AARAM

Homes for a grounded way of living



NATURAL MATERIALS MEET LUXURIOUS QUALITY

3-MIN WALK TO HAAD YAO BEACH

READY JANUARY 2027

HAAD YAO · KOH PHANGAN, THAILAND



WHY WE CREATED AARAM

Before we built anything, we asked ourselves, what kind of home would we want for ourselves and our future children?

We imagined a home among the trees, crafted from bamboo, earth and teak, with the comforts of modern living and a feeling of belonging to the land. A garden where we could grow our food. Children exploring barefoot. Neighbours who share a love for nature and care for those around them.

Our story began in Bangkok thirteen years ago. We built a business together, and over time came to understand what mattered most to us: our health, freedom, and time with the people we love. Koh Phangan became home six years ago, and we married here a few years later. Life on the island gave us space to slow down, reconnect with ourselves and each other, and imagine the life we wanted to create.

AARAM grew from that vision. We live in the first home, with two more taking shape around us. Our plans include shared gardens, a yoga shala and a pool, woven into a landscape where nature remains part of everyday life.

Our hope is to curate a small neighbourhood where families can live close to the earth, enjoy the privacy of their own homes, and find connection in the spaces they share. A place where children grow with a sense of belonging, and where the care we put into our homes and land can be passed through generations.

If this speaks to the life you imagine for yourself and your family, we would love to welcome you.

Kewalin & Patrick



THE VISION

A curated neighbourhood for families who value intentional living. Where children grow up close to nature, and everyday life is grounded in connection, care, and presence.



THE NEIGHBOURHOOD

The values of our neighbourhood

Maturity & Mutual Respect	Living alongside others with kindness, integrity, and consideration.
Depth & Personal Growth	Seeking meaning, cultivating awareness, and embracing lifelong learning.
Family & Connection to Nature	Raising children close to nature and nurturing a sense of belonging across generations.

The neighbourhood: Home owners and long-term residents who steward the land together, and interesting, like-minded people and families who visit the other homes.

The vision



Low-density settlement

Only 20% of the land dedicated to homes and 10% to shared facilities, leaving 70% as forest and garden.



High-quality natural materials

Bamboo, teak, and earth, expertly treated for longevity and crafted to bring everyday living closer to nature.



Inspirational and smart architecture

Organic shapes, built for tropical climate, seamless indoor-outdoor living.



Built with heart

Handcrafted with care and intention, by people who call this place home.

LOCATION

Located in a prime location in Haad Yao, Koh Phangan, Thailand



Beach	3-min walk to Haad Yao beach.
Srithanu	5-min drive.
Thong Sala	25-min.
Quiet	No road noise.

Ten homes inside 11,000 m² of jungle



~20% built · ~10% shared facilities for the residents · the rest forest

Now	Home 5, chickens, permaculture garden.
January 2027	Homes 6 and 7, Studio 1, parking.
End of 2027	Shala & gym, sauna, ice bath, fire pit, Homes 8, 9 and 10.
End of 2028	Children area, pool, rainwater storage, Seaview Homes 1–4.

THE FLOOR PLAN

Two bedrooms, two bathrooms. 122 m² of living space under a 5 m bamboo roof.



Living core	Cross-ventilation, opens to terraces on both sides for seamless indoor–outdoor living.
Master bedroom	Ensuite, built-in wardrobes on the way to the bath, blackout curtains, king-size bed.
Master bath	Rain-protected shower, toilet, sink; yoga platform and bathtub under the stars in your own private garden.
Guest bedroom & bath	Ensuite with rain shower; king-size bed, blackout curtains. Works equally as office, guest room or children's room.
Kitchen	Semi-outdoor rain-protected, 4-zone induction hob, fridge, sink, outdoor dining for six.
Entrance terrace	Space for a daybed and/or yoga.
Option	Attached studio + bath for a third bedroom.
In every room	5 m high bamboo ceiling and 2.4 m high windows; underground fibre and electricity; AC in every closed room, ceiling fans in every room, separate ceiling and room lighting; 400 l hot-water storage.



KITCHEN



MASTER BATH — OUTDOOR



BUILT TO LAST

We didn’t set out to build homes for sale. We set out to build our own dream home.

A home made to last for centuries, in harmony with nature and with the people who live in it. Every element on the following pages was chosen for that reason first.



ROOF

An organic shape that makes people exhale when they walk in.

Insulated and rainproof bamboo roof, designed by leading international bamboo architects and a structural engineer for durability, built from the highest-grade structural bamboo from northern Thailand; wide overhangs let light in and keep sun and rain out.



WALLS

Built to breathe.

Walls that regulate humidity and prevent mould: compressed earth bricks plastered in layers of clay, sand, straw and lime. No toxic paints.



FLOOR

Luxury barefoot feeling.

30–40-year-old teak floors, finished with natural oils indoors; high-quality red wood hardwood on terrace and kitchen.



FURNITURE

Mostly reclaimed mature teak — doesn’t move or crack, built to last lifetimes.

Generous storage inside and out for clutter-free living.



THE HOME

Climate, power and water

Tropical-climate design	Optimised for both indoor and outdoor living. Fully enclosed with AC in each room; semi-open with windows and mosquito screens for cross-ventilation; or fully open with bi-folding sliding doors that bring the jungle into the living room — depending on the time of day.
Electricity and plumbing	Designed and installed by British professionals to high European standards. Cables run underground — nothing visible on the land.
Internet	Fibre to every home, underground.
Water	High-quality filtration throughout the home.

Sourced with care

Every interior detail was chosen for our own health and for sustainability — then we built it for you the same way.

Bespoke furniture from reclaimed teak	Beds, tables and wardrobes made to order for each home from old reclaimed Thai teak. Wood that finished moving decades ago, so it won't warp or crack in island humidity, and no new tree was cut for it.
Plantation teak floors and skirting	30–40-year-old certified Thai plantation teak from Phrae — fully matured heartwood that stays flat and stable in the tropical climate, legally grown rather than forest-cut.
High-performance kitchen	Four-zone induction hob and carefully selected non-toxic cookware, prioritising healthy cooking, durability, and everyday convenience.
Quality bathroom fittings	Brass with a PVD finish, selected for durability and resistance to corrosion in the tropical coastal climate.
Handwoven wool carpets from Northeastern Thailand	Natural fibres, handcrafted by local artisans for warmth, comfort, and a connection to traditional craftsmanship.
Natural bedding	Two premium 100% natural latex mattresses, natural rubber pillows, mulberry silk duvets, bamboo bed linen, sheets, and towels, chosen for breathability, comfort, and natural materials against the skin.
Blackout curtains	Fully light-blocking curtains made from dust-resistant and mould-resistant materials, selected for restful sleep, hygiene, and easy maintenance in a tropical climate.
Thoughtful lighting design	Two complementary lighting systems, ambient ceiling lighting for a warm and restful evening atmosphere, and brighter downlights positioned to highlight the beauty and texture of the bamboo ceiling.

Our guarantee

We believe that the responsibility of building a home goes beyond handing over the keys. That is why we offer a three-year structural warranty, giving our homeowners greater peace of mind and reflecting the care and confidence we put into every home we build.

	KOH PHANGAN, TYPICALLY	AARAM
Structure	None	3 years
Natural materials*	None	3 years
Workmanship & fittings	None	1 year

*Bamboo structural members free from borer and rot; earth walls free from structural cracking and mould under normal use; valid while the home is on the care programme.

We can promise this because we live here, we built it, and we'll be the ones fixing it.

Care & maintenance

Optional monthly programme.

Everyday	— Trash collection and management for household volumes, compost separated. — Stand-by porter for shopping, luggage and packages from parking to villa — one WhatsApp group straight to staff. — Basic landscaping around your home; weekly roof leaf-clearing. — Upkeep of the shared land at this stage: permaculture garden, chickens, parking, walking paths and entrance. — On-site estate keeper for the whole land, and the water system — well, pumps, filtration — kept running without you having to call anyone.
Preventive	— Quarterly AC service · quarterly high-ceiling clean. — Pre-monsoon roof and drain check. — Annual bamboo re-coating · teak re-sand and oil every two years. — Stand-by handyman for small things: bulbs, hinges, screens.
Renewal	— Outer bamboo-crush roof layer every 6–8 years — the one element of the house designed to be renewed; labour included, materials at cost.
Included	Basic household water from the estate well — supply, pumping and filtration.
Fee	THB 13,143 per month per home, paid annually in advance (THB 157,716). Cost-based: the estate's actual annual cost, divided by completed homes, plus a fixed 20% administration margin — no markup on wages or materials. AARAM pays the share of every home it still owns; you only ever pay your own fraction. The natural-materials warranty applies while the home is on the programme.
Not included	Electricity (own meter), internet (own subscription), water beyond household use (pool filling, heavy irrigation), bulky or renovation waste, building insurance, your own materials, work inside the home beyond the tasks above. Use of future commons — pool, sala, wellness area — is a separate licence fee once they open.



THE NEIGHBOURHOOD

The commons

Now	Permaculture garden + chickens + deep well + filtration.
2027	Yoga shala + functional gym + wellness area (sauna, ice bath, shower) + own electric transformer.
2028	Pool + children’s playground.



THE PEOPLE

Kewalin & Patrick, Founders

We met in Bangkok 13 years ago and spent much of our journey together building a digital agency. But over time, we realised that what mattered most to us was the freedom to spend time with our loved ones, raise a family close to nature, and live a more intentional life.

After falling in love with Koh Phangan and making this island our home, AARAM became our way of bringing that vision to life. Today, we live in the first home ourselves, creating a neighbourhood we hope to share with families who value the same way of living.

Independently Funded

AARAM is independently funded, without outside investors. This gives us the freedom to prioritise quality, our long-term vision, and the wellbeing of the families who will call this place home.



THE PEOPLE

Our Craftsmen

Our dedicated in-house craftsmen have spent four years developing their skills and refining their craftsmanship, bringing care and attention to every detail.

Our Mentors & Specialists

AARAM has grown through the knowledge, generosity, and experience of many wonderful people.
We are grateful.

Fatima & Matteo @genius.loci_ · @zerowastevillage	Zero Waste Village, Koh Phangan — an inspiring way of living close to nature
James Wolf & Holland @jwolfdesign · @hollandcreate	Vietnam / US — hundreds of bamboo buildings, own plantation, hands-on knowledge
Olivier, ASALI Bali @asalibali	Bali — refined our building techniques, architecture and engineering together
Ajith, Andagere Architects @andagerearchitects	India — earth building; masterplan and floor plans, touching the earth lightly
Alain, Baan Din Doi	Thailand — every material mix worked out from first principles
Panna @pannaseeplmy	Interior designer — an award-winning eye for every detail
Ruben Van Beek, H2O Water Systems Co., Ltd.	Site water system — tanks, pumps, filtration
Joe Horan	Plumbing
Bamboosaurus Studio @bamboosaurus.studio	Local bamboo architects — led the design, revision after revision
Ewe Jin, TENTEN @ewejinlow · @betterbamboobuildings	Australia — bamboo structure engineered for decades ahead
Amy & Ray, Kawayan Collective @kawayancollective	Philippines — bamboo treatment and efficient bamboo walls
Gian @gkcabanas · @bambooforbetter	UK — engineering calculations that make the bamboo structure safe
Thomas, Lehm Naturbau lehm-naturbau.com	Germany — the confidence to build with earth and clay in the tropics
Tobi & Edgar, Altarize @altarize.materials	Bali & Thailand — taught us lime; make the plasters that finish our walls
Olly Whelan, Phangan Electrical	Electrical, air conditioning and solar — high-end projects since 2015



THE NEIGHBOURHOOD

Ownership & structure

Transparent Thai ownership	AARAM is held through a Thai-directed, self-funded company — no nominees — with a clear legal structure and documentation available for independent due diligence.
Open to international buyers	Thai buyers take the land by transfer. International buyers own the home outright and hold the land on a registered 30-year lease, with two further 30-year terms written into the lease. Every structure is worked through with you and your lawyer.



YOUR HOME

Four ways to make it yours

Two homes are ready to move into in January 2027. What changes between the options is how long you hold the land, when you move in, and how much of the master plan we commit to building. Whatever is built is used by every home, at cost.

PRICE	LAND	HOME	GUARANTEED SHARED SPACES
THB 20M	Yours for life Land transfer, or 30 + 30 + 30-year lease	Ready to move in	Full master plan[1] Yoga shala, functional gym, treatment room, wellness area with sauna and ice bath, pool, children's indoor and outdoor area, fireplace, permaculture garden, rainwater storage
THB 18M	30-year lease	Ready to move in	Full master plan[1] Yoga shala, functional gym, treatment room, wellness area with sauna and ice bath, pool, children's indoor and outdoor area, fireplace, permaculture garden, rainwater storage
THB 16M	30-year lease	Ready to move in	Limited master plan[2] Yoga shala, permaculture garden, children's outdoor area, fireplace
THB 14M	30-year lease	12 months from upfront payment	Limited master plan[2] Yoga shala, permaculture garden, children's outdoor area, fireplace

CARE & MAINTENANCE

THB 13,143 per month per home, paid annually in advance (THB 157,716). Cost-based — the estate's actual cost divided by completed homes, plus a fixed 20% administration margin. We pay the share of every home we still own. Full programme on page 18.

[1] Built once two homes are sold; timing depends on sales.
[2] Anything built beyond this, now or later, is open to every home at cost.

Prices in Thai baht, furnished, including the home's plot and shared land. Ownership and lease terms on page 23.



NOT READY TO COMMIT?

Try it for a year, pay it off against the home.

A handcrafted home is not a commodity, and it can't be measured in cost per square metre. There is nothing to measure it against: earth, bamboo and teak worked by hand, a forest three minutes from the beach, and the combination of natural materials, modern comfort and land kept wild didn't exist here until we built it. It costs more than a villa on a cleared plot, by design.

Its value is how a day feels in it. The honest way to judge that is to live in it.

THB 2,400,000 ONE YEAR · PAID UPFRONT

The same home you would buy, fully furnished.

Shared-spaces fee and water included. Electricity and internet on your own meter.

Sub-letting is possible for a limited duration, within the spirit of this neighbourhood.

If you buy within the year, the full amount is credited against your home.

A A R A M

HAAD YAO · KOH PHANGAN, THAILAND



See it in person, or on a video call
from wherever you are.

WHATSAPP +66 84 234 5249

@AARAM_HOMES

HELLO@AARAM-HOMES.COM