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Jon Plate

# MODENA

**MODENA Beachfront Condominium & Pool Villas is a freehold development in Pranburi - Hua Hin, one of Thailand's most popular getaway destinations just 2 hours drive south of Bangkok. Located between the upscale Six Senses Resort and Spa & Aleenta Resort, MODENA has been designed as an exclusive retreat with world class design and amenities.**

Barefoot Luxury is the theme for MODENA, a place surrounded by quiet rural villages, palm trees and a long undeveloped beach and coastline.

"We chose Gary Fell of Gfab Architects to design MODENA as his work is innovative, modern and responds to the environment," says Jon Plate of Sukhothai Capital, developer of the project.



MODENA is a collection of 27 freehold condominiums and four elegant pool villas. The project has been designed to take advantage of the views of both the sea in front and the surrounding mountains as well as capture the winds for cooling.

12 penthouse condos are each set on 2 floors with magnificent views from all rooms and a private roof terrace accessed by an internal staircase. To open spaces to surrounding Nature, Gfab has designed wooden louvered shutters that can be adjusted to control the natural elements. A set of folding windows either can be closed to provide air conditioned comfort or opened to allow the breezes off the Gulf of Thailand to flow through the home.

Additional amenities include contemporary infinity edge pool, lounge and bar area, library & business centre, children's area, fitness, underground parking and WiFi. MODENA also offers a dedicated concierge service, which will take care of travel arrangements, restaurant bookings or reservations for either one of the area's 7 world-class golf courses or one of the area's famous luxury spas such as Six Senses, Chiva-Som or Anantara.

MODENA is setting a higher standard for resort condominium and pool villa living in Hua Hin and Pranburi. This is an excellent investment property that offers full professional management services.

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## PROPERTY FACTS

### PROPERTY TYPE:

Seaview Villas and Condominiums

### CONDOMINIUMS:

27 units

### VILLAS:

4 units

### BUILT-UP AREA:

45 m<sup>2</sup> – 236 m<sup>2</sup>

### IEWS:

Gulf of Thailand, Seafont, Mountains

### BEDROOMS:

1 – 3

### FEATURES:

GFAB Design, Reflectional Pools, Rooftop gardens

### PRICE INDICATION:

US\$ 95,000 – US\$ 715,000



# GARY FELL AND GFAB ARCHITECTS



Napa, Cheong Mon Beach, Koh Samui, Thailand

Gary Fell has a dynamic architectural firm of 35 architects who are kept busy with his many projects around Asia. His design work captures the imagination of builders and developers who admire his strong iconic spaces which expose much of the living areas to the natural elements.

He graduated from the University College London and gained international recognition for a design for the Cardiff Opera House that edged out some of the world's most noted architects. This attention opened the door for him to work as project architect on Bali at the Four Seasons Sayan

before he opened his own practice, Gfab in 1999. In the past ten years, the focus of his design practice has been in Indonesia, Cambodia and Thailand.

He built the Foreign Correspondent's Club in Siem Reap, the first tropical modern restaurant and bar near Angkor Wat which immediately became the meeting place for high value visitors. This FCC building is representative of Gary's work with large open spaces which invite the surrounding environment inside.

Gfab's design work has set a strong visual standard. His homes are often partially "buried" into the site with



Istana, Naithon, Phuket, Thailand



MODENA, Hua Hin, Thailand



Samujana, Koh Samui, Thailand

the use of thick walls for insulation, often flat roofs and large rooms that pour out into Nature. Each design deserves to be studied for the clever orientation and statement about contemporary tropical living.

His projects in Thailand include the Samujana (page 96) on Koh Samui, 20+ individually designed luxury residences of 600+ sqm each. The 26 rai land plot was subdivided into 24 building sites where houses straddle and emerge from fantastic natural rock outcrops from the top of a hill down to the beach. The success of Samujana has inspired the Napa development nearby.

He is currently working on Phuket with Istana, another remarkable villa project at Naithon Bay where each of the twenty homes have distinctive individual designs based on Gary's interpretation of the building site and natural conditions as the constant movement of sunlight and shifting trade winds.

One of his newest projects, MODENA (page 102) at Pranburi Beach next to Hua Hin, promises to be the needed getaway that many Bangkok executives need for a break. Hua Hin is already one of Thailand's most popular getaway destinations just 2 hours drive south of Bangkok.

Located between the upscale Six Senses Resort and Spa & Aleenta Resort, MODENA has been designed as an exclusive quiet retreat with world class design and amenities. The 27 condos and 4 private villas have inventive mechanical louvered screens over windows that unfold allowing the refreshing winds from the Gulf of Thailand to naturally cool the interiors while providing ultimate views of both the mountains and the sea.

"The design for MODENA is to create a calming space, a refuge from the pressures of modern

life. This escape may be the very definition of luxury."

For MODENA, Gary has designed a variety of condo and villa sizes giving an interconnected flow of walkways and water elements that provide beauty and privacy.

Gary continues to work around Southeast Asia. A condo project in Phnom Penh, the Sheraton in Siem Reap, villas and boutique hotel in the sand dunes of Mui Ne, Vietnam, plus a steady clientele on Bali who want his design work for their private homes.