



SAMUI PARADISE  
GROUP

# Cozy Pavilion

## VILLAS LAMAI

KOH SAMUI, THAILAND





## WELCOME TO LAMAI

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**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



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



## KEYPLAN

1	LDK	59.90 SQ.M.
2	BEDROOM 1	17.64 SQ.M.
3	BEDROOM 2	15.96 SQ.M.
4	MASTER BEDROOM	20.48 SQ.M.
5	SWIMMING POOL	28.80 SQ.M.

6	DECK POOL	49.88 SQ.M.
7	PARKING	32.19 SQ.M.
8	TOILET	3.45 SQ.M.
9	BATHROOM 1	6.72 SQ.M.
10	BATHROOM 2	5.04 SQ.M.

11	MASTER BATHROOM	8.91 SQ.M.
12	LAUNDRY ,STORAGE	2.66 SQ.M.
13	PUMP ROOM	5.46 SQ.M.
14	STAIR	4.14 SQ.M.
15	PAVILION	18.03 SQ.M.

**TOTAL 279.26 SQ.M.**





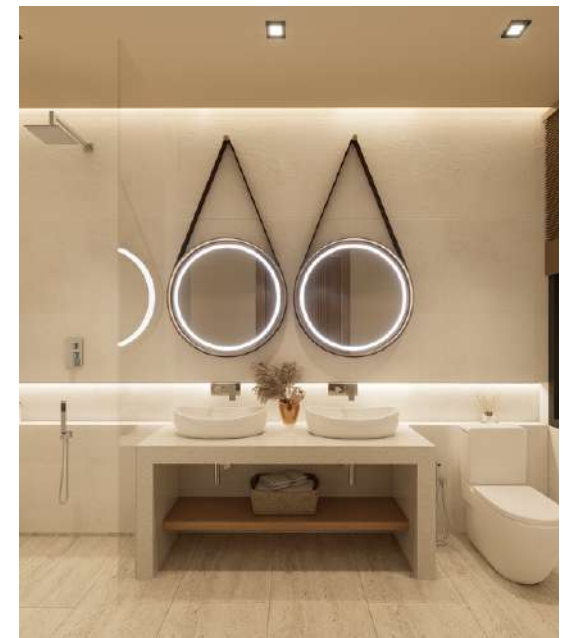


















# COZY PAVILION VILLAS LAMAI - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	2,250,000 THB	30%	<b>LEASEHOLD</b>  <b>PAYMENT IN ADVANCE EVERY 5 YEAR RENT INCREASES BY 7% EVERY 5 YEARS</b> <ul style="list-style-type: none"> <li>• 1 - 5 YEAR 95,000 THB PER YEAR</li> <li>• 6 - 10 YEAR 101,650 THB PER YEAR</li> <li>• 11 - 15 YEAR 108,766 THB PER YEAR</li> <li>• 16 - 20 YEAR 116,380 THB PER YEAR</li> <li>• 21 - 25 YEAR 124,527 THB PER YEAR</li> <li>• 26 - 30 YEAR 133,244 THB PER YEAR</li> </ul> <ul style="list-style-type: none"> <li>• RESERVATION DEPOSIT 500,000 THB</li> <li>• SIGNING CONTRACT WITHIN 30 DAYS</li> <li>• PRICE NOT INCLUDING KITCHEN &amp; FURNITURE</li> </ul> <b>PRICE INCLUDES:</b> <ul style="list-style-type: none"> <li>• BUILDING PERMIT, VAT &amp; CONSTR. TAX</li> <li>• 4 AIR-CONDITIONERS &amp; 4 FANS</li> <li>• LIGHTING &amp; SANITARY WARE</li> <li>• SALT BASED POOL FILTRATION SYSTEM</li> <li>• OUTDOOR WALLS &amp; AUTOMATIC GATE</li> <li>• CENTRAL WATER HEATING SYSTEM</li> </ul>
2	WHEN THE LIST BELOW IS COMPLETED	1,875,000 THB	25%	
	2.1 FOOTING & STUD COLUMN STRUCTURE 2.2 LOWER FLOOR STRUCTURE 2.3 2ND FLOOR STRUCTURE 2.4 ROOF STEEL STRUCTURE			
3	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	
	3.1 ROOF FINISHES 3.2 WALLS MASONRY 3.3 WALL CEMENT RENDER 3.4 WALL FINISHES 3.5 CEILING FINISHES			
4	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	  <b>SAMUI PARADISE</b> GROUP
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	375,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>7,500,000 THB</b>	<b>100%</b>	





# WHY INVEST IN KOH SAMUI

## KOH SAMUI MARKET FACTSHEET

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- 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.





## SAMUI PARADISE GROUP

**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.***





### NALA NERAMITH

PRINCIPAL

 +66 83-759-3700

 +66 98-804-1883

 samui.paradise.group

 +66 83-759-3700

 [www.samuiparadisegroup.com](http://www.samuiparadisegroup.com)