

COMPANY PROFILE

S. J. D. Development CO., LTD.

ENGINEERING INTELLIGENCE | DEVELOPMENT VISION | BUILT ON TRUST



FOCUSED
EXPERTISE

Delivering high-quality solutions with precision and technical expertise.



TRUST & INTEGRITY

Building on transparency, accountability, and long-term relationships.



COLLABORATIVE
APPROACH

Integrating teamwork across architecture, engineering and development.



SUSTAINABLE
VALUE

Creating developments that enhance communities and stand the test of time.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONTENTS

TABLE OF CONTENTS

03	Our Services
04	Company Overview
05	Vision and Philosophy
06	Our Approach
07	Organization Structure
08	Management Team
09	Property Development
10	Sanctum Marina Estate
11	Rawai Community Village
12	Sanctum Global
13	Sora Yao Noi
14	Sora Krabi Bay View
15	BIM
16	Current Projects
17	Robert and Ingrid
18	Sonia and Kabir
19	Mary and Hudson
20	Thierry Laure
21	Kaya Studio
22	Bruno
23	Amarin Plot L
24	Rainer's Villa
25	Blue Tree Lagoon Premium (MEP)
26	Client Testimonials
27	Company Registration
28	Corporate Credentials
29	Company Information Sheet
30	HSE Commitment
31	Global Collaboration
32	Strategic Partners
33	Why SJD Development
34	Contact Information
35	Closing Statement



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924
sombat.sbj@gmail.com
www.sjdth.com
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



OUR SERVICES

We deliver integrated development and engineering solutions tailored to each client's unique requirements.



1



PROPERTY DEVELOPMENT

- ✓ Real Estate Development
- ✓ Land Development
- ✓ Mixed-Use Development
- ✓ Investment Projects

Creating sustainable, high-value developments that enhance communities and generate long-term value



2



HIGH-END CONSTRUCTION

- ✓ Luxury Villas Construction
- ✓ Resort & Hotels
- ✓ Premium Residential Projects
- ✓ High-end Finishing
- ✓ Construction Management & Supervision

Delivering superior craftsmanship and excellence in every detail.



3



STRUCTURAL PRODUCT DEVELOPMENT

- ✓ Innovative Structural Products
- ✓ Engineered Building Components
- ✓ Modular Structural Systems
- ✓ Export Oriented Products

Engineering and manufacturing high-quality structural products for global standards.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



COMPANY OVERVIEW

S. J. D. Development Co., Ltd. is a leading development and engineering company delivering exceptional value through innovation, quality, and integrity.



ESTABLISHED
8 August 2011



EXPERIENCE
Over 33 Years



HEADQUARTERED
In Phuket, Thailand



WHO WE ARE

Founded on 8 August 2011 as S.B.J. Construction Contractor Co., Ltd. in Phuket, we have evolved into S.J. D. Development Co., Ltd., a full-service development and engineering company.

We provide comprehensive solutions across property development, high-end construction, structural product development, and specialized engineering services.

With more than 33 years of industry experience, our team combines technical expertise, innovative thinking, and a commitment to quality to deliver sustainable, high-value projects that enhance communities and stand the test of time.

COMPANY INFORMATION



COMPANY NAME
S. J. D. Development Co., Ltd.



ESTABLISHED
8 August 2011



MANAGING DIRECTOR
Mr. Sombat Khamin



HEAD OFFICE
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



BUSINESS TYPE
Property Development, Construction, Engineering,
Manufacturing & Innovation



SERVICE AREAS
Phuket, Thailand
Nationwide Services, International Collaboration



ABOUT OUR MANAGING DIRECTOR

Mr. Sombat Khamin, Managing Director, graduated as a civil engineer from Chulalongkorn University, Bangkok. He has over 33 years of extensive experience in construction and project management across a wide range of sectors.

He has worked on diverse projects including civil works, office buildings, industrial facilities, pipelines, petroleum terminals, department stores, public buildings and residential projects.

After 5 years in the telecommunications industry, he returned to construction in 2004 focusing on high-end villas in Phuket. In 2011, he founded S.B.J. Construction Contractor Co., Ltd., laying the foundation for S. J. D. Development Co., Ltd.

Today, our vision is to continue building excellence and innovation for a better future.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



VISION & PHILOSOPHY

At S. J. D. Development Co., Ltd., we believe that great projects begin with a clear purpose, strong values and a commitment to creating lasting positive impact.

OUR VISION

To be a trusted development and engineering company delivering sustainable, high-value projects through innovation, expertise, and integrity

OUR MISSION

- Create exceptional developments with long-term value
- Deliver high-end construction with uncompromising quality
- Develop innovative structural products
- Build strong partnerships locally and internationally
- Create sustainable growth for clients and stakeholders

OUR CORE VALUES



INTEGRITY

We conduct our business with honesty, transparency and strong ethical principles.



EXCELLENCE

We are committed to the highest standards of quality, safety and professionalism in everything we do.



INNOVATION

We embrace new ideas and technologies to create better solutions and drive continuous improvement.



COMMITMENT

We take responsibility and deliver on our promises with dedication and accountability.

Building with purpose
Engineering with expertise
Developing for a better future

★★★★★
OVER
33
YEARS
OF EXPERIENCE

SINCE
2011
ESTABLISHED



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



OUR APPROACH

Engineering-Driven Execution

At S.J.D. Development, we follow a structured and disciplined approach to deliver exceptional projects with quality, safety and integrity.



From concept to completion, we provide practical engineering solutions, disciplined project management and uncompromising quality control to create lasting value for our clients and communities.



QUALITY FOCUSED

We deliver the highest standards in every detail.



SAFETY FIRST

We prioritize the safety of people, always.



INTEGRITY & TRANSPARENCY

We operate with honesty, fairness and openness in everything we do.



COLLABORATION DRIVEN

We believe teamwork creates the best outcomes.



SUSTAINABLE FUTURE

We build responsibly for a better tomorrow for all.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com

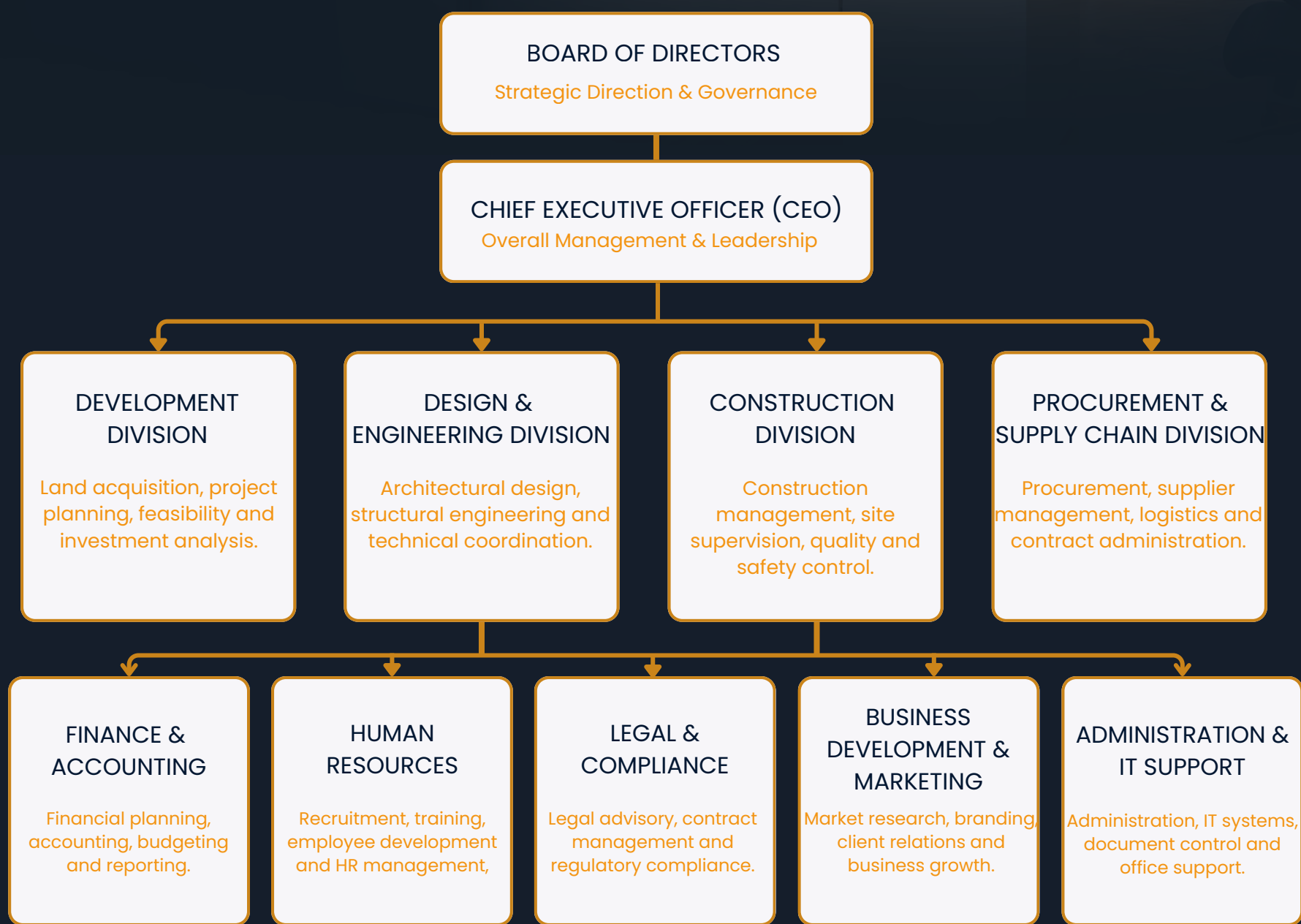


22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



ORGANIZATION STRUCTURE

Our organization is built on clear roles, strong expertise and seamless collaboration to ensure the successful delivery of every project.



A strong structure. Clear responsibilities. One goal.

BUILDING EXCELLENCE TOGETHER



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



ENGINEERING INTELLIGENCE. VISION. BUILT ON TRUST

S. J. D. Development Co., Ltd. is a boutique development and engineering consultancy and development company, Thailand, specializing in high-end developments, design & build solutions, project management and engineered structural innovations.

We combine real-world construction experience, architectural excellence and engineering expertise to deliver projects with long-term value, precision and practical execution



FOCUSED EXPERTISE

Selective focus on high-end projects where quality and technical capability matter.



TRUST & INTEGRITY

Built on transparency, accountability and long-term relationships.



COLLABORATIVE APPROACH

Integrated teamwork across architecture, engineering and development.



SUSTAINABLE VALUE

Creating developments that enhance communities and stand the test of time.

LEADERSHIP TEAM

EXPERIENCE. EXPERTISE. COMMITMENT.

01



Sombat Khamin

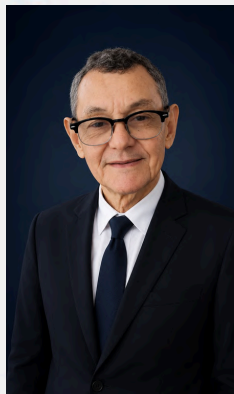
Managing Director

Civil Engineer with 33+ years of experience in construction, structural engineering, project management and development coordination across Thailand.

Extensive expertise in high-end residential, hospitality and large-scale projects with international collaboration.



02



Chris Herne

Advisor

Strategic advisor supporting international business development, global collaboration, and corporate advisory services.

Provides advisory support in project positioning, international communication and strategic business development.



03



Dr. Piya Poonsawat

Senior Structural Engineer

Senior structural engineering specialist with advanced expertise in structural systems, steel structures and complex engineering analysis.

Supports structural design development and advanced engineering solutions for high-end projects.



04



Vin Jirawat Pisitpongsa

Senior Architect

Senior architect specializing in hospitality, luxury residential and tropical architectural design.

Experienced in conceptual development, design coordination and integrating international design standards into practical project execution.



05



Sathit Kruaythong

Senior Architect

Senior architect specializing in hospitality, luxury residential and tropical architectural design.

Experienced in conceptual development, design coordination and integrating international design standards into practical project execution.



06



Satap Chuastapanasiri

Business Development Advisor

Specializes in business development, partnerships and strategic growth.

Focused on expanding opportunities and delivering long-term value for clients and stakeholders.



MEET THE TEAM

OUR NETWORK

Global Collaboration.
Local Insight.

We collaborate with an extensive network of architects, engineers, consultants, manufacturers and international partners to deliver projects with flexibility, precision and scalability

Our global collaboration enhances project quality, efficiency and long-term value.

50+

PROFESSIONALS &
SPECIALISTS

Engineers, architects and consultants in our network

100+

PROJECTS
DELIVERED

Across residential, hospitality commercial and infrastructure.

10+

COUNTRIES
WORKED IN

International project experience and global partnerships.

BUILT ON

TRUST
QUALITY
INTEGRITY

Our commitment in every project we deliver.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



PROPERTY DEVELOPMENT

Creating Sustainable Value Through Strategic Real Estate Development.

We develop high-quality real estate projects that enhance communities, generate value and contribute to sustainable future.

OUR BUSINESS PILLARS

1

LAND ACQUISITION

- Site identification
- Feasibility assessment
- Due diligence

2

MASTER PLANNING

- Concept development
- Infrastructure planning
- Land optimization

3

PROJECT DEVELOPMENT

- Residential projects
- Mixed use development
- Investment Properties

4

ASSET VALUE CREATION

- ROI Optimization
- Market positioning
- Long-term sustainability

PROJECT DEVELOPMENT PROCESS



LAND SEARCH



FEASIBILITY STUDY



CONCEPT DESIGN



INVESTMENT ANALYSIS



DEVELOPMENT APPROVAL



PROJECT EXECUTION



QUALITY
FOCUSED

We deliver the highest standards in every detail.



SAFETY
FIRST

We prioritize the safety of people, always.



INTEGRITY &
TRANSPARENCY

We operate with honesty, fairness and openness in everything we do.



COLLABORATION
DRIVEN

We believe teamwork creates the best outcomes.



SUSTAINABLE
FUTURE

We build responsibly for a better tomorrow for all.



S.J.D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



SANCTUM MARINA ESTATE

LUXURY SAFE-HAVEN COASTAL COMMUNITY
AO POR, PHUKET

A refined coastal community concept designed to provide safety, privacy, wellness, and long-term residential living for international residents and families seeking relocation in a time of global uncertainty.

SAFE & SECURE ENVIRONMENT

PRIVATE MARINA ACCESS

SUSTAINABLE LIVING

COMMUNITY FOCUSED



PROJECT DATA

Location	Ao Por, Phuket
Land Area	Approx. 11,200 m ²
Total Villas	9 Units
Villa Types	4 – 5 Bedroom Pool Villas
Plot Area Range	1,187 – 1,459 m ²
Built-up Area Range	526 – 665 m ²
Healthcare Centre	2 Floors
Club House	2 Floors
Marina Access	Yes (Ao Por Marina)
Project Status	Concept Design

PROJECT HIGHLIGHTS

- 9 Luxury Pool Villas in a Low-Density Community
- Private Marina Access and Waterfront Lifestyle
- Healthcare & Wellness Centre for Residents
- Safe-Haven Environment with 24/7 Security Concept
- Sustainable Design and Green Landscape
- Designed for Long-Term Residential Living
- Ideal for International Residents and Families
- Ao Por Bay – Peaceful, Private, and Well Connected



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust

+66 92 989 1924

sombat.sbj@gmail.com

www.sjdth.com

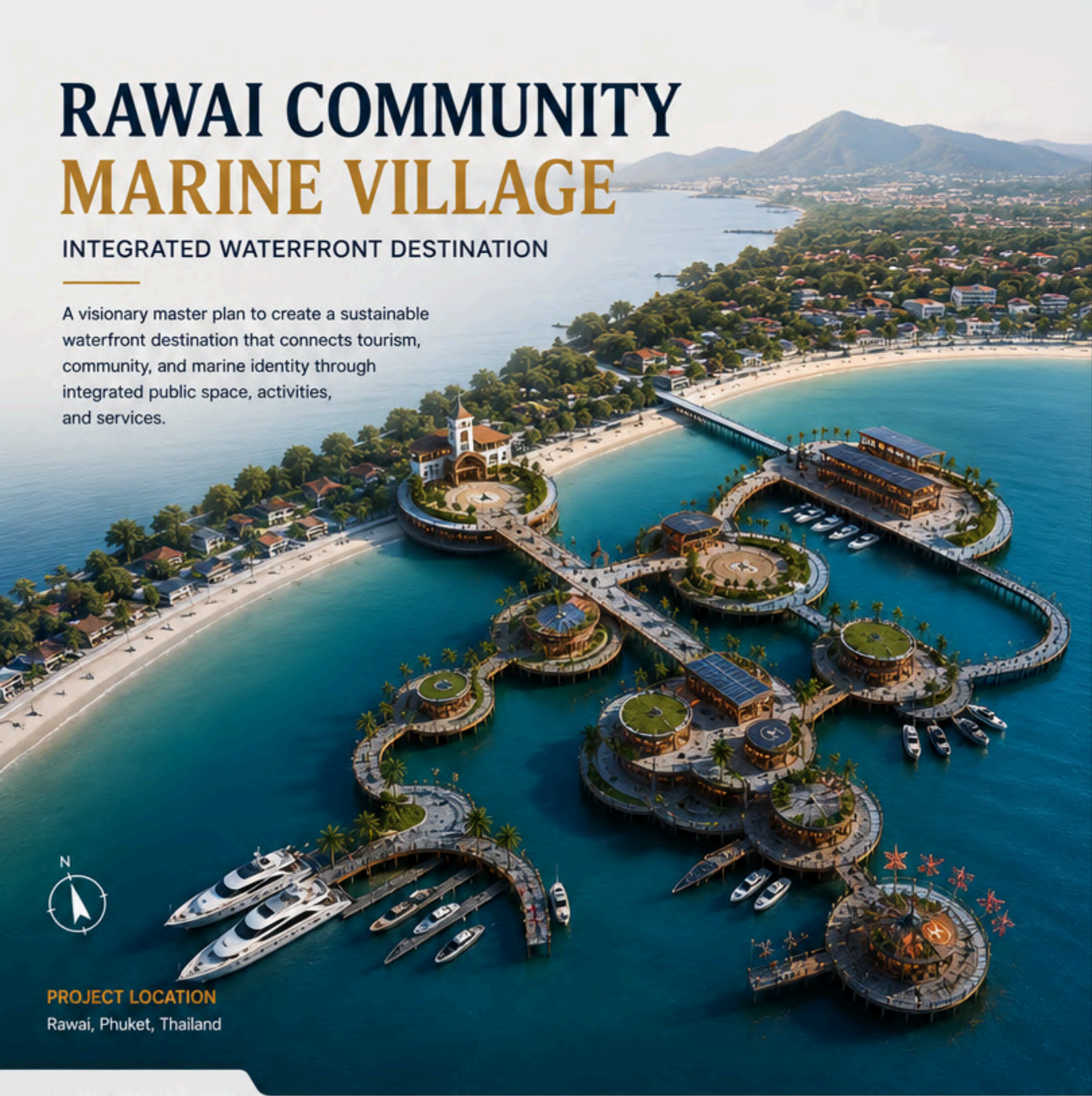
22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



RAWAI COMMUNITY MARINE VILLAGE

INTEGRATED WATERFRONT DESTINATION

A visionary master plan to create a sustainable waterfront destination that connects tourism, community, and marine identity through integrated public space, activities, and services.



PROJECT LOCATION
Rawai, Phuket, Thailand



PROJECT VISION

To create a sustainable waterfront destination that connects tourism, community, and marine identity.



ECONOMIC IMPACT

Stimulates local economy, creates jobs, increases tourism revenue, and supports long-term sustainable growth.



TOURISM DEVELOPMENT

A world-class marine destination offering diverse activities, attractions, and unforgettable experiences.



COMMUNITY DEVELOPMENT

Enhances quality of life for residents with public spaces, services, and community facilities.



MARINE IDENTITY

Celebrates Rawai's unique coastal heritage and strengthens its marine identity.

KEY COMPONENTS

1 CUSTOMS (ด่านศุลกากร)  International gateway and immigration services.	2 CHECK POINT (จุดตรวจ)  Security and access control for safety and convenience.	3 TOURIST CENTER (ศูนย์บริการนักท่องเที่ยว)  Information and support for all tourists.	4 PARK / RIDE (สวนสาธารณะ & ที่จอดรถ)  Recreational park and activity areas for all ages.	5 SECURITY (ศูนย์รักษาความปลอดภัย)  24/7 security management and surveillance.	6 MARINE TERMINAL (ท่าเทียบเรือหลัก)  Main terminal for boats, ferries, and marine transport.	7 LANDSIDE PLAZA / FRONT (ลานจอด / ด้านหน้า)  Welcome plaza and frontage for visitors.
8 FISH MARKET (ตลาดปลาในท้องถิ่น)  Fresh seafood market supporting local fishermen.	9 SUSTAIN PAVILION (ศูนย์การเรียนรู้ & ความยั่งยืน)  Learning center for sustainability and marine conservation.	10 AMPHITHEATRE (ลานกิจกรรมกลางแจ้ง)  Open-air venue for events and performances.	11 ACTIVITIES HUB (ศูนย์กิจกรรมหลากหลาย)  Center for sports, leisure and community events.	12 TRANSPORTATION HUB (ศูนย์เชื่อมต่อการเดินทาง)  Hub for land and sea transportation connections.	13 FISHERY & LIFE GUARD (ศูนย์ประมง & ภัยทางน้ำ)  Fisheries support and marine emergency services.	14 YACHT / CATAMARAN (ท่าเทียบเรือยacht / เรือคาตามารัน)  Premium marina for yachts and catamarans.
15 BOAT TAXI (จุดแท็กซี่น้ำ)  Water taxi service connecting around Rawai bay.	16 HEALTH HUB (ศูนย์สุขภาพ)  Healthcare and wellness center for residents and visitors.	17 PRODUCT PAVILION (ตลาดสินค้า & ผลิตภัณฑ์ชุมชน)  Local products and community marketplace.				



MARINA & YACHT CLUB



FISH MARKET



AMPHITHEATRE



WATERFRONT PROMENADE



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



SANCTUM GLOBAL HAVEN

MAI KHAO | PHUKET

A SAFE HAVEN FOR FAMILIES,
WEALTH & FUTURE GENERATIONS

Sanctum Global Haven is a next-generation international community designed for a world of uncertainty. A place where families can live safely, thrive in nature, and enjoy world-class wellness, healthcare and lifestyle.



SAFE & SECURE
24/7 Security



NATURE & WELLNESS
Green Living



HEALTHCARE & LONGEVITY
Medical & Wellness



GLOBAL COMMUNITY
Like-minded People



100 RAI
PRIME LAND



500 M.
TO MAI KHAO BEACH



10-15 MINS.
TO PHUKET INTERNATIONAL AIRPORT



LOW DENSITY
GREEN & SUSTAINABLE COMMUNITY

MASTER PLAN HIGHLIGHTS

-  Low Density Development
Maximum privacy with abundant green space
-  Large Central Lake & Water Features
Scenic views and natural cooling
-  Wellness & Longevity Center
Holistic programs for long-term well-being
-  International Medical Center
Quality healthcare close to home
-  Clubhouse & Community Hub
Social, dining, co-working and events
-  Sports & Recreation
Tennis, jogging track, gym and more
-  Sustainable Living
Solar energy, water management, organic farm
-  Multi-Generational Community
Designed for families, retirees and investors



DEVELOPMENT PHASES

PHASE 1 | 30 RAI

Infrastructure, Lake, Clubhouse, Wellness Center and Villa Zone A

PHASE 2 | 30 RAI

Medical Center, Condo Phase 1, Villa Zone B and Sport Facilities

PHASE 3 | 25 RAI

Condo Phase 2, Retail Village, Organic Farm and Green Belt

PHASE 4 | 15 RAI

Remaining Villas, Energy Center and Full Community Completion



LUXURY POOL VILLAS



LAKE VIEW CONDOMINIUMS



CLUBHOUSE & COMMUNITY HUB



WELLNESS & LONGEVITY CENTER



CENTRAL LAKE & WATER FEATURES



INTERNATIONAL MEDICAL CENTER



SPORTS & RECREATION



ORGANIC FARM & GREEN BELT



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



SORA

YAO NOI SOULFUL RETREAT

Soulful Family Eco-Luxury Retreat
Koh Yao Noi, Phang Nga

A serene hillside retreat where architecture follows the land, gardens create shade and life, and every guest is invited to slow down, breathe, and reconnect with nature while overlooking the timeless beauty of Phang Nga Bay.



PROJECT SNAPSHOT

- Koh Yao Noi, Phang Nga
- Land Area
Approx. 5 Rai (8,000 – 8,200 sq.m.)
- Accommodation
20 Villas
- Panoramic Sea View
180° view over Phang Nga Bay
- Organic Saltwater Pool
- Wellness & Yoga Deck
- Garden Café
- Co-Working Area
Digital Nomad Friendly
- Eco-Luxury Retreat
Shaded Garden • Natural Living • Slow Life



TYPE A
Signature Sea View Villa

4 UNITS
85 sq.m.
Upper Terrace

For Couples, Honeymoon
& Premium Guests



TYPE B
Sea View Villa

4 UNITS
60 sq.m.
Middle Terrace

For Couples &
Small Families



TYPE C
Garden / Sea View Villa

12 UNITS
45 sq.m.
Lower Terrace

For Long Stay, Digital Nomads
& Small Families

MASTER PLAN CONCEPT

TERRACED HILLSIDE DEVELOPMENT

Terraced design ensures every villa enjoys an unobstructed view of Phang Nga Bay while minimizing earthwork and preserving the natural topography.

- A** TYPE A (4)
- B** TYPE B (4)
- C** TYPE C (12)



CURVE ARRIVAL EXPERIENCE
A journey that gradually reveals the beauty of the bay.



SHADED GARDEN
Layers of tropical planting create cool, breezy and soulful spaces.



ORGANIC POOL
Naturally shaped saltwater pool nestled in the garden.



SOULFUL LIVING
Reconnect with nature, Slow down and breathe.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust

- +66 92 989 1924
- sombat.sbj@gmail.com
- www.sjdth.com
- 22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



SORA KRABI BAY VIEW

LUXURY LIVING WITH PANORAMIC VIEWS
HARMONIZED WITH NATURE.

SORA Panorama is an exclusive collection of luxury villas perched on elevated terrain, offering breathtaking panoramic views of Phang Nga Bay.

The project is designed to blend modern tropical architecture with the natural landscape, creating a serene sanctuary for refined living and relaxation



PROJECT CONCEPT

SORA Panorama embraces the natural beauty of Phang Nga Bay through thoughtful design that maximizes views, natural light, and ventilation. The architecture emphasizes simplicity, elegance, and harmony with nature, delivering an exceptional living experience for residents.



PROJECT HIGHLIGHTS



PANORAMIC SEA VIEWS
Unobstructed 180-degree views of Phang Nga Bay.



HARMONY WITH NATURE
Design that integrates with the natural landscape and preserves greenery.



LUXURY LIVING
Spacious layouts with premium materials and high-end finishes.



MODERN TROPICAL DESIGN
Contemporary architecture with tropical touches for maximum comfort.



PRIVACY & SECURITY
Private gated community with 24-hour security and complete peace of mind.



LOCATION
Phang Nga Bay,
Phang Nga, Thailand



PROJECT TYPE
Luxury Pool Villas



LAND AREA
Approx. 11-0-0 Rai
(17,600 sq.m.)



TOTAL UNITS
9 Exclusive Villas



DEVELOPMENT PERIOD
2025 – 2026



DESIGN & LIVING EXPERIENCE



NATURAL LIGHT
Open-plan design with large glass openings maximizing natural light and stunning views.



NATURAL VENTILATION
Well-orientated layouts promote natural airflow for a cool and comfortable living environment.



SEAMLESS INDOOR-OUTDOOR LIVING
Spacious terraces, infinity pools, and landscaped gardens create a seamless connection between indoor and outdoor spaces.



WELLNESS & RELAXATION
Designed for ultimate relaxation with private pool, jacuzzi, and wellness-focused living spaces.



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



BIM & DIGITAL ENGINEERING

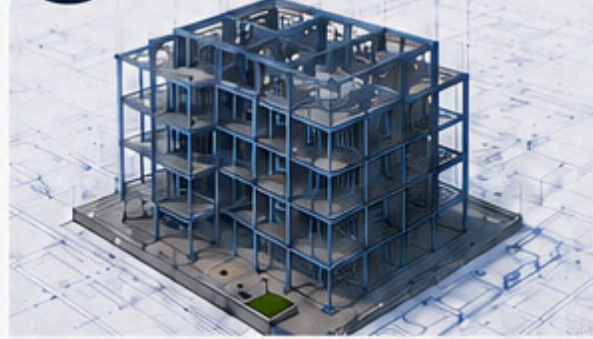
SMARTER DESIGN. BETTER COORDINATION.
STRONGER DELIVERY.

At S. J. D. Development, we harness the power of Building Information Modeling (BIM) and digital engineering to integrate people, process, and technology across the entire project lifecycle. From planning to construction and beyond, we deliver projects with greater accuracy, efficiency, and value.

OUR BIM & DIGITAL SERVICES



BIM MODELING



We create intelligent and data-rich 3D BIM models that support planning, design, analysis, and decision-making throughout the project lifecycle.



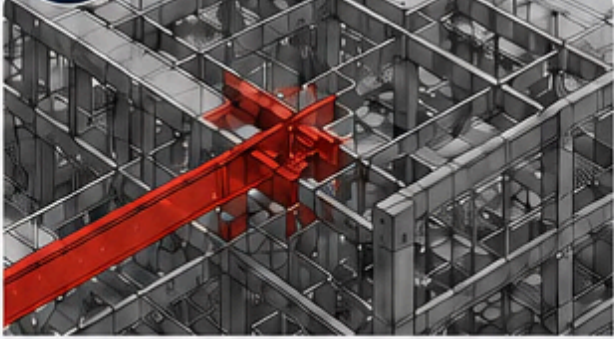
3D COORDINATION



Our multidisciplinary coordination ensures seamless integration of architectural, structural, and MEP systems, reducing conflicts and improving collaboration.



CLASH DETECTION



We identify and resolve clashes virtually before construction, minimizing errors, reducing rework, and saving time and costs.



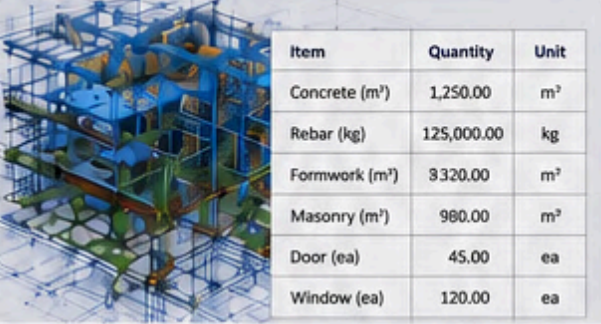
CONSTRUCTION SIMULATION



4D construction sequencing helps visualize the project schedule and site logistics for better planning, risk management, and stakeholder communication.



QUANTITY TAKE-OFF



Item	Quantity	Unit
Concrete (m³)	1,250.00	m³
Rebar (kg)	125,000.00	kg
Formwork (m²)	9320.00	m²
Masonry (m³)	980.00	m³
Door (ea)	45.00	ea
Window (ea)	120.00	ea

Accurate quantity take-off and cost estimation from BIM models improve budgeting, procurement, and cost control.



DIGITAL CONSTRUCTION



We integrate BIM with cloud platforms and mobile technology to enable real-time collaboration, data sharing, and smarter site management.



INTEGRATED. INTELLIGENT. FUTURE-READY.

By integrating BIM and digital engineering into our workflows, we help our clients build with confidence, achieve higher quality, and deliver long-term value.



VALUE WE DELIVER



Improved Accuracy & Quality



Reduced Rework & Delays



Better Cost Control & Transparency



Enhanced Collaboration & Communication



Sustainable Design & Construction



DEVELOPMENT CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CURRENT PROJECT

FROM STRUCTURAL COMPLEXITY TO LUXURY DELIVERY.

At S. J. D. Development Co., Ltd., we specialize in the construction and management of complex, high-value developments where engineering excellence, precision execution, and quality craftsmanship are essential.

Our experience spans luxury villas, hospitality developments, commercial buildings, structural engineering works, and specialized construction projects throughout Thailand.

By combining engineering knowledge, practical construction expertise, BIM technology, and professional project management, we help clients achieve outstanding project outcomes from concept to completion.

OUR CORE CONSTRUCTION CAPABILITIES



LUXURY VILLAS
Ultra-luxury residences, private estates and hillside villas with exceptional design and premium finishes.



HOSPITALITY PROJECTS
Resorts, hotels, serviced apartments, staff accommodation and clubhouses built to international standards.



COMMERCIAL PROJECTS
Office buildings, retail facilities, mixed use developments and industrial buildings.



SPECIALIZED WORKS
Structural engineering, infrastructure works, swimming pools, marine and waterfront facilities.



STRUCTURAL EXCELLENCE
Safe, efficient, and durable structural solutions for complex and challenging projects.



CONSTRUCTION MANAGEMENT
Professional planning, coordination, monitoring, and control throughout project execution.



QUALITY ASSURANCE
Strict quality control procedures ensuring superior workmanship and compliance



SAFETY MANAGEMENT
Professional planning, coordination, monitoring, and control throughout project execution.



LUXURY VILLAS



RESORT & HOTELS



STRUCTURAL WORKS



RENOVATION & EXPANSION



SWIMMING POOLS



HIGH-END FINISHES



CONSTRUCTION SUPERVISION



ENGINEERING EXCELLENCE



COST EFFICIENCY



SCHEDULE RELIABILITY



QUALITY ASSURANCE



RISK MANAGEMENT



TRANSPARENCY



LONG-TERM VALUE CREATION



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



ROBERT AND INGRID VILLA (VILLA 13)

CAPE YAMU, PHUKET

A luxurious private villa combining modern architecture with tropical living. This project reflects premium construction quality, seamless



LOCATION
Cape Yamu,
Phuket



PROJECT TYPE
Luxury Private
Residence



LAND AREA
2,300 sqm.



CONSTRUCTION AREA
Approx 1,150 sqm.



YEAR COMPLETED
2011



S.J.D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



VILLA SONIA & KABIR (VILLA 15) CAPE YAMU, PHUKET

A stunning luxury hillside villa with panoramic views over Phang Nga Bay. This project showcases our strength in high-end construction, quality craftsmanship and seamless integration with tropical surroundings.

 LOCATION Cape Yamu, Phuket	 PROJECT TYPE Luxury Private Residence	 LAND AREA 2,400 sqm.
 CONSTRUCTION AREA Approx 1,200 sqm.	 YEAR COMPLETED 2012	



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



VILLA MARY & HUDSON CAPE YAMU, PHUKET

A beautiful private residence featuring modern tropical design, open living spaces, and breathtaking panoramic sea views. This villa offers luxury, privacy, and seamless connection with nature

				
LOCATION	PROJECT TYPE	LAND AREA	CONSTRUCTION AREA	YEAR COMPLETED
Cape Yamu, Phuket	Luxury Private Residence	2,400 sqm.	Approx. 1,200 sq.m.	2012



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

- +66 92 989 1924
- sombat.sbj@gmail.com
- www.sjdth.com
- 22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



THIERRY LAURE, VILLA 11 CAPE YAMU, PHUKET

A contemporary tropical villa that combines luxury living with stunning sea views. Designed for comfort and privacy, this project reflects our commitment to quality construction and seamless integration with nature.

				
LOCATION Cape Yamu, Phuket	PROJECT TYPE Luxury Private Residence	LAND AREA 3,100 sqm.	CONSTRUCTION AREA Approx. 1,980 sq.m.	YEAR COMPLETED 2011

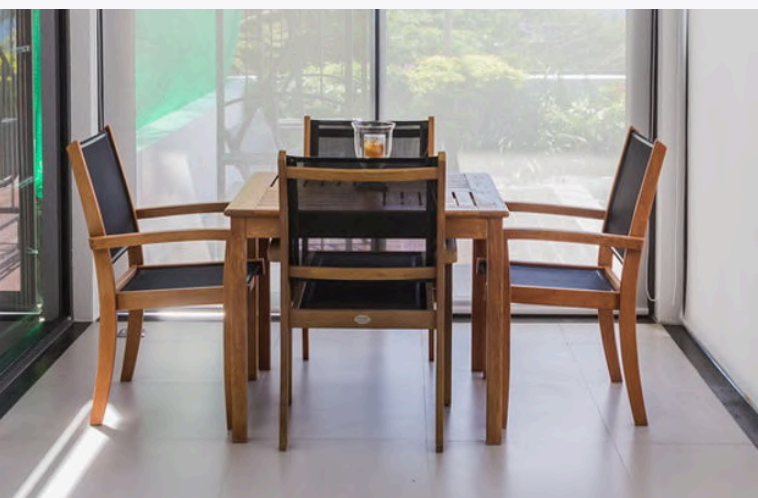
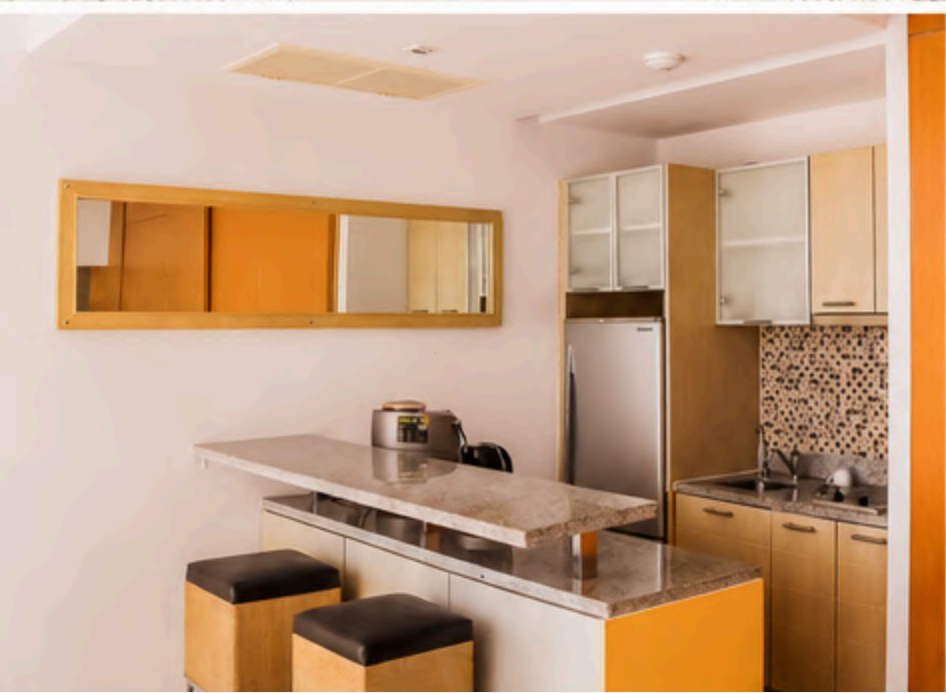


S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

+66 92 989 1924
sombat.sbj@gmail.com
www.sjdth.com
22/41 Moo 8, Pa Khlok Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



KAYA STUDIO KALIM, PATONG, PHUKET

A contemporary private studio residence located in Kalim, Patong, Phuket. The project showcases modern tropical design, functional living spaces, and high-quality construction with a focus on comfort, privacy, and seamless indoor-outdoor living

 LOCATION Kalim, Patong Phuket	 PROJECT TYPE Private Studio Residence	 LAND AREA -
 CONSTRUCTION AREA Approx 1,200 sqm.	 YEAR COMPLETED 2014	



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

- +66 92 989 1924
- sombat.sbj@gmail.com
- www.sjdth.com
- 22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



BRUNO VILLA PHUKET

A modern private residence in Phuket featuring contemporary architectural design, open-plan living spaces, and high-quality finishes. The project emphasizes comfort, privacy, and seamless connection with the natural surroundings.

 LOCATION Phuket	 PROJECT TYPE Private Residence	 LAND AREA -
 CONSTRUCTION AREA Approx 650 sqm.	 YEAR COMPLETED 2012	



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

- +66 92 989 1924
- sombat.sbj@gmail.com
- www.sjdth.com
- 22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



AMARIN PLOT L (ONLY STRUCTURE) JOMCHANG, PHUKET

Structural work only for a residential development project in Jomchang, Phuket. The work includes reinforced concrete structure for foundations, columns, beams, slabs, and staircases to ensure strength, stability, and long-term safety.

				
LOCATION Jomchang Phuket	PROJECT TYPE Private Residence	LAND AREA -	CONSTRUCTION AREA Approx 2,400 sqm.	YEAR COMPLETED 2012



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

+66 92 989 1924
sombat.sbj@gmail.com
www.sjdth.com
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO



RAINER'S VILLA PHUKET

Rainer's Villa is a luxurious private residence located on the west coast of Phuket, designed for comfort, privacy, and tropical living. The project features contemporary architecture, open-plan living spaces, and high-quality finishes that blend seamlessly with the natural surroundings.

				
LOCATION Phuket	PROJECT TYPE Private Residence	LAND AREA -	CONSTRUCTION AREA Approx 650 sqm.	YEAR COMPLETED 2012



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

+66 92 989 1924
sombat.sbj@gmail.com
www.sjdth.com
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CONSTRUCTION PORTFOLIO

BLUE TREE PHUKET LAGOON SPARGING SAFETY SYSTEM

PROJECT OVERVIEW

S.J.D. Development Co., Ltd. successfully participated in the engineering design, development, installation, testing, and commissioning of the Lagoon Sparging Safety System at Blue Tree Phuket, one of Thailand's premier lifestyle and water recreation destinations.

The systems developed to enhance safety within the lagoon landing area by generating a controlled underwater air cushion through a network of stainless steel sparging pipes supplied by an oil-free compressed air system. The project combined civil, mechanical, pneumatic, electrical, and safety engineering disciplines to create an innovative solution for a challenging aquatic environment.

The scope of work included engineering design, shop drawings, air compressor and air treatment systems, stainless steel sparger fabrication, control systems, installation supervision, testing, and commissioning. The completed system features a 30 HP oil-free air- compressor, 1,000-liter air tank, automatic solenoid valve controls, multiple operating zones, and emergency shutdown functions.

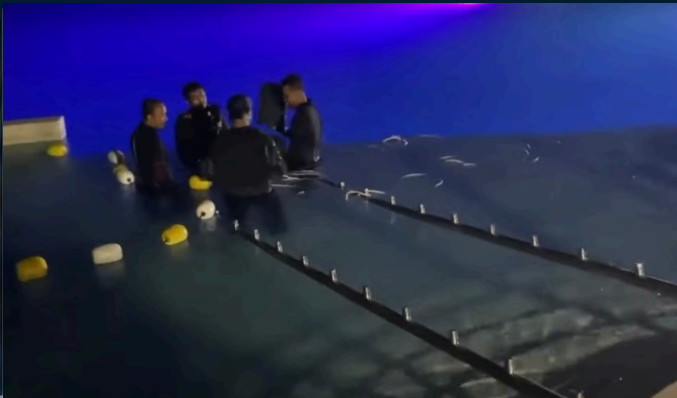
The project demonstrates our capability to deliver specialized engineering solutions that improve operational safety while maintaining the user experience within world-class leisure and recreational facilities.



LOCATION	COMPLETION	SYSTEM TYPE	CLIENT	PROJECT TYPE
Phuket, Thailand	2023	Lagoon Sparging Safety System	BIUE TREE PHUKET	Specialized Safety Engineering System



DIVERS TESTING & SYSTEM COMMISSIONING



STAINLESS STEEL SPARGER FABRICATION

PROJECT HIGHLIGHTS

- Engineering Design & Development
- Oil-Free Compressed Air System
- Stainless Steel Sparging Network
- Underwater Air Cushion Technology
- Automatic Control & Safety Systems
- Testing & Commissioning Services
- Multi-Zone Operation Control
- Emergency Shutdown Function
- Enhanced Lagoon User Safety

OUR CONTRIBUTION

- Engineering Design
- Shop Drawings
- System Development
- Equipment Procurement
- Installation Supervision
- Testing & Commissioning
- Safety Performance Verif cation

OUR CONTRIBUTION

Delivering innovative engineering solutions that enhance public safety, operational reliability, and user experience through practical, efficient, and sustainable design



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CLIENT TESTIMONIALS

What Our Clients Say

For more than three decades, S. J. D. Development Co., Ltd. has had the privilege of working with homeowners, investors, developers, and international clients across a wide range of projects.

The testimonials on the following pages reflect the experiences of clients who have entrusted us with some of their most valuable assets. Their confidence, satisfaction, and continued support remain the strongest endorsement of our work.

SBJ Construction - Testimonial Letters

Villa 13, The Bay @ Cape Yamu Project
Thalang, Phuket, Thailand

13th November 2016

To whom it may concern

I would like to take that opportunity to thank Mr. Sombat Khamin and his team of his company "S.B.J. Constructions Contractor Co., Ltd." for the excellent job they did in the renovation of our villa.

The job was done in time and with a very good result Mr. Sombat Khamin is always available and give a very good service also afterwards he does not run away for any problems I know Mr. Sombat Khamin already a long time as he was in charge of the construction company who built my villa , the villa was built on time and is still in a very good condition I can only recommend "S.B.J. Constructions Contractor Co., Ltd." for any construction work

All the best,

Mr. Robert and Mrs. Ingrid Poolen

Project References #VMY-61

SBJ

SBJ Construction - Testimonial Letters

DEWA
PHUKET

7th November 2016

TO WHOM IT MAY CONCERN

Dear Sirs,

I am pleased to recommend Mr. Sombat Khamin of S.B.J. Construction Contractor Co., Ltd. to someone who is looking for a professional construction company. His work with us was fixing some leaking problem and re-do new waterproofing system on the roof top of our hotel. The work was started on May 1, 2016 and completed in September 2016.

I have found that he was a professional, responsibility, helpful and pragmatic in trying to arrive at solutions in a cost effective manner.

All works that Mr. Sombat is overseeing for us has been of good quality. Therefore I would not hesitate to recommend him.

Yours sincerely,

Eurs Ydmark
Managing Director

Project References #TL-2

SBJ

SBJ Construction - Testimonial Letters

ROBERTSON'S
羅拔臣

Our Ref: BPH/iw
Your Ref:

3rd November 2016

TO WHOM IT MAY CONCERN

Dear Sirs,

Sombat Khamin

I have known Sombat Khamin of S.B.J. Construction Contractor Co., Ltd. for several years now. He was involved in the construction of The Bay at Yamu and I acquired one of those villas.

In subsequent years post development of that site, I have contacted Sombat from time to time to do work for me on the villa.

I have found him to be communicative, helpful and pragmatic in trying to arrive at solutions in a cost effective manner.

The work that Sombat is overseeing for me has been of good quality. I am happy to endorse him.

Sincerely,
Barry Hoy

Project References #TL-3

SBJ

WHAT WE BUILD IS TRUST.



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



COMPANY REGISTRATION

Legal Registration & Corporate Credentials

S. J. D. Development Co., Ltd. is a legally registered Thai company established in 2011. The company operates under Thai law and maintains all required corporate registrations, authorized management structures, and regulatory compliance.



1

Official Company Name Change

from

S.B.J. Construction Contractor Co., Ltd.

to

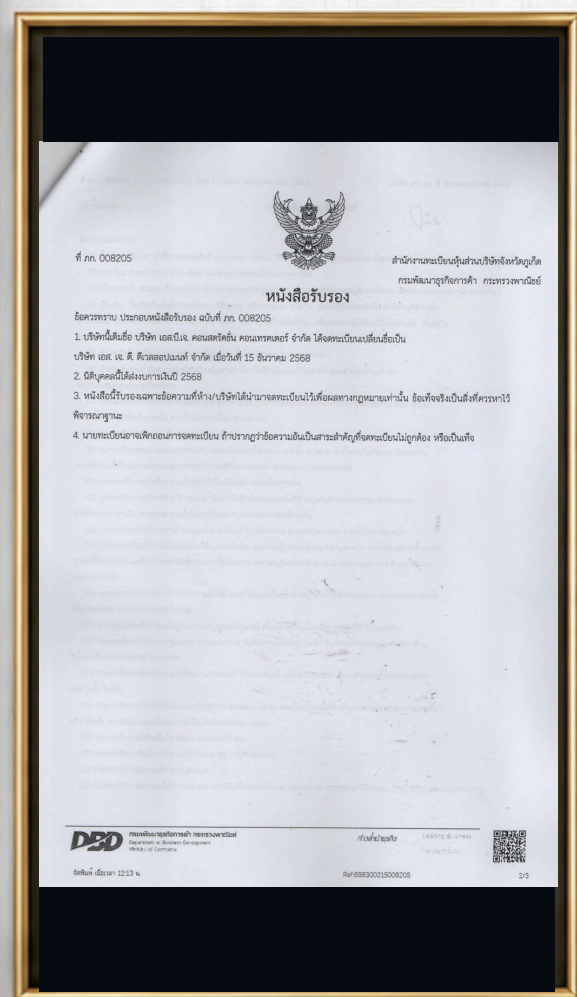
S. J. D. Development Co., Ltd.



2

Original Company Registration Certificate

Established Since 2011



3

Registered Capital & Authorized Director

Registered Capital 3,000,000 THB
& Authorized Director

WHAT WE BUILD IS TRUST.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CORPORATE CREDENTIALS

Tax Registration & Corporate Compliance



Official VAT Registration Certificate (ภ.พ.20)

CORPORATE STATUS

-  Established Since 2011
-  Registered Thai Company
-  DBD Registered Entity
-  VAT Registered
-  Registered Capital 3,000,000 THB
-  Authorized Director
-  Engineering Construction & Development Service
-  Phuket Thailand

WHAT WE BUILD IS TRUST.



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

-  +66 92 989 1924
-  sombat.sbj@gmail.com
-  www.sjdth.com
-  22/41 Moo 8, Pa Khlok, Thalang, Phuket 83110, Thailand



COMPANY INFORMATION

Corporate Information Summary

CORPORATE INFORMATION

	COMPANY NAME: S. J. D. Development Co., Ltd.
	REGISTRATION NUMBER: 0835554007883
	ESTABLISHED: Since 2011
	REGISTERED CAPITAL: 3,000,000 THB
	AUTHORIZED DIRECTOR: Mr. Sombat Khamin
	VAT REGISTERED: (ภ.ว.20)
	LOCATION: Phuket, Thailand

BUSINESS ACTIVITIES

	PROPERTY DEVELOPMENT
	HIGH-END CONSTRUCTION SERVICE
	STRUCTURAL PRODUCTS DEVELOPMENT



REGISTERED
THAI COMPANY



DBD
REGISTERED
ENTITY



VAT
REGISTERED



ESTABLISHED
SINCE 2011



ENGINEERING &
DEVELOPMENT
SERVICES



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



HSE COMMITMENT

Health, Safety, Environment & Quality (HSEQ) Commitment

We are committed to maintaining the highest standards in Health, Safety, Environment, and Quality across all our projects and operations. Our commitment is built on responsibility, continuous improvement, and sustainable business practices.



HEALTH & SAFETY

- Safety First Culture
- Zero-Accident Mindset
- Risk Assessment & Prevention
- Site Safety Management



ENVIRONMENT

- Environmental Protection
- Sustainable Construction Practices
- Waste Reduction and Management
- Resource Efficiency



QUALITY

- Quality Assurance
- Quality Control
- Continuous Improvement
- Commitment to Client Satisfaction



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



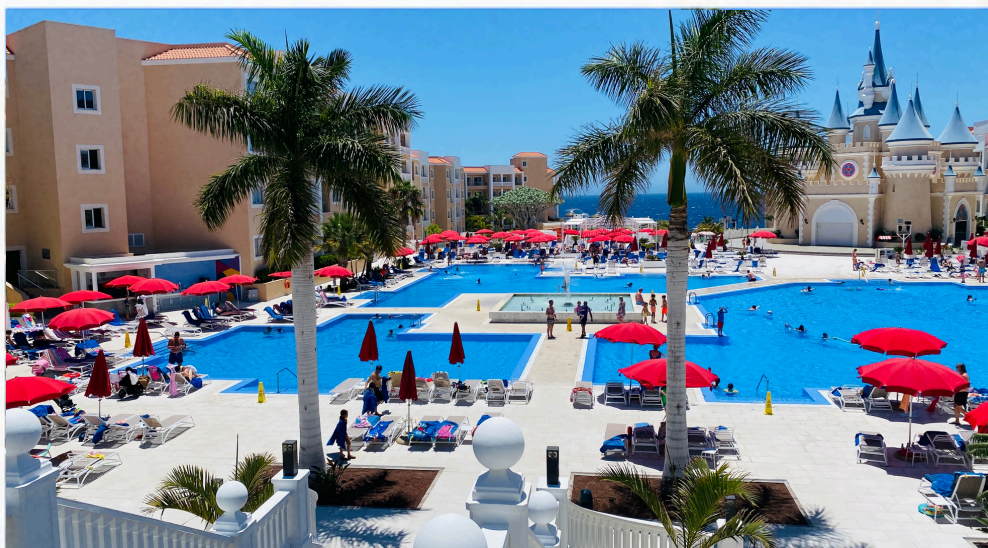
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



GLOBAL COLLABORATION

International Network & Strategic Partnerships

S.J.D. Development combines international relationships, engineering expertise, and strategic partnerships to deliver world-class development and construction solutions throughout Thailand.



INTERNATIONAL REACH

- Thailand
- Spain
- China



STRATEGIC PARTNERSHIPS

- Engineering Collaborations
- Supplier Networks
- Long-term Relationships



LOCAL EXECUTION

- Phuket: Based
- Thai Registered Company
- Licensed Engineering Expertise

Structures May Stand for Decades.
Trust Endures for Generations.



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



STRATEGIC PARTNERS

Building Success Through Trusted Partnerships

We believe exceptional projects are never built alone. Through strategic partnerships with architects, engineers, consultants, manufacturers, suppliers and contractors across Thailand, Spain and China, we create integrated solutions that deliver long-term value to our clients.



ARCHITECTS

- DESIGN EXCELLENCE
- CONCEPT DEVELOPMENT
- PLANNING & APPROVALS



ENGINEERS

- STRUCTURAL ENGINEERING
- TECHNICAL SOLUTIONS
- CONSTRUCTION SUPPORT



MEP CONSULTANTS

- ELECTRICAL SYSTEMS
- PLUMBING SYSTEMS
- HVAC ENGINEERING



SUPPLIERS

- MATERIAL PROCUREMENT
- GLOBAL SOURCING
- QUALITY MATERIALS



CONTRACTORS

- CONSTRUCTION EXECUTION
- SKILLED WORKFORCE
- SITE OPERATIONS



MANUFACTURERS

- MANUFACTURERS
- STRUCTURAL PRODUCTS
- STEEL FABRICATION
- INDUSTRIAL PRODUCTION



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



WHY

S.J.D. Development ? Engineering Expertise. Business Vision. Trusted Execution.

S. J. D. Development Co., Ltd. is more than a construction company. We combine over three decades of engineering experience, project management expertise, international business connections, and practical construction knowledge to deliver reliable solutions for investors, developers, and property owners. Our strength comes from understanding every stage of a project from concept and design coordination to construction management, procurement, quality control, and long-term asset value creation



01 33+ YEARS EXPERIENCE
Proven track record in engineering, construction, and project delivery



02 LICENSED CIVIL ENGINEERS
Professional engineers ensuring safety, quality, and compliance



03 INTERNATIONAL NETWORK
Strong partnerships in Thailand, Spain, China, and key markets.



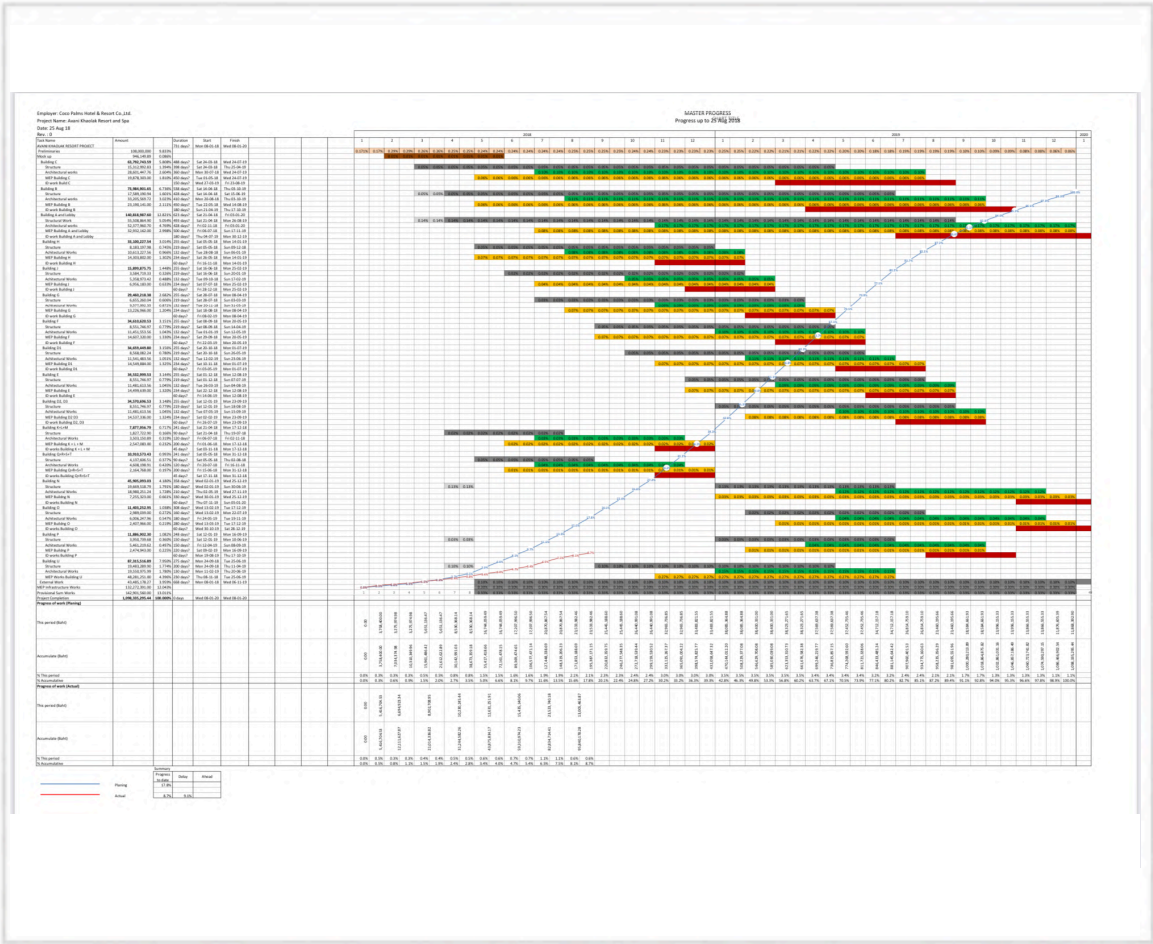
04 PROJECT MANAGEMENT EXPERTISE
Efficient planning, scheduling, and cost control for successful delivery.



05 CONSTRUCTION & DEVELOPMENT
From hospitality and residential to industrial and commercial projects.



06 TRUSTED PROFESSIONAL PARTNER
Committed to integrity, transparency, and long-term client relationships.



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalung,
Phuket 83110, Thailand



CONTACT US LET'S BUILD THE FUTURE TOGETHER

Whether you are a landowner, investor, developer, or project partner, we welcome the opportunity to discuss how S.J.D. Development can help bring your vision to reality.

S. J. D. Development Co., Ltd.
Engineering Intelligence,
Development Vision.
Built on Trust.

+66 92 989 1924

sombat.sbj@gmail.com

www.sjdth.com

Phuket, Thailand

WHAT WE BUILD IS TRUST.



S. J. D. Development CO., LTD.
Engineering Intelligence
Development Vision
Built on Trust

+66 92 989 1924
sombat.sbj@gmail.com
www.sjdth.com
22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand



CLOSING STATEMENT

At S. J. D. Development Co., Ltd., we believe that every successful project begins with trust, vision, and strong execution.

For more than three decades, we have combined engineering expertise, construction excellence, international partnerships, and practical business experience to deliver projects that create lasting value.

Whether you are planning a luxury villa, resort, mixed-use development, structural product solution, or investment project, our team is ready to support you from concept to completion.

We look forward to building the future together.

“

Engineering Intelligence.
Development Vision.
Built on Trust.

”



Your Vision



Our Expertise



Shared Success



Sustainable Future



S. J. D. Development CO., LTD.

Engineering Intelligence
Development Vision
Built on Trust



+66 92 989 1924



sombat.sbj@gmail.com



www.sjdth.com



22/41 Moo 8, Pa Khlok, Thalang,
Phuket 83110, Thailand

