



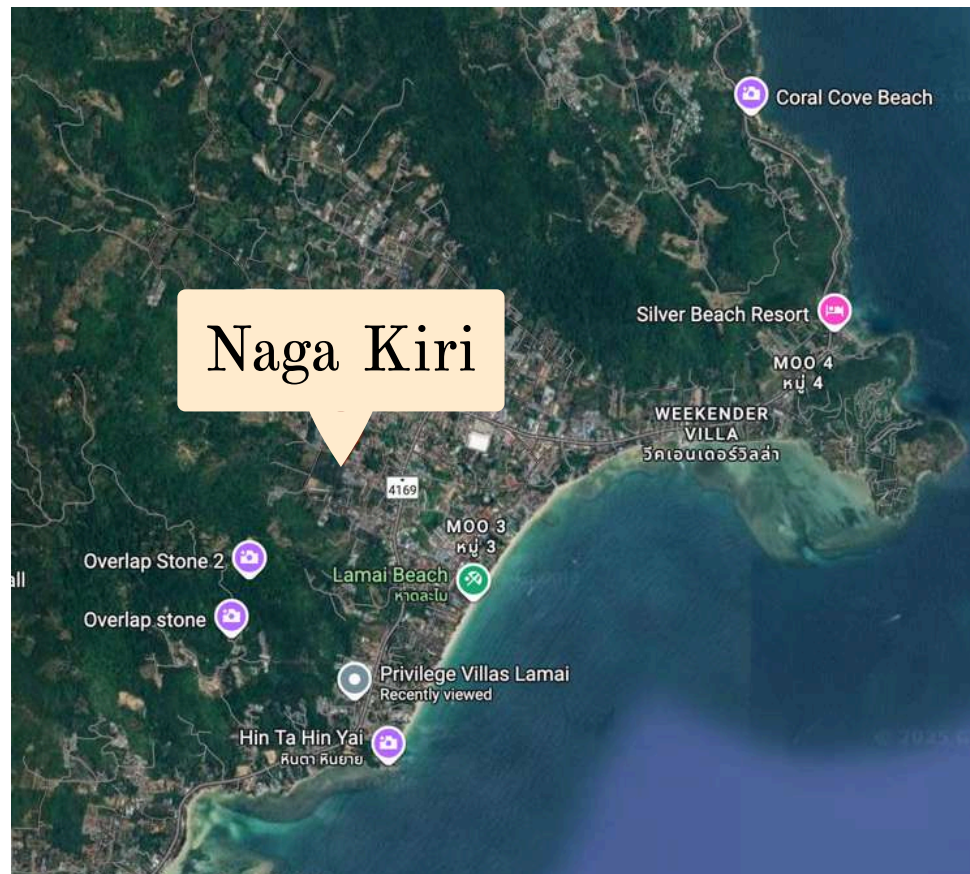
SAMUI PARADISE  
GROUP

# NAGA KIRI

## 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 NAGA KIRI

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3 Beds



3.5 Baths



Lamai



450 sqm

Experience coastal living at its finest with Naga Kiri Villas, a boutique collection of **modern tropical homes just 3 minutes from Lamai Beach** and all essential amenities. Surrounded by lush coconut groves and mountain views, this exclusive project combines **comfort, privacy, and convenience** in one of Koh Samui's most sought-after locations.



Designed with charm and functionality, each villa features bright open spaces, a **private rooftop pavilion** for family relaxation, and **elegant architecture** that blends seamlessly with its natural surroundings. With only a limited number of residences available, Naga Kiri Villas offers a rare opportunity to own a **dream retreat in paradise**.

***Embrace comfort, style, and convenience at Naga Kiri Villas Lamai – your serene island sanctuary just moments from the beach.***



# FEATURES

 3 Beds  3.5 Baths  Lamai  450 sqm

- **Price:**
  - 7.5 million THB (Leasehold)
  - 11.5 million THB (Freehold)
- **Land Size:** 400–500 sqm
- **Building Area:** 275 sqm
- 3 Bedrooms / 3.5 Bathrooms
- Private Swimming Pool
- Rooftop Pavilion for Relaxation
- Private Car Park
- Automated Gate & Walled Privacy
- Central Water Heating System
- Underground Electricity
- Tropical Private Garden
- Green Landscaped Common Areas
- High-Quality Construction & Superior Craftsmanship

# MASTERPLAN



# MASTERPLAN



SALE 15 PLOT

AREA 403.84 - 615.48 SQM.

CONCRETE ROAD 6 M.

FOOTPATH 0.5 M. ONEACH SIDE

ตำแหน่งที่ดิน : ต. มะเร็ต อ. เกาะสมุข จ. สุราษฎร์ธานี

เลขที่ดิน	โฉนดที่ดินเลขที่	เนื้อที่ (ไร่)	เนื้อที่ (ตร.ม)
208	3602	5-1-06.0	8,311.00



# FLOORPLAN

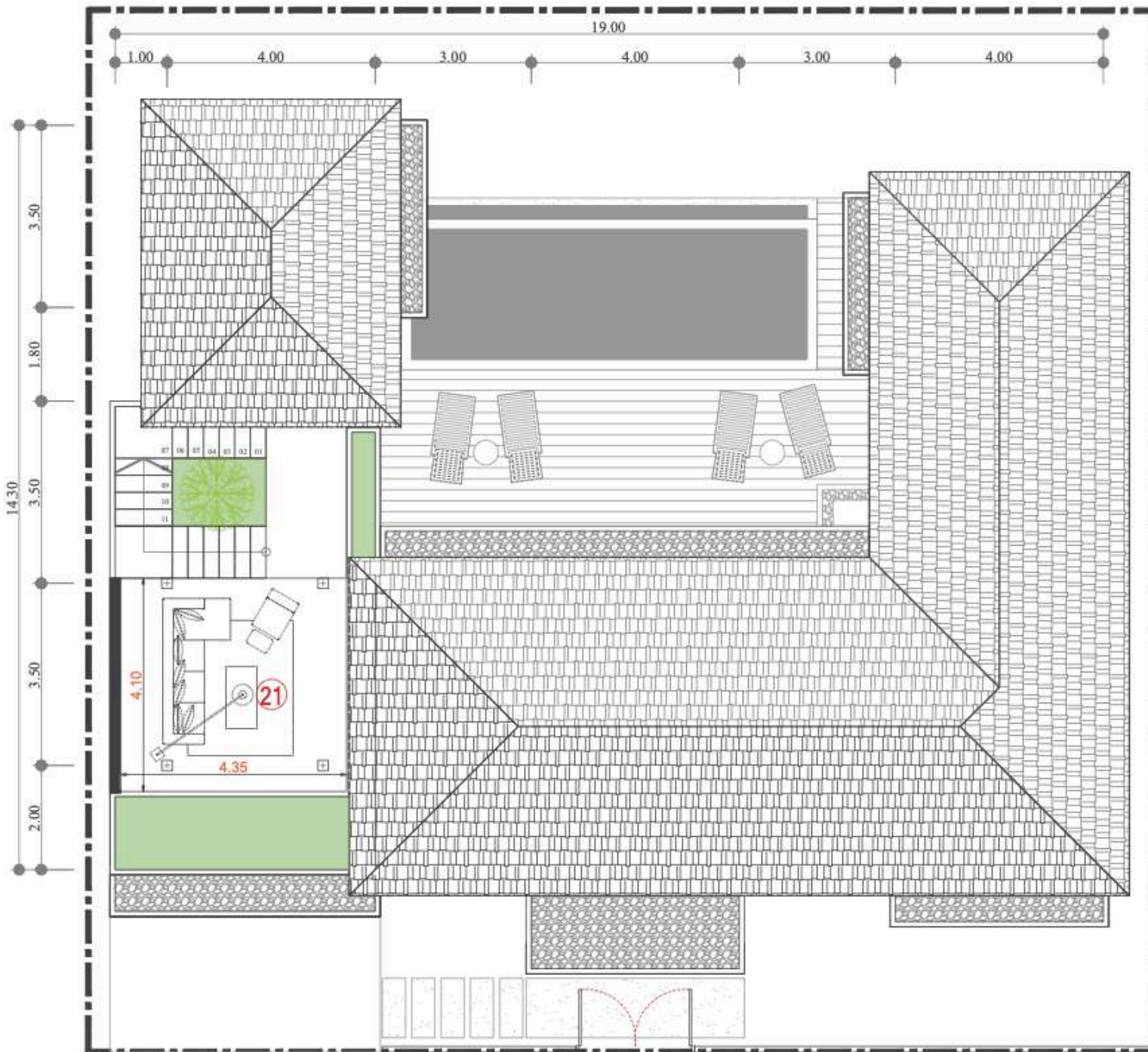


## AREA REQUIREMENT

① PARKING	31.48 sq.m.
② MAIN ENTRANCE	6.00 sq.m.
③ LAUNDRY	2.31 sq.m.
④ SUPENTRANCE	2.26 sq.m.
⑤ LIVING ROOM	22.25 sq.m.
⑥ DINING ROOM	14.79 sq.m.
⑦ KITCHEN	19.95 sq.m.
⑧ TOILET	2.93 sq.m.
⑨ HALL	4.87 sq.m.
⑩ BEDROOM 1	14.00 sq.m.
⑪ BATHROOM1	4.59 sq.m.
⑫ MASTERBEDROOM	20.47 sq.m.
⑬ MASTERBATHROOM	11.24 sq.m.
⑭ BEDROOM 2	16.16 sq.m.
⑮ BATHROOM 2	5.04 sq.m.
⑯ STAIR	4.40 sq.m.
⑰ PUMPROOM	3.19 sq.m.
⑱ POOL DEAK	43.10 sq.m.
⑲ OUTDOOR SHOWER	2.85 sq.m.
⑳ SWIMINGPOOL	26.40 sq.m.
㉑ PAVILION	17.41 sq.m.

INDOORAREA	150.05 sq.m.
OUTDOORAREA	93.64 sq.m.
SWIMINGPOOL	32.00 sq.m.

TOTAL AREA	275.69 sq.m.
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# FLOORPLAN

## AREA REQUIREMENT

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# NAGA KIRI FREEHOLD - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	3,450,000 THB	30%	<b>FREEHOLD</b>  <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	2,875,000 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	2,300,000 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	2,300,000 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	575,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>11,500,000 THB</b>	<b>100%</b>	

# NAGA KIRI LEASEHOLD - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	2,250,000 THB	30%	<p>LAND LEASE 90,000 THB PER YEAR PAYMENT EVERY 3 YEARS</p> <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> <p>PRICE INCLUDES:</p> <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%	  <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	375,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	TOTAL	7,500,000 THB	100%	



# 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.*

NAGA KIRI VILLAS LAMAI (FREEHOLD)

# RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	11,500,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	12,700,000 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)	1,638,000 THB
COMPANY TAX (YEARLY)	30,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	245,700 THB

NET YEARLY RENTAL INCOME FORECAST	1,362,300 THB
AVERAGE RETURN ON INVESTMENT	10.7%
PAYBACK PERIOD (YEARS)	9.32

OTHER MINOR EXPENSES MUST BE ADDED (PEST CONTROL, INSURANCE, OTHER).  
FIGURES ARE BASED ON CURRENT MARKET DATA.

NAGA KIRI 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)	1,638,000 THB
LAND RENTAL FEES (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.***





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