



PALMER ESTATE

PRIVATE GOLF ESTATE • LOCH PALM GOLF CLUB • PHUKET

*Some estates are built around a golf course.
Your estate is built around golf.*

THE SETTING

Phuket's golf heartland in Kathu — central, accessible, clear of the crowds. Three of the island's five signature courses lie within 2.5 kilometres of one another. Palmer Estate stands tall at the core: twelve minutes to Phuket Town, ten to Central, ten to Patong, eight to British International School and zero to Loch Palm Golf Club.

1,373
BUILT-UP SQM

1,126
PLOT SQM

128
M THB

THE ESTATE

Five suites, eight bathrooms, six social hubs and a comprehensive golf facility extends through 12.5 metres of vertical living, bound by glass floor-to-ceiling walls and an elevator that rises above the fairways. A double-height Golf Cinema at its heart; a real-sand bunker at its feet. An indoor-outdoor, open space design that dissolves the line between the home and the course.





PALMER ESTATE

GROUND FLOOR PLAN

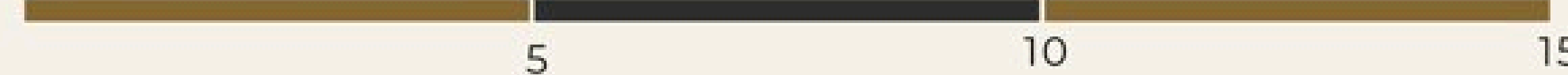
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01	ARRIVAL <i>Cantilevered canopy over 4-car port & floating stone entry</i>	82 sqm
02	GRAND FOYER <i>Sunlit, 10.5m triple-height glass facade & guest bath</i>	25 sqm
03	THE GOLFZON CINEMA <i>World's first double-height dual-handed GOLFZON simulator</i>	57 sqm
04	SIGNATURE PUTTING GREEN <i>Private, real-grass green with contrasting fringe cut</i>	131 sqm
05	GREEN-SIDE BUNKER <i>Real-sand bunker with three depths for dynamic practice</i>	27 sqm
06	STAFF PREP SUITE <i>Private maid's quarters with wet kitchen & laundry</i>	24 sqm
07	SOCIAL KITCHEN & COMMONS <i>Open plan show kitchen, sports bar & 12-seat dining</i>	71 sqm
08	ZEN ATRIUM <i>Under-staircase rock garden with cloud-pruned evergreens</i>	16 sqm
09	SUNKEN LOUNGE <i>Pool-submerged seating for 11 with live-fire Korean BBQ grill</i>	9 sqm
10	ISLAND PAVILION <i>6.8m glass-walled living space & terrace framed by water</i>	46 sqm
11	REFLECTION POOLS <i>Linear water features integrated within the estate</i>	24 sqm
12	ALFRESCO COURTYARD <i>Covered, open air, double-volume space with course views</i>	72 sqm
13	SHALLOW PLUNGE POOL <i>1.1m leisure depth designed for lounging or family play</i>	18 sqm
14	LAP POOL & DECK <i>17m swimming channel with 7m waterfall & infinity edge</i>	71 sqm

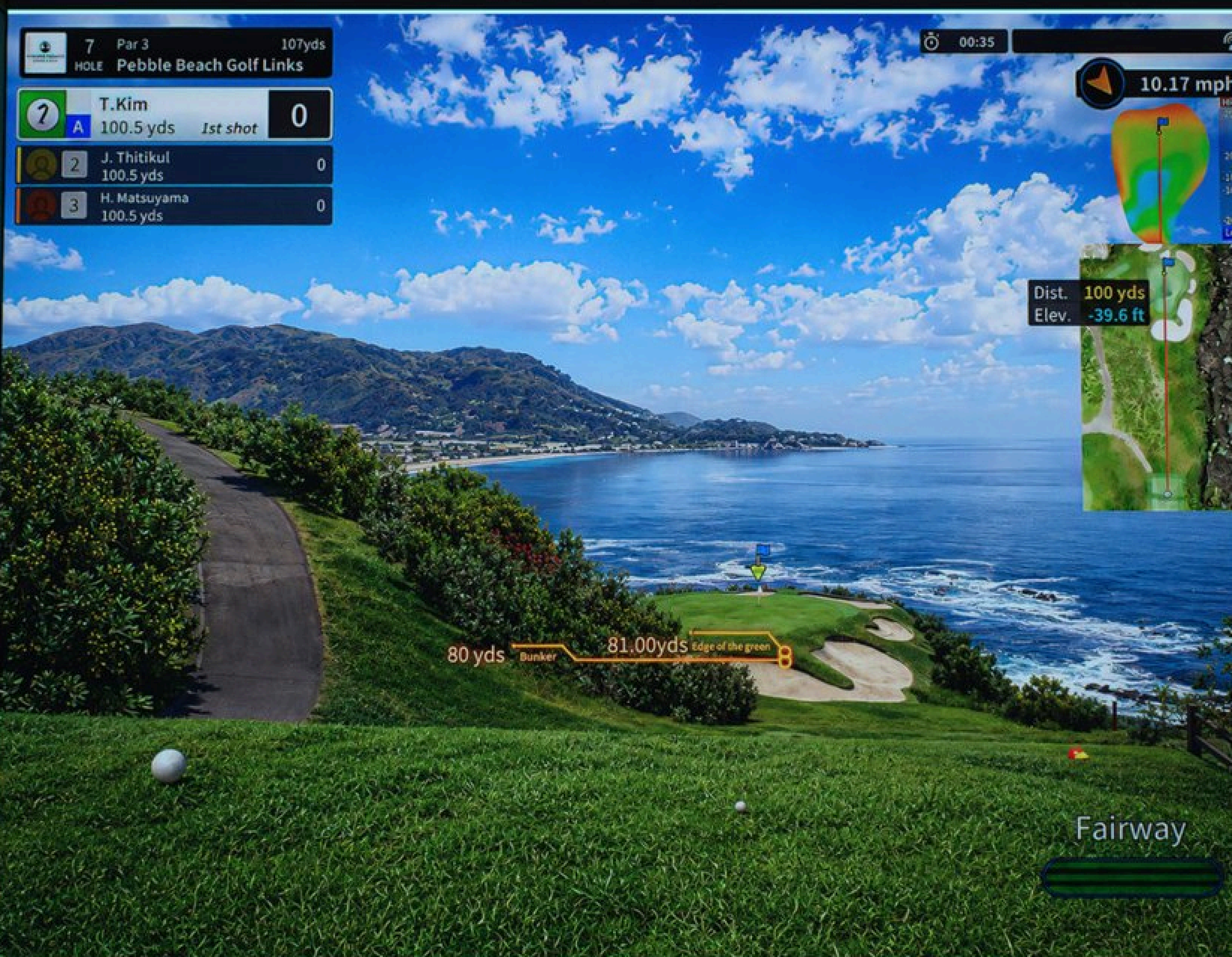
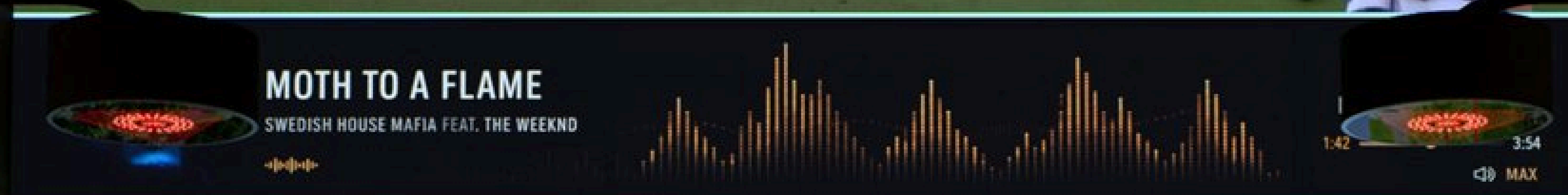
LEVEL SUMMARY

Usable Area	433 SQM
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GRAPHIC METRE SCALE









CINEMA VIEWING DECK



04 SIGNATURE PUTTING GREEN
05 GREEN-SIDE BUNKER



08 ZEN ATRIUM
09 SUNKEN LOUNGE



10 ISLAND PAVILION
12 ALFRESCO COURTYARD
13 SHALLOW PLUNGE POOL







PALMER ESTATE

SECOND FLOOR PLAN

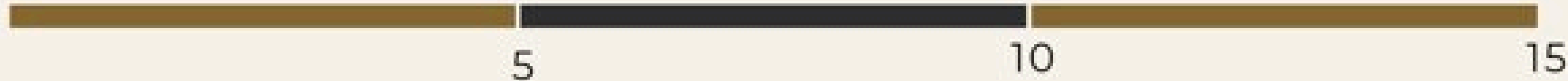
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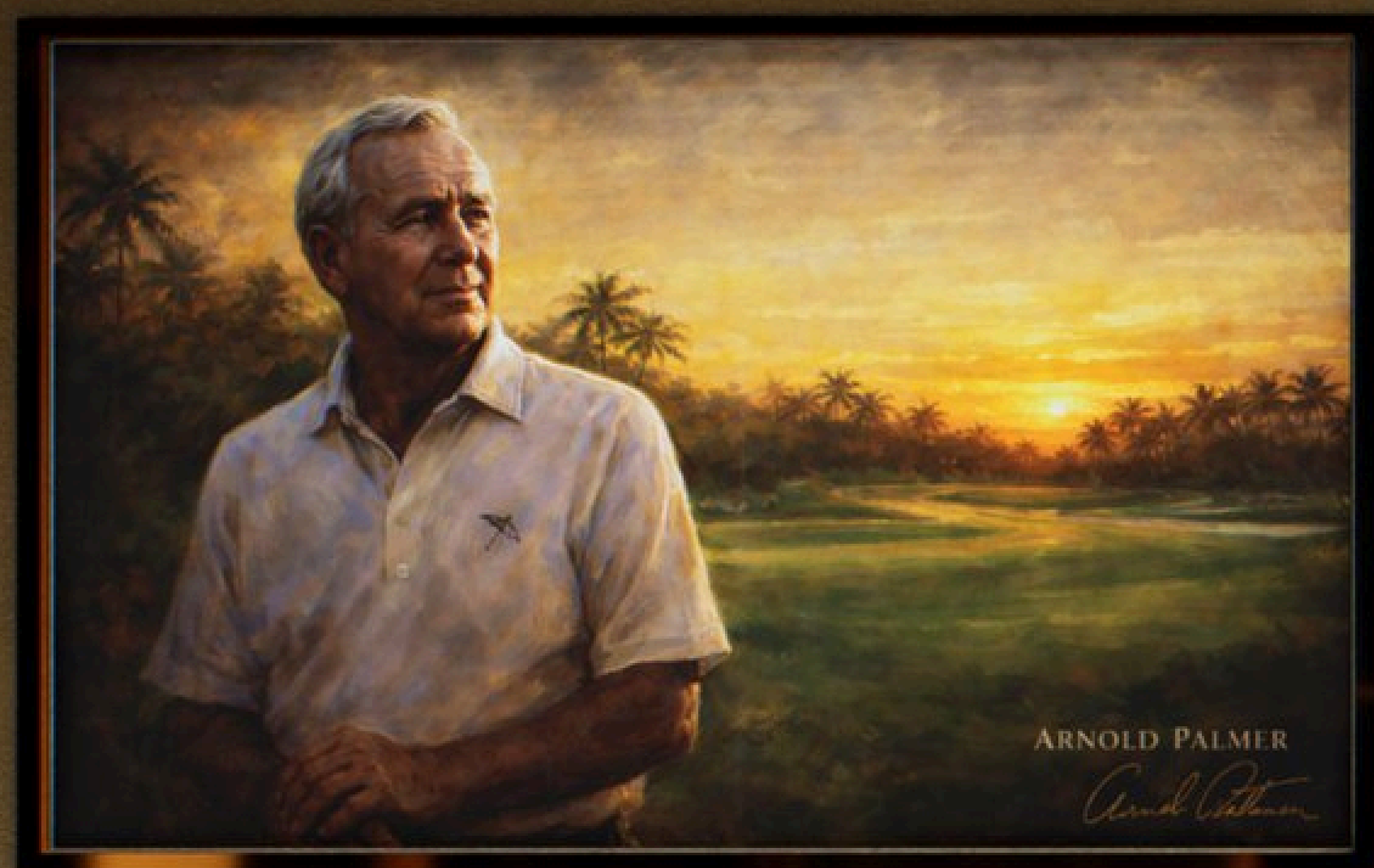
01	HEADQUARTERS	36 sqm
	<i>Cantilevered ensuite workspace with floor-to-ceiling glass</i>	
02	BOX OFFICE	
	<i>Executive perch overlooking the double-volume GOLFZON Cinema</i>	
03	ENERGY CONTROL ROOM	9 sqm
	<i>ESS battery storage, solar inverter & estate security</i>	
04	GLASS CATWALK	41 sqm
	<i>Overhead circulation bridge wrapping the open courtyard</i>	
05	TRAVERTINE STORAGE	12 sqm
	<i>Climate-controlled expansion anchoring the front facade</i>	
06	FAIRWAY SUITE I	63 sqm
	<i>Open plan bedroom with clear sightlines</i>	39 sqm
	<i>Kohler gold-trimmed ensuite with tub views</i>	14 sqm
	<i>Private aerial garden integrated into Palmer's facade</i>	4 sqm
	<i>Golf course-facing balcony</i>	6 sqm
07	CARDIO PLATFORM	16 sqm
	<i>Elevated fitness above double-volume living spaces</i>	
08	BIRDY SUITE	49 sqm
	<i>Cantilevered course-side bedroom</i>	31 sqm
	<i>Kohler gold-trimmed ensuite</i>	12 sqm
	<i>Floating balcony over private green</i>	6 sqm

LEVEL SUMMARY

Usable Area	226 SQM
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GRAPHIC METRE SCALE











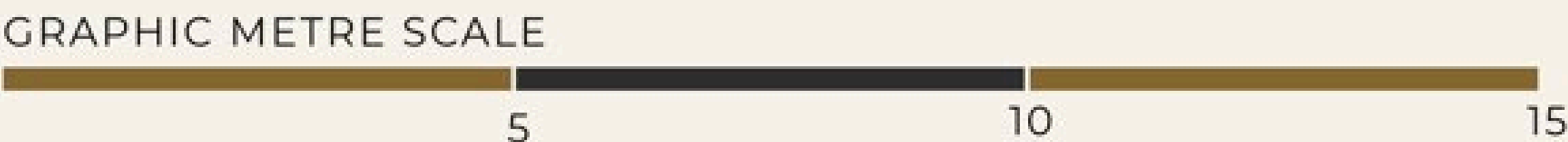
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THIRD FLOOR PLAN
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- 01 SUNSET SUITE**
Southwest-facing golden hour bedroom
Kohler gold-trimmed ensuite
50 sqm
35 sqm
15 sqm
- 02 SKY TERRACE**
Dedicated stargazing observation point
Open air kitchen, integrated grill & Smeg fridge
Timber-clad wellness & meditation deck
96 sqm
- 03 BOTANICAL PERIMETER**
Organic architecture blending course & structure
35 sqm
- 04 CENTRAL LOUVERED SKYLIGHT**
Structural glass & sunshades illuminate the estate's core
24 sqm
- 05 CLUBHOUSE SUITE**
180° panoramic primary bedroom
Kohler gold-trimmed his & hers ensuite
Direct Sky Terrace access
68 sqm
52 sqm
16 sqm
- 06 FOYER BRIDGE**
Naturally-lit corridor & guest bath over triple-volume landing
48 sqm
- 07 FAIRWAY SUITE II**
Open plan bedroom with clear sightlines
Kohler gold-trimmed ensuite with tub views
Private aerial garden integrated into Palmer's facade
Golf course-facing balcony
63 sqm
39 sqm
14 sqm
4 sqm
6 sqm
- 08 PALMER'S LIFT**
Glass-encased cab rising 9m above Loch Palm fairways
3 sqm

LEVEL SUMMARY

Usable Area 328 SQM





01 SUNSET SUITE
02 SKY TERRACE





KOHLER FIXTURES, SMART TOILET & CEILING RAIN
STANDARD ACROSS ALL BATHS



PALMER ESTATE

Level 03 - Idle

View
Sky Deck • Lounge • Suites

Executive
Office • Gallery • Suites

01 Living
Dining • Entertainment • Golf

DOOR OPEN DOOR CLOSE ALARM

Lighting
On
Sunset
Evening
Night
All Off

Music
Villa Audio
Source: Lounge



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ROOF PLAN

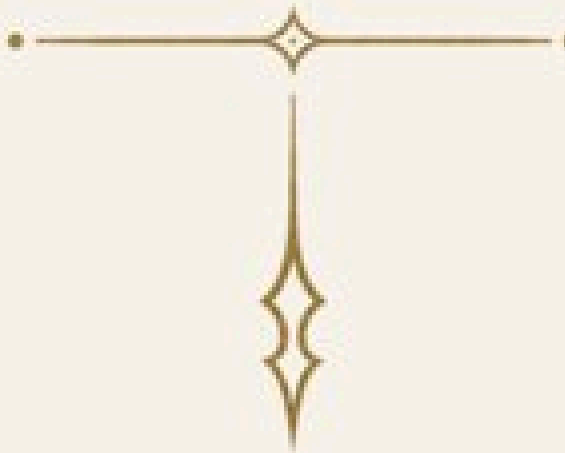
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- 01 FOYER SKYLIGHT**
Captures additional sunlight for the guest arrival sequence
- 02 STAIRCASE SKYLIGHT**
Illuminates the third floor staircase & Foyer Bridge
- 03 GARDEN POCKET**
Architectural slab inset completing the fifth facade
- 04 CONCEALED DRAINING**
Internal gravity system preserving the knife-edge roofline
- 05 SOLAR ARRAY**
40-panel premium solar PV array — approx. 23 kWp capacity
Southwest-facing orientation for afternoon energy load (10° tilt)
Battery-ready hybrid inverter with expandable storage
Supports self-consumption & backup resilience

Sun-powered by day, self-sustaining by night.
Palmer Estate carries its own light through the evening,
and through the unexpected.



4th Hole
Loch Palm Golf Club



PALMER ESTATE

SPACE SUMMARY

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SECTION MEASUREMENTS*

GROUND FLOOR

Usable Area	433 sqm
Structural & Circulation	151 sqm
Built-Up Area	584 sqm

SECOND FLOOR

Usable Area	226 sqm
Structural & Circulation	80 sqm
Built-Up Area	306 sqm

THIRD FLOOR

Usable Area	328 sqm
Structural & Circulation	155 sqm
Built-Up Area	483 sqm

ESTATE TOTAL

Usable Area	987 sqm
Built-Up Area	1,373 sqm

Golf Practice Facility	158 sqm
Total Integrated Living Area	1,531 sqm

Plot Size	1,126 sqm
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Rising above Loch Palm’s par-3 fourth hole, Palmer Estate comprises five suites, eight bathrooms & six social hubs spread across 12.5m of vertical space.

OWNERSHIP

Palmer Estate’s land was secured before the first drawing. It is owned outright and unencumbered under Chanote title by Island Link Collective Co., Ltd., a Thai-controlled company.

Freehold ownership is available to eligible Thai purchasers. For international purchasers, a registered leasehold option is available with full ownership of the residence in the purchaser’s own name. Transaction documents will be available for independent legal review.

PURCHASE & DELIVERY

A proposed payment schedule will follow construction progress, with payments tied to certified milestones. The purchase agreement will specify the certification process, registration of the purchaser’s rights, and delivery obligations before any commitment is made.

Direct access to the developer provides a clear line of communication throughout the build, from tailored specifications to final handover.

*Rounded for presentation purposes



WELCOME HOME

PALMER ESTATE

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