



Company Profile

Constructive Solutions Co., Ltd.

156/50 Moo 5, Ratsada,Muang, Phuket 83000

Electrical and Communication Air Conditioning and Ventilation system Sanitary System Fire Alarm System Building Automation System
Structure,Architecture and Interior & Fit-Out Services



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01 Introduction

The Professional Foundation

"Founded in Phuket, Constructive Solutions has built a reputation as the region's premier MEP service provider for the luxury hospitality and residential markets. Our journey began with a focus on technical excellence in complex systems, ensuring international quality standards are met within the unique environmental context of Southern Thailand."

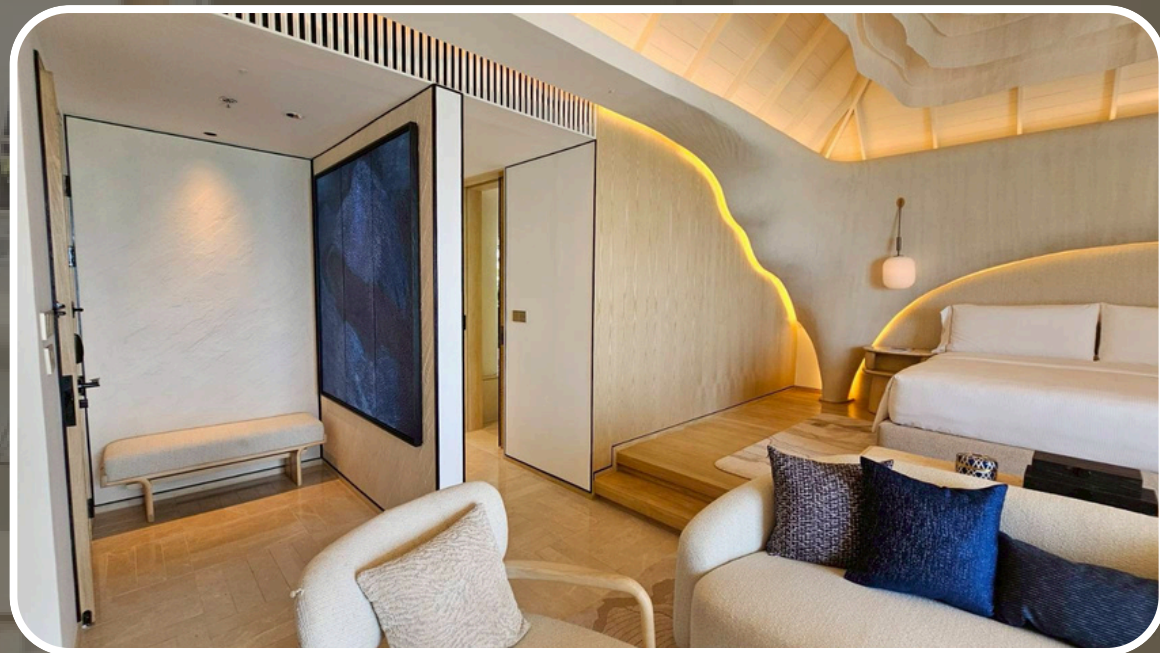
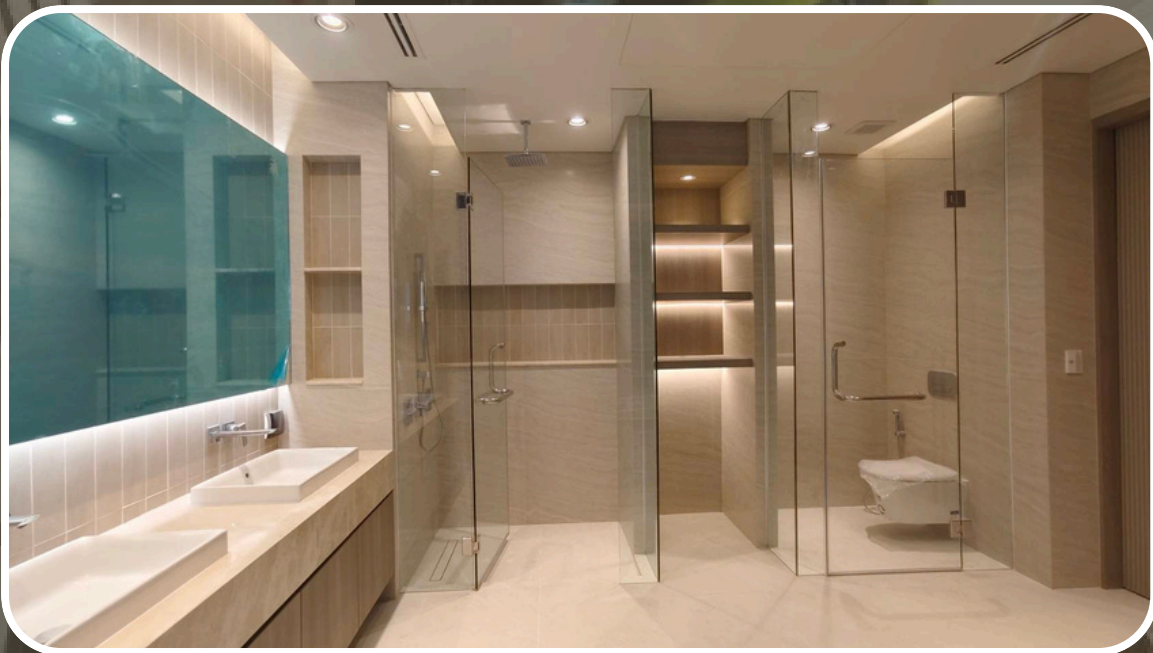
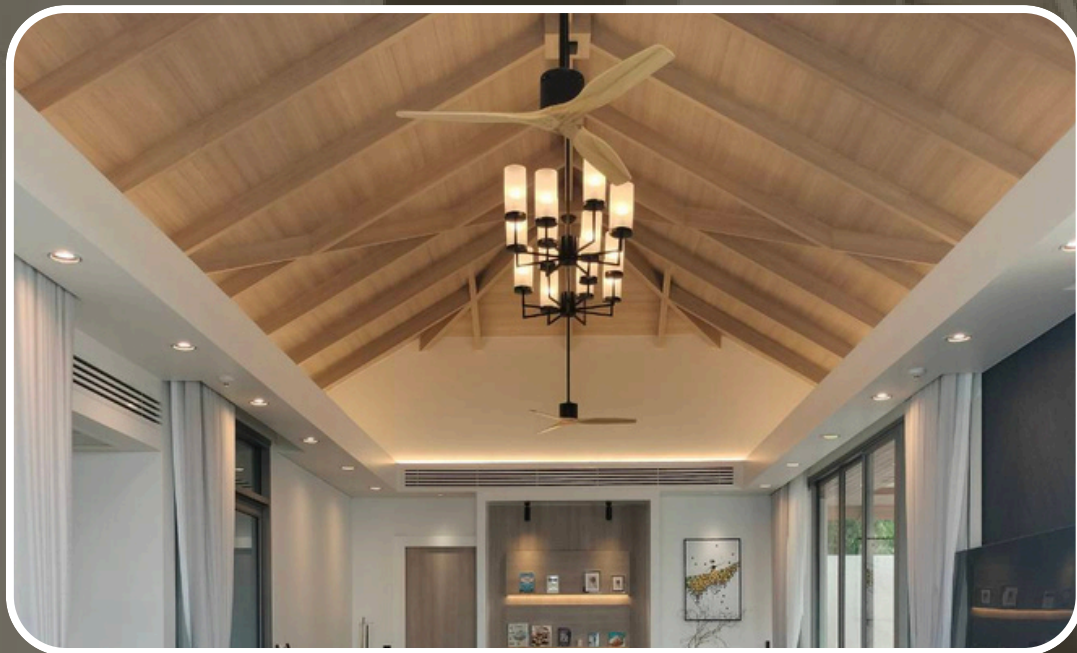
The Strategic Expansion

"Recognizing the need for seamless project execution, we have expanded our capabilities to offer a holistic 'All-in-One' solution. By integrating our deep engineering roots with general construction, structural renovation, and bespoke interior fit-outs, we provide clients with a single point of accountability—ensuring a smooth transition from foundation to final furnishing."

02 Core Services

Engineering & MEP Systems

"We provide comprehensive utility management, from PEA high-voltage incoming power to complex internal distribution. Our water management strategies focus on resilience, advising on triple-source security (Provincial Waterworks, Deep Well, and Supply Trucks). We implement advanced treatment and filtration systems before allocation, alongside sophisticated soil and waste management. To support sustainability goals, we offer Grey Water recycling systems for landscape irrigation. For climate control, we specialize in high-efficiency VRV/VRF systems tailored for space-sensitive luxury projects. Our team is deeply familiar with the stringent Fire & Life Safety requirements of international brands, having successfully delivered projects for IHG, Marriott, and Hyatt."



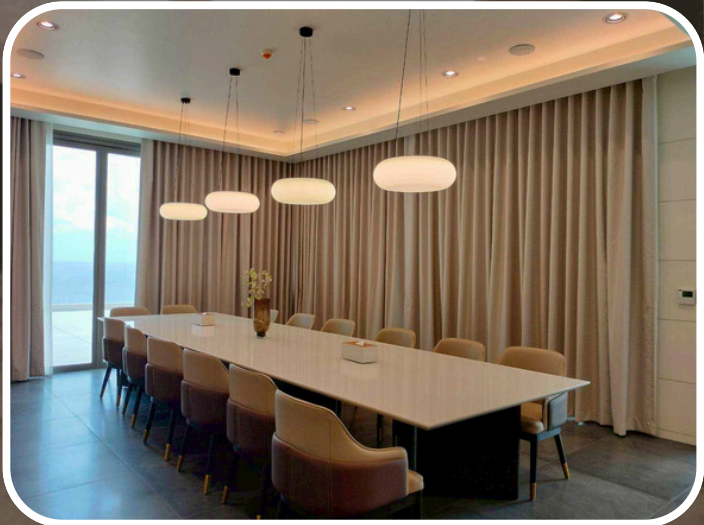
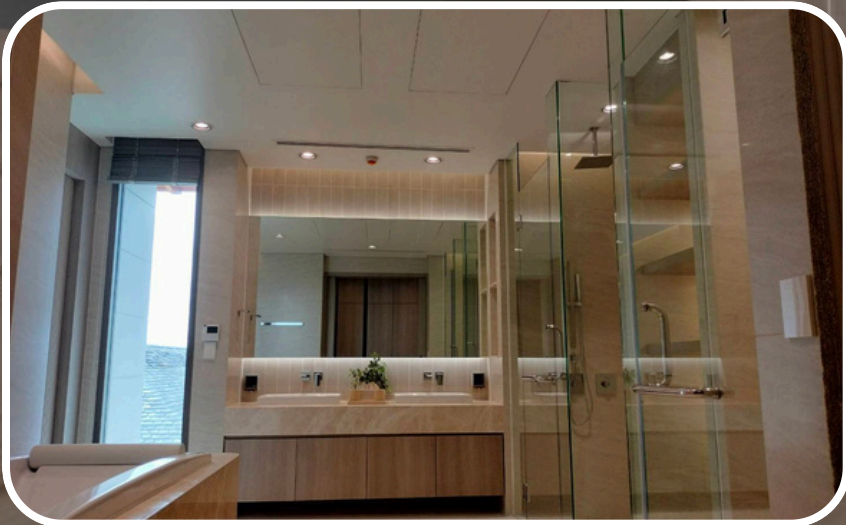
02 Core Services

Construction & Structural Renovation

"Specializing in low-rise developments and high-end modifications, our construction division focuses on structural integrity and precision. Whether executing a new build or a complex renovation, we apply an engineering-first mindset to ensure that every structural change enhances the property's long-term value and functionality."

Interior Fit-out & Bespoke Furnishing

"We translate architectural visions into reality through meticulous interior fit-outs and custom built-in cabinetry. Our service extends to the procurement of loose furniture and professional staging (props), providing a 'turn-key' experience. By managing both the infrastructure and the aesthetics, we ensure that the finishing touches are as durable as they are beautiful."



03 Why Choose Us

Technical Precision

"Our heritage in MEP engineering means we understand what happens 'behind the walls.' We ensure that your luxury fit-out and fine furniture are supported by sound infrastructure, preventing common issues before they arise."

Local Expertise & Climate Resilience

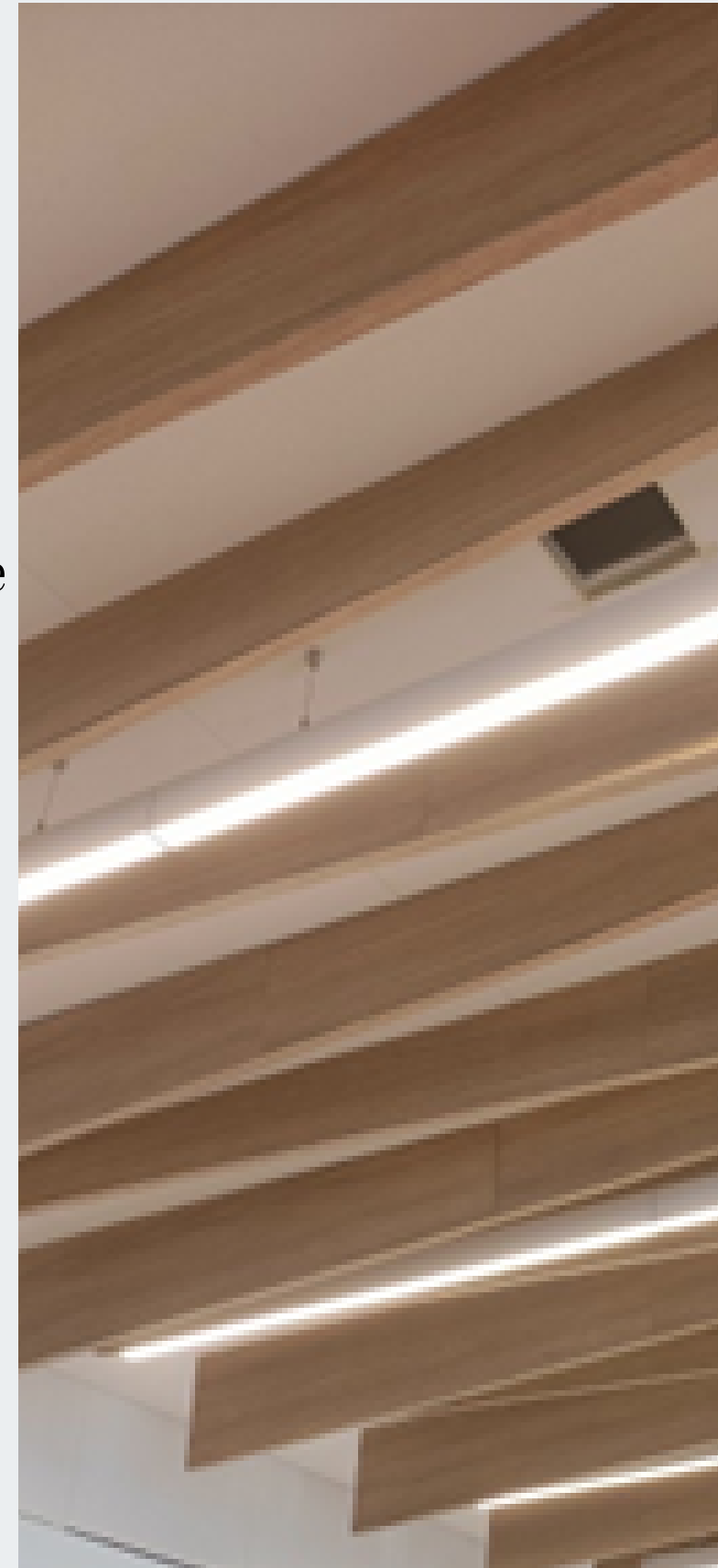
"With over a decade of experience navigating Phuket's unique tropical climate and market conditions, we provide localized engineering solutions designed to endure high humidity and coastal environments."

Accountability & Traceability

"We utilize rigorous project management frameworks to ensure every phase of construction is documented. This commitment to traceability provides our clients with peace of mind and a clear record of quality assurance."

The Luxury Standard

"Our extensive experience with high-end projects has instilled a culture of extreme detail. We understand the delicate sequencing required when handling luxury materials, ensuring that the final delivery meets the exacting standards of the world's most prestigious hotel chains and private owners."



04 Management & Operations

We provide comprehensive management and operational services to ensure that all construction activities are executed efficiently, systematically, and in alignment with project objectives.

Operational Workflow

1. Project Planning & Strategy

Define project scope, objectives, timeline, and execution strategy to ensure clear direction from the beginning.

2. Resource Planning & Allocation

Plan and allocate manpower, materials, and equipment effectively to support project requirements.

3. Coordination & Communication

Coordinate with clients, consultants, designers, and subcontractors to ensure smooth communication and alignment across all parties.

4. Site Operations Management

Oversee daily site activities, ensuring that all operations are carried out according to plans, schedules, and safety standards.

5. Progress Monitoring & Reporting

Track project progress and provide regular updates to ensure the project stays on schedule and within budget.

6. Problem Solving & Decision Making

Identify potential issues and implement timely solutions to minimize delays and maintain project efficiency.

7. Project Completion & Handover Support

Ensure all works are completed as planned and support the handover process to achieve client satisfaction.

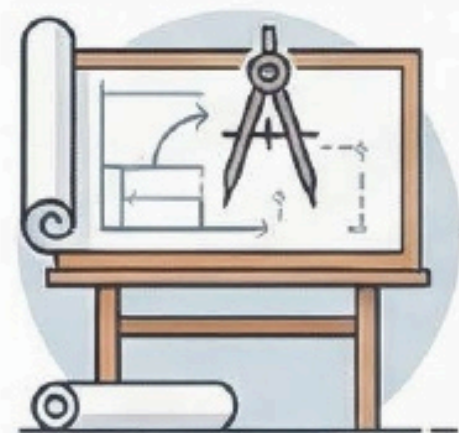
MANAGEMENT & OPERATIONS

We deliver efficient and effective management and operations across all construction and renovation projects. Our focus is on planning, coordination, execution, and continuous monitoring to ensure projects are completed on time, on budget, and to the highest standards.



Management & Operational Workflow

PHASE 1: STRATEGIC ALIGNMENT & READINESS



Project Planning & Strategy

Define scope, objectives, and timelines to establish clear project direction.



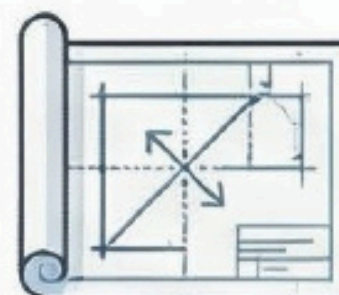
Resource Planning & Allocation

Effectively assign manpower, materials, and equipment to meet project requirements.



Coordination & Communication

Sync with clients, consultants, and subcontractors to maintain alignment across all parties.



PHASE 2: EXECUTION & PROJECT DELIVERY



Site Operations & Safety Management

Oversee daily activities ensuring compliance with plans, schedules, and safety standards.



Progress Monitoring & Problem Solving

Track budgets and timelines while implementing solutions to minimize potential delays.



Project Completion & Handover

Finalize all works as planned to ensure a smooth transition and client satisfaction.

Project Management & Quality Control



We implement a structured and transparent project management system, focusing on quality control, traceability, and accountability throughout every phase of the project.

Our process includes:

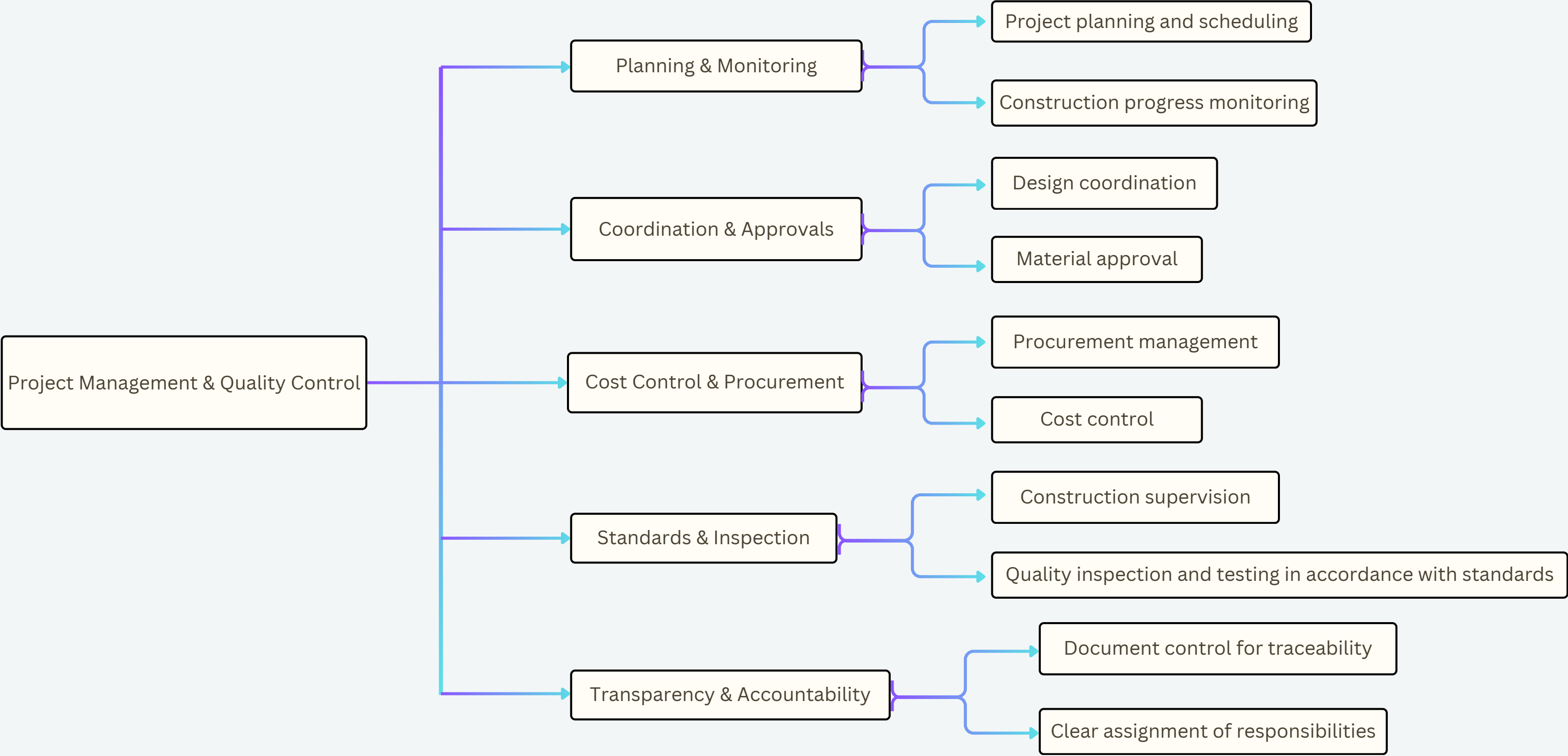
- Project planning and scheduling
- Design coordination and material approval
- Procurement and cost control
- Construction supervision and progress monitoring
- Quality inspection and testing in accordance with standards
- Documentation control to ensure full traceability
- Clear assignment of responsibilities to ensure accountability



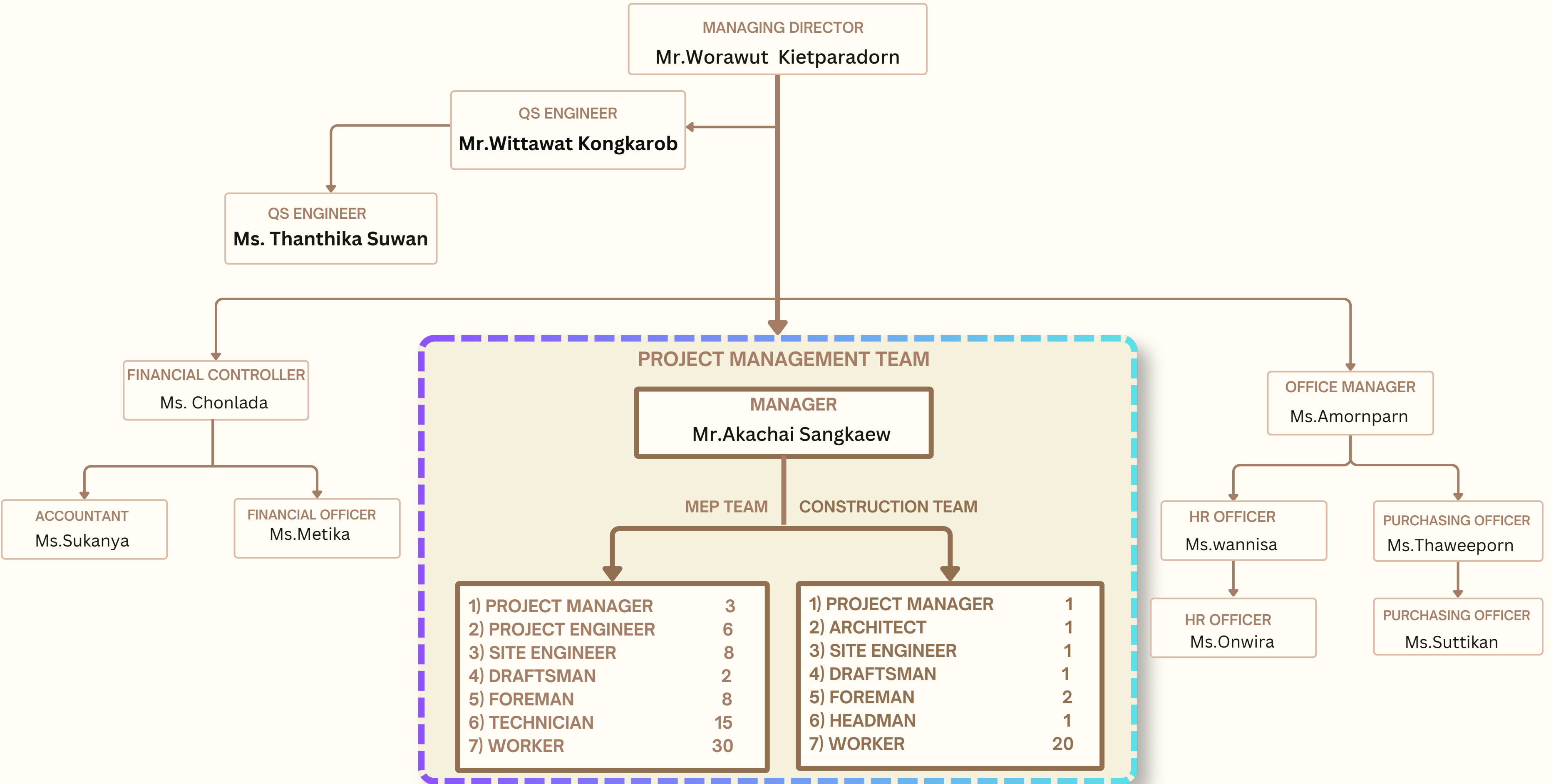
We are committed to delivering high-quality projects that meet international standards, ensuring transparency, reliability, and client satisfaction at every stage.

**PROJECT MANAGEMENT
& QUALITY CONTROL**
Ensuring Excellence, Precision, and Seamless Execution

PROJECT MANAGEMENT & QUALITY CONTROL WORKFLOW



05 COMPANY ORGANIZATIONAL CHART



06 Project Reference & Execution Summary

No.	Project Name	Scope of Work	Project Value	Year
1	Layan Estate Villa M	MEP Systems	8.00M THB	2006
2	Tiva Centara Ao Makham Resort	MEP Systems	37.0M THB	2026
3	Matalay Khao Lak (Memories Beach)	MEP Infrastructure	29.0M THB	2026
4	Anchan Tropicana Villa 39 - Luxury Villa	Structural,Architecture & MEP Systems-Gym Room Architecture & MEP Systems-Cinema Room	5.0M THB	2026
5	Ritz Carlton Luxury Hotels & Resorts	MEP Mock up Room	4.0M THB	2026
6	Baan Plearn Talee -Jomchang Villa E- Luxury Villa	Architectural, Interior Fit-out & MEP Systems	70.0M THB	2025
7	Baan Malikar - Jomchang Villa B- Luxury Villa	Main Entrance Architectural & MEP Systems	5.0M THB	2025
8	Clubmed Phuket Phase 3	MEP Systems & MEP Infrastructure	51.0M THB	2025
9	Centara Karon,Phuket	MEP Infrastructure	32.0M THB	2025
10	River house Phuket	MEP Systems	26.0M THB	2024
11	Clubmed Phuket Phase 2	MEP Systems	28.0M THB	2024
12	Clubmed Phuket Phase 1	MEP Systems	44.0M THB	2023
13	Conversion Dusit D2 Ao Nang Krabi to Holiday Inn Resort	MEP Systems	5.0M THB	2023
14	Icellare' Phuket	Integrated Construction & MEP Systems Management	36.0M THB	2023

06 Project Reference & Execution Summary

No.	Project Name	Scope of Work	Project Value	Year
15	Le Meridien Mai Khao Resort	MEP Systems	11.0M THB	2023
16	Outrigger Surin Beach Resort	MEP Systems	4.0M THB	2022
17	Fine Tuning Office	Structural,Architecture & MEP Systems	3.0M THB	2022
18	Baan Malikar - Jomchang V. B- Luxury Villa	EE System	4.0M THB	2022
19	Courtyard by Marriott Phuket Town	MEP Systems-Drop-off, Group Check-in & 18th Floor	13.0M THB	2021
20	Hyatt Regency Kamala	MEP Systems	24.0M THB	2021
21	Medical Research Center, Phuket	Integrated Construction & MEP Systems Management	12.0M THB	2021
22	YAMU Point-Luxury Villa	MEP Systems & MEP Infrastructure	20.0M THB	2020
23	Avani Lanta	MEP Systems	12.0M THB	2020
24	Casa Signature	Structural,Architecture & MEP Systems	20.0M THB	2020
25	Avani Crown Lanta Krabi Resort	MEP Infrastructure	6.0M THB	2020
26	Avani Public Area Krabi Resort	MEP Systems	5.0M THB	2020
27	Amari Vogue Krabi	MEP Systems	20.0M THB	2019
28	Avani Aonang Cliff Beach Resort	MEP Systems	6.0M THB	2019

06 Project Reference & Execution Summary

No.	Project Name	Scope of Work	Project Value	Year
29	The First Phuket	MEP Systems	30.0M THB	2018
30	Dusit D2 Ao Nang Krabi	MEP Systems	43.0M THB	2017
31	Eden Resort and Spa Khao Lak	EE System & MEP Infrastructure	60.0M THB	2017
32	Commercial Building Phuket	Structural, Architectural,MEP Systems & MEP Infrastructure	120.0M THB	2017
33	Hyatt Regency Kamala	MEP Systems	8.0M THB	2016
34	Diamond Cliff Resort and Spa	MEP Systems & MEP Infrastructure	40.0M THB	2016
35	Marriott Merlin Beach	EE Renovation, Fire Life Safety	40.0M THB	2016
36	Deva Escape Plot 2,5	Structural, Architectural Works & MEP Systems	50.0M THB	2016
37	The Villa Ao Nang	MEP Systems & MEP Infrastructure	25.0M THB	2015
38	Herb & Health Gallery	MEP Systems & MEP Infrastructure	49.0M THB	2015
39	Novotel Phuket Karon Beach	MEP Systems & MEP Infrastructure	65.0M THB	2014
40	Apple A Day Ao Nang	MEP Systems & MEP Infrastructure	16.0M THB	2014
41	Malaiwanna Residence	MEP Systems & MEP Infrastructure	88.0M THB	2014
42	Ayara Surin Villa 8-Luxury Villa	MEP Systems & MEP Infrastructure	10.0M THB	2014

06 Project Reference & Execution Summary

No.	Project Name	Scope of Work	Project Value	Year
43	Malaiwanna Villa R-Luxury Villa	MEP Systems & MEP Infrastructure	18.0M THB	2014
44	Amari Coral Beach	FCP and SN infrastructure	7.0M THB	2013
45	Diinnah Villa 5	MEP Systems	5.0M THB	2013
46	Hyatt Regency Kamala	MEP Systems & MEP Infrastructure	150.0M THB	2012
47	Cape Yamu Plot 18,19-Luxury Villa	MEP Systems & MEP Infrastructure	28.0M THB	2010
48	Jan’s Villa Private Residence	MEP Systems	8.0M THB	2010
49	Kho Sok Resort Private Residence	MEP Infrastructure	6.0M THB	2009
50	Courtyard Marriott-kamala	MEP Systems	11.5M THB	2008
51	Courtyard Marriott-Surin Beach	MEP Systems	14.5M THB	2008
52	Shang Du-Siam Estates	Insulation installation	5.0M THB	2008
53	Ramada Resort, Phuket	MEP Systems & MEP Infrastructure	13.0M THB	2007
54	Banyan tree, Phuket	Upgraded two bedroom villas	2.0M THB	2007
55	Dusit Laguna, Phuket	MEP Systems	3.5M THB	2007
56	Courtyard Marriott-Patong	MEP Systems	38.0M THB	2007

07 Project References



Highlights

2026

Tiva Centara Ao Makham Resort

- MEP Systems

Matalay

- MEP Infrastructure

Anchan Tropicana Villa 39 - Luxury Villa

- Structural,Architecture & MEP Systems-Gym Room
- Architecture & MEP Systems-Cinema Room

Ritz Carlton Luxury Hotels & Resorts

- MEP Mock up Room

2025

Baan Plearn Talee -Jomchang Villa E- Luxury Villa

- Architectural
- Interior & Decorative
- Customized Built-in & Loose Furniture
- MEP Systems

Baan Malikar - Jomchang Villa B- Luxury Villa

- Main Entrance Architectural & MEP Systems

Clubmed Phuket Phase 3

- MEP Systems & MEP Infrastructure

Chanalai Garden Resort

- MEP Systems

Chanalai Hillside Resort

- MEP Systems

Centara Karon,Phuket

- MEP Infrastructure





Highlights

2024

River house Phuket

- MEP Systems

Clubmed Phuket Phase 2

- MEP Systems

2022

Le Meridien Mai Khao Resort

- MEP Systems-Mock up Room

Outrigger Surin Beach Resort

- MEP Systems

Clubmed Phuket

- EE System-Meeting Room

Fine Tuning Office

- Structural,Architecture & MEP Systems

2023

Clubmed Phuket Phase 1

- MEP Systems

Icellare Phuket

- Integrated Construction & MEP Systems Management

Le Meridien Mai Khao Resort

- MEP Systems

Dusit D2 Ao Nang Krabi (Holiday Inn Resort)

- MEP Systems



Highlights

2021

Courtyard by Marriott Phuket Town

- MEP Systems-Drop-off, Group Check-in & 18th Floor

Hyatt Regency Kamala

- MEP Systems

Medical Research Center, Phuket

- Integrated Construction & MEP Systems Management

2019

Avani Aonang Cliff Beach Resort

- MEP Systems

Amari Vogue Krabi

- MEP Systems

2020

YAMU Point-Luxury Villa

- MEP Systems & MEP Infrastructure

Avani Lanta

- MEP Systems

Casa Signature

- Structural,Architecture & MEP Systems

2018

The First Phuket

- Architectural, and MEP Works



Highlights

2017

Dusit D2 Ao Nang Krabi

- MEP Systems

Eden Resort and Spa Khao Lak

- EE System & MEP Infrastructure

Commercial Building Phuket

- Structural, Architectural Works
- MEP Systems & MEP Infrastructure

2016

Hyatt Regency Kamala

- MEP Systems

Diamond Cliff Resort and Spa

- MEP Systems & MEP Infrastructure

Merriott Merlin Beach

- EE Renovation, Fire Life Safety

Deva Escape Plot 2,5

- Structural, Architectural Works
- MEP Systems



Highlights

2015

The Villa Ao Nang

- MEP Systems & MEP Infrastructure

Herb & Health Gallery

- MEP Systems & MEP Infrastructure

2013

Amari Coral Beach

- FCP and SN infrastructure

Diinnah Villa 5

2014

Novotel Phuket Karon Beach

- MEP Systems & MEP Infrastructure

Apple A Day Ao Nang

- MEP Systems & MEP Infrastructure

Malaiwanna Residence

- MEP Systems & MEP Infrastructure

Ayara Surin Villa 8

- MEP Systems & MEP Infrastructure

Malaiwanna Villa R

- MEP Systems & MEP Infrastructure

Highlights

2012

Hyatt Regency Kamala

- MEP Systems & MEP Infrastructure

2009

Kho Sok Resort

- MEP Infrastructure

2007

Ramada Resort, Phuket

- MEP Systems & MEP Infrastructure

Banyan tree, Phuket

- Upgraded two bedroom villas

Dusit Laguna, Phuket

- MEP Systems

Courtyard Marriott-Patong, Kamala, Surin Beach

- MEP Systems

2010

Cape Yamu Plot 18,19-Luxury Villa

- MEP Systems & MEP Infrastructure

Jan’s Villa Private Residence

- MEP Systems

2008

Courtyard Marriott-Surin Beach

- MEP Systems

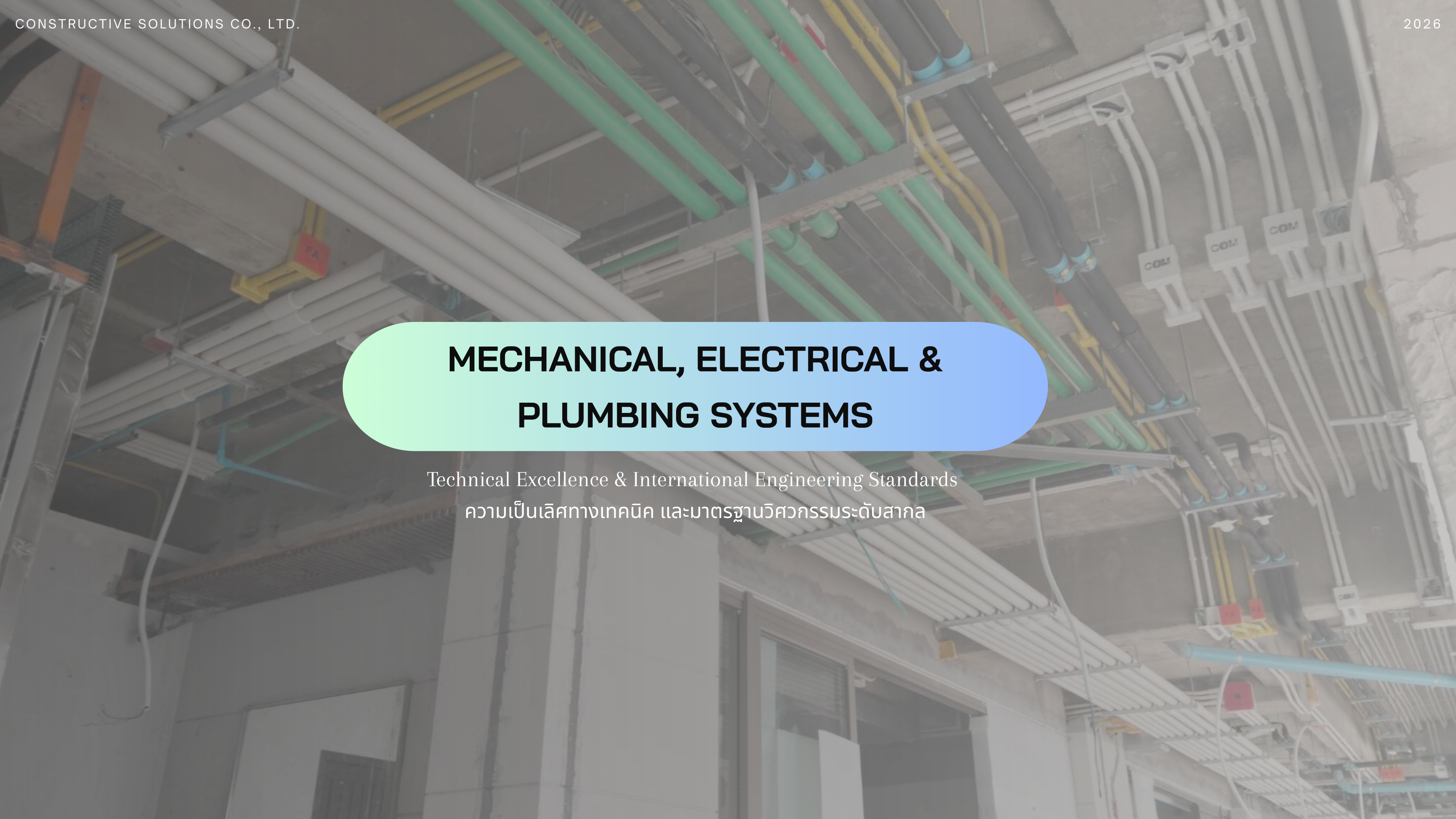
Courtyard Marriott-Kamala

- MEP Systems

Shang Du

- Insulation installation





MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS

Technical Excellence & International Engineering Standards
ความเป็นเลิศทางเทคนิค และมาตรฐานวิศวกรรมระดับสากล

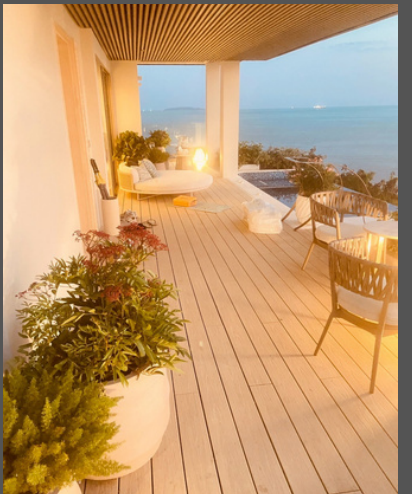
Flagship Hotel & Resort References

Layan Estate Villa M
MEP Systems



Flagship Hotel & Resort References

The Ritz Carlton Phuket Resort & Spa
MEP-Mock up Room



Flagship Hotel & Resort References



Centara Karon Villa
MEP Infrastructure



Flagship Hotel & Resort References

Matalay - Memories Beach
MEP Infrastructure



Flagship Hotel & Resort References

Clubmed Phase 1,2,3
MEP Systems



Flagship Hotel & Resort References

Le Méridien Phuket Mai Khao Beach Resort
MEP Systems



Flagship Hotel & Resort References

Hyatt Regency Kamala
MEP Systems



Flagship Hotel & Resort References

Amari Vogue
MEP Systems



Flagship Hotel & Resort References

Courtyard Marriott Metropole Hotel
MEP Systems- Drop-off, Group Check-in & 18th floor



Flagship Hotel & Resort References

Dusit D2 Ao Nang Krabi
MEP Systems



Flagship Hotel & Resort References

Eden Resort and Spa Khao Lak
EE System & MEP Infrastructure



Flagship Hotel & Resort References

Phuket Marriott Resort &Spa, Merlin
EE Renovation, Fire Life Safety



Flagship Hotel & Resort References

The Diamond Cliff Resort and Spa
MEP Systems & MEP Infrastructure



Flagship Hotel & Resort References

The Villa Ao Nang
MEP Systems & MEP Infrastructure



Flagship Hotel & Resort References

Novotel Phuket Karon Beach Resort and Spa
MEP Systems & MEP Infrastructure



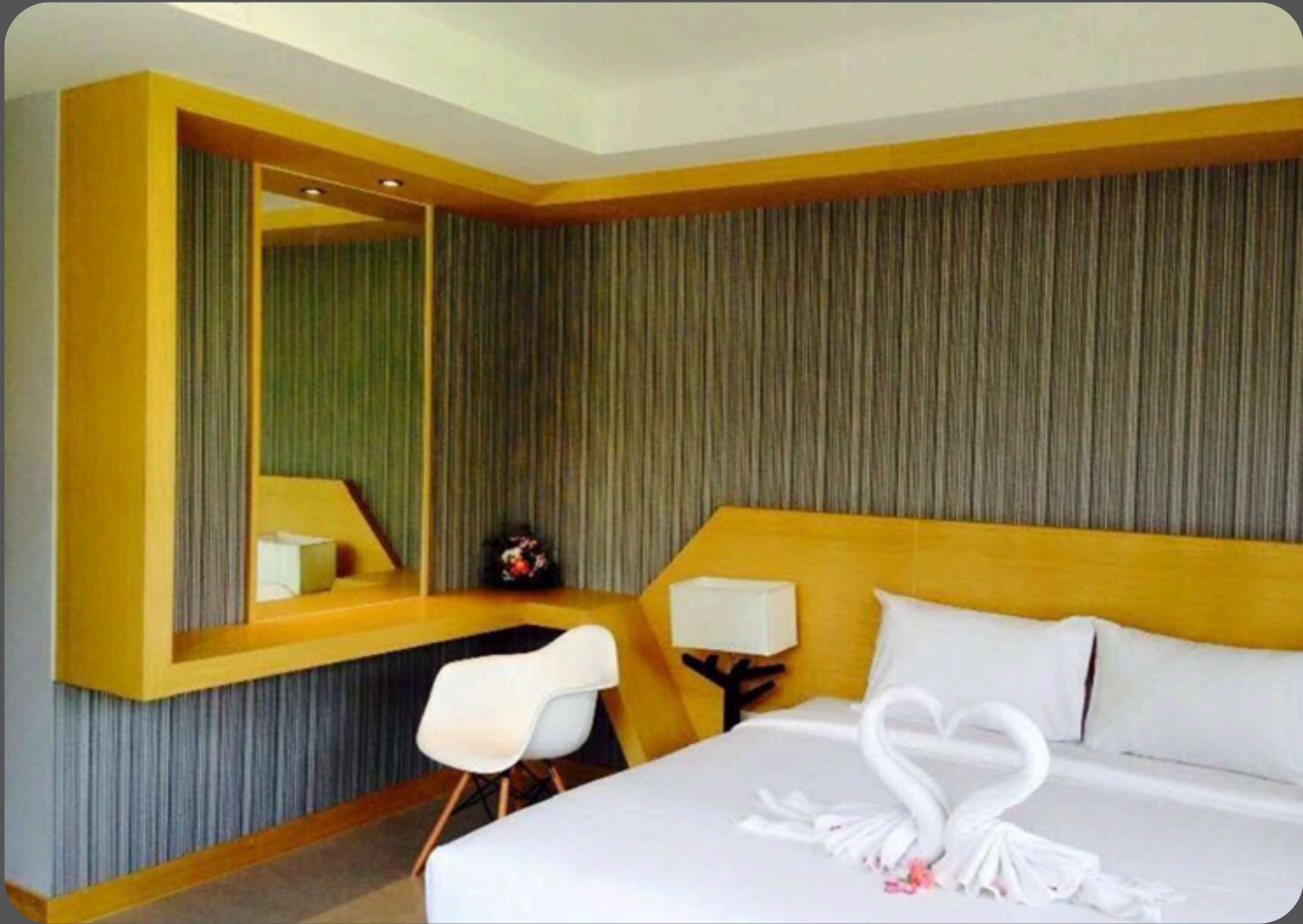
Flagship Hotel & Resort References

Chaam Beach
Fire Life Safety consulting



Flagship Hotel & Resort References

Apple A Day
MEP Systems & MEP Infrastructure



Flagship Hotel & Resort References

Khaosok Retreat
MEP Infrastructure



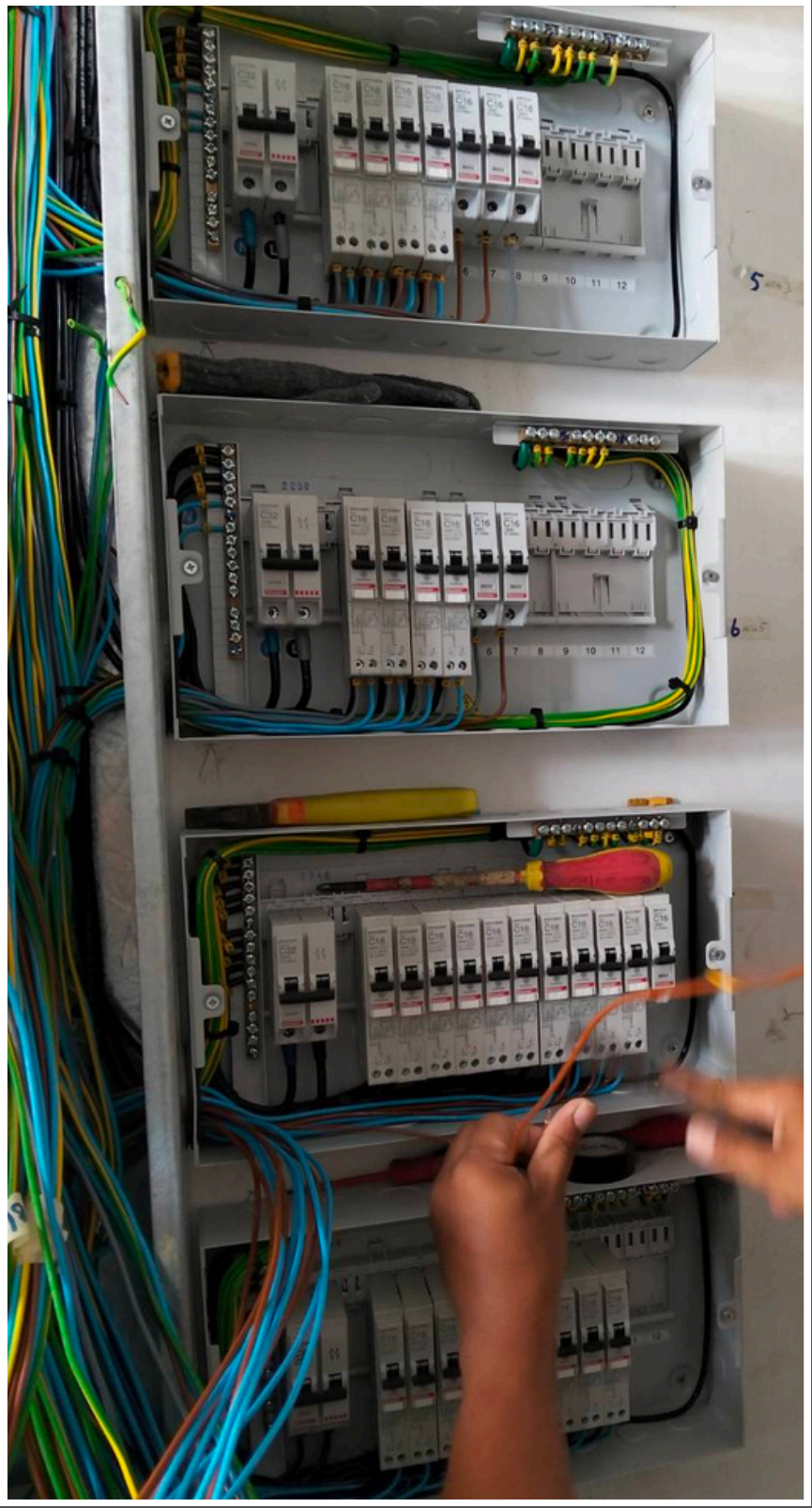
Flagship Hotel & Resort References

Ramada Resort - Karon Beach Phuket
MEP Systems & MEP Infrastructure



Exclusive Villa & Residential References

Baan Plearn Talee Luxury Villa -Jomchang Villa E
MEP Systems & MEP Infrastructure



Exclusive Villa & Residential References

Baan Plearn Talee Luxury Villa - Jomchang Villa E
MEP Systems & MEP Infrastructure



Exclusive Villa & Residential References

River house Phuket
MEP Systems



Exclusive Villa & Residential References

Icellare Phuket

Specialized Medical Clinic MEP Solutions: Integrating Advanced Engineering with Aesthetic Comfort



Recent Construction & Renovation Milestones

Villa Malikar - Jomchang Villa B
EE System



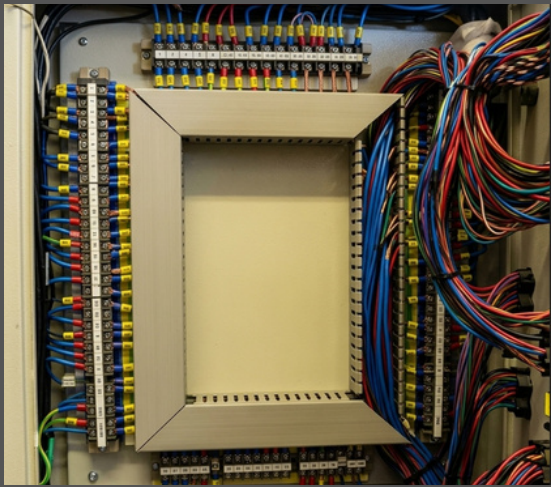
Exclusive Villa & Residential References

Cape Yamu Private Residence
MEP Systems & MEP Infrastructure



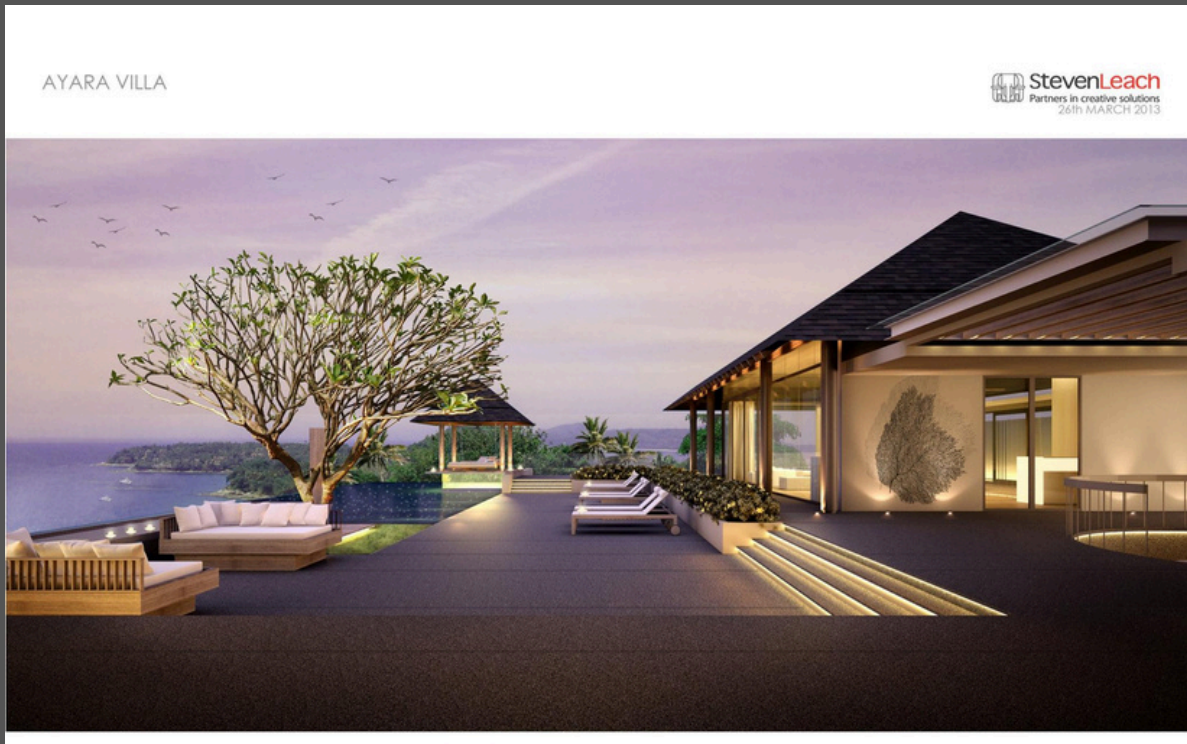
Exclusive Villa & Residential References

Malaiwana Private Residence
MEP Systems & MEP Infrastructure



Exclusive Villa & Residential References

Ayara Surin Viffe Luxury Villa
MEP Systems & MEP Infrastructure



Exclusive Villa & Residential References

Jinna Sanñ
MEP Systems



Exclusive Villa & Residential References

Jan's Villa in Cherng Talay
MEP Systems



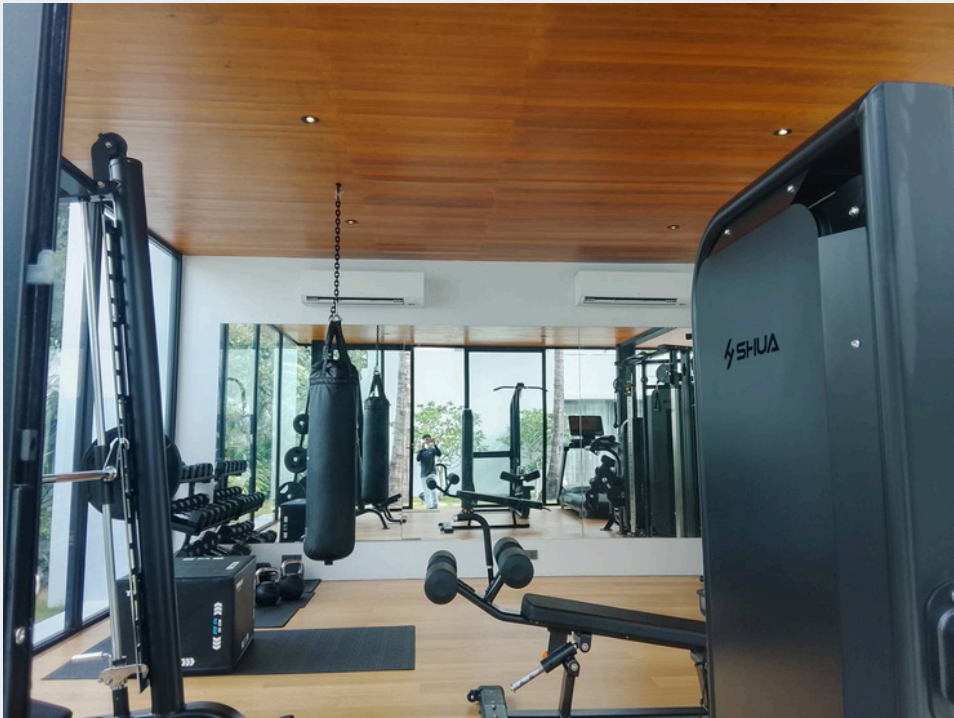


Structural, Architectural & Interior Fit-out Solutions

From Engineering Excellence to Aesthetic Perfection
จากความเป็นเลิศทางวิศวกรรม สู่ความสมบูรณ์แบบแห่งความสวยงาม

Recent Construction & Renovation Milestones

Anchan Tropicana Villa 39_Gym & Cinema Room
Architectural , M&E Systems



Recent Construction & Renovation Milestones

Baan Plearn Talee Luxury Villa - Jomchang Villa E
Architectural & Customized Interior Fit-out Solutions



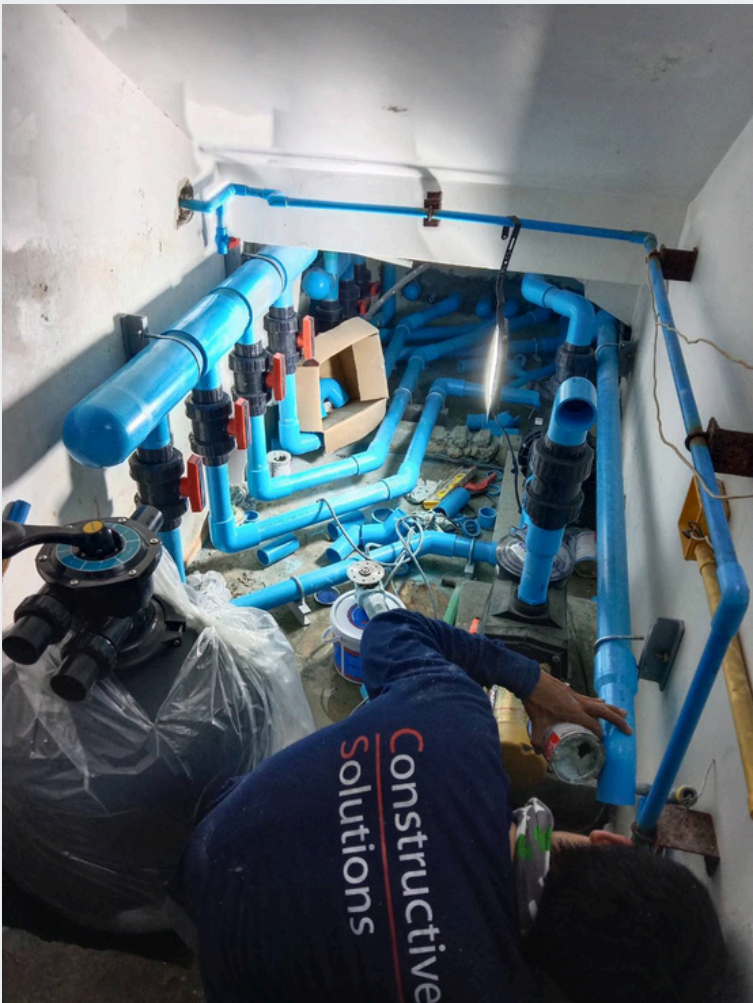
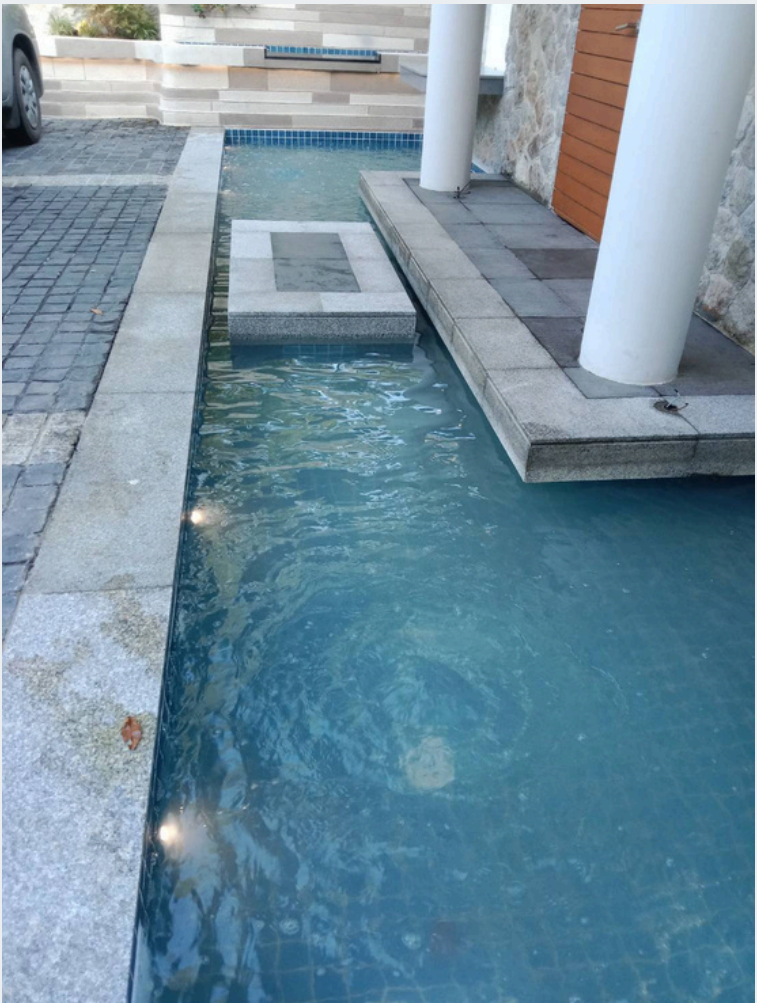
Recent Construction & Renovation Milestones

Baan Plearn Talee Luxury Villa - Jomchang Villa E
Architectural & Customized Interior Fit-out Solutions



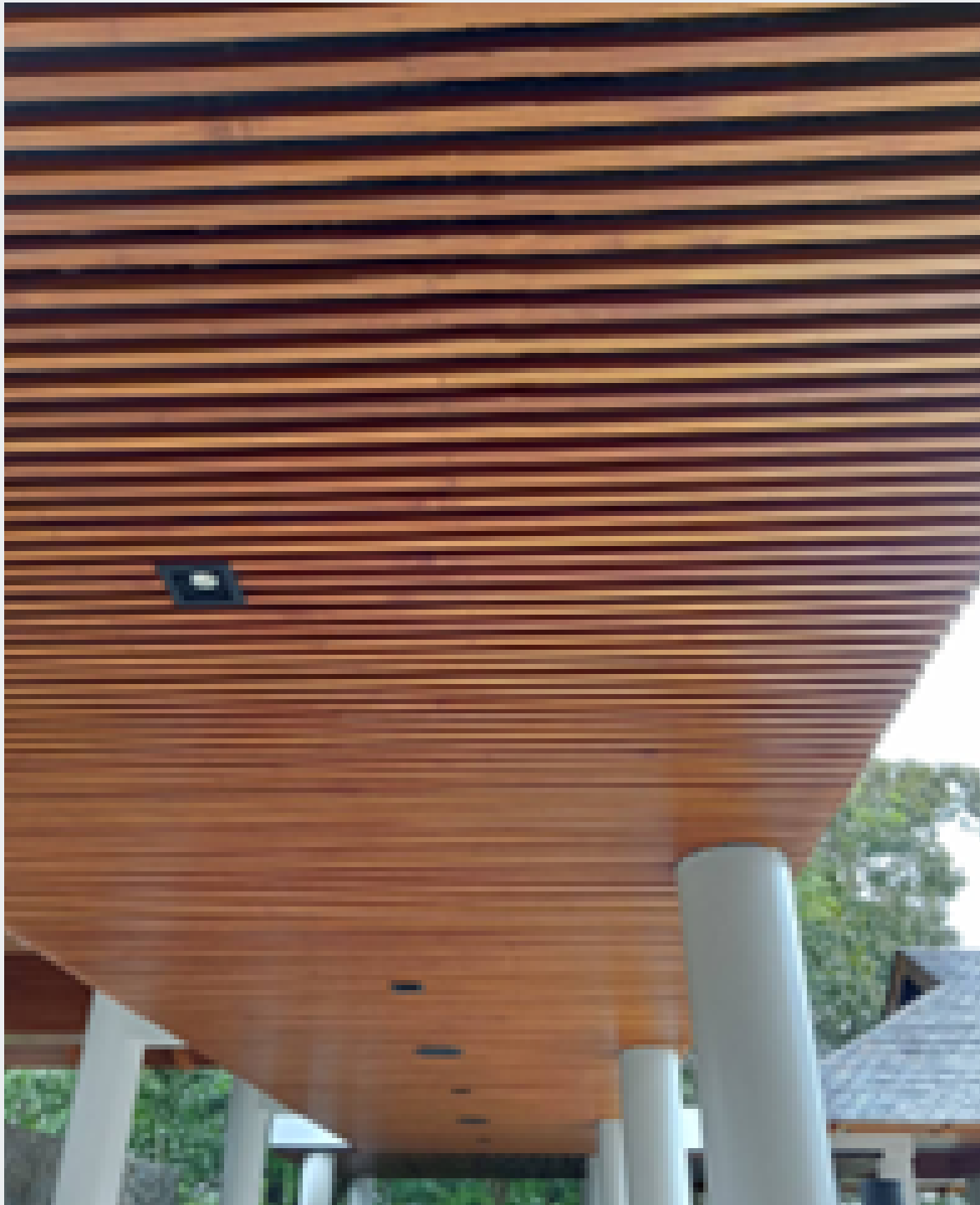
Recent Construction & Renovation Milestones

Villa Malika - Jomchang Villa B
Pond Infrastructure & MEP Systems
Main Entrance Architectural Work



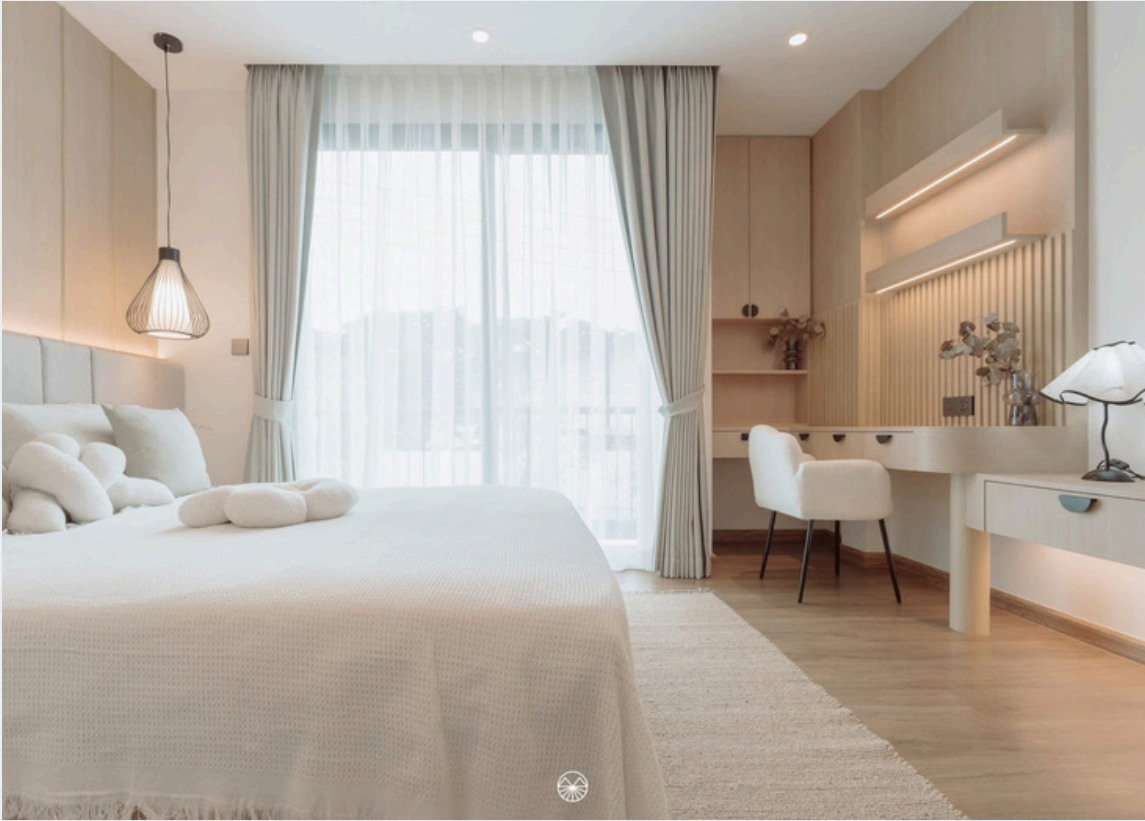
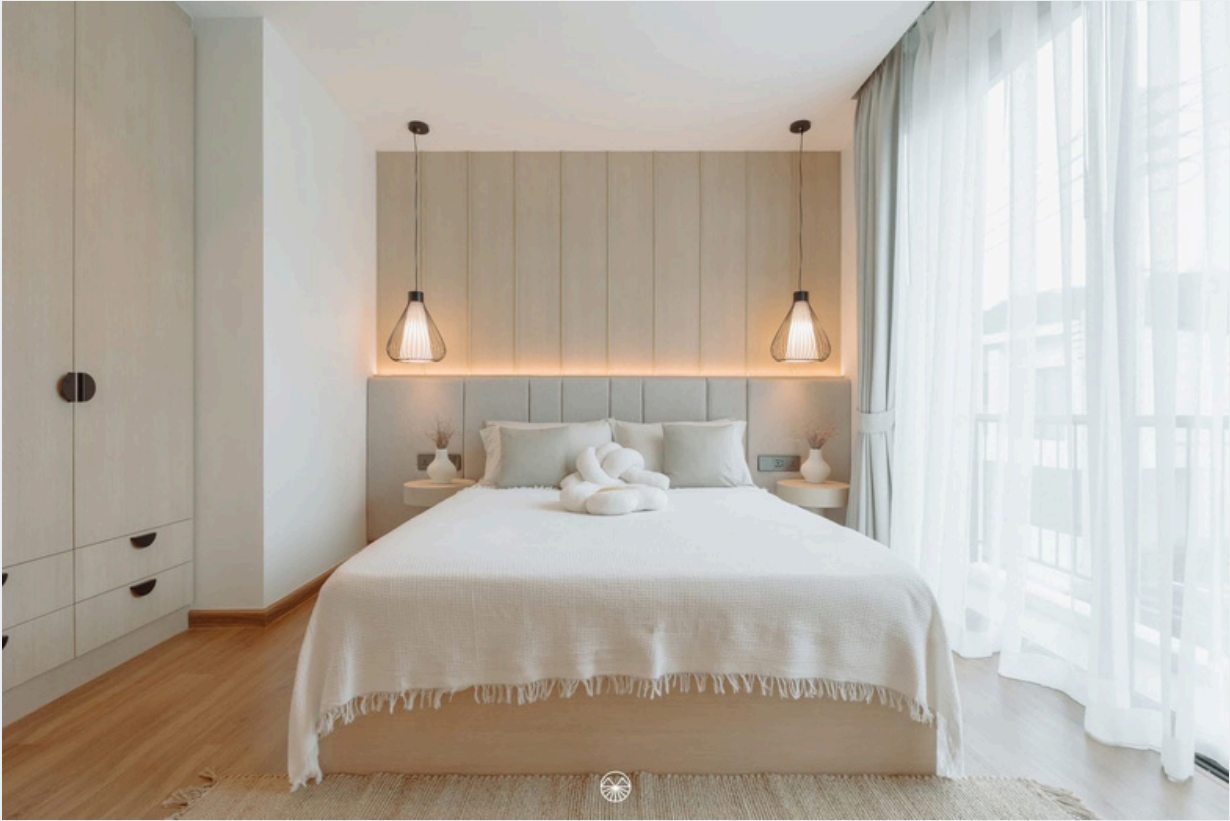
Recent Construction & Renovation Milestones

Villa Malikar - Jomchang Villa B
Make good Timber



Recent Construction & Renovation Milestones

Nimman Phuket
Interior Design



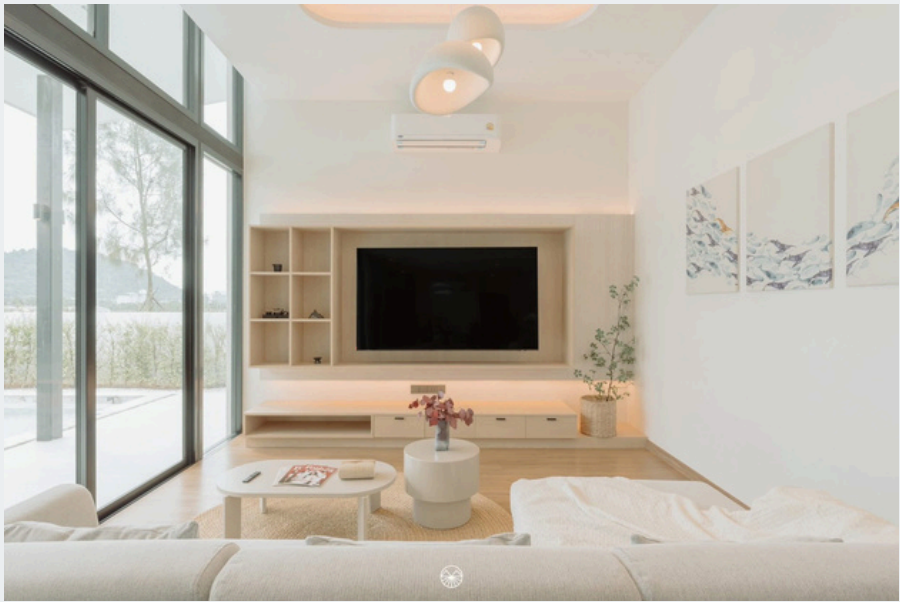
Recent Construction & Renovation Milestones

Nimman Phuket
Interior Design



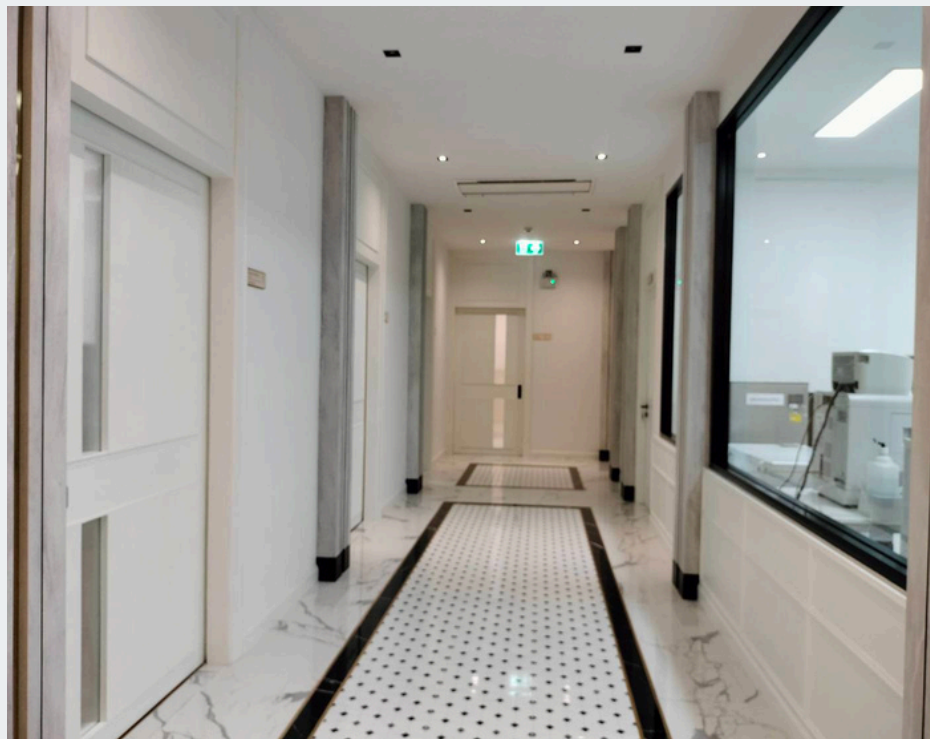
Recent Construction & Renovation Milestones

Nimman Phuket
Interior Design



Recent Construction & Renovation Milestones

Icellare Phuket
Integrated Construction & MEP Systems Management



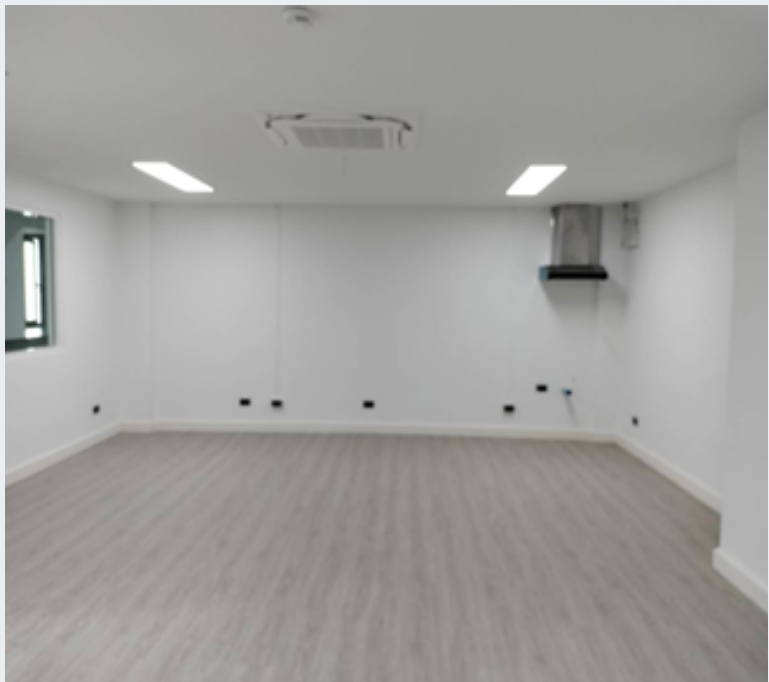
Recent Construction & Renovation Milestones

Icellare Phuket
Integrated Construction & MEP Systems Management



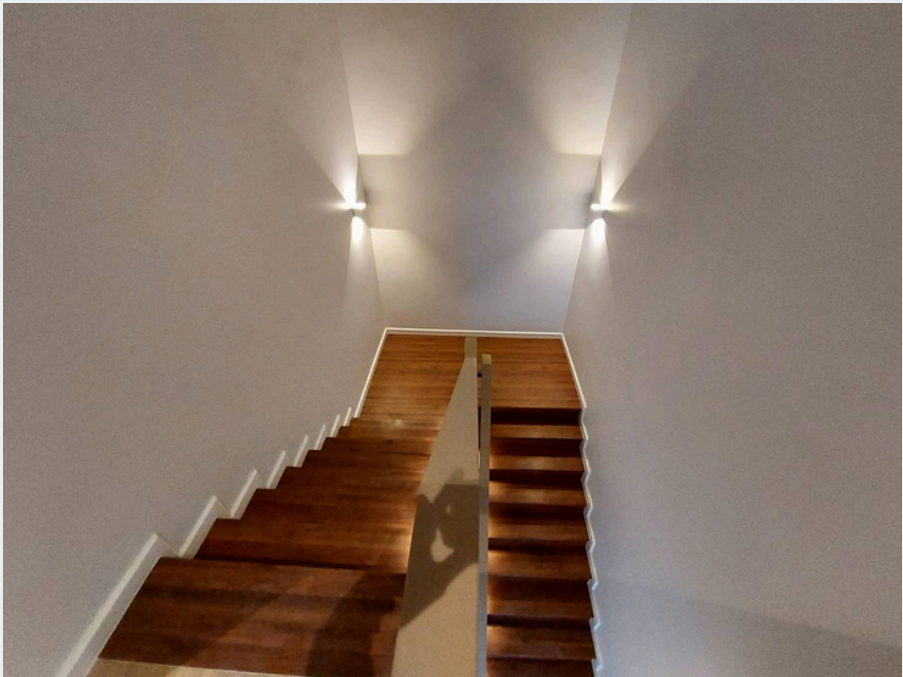
Recent Construction & Renovation Milestones

Medical Research Center- Phuket
Architectural & MEP Systems



Recent Construction & Renovation Milestones

Casa Signature Phuket
Structural, Architectural & MEP Systems



Recent Construction & Renovation Milestones

The First Phuket
Architectural, and MEP Works



Recent Construction & Renovation Milestones

Deva Escape
Structural, Architectural Works & MEP Systems

“บ่อยครั้งจำได้ ในวัยเด็กชอบไปเที่ยวที่สวนจันทน์ทุกสัปดาห์เพราะไปกินข้าวเย็นกับคุณยาย แต่จำได้ว่ามีเหตุการณ์หนึ่งที่ทำให้ผมประทับใจมาก นั่นคือการได้ไปเที่ยวสวนจันทน์กับคุณยายและคุณตา ผมจำได้ว่าในวันนั้นคุณยายได้พาผมไปเที่ยวสวนจันทน์และคุณตาได้พาผมไปเที่ยวสวนจันทน์ ผมจำได้ว่าในวันนั้นคุณยายได้พาผมไปเที่ยวสวนจันทน์และคุณตาได้พาผมไปเที่ยวสวนจันทน์...”

“...คุณยาย เวลาไปสวนจันทน์ก็ชอบพาผมไปเที่ยวที่สวนจันทน์และคุณตาได้พาผมไปเที่ยวสวนจันทน์...”

“...คุณยาย เวลาไปสวนจันทน์ก็ชอบพาผมไปเที่ยวที่สวนจันทน์และคุณตาได้พาผมไปเที่ยวสวนจันทน์...”



เพราะนอกจากจะเป็นที่รักของทุกคนแล้ว ยังเป็นสถานที่ที่มีความสำคัญต่อทุกคนอีกด้วย... ”

“...คุณยาย เวลาไปสวนจันทน์ก็ชอบพาผมไปเที่ยวที่สวนจันทน์และคุณตาได้พาผมไปเที่ยวสวนจันทน์...”



Recent Construction & Renovation Milestones

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Whether you are looking to redesign a single space or develop a complete project from the ground up to final handover, we would love to hear from you. At Constructive Solutions, we specialize in creating spaces with meticulous attention to detail—from robust MEP engineering and precision structural work to architectural and interior fit-outs that perfectly reflect your vision.

Based in Phuket, our comprehensive services span from general construction to the procurement of loose furniture, bringing spaces to life with functional excellence, international quality standards, and a timeless aesthetic.

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