



CAPELLA

PHUKET VILLAS

METRICS | Development

METRICS

Company

Metrics
Development

Metrics Development is an international development company specializing in the implementation of comfort, business and elite class projects.

It is included in the list of systemically important organizations of the Krasnodar region.



Winner of the Federal Urban Awards in the nomination «Developer of the Year» in 2022 and 2023.

TOP 10

According to the ERZ rating
across the Krasnodar region

500 000 m²

Put into operation

11 years

In the real estate market

18 projects

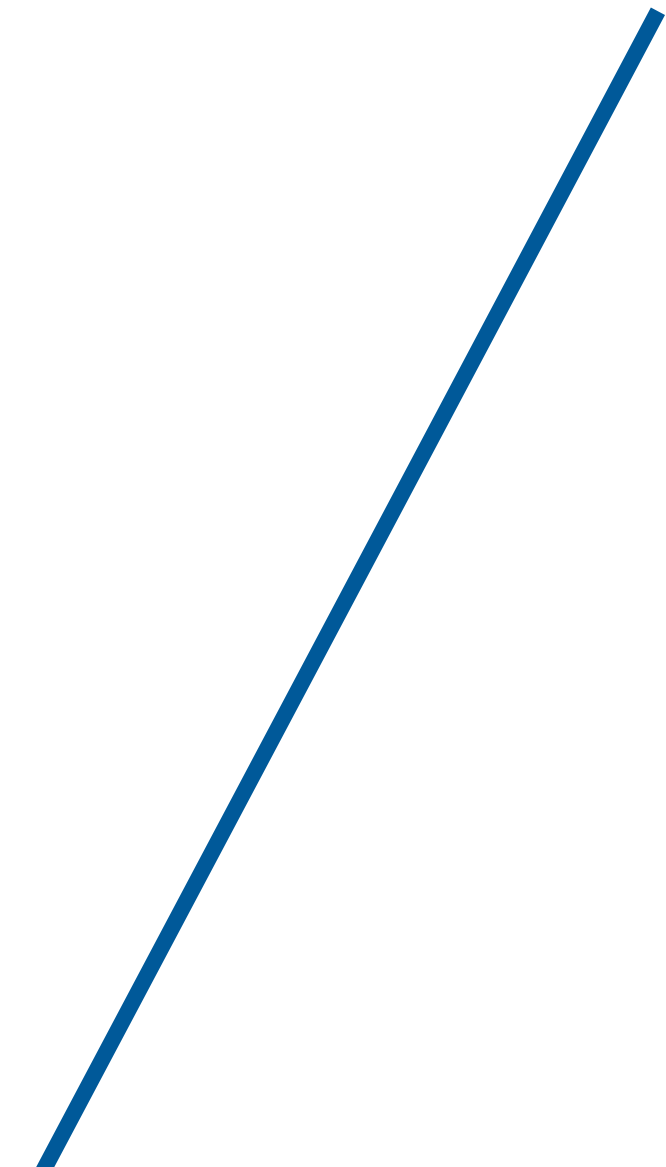
In the process of development

6 projects

At the design stage

13 projects

Completed



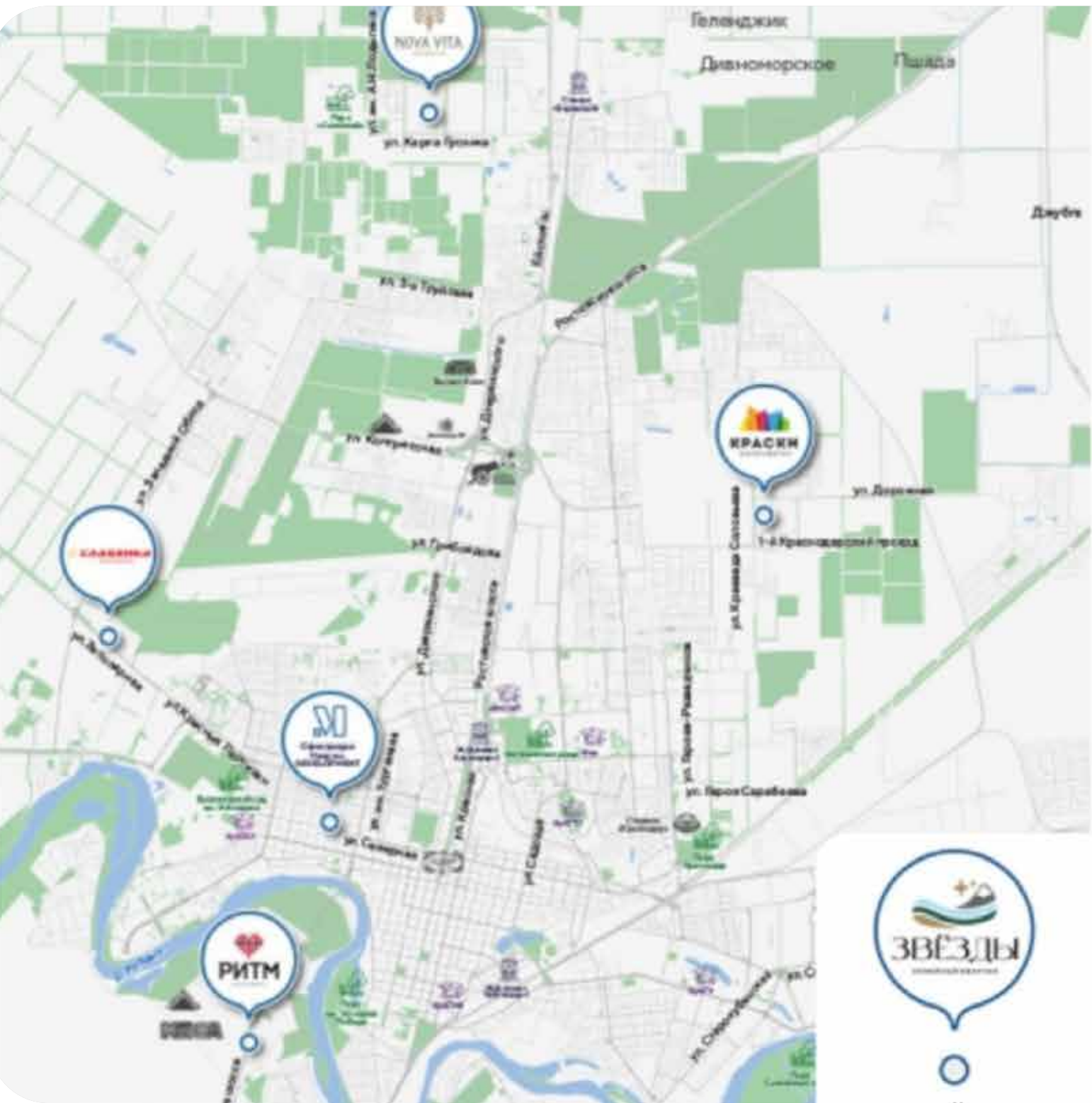
METRICS

Development

Metrics in Russia

Metrics
Development

Geography of construction in Russia



Krasnodar region and Republic of Adygea



The Black Sea coast

19 projects
in Russia

15 projects
In the process of development

4 projects
At the design stage

Portfolio of projects

In the process of development

**Botanica
hills** КЛУБНАЯ
РЕЗИДЕНЦИЯ

 **NOVA
VITA**
ЭКО-КВАРТАЛ

 **ЗВЁЗДЫ**
СЕМЕЙНЫЙ КВАРТАЛ

 **РИТМ**
жилой квартал

СЛАВЯНКА
жилой комплекс

 **VEGA**
CONDOMINIUM

 **PROXIMA**
PHUKET VILLAS

CAPELLA
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Completed projects

Kremlevskij
vorota

Rossinskij

Turgenevskij
dvor

Stavropol'skij

Parus

Zelenaya
dolina 1

Zelenaya
dolina 2

Kraski

Central'nyj

METRICS

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Metrics in Thailand

Metrics
Development

Geography of construction in Thailand



6 projects
in Thailand

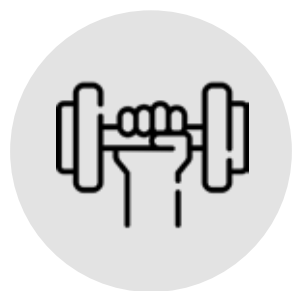
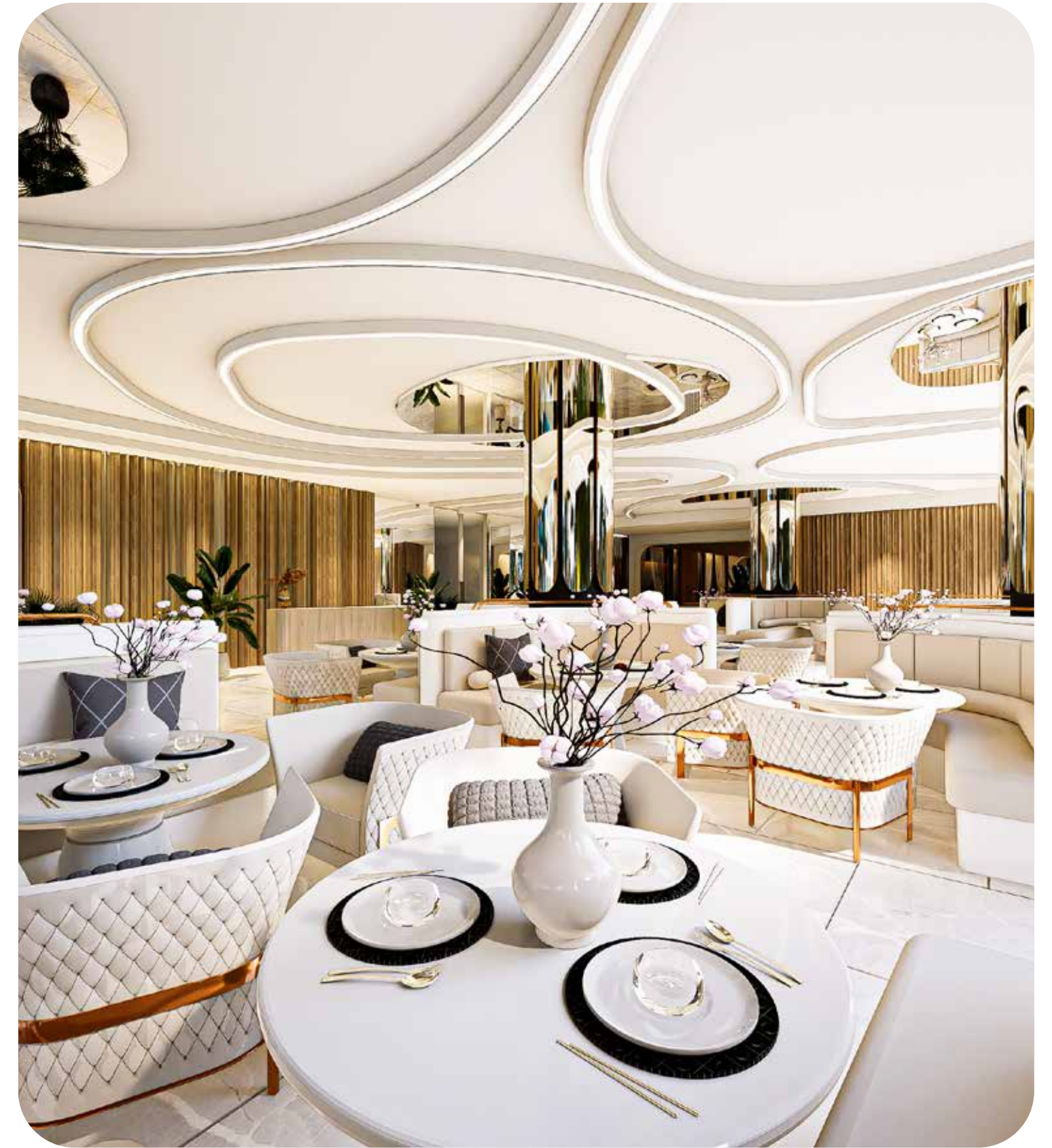
4 projects
In the process of development

2 projects
At the design stage

Vega Condominium



Location: 29/24 Soyhok Tanot, 3, Chong Thale, Talang District
Start of construction: August, 2024
Number of apartments: 353



fitness centre
900 sq.m



pool
24mx4m



children's
pool
15mx4m



kids club



modern
coworking
space



restaurant with
conference room
integration



rooftop



rooftop
lounge bar



rooftop
cinema



spa

METRICS | Development

Proxima Villas



Location: Soi Pasak, 8, Chong Thale, Talang district

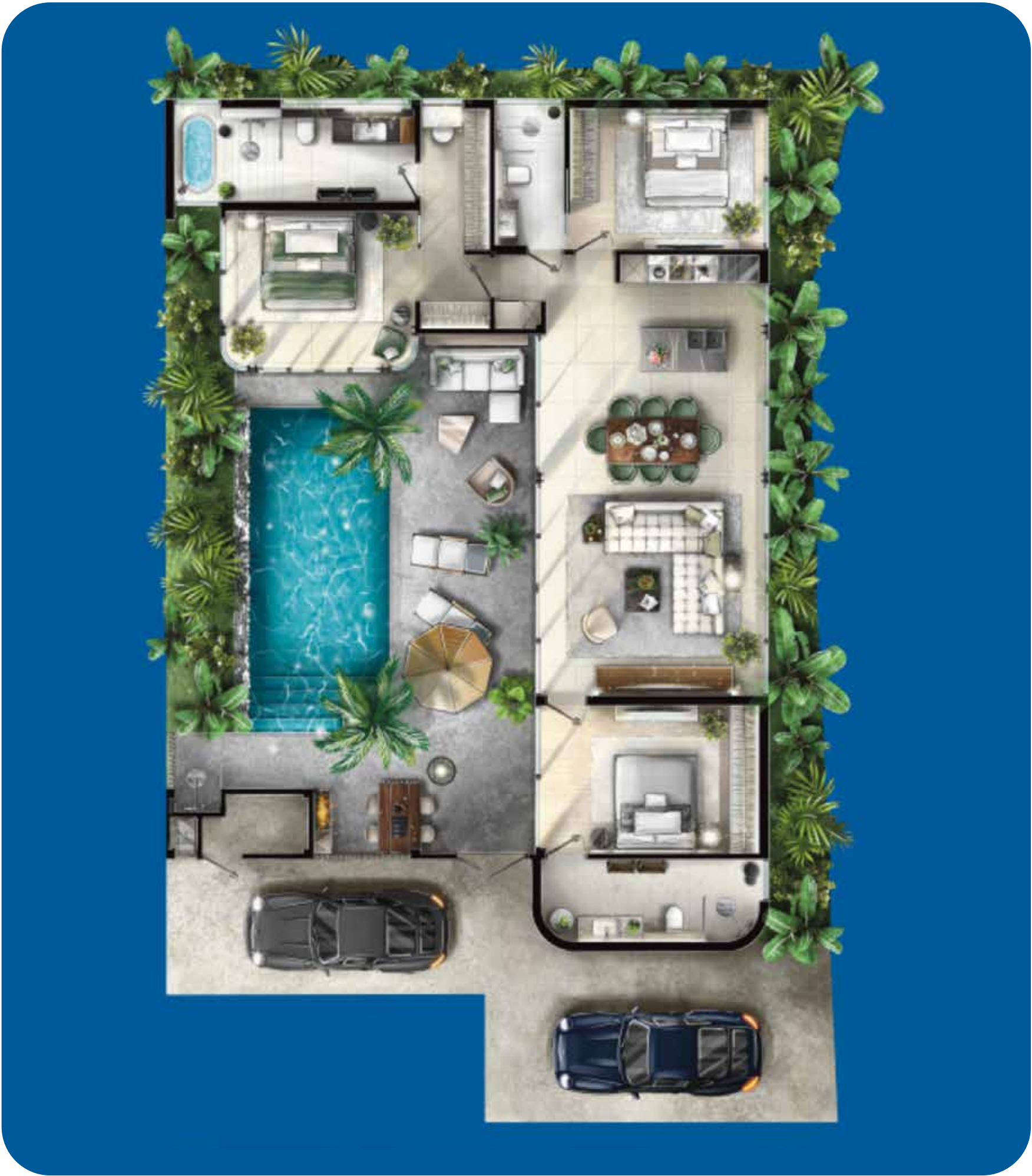
Start of construction: June, 2023

Number of villas: 14

Proxima Villas

Total building
area - 227,50 m²

garden	69,90 m ²
terrace	46,40 m ²
pool	23,10 m ²
parking zone	21,20 m ²



Area of the
premises - 120,30 m²

kitchen-living	48,15 m ²
bedroom 1	15,36 m ²
bedroom 2	12,75 m ²
bedroom 3	20,92 m ²

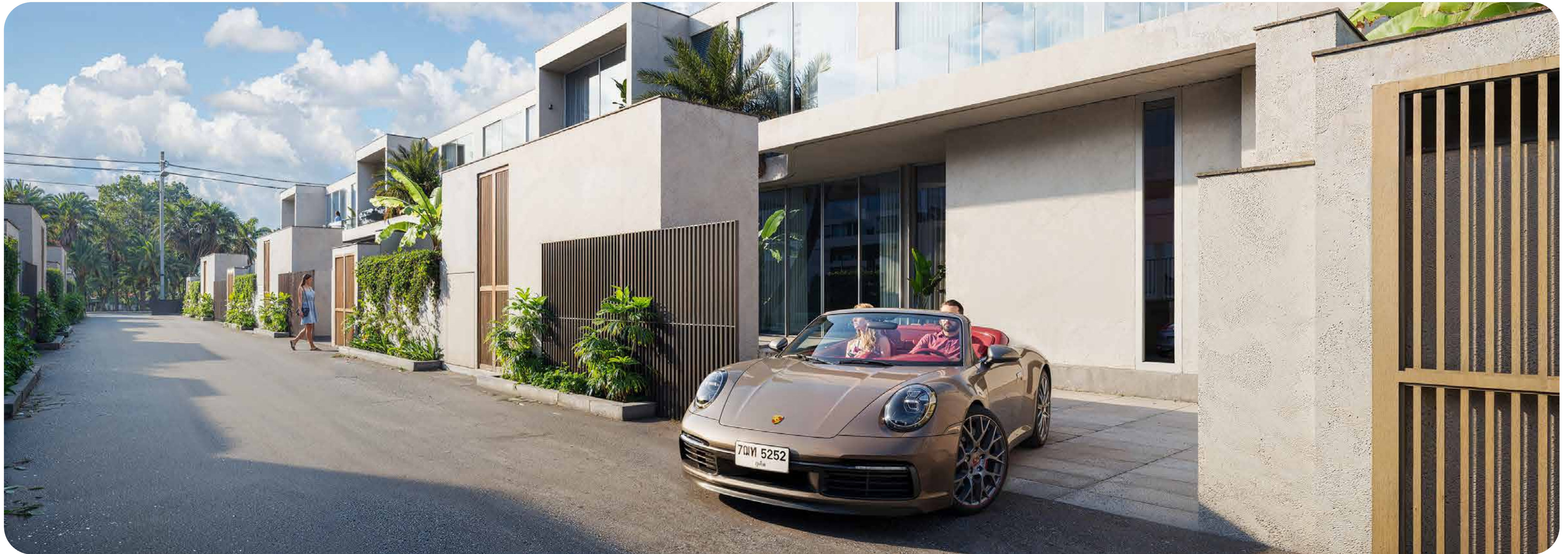
Sirius Condominium



METRICS | Development

Location: Nai Harn
Start of construction: 2025
Number of apartments: 282

Capella Villas



Location: Nai Harn
Start of construction: October, 2024
Number of villas: 9

Location

Nai Harn Beach	2 minutes
Unni's Restaurant	4 minutes
Wine Connection Restaurant	4 minutes
Tops Supermarket	5 minutes
Cafe Crème	5 minutes
Kinderville School and Kindergarten	6 minutes
Yanui Beach	7 minutes
7-Eleven Supermarket	7 minutes
Prom Thep Cape	7 minutes
Kata Noi Beach	15 minutes
Chalong Hospital	21 minutes
The Big Buddha	26 minutes





Nai Harn Beach



Lake Nai Harn /
Prom Thep Cape



Yanui Beach



Rawai Park /
Kinderville School and Kindergarten



Kata Noi Beach



Kata Beach Public Park /
Cafe Crème

The master plan

1	$S_{PA} = 249,76 \text{ m}^2$ $S_{HA} = 366,92 \text{ m}^2$	6	$S_{PA} = 345,7 \text{ m}^2$ $S_{HA} = 608,85 \text{ m}^2$
2	$S_{PA} = 249,76 \text{ m}^2$ $S_{HA} = 366,92 \text{ m}^2$	7	$S_{PA} = 289,2 \text{ m}^2$ $S_{HA} = 552,35 \text{ m}^2$
3	$S_{PA} = 249,75 \text{ m}^2$ $S_{HA} = 366,91 \text{ m}^2$	8	$S_{PA} = 298,2 \text{ m}^2$ $S_{o6} = 561,35 \text{ m}^2$
4	$S_{PA} = 290,25 \text{ m}^2$ $S_{HA} = 407,41 \text{ m}^2$	9	$S_{PA} = 278,4 \text{ m}^2$ $S_{HA} = 395,56 \text{ m}^2$
5	$S_{PA} = 441,4 \text{ m}^2$ $S_{HA} = 704,55 \text{ m}^2$		



Villas

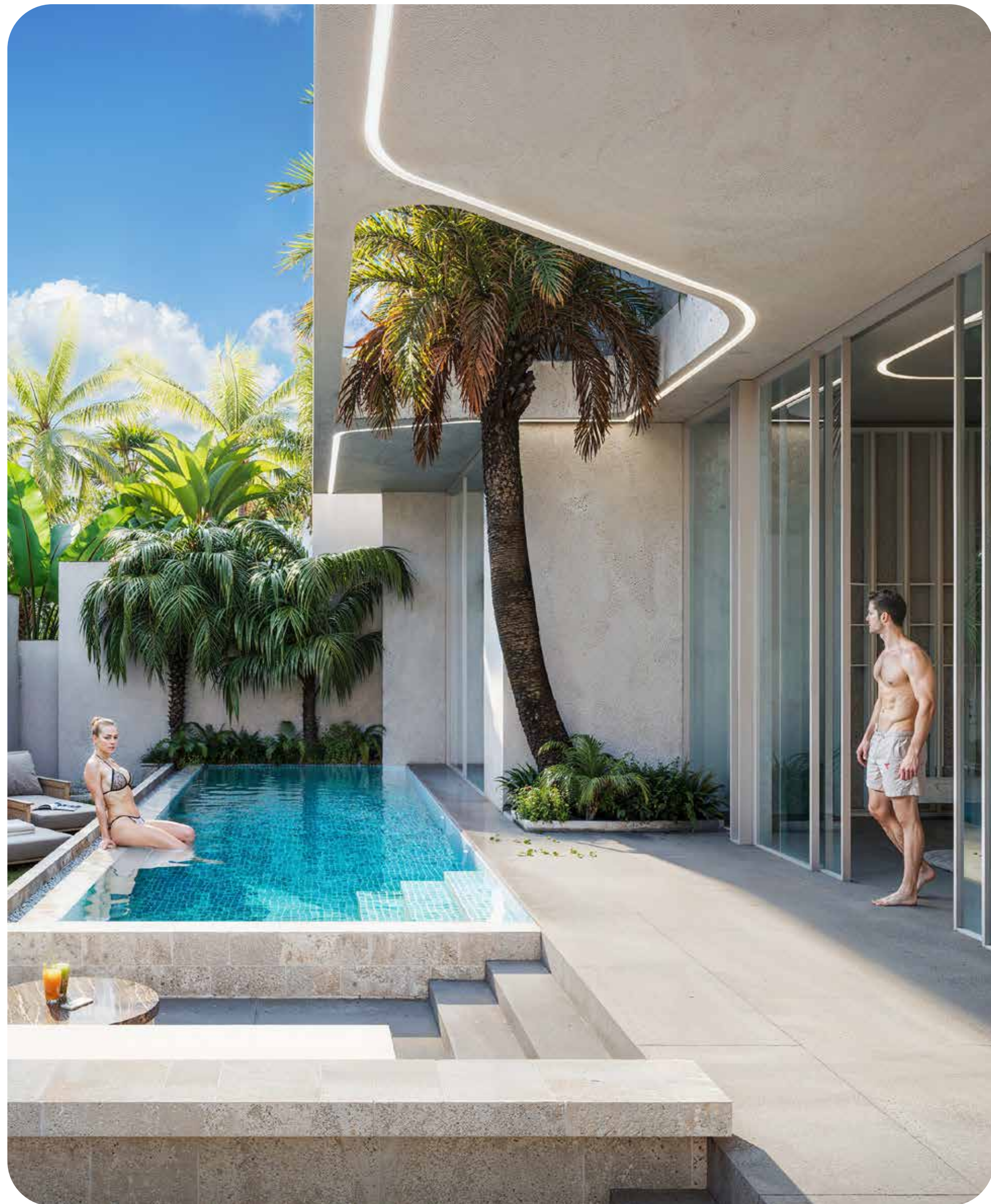
1-4, 9

1st floor



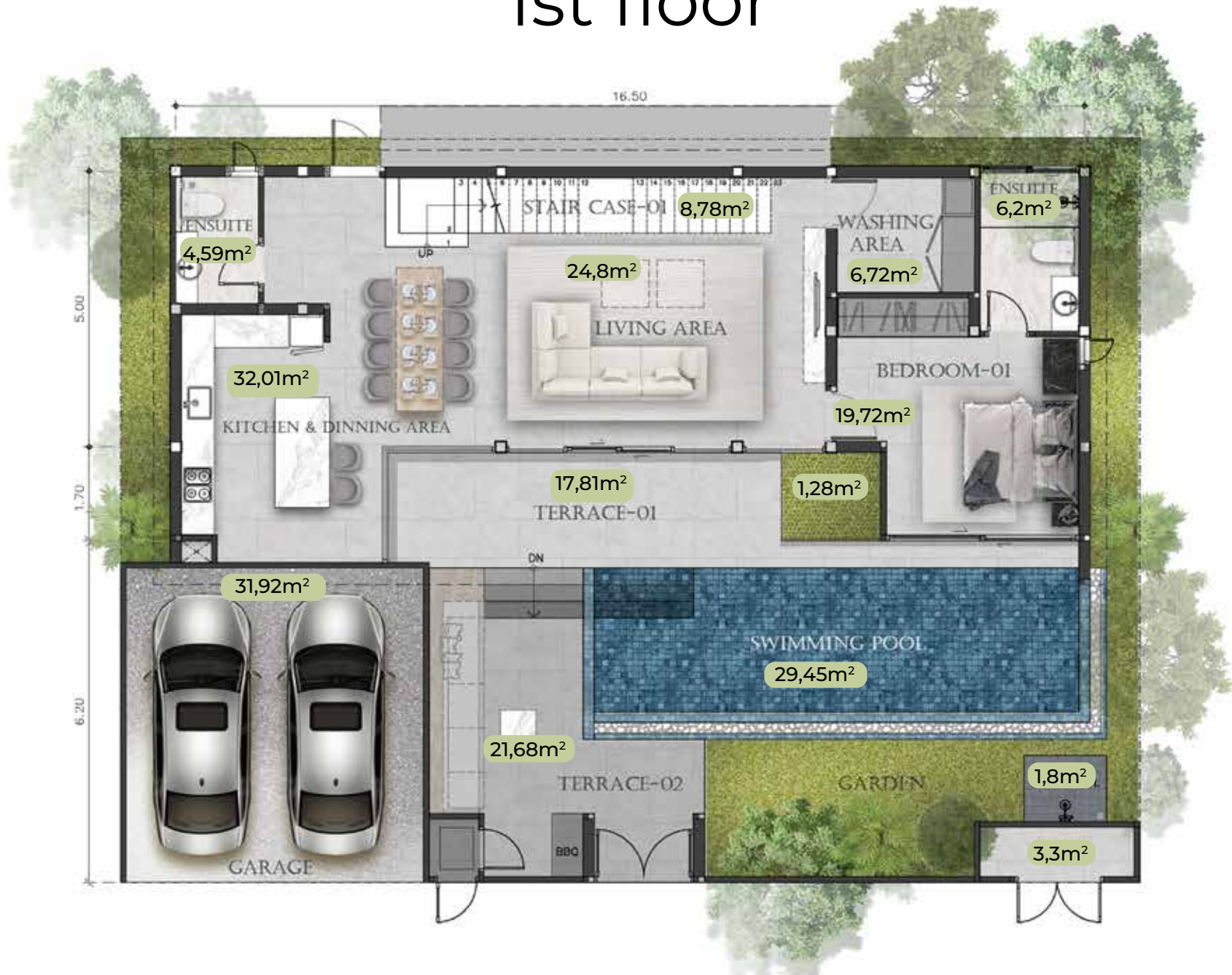
2nd floor





Villas 5-6, 7-8

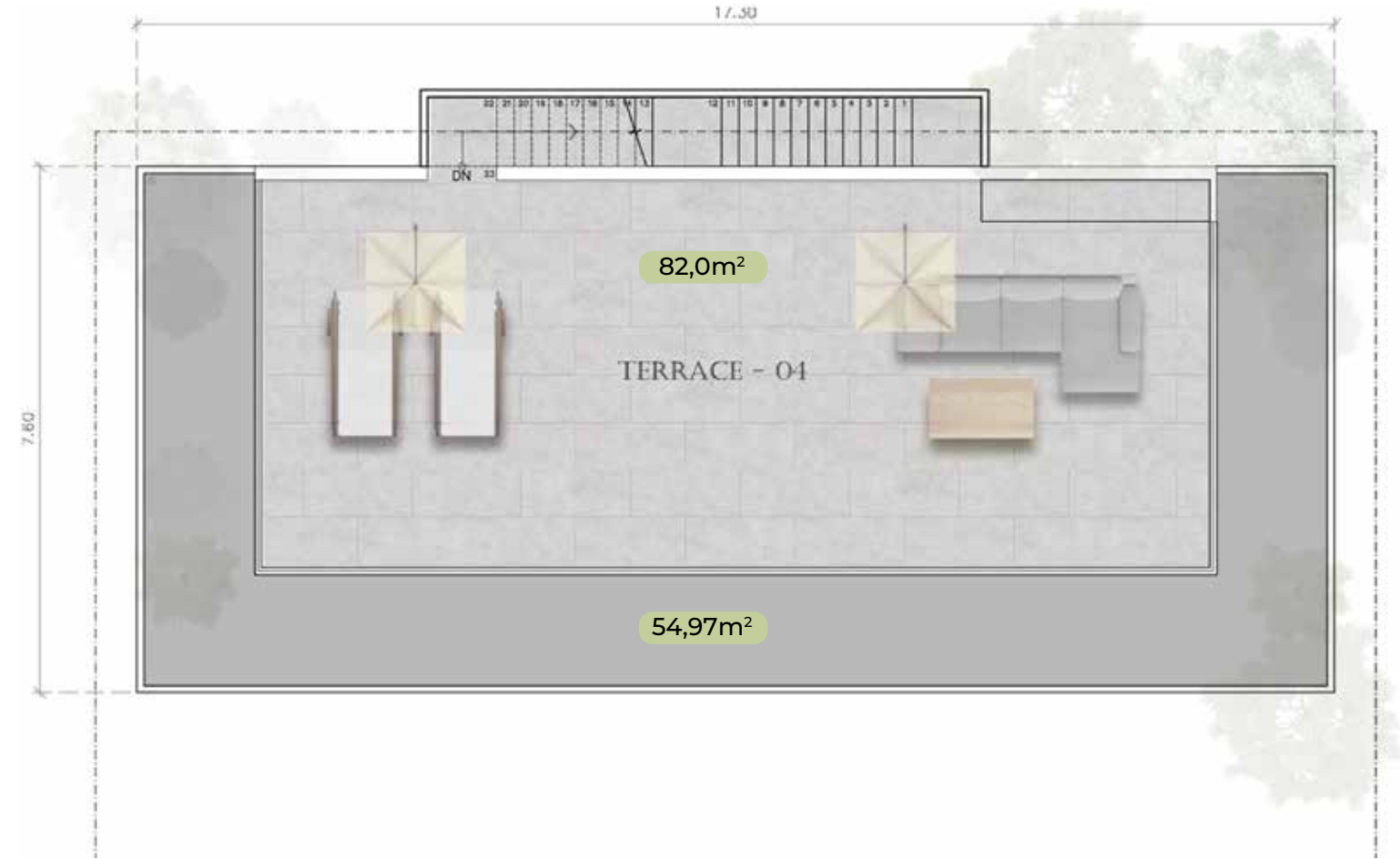
1st floor



2nd floor



Rooftop





Villas benefits

Content

- ◆ Private pools of 30 m² with sun loungers and showers
- ◆ Barbecue area with a outdoor kitchen and recreation area with a terrace
- ◆ Parking area for two cars
- ◆ Landscaping of the territory with palm trees and decorative tropical plants

Ceiling
height – 3,5 m



Finishing

- ◆ The floor - porcelain stoneware
- ◆ The ceiling covering - suspended plasterboard with niches for the installation of LED light
- ◆ The walls - painting in the bedroom and kitchen area, the living room area - decorative plaster with staining
- ◆ Bathrooms - porcelain stoneware

Technological efficiency

- ◆ «Smart» locks on the front doors
- ◆ Fiber-optic Broadband Internet Cable



Technical advantages of Capella Phuket Villas

Foundation:

- ✦ 11-meter piles for reliable support of the structure
- ✦ Foundation material - hydrophobic concrete with additional waterproofing
- ✦ Anti-termite protection integrated into the foundation of the villas

Walls, roof, floor:

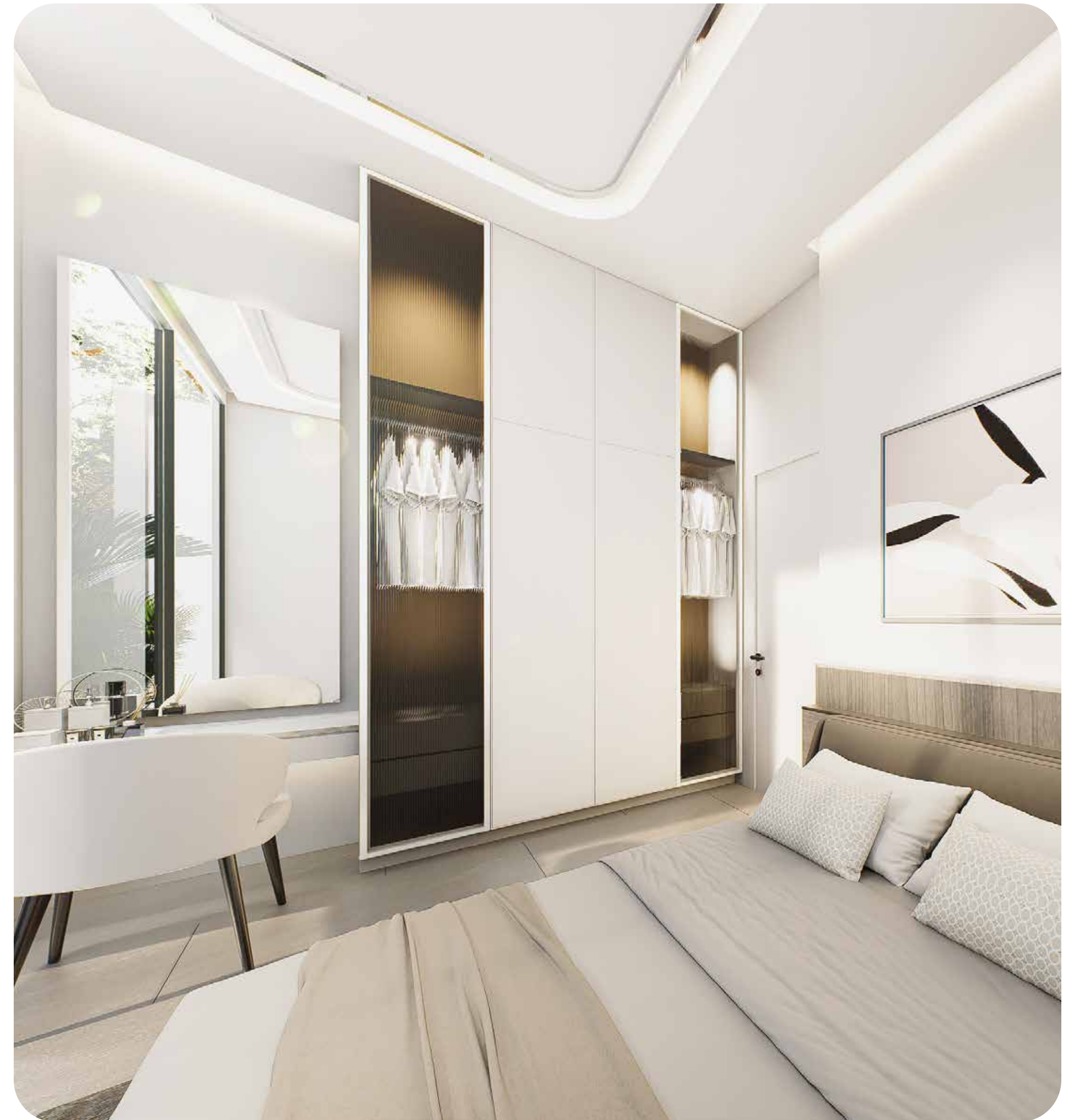
- ✦ Construction technology – reinforced concrete frame with aerated concrete enclosing structures
- ✦ Enclosing structures – two-layer aerated concrete with an air pocket for high thermal protection – “cool wall” technology
- ✦ Panoramic glazing with athermal film
- ✦ Roof - "CoolRoof" system for solar radiation reflection and energy saving
- ✦ Highly wear-resistant porcelain stoneware floors

Technical advantages of Capella Phuket Villas

Engineering networks:

- ✦ Water supply – a common artesian well 70 m deep for the village of villas, a reservoir with a common water purification system, as well as an additional purification system for each villa.
- ✦ Pool cleaning system based on mineral technologies - copper and silver for water purification and zinc for maintaining pH balance.
- ✦ Energy saving – double external walls with an air gap, athermal film on the windows, a roof with a system. About 30% savings on electricity.
- ✦ Drainage is a cascade drainage system for the rapid removal of precipitation.
- ✦ Soundproofing – soundproofing of walls, anti-vibration equipment mounts and increased cross-section of air ducts, pumping stations at a considerable distance from the villas.
- ✦ Security - 24-hour security and video surveillance, intelligent security systems with smart locks.
- ✦ Internet – fibre optic broadband internet with Wi-Fi throughout the villa.





Brands of equipment and materials

The logo for Samsung, featuring the word "SAMSUNG" in a bold, blue, sans-serif font.

Electronics

The logo for American Standard, featuring the words "American Standard" in a black, cursive script font.

Plumbing
fixtures

The logo for DAIKIN, featuring a blue and black stylized "D" icon followed by the word "DAIKIN" in a bold, blue, sans-serif font.

Climate control
equipment

The logo for Schneider Electric, featuring the word "Schneider" in a green, sans-serif font above the word "Electric" in a smaller, green, sans-serif font, with a green circular icon containing a stylized "E" between them.

Electrical installation
products

The logo for Electrolux, featuring a blue and white stylized "E" icon followed by the word "Electrolux" in a bold, blue, sans-serif font.

Household
equipment

The logo for blum, featuring a stylized orange arrow icon pointing upwards and to the right, followed by the word "blum" in a bold, orange, sans-serif font.

Furniture
fittings

The logo for JOTUN, featuring a blue and white stylized globe icon followed by the word "JOTUN" in a bold, blue, sans-serif font.

Wall finishing
materials

The logo for uniview, featuring a red curved line above the word "uniview" in a bold, sans-serif font, with "uni" in black and "view" in red.

Video surveillance
systems