



PEYLAA
PHUKET

AUTOGRAPH COLLECTION®
RESIDENCES



Exactly Like Nothing Else.

Part of Marriott International's Autograph Collection portfolio,
PEYLAA Phuket, Autograph Collection Residences a harmonious blend of artistic
design, distinctive character, and an emphasis on well-being
— *all elevated by the privilege of exceptional hospitality.*

The Name
PEYLAA

This name is inspired by duality and linguistic history.
The name ‘Peylaa’ is a transliteration of an ancient Thai word for “*time*,”
while also echoing the word “*pearl*” in several languages—French, Italian, and Spanish
— a subtle nod to Phuket’s celebrated identity as the “Pearl of the Andaman”.

This dual meaning reflects our ethos of Living the Moment,
where time is unhurried and life’s most meaningful experiences
unfold naturally against Phuket’s breathtaking backdrop.



*Images are for illustrative purposes only.

For those who seek more than just a home—who cherish timeless beauty,
purposeful design, and the freedom to live meaningfully

there is PEYLAA

A sanctuary where modern living meets timeless soul, thoughtfully crafted to be more than a residence,
but a way of life. Here, every detail reflects a deep respect for place, culture, and community.

You are not merely an owner, but a part of something enduring—an intimate collection of homes
designed for those who choose meaning over trend, and belonging over the fleeting.

At PEYLAA, you don't just reside.
You live, you thrive, and you connect—on your own terms.

A woman in silhouette stands in the ocean, her arms outstretched, looking out at a sunset. The sky is filled with soft, golden clouds, and the water reflects the warm light. In the distance, a sailboat and a motorboat are visible on the horizon.

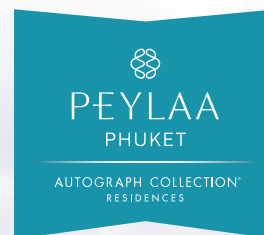
Live In The Moment

Timeless, Natural Beauty

Unfold at Your Own Pace

PHUKET
INTERNATIONAL
AIRPORT

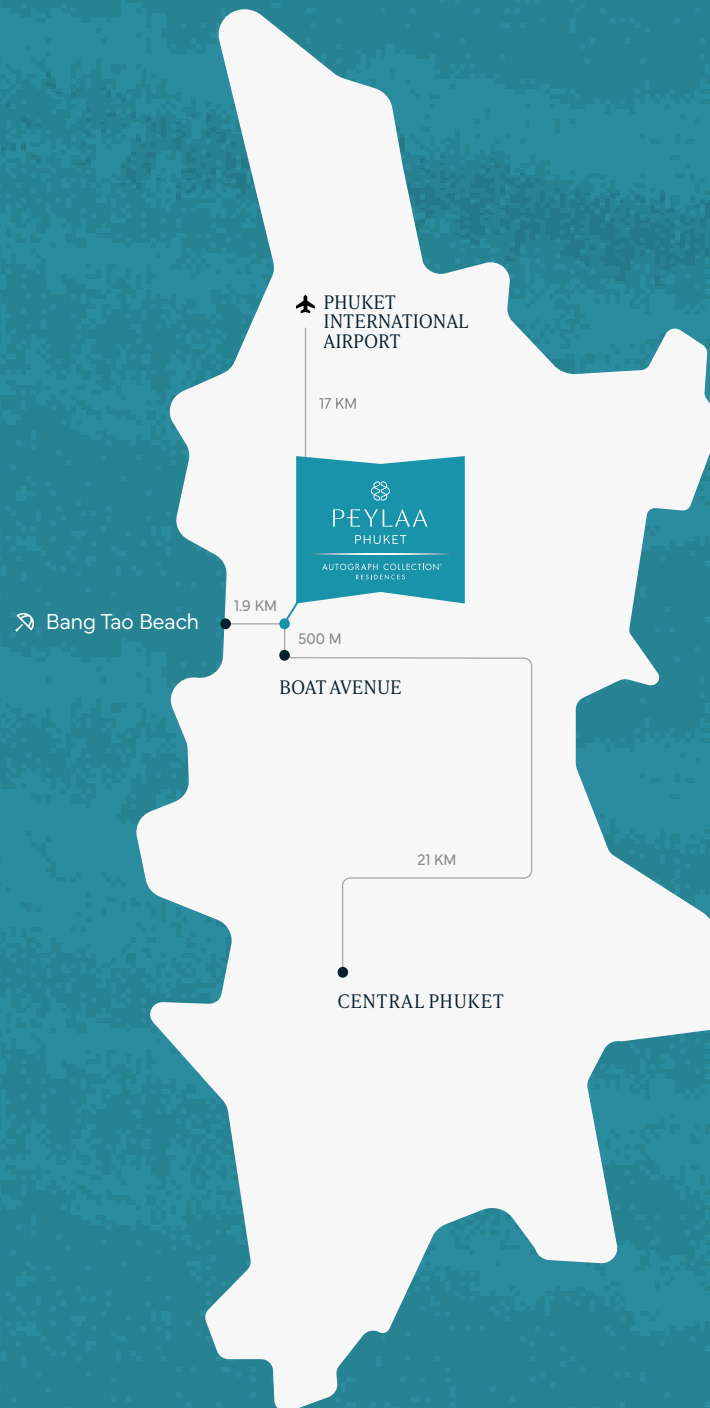
BANG TAO BEACH



BOAT AVENUE

Phuket

The
Andaman
Paradise



ANDAMAN SEA

↑ PHUKET INTERNATIONAL
AIRPORT

↑ THALANG HOSPITAL

TESCO LOTUS
EXPRESS

Soi Pasak 1

LAGUNA GOLF
COURSE

BANGKOK
HOSPITAL
CLINIC
BANGTAO

PEYLAA
PHUKET

AUTOGRAPH COLLECTION®
RESIDENCES

Pasak-Hoktanod Rd.

Bandon-Chengpailey Rd.

Thep Kasatri Rd.

VITALLIFE SCIENTIFIC
WELLNESS CENTER PHUKET

BOAT GALLERIA

SIAMSPORTPRO
TENNIS ACADEMY

BOAT AVENUE
PARK & PLAYGROUND

VILLA MARKET - BOAT AVENUE
PHUKET (LAGUNA)

BLUE TREE WATER PARK
& LIFESTYLE AVENUE

PORTO DE
PHUKET

CHOENG THALE TEMPLE

Si Sunthon Rd.

BANG TAO
NIGHT MARKET

Soi Bang Tao 2.

Choeng Thale Rd.

BANG TAO BEACH

LOCATION HIGHLIGHTS

In The Heart Of Bang Tao

Transportation

- Phuket International Airport 17 KM

Hospital & Wellness

- VitalLife Scientific Wellness Center Phuket 0.3 KM
- Bangkok Hospital Clinic Bangtao 2.4 KM
- Layan Life by Anantara 5.3 KM
- Thalang Hospital 7.4 KM

Shopping

- Boat Galleria 0.3 KM
- Boat Avenue Park & Playground 0.4 KM
- Villa Market - Boat Avenue Phuket (Laguna) 1 KM
- Porto De Phuket 1.6 KM
- Tesco Lotus Express 3.5 KM
- Local Markets for Fresh Produce 3.6 KM
- Robinson Lifestyle 9.5 KM

Education

- HeadStart International School 6.1 KM
- UWC International School 13 KM
- British International School 14 KM

Nearby Beaches

- Bang Tao Beach 1.9 KM
- Surin Beach 6.6 KM
- Kamala Beach 9.1 KM
- Nai Yang Beach 16 KM

Recreation & Lifestyle

- Blue Tree Water Park & Lifestyle Avenue 3.6 KM
- PTP Phuket PADEL & TENNIS 3.6 KM
- Laguna Golf Course 3.8 KM
- SiamSportPro Tennis Academy 4.2 KM
- Bangtao Muay Thai & MMA 4.9 KM
- Raccoon Pickleball 9.6 KM



Bang Tao

Relaxed yet Refined

As Phuket's second longest beach, Bang Tao gracefully blends tranquil coastal living with refined sophistication along its pristine 6-kilometer shoreline.

At the northern end, peaceful, untouched shores welcome early risers with the sight of local fishermen launching longtail boats at dawn—setting the scene for quiet retreats and authentic island moments.

Meanwhile, the southern stretch hums with just the right amount of energy—upscale beach clubs, world-class dining, and luxury resorts offer a refined backdrop that complements the island's natural beauty.

From serene morning strolls on quiet sands to sunset cocktails at chic waterfront venues, live a life against a backdrop of turquoise waters and the dramatic glow of Andaman Sea sunsets that make

Bang Tao truly exceptional.



ABOUT

Project Information

Land Area

- Residential Plot : 10-1-94.4 rai
- Commercial Plot : 0-2-69 rai (approximate)
- Hotel Plot: 1-1-39 rai (approximate)

Residence Type

- 1 BR : 45 sq. m.
- 2 BR : 83 - 86 sq. m.
- 3 BR : 129 sq. m.

Key Figures

- 3 Residential Buildings
- 7 Floors / Building
- Total 408 Residences
- 191 Cars Parking Spaces
- 54 Motorbike Parking Spaces

Target Completion

- Residences to be completed in Q4 2027*
- Commercial to be completed within 2026*
- Hotel to be completed within 2030*

ABOUT

Master Plan

Residence Type

- Building A
- Building B
- Building C

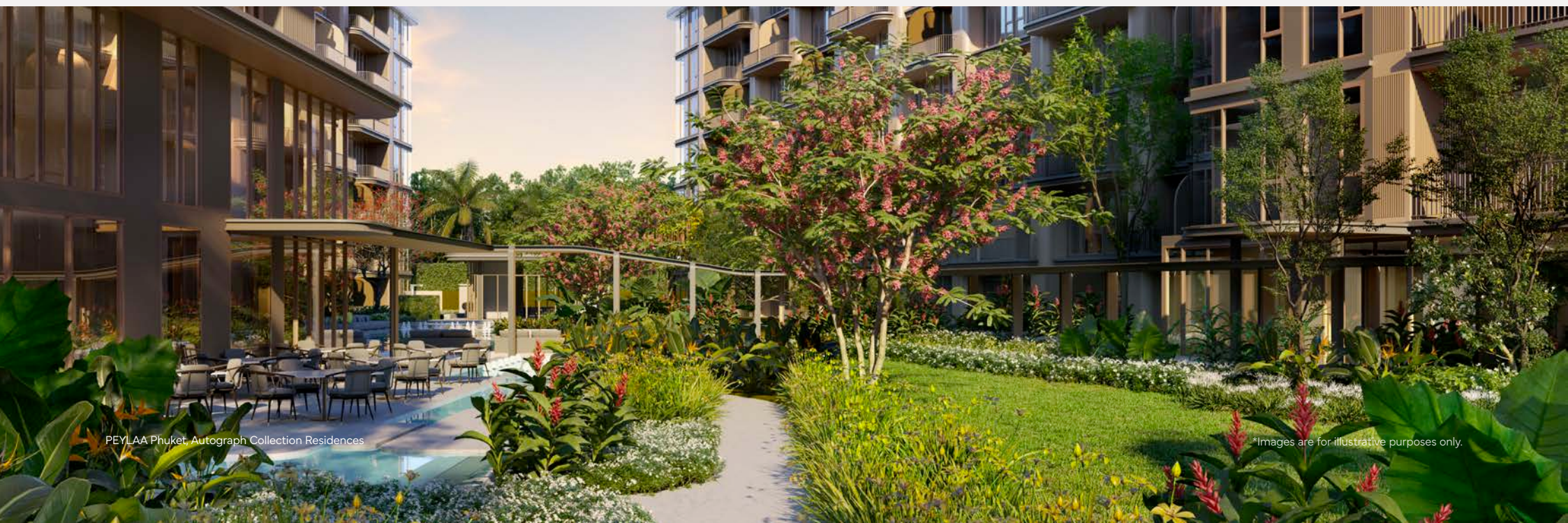


*The development timeline and specifications presented are based on current planning and are subject to change without prior notice. The developer reserves the right to make adjustments as deemed necessary to ensure the quality and success of the project.

PROJECT HIGHLIGHTS

The First Autograph Collection Residences in Asia Pacific

- The first branded residences in Phuket managed by Marriott International, and part of a mixed-use development featuring an Autograph Collection hotel and retail spaces



PEYLAA Phuket, Autograph Collection Residences

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PROJECT HIGHLIGHTS

Exceptional Service

- Professional staff with full back-of-house facilities
- All-day dining with in-residence kitchen catering
- Shuttle service to Boat Avenue and Bang Tao beach
- Premium concierge services with multiple à la carte options
- Juristic person managed by Marriott International hotel team under PEYLAA Phuket, Autograph Collection Residences
- Additional hotel services available in 2030 following completion of the Autograph Collection Hotel, fully embracing the concept of co-located branded residence



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PROJECT HIGHLIGHTS

Beyond the Ordinary

- UV water purification and automated leak detection
- International-standard fire safety systems with 24/7 monitoring
- High acoustic-standard, sound-insulated walls between units and corridors (STC rating 55+)
- Premium digital door locks integrated with the property management system
- Thoughtfully designed master switch and integrated USB charging ports



BEYLA Phuket, Autograph Collection Residences

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PROJECT HIGHLIGHTS

Effortless Living

- Fully furnished with premium furniture and finishes
- Peace of mind with juristic person professionally managed by Marriott International team
- Elevated lifestyle experience with global concierge services and curated events and activities on-property and while away from home
- Expansive private balconies extend the living space, blending indoor comfort with Phuket's tropical surroundings
- Well-equipped kitchens and bathrooms, featuring large pantries, bathtubs, and high-quality appliances



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INFORMATION

Services and Amenities

Enjoy amenities that cater to all lifestyles—whether you're pursuing an active lifestyle, balancing work and family, or thriving as a remote worker. Here, every detail is designed to enhance the way you live, work, and play.



Resident Services

- Concierge Services
- Shuttle Service
- Delivery Coordination
- À La Carte Household & Engineering Services*



Community Amenities

- Playground
- Kid's Pool
- Kid's Club
- Sunken Seat Area
- Jacuzzi Pool
- Community Function Hall
- Flexi Workspace
- All-Day Dining***
- Residential Lounge
- Recreation Room**
- Rooftop Barbecue Area With Outdoor Seating



Active Lifestyle Amenities

- Ice Bath
- Sauna
- Yoga Studio
- Tennis Court / Pickle Ball
- Three 25-Meter Swimming Pools**
- Outdoor Fitness Area With Bar Workout Facilities
- State-of-the Art Fitness Centre
- Jogging Track

*À La Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with Autograph Residences.

**Certain facilities are planned for Phase 2 of the development and may be subject to change. The developer reserves the right to adjust the scope and timeline as necessary.

***Select facilities are envisioned to be managed by Autograph Collection Hotel, expected to open in 2030.



Lobby

*Images are for illustrative purposes only.



*Images are for illustrative purposes only.



Community Function Hall

*Images are for illustrative purposes only.



Flexi Workspace

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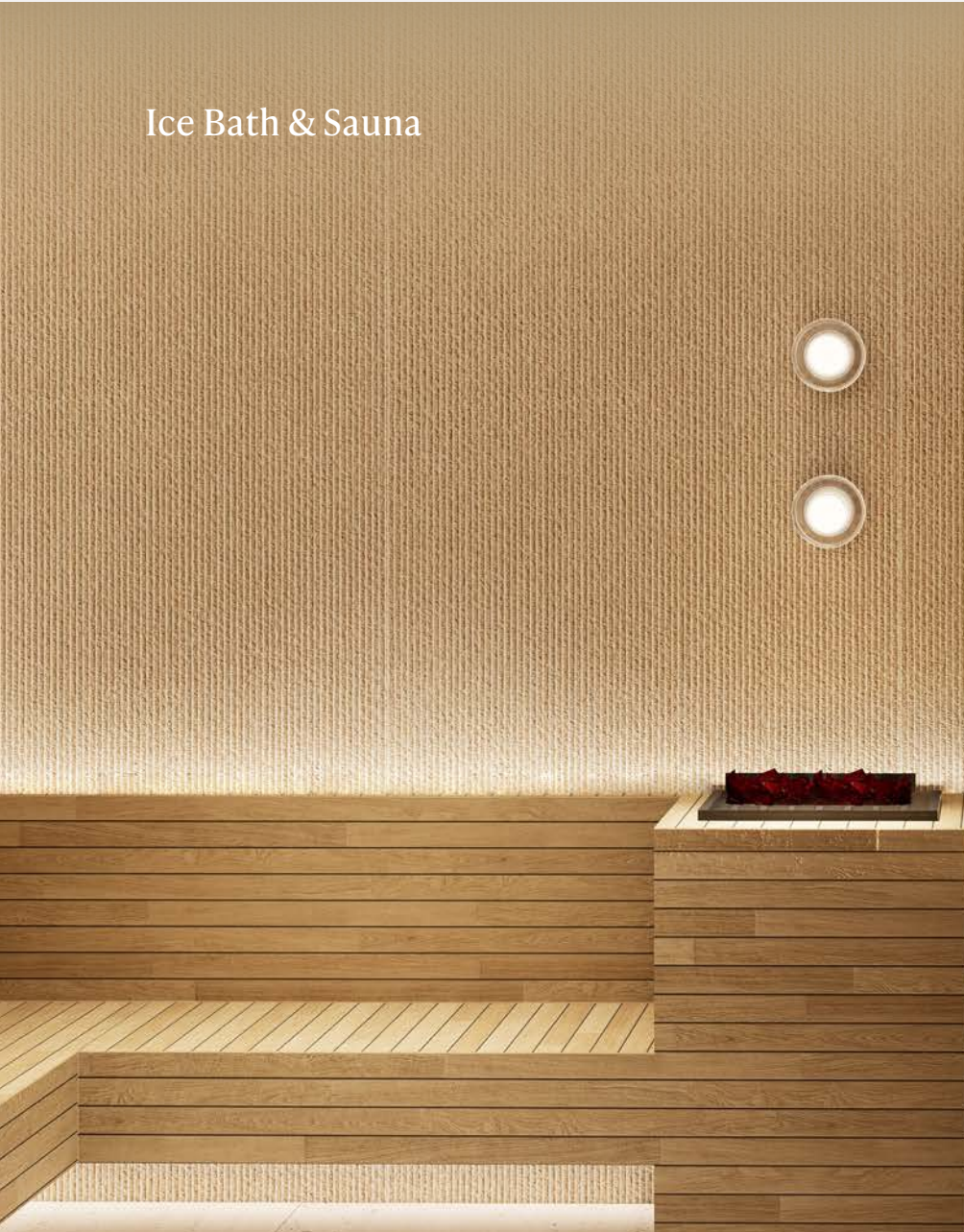


Fitness Centre

*Images are for illustrative purposes only.



Ice Bath & Sauna



*Images are for illustrative purposes only.



Yoga Studio

*Images are for illustrative purposes only.





*Images are for illustrative purposes only.

All Day Dinning

*Images are for illustrative purposes only.



*Images are for illustrative purposes only.



Kids Club

*Images are for illustrative purposes only.



Games Room

*Images are for illustrative purposes only.



RESIDENCE TYPE

One-Bedroom 45 sq. m.

Discover the perfect blend of style and functionality in this fully furnished one-bedroom unit, offering 45 sq. m. of well-designed space. Elegantly decorated in a modern tropical style, this residence is crafted for both comfort and practicality, featuring:

- 1 L-shaped pantry, thoughtfully designed for real-life convenience.
- 2 Dining area with a sleek four-seater table, perfect for hosting.
- 3 A 2.4-meter-long sofa for ultimate relaxation.
- 4 A spacious 1.8-meter-deep balcony, seamlessly connected to the living room through floor-to-ceiling glass doors, allowing for an effortless indoor-outdoor lifestyle.
- 5 A king-size bed, ensuring restful nights in a serene environment.
- 6 Floor-to-ceiling bedroom windows, inviting in an abundance of natural light.
- 7 A 1.2-meter square bathtub ideal for indulging in luxurious soaks.



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RESIDENCE TYPE

One-Bedroom Variations

1B-A



1B-B



1B-C





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RESIDENCE TYPE

Two-Bedroom 83 sq. m. (Corner Unit)

Discover the perfect blend of style, space, and functionality in this fully furnished two-bedroom unit, designed to enhance your lifestyle with 83 sq. m. of thoughtfully crafted living space. Elegantly decorated in a modern tropical style, this residence offers a harmonious balance of comfort and sophistication, featuring:

- 1 L-shaped pantry, designed for effortless cooking and convenience.
- 2 A six-seater dining table, ideal for family gatherings and entertaining guests.
- 3 Floor-to-ceiling glass windows in the living room, seamlessly connecting to the balcony.
- 4 A spacious balcony measuring 1.5 meters in depth and 3 meters in width, perfect for relaxing outdoors.
- 5 Master bedroom with a king-size bed, a spacious closet and a well-lit powder table.
- 6 Floor-to-ceiling windows in every bedroom, filling the spaces with abundant natural light.
- 7 A luxurious 1.6-meter bathtub in the master bathroom, framed by floor-to-ceiling windows.
- 8 Second bedroom with a queen-size bed and an ensuite bathroom, which doubles as a stylish powder room for guests.



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RESIDENCE TYPE

Two-Bedroom Variations

2B-CA



2B-CB



2B-CC



2B-CD





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RESIDENCE TYPE

Two-Bedroom 83 sq. m. (Middle Unit)

Experience the elegance and comfort of this thoughtfully designed two-bedroom unit, where style meets practicality. This spacious layout ensures both privacy and sophistication, featuring:

- 1 A generous dining area with a six-seater table and a spacious living area centrally positioned for optimal privacy between both bedrooms.
- 2 A private balcony measuring 1.5 meters in depth and 3.95 meters in length, perfect for relaxation and fresh air.
- 3 Floor-to-ceiling windows in every room for natural light and openness.
- 4 King-size bed with a freestanding bathtub offering scenic views.
- 5 Queen-size bed with an ensuite bathroom, that doubles as a guest powder room.



RESIDENCE TYPE

Two-Bedroom Variations

2B-MA



2B-MB



2B-MC





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RESIDENCE TYPE

Two-Bedroom 86 sq. m.

Experience the perfect blend of style, comfort, and functionality in this fully furnished two-bedroom unit. Spanning 86 sq. m., this thoughtfully designed space is bathed in natural light creating an airy and inviting atmosphere, featuring:

- | | |
|--|---|
| 1 Floor-to-ceiling glass walls on two sides bring in abundant natural light. | 4 Floor-to-ceiling windows in every room for natural light and openness. |
| 2 Luxury island kitchen with a six-seater dining table, perfect for hosting. | 5 King-size bed with a freestanding bathtub offering scenic views. |
| 3 5-meter-long space overlooking a tranquil garden view. | 6 Queen-size bed with an ensuite bathroom, that doubles as a guest powder room. |



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RESIDENCE TYPE

Two-Bedroom Variations

2B-CE



2B-CF





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RESIDENCE TYPE

Three-Bedroom 129 sq. m.

Designed with flexibility in mind, thoughtfully planned layouts allows for the seamless combination of one-and two-bedroom units into a spacious three-bedroom home—perfect for larger families. Spanning 129 sq. m., this fully furnished residence offers the ideal balance of style, space, and functionality. With generous living areas and elegant design, features:

- 1 Designed for comfort and gatherings, featuring a five-seater sofa, a six-seater dining table, and a dedicated study / workspace.
- 2 Modern L-shaped kitchen equipped with an island with seating, combining style and functionality.
- 3 Spacious balcony extending 6.9 meters in length and 1.8 meters in depth, offering an ideal outdoor retreat.
- 4 Two king-size bedrooms and one queen-size bedroom, ensuring ultimate comfort.
- 5 Each bedroom comes with its own bathroom, providing convenience and privacy.



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RESIDENCE TYPE

Three-Bedroom Variations

3B-CA



3B-CB





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RESIDENCE TYPE

Furniture Package

One-Bedroom Furniture Package

- Dining Table
- Dining Chair
- Dining Decorative Panel
- Tableware Set
- Kitchenware Set
- Coffee Table
- Sofa Set
- Decorated Cushion
- Floor Rug
- Wall Art
- TV Decorative Panel
- TV Cabinet
- Double-Layered Curtains
- Bed
- Bed Decorative Panel
- Side Table
- Bedding Set
- Stool
- Outdoor Coffee Table
- Smart TV
- Refrigerator
- Microwave
- Hot Water Boiler
- Washing & Dryer Machine
- Balcony Chair

Two-Bedroom Furniture Package

- Dining Table
- Dining Chair
- Dining Decorative Panel
- Tableware Set
- Kitchenware Set
- Coffee Table
- Sofa Set
- Decorated Cushion
- Floor Rug
- Wall Art
- TV Decorative Panel
- Double-Layered Curtains
- Bed
- Bed Decorative Panel
- Side Table
- Bedding Set
- Stool
- Mirror
- Outdoor Coffee Table
- Smart TV
- Refrigerator
- Built-in Microwave
- Built-in Oven
- Hot Water Boiler
- Washing & Dryer Machine
- Balcony Chair

Three-Bedroom Furniture Package

- Dining Table
- Dining Chair
- Dining Decorative Panel
- Tableware Set
- Kitchenware Set
- Coffee Table
- Sofa Set
- Decorated Cushion
- Floor Rug
- Wall Art
- TV Decorative Panel
- Double-Layered Curtains
- Bed
- Bed Decorative Panel
- Side Table
- Bedding Set
- Stool
- Mirror
- Outdoor Coffee Table
- Smart TV
- Refrigerator
- Built-in Microwave
- Built-in Oven
- Hot Water Boiler
- Washing Machine
- Dryer Machine
- Balcony Chair



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DEVELOPER & PARTNERS

Developer

capstone asset

Capstone Asset is a leading lifestyle developer creating timeless destinations that enrich communities and inspire modern living.

We specialize in ground-up developments and strategic value-add investments across Thailand's gateway cities, delivering residences, hospitality, and commercial projects that seamlessly blend design, comfort, and lifestyle.

With a proven track record of more than THB 13 billion (USD 380 million) in completed developments, every project by Capstone Asset has been fully sold and delivered. Our reputation as a luxury lifestyle developer known for iconic projects reflects not only the quality of our work, but also the trust and confidence of our discerning buyers.

For more information, please visit our website:
www.capstone-asset.com



DEVELOPER & PARTNERS

Partners

Gensler

Branding Consultant

TOPO.LA DESIGN
A STRONG SENSE OF PLACE

Landscape Designer

make\scene

Architect &
Interior Designer

Tri-Arc Enterprises

Facility Designer & Consultant

Light Wise & Associates

Lighting Designer



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LINE Official
@peylaaphuket



Website
peylaa-phuket.com



WhatsApp
+66 65 945 2499



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Exclusively
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