



ZENSIRI
ESTATE & RESIDENCES
JOMTIEN



AWARD WINNING
DEVELOPER 2023 & 2024



SALES BROCHURE

Zensiri Estate & Residences Jomtien is a premier development offering a blend of luxury condominiums and private pool villas in the heart of Jomtien, Pattaya.

Zensiri Residences features 126 meticulously designed one, two, and three-bedroom units, combining contemporary aesthetics with practical living spaces. Residents enjoy access to top-tier amenities, including three swimming pools, a fully equipped gym, meeting rooms, and secure parking with EV charging stations.

Zensiri Estate offers 26 elegant pool villas, ranging from 3 to 6 bedrooms. Each villa seamlessly integrates indoor and outdoor living, providing a serene escape with private pools and lush gardens. Both the villas and condominiums emphasise comfort, security, and sustainability, creating an unmatched living experience in Pattaya.

INTRODUCING YOUR NEW LIFESTYLE

MAP LOCATION

Local Amenities

7/11, shops & bars 300m

Downtown Jomtien 900m

Jomtien Beach 2.5km

Jomtien Immigration 2.5km

Sukhumvit Road 3.5km

Walking Street 5km

Access Routes

Soi 17 Thepprasit Road

Soi 9 Thepprasit Road

Soi 54 Sukhumvit Road

Jomtien 2nd Road





ZENSIRI RESIDENCES LUXURY LIVING IN JOMTIEN

Experience premier condominium living at *Zensiri Residences*, located in the heart of Jomtien, Pattaya. This exclusive development features 126 meticulously crafted units, offering one, two, and three-bedroom options tailored for both individuals and families.

Zensiri Residences seamlessly blends modern aesthetics with practical living. Each unit features spacious layouts and premium finishings, ensuring comfort and a touch of luxury. The design focuses on creating a warm, inviting atmosphere—a true sanctuary to call home.

Enjoy exceptional amenities including three expansive swimming pools set within lush landscaped gardens, a fully equipped gym, steam rooms, meeting rooms, a co-working space, communal lounge, and secure parking with EV charging. With 24-hour security and dedicated concierge services, your safety and comfort are our top priorities.

Situated in Jomtien, *Zensiri* offers easy access to vibrant local markets, restaurants, and stunning beaches. Rich in culture and recreational activities, the area is ideal for those seeking both relaxation and excitement.

Zensiri Residences is the perfect balance of luxury, comfort, and convenience. Your premier home in Jomtien.



BUILDING A

TYPE A	TYPE B	TYPE B	TYPE A	TYPE A	TYPE B	TYPE C	TYPE B	TYPE A
701	702	703	704	705	706	707	708	709
601	602	603	604	605	606	607	608	609
501	502	503	504	505	506	507	508	509
401	402	403	404	405	406	407	408	409
301	302	303	304	305	306	307	308	309
201	202	203	204	205	206	207	208	209
101	102	103	104	105	106	107	108	109

Floor 07

Floor 06

Floor 05

Floor 04

Floor 03

Floor 02

Floor 01

BUILDING B

TYPE A	TYPE B	TYPE B	TYPE A	TYPE A	TYPE B	TYPE C	TYPE B	TYPE A
701	702	703	704	705	706	707	708	709
601	602	603	604	605	606	607	608	609
501	502	503	504	505	506	507	508	509
401	402	403	404	405	406	407	408	409
301	302	303	304	305	306	307	308	309
201	202	203	204	205	206	207	208	209
101	102	103	104	105	106	107	108	109

FOREIGN QUOTA
THAI QUOTA

MATRIX

POOL VIEW

GARDEN VIEW

POOL VIEW

GARDEN VIEW

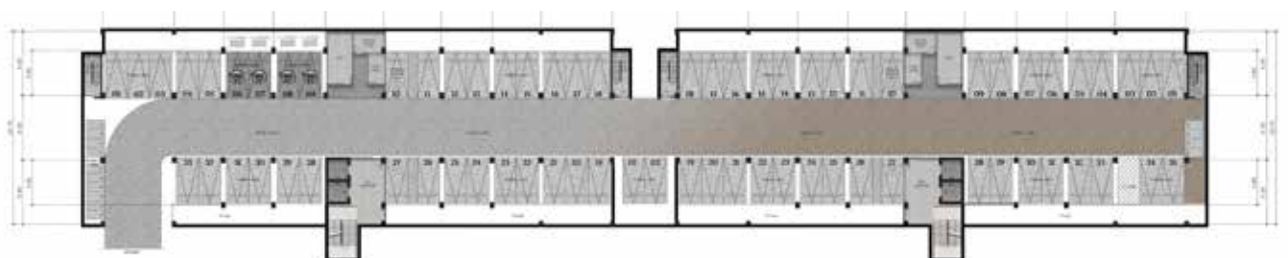
LV 1



LV 2-7



LV B



FACT SHEET

Project Type Low-rise Condo

Buildings Two
7-Storey Buildings

Total Units
126 Luxury Units

UNIT TYPES

Type A

46 Corner Units: 3 Bed 2 Bath

Type B

46 Units: 2 Bed 2 Bath

Type C

14 Units: 1 Bed 1 Bath

FEATURES

Luxurious Saltwater
Swimming Pools

Cardless Access Control System

Two Elevators in Every Building

Spacious, Extra-Wide Corridors

Concealed Air Conditioning
Units for a Sleek Design

Energy-Efficient Lighting
in Common Areas

Advanced Fire Alarm System

State-of-the-Art Lightning
Protection System

Off-road parking with
over 70 car spaces

EV Charging Stations
for electric vehicles

Secure and convenient storage
for cycling enthusiasts



TYPE A



TYPE B



TYPE C



▲ KITCHEN



▲ DINING AREA

▼ LIVING AREA





▲ BEDROOM



▲ BATHROOM



A HARMONIOUS BLEND OF ELEVATED LIVING

Zensiri Residences and *Zensiri Estate* work together to offer a versatile lifestyle. Choose the vibrant community atmosphere of the residences or the exclusive privacy of the estate villas—both deliver modern design, premium amenities, and a comfortable living experience. Together, they create a balanced, luxurious environment in the heart of Jomtien, catering to diverse needs.

VILLA MASTERPLAN





ZENSIRI ESTATE A LUXURIOUS RETREAT IN JOMTIEN

Discover *Zensiri Estate*, an exclusive development of 26 luxury pool villas nestled in the heart of Jomtien, Pattaya. Offering villas with three to six bedrooms, this exceptional community is perfect for families or those seeking a serene and elegant getaway.

Zensiri Estate is dedicated to luxurious living, with each villa meticulously crafted to blend high-quality materials with elegant design. Spacious interiors flow seamlessly into private outdoor areas, featuring stunning pools and beautifully landscaped gardens. This harmony of indoor and outdoor living creates an inviting space to enjoy Thailand's tropical climate in comfort and style.

Privacy and security are paramount at *Zensiri Estate*. The gated community provides 24-hour security, ensuring a safe and peaceful environment for all residents. With its prime location, *Zensiri Estate* offers easy access to Pattaya's vibrant attractions, pristine beaches, upscale dining, and shopping venues—a perfect retreat that blends tranquility with convenience.

Zensiri Estate also embraces sustainability, incorporating energy-efficient systems and eco-friendly materials to minimise environmental impact—catering to the increasing demand for sustainable luxury.

In summary, *Zensiri Estate* is a premier choice for those seeking luxury, comfort, and security in Jomtien, Pattaya. Whether as a family home or a vacation retreat, *Zensiri Estate* provides a remarkable living experience—a true piece of paradise in Thailand.





TYPE A GROUND FLOOR



TYPE B GROUND FLOOR



TYPE A SECOND FLOOR



TYPE B SECOND FLOOR



TYPE A EXTERIOR RENDER



TYPE B EXTERIOR RENDER



TYPE C GROUND FLOOR



TYPE C SECOND FLOOR



TYPE C EXTERIOR RENDER

VILLA TYPES

Villa A 3 Bed 4 Bath

Usable Area: 339m²

Villa B 4 Bed 5 Bath

Usable Area: 339m²

Villa C 5 Bed 6 Bath

Usable Area: 417m²

Optional Guesthouse

Available on certain plots (see pricelist)

FEATURES

Luxury finishes throughout

Modern kitchens with full appliances

Spacious bathrooms

Daikin Inverter air-conditioning

Large indoor & outdoor living areas

8m x 4m private saltwater pool

Feature ceilings & lighting

Premium tiling, doors, & trim

Western standard electrics

High-grade powder-coated aluminium windows

Functional built-in wardrobes

Turn-key furniture packages available

Tropical landscaping, perimeter walls, double garages.



▲ KITCHEN



▲ DINING AREA

▼ TYPE C EXTERIOR





▲ BEDROOM



▲ BATHROOM





▲ LIVING AREA



▲ DINING AREA

Standard Inclusions

- Piled foundation house and structure with double-cavity breeze-block walls and insulated flat-roof
- High-quality floor tiling throughout, including all main living areas, bedrooms, outdoor areas, balconies, etc.
- All walls rendered, skimmed, and painted. Feature gypsum ceilings throughout
- All 'western standard' electrical and plumbing systems throughout, including feature
- LED lighting throughout
- Fully tiled and fully equipped bathrooms throughout, including all sanitary ware, showers, shower glass, cabinetry, washing machine.
- High-quality doors, frames and architraves throughout
- Powder-coated high-quality windows and sliding doors throughout
- European standard kitchen with island
- Double carport with electric gate
- Saltwater swimming pool with pump, etc.
- Walk-in wardrobe in the master suite
- Daikin Inverter style air-conditioning throughout
- Fully rendered perimeter walls
- Standard garden landscaping throughout
- Modern and functional built-in wardrobes
- Complete tropical landscaping

* Villa only

Furniture Options

- 2.40cm x 90cm Arcacia wood dining table with 6 plush chairs
- L-shaped fabric sofa, marble coffee table, floor rug in living room
- Outdoor L-shaped sofa, coffee table, lounge chairs & small table
- King-sized beds with built-in headboards, and mattresses in each bedroom
- Built-in TV cabinetry in the living room and each bedroom
- Floor rugs in master bedroom
- Built-in night tables
- Curtains and blinds throughout in each bedroom
- Bar stools for kitchen island
- 65" LG Brand TV in living room
- 55" LG Brand TV's on terrace area
- 50" LG Brand TV's in each bedrooms
- Bed linen and pillow for all bedroom
- Kitchen appliances
- Side by Side fridge freezer in kitchen

Optional Extras

- Car charging power point*
- Solar cell system*
- Dishwasher
- Washer and dryer machine 10KG
- Swimming pool jacuzzi*
- Thai kitchen*
- Extra ceiling fan



ESS Developments has firmly established itself as a leading player in the real estate market on the Eastern Seaboard over the past five years. We are committed to delivering innovative designs, with a focus on quality and sustainability, integrating modern architectural practices with environmental considerations. ESS Developments emphasises the creation of luxurious living spaces that enhance the quality of life for residents. Our projects are distinguished by state-of-the-art amenities, community-centric designs, and strategic locations. Our vision seamlessly blends sophistication with environmental responsibility.

Our dynamic, young team has played an integral role in the company's success over this period. Since the launch of our first project in Jomtien, Serenity Villas Jomtien, consisting of 27 pool villas, we have continued to grow. This was followed by the completion of a 56-unit condominium development, Serenity Residence Jomtien, as well as 25 luxury pool villas in the heart of Pattaya, named *Zensiri* Midtown Villas. Currently, we are progressing with the construction of a 15-plot pool villa project in the beach resort area of Klong Prao on Koh Chang, known as *Zensiri* Pool Villas, Koh Chang.

ESS Developments brings over 20 years of experience in Thailand's construction and real estate sector. We remain dedicated to advancing the real estate landscape of the Eastern Seaboard while consistently delivering high-quality properties that provide our clients with a true sense of home and an elevated luxury lifestyle.



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