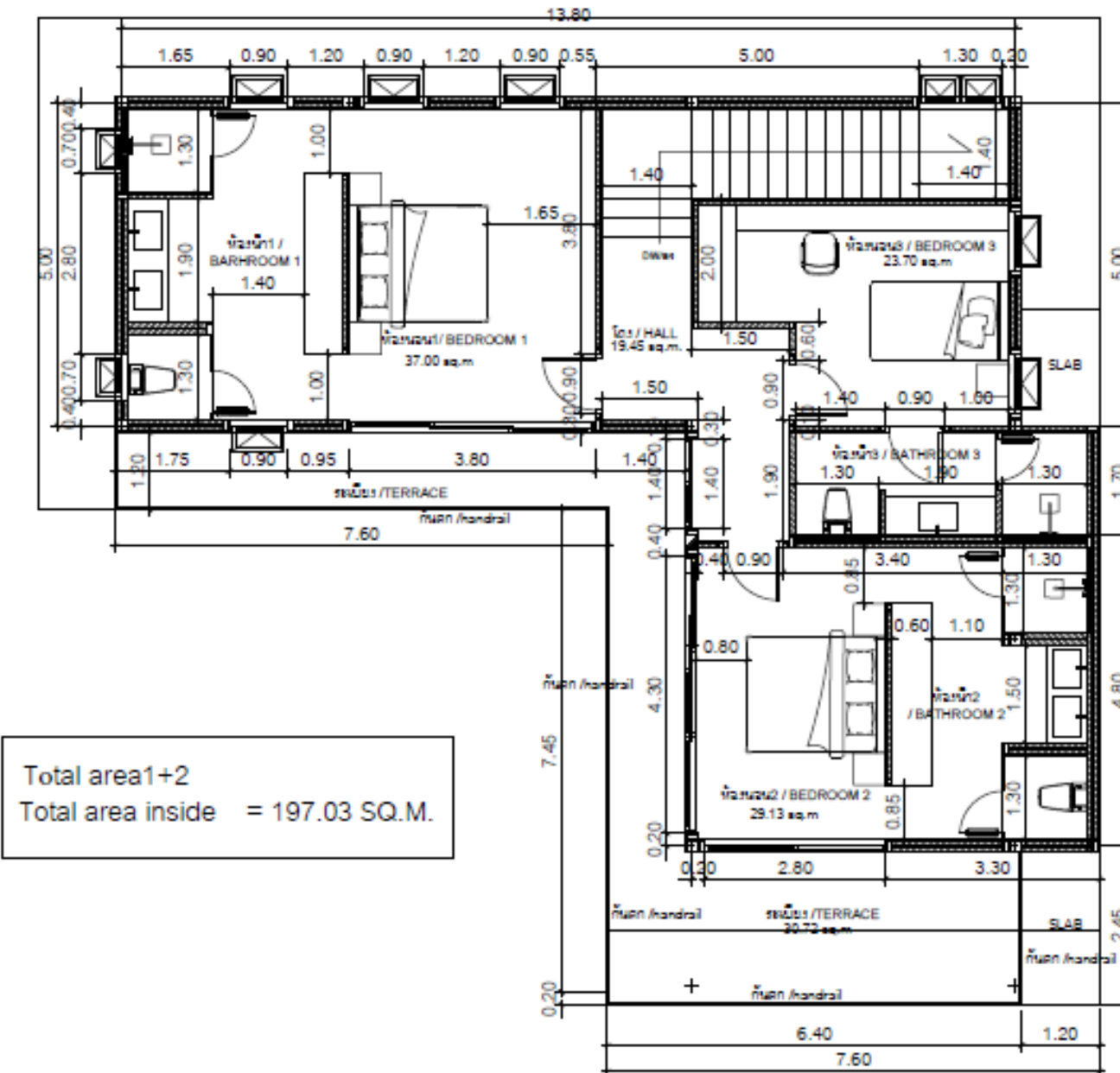
Ground Fl.



Area Ground Floor  
 Total area inside = 87.75 SQ.M.  
 Walk way = 12.42 SQ.M.  
 Parking = 25.00 SQ.M.  
 Deck pool = 54.00 SQ.M.  
 Swimming Pool = 24.50 SQ.M.  
 Sala = 6.00 SQ.M.

GROUND FLOOR PLAN  
 SCALE 1:100

1st Fl.



Total area1+2  
 Total area inside = 197.03 SQ.M.

Area 1st. Floor Plan  
 Total area inside = 109.28 SQ.M.  
 Terrace = 30.72 SQ.M.

1ST. FLOOR PLAN  
 SCALE 1:100

PLAN PLOT C7,C8  
 SCALE 1:100



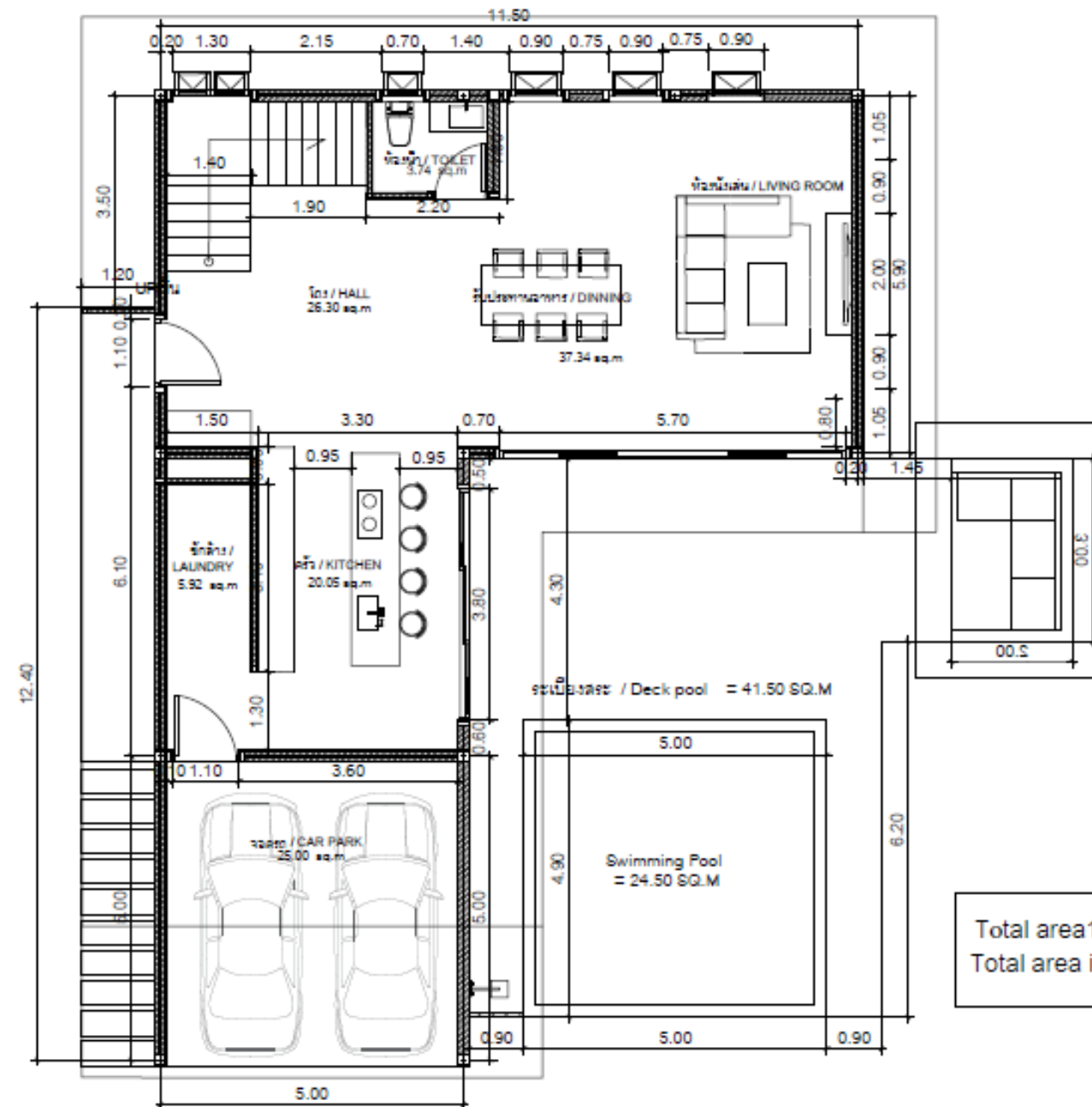
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# Villa Type D- 3 BDR

**D9, D10**

Ground Fl.



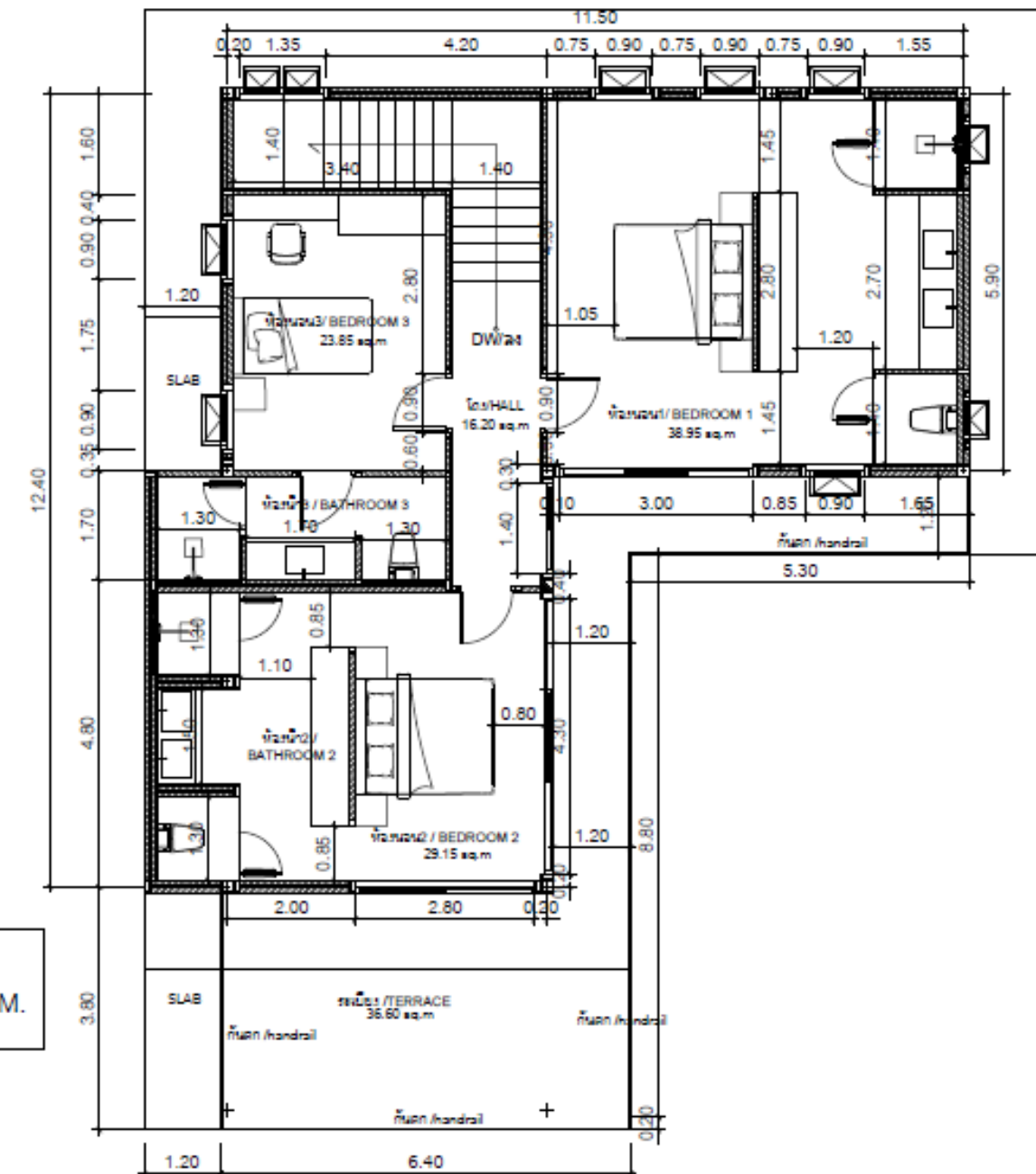
Total area1+2  
Total area inside = 201.50 SQ.M.

Area Ground Floor

|                   |               |
|-------------------|---------------|
| Total area inside | = 93.35 SQ.M. |
| Walk way          | = 15.00 SQ.M  |
| Parking           | = 25.00 SQ.M  |
| Deck pool         | = 41.50 SQ.M. |
| Swimming Pool     | = 24.50 SQ.M  |
| Sala              | = 6.00 SQ.M   |

GROUND FLOOR PLAN  
SCALE 1:100

1st Fl.



Area 1st. Floor Plan

|                   |                |
|-------------------|----------------|
| Total area inside | = 108.15 SQ.M. |
| Terrace           | = 36.60 SQ.M.  |

1ST. FLOOR PLAN  
SCALE 1:100

PLAN PLOT D9  
SCALE 1:100



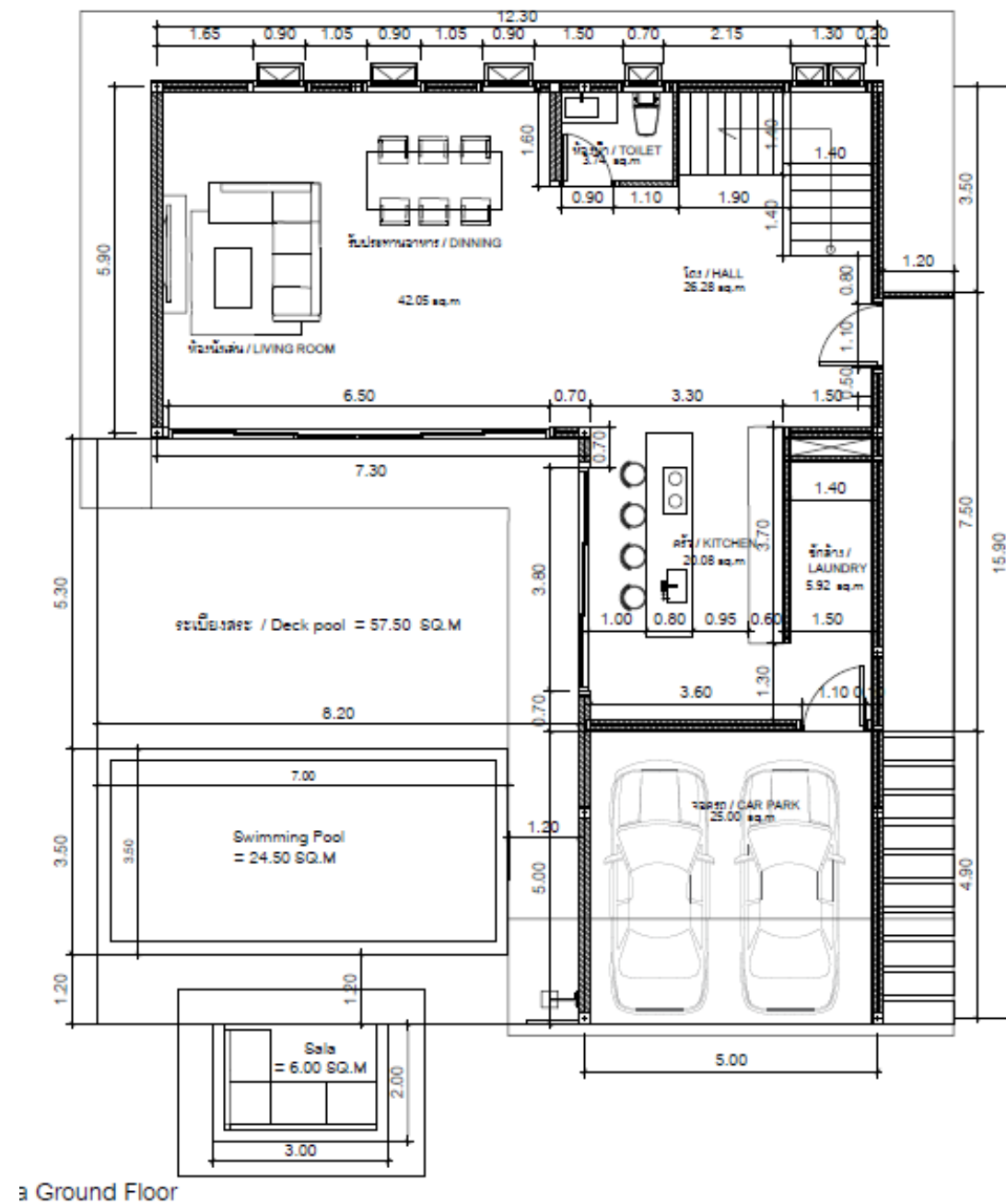
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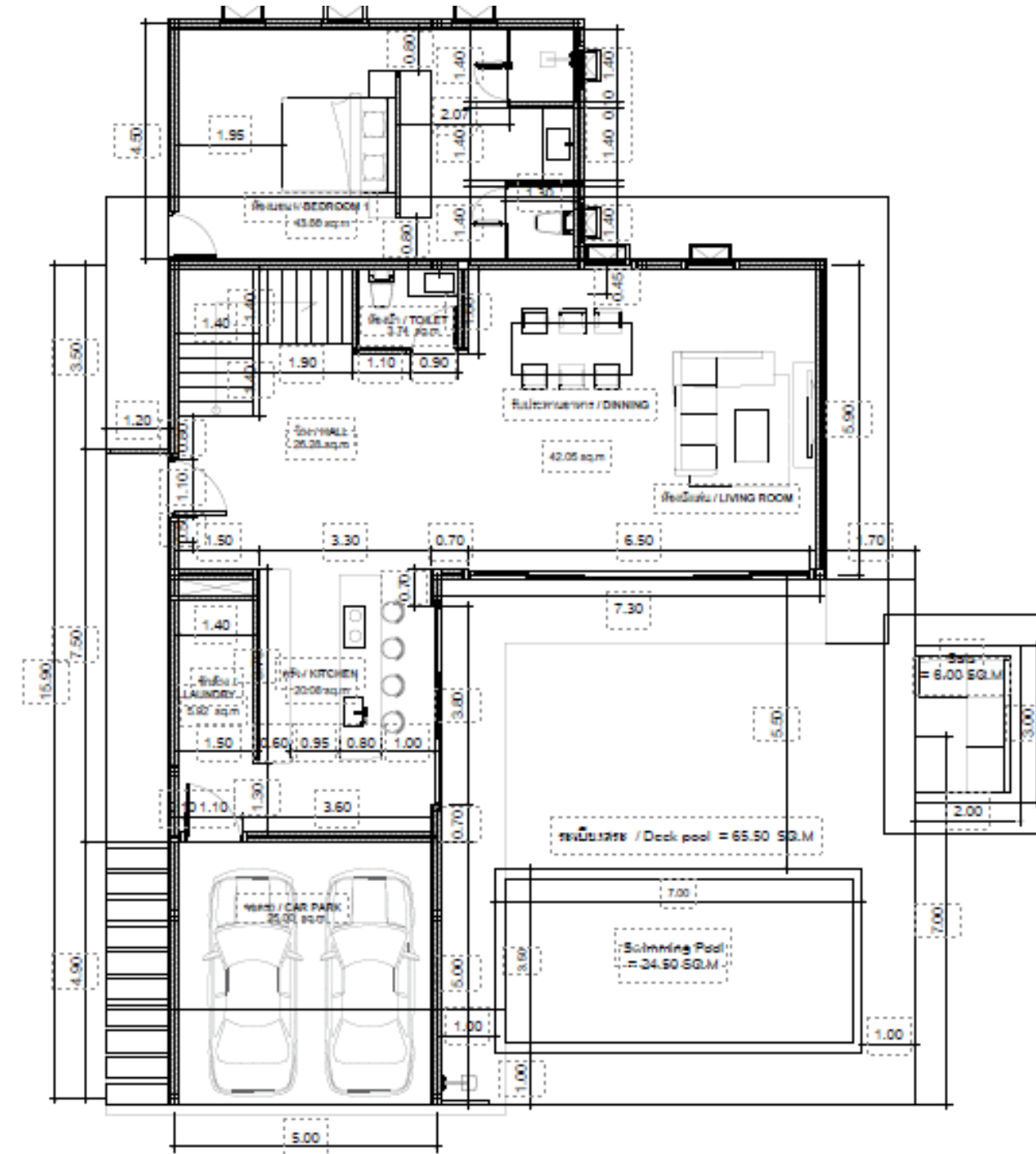
# Optional additional studio in Ground Fl. – on request

## Available on Plots A4 only at an additional cost

**1<sup>st</sup> Fl. 1<sup>st</sup> option  
Without External Unit**



**1<sup>st</sup> Fl. 2<sup>nd</sup> option  
With External Unit**





| Plot | Plot m <sup>2</sup> | Villa m <sup>2</sup> | # BDR        | Terraces m <sup>2</sup> | Pool m <sup>2</sup> | Sala m <sup>2</sup> | Parking m <sup>2</sup> | Walkway m <sup>2</sup> | Total m <sup>2</sup> | Date of freehold ownership | Furniture | Landscape | Subdivision | Legal | Price starting at<br>(Depends on # BDR / external unit) |
|------|---------------------|----------------------|--------------|-------------------------|---------------------|---------------------|------------------------|------------------------|----------------------|----------------------------|-----------|-----------|-------------|-------|---------------------------------------------------------|
| A3   | 398                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |
| A4   | 534                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.9 MTHB                                               |
| A5   | <del>584</del>      | <del>259</del>       | <del>5</del> | <del>96</del>           | <del>28</del>       | <del>8</del>        | <del>27</del>          | <del>15</del>          | <del>431.5</del>     | Sold                       | -         | +         | +           | -     | -                                                       |
| B6   | 422                 | 220                  | 3            | 100                     | 24.5                | 6                   | 25                     | 15                     | 390.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |
| C7   | 338                 | 206                  | 3            | 89                      | 24.5                | 6                   | 25                     | 15                     | 365.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 14.4 MTHB                                               |
| C8   | 347                 | 206                  | 3            | 89                      | 24.5                | 6                   | 25                     | 15                     | 365.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 14.4 MTHB                                               |
| D9   | <del>401</del>      | <del>233</del>       | <del>5</del> | <del>84</del>           | <del>24.5</del>     | <del>6</del>        | <del>25</del>          | <del>15</del>          | <del>387.5</del>     | Sold                       | -         | +         | +           | -     | -                                                       |
| D10  | 338                 | 205                  | 3            | 74                      | 24.5                | 6                   | 25                     | 15                     | 348.8                | Freehold / lease 30+30     | -         | +         | +           | -     | 13.9 MTHB                                               |
| A11  | <del>499</del>      | <del>234</del>       | <del>5</del> | <del>93</del>           | <del>24.5</del>     | <del>6</del>        | <del>27</del>          | <del>15</del>          | <del>399.5</del>     | Sold                       | -         | +         | +           | -     | -                                                       |
| A12  | 442                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |
| A13  | 442                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |
| A14  | 442                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |
| A15  | 442                 | 234                  | 4            | 93                      | 24.5                | 6                   | 27                     | 15                     | 399.5                | Freehold / lease 30+30     | -         | +         | +           | -     | 15.5 MTHB                                               |





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by Sharon Dior  
**THs**  
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