



ITL DEVELOPMENT

COMPANY PROFILE · 2026

LUXURY RESIDENCES · RESORT DESTINATIONS · PHUKET → INDIAN OCEAN

DEVELOPER & BUILDER OF ENDURING PLACES

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THE COMPANY

A great building should grow in value with every year it stands. We develop and build as though the next generation will judge our work — *because it will.*

ITL Development is a Thai real-estate developer and builder whose work is centred on Phuket. We bring development and construction together in a single company: the promises made at the drawing board are the promises delivered on site. We have created gated villa communities across the island — The Menara Hill in Thalang, home to The Menara Luxury villas, and Nature's Rest in Saiyuan, Rawai.



VISION

To be the most trusted developer and builder of luxury residences and resort destinations across Asia and the Indian Ocean.

MISSION

To create places of enduring value — uniting development and construction under one accountable team, practising uncompromising craftsmanship and treating every site, partner and community with respect.

AT A GLANCE

ONE TEAM, ONE LINE OF ACCOUNTABILITY

2

Gated villa communities created in Phuket

13

Private pool villas across our collections

36,000 m²

Of land master-planned and developed

1,020 m²

Built-up area of our largest residence

Figures refer to The Menara Luxury and Nature's Rest Saiyuan.

01

DEVELOPMENT

Land, feasibility, product, approvals, sales

02

DESIGN MANAGEMENT

Architects, engineers and consultants, one intent

03

CONSTRUCTION

Our own site teams and supply chain

04

PROJECT CONTROLS

Programme, cost, quality, safety, reporting

05

AFTER-CARE

Handover, documentation, long-term support



EXPERTISE

EVERYTHING A PLACE NEEDS, UNDER ONE ROOF



REAL ESTATE DEVELOPMENT

- Land due diligence & feasibility
- Product strategy & approvals
- Sales & customer handover



DESIGN & BUILD

- One contract, one accountable party
- Value engineering that protects intent
- Defined scope, budget and programme



CONSTRUCTION & PROJECT MANAGEMENT

- Master programme & sequencing
- Open cost reporting
- Quality, health, safety & environment



LUXURY RESIDENTIAL

- Private pool villas & gated estates
- Hillside & tropical-site construction
- Smart-home and solar-ready systems



HOSPITALITY & WELLNESS

- Clubhouses & guest amenities
- Onsen, sauna, fitness & spa
- Delivery to operator standards



INTERIORS & LANDSCAPE

- Interior architecture & joinery
- Materials, lighting & finishes
- Tropical landscape design

WHAT WE BUILD

Luxury residences

Resorts & hospitality

Commercial buildings

Industrial facilities & factories

WAYS OF WORKING

Joint-venture development

Design & Build

Development management

Construction management

ISLAND & RESORT DEVELOPMENT

FROM THE ANDAMAN SEA TO THE INDIAN OCEAN

Island resort development is the most demanding form of building we know: everything must cross the water, every system must stand on its own, and the natural setting must be protected at every step. Our projects in Phuket are designed and built for the same heat, humidity, monsoons and salt air — and to the expectations of the world's most discerning owners.



ISLAND & RESORT DEVELOPMENT

01 Marine logistics & prefabrication

Consolidated procurement, sea-freight and barge planning, off-site prefabrication to cut on-island labour and risk.

03 Marine & overwater works

Jetties and overwater villas with specialist marine-engineering partners, under our single point of responsibility.

05 Monsoon-aware programming

Works sequenced around the north-east and south-west monsoons, with realistic contingencies.

02 Reef-safe construction

Environmental baselines, silt and turbidity control, protected vegetation lines and turtle-aware lighting.

04 Resilient island infrastructure

Solar-hybrid power, desalination, wastewater reuse and waste management planned as one system.

06 Cost certainty & reporting

Stage-gated budgets, open-book cost reports, risk registers and lender-ready monthly reporting.

APPROACH

THE ITL METHOD

O1 VISION & FEASIBILITY Site, market and numbers tested before design. Gate — Investment decision	O2 MASTER PLANNING & DESIGN Architecture, landscape and interiors as one. Gate — Design sign-off	O3 ENGINEERING & VALUE Systems coordinated; cost removed, never quality. Gate — Budget approval	O4 PROCUREMENT & LOGISTICS Materials and partners secured to programme. Gate — Mobilisation	O5 CONSTRUCTION Our own site teams; quality and safety built in. Gate — Practical completion	O6 HANDOVER & CARE Commissioned, documented, supported. Gate — Final completion
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QUALITY

Samples and mock-ups approved before installation; inspection and test plans with hold points.



HEALTH, SAFETY & ENVIRONMENT

Site safety plans, method statements, inductions; dust, noise and run-off controls.



SUSTAINABILITY

Passive tropical design, solar-ready roofs, saltwater pools, native landscaping.



GOVERNANCE & REPORTING

Documented stage-gate decisions, risk registers, monthly owner and lender reports.



THALANG · PHUKET

THE MENARA LUXURY

Six private pool villas within The Menara Hill — an 18-rai hillside community in Thalang developed by ITL. Double-height living spaces open onto terraces and infinity pools; salas, rooftop terraces and green roofs carry life outdoors. Residences range from 463 to 1,020 m² on plots of up to 698.4 m².

LOCATION

Si Sunthon, Thalang, Phuket 83110

COMMUNITY

The Menara Hill — 18 rai (28,800 m²) of hillside land

COLLECTION

6 villas, including MA11, MA12 (Collection A) and MB8, MB9 (Collection B)

CONCEPT

Private modern luxury pool villas

RESIDENCES

4–5 bedrooms, 5 bathrooms

BUILT-UP AREA

463–1,020 m²

PLOT SIZES

502–698.4 m²

TIMELINE

2024 – 2027

PROJECT OWNER

ITL Development Company Limited

ITL ROLE

Developer & builder





SAIYUAN · RAWAI · PHUKET

NATURE’S REST SAIYUAN

Seven uniquely designed villas in Saiyuan, Rawai — minutes from Nai Harn Beach — shaped around a philosophy of rest, well-being and craftsmanship. Private pools, tropical gardens and a resort-style clubhouse with onsen and sauna bring hospitality into everyday living.

VILLAS

7

LAND

7,191 m²

BEDROOMS

4 en-suite + powder room

BUILT-UP AREA

544 m² per villa

ITL ROLE

Developer & builder



Artist’s impression · Nature’s Rest Saiyuan



ITL DEVELOPMENT
COMPANY LIMITED

BEGIN A CONVERSATION

LET US BUILD WHAT ENDURES

We are glad to sign a non-disclosure agreement before receiving any project information.

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