

KOSA
CONSTRUCTION

THE RENOVATION THAT PAYS.

THE NUMBERS BEFORE THE WORKS | BEFORE AND AFTER IN 3D | LIVE QUOTE | MICROCEMENT, 3-YEAR WARRANTY

DREAM IT. WE BUILD IT.

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

ONE CONTRACT · ONE TEAM · FROM PERMIT TO KEYS

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.



YOUR HOUSE ALREADY HAS WHAT WE CAN'T BUILD: ITS LOCATION.

BETTER LOCATED.

Location is the most expensive part, and you already have it.

ALREADY CONNECTED.

Water, power, access: it's all there. The build goes faster.

AND WHAT'S MISSING?

We add it: extra bedrooms, a bathroom per bedroom, the pool that makes the listing photo.



AND WHAT'S MISSING, WE ADD.

If your house can take it, we build it. And every addition is designed to rent for more.

EXTRA BEDROOMS · A BATHROOM PER BEDROOM · THE POOL · AN EXTENSION · A MASTER SUITE · AN OPEN KITCHEN · THE JACUZZI · THE SAUNA · THE COLD PLUNGE · A ROOFTOP · A THAI SALA · AN OUTDOOR LOUNGE · A GYM · A CINEMA ROOM · A HOME OFFICE · A WINE CELLAR · A DESIGN STAIRCASE · GLASS WALLS · MICROCEMENT · MOOD LIGHTING · HOME AUTOMATION · AIR CONDITIONING · A TROPICAL GARDEN · THE WATERFALL · A CARPORT · CAMERAS AND SECURITY · AND ANYTHING YOU ASK FOR

BEFORE KNOCKING DOWN A WALL, WE LOOK AT THE NUMBERS.

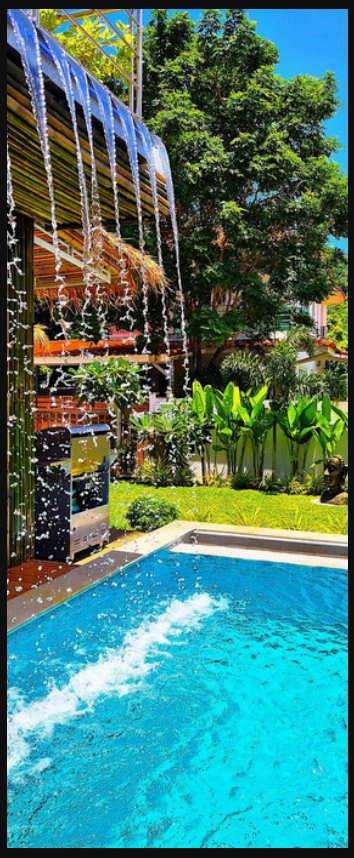
Nightly rate, occupancy, seasonality: with AirDNA data for your area, we project your income over 3 years. **You know what your renovation can earn before you start it.**

Indicative projection, not an income guarantee.

CASE STUDY · WATERFALL HOUSE · KOH SAMUI

PAID BACK IN UNDER 3 YEARS.

5 M	3 M	3 M	≤ 3 yrs
THB PURCHASE	THB OF WORKS	THB RENTAL INCOME PER YEAR	TO PAY BACK PURCHASE AND WORKS






REAL PHOTOS OF THE HOUSE AFTER THE WORKS

YOU CAN VISIT IT.

Come and see for yourself what a KOSA renovation changes in a house, and in its income. Ask Alison for a visit on WhatsApp.

Figures from a real project. Every house is different; past results do not guarantee future results.

YOU SEE THE RESULT FIRST

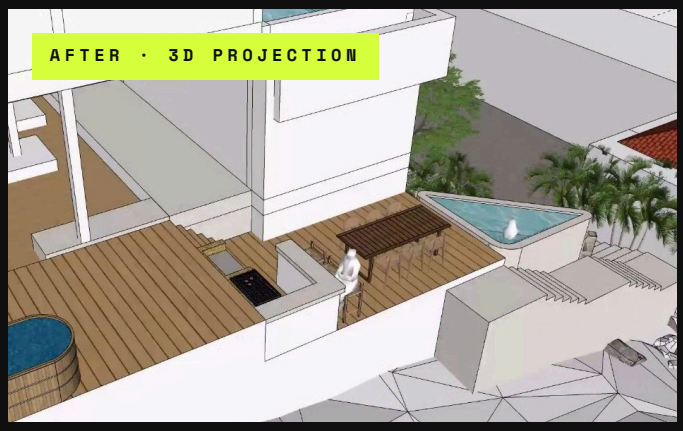
A HOUSE THAT PAYS SHOWS BEFORE THE WORKS.

Extra bedrooms, pool, terrace: our 3D studio shows you the rental villa before the build starts. **You approve the result and the budget, then we build.**

01 · REAL CLIENT PROJECT · KOH SAMUI

ONE BEDROOM WHEN BOUGHT. THREE AFTER THE WORKS.

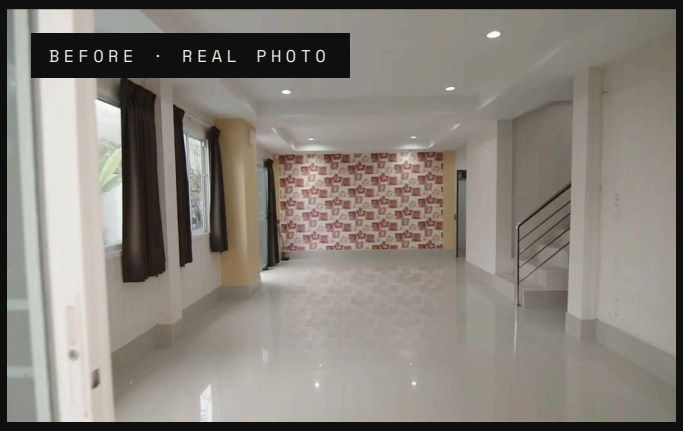


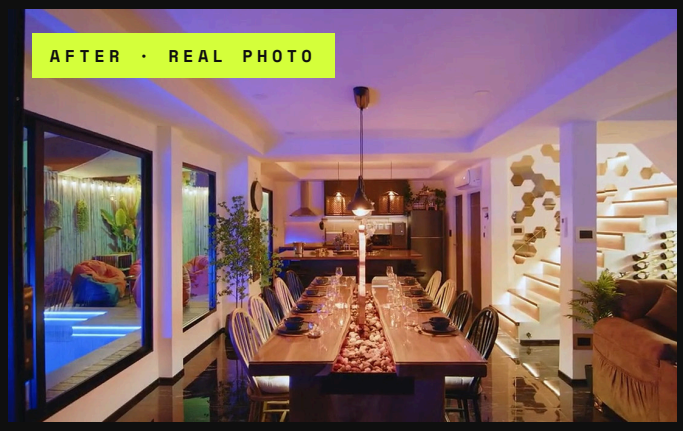


+ 2 BEDROOMS | MASTER SUITE | GYM | TERRACE | JACUZZI | OUTDOOR KITCHEN | SAUNA AND COLD PLUNGE

02 · WATERFALL HOUSE · KOH SAMUI

THE SAME ROOM. BEFORE, AFTER.





OPEN FOR VISITS | POOL AND WATERFALL | COVERED TERRACE | KITCHEN | WINE CELLAR | LED LIGHTING

MORE BEDROOMS. HIGHER NIGHTLY RATES.

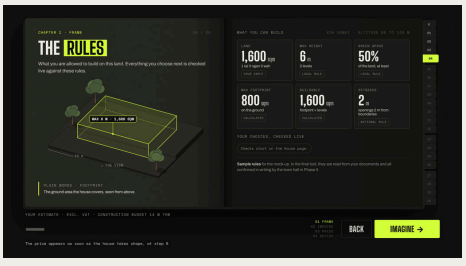
ADVANTAGE 01

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.**

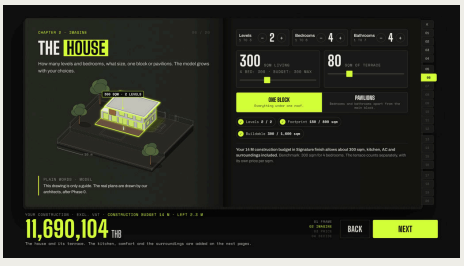


REAL SCREEN FROM OUR SOFTWARE · SAMPLE PROJECT AND FIGURES



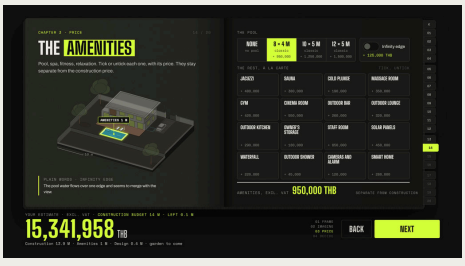
01 · FRAME

Your house and its rules.



02 · IMAGINE

Bedrooms and extras 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 02

ZERO JOINTS. FACTORY DIRECT. 3-YEAR WARRANTY.

A bathroom with no grout lines means faster cleaning between guests and photos that get bookings. Factory direct, certified teams, 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

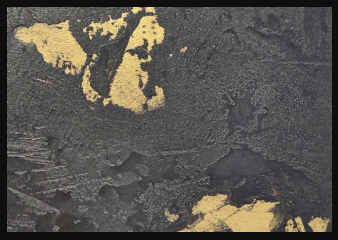
Natural lime and marble powder. Marble, gold and silver effects, **16 colours** and custom shades. Laid by our teams, **3-year warranty.**



MARBLE-EFFECT PLASTER



GREY TROWELLED PLASTER



BLACK AND GOLD TEXTURE



STONE AND GOLD FEATURE WALL

FINISH EXAMPLES · FACTORY SAMPLES AND PROJECTS

6 STEPS.
FROM DIAGNOSIS TO FIRST GUEST.

WE RENOVATE FROM 3 M THB

01

WE VISIT AND PRICE THE POTENTIAL.

A full diagnosis of the house and an AirDNA study of your area.

02

WE DESIGN FOR RENTAL.

A bathroom per bedroom, the pool that makes the listing photo, the smart touches that get bookings.

03

YOUR ESTIMATE, WITH THE RETURN.

Live and with no commitment: what it costs, and what it can earn.

04

THE 3D, THEN THE DETAILED QUOTE.

You see the villa before the works. The end date is written into the contract.

05

THE WORKS, AT THE RIGHT TIME.

We plan the build so your house loses as few nights as possible. Proof every week on WhatsApp.

06

READY TO RENT.

On the agreed date, turnkey.

EVERY DAY COUNTS.

Every day of delay means lost nights. So when it's down to us, we pay.



REAL PHOTO · KOSA SITE

ADVANTAGE 03

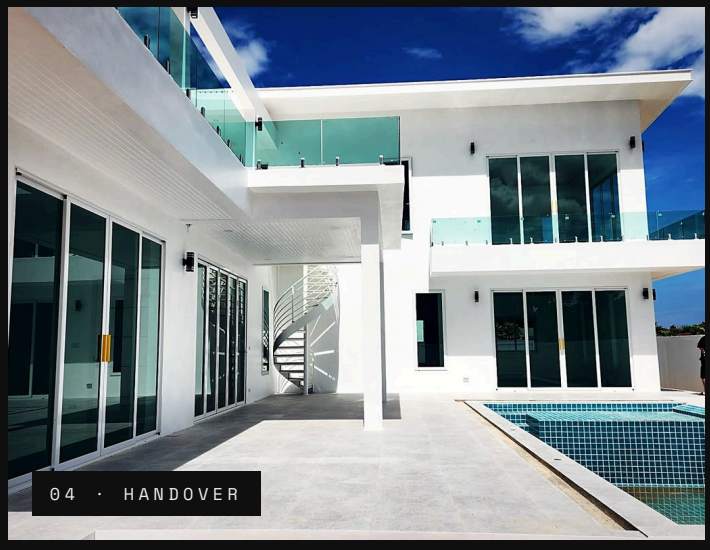
COME AND SEE.
WE HAVE NOTHING TO HIDE.

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: groundworks, structure, finishes, handover. **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.

KOSA-CONSTRUCTION.COM/EN/FILM

THE FILM

THE K10.
NOTHING IS JUST A DETAIL.

10 commitments, in black and white, kept on every site.

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.



REAL PHOTO · KOSA SITE

YOUR RENTAL PROJECT STARTS WITH A MESSAGE.



ALISON REPLIES ON WHATSAPP

ALISON

ENGLISH · FRANÇAIS · ภาษาไทย

+33 7 45 89 69 90

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.

OPEN AREAS KOH SAMUI | KOH PHANGAN | HUA HIN | BANGKOK-PATTAYA

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.

WHATSAPP · READY MESSAGE

THE WEBSITE

KOSA CONSTRUCTION DEVELOPMENT CO., LTD

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