

KOSA
CONSTRUCTION

YOUR HOUSE. FINALLY THE WAY YOU DREAM IT.

- BEFORE AND AFTER IN 3D
- LIVE QUOTE
- MICROCEMENT, 3-YEAR WARRANTY
- SMART TOUCHES
- 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.

YOU SEE THE RESULT FIRST

YOU SEE YOUR HOUSE RENOVATED BEFORE THE FIRST HAMMER BLOW.

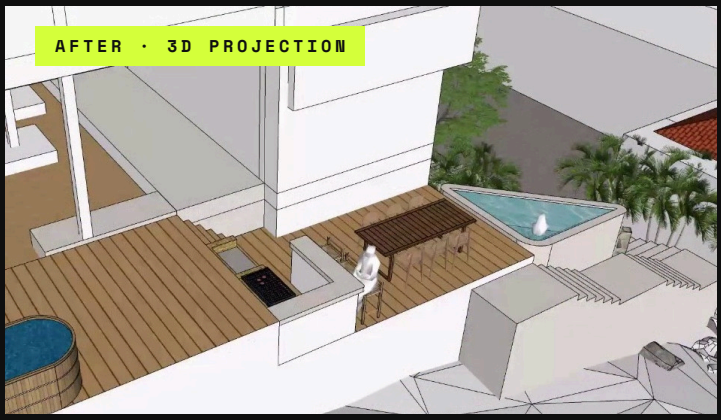
Before touching anything, our 3D studio shows you what your house will become. You adjust, you approve, and only then do the works start. **In every ordinary house, there is a villa waiting.**

YOU DREAM THE HOUSE. WE TRANSFORM IT. YOU SEE IT FIRST.

01 · REAL CLIENT PROJECT · KOH SAMUI

ONE BEDROOM WHEN BOUGHT. THREE AFTER THE WORKS.





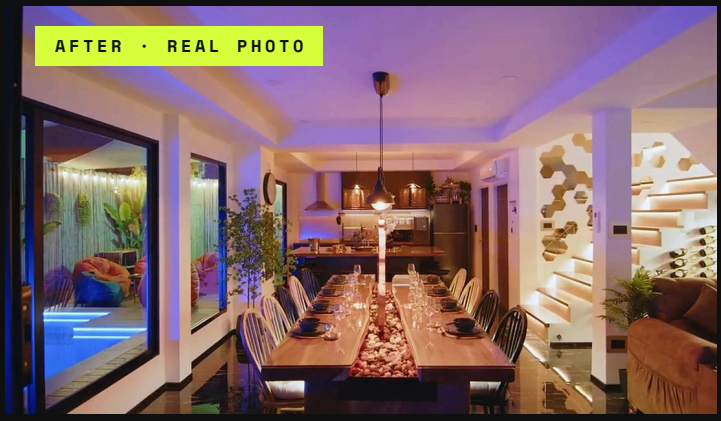
+ 2 BEDROOMS | MASTER SUITE | GYM | TERRACE

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

THE DETAILS YOU NOTICE ON THE VERY FIRST EVENING.

Our little secrets for a house where you feel good.
If your house can take them, we build them.

SMART TOUCH · 01
THE INFINITY JACUZZI
Facing the view, to end the day.

SMART TOUCH · 02
THE SAUNA
Like a spa, but at home.

SMART TOUCH · 03
THE COLD PLUNGE
The kick, right after the sauna.

SMART TOUCH · 04
THE WATERFALL
The one that sings in the garden.

SMART TOUCH · 05
THE PLANCHA
On the terrace, for evenings with friends.

SMART TOUCH · 06
THE CINEMA ROOM
For rainy evenings.



YOUR CHOICES ON WHATSAPP

A, B OR C? ONE LETTER, AND IT'S SETTLED.

Tiles, taps, decking: we send you 2 or 3 options in photos, without jargon. You choose with a tap, we handle the rest.

KOSA STUDIO

Main bathroom, which floor finish?

A B C

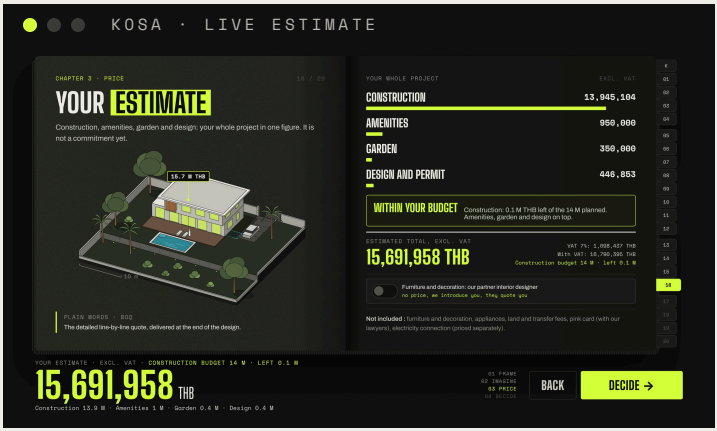
A, travertine. B, microcement. C, teak.

B, perfect.

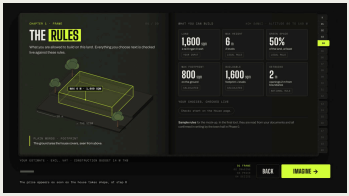
ADVANTAGE 01

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.**

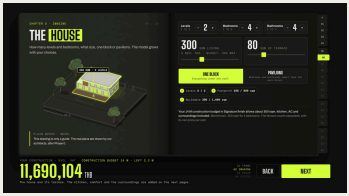


REAL SCREEN FROM OUR SOFTWARE · SAMPLE PROJECT AND FIGURES



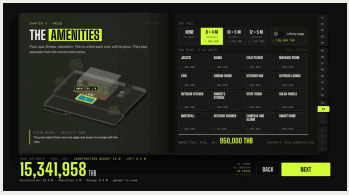
01 · FRAME

Your house and its rules.



02 · IMAGINE

Rooms 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

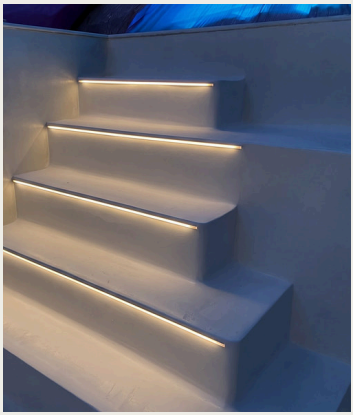
ZERO JOINTS. FACTORY DIRECT. 3-YEAR WARRANTY.

Microcement goes straight over your existing tiles: no demolition, no grout lines turning black. 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

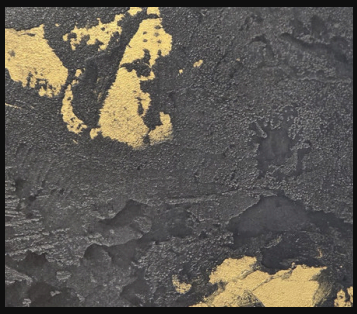
Natural lime and marble powder. Marble, gold and silver effects, **16 colours** and custom shades. Laid by our teams, **3-year warranty.**



MARBLE-EFFECT PLASTER



GREY TROWELLED PLASTER

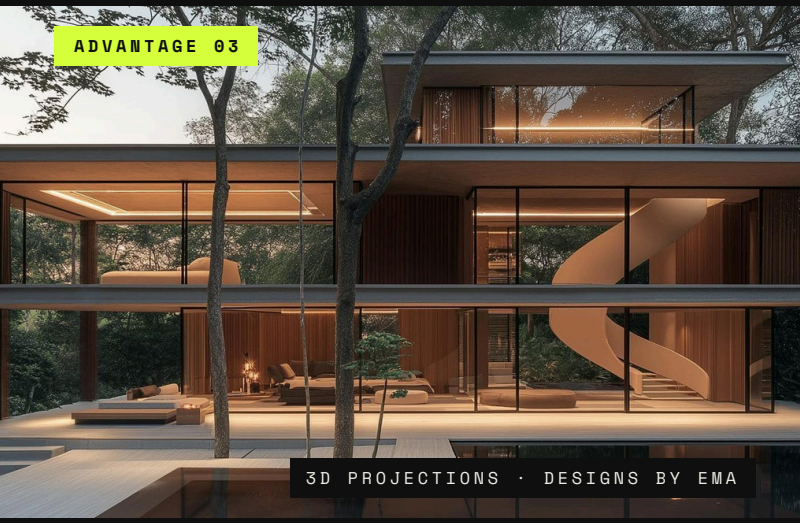


BLACK AND GOLD TEXTURE



STONE AND GOLD FEATURE WALL

FINISH EXAMPLES · FACTORY SAMPLES AND PROJECTS



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 YOUR LIFE

The light, the view and your habits shape the plan.

A HOUSE THAT STANDS OUT

It looks like no other, and it gains value.

FROM SKETCH TO PERMIT

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

6 STEPS.

ZERO HASSLE, EVEN FROM ABROAD.

WE RENOVATE FROM 3 M THB

01 WE VISIT YOUR HOUSE.

Your project manager comes on site. Far away? You follow the visit on video. Structure, roof, waterproofing, electrics, plumbing: a full diagnosis.

02 YOU TELL US WHAT YOU WANT.

A moodboard, then a video call to set the project together.

03 YOUR ESTIMATE, LIVE.

The project and the price are built in front of you, with no commitment.

04 YOUR RENOVATED HOUSE IN 3D.

You see the result, you adjust, you approve.

05 THE DETAILED QUOTE, THEN THE WORKS.

Line by line, with the end date written into the contract. You pay each stage once it's done, and see everything every week on WhatsApp.

06 YOU MOVE BACK IN.

On the agreed date, with the warranty written into the contract.

ONE VOICE, THREE LANGUAGES.

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



ADVANTAGE 04

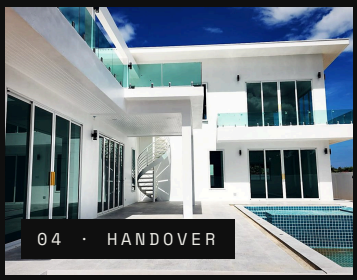
COME AND SEE. WE HAVE NOTHING TO HIDE.

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 RENOVATION 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 →

KOSA CONSTRUCTION DEVELOPMENT CO., LTD

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