



K L O N G T O M

HERITAGE

ELIXIR Villas

Luxury Wellness Living

Krabi, Thailand



Private Onsen

Natural Saline Hotsprings



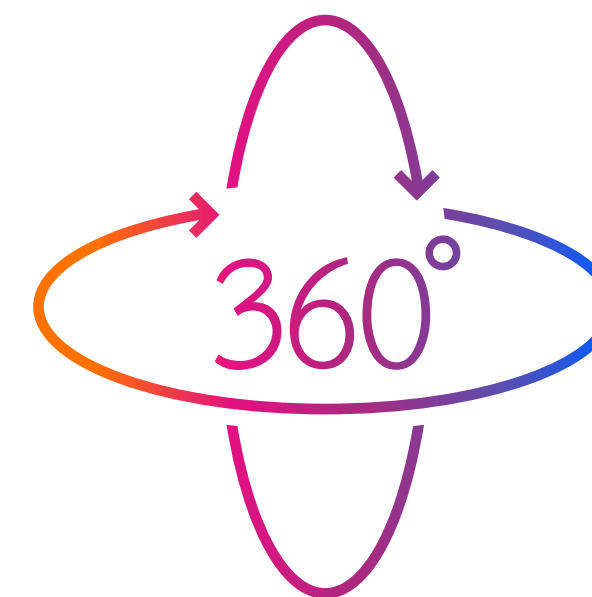
Multi Wellness

Longevity

Preventive Health

Dietry

Natural Activities





K L O N G T O M
H E R I T A G E

W E L L N E S S C I T Y



K L O N G T O M
H E R I T A G E

W E L L N E S S
C I T Y

Elixir Villas is part of Klongtom Heritage Wellness City. Build on a vision to develop a health and wellness community in Krabi. The Saltwater Natural Hotsprings is a unique natural resource with many proven health benefits. Buying a Luxury Villa in the Klongtom Wellness City gives you access to a wide range of benefits and the privilege to wake up everyday healthier than the day before.



A c c e s s
a n d
b e n e f i t s

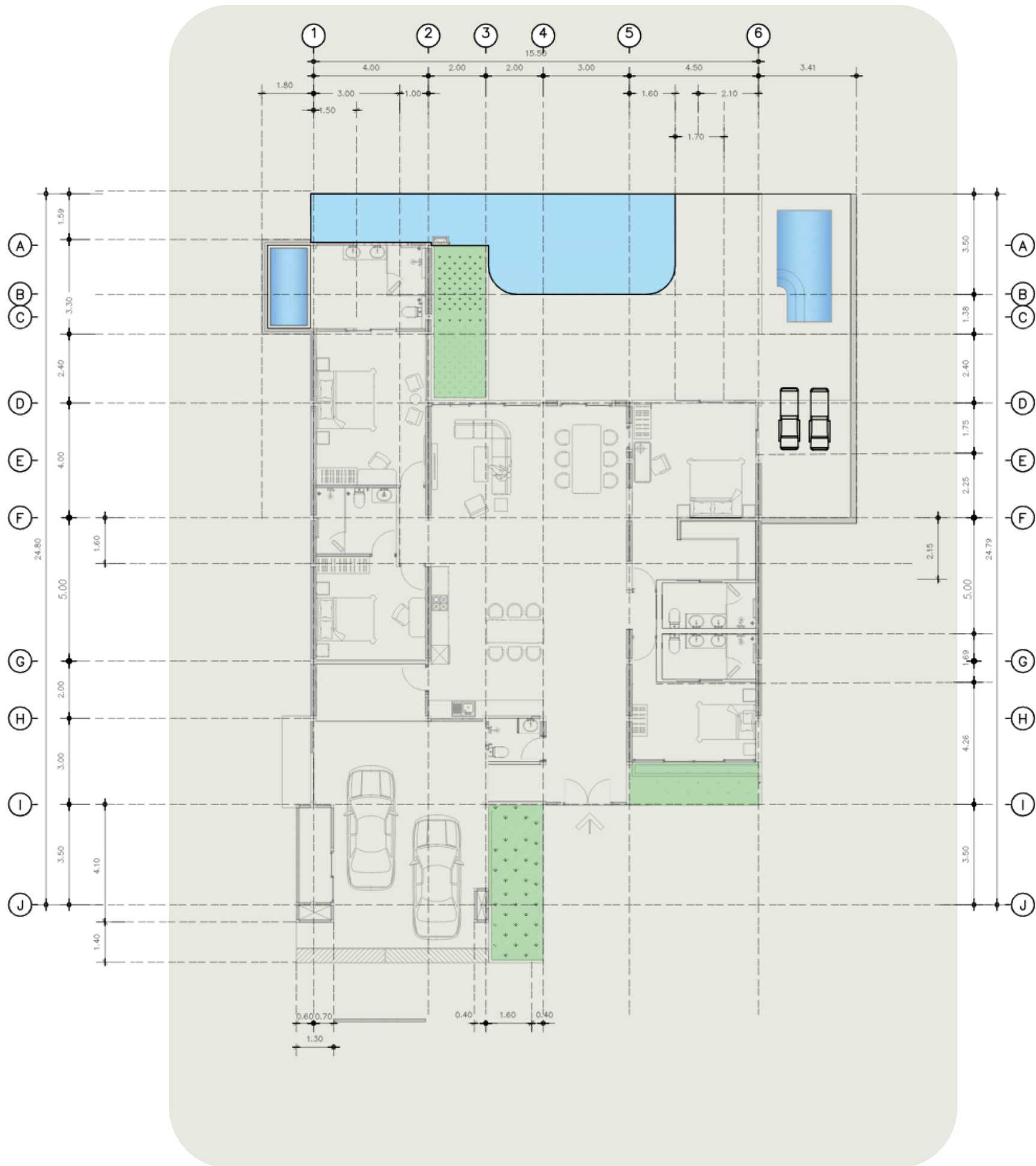
Medical Center

Spa Cafe

Sport Complex

Community Mall

Rehabilitation Center



Elixir Luxury Villa

Property Overview

- 4 Bedrooms | 6 Bathrooms
- 412Sq.m. Usable Area, 520 Sq.m. Land plot
- Private Pool 40sq.m.
- Private Saline hotspring pool 8sq.m.
- Master bedroom private Onsen Spa
- Therapy Room, Ice bath, and covered bar area
- Optional Sauna, medical equipment installations
- High Ceiling Living Space, Zen Courtyard Design
- 2-Car Dedicated Parking + Electrical Vehicle charging
- Solar Cell Park integration

D e s i g n &
m a t e r i a l s

F u r n i t u r e
P a c k a g e

O p e n S p a c e
T o g e t h e r n e s s



D e s i g n e d f o r a h e a l t h y i n d o o r e n v i r o n m e n t , t h e l i v i n g r o o m f e a t u r e s
n a t u r a l v e n t i l a t i o n , s o u n d - r e d u c i n g m a t e r i a l s , a n d a c a l m i n g g r e e n
g a r d e n v i e w . H i g h c e i l i n g s a n d f u l l - h e i g h t f o l d i n g d o o r s b r i n g i n f r e s h
a i r a n d d a y l i g h t , w h i l e t h e o p e n k i t c h e n s u p p o r t s h e a l t h y c o o k i n g o r
p r i v a t e c h e f s e r v i c e . E v e r y d e t a i l e n c o u r a g e s c o n n e c t i o n , c o m f o r t , a n d
w e l l b e i n g .



I n t e r i o r
e n v i r o n m e n t

P r i v a t e
C h e f

D i e t r y
C o n s u l t i n g

K r a b i ' s c u l i n a r y h e r i t a g e i s r o o t e d i n f r e s h , s e a s o n a l i n g r e d i e n t s ,
l o c a l h e r b s , a n d c o a s t a l f l a v o r s t h a t n o u r i s h b o d y a n d s o u l . A t E l i x i r
V i l l a s , g u e s t s a r e e n c o u r a g e d t o e m b r a c e c l e a n , u n p r o c e s s e d f o o d s t h a t
s u p p o r t v i t a l i t y , d i g e s t i o n , a n d m e n t a l c l a r i t y .

W i t h d i r e c t a c c e s s t o t h e S p a C a f é , e v e r y m e a l b e c o m e s a w e l l n e s s
r i t u a l — f r o m e n e r g i z i n g b r e a k f a s t s a n d l i g h t , l u n c h e s t o m i n d f u l ,
c h e f - c r a f t e d d i n n e r s . W h e t h e r d i n i n g a t t h e c a f é o r e n j o y i n g a p r i v a t e
i n - v i l l a m e a l , t h e f o c u s i s a l w a y s o n n a t u r a l , h e a l i n g i n g r e d i e n t s
p r e p a r e d w i t h c a r e .





Why invest in an
Elixir Luxury Villa

ROI: Average: 9.48% p.a. +
Capital appreciation 10-15% p.a.

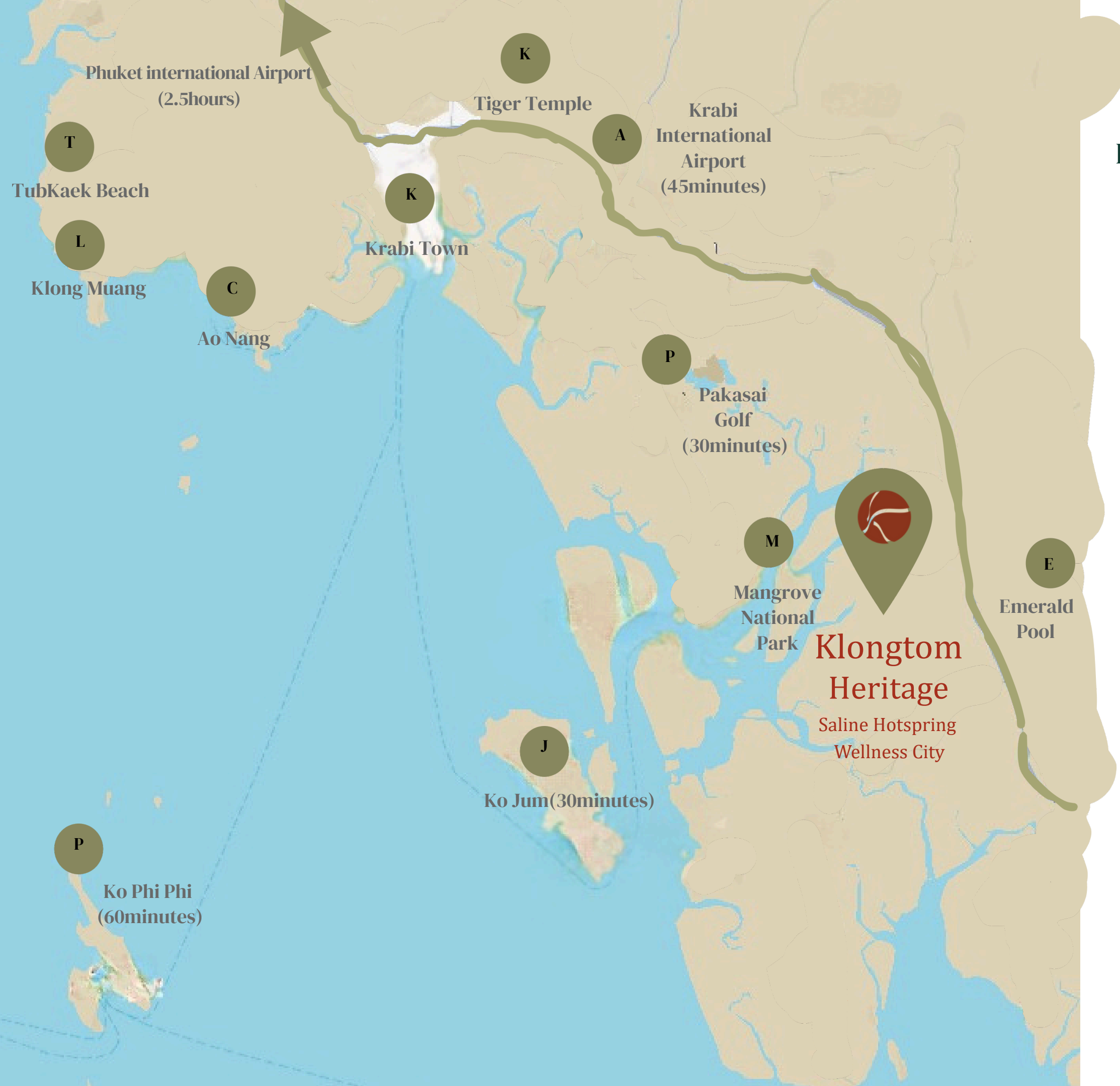
(฿28.4 Million 10-year hold)

Early Bird Privileges:

- Complimentary furniture package
- VIP Yacht Access
- Free annual Onsen Spa therapies
- Lifetime access to wellness events and priority bookings
- Starting from 31 MB thb

Limited release

Only 7 villas available!



Location details

Krabi International Airport Direct flights

Singapore, Malaysia, HongKong, India, UAE, Europe

1h 20m *Suvarnabhumi (BKK) - Krabi (KBV)*

1h 45m *Singapore (SIN) - Krabi (KBV)*

1h 30m *Kuala Lumpur (KUL) Krabi (KBV)-*

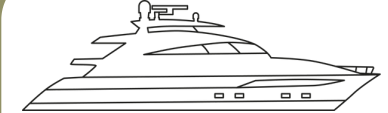
6h 30m *Abu Dhabi (AUH) - Krabi (KBV)*



Phi Phi Island
60 minutes



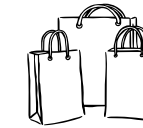
Nature Activities
5 minutes



Marina Pier
15 minutes



Airport
45 minutes



Central Mall
60 minutes



Medical Center
5 minutes

Activities:

National park, Water fall, Hotsprings, Kayak, Jungle trek, Climbing, Biking, Caving, Island hop, snorkeling, Yoga, Meditation, Ziplining, Fishing, Bird watching.

Elixir Luxury Villa

Resident Wellness Privileges

- **WOW Privilege Card** with access to **500+ top-tier lifestyle experiences** across Thailand
- Complimentary Yacht Excursions (select annual usage)

Direct Access to Wellness City:

- Medical Spa, Community Onsen Club & Spa Cafe
- Rehab & Preventive Health Programs
- Custom Nutrition & Dietary Consultations

VIP Residential Packages

- Optional Visa Support & Long-Term Residency packages

- Residential coupon : Unlimited
- Right to use Luxury Yacht 4 time per year
- Discount @ Medical Center 10%- 20%
- Discount @ Soak Spa Cafe 10% - 30%
- Unlimited Airport pickup
- Free Club House & Gym access
- Free Recreation Activities

Addition Services

- Specialist Trainer
- Nutrition Plan
- Health Check Up
- Elderly Care Service

Elixir Luxury Villa

Property Ownership

Ownership Options

- **Villa Ownership:** The villa building is fully owned by the foreign buyer under their personal name
- **Land Lease:** The land is leased on a registered long-term lease agreement (30 years) with option to extend (typically 30 + 30yrs)
- **Secure Long-Term Lease:** All lease agreements are registered at the local Land Office for legal protection
- **Legacy terms:** Includes clauses for inheritance, resale rights, and renewal terms

Legal Due Diligence

- **Land has full Chanote title deed**, the highest land ownership certification in Thailand
- All contracts reviewed and handled by a licensed Thai legal firm
- Buyers are welcome and encouraged to engage their own legal advisor for review
- All legal documents available upon request
- Land Office Registration Fee, Shared 50/50 (Buyer/Seller) (usually 1%)



Elixir Luxury Villa

Sample payment schedule

Villa E-1

- Reservation Fee upon booking
- Deposit to be paid within 30 days after booking
 - 6 installments tied construction milestones
- Villa completion guaranteed 8 months

PRICE LIST: Klontom Heritage Wellness Luxury Villas

No	UNIT TYPE	NUMBER BEDROOM (SqM)	PLOT SIZE (SqM)	TOTAL BUILD UP (SqM)	INTERNAL AREA (SqM)	EXTERNAL AREA (SqM)	POOL SIZE (m)	Onsen Spa (pax)	SELLING PRICE (THB)	Status
E-1	Elixir	4	495	374	250	124	3x10m	2+6	31m	Available
E-2	Elixir	4	482	374	250	124	3x10m	2+6	31m	Available
E-3	Elixir	4	482	374	250	124	3x10m	2+6	31m	Available
E-4	Elixir	4	574	412	250	162	4x10m	2+6	31m	Available
E-5	Elixir	4	574	412	250	162	4x10m	2+6	31m	Available
E-6	Elixir	4	574	412	250	162	4x10m	2+6	31m	Available
E-7	Elixir	4	574	412	250	162	4x10m	2+6		Reserved
E-8(show Unit)	Elixir	4	574	412	250	162	4x10m	2+6	31m	Show
E-9	Elixir	4	574	412	250	162	4x10m	2+6		Reserved



Mission

To focus on the development of real estate projects that are environmentally friendly while considering the enormous benefits of Klongtom Salt Hot Spring to complement today's modern medicine, leading to a new world health destination to fulfill the balance of life and rehabilitate people with health issues, whether they are Thais or foreigners. This will be evolved in conjunction with the development of the entire community to be more robust and ready to maintain natural resources using clean energy, while also encouraging people to have a sense of value for this valuable underground treasure.

Vision

We are committed to promoting effective management of mineral water resources at Klongtom Salt Hot Spring and successful development of the surrounding areas, aiming to transform Krabi province into a new world health destination in the ambience of the most relaxing and peaceful nature while always recognizing the importance of improving people's quality of life and mobilizing the entire community, aiming for sustainable development in every aspect.



Founder Mr. Naruphan Promviset, receiving
TAT prestigious STAR award



5 stars for entrepreneurs who pass STG 13,
STG 16, STG 17, and any goal of not less than
9 STGs,
totaling 12 goals or more.

Elixir Luxury Villa

Sustainable Living features

- Solar-assist electrical & inverter air conditioning
- Grey water irrigation recycling system
- Green-certified roofing, toxin-free paints
- Luxury kitchen local materials (Eco-rated)
- In-Villa Onsen: Your private access to TDS 11,690 therapeutic saline natural hotspring water
- Multi estate features to minimize impact on the nature





A large, gnarled tree branch leans over a body of water, its trunk showing intricate textures and some moss. The water is dark and reflects the surrounding environment. A wooden plank floats in the water near the branch. The background is a dense forest with sunlight filtering through the trees.

The Healing Power of Saltwater Hot Springs

These minerals help improve blood circulation, alleviate low blood pressure, relieve chronic joint pain, support diabetes management, stimulate the digestive system, and even help treat certain skin conditions. It is considered a remarkable natural therapy in the world of holistic healing. The saltwater hot spring has been tested and certified as suitable for bathing and soaking. It has also been shown to relieve various ailments — especially muscle pain, joint stiffness, and stress.

The water is pH-balanced (neither acidic nor alkaline) and contains over 9 grams of natural salts, 104 mg of calcium, and 29 mg of magnesium per liter. With temperatures ranging from 40–47°C, the spring water takes on a beautiful clear turquoise color, enriched with over 100 natural minerals including sodium, sulfur, potassium, bicarbonate, and silicon dioxide.

Temperature
47° C
pH
7.2

169mg/L
K

250mg/L
Mg

229
mg/L
HCO₃

929 mg/L
SO₄

32mg/L
SiO₂
9579 mg/L
Cl

5735 mg/L
Na

HEALTH BENEFITS



Sodium (Na)

Soaking in sodium-rich water may help reduce joint stiffness and improve skin hydration. High-salinity hot springs can also support mild anti-inflammatory effects through osmosis and relaxation.



Potassium (K)

Potassium helps regulate heart rhythm and support cellular hydration. While its topical effect is limited, it contributes to the overall mineral balance of therapeutic waters.



Magnesium (Mg)

Magnesium is known to help relax muscles, regulate blood sugar, and support nerve function. It may be absorbed through the skin and is often used in balneotherapy for muscle recovery and stress relief.



Silica (SiO₂)

Silica supports skin elasticity and collagen production. While the concentration here is modest, it can contribute to smoother skin and may help with skin conditions over time.



Bicarbonate (HCO₃)

Bicarbonate-rich water can help maintain skin pH and promote peripheral circulation. It's often associated with improved skin feel and reduced irritation.



Chloride (Cl)

Chloride helps regulate fluid balance and is a key contributor to the high salinity of this hot spring. High-chloride water is commonly used to soothe joint and muscle discomfort.



Sulfate (SO₄)

Sulfates support detoxification processes and may help reduce inflammation. They're often used in therapeutic bathing (like Epsom salts) to support joint health and skin cleansing.



- Krabi, an unspoiled location
- Krabi, Nature is your neighbor
- Krabi, Premium land and sea activities
- Klongtom, Unique Natural Saline Hotspring
- Klongtom, A city of true wellness
- Klongtom, Rejuvenation and Rehabilitation

- Design, Contemporary modern
- Design, Villa Wellness & Hotspring
- Design, Sustainability and comfort
- Invest, ROI avg. 9.48% p.a.
- Invest, ROI w. Capital Appreciation avg. 15.89% p.a.
- Invest, Longevity and wellbeing avg. 100%



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