

Mabprachan Lake . Pattaya

HV

HIGHGROVE VILLAS

Luxury Family Pool Villas

www.HighgroveVillas.com







Highgrove Villas

Exclusive Living, Embraced By Nature.

Highgrove Villas is an exclusive boutique collection of four modern-classic family pool villas, built to British executive standards and set within the golden triangle of Mabprachan Lake, Siam Country Club world class golf courses, and Thailand's best international schools.

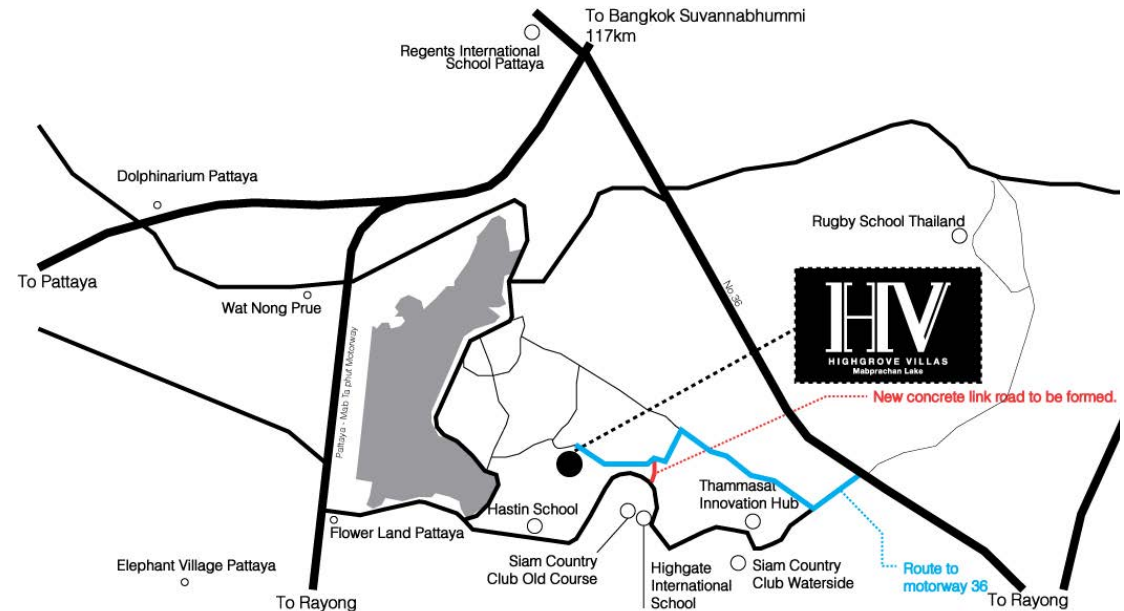
Designed around privacy, security and contemporary family life, each home combines distinctive architecture with carefully considered construction, smart technology, flexible interiors and stunning roof terraces with sky bar and sensational countryside views.

“A quiet, family-focussed setting with excellent sporting, food and leisure options around the corner on Mabprachan Lake.”

Location

Connected To Everything. Surrounded By Nature.

Highgrove Villas sits at the heart of East Pattaya, between Mabprachan Lake, top international schools, world class golf, healthcare, sporting, food, leisure and fast motorway connections to Suvarnabhumi Airport, central Bangkok, and the beautiful islands of the eastern seaboard.



1.2 km Mabprachan Lake

8.4 km Regents International School

1.7 km Highgate International School

9.0 km Rugby International School

2.0 km Siam Country Club

13.0 km Central Pattaya

2.4 km Thammasat Innovation Hub

113.0 km (1hr 15m) Suvarnabhumi Airport

4.0 km Motorway 36 Entrance

138.0 km (1hr 45m) Asoke Bangkok

FAST REGIONAL ACCESS

Motorway links connect Highgrove with Bangkok, Suvarnabhumi Airport, U-Tapao and the Eastern Economic Corridor.

Mabprachan Lifestyle

Countryside Living With Pattaya Within Reach

A greener daily rhythm: lake-side running, cycling and padel, top international schools, world-class golf, high quality restaurants, Tops supermarket and family amenities, with Central Pattaya still within easy reach.

Jogging & Cycling

International Schools

World-Class Golfcourses

Motorway Access

Quality & Design

The Highgrove Difference Designed for Modern Living

A considered home is more than its appearance: intelligent planning, substantial construction and premium finishes are matched by energy, clean-air, smart-home, security and essential service systems.

The Highgrove Difference

01

Architect-Led

Space, light, privacy
and flexible family
layouts.

02

Premium Finishes

European-style kitchen,
Branded appliances and
sanitaryware and quality
glazing

03

Details Matter

Hardware, lighting
design and fixtures
and bespoke joinery.

04

Outdoor Living

Large private
pool, landscaped
garden and rooftop
entertaining space.

Modern Living - Built-in

Energy

Efficiency & Everyday Comfort

- High-quality glazing
- Cavity Walls and insulated roof
- German central boiler
- 5kw solar with app monitor
- EV charging ready

Wellbeing + Smarthome

Cleaner air, water & connected control

- Positive Pressure PM2.5 air filtration
- Drinking water filter
- Smarthome; app controlled
- High-speed internet and LAN points

Security

Private, monitored and app connected

- 5 CCTV app viewable
- Smoke detector
- 2m solid walls
- App controlled gate for 4 car parking

Services

Infrastructure designed for resilience

- 3-phase electricity
- 3000L underground water storage

The Development

A Private Collection Of Individual Home

Seven plots curve around a private internal road, each with its own pool, garden and outlook.

Plot Guide

Plot 1 707sq.m./177sq.w Type B

Plot 3 474sq.m./119sq.w Type B

Plot 5 322sq.m./81sq.w Type D

Plot 7 391sq.m./98sq.w Type A

Ask the sales team for current plot availability and configuration options.



House Types

Designed around family life

Highgrove Villas' homes are substantial two- and three-storey residences with generous indoor and outdoor entertaining space.

2-3

Storey

4-6

Bedrooms

And more spaces
for family living

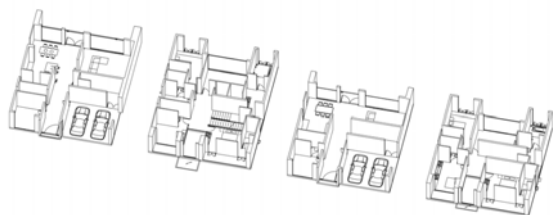
ALL

Bedrooms

En-suite

Your Home. Your Way.

Architect-led customisation allows selected spaces and finishes to adapt around the way your family lives.



Highgrove Villas, Mabprachan Lake, Pattaya



Flexible configurations allow each household to shape the home around the way it lives.

www.HighgroveVillas.com

House Types

Type A

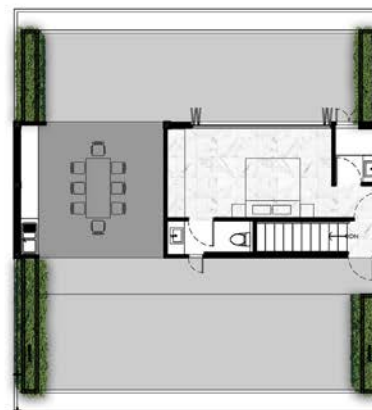
489 sq m of living and entertaining space



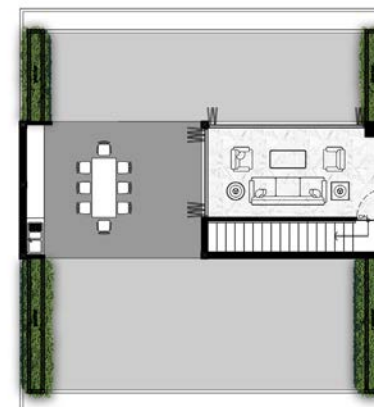
GROUND FLOOR PLAN



FIRST FLOOR PLAN



A1 SECOND FLOOR PLAN



A2 SECOND FLOOR PLAN



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House Types

Type B

564 sq m of living and entertaining space



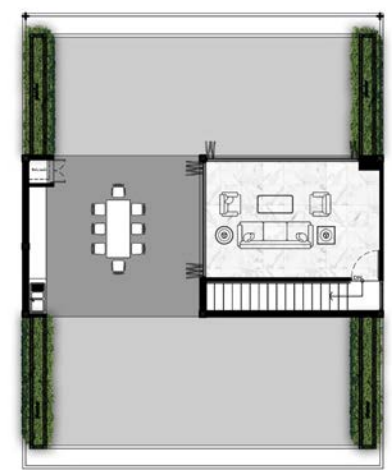
GROUND FLOOR PLAN



FIRST FLOOR PLAN



B1 SECOND FLOOR PLAN



B2 SECOND FLOOR PLAN



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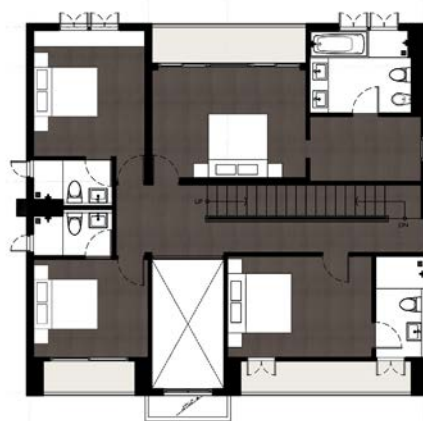
House Types

Type D

414 sq m / 276 sq m of living and entertaining space



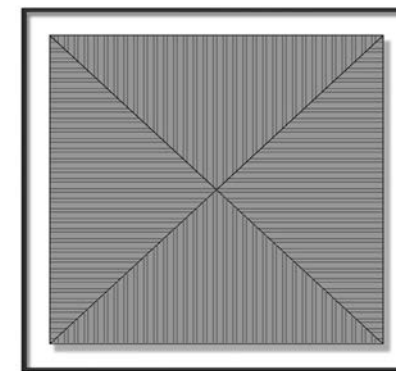
GROUND FLOOR PLAN



FIRST FLOOR PLAN



D1 SECOND FLOOR PLAN



D2 ROOF PLAN



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Completed Home

A Confident Arrival



A completed Highgrove Villas home combining modern-classic proportions with a strong black-and-white identity.

Highgrove Villas, Mabprachan Lake, Pattaya

www.HighgroveVillas.com

Completed Home

A Warm Welcome Home

Double-height entrance, considered lighting and carefully composed interior detailing create a memorable first impression.

www.HighgroveVillas.com

Highgrove Villas, Mabprachan Lake, Pattaya

Completed Home

Made For Everyday Life

Generous family spaces connect naturally with the garden and pool, balancing comfort with a clean architectural language.

Highgrove Villas, Mabprachan Lake, Pattaya

www.HighgroveVillas.com

Completed Home

Space To Retreat

Generously proportioned bedrooms and en-suite bathrooms create calm private spaces for every member of the family.

www.HighgroveVillas.com

Highgrove Villas, Malaysia and Singapore

Completed Home

Room To Breathe

Open views and private terraces give Highgrove Villas a sense of space that is increasingly rare closer to central Pattaya.

Highgrove Villas, Mabprachan Lake, Pattaya

www.HighgroveVillas.com

Completed Home

Your Own Private Space

*Private pools, landscaped gardens and
entertaining terraces extend family life
outdoors from morning to sunset.*

Highgrove Villas, Malpurihanch Lake, Pattaya

The Team

Behind Highgrove Villas

Highgrove Villas is developed by an experienced Bangkok based senior award winning architectural, engineering and project management team, with strategic advice from a longstanding and successful British residential development group.



A Development By LDA UK
www.LADAL.co.uk

Explore the available homes, plots and configuration options with the Highgrove team.

Highgrove Villas, Mabprachan Lake, Pattaya

Arrange A Private Viewing



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