



PUNYISA VILLAS
BY M2 PLUS

A new standard in luxurious yet affordable residences in Phuket. Designed by Mary Pakamard of M2 Plus



TABLE OF CONTENTS

INTRODUCTION	04
LIVING SPACES	06
OFFICE SPACE	10
MASTER BEDROOM	12
GUEST ROOMS	18
BATHROOMS	20
SWIMMING POOL & GARDENS	24
MASTER LAYOUT & FLOOR PLANS	28
CONTACT	36

SIMPLICITY IS THE ULTIMATE
FORM OF SOPHISTICATION

*"I will make everything around me
beautiful, and that will be my life."*

DESIGN & DEVELOPMENT M2 PLUS

"Your home should tell the story of who you are, and be a collection of what you love."

M2 Plus was founded by designer Mary Pakamard in Phuket, and is a fully-integrated design and development company, expanding on their many years of success with interior design, architecture, furniture, finishes and art.

We are a full-service, in-house development company, incorporating the best in Phuket for architectural, interior design, MEP, structural engineering, legal, accounting, sales and marketing supported by our own property management team.

All built-ins and furnishings are custom designed by founder Mary Pakamard and manufactured in our factory here in Phuket.



*"If you love something it will work.
That is the only real rule."*

LIVING
& DINING



MARY PAKAMARD
M2 PLUS

*"Simplicity is the keynote to
all true elegance."*

THOUGHTFUL DESIGN SOLUTIONS

“Our process creates spaces and design environments that please our clients and enhance their lifestyle.”



CUSTOM DESIGNED KITCHENS

*SMEG kitchen appliances as
standard.*



PRINCIPAL DESIGN OBJECTIVES

“To reach the right balance between all elements.”

The principal design objective of Punyisa Villas is to create a home that is your sanctuary. To deliver this objective, Mary Pakamard created an integrated architectural and landscape concept embracing sustainable living.

Twenty beautifully created pool villas, with a modern and inspiring Asian-fusion theme. Each property has the privacy, security, space, and luxurious finishings that you'd expect from a home that has been designed, built, and finished to world-class standards.

All are extremely sensitively designed in scale with their surroundings, while the owner experience is one of complete privacy.



HOME OFFICE SPACE

*“Proper storage is key for a
functioning office space”*

The essence of our design ethos will always be about the residents and how they live. It is about the reality of making an attractive, tranquil and meaningful environment to live and grow.





*“maximized for efficiency,
optimized for space”*

MASTER SUITE

BESPOKE
FURNISHINGS



BRINGING THE OUTSIDE INSIDE

*"Luxury is when it seems flawless, when you reach
the right balance between all elements."*



SPACIOUS ENSUITES

"To reach the right balance between all elements."

Every villa will include construction and finishing features that help make living in Punyisa more sustainable and more comfortable.

Some of our many unique design features include, custom-made clay ventilation blocks used in wall construction, double walls for soundproofing, heat-reflective glass in all windows and standard solar energy panels in the final construction.



WALKIN
CLOSET



MASTER
ENSUITE



BESPOKE
FURNISHINGS

RAIN SHOWERS STONE BATHTUBS

*“Luxury is when it seems flawless, when you reach
the right balance between all elements.”*



GUEST
SUITES





SYNTHESIS OF THE ARTS

*“Balancing function and style with
quality and clever design”*

The overall concept of Punyisa Villas is to be seen as a “synthesis of the arts”; in which we design not just the buildings and the interior spaces, but also the furniture, built-in furnishings, the artwork and the accessories.

GUEST BATHROOMS

ITALIAN
TILING

*“the bathrooms create a flow between
inside and outside spaces”*



NATURAL LIGHT AND VENTILATION

"Luxury is when it seems flawless, when you reach the right balance between all elements."

Natural ventilation is a design principle that allows us to create comfortable, healthy, and cool interiors.

Each one of our villas are designed to maximise airflow, keeping the interiors fresh and reducing the dependence on air conditioning.

Natural ventilation systems allow fresh, outside air to enter each villa at ground level.



LUXURY IS IN
EACH DETAIL





COOL COMFORTABLE INTERIORS

*“Architectural elements for
natural ventilation”*

As warm air rises, it exits through upper level ventilators at the top of each interior space. The double volume ceilings throughout the living areas of your home keep the spaces cool and fresh throughout the hottest times of the Phuket seasons.

SWIMMING POOL AND GARDENS

"The villas are designed to be a home that our lead designer Mary Pakamard would wish to live in."

Balance. Proportion. Unity. These are the three core principals we consider when designing the pool and gardens. Thoughtful design breathes life into your outside living spaces to give you the lifestyle you've been looking for.



PRIVATE
OASIS



INTERIORS & EXTERIORS INEXORABLY LINKED

*"Architectural design and interior design are not
separate disciplines"*



TROPICAL LIVING

INNOVATION
& TRADITION

*"each interior is thoroughly
sympathetic to its exterior"*



MASTER PLAN & VILLA LAYOUTS

Nestled in a private and secluded tropical paradise and conveniently located, Punyisa offers three stunning living options. Each provides beautiful living together with an eye on sustainability, in either a 510 sqm or 850 sqm configuration.

Achieving a successful build is about more than simply good design. It's a combination of design, good contractors, and fully engaged clients.

“Together, all contributors paying attention to detail helps overcome any challenges. This is my vision and experience of how a luxurious build can be achieved.”

Mary Pakamard



VILLA TYPE A

GRAND TOTAL BUILDING AREA 969 SQ.M.



VILLA TYPE C

GRAND TOTAL BUILDING AREA 560 SQ.M.



PUNYISA VILLAS
BY M2 PLUS



BY M2 PLUS

GET IN TOUCH

Mary Pakamard
M2 Plus Co., Ltd
sales@punyisavillas.com
+66 80 662 6989

