

KOSA
CONSTRUCTION

YOUR LAND IS WAITING FOR ITS HOUSE.

DRONE SCAN | LIVE QUOTE | ARCHITECT DESIGN

MICROCEMENT, 3-YEAR WARRANTY | SITES TO VISIT

A PROJECT MANAGER BY YOUR SIDE.

HUNDREDS OF PROS BEHIND HIM.

KOSA is a builder, not a middleman. Architects, engineering team, construction crews and specialists: everything is in-house. **Your project manager lives near the site and runs it. Our teams build it, from permit to keys.**

30
YEARS OF EXPERIENCE

360
PROJECTS DELIVERED

28
VILLAS UNDER CONSTRUCTION · OCT. 2026



THE TEAM BEHIND YOUR BUILD

01 · THE DESIGN OFFICE

- Architects
- Licensed architects: permits filed at the Tessaban
- 2D and 3D designers
- Land management

02 · THE STRUCTURE

- Earthworks and foundations
- Formworkers, steel fixers, masons
- Roof structure and roofing
- Waterproofing

03 · THE SPECIALISTS

- Glazing, pool builders
- Electricians, lighting designers
- Plumbers, microcement
- Gardeners, landscapers

THE NAME

WE CREATE YOUR TREASURE.

In Thai, kosa means treasure. It is also Kosa Pan, the Siamese ambassador received by Louis XIV at Versailles in 1686. Thai craftsmanship and European engineering, side by side on every site.

ARE YOU BUILDING TO LIVE IN IT

OR TO RENT IT OUT?

TO LIVE IN

A HOUSE DESIGNED FOR YOUR LIFE.

Morning light, the evening view, the quiet when you close the door. Every room drawn for the way you live.

TO RENT OUT

A VILLA DESIGNED TO RENT.

The right number of bedrooms, the pool that makes the listing photo, and your income projected over 3 years with AirDNA data.

Indicative projection, not an income guarantee.



THE LAND COMES FIRST.

Access, water, power, slope, soil, topographic survey: we check everything before the first baht of construction. We review the title deed with your lawyer.

0
MARKUP ON YOUR MATERIALS, AT COST

1
HANDOVER DATE, WRITTEN INTO THE CONTRACT

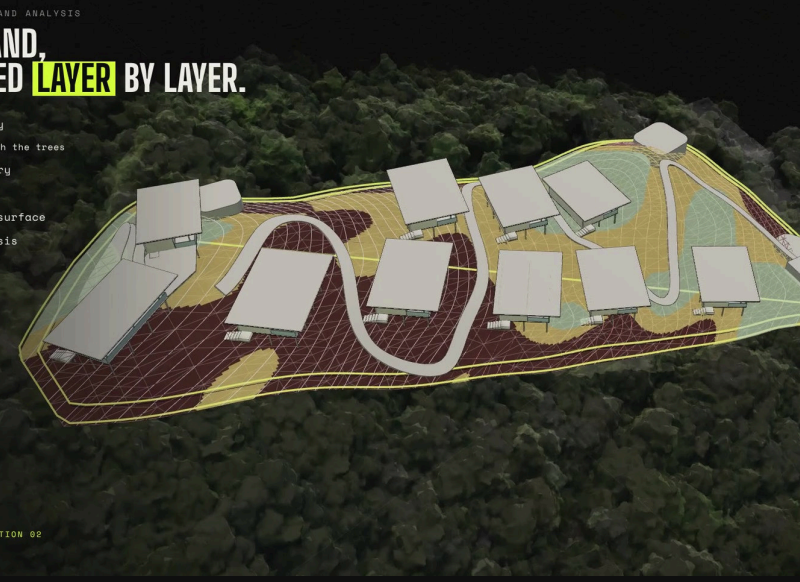
7
STEPS, FROM LAND TO KEYS



ADVANTAGE 01

WE ANALYSE THE LAND BEFORE DRAWING A SINGLE LINE.

A drone flies over the land and gives us its 3D twin. Before drawing anything, we know what can be built, where, and what the earthworks will cost.



3D MODEL

The twin of the land: trees, walls, access, neighbours.

SLOPES

Slopes in colour: where to build, and at what cost.

EARTHWORKS

Cut and fill worked out before the build, under local rules.

SUN AND VIEW

The sun path and the best view, to orient the house.



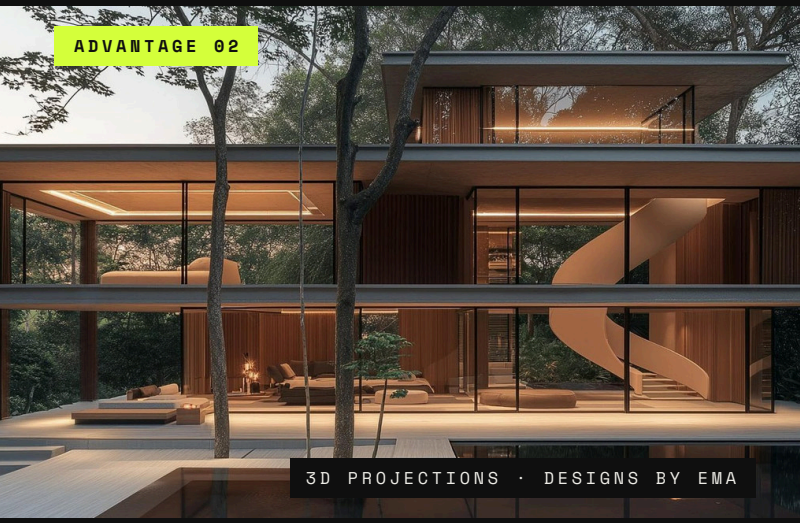
REAL SURVEY · KOH SAMUI

FOR YOU

YOU KNOW WHAT YOU CAN BUILD, BEFORE ANYTHING IS DRAWN.

No surprises at the earthworks: the house is designed for your land, not the other way round.

WATCH THE SCAN →



EVERY HOUSE ON THE ISLAND LOOKS THE SAME. NOT OURS.

Ema, the architect of the KOSA team, came from London. She designs for the land, the sun and the wind, not from a catalogue. **Architect design is an investment: it creates more value than it costs.**

SEE THE DESIGN PAGE →





DESIGNED FOR THE LAND

The slope, the trees and the view shape the plan. Not the other way round.

A HOUSE THAT STANDS OUT

To live in, to rent out or to resell: it stands apart.

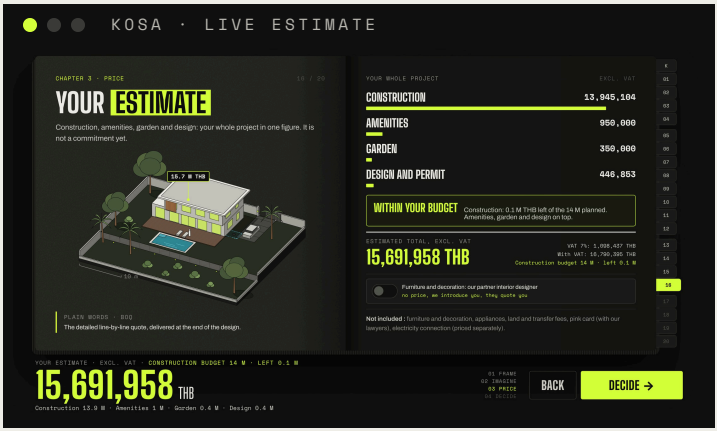
FROM SKETCH TO PERMIT

Sketches, plans, 3D projections and the permit file: all done in-house.

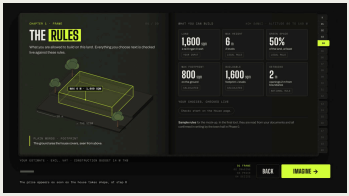
ADVANTAGE 03

THE PRICE IS BUILT IN FRONT OF YOU.

At the first meeting, we build your project with you in our software, page by page. The price moves live. **You leave with your estimate, without waiting weeks.**

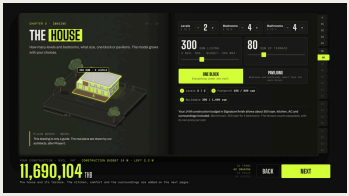


REAL SCREEN FROM OUR SOFTWARE · SAMPLE PROJECT AND FIGURES



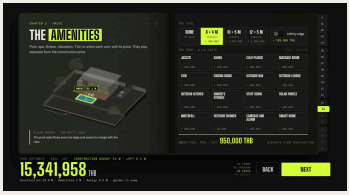
01 · FRAME

The land and its building rules.



02 · IMAGINE

The house grows on screen.



03 · PRICE

Tick it, and it's priced.

ZERO WAITING.

04 · Decide. You see right away if your project fits your budget, with the schedule and the quote for the next step. You walk out of the meeting with your figure in hand.

ADVANTAGE 04

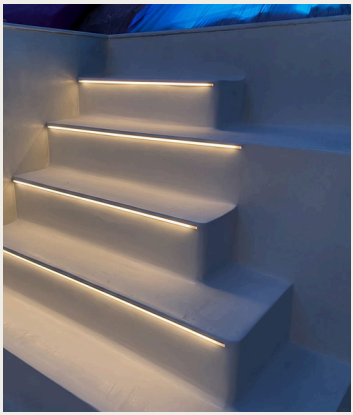
ZERO JOINTS. FACTORY DIRECT. 3-YEAR WARRANTY.

We work directly with the factory, with no reseller, and our teams are certified to lay it. The result: no grout lines turning black, very good prices, and **a 3-year warranty on our microcement and plaster.**











PHOTOS OF OUR KOSA SITES · LED LIGHTING SIMULATED

WE LAY IT EVERYWHERE

POOLS | FLOORS | WALLS | SHOWERS | BASINS | KITCHENS | WORKTOPS

FOR INTERIORS

VENETIAN PLASTER

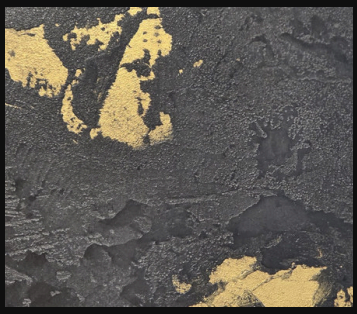
Natural lime and marble powder. Marble, gold and silver effects, **16 colours** and custom shades. Laid by our teams, **3-year warranty.**



MARBLE-EFFECT PLASTER



GREY TROWELLED PLASTER



BLACK AND GOLD TEXTURE



STONE AND GOLD FEATURE WALL

FINISH EXAMPLES · FACTORY SAMPLES AND PROJECTS

7 STEPS. FROM LAND TO KEYS.

01 WE STUDY YOUR LAND.

Drone scan, access, water, power, slope, soil: we check everything before the first baht. We review the title deed with your lawyer.

02 YOU TELL US YOUR DREAM.

Photos, moods, materials: we build your moodboard, then talk it through on a video call.

03 YOUR ESTIMATE, LIVE.

At the first meeting, the project and the price are built in front of you.

04 THE DESIGN.

Ema designs your house: sketches, plans and 3D projections, up to the permit file.

05 THE DETAILED QUOTE AND THE CONTRACT.

Line by line, with the schedule, stage payments and the handover date.

06 WE BUILD, YOU FOLLOW EVERYTHING.

Photos and videos every week on WhatsApp. You pay each stage once it’s done.

07 WE HAND YOU THE KEYS.

On the agreed date. If not, we pay.

ZERO HASSLE, EVEN FROM ABROAD.

One point of contact, in your language: French, English or Thai.



ADVANTAGE 05

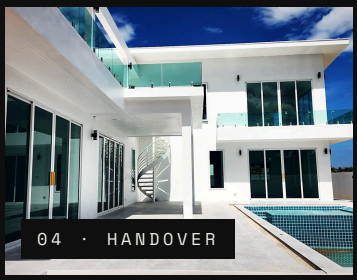
COME AND SEE. WE HAVE NOTHING TO HIDE.

The best way to judge a builder is to see his work. Our sites can be visited at every stage, on Koh Samui and Koh Phangan. **We take you there.**









THE FILM

OUR TEAM FILM: 2 MINUTES ON OUR SITES.

30 years in the trade and a full team, from the first sketch to the keys.

WATCH THE FILM →

THE K10. NOTHING IS JUST A DETAIL.

In neon: the 4 that matter most

01 LATE? WE PAY.

The handover date is in the contract. Every day of delay that's down to us, we pay for.

02 YOU PAY WHEN IT'S DONE.

One stage done, one payment. Stage payments are written into your contract.

03 ZERO MARKUP ON YOUR MATERIALS.

Materials, supplies, fittings: at cost, or bought by you wherever you like.

04 PROOF, EVERY WEEK.

Photos and videos of your site on WhatsApp, without you having to ask.

05 ONE VOICE, THREE LANGUAGES.

One point of contact from your first message to the keys, in French, English or Thai.

06 NOTHING STARTS UNTIL YOU SAY YES.

Plans, 3D, quote: you approve before the first shovel. A change mid-build? Costed, then approved by you.

07 NOTHING GETS LOST.

Every video call is summarised in writing. Every decision is logged and dated.

08 A FULL TEAM BEHIND YOU.

A project manager in your area, backed by our architects and hundreds of workers.

09 WE GUARANTEE OUR WORK.

A warranty written into the contract, plus aftercare: if something's not right, we come back.

10 WE KNOW WHEN TO SAY NO.

We choose our projects. If yours doesn't stack up, we tell you before we take your money.



YOUR PROJECT STARTS WITH A MESSAGE.



ALISON REPLIES ON WHATSAPP

ALISON

ENGLISH · FRANÇAIS · ภาษาไทย

MESSAGE ALISON ON WHATSAPP →

OPEN AREAS

- KOH SAMUI
- KOH PHANGAN
- HUA HIN
- BANGKOK-PATTAYA

01 You message Alison: your message is already written.

02 She puts you in touch with the project manager for your area.

03 He meets you, on site or by video, and builds your estimate live.

COME AND VISIT OUR SITES. OR LET'S TALK ON VIDEO.

Tell us what suits you: a visit on Koh Samui or Koh Phangan, or a video call from wherever you are.

THE FILM · 2 MIN →

THE WEBSITE →

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