

ZENSIRI
LAKESIDE
MABPRACHAN



Bringing Dreams & Reality Together



AWARD WINNING DEVELOPER

Zensiri Lakeside offers 21 luxury pool villas in tranquil Mabprachan, East Pattaya.

Refined living with premium amenities in one of the city's prime locations.



Discover Zensiri Lakeside Pool Villas near Mabprachan Lake

Zensiri Lakeside Pool Villas offers a new standard of luxury living in the peaceful surrounds of Mabprachan Lake. This exclusive development of 21 modern pool villas is designed to combine contemporary style with natural tranquillity, creating the perfect retreat in East Pattaya. Choose from spacious three, four, or five bedroom layouts, each thoughtfully crafted to suit families and lifestyle seekers.

Every villa has its own private pool, generous living areas, elegant interiors, and seamless indoor-outdoor flow through large glass doors. Stylish kitchens, comfortable bedrooms, and high quality finishes ensure your home is both refined and practical.

Life at Zensiri is enriched by the setting. Stroll or cycle around the lake, enjoy nearby cafés, schools, and golf courses, or explore Pattaya's beaches, shopping, and nightlife.

Just one kilometre from the lake, this is another premium project by ESS Developments, delivering the quality and lifestyle that discerning buyers deserve.







VILLA A – 16 PLOTS



VILLA B – PLOT 7 & 8



VILLA C – PLOT 16



VILLA D – PLOT 17



VILLA E – PLOT 21

Type	Qty	Bed & Bath	Area (m ²)
A	16	3/4	339
B	2	4/5	339
C	1	5/6	417
D	1	5/6	417
E	1	5/6	417

Note: Area refers to usable space. Land sizes are listed separately on the pricelist.

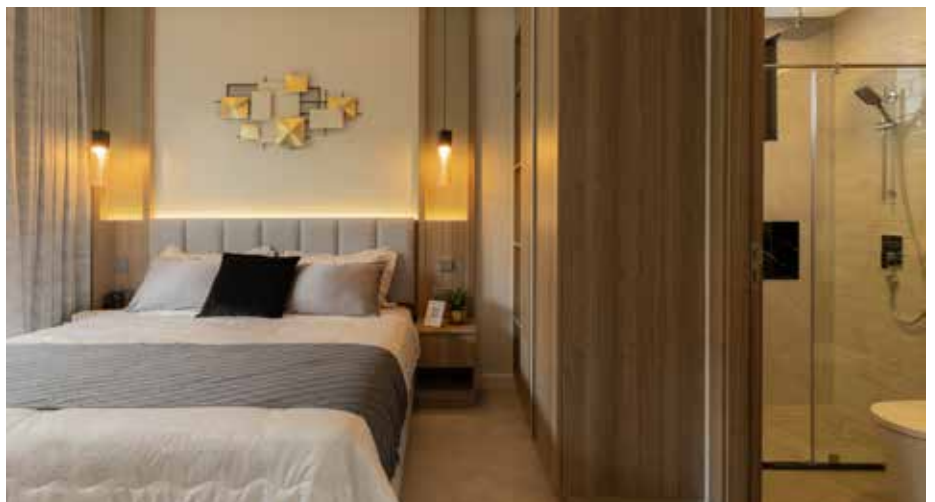
Project Features

- 21 Luxury 3 to 6-Bedroom Pool Villas
- Fully Equipped Fitness Centre
- Luxury Landscaping Throughout the Project
- All Villas with Off-Road Parking
- Wide Roads
- Juristic Offices & Meeting Room
- 24-Hour Security
- CCTV Throughout the Project
- Cardless Access Control & Gate Barriers
- Solar-Supported Communal Areas for Project Efficiency
- All underground electrics, fibre-optic internet

Villa Features

- Luxury finishing throughout
- Stylish modern kitchens with full appliances
- Spacious modern bathrooms
- Daikin Inverter air-conditioning throughout
- Very spacious indoor and covered outdoor living areas
- Private saltwater swimming pool
- Feature ceilings and lighting throughout
- Top-quality tiling, doors and trim throughout
- Powder-coated high-grade aluminium windows
- Modern and functional built-in wardrobes etc.
- Full turn-key furniture packages are available.
- Complete tropical landscaping, perimeter walls, double garages

Visit our website for full details:
www.essdevelopments.com



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.

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.



ZENSIRI

LAKESIDE

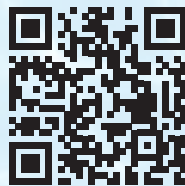
MABPRACHAN

MAP LEGEND

- 1 Mabprachan Lake
- 2 Rugby International School
- 3 Regents International School
- 4 MIS International School
- 5 Tara International School
- 6 Siam Old Course
- 7 Siam Plantation Golf Course
- 8 Waterside Golf Course
- 9 Rolling Hills Golf Course

LOCAL AMENITIES

- Family friendly restaurants and pubs
- 7-Eleven and Lotus's for daily essentials
- Easy access to major routes



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