



SAMUI PARADISE

GROUP

Cozy Pavilion

VILLAS LAMAI

KOH SAMUI, THAILAND



WELCOME TO LAMAI

Lamai is the soul of Koh Samui – a place where everyday life unfolds between golden beaches and green hills. Lamai strikes a perfect balance: lively and authentic, yet never overwhelming, with the rhythm of a village that has kept its Thai soul while embracing an international community. Families, retirees, and entrepreneurs all find their pace here.

Lamai is more than geography – it is a way of life. A safe, welcoming, and naturally beautiful village where one feels connected to the world, yet free from its noise. A true heart of Samui living.



ABOUT COZY PAVILION



3 Beds



3.5 Baths

Lamai



450 sqm

Discover Cozy Pavilion Villas: an intimate enclave of just **6 exclusive homes**, perfectly located only **3 minutes** from Lamai Beach.

Blending modern European living with tropical open-space design, these villas offer a harmonious lifestyle of comfort, privacy, and natural beauty. Each villa features **generous interiors, a spacious living room, and a private rooftop sala** for outdoor relaxation.



With **lush mountain views** as your backdrop and **your own secluded garden**, Cozy Pavilion Villas provide the perfect retreat **for both full-time living and high-potential rental investment.**



FEATURES



3 Beds



3.5 Baths



Lamai



450 sqm

- **Price:** 7.5 million THB (Leasehold)
- **Land Size:** 450–500 sqm
- **Building Area:** 279 sqm
- 3 Bedrooms / 3.5 Bathrooms
- Spacious Living Room
- Rooftop Pavilion Sala for Relaxation
- Private Swimming Pool
- Private Car Park
- Automated Gate & Walled Privacy
- Private Tropical Garden with Mountain Views
- High-Quality Construction & Superior Craftsmanship

MASTERPLAN



MASTERPLAN



PLOT-1
AREA 475.50 SQ.M

PLOT-2
AREA 471.75 SQ.M

PLOT-3
AREA 468.20 SQ.M

PLOT-4
AREA 464.70 SQ.M

PLOT-5
AREA 464.30 SQ.M

PLOT-6
AREA 507.70 SQ.M

1 ไร่ 3 งาน 44 ตารางวา
LAND AREA 2,844.00 SQ.M



KEYPLAN

1	LDK	59.90 SQ.M.	6	DECK POOL	49.88 SQ.M.	11	MASTER BATHROOM	8.91 SQ.M.
2	BEDROOM 1	17.64 SQ.M.	7	PARKING	32.19 SQ.M.	12	LAUNDRY ,STORAGE	2.66 SQ.M.
3	BEDROOM 2	15.96 SQ.M.	8	TOILET	3.45 SQ.M.	13	PUMP ROOM	5.46 SQ.M.
4	MASTER BEDROOM	20.48 SQ.M.	9	BATHROOM 1	6.72 SQ.M.	14	STAIR	4.14 SQ.M.
5	SWIMMING POOL	28.80 SQ.M.	10	BATHROOM 2	5.04 SQ.M.	15	PAVILION	18.03 SQ.M.

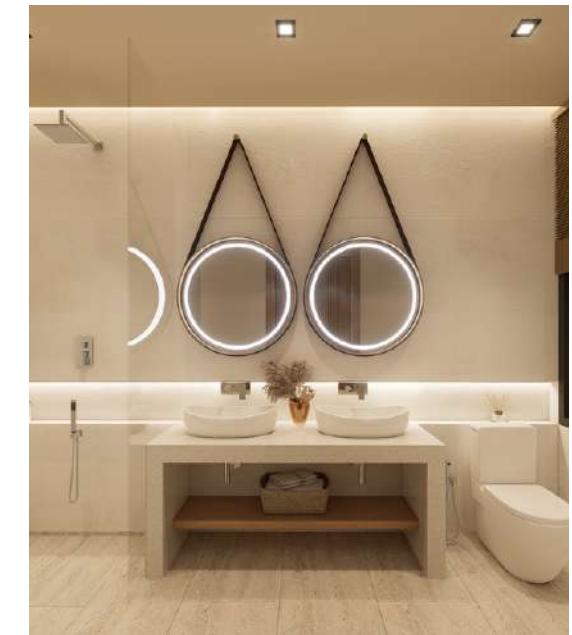


TOTAL 279.26 SQ.M.









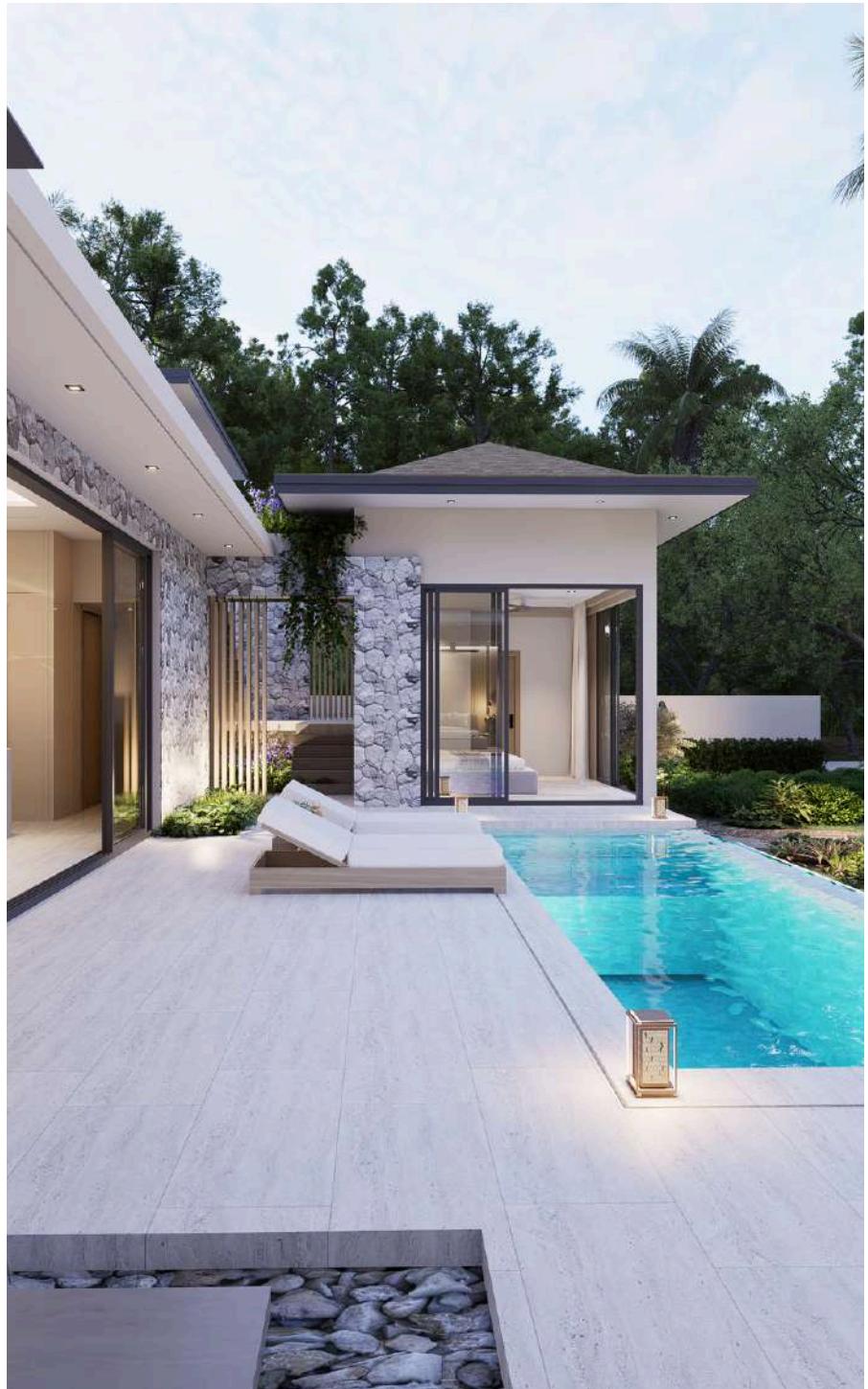


COZY PAVILION VILLAS LAMAI - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	2,250,000 THB	30%	LEASEHOLD
2	WHEN THE LIST BELOW IS COMPLETED	1,875,000 THB	25%	<p>PAYMENT IN ADVANCE EVERY 5 YEAR RENT INCREASES BY 7% EVERY 5 YEARS</p> <ul style="list-style-type: none"> 1 - 5 YEAR 95,000 THB PER YEAR 6 - 10 YEAR 101,650 THB PER YEAR 11 - 15 YEAR 108,766 THB PER YEAR 16 - 20 YEAR 116,380 THB PER YEAR 21 - 25 YEAR 124,527 THB PER YEAR 26 - 30 YEAR 133,244 THB PER YEAR
3	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	<p>3.1 ROOF FINISHES 3.2 WALLS MASONRY 3.3 WALL CEMENT RENDER 3.4 WALL FINISHES 3.5 CEILING FINISHES</p> <ul style="list-style-type: none"> RESERVATION DEPOSIT 500,000 THB SIGNING CONTRACT WITHIN 30 DAYS PRICE NOT INCLUDING KITCHEN & FURNITURE
4	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	<p>4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING</p> <p>PRICE INCLUDES:</p> <ul style="list-style-type: none"> BUILDING PERMIT, VAT & CONSTR. TAX 4 AIR-CONDITIONERS & 4 FANS LIGHTING & SANITARY WARE SALT BASED POOL FILTRATION SYSTEM OUTDOOR WALLS & AUTOMATIC GATE CENTRAL WATER HEATING SYSTEM
5	WHEN THE LIST BELOW IS COMPLETED	375,000 THB	5%	<p>5.1 LAST INSPECTION OF THE HOUSE 5.2 HANOVER</p>
	TOTAL	7,500,000 THB	100%	



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WHY INVEST IN KOH SAMUI

KOH SAMUI MARKET FACTSHEET

- Real estate prices have surged by **35%** since the post-Covid recovery, reflecting strong and sustained market growth.
- Highly attractive rental yields with an **average ROI of 10% to 18%** – among the highest in Thailand.
- Koh Samui is in the **early growth phase** of its property market, presenting a **significant opportunity for future appreciation**.
- Property values are increasing steadily at **5%–7%** annually.
- Ideal for both **personal living and rental investment** opportunities.

Invest in Koh Samui today to enjoy an extraordinary lifestyle while securing long-term capital growth and strong rental returns.

COZY PAVILION VILLAS LAMAI (LEASEHOLD)

RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	7,500,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	8,700,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	5,000	6,500	8,000
LONG TERM RENTAL (MONTHLY)	110,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	1,638,250 THB
COMPANY TAX (YEARLY)	90,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	245,700 THB

NET YEARLY RENTAL INCOME FORECAST	1,302,300 THB
AVERAGE RETURN ON INVESTMENT	15.0%
PAYBACK PERIOD (YEARS)	6.68

OTHER MINOR EXPENSES MUST BE ADDED (PEST CONTROL, INSURANCE, OTHER).

FIGURES ARE BASED ON CURRENT MARKET DATA.



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Samui Paradise Group is the island's leading development expert, with over **15 years** of trusted experience and more than **150 homes built**.

As the biggest local developer in Samui, we specialize in **high-quality off-plan projects**, blending local expertise with an international team for *seamless delivery*.

Your vision, our commitment – building paradise, one villa at a time.



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