



**HIGHGROVE VILLAS**

Mabprachan Lake

[www.HighgroveVillas.com](http://www.HighgroveVillas.com)



A development by LDA UK [www.LADAL.co.uk](http://www.LADAL.co.uk)

Call : English +66 98-417-3363 and Thai +66 86-569-2402

WhatsApp : +44-7970-444334

Line : @HighgroveVillas

Email : [Hello@HighgroveVillas.com](mailto:Hello@HighgroveVillas.com)

Facebook : [Facebook.com/HighgroveVillas](https://Facebook.com/HighgroveVillas)

Instagram : [Instagram.com/HighgroveVillas](https://Instagram.com/HighgroveVillas)

Twitter : [Twitter.com/HighgroveVillas](https://Twitter.com/HighgroveVillas)





Highgrove Villas is a stunning crescent of seven beautiful modern classic whitewashed villas, developed by experienced British team and designed by a leading Bangkok architectural and engineering practices, in the premium location between Siam County Club, Mabprachan Lake, Rugby International School, Highgate International School, international companies' headquarters and Thammasat Teaching Hospital.

## EXCLUSIVE LIVING EMBRACED BY NATURE

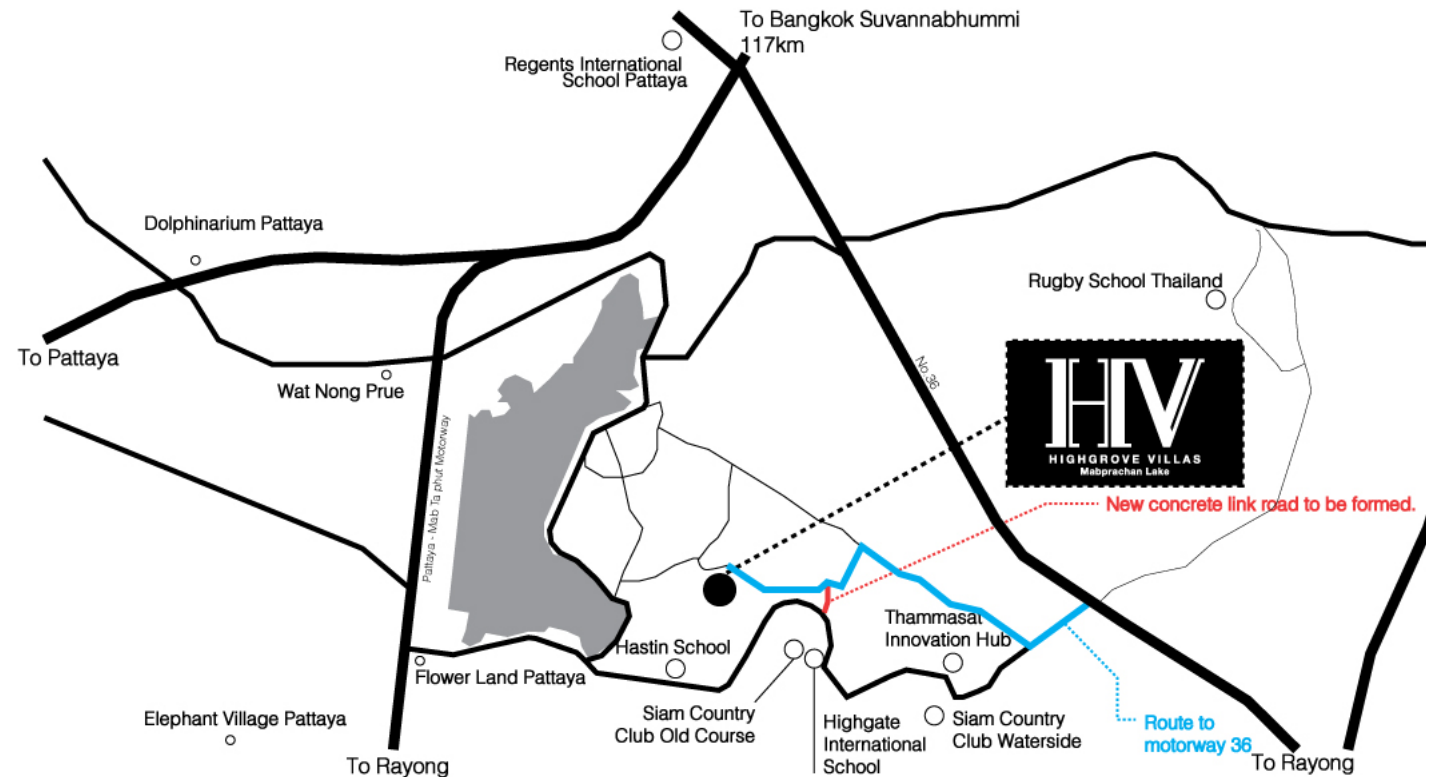


# LOCATION

## Ideal Place To Live

Fantastic strategic location at the heart of East Pattaya, between Mabprachan Lake's running and cycling track, restaurants and bars, and Siam Country Club's world class golf courses, leading international schools, Thammasat University Teaching Hospital and Innovation Hub, international companies' headquarters, and with fast access to the high speed motorway to Suvarnabhumi airport and Bangkok.

- Padel Club Pattaya 1.1 km.
- Mabprachan Lake 1.2 km.
- Pornprapanimit Road 1.4 km.
- Highgate International School 1.7 km.
- Siam Country Club 2.0 km.
- Thammasat Innovation Hub 2.4 km.
- Motorway no. 36 entrance 4.0 km.
- Motorway no. 7 entrance 7.4 km.
- Regents International School 8.4 km.
- Bangkok Hospital Pattaya 8.5 km.
- Thai Polo and Equestrian Club 8.8 km.
- Rugby International School 9.8 km.
- Central Pattaya 13 km.
- Sukhumvit Road 13 km.
- Pattaya Beach 13 km.
- Laem Chabang, Chonburi 15 km.
- Map Ta Phut, Rayong 25 km.
- U-Tapao International Airport 38 km.
- Suvarnabhumi Airport 117 km.





# LUXURY HOME

## Elevate Your Living Experience

### ARCHITECTURAL DESIGN

The villa's layout and design are carefully planned to maximise space, light, and functionality, suitable for modern family life, designing privacy from neighbours and offering bespoke layouts.

### STRUCTURAL INTEGRITY

Quality construction ensures the structural integrity of the villa, including strong foundations, sound-proofing, heat insulation, and overall build quality that will stand the test of time.

### QUALITY MATERIALS

Premium materials and custom finishes are used throughout. Construction is to the highest British standards. High quality designer kitchen with Teka appliances, Cotto sanitary ware, leading quality aluminium framed 8mm thick glazed windows and doors (Marriott). Feature lighting solutions and bespoke built-in furniture. Quality genuine ceramic floor tiles downstairs and bathrooms, and real wood flooring in bedrooms.

### ATTENTION TO DETAILS

From the fixtures to the finishes, attention to detail is crucial. Every aspect from the door hardware, German central boiler system, PM2.5 safe air quality control system and the lighting, is carefully considered and selected to create a cohesive and luxurious environment.

### OUTDOOR LIVING SPACES

Enjoy outdoor living with rooftop sky bar, landscaped gardens, swimming pool and entertainment areas, seamlessly blending indoor and outdoor living.









# PREMIUM FACILITIES

## Modern Living, Simplified



### ENERGY.

High-quality glazing and insulation.  
German central hot water whole-house boiler.  
5kw on-grid solar panels with automatic sell back of unused electricity, app monitored.  
EV charging 3 phase infrastructure.  
Double skin cavity walls and thick concrete roof for heat insulation.  
No Thai house should have single skin walls, a/c has to work so much harder.



### TECHNOLOGY.

Smart Home Technology.  
Drinking water filtration system.  
Air conditioning in all rooms with app control.  
Smart lighting control switches.  
Positive pressure PM2.5 air filtration system, clean air in the house for you and your family.



### SECURITY.

CCTV 5 cameras around the house, app controlled and viewable.  
Remote control video door bell and smoke detection.  
High security 2m solid walls and automatic gate with app control, serving 4 parking spaces.  
Ring alarm system, app controlled and viewable.  
Panic room.



### SERVICES.

3 phase electricity.  
3000 litre underground water storage (3x household recommendation).  
Drainage from large collection points under the house, elevated ground.  
Highspeed internet with LAN points to all floors.  
Brand new water supply.  
Secure refuse solution.

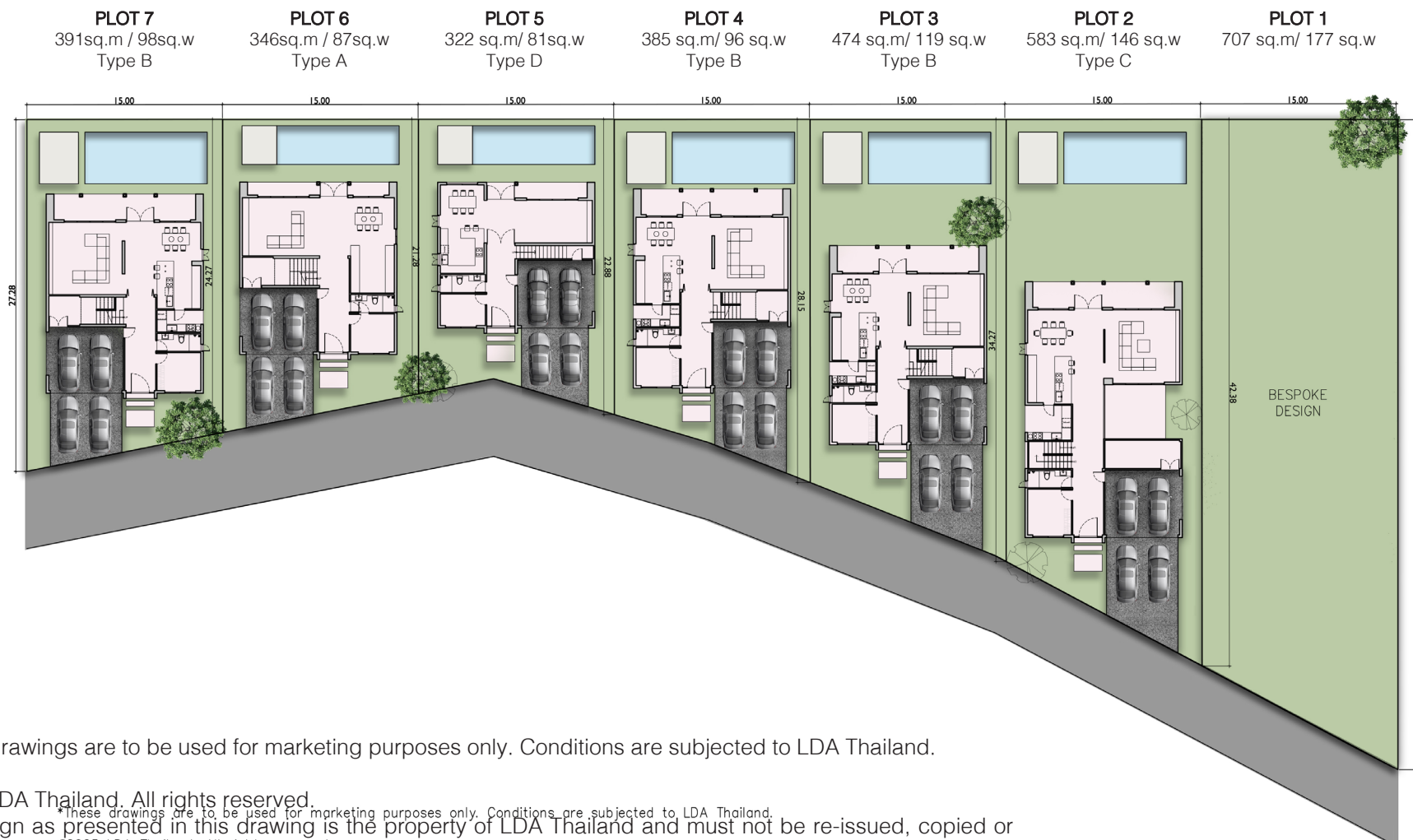
# HOUSE TYPE

## Your Modern Oasis

CUSTOMISED HOME EXPERIENCE

Flexible floor plans tailored by architect.

Customised interior and landscape design packages available



\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.

©2025 LDA Thailand. All rights reserved.

\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.  
The design as presented in this drawing is the property of LDA Thailand and must not be re-issued, copied or reproduced in whole or in part without written permission from LDA Thailand.



# HOUSE TYPE

## Your Modern Oasis

These substantial two and three-storey family homes offers c. 300sqm (c. 3,300sqf) to c. 900m (c. 10,000sf) of living and entertaining space, comprising spacious ground floor living areas opening onto a gorgeous private landscaped verdant garden, hedge lined inside a 2m solid fence, and featuring a large swimming pool.

Highgrove Villas include a car port and further parking areas, store-room and flexible family room / ground floor bedroom / office / gym.

Upstairs offers 4-6 double bedrooms, all en-suite, with a sensational master bedroom suite with terrace offering lovely views of the pool and the open countryside.

The roof terrace will be a very special space incorporating a sky bar, fully glazed sun-room, or roof-top bedroom suite, with exceptional entertaining space and panoramic country views described above.

Highgrove Villas' unbeatable combination of location, design and quality is sure to satisfy the most discerning and sophisticated buyer.



# HOUSE TYPE

## Your Modern Oasis

### TYPE A1/A2

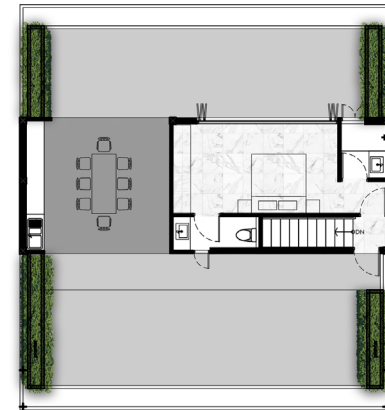
489sq.m of living and entertaining space



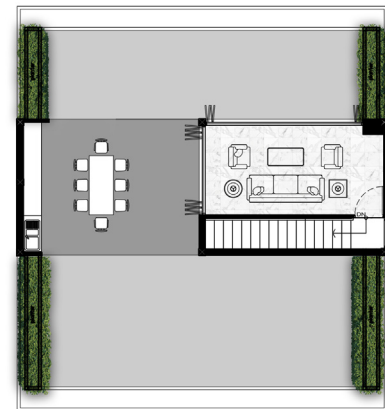
GROUND FLOOR PLAN



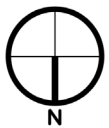
FIRST FLOOR PLAN



A1 SECOND FLOOR PLAN



A2 SECOND FLOOR PLAN



\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.

©2025 LDA Thailand. All rights reserved.

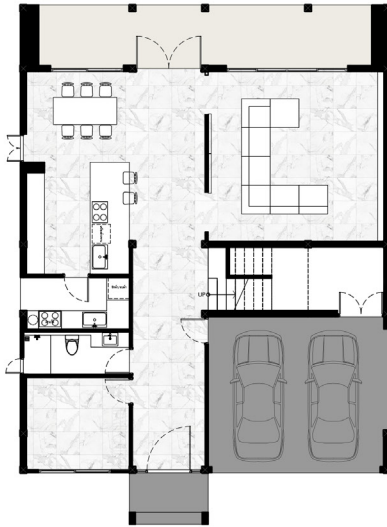
The design as presented in this drawing is the property of LDA Thailand and must not be re-issued, copied or reproduced in whole or in part without written permission from LDA Thailand.



**TYPE B1/B2**  
564sq.m of living and entertaining space

# HOUSE TYPE

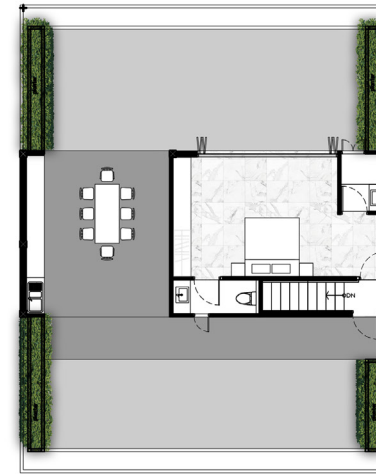
## Your Modern Oasis



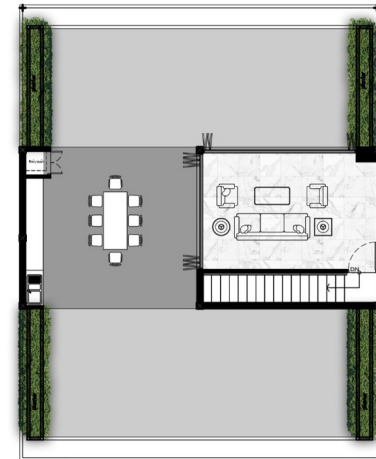
GROUND FLOOR PLAN



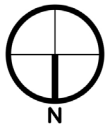
FIRST FLOOR PLAN



B1 SECOND FLOOR PLAN



B2 SECOND FLOOR PLAN



\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.

©2025 LDA Thailand. All rights reserved.

The design as presented in this drawing is the property of LDA Thailand and must not be re-issued, copied or reproduced in whole or in part without written permission from LDA Thailand.

# HOUSE TYPE

## Your Modern Oasis

### TYPE C

668sq.m of living and entertaining space



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.

©2025 LDA Thailand. All rights reserved.

The design as presented in this drawing is the property of LDA Thailand and must not be re-issued, copied or reproduced in whole or in part without written permission from LDA Thailand.

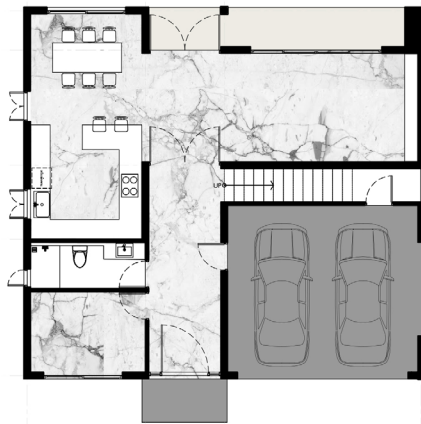




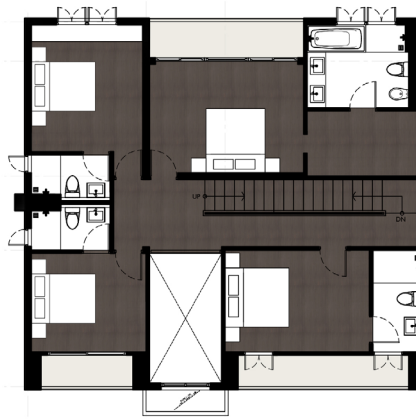
**TYPE D**  
414sq.m of living and entertaining space

# HOUSE TYPE

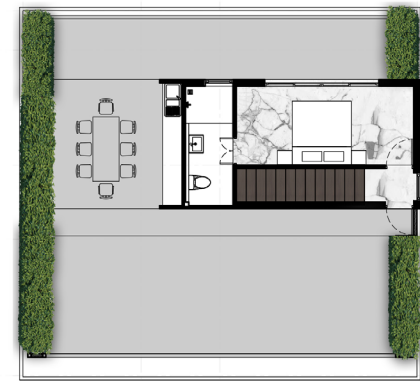
## Your Modern Oasis



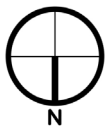
GROUND FLOOR PLAN



FIRST FLOOR PLAN



D1 SECOND FLOOR PLAN



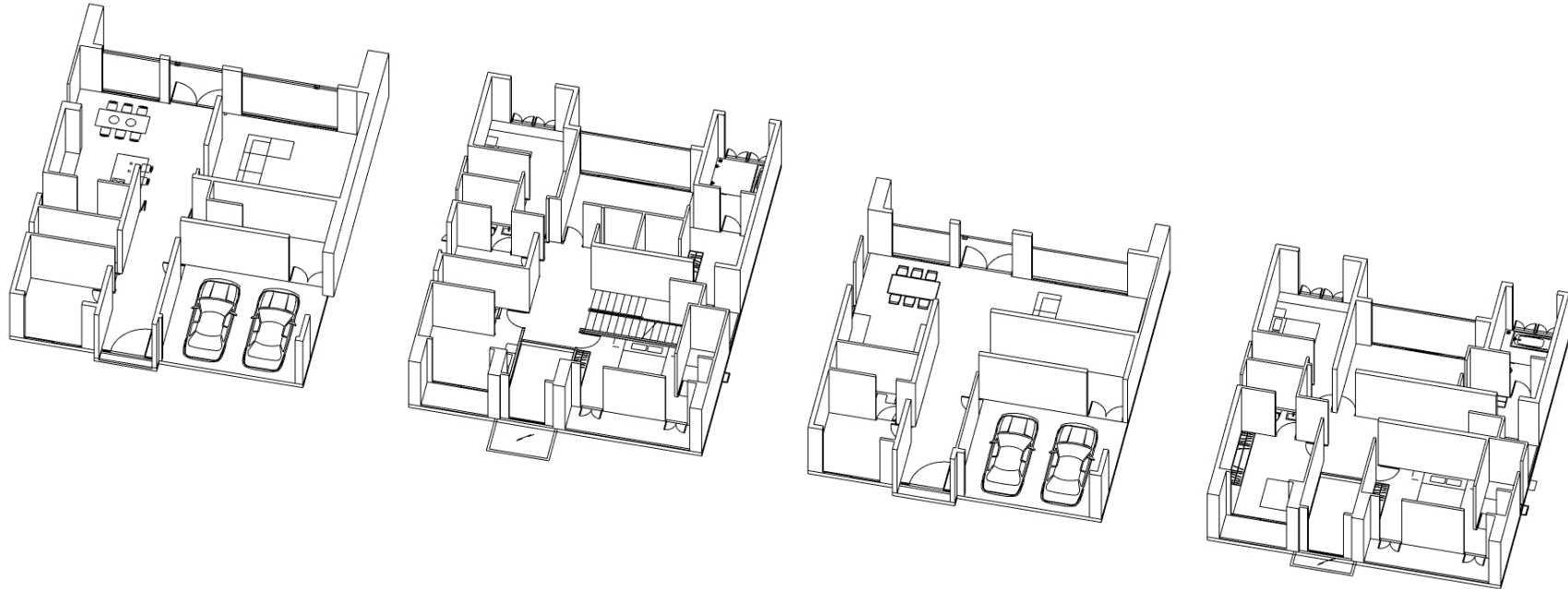
\*These drawings are to be used for marketing purposes only. Conditions are subjected to LDA Thailand.

©2025 LDA Thailand. All rights reserved.

The design as presented in this drawing is the property of LDA Thailand and must not be re-issued, copied or reproduced in whole or in part without written permission from LDA Thailand.

# BESPOKE DESIGNS

## A Home That Fits You



### ARCHITECTURAL & INTERIOR DESIGN FEATURES

Double height entrance with digital door lock.

Large pool with sunbed area

High quality wall and floor finishes throughout.

Bespoke high spec European style kitchen with premium appliances.

Family room / ground floor bedroom / office / gym.

Built-in wardrobes to all bedrooms.



























