



SAMUI PARADISE

GROUP



# Golden Pool Villas

PHASE 2 - PLAI LEAM

KOH SAMUI, THAILAND



# WELCOME TO PLAI LEAM

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**Plai Laem:** a tranquil area blending **local charm** with proximity to Samui's main attractions. **Quiet and naturally scenic**, it offers the perfect blend of relaxation and convenience.

Known for its **stunning sunsets** over the ocean, its location is ideal: only 12 minutes from Fisherman's Village, and just 5 minutes to Choeng Mon Beach.

With a balance of local culture, natural beauty, and upscale living, Plai Laem stands out as **one of Samui's most desirable areas** – combining sophistication, convenience, and timeless island charm.





ABOUT

# GOLDEN POOL VILLAS



3 Beds



3.5 Baths



Plai Laem



300 sqm

**Introducing Golden Pool Villas** – a boutique development offering modern tropical living in one of Koh Samui's **most convenient and desirable areas**. Perfectly situated between Choeng Mon and Bangrak Beaches, and just minutes from Fisherman's Village, the airport, supermarkets, dining, and Chaweng's vibrant lifestyle, this location is unmatched for both **comfort and value**.

Designed with inspiration from a **modern paradise lifestyle**, these villas cater to the needs of international buyers seeking **stylish design**, functional layouts, and **everyday convenience**. With elegant two-floor architecture, a **private pool**, and intimate garden spaces, Golden Pool Villas bring together prime location and contemporary living at an **exceptional price point**. The project also offers **outstanding rental investment potential**, with high demand from holidaymakers and long-term residents alike.







## FEATURES



3 Beds



3.5 Baths



Plai Laem



300 sqm

- **Price:** 6.9 million THB (Leasehold)
- **Land Size:** 250-300 sqm
- **Building Area:** 280 sqm (Two Floors)
- 3 Bedrooms / 3.5 Bathrooms
- Private Swimming Pool

- Private Car Park
- Automated Gate & Walled Privacy
- Tropical Garden
- High-Quality Construction & Superior Craftsmanship



# MASTERPLAN





# MASTERPLAN





## BUILDING AREA TOTAL 285.69 SQ.M

- INDOOR AREA 161.79 SQ.M
- OUTDOOR AREA 123.90 SQ.M

## GROUND FLOOR PLAN

1. CARPARK+ENTRANCE	38.95	Sq.m
2. LIVING+DINING+KITCHEN	47.50	Sq.m
3. TERRACE	11.03	Sq.m
4. STORAGE	6.25	Sq.m
5. TOILET	3.12	Sq.m
6. STAIR + FOYER	12.50	Sq.m
7. POOL TERRACE	33.35	Sq.m
8. SWIMMING POOL	22.50	Sq.m
9. BEDROOM 1	18.32	Sq.m
10. BATHROOM 1	6.68	Sq.m
11. LIFT	4.02	Sq.m
12. SALA	6	Sq.m

PRICE FROM : 6,990,000 THB.

TOTAL 210.22 SQ.M





## UPPER FLOOR PLAN

12. BEDROOM	2	21.58	Sq.m
13. BATHROOM	2	6.12	Sq.m
14. MASTER BEDROOM		20.00	Sq.m
15 MASTER BATHROOM		13.60	Sq.m
16 BALCONY		12.07	Sq.m

**TOTAL** 73.37 SQ.M
























# GOLDEN POOL VILLAS - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	2,070,000 THB	30%	<p><b>LAND LEASE 70,000 THB PER YEAR PAYMENT EVERY 3 YEARS</b></p> <ul style="list-style-type: none"> <li>• RESERVATION DEPOSIT 300,000 THB</li> <li>• SIGNING CONTRACT WITHIN 30 DAYS</li> <li>• PRICE NOT INCLUDING KITCHEN &amp; FURNITURE</li> </ul> <p><b>PRICE INCLUDES:</b></p> <ul style="list-style-type: none"> <li>• BUILDING PERMIT, VAT &amp; CONSTR. TAX</li> <li>• 3 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	1,380,000 THB	20%	
	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	1,380,000 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	1,380,000 THB	20%	   <p><b>SAMUI PARADISE</b> GROUP</p>
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	690,000 THB	10%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>6,900,000 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.*



GOLDEN POOL VILLAS (LEASEHOLD) - PLAI LEAM

RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	6,900,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	8,100,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	5,000	7,000	8,500
LONG TERM RENTAL (MONTHLY)	100,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	1,634,625 THB
COMPANY TAX (YEARLY)	80,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	245,194 THB

NET YEARLY RENTAL INCOME FORECAST	1,309,431 THB
AVERAGE RETURN ON INVESTMENT	16.2%
PAYBACK PERIOD (YEARS)	6.19

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.***





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