



SAMUI PARADISE  
GROUP

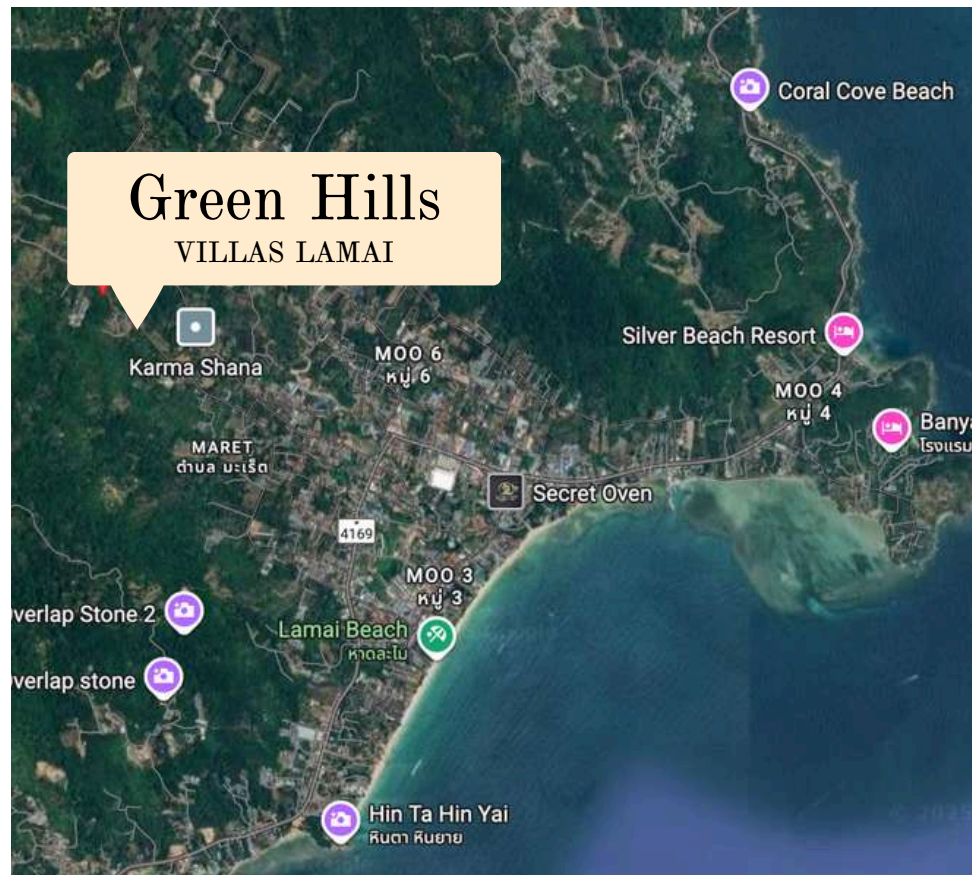
# Green Hills

## 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

# GREEN HILLS



3 Beds



3.5 Baths



Lamai



450 sqm

**Green Hills Villas** is a boutique development of just six exclusive homes, offering privacy, peace, and a lifestyle surrounded by nature. Perfectly positioned on the gentle slopes of Lamai, the project provides breathtaking **360-degree view of lush green mountains**, creating an atmosphere of pure serenity.

Each villa is crafted with modern tropical design, seamlessly blending contemporary architecture with its natural surroundings. Expansive living spaces open onto **outdoor terraces**, while **private pools** and **landscaped gardens** make every day feel like a retreat.

***With spacious layouts, high-quality construction, and superior craftsmanship, Greenhills Villas is more than a residence: it is a sanctuary for those seeking refined living and enduring beauty in Koh Samui.***





# FEATURES

 3 Beds  3.5 Baths  Lamai  450 sqm

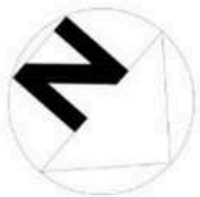
- **Price:** 12.9 million THB (Freehold)
- **Land Size:** 400–500 sqm
- **Building Area:** 350–380 sqm
- 3 Bedrooms / 3.5 Bathrooms
- Private Swimming Pool
- Spacious Outdoor Terrace for Relaxation
- Private Car Park
- Automated Gate
- Central Water Heating System
- Tropical Private Garden
- High-Quality Construction & Superior Craftsmanship



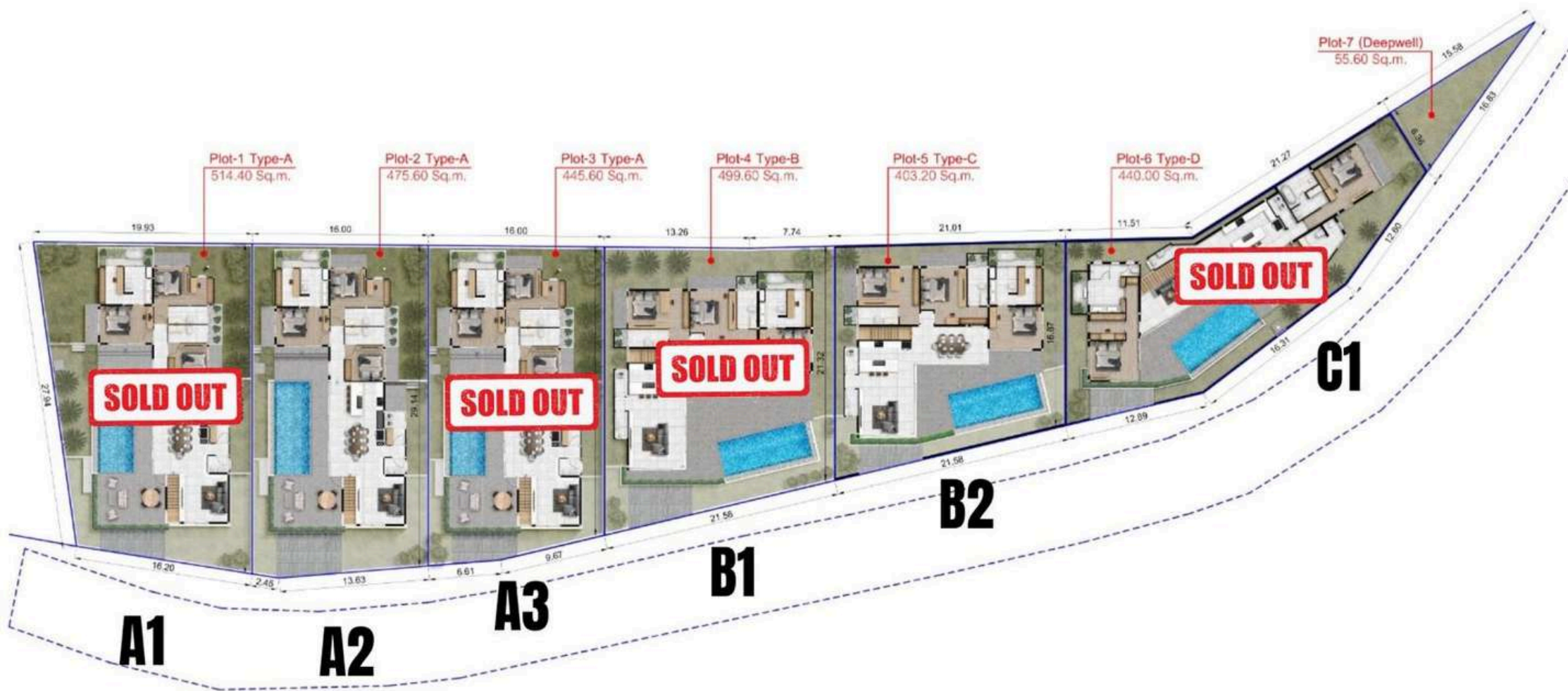
# MASTERPLAN







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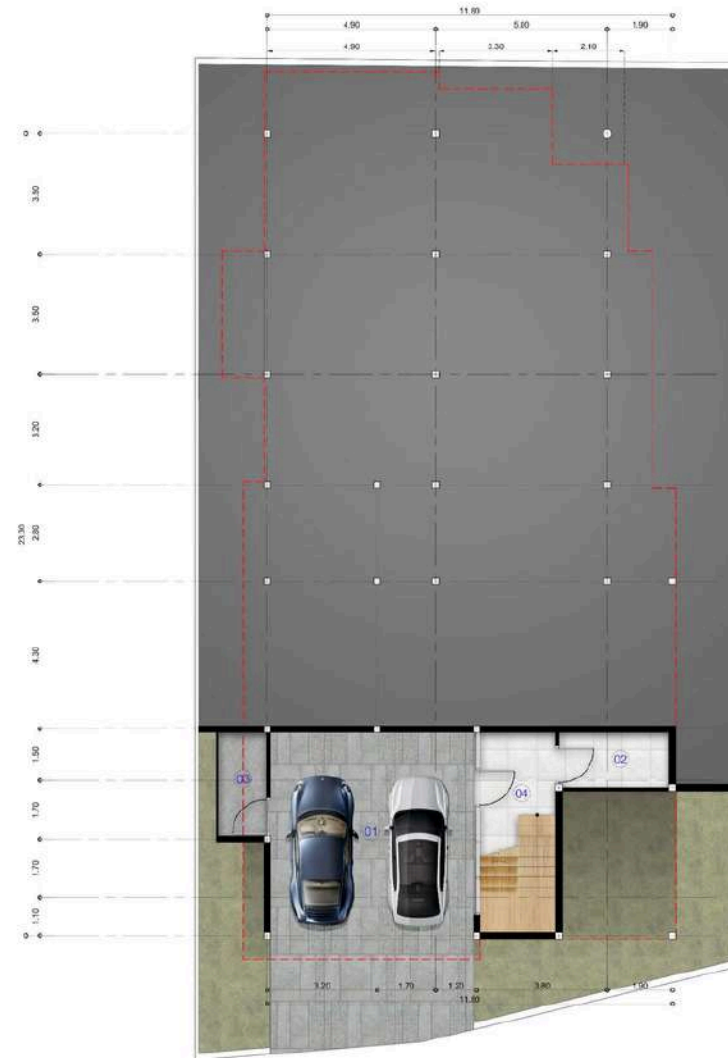
# TYPE A



TYPE A3 : FIRST FLOOR PLAN

05 LIVING AREA	10 MASTER BEDROOM	18.36 sq.m.	15 BATHROOM-1	8.49 sq.m.	20 TERRACE-1	4.94 sq.m.
06 KITCHEN AREA	11 MASTER BATHROOM	9.90 sq.m.	16 BEDROOM-2	20.03 sq.m.	21 TERRACE-2	3.84 sq.m.
07 DINING AREA	12 MASTER WALK IN CLOSET	8.46 sq.m.	17 BATHROOM-2	8.49 sq.m.	22 TERRACE-3	4.44 sq.m.
08 TOILET	13 OUTDOOR BATH-TUB	8.67 sq.m.	18 POOL DECK	62.31 sq.m.	23 TERRACE-4	3.95 sq.m.
09 LAUNDRY	14 BEDROOM-1	12.54 sq.m.	19 SWIMMING POOL	35.20 sq.m.		

First Floor Area Total 299.38 sq.m.  
HOUSE ALL AREA TOTAL 364.36 sq.m.



TYPE A3 : LOWER FLOOR PLAN

01 CAR PARK	37.93 sq.m.
02 STORE	6.56 sq.m.
03 PUMP	5.27 sq.m.
04 ENTRANCE HALL	15.22 sq.m.

Lower Floor Area Total 64.98 sq.m.  
HOUSE ALL AREA TOTAL 364.36 sq.m.



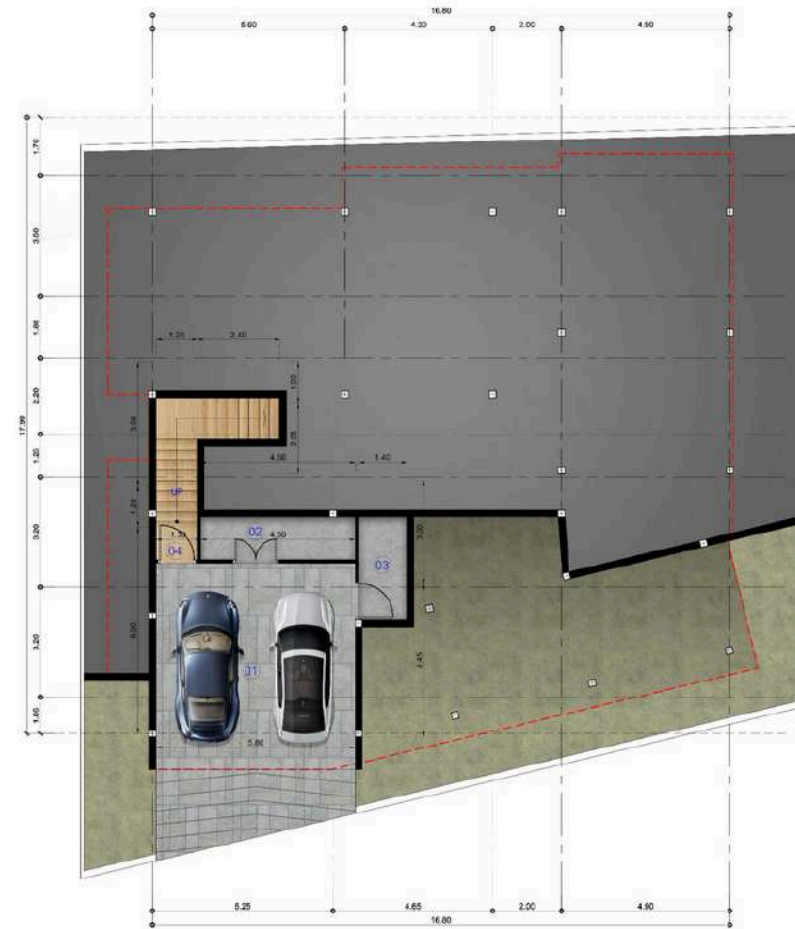
# TYPE B



TYPE B2 : FIRST FLOOR PLAN

05 LIVING AREA	06 KITCHEN AREA	07 DINING AREA	08 TOILET	09 LAUNDRY	10 MASTER BEDROOM	11 MASTER BATH ROOM	12 MASTER WALK IN CLOSET	13 OUTDOOR BATH TUB	14 BEDROOM-1	15 BATHROOM-1	16 BEDROOM-2	17 BATHROOM-2	18 POOL DECK	19 SWIMMING POOL	20 TERRACE-1	21 TERRACE-2
	76.58 sq.m.		3.44 sq.m.	3.44 sq.m.	20.50 sq.m.	9.54 sq.m.	8.48 sq.m.	8.16 sq.m.	24.12 sq.m.	9.48 sq.m.	24.81 sq.m.	9.46 sq.m.	44.56 sq.m.	36.00 sq.m.	4.32 sq.m.	5.34 sq.m.

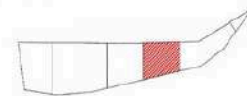
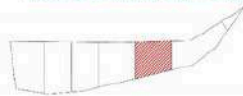
First Floor Area Total 288.15 sq.m.  
HOUSE ALL AREA TOTAL 349.42 sq.m.



TYPE B2 : LOWER FLOOR PLAN

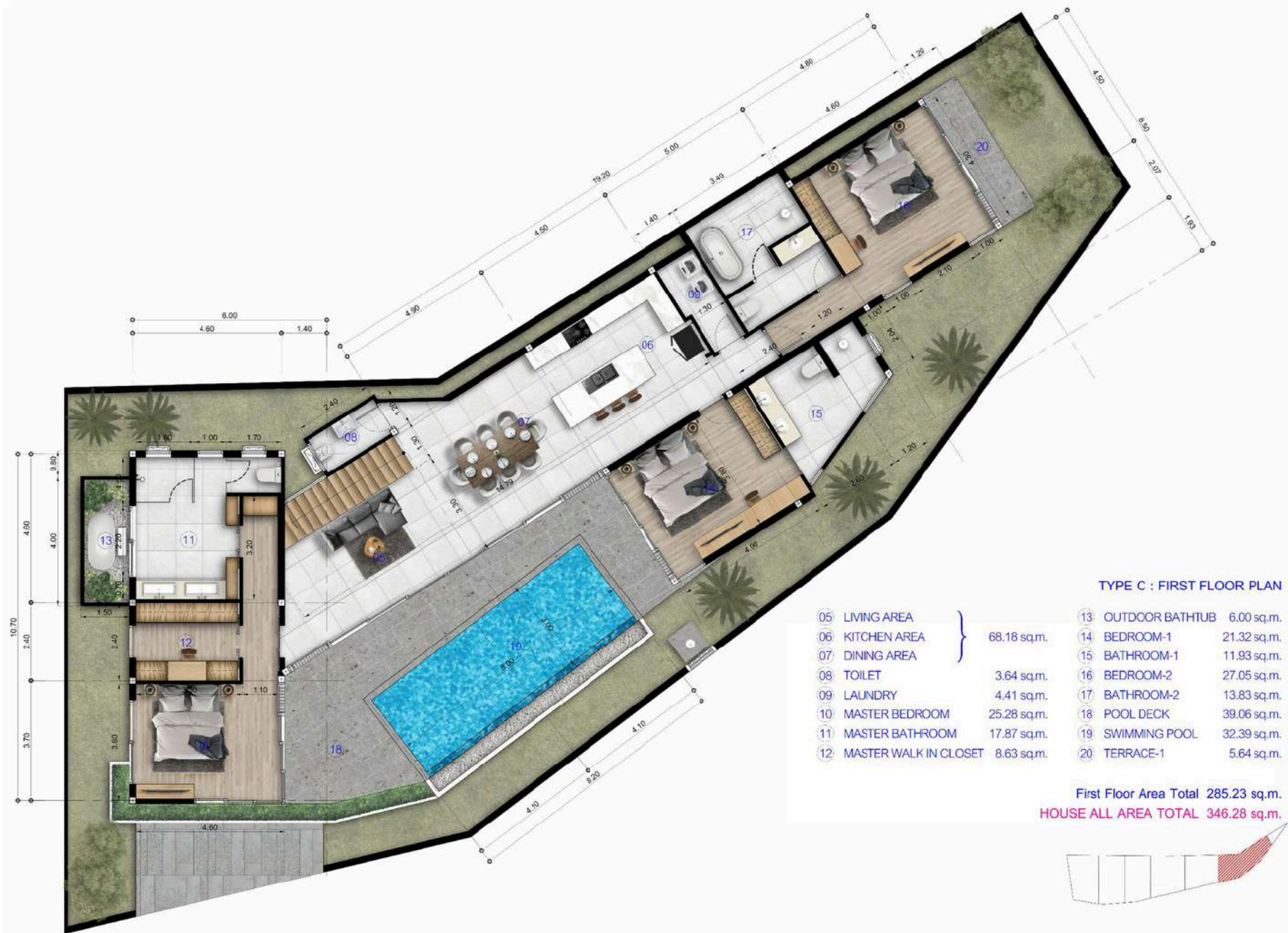
01 CAR PARK	02 STORE	03 PUMP	04 ENTRANCE HALL & STAIR
36.83 sq.m.	7.13 sq.m.	5.78 sq.m.	11.53 sq.m.

Lower Floor Area Total 61.27 sq.m.  
HOUSE ALL AREA TOTAL 349.42 sq.m.



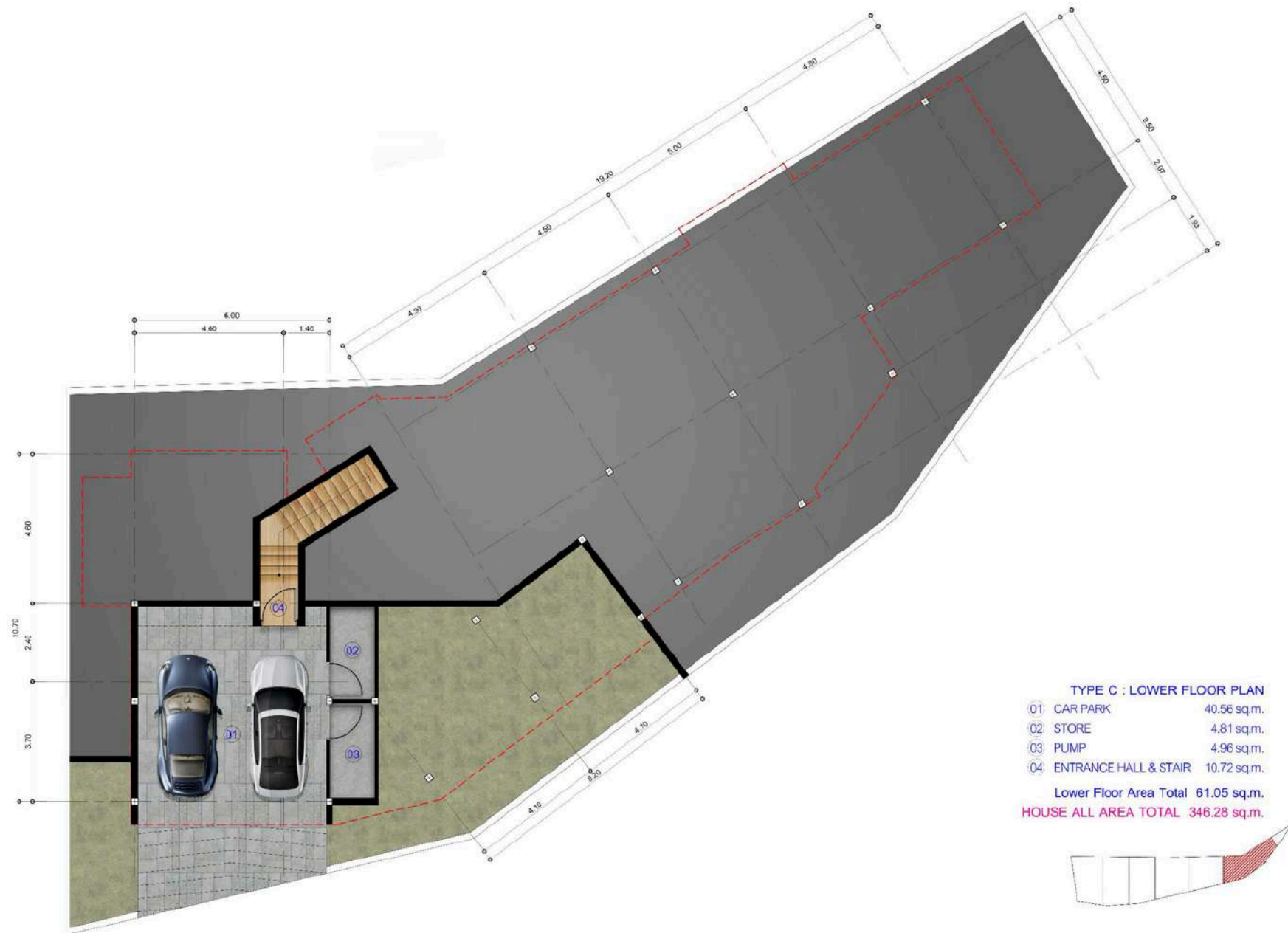


# TYPE C





# TYPE C



























# GREEN HILLS VILLAS LAMAI - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	3,870,000 THB	30%	<b>FREEHOLD</b>  <ul style="list-style-type: none"> <li>• RESERVATION DEPOSIT 600,000 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	3,225,000 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	2,580,000 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	2,322,000 THB	18%	   <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	903,000 THB	7%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>12,900,000 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.*



GREEN HILLS VILLAS LAMAI (FREEHOLD)

# RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	12,900,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	14,100,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	6,000	8,000	10,000
LONG TERM RENTAL (MONTHLY)	140,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	2,050,500 THB
COMPANY TAX (YEARLY)	30,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	307,575 THB

NET YEARLY RENTAL INCOME FORECAST	1,712,925 THB
AVERAGE RETURN ON INVESTMENT	12.1%
PAYBACK PERIOD (YEARS)	8.23

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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