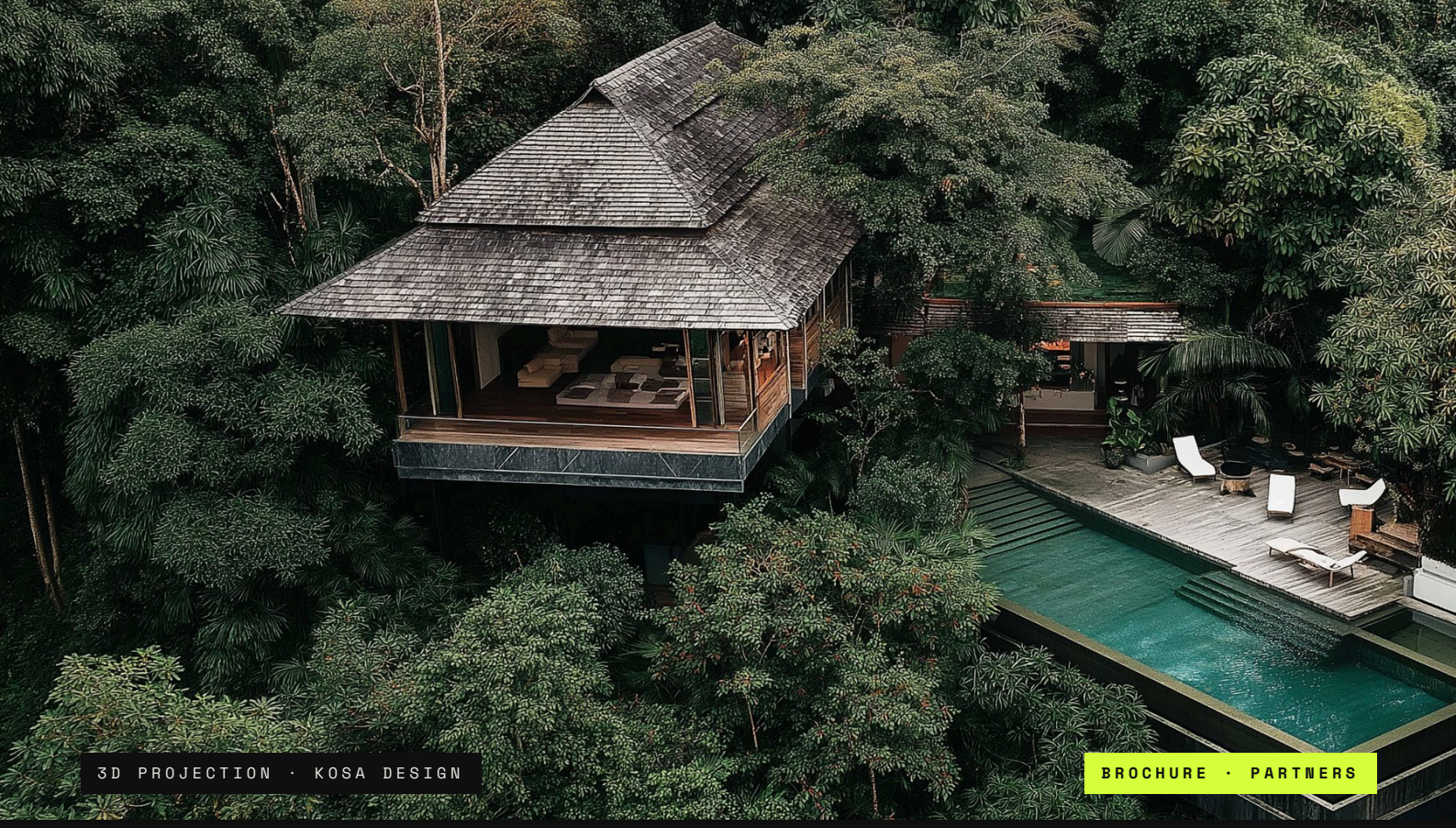


KOSA
CONSTRUCTION

YOU SELL. WE BUILD. YOU EARN TWICE.

DRONE SCAN | LIVE QUOTE | ARCHITECT DESIGN | MICROCEMENT, 3-YEAR WARRANTY | SITES TO VISIT

DREAM IT. WE BUILD IT.

REAL ESTATE AGENTS · REFERRAL PARTNERS

KOH SAMUI · KOH PHANGAN

SALES ARE SLOWING. RENOVATION IS BOOMING.

Your buyers want to build on the land you sell them. Your owners want to renovate to rent out or resell for more. **Every deal you close can pay you a second time.**

30	360	28
YEARS OF EXPERIENCE	PROJECTS DELIVERED	VILLAS UNDER CONSTRUCTION · OCT. 2026

WHAT YOUR CLIENTS WON'T FIND ANYWHERE ELSE

01	DRONE SCAN OF THE LAND	We know what to build, and where, before the first line.	P. 03
02	THE LIVE QUOTE	The price is built live, in front of the client.	P. 04
03	AN ARCHITECT FROM LONDON	Houses you won't see anywhere else on the island.	P. 05
04	MICROCEMENT AND VENETIAN PLASTER	Factory direct, laid by us, 3-year warranty.	P. 06
05	SITES YOU CAN VISIT	From the first foundations to finished villas.	P. 07

AND FOR YOU — EASIER SALES P. 08 · NOTHING TO MANAGE P. 09 · YOUR COMMISSION P. 10

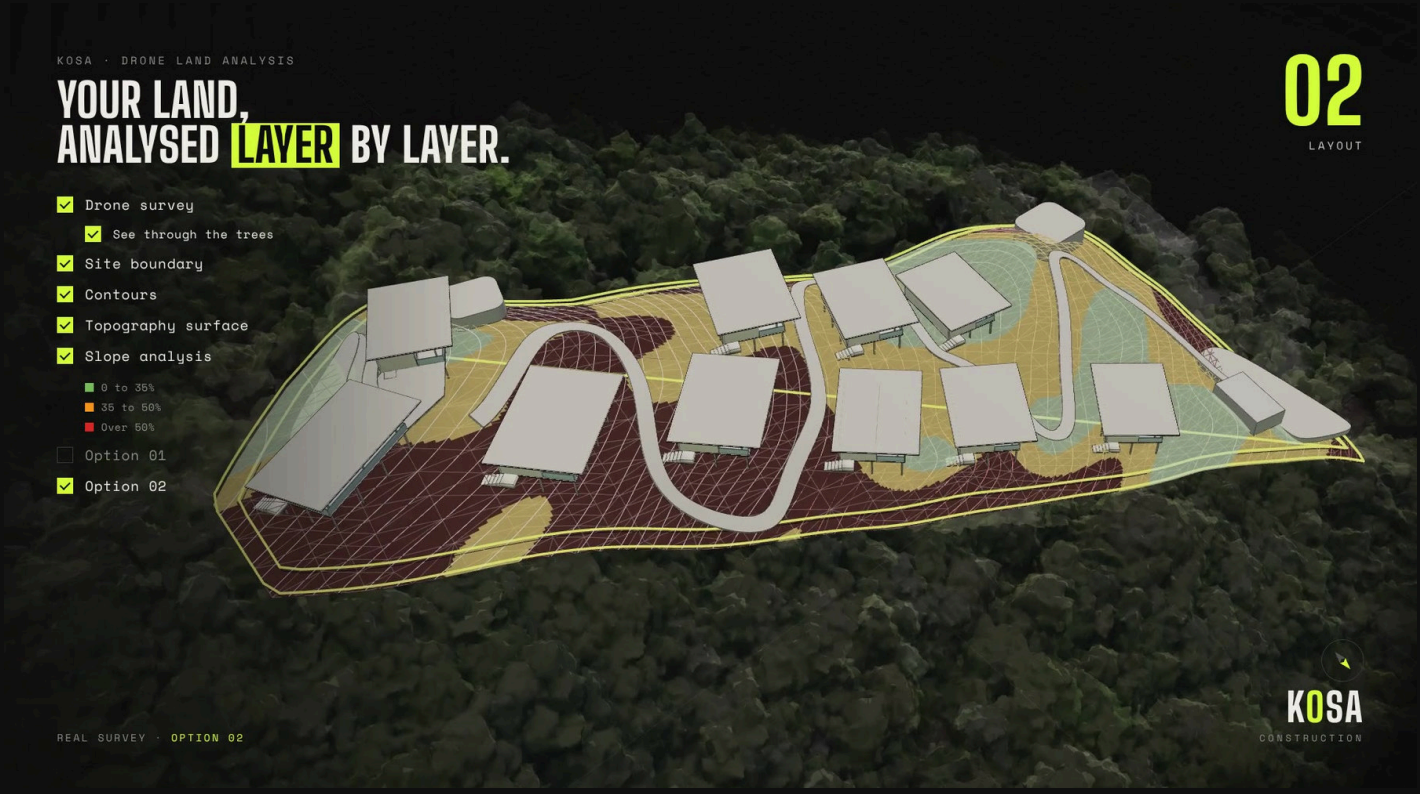


REAL PHOTO · KOSA SITE

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.



FOR YOU

A BUYER WHO KNOWS WHAT HE CAN BUILD SIGNS WITH CONFIDENCE.

Bare land, a house to extend or to renovate: it works in all three cases.

WATCH THE SCAN

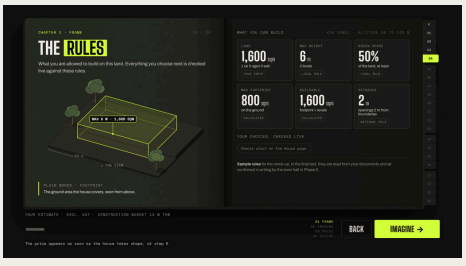
ADVANTAGE 02

THE PRICE IS BUILT IN FRONT OF YOUR CLIENT.

At the first meeting, we build the project with him in our software, page by page. The price moves live. **He leaves with his estimate, without waiting weeks.**

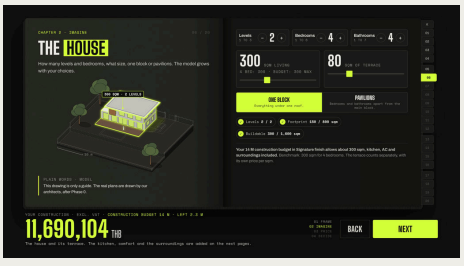


REAL SCREEN FROM OUR SOFTWARE · SAMPLE PROJECT AND FIGURES



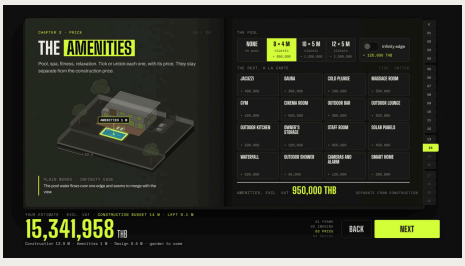
01 · FRAME

The land and its building rules.



02 · IMAGINE

The house grows on screen.

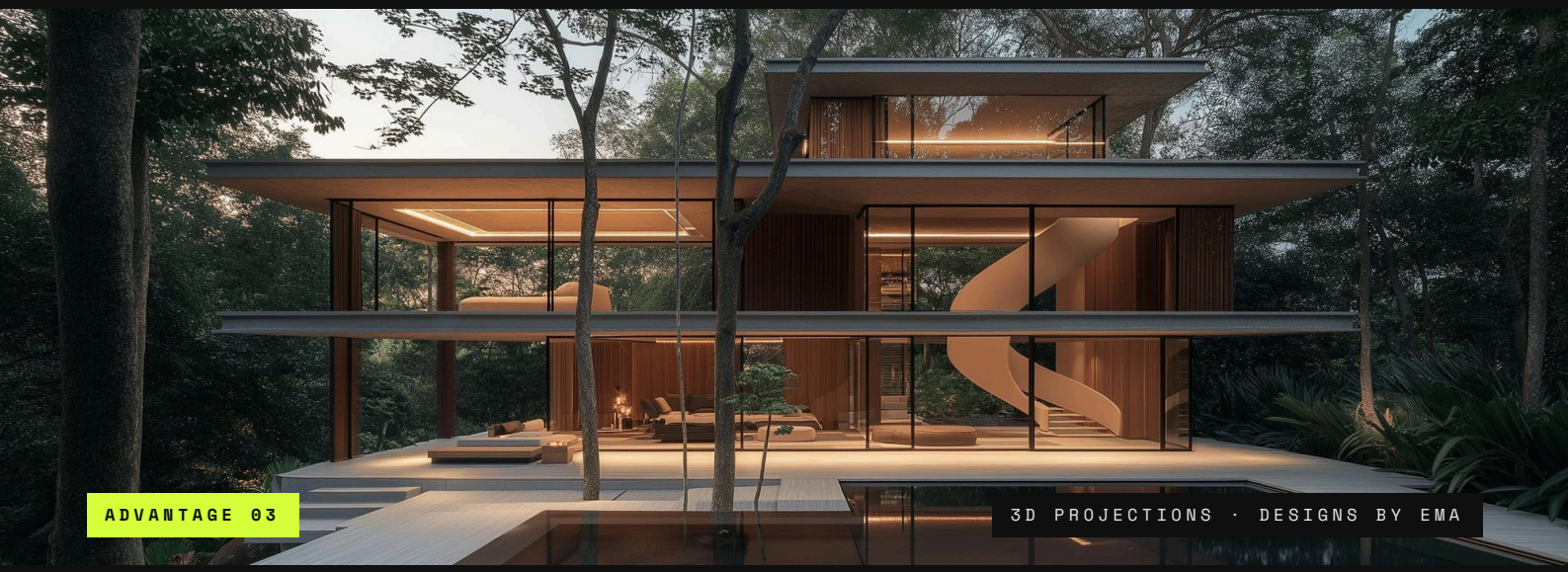


03 · PRICE

Tick it, and it's priced.

ZERO WAITING.

04 · Decide. The client sees right away if his project fits his budget, with the schedule and the quote for the next step. He walks out of the meeting with his figure in hand.



ADVANTAGE 03

3D PROJECTIONS · DESIGNS BY EMA

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.**





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.

THE DESIGN PAGE

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

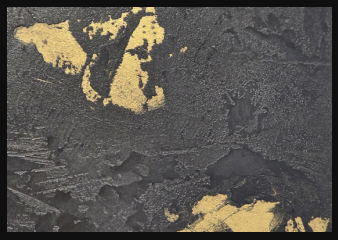
Natural lime and marble powder. Marble, gold and silver effects, **16 colours** and custom shades. Laid by our teams, **3-year warranty.**



MARBLE-EFFECT PLASTER



GREY TROWELLED PLASTER



BLACK AND GOLD TEXTURE



STONE AND GOLD FEATURE WALL

FINISH EXAMPLES · FACTORY SAMPLES AND PROJECTS

ADVANTAGE 05

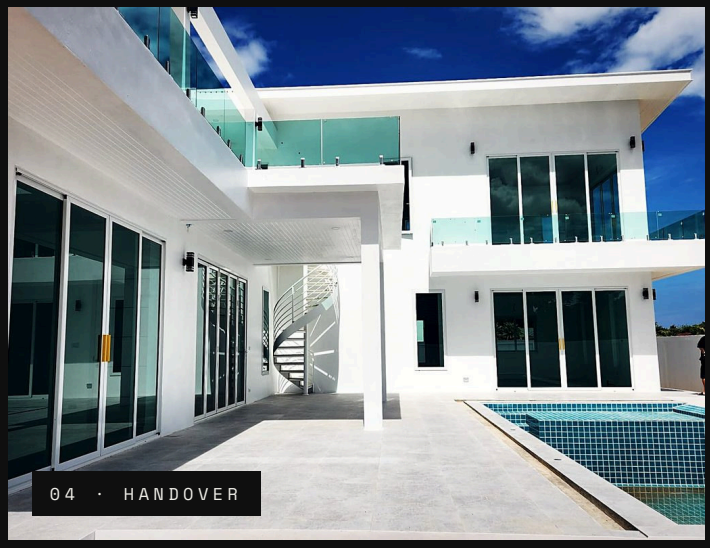
COME AND SEE.
WE HAVE NOTHING TO HIDE.

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: groundworks, structure, finishes, handover. **We take your clients there, and you too.**









SEND IT TO YOUR CLIENTS

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

WHAT IT CHANGES FOR YOU

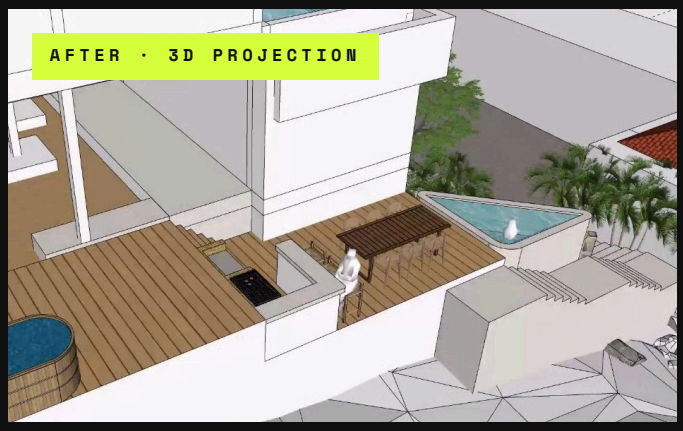
A HOUSE TO RENOVATE SELLS BETTER WHEN THE BUYER FEELS REASSURED.

A tired house makes buyers hesitate. With us, your buyer knows what the works cost, what the house will look like and who takes care of it. **Here is the proof, with two houses.**

01 · REAL CLIENT PROJECT · KOH SAMUI

ONE BEDROOM WHEN BOUGHT. THREE AFTER THE WORKS.

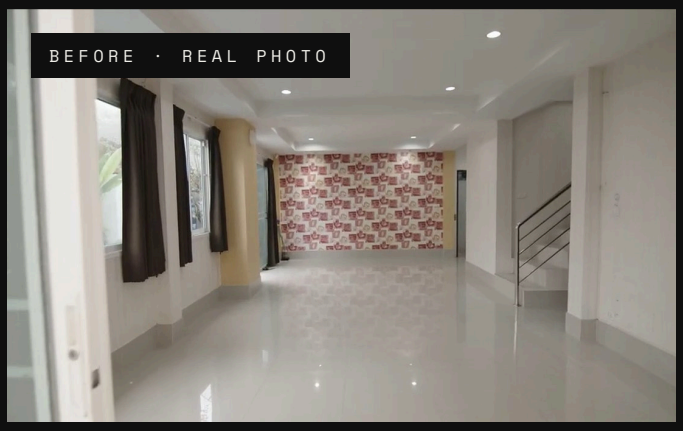


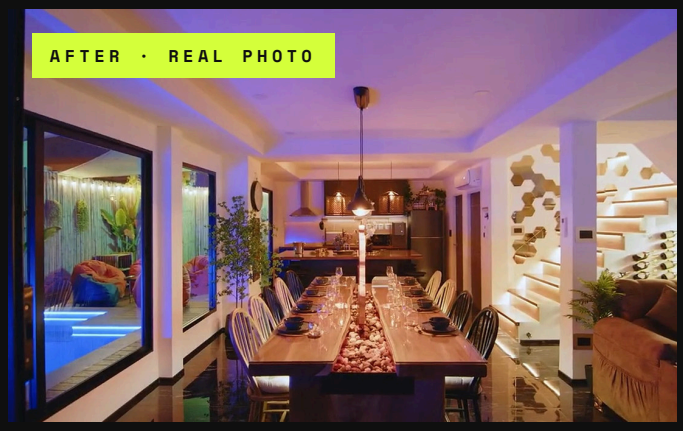


+ 2 BEDROOMS | MASTER SUITE | GYM | TERRACE | JACUZZI | OUTDOOR KITCHEN | SAUNA AND COLD PLUNGE

02 · WATERFALL HOUSE · KOH SAMUI

THE SAME ROOM. BEFORE, AFTER.





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

YOU SELL THE HOUSE. WE TRANSFORM IT. YOU EARN 3%, WITH NOTHING TO MANAGE.

YOU HAVE NOTHING TO MANAGE.

You introduce your client. We do everything else, and you know where his project stands at every step.

01 YOU INTRODUCE

One message with your client's first name and project. That's it.

02 WE HANDLE EVERYTHING

Meetings, drone scan, live estimate, design, permit, build, handover. One contact, on site, in his language.

03 YOU GET PAID

Each time the client pays us a stage, your commission goes out. No waiting for the end of the build.

WHO TO INTRODUCE

A LAND BUYER WHO WANTS TO BUILD

A BUYER OF A HOUSE TO RENOVATE

AN OWNER RENOVATING TO RENT OUT OR RESELL FOR MORE

PROJECTS FROM 3 M THB

WHAT WE OWE YOU

TRANSPARENCY

You know what your client signs, and when he pays us.

CLEAN PAYMENTS

Your commission follows every client payment.

A CLIENT WELL SERVED

A client happy with his house is a client who recommends you.

3%

OF THE CONTRACT. NOTHING TO MANAGE.

Paid at every stage, as soon as the client pays us.

On top of your commission on the sale.

New build or renovation, from 3 M THB.

YOUR CLIENT SIGNS WITH US		YOU EARN
A RENOVATION AT 3 M THB	→	90,000 THB
A VILLA AT 10 M THB	→	300,000 THB
A PROJECT AT 25 M THB	→	750,000 THB

WHEN DO YOU GET PAID?

PROJECT STUDY
FIRST PAYMENT

DESIGN AND PERMIT
CLIENT PAYMENTS

CONSTRUCTION
STAGE BY STAGE

HANDOVER
FINAL PAYMENT

With every client payment, **3% of the amount paid goes to you**. From the very first one.

ALEX, AGENT ON KOH SAMUI · NAME CHANGED

He sells a plot of land. His client builds a 10 M THB villa with us: 300,000 THB for him, on top of his commission on the land. A second client comes with a 25 M THB project: 750,000 THB. **He'll tell you himself: we'll put you in touch.**

+ 1 M THB
IN COMMISSIONS LINED UP
2 CLIENTS IN ONE MONTH

A CLIENT? ONE MESSAGE.



ALISON REPLIES ON WHATSAPP

ALISON

ENGLISH · FRANÇAIS · ภาษาไทย

+33 7 45 89 69 90

01 You message Alison with your client's first name and project.

02 Our project manager meets your client and builds the estimate live.

03 You follow the project, and your commission arrives at every stage.

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

WE'LL PRESENT KOSA AT YOUR AGENCY. OR ON A SITE.

Tell us what suits you: a presentation to your team, or a visit to our sites on Koh Samui and Koh Phangan.

WHATSAPP · READY MESSAGE

THE WEBSITE

KOSA CONSTRUCTION DEVELOPMENT CO., LTD

REGISTRATION NO. 0845569014741 · 64/73 MOO 4, BO PHUT, KOH SAMUI, SURAT THANI 84320, THAILAND