

# Case Study



## Project

W Retreat & Residences, Koh Samui

## Location

Koh Samui, THAILAND

## Sector

Hotels & Resorts

## Client

Amburaya Properties and  
Amburaya Residences (Koh  
Samui) Co., Ltd.

## Architect

Maps Design

## Project Value

AU\$76.5 million

## Services Provided

Project Management /  
Construction Management /  
Cost Management

## W Retreat & Residences, Koh Samui

The W Retreat & Residences, to be operated by Starwood Hotels & Resorts, will be W's first Retreat & Residences in South East Asia. It is a spectacular development in one of Koh Samui's most scenic locations and consists of two projects within the one. The first project comprises of a luxurious villa complex, which has 17 top of the market 3-5 bedroom villas, each with a swimming pool and maid facilities.

The second project comprises of three main elements. The first is the main hotel building, which includes a lobby with a spectacular water feature, a restaurant and a spa with a fitness centre. From its hilltop vantage point, the main lobby building boasts a spectacular view over the azure sea towards neighbouring islands. Set amongst the lush vegetation and gentle swaying coconut palms are 29 luxurious hillside villas, a wow villa and a presidential villa. Below these villas, on the beach itself, there are 43 beachfront villas, a wow villa and a beach club with a signature restaurant. All elements are designed in a striking, contemporary fashion, with simple, clean lines and neutral colours that will allow the guests and residents to feel in touch with the natural surroundings, while enjoying a touch of luxury.

Altus Page Kirkland is providing comprehensive Project, Construction and Cost Management services.

**Key Challenges:** The main challenge has been to balance the requirements of a luxury hotel with the budget constraints in today's economic climate. This, coupled with a change of architect in the early design phase, has meant that the design process has been challenging.

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Although both hilltop and beachfront positions are great selling points for the final product, they also present specific problems for the design team. Perched on the steep slopes, some structural elements of the buildings require cuts into the hillside.

Preventative measures are needed to avoid slippage and ensure the developments are safe and have longevity. Building into the void away from the face of the hill also requires some imaginative column and beam arrangements, while the proximity of the sea means deep excavation is not possible without drawing in ground water. All these issues and more have been successfully addressed by the design team under the careful and detailed guidance of our Project Management team.

**Outcomes:** The W Retreat opened in November 2010, while the W Residences are currently in progress.