



**I**n the past few weeks architect Mario Kleff has conducted an inspection through the Laguna Heights building prior to the official opening.

After a critical review of the building and its units, Mario is overall very satisfied with the outcome. The star architect is known to be very critical and doesn't hesitate to clearly point out issues that need improvement.

"Laguna Heights has been built true to the designs. There are some minor issues concerning the interiors and final finishes that need to be addressed by Heights Holdings, but overall this project is an impressive realisation of an outstanding design concept," said Mario.

The eight-storey building stretches more than 100 metres in length all the way from Soi 16 down to the gentle slope of Wong-Amat Beach.

One of the highlights is the rooftop infinity pool which includes a "white sands beach

area" which visually extends Wong-Amat beach right onto the top of Laguna Heights when standing on the rooftop common area.

Mario Kleff has also designed the W Tower, which is one of the most advertised high-rise launches in Pattaya. This 38-storey building with more than 360 units is also a close neighbour to Laguna Heights and offers even more breathtaking views. The condominiums range from approximately 30-160 sqm and are certain to create a lively beach community at this upmarket location.

Laguna Heights, although nicely positioned at Wong-Amat Beach, has been priced at realistic market levels, thus the uptake has been very good with almost 80 per cent being sold to investors and residents.

The architect-designer has also considered the integration into the environment with a carefully landscaped tropical garden around the perimeter.

Laguna Heights was one of more than 10 condominium

projects under construction and, after Park Royal Condominium on Pratumnak Hill, the second to be turned over to the public.

Other developments "in the works" are Park Royal 2 and Park Royal 3, both being built on premier locations on Pratumnak Hill and Club

Royal Condominium where construction has been completed (see also report about W Tower showroom on pages 26-37).

With all these projects under his belt, Mario Kleff has decided that the time is right to announce his own high-rise development this month. Ω

architect mario kleff new high rise\*

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# Ready to move in

Wong-Amat's latest development opens doors for owners and tenants

Laguna Heights, one of the landmark condominium projects at Wong-Amat Beach, designed and built by Mario Kleff's Wandegroup, opened to the public at the end of July. The project has taken exactly two years from the initial design phase and launch, through the various construction stages up to the opening.



Mario Kleff,  
International Architect, MD  
**Personal information**  
Born: 1967 in Germany,  
received Thai Citizenship in 2009

**Projects**  
Box House Project for lower income families in Africa.

**Condominium projects (selection)**  
Park Royal 1-3, Club Royal, Laguna Heights, The Wave, Laguna Bay, Suan Sawarn, On-the-Hill, W-Tower, Twin Towers, Sky Park and Parkside Shopping Centre

**Private villas**  
Zen House, Falling Rain House, Capsule House, Star House, Zigzag House, Phoenix Villa, Koi House  
Web: [www.wandegroup.com](http://www.wandegroup.com)  
Wikipedia: Mario Kleff  
Facebook: Mario Kleff



Star architect Mario Kleff.



Unique to Laguna Heights – a rooftop beach pool.

#### Designed for a vibrant lifestyle

Looking at the condominium landscape in Pattaya, it seems some developments are designed with maximised profit in mind rather than maximised lifestyle of the residents.

Laguna Heights takes a clear counter-position to this trend. Laguna Heights is designed as a “boutique condominium” – a private residence and community compared to the many new condominium enclaves featuring 500, 1,000 or even 1,500 units – most of them “claiming” around 30sqm priced at a Bt1m.

While these projects are certainly commercially successful, the community and lifestyle experience is certainly different compared to Laguna Heights, which was designed by Mario Kleff as a living space for a range of single and family demographics suitable both as permanent home as well as weekend and vacation getaway, or as Mario puts it: “A place where you always look forward to coming home.”

#### A rooftop beach

The idea of rooftop swimming pools today has been realised in many condominium buildings in Pattaya – almost no new development is launched without sporting a pool on the top.

Driven by productive energy to set “new standards outside of standards”, Mario Kleff has taken this concept one step further and has created a rooftop beach.

Residents and visitors are greeted by a soft white sand that leads into the pool which is gently sloping down towards an infinity pool with unbelievable ocean view.

As water designs take a central role in Asian architecture, Mario has created a natural circulation system where wind pushes water over the edge of the pool where it is guided along the left and right side back and thereby cooling the terrace and protecting it from overheating and creating a natural environment where you can walk barefoot between the different common zones.



In discussion with Roy about the perfect pool view.

### Location, location, location

Even if this might be the oldest criteria for real estate selection around – in the case of Laguna Heights it is true and might well be extended with: view, view, view.

It's well worth to step up to Laguna Heights lifestyle: The views offered from the rooftop beach pool and the private balconies are breathtakingly beautiful – whether in the morning, during sunset or in the nighttime where the unmistakable skyline lights up along Pattaya bay.

Many of the prime developments and hotels are located in the direct neighbourhood: Northpoint, The Cove, Centara Grand Mirage Pattaya Beach Resort and Pullman Pattaya Aisawan to just name a few.



Beautiful view of Pattaya's skyline.



### ZEN Design explained

Mario Kleff has been fascinated by Thai culture and Asian design for a long time, and spent two years working and studying with a Japanese master architect.

If you look closer, many details in the Laguna Heights condominium are proof of Mario's philosophy that "design is the combination of intelligence and aesthetics".

While Pattaya is on the way to transform itself from a low-cost tourist destination to a glamorous international beach resort, the living experience at Laguna Heights is created by simple and clear designs that create an area of calm within this vibrant city.