

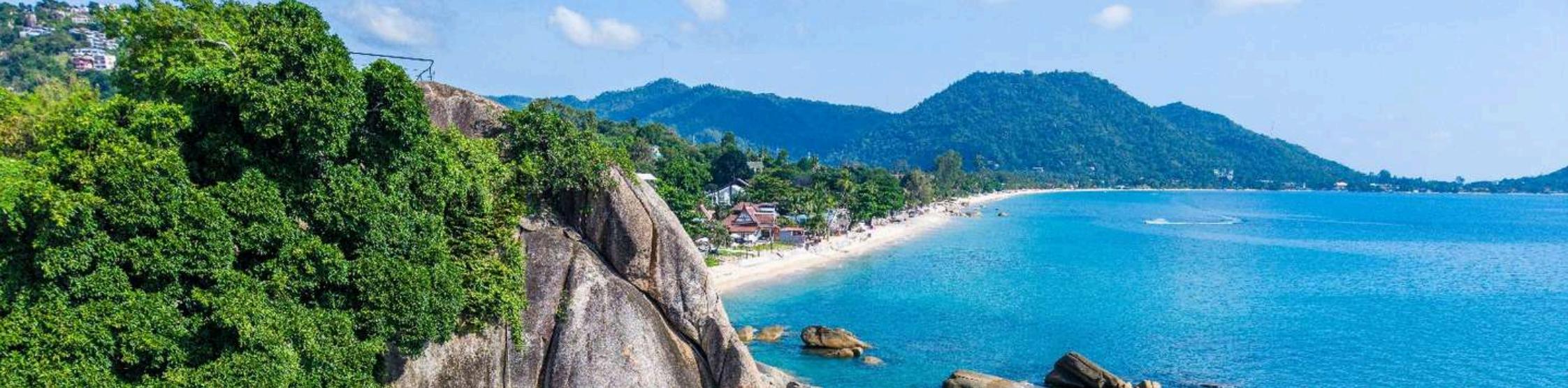


SAMUI PARADISE

GROUP

PRIVILEGE LUXURY 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 PRIVILEGE LUXURY



3 Beds



3.5 Baths



Lamai



450 sqm

Discover Privilege Luxury Villas: an exclusive enclave of just **10 residences** close to the heart of Lamai Village. Perfectly positioned only **500 meters from Lamai Beach** and within walking distance to shops, restaurants, and lifestyle amenities, this project offers the ultimate blend of convenience and refined island living.

Each villa is crafted with a **modern luxury design**, featuring **spacious interiors** and thoughtful outdoor spaces for relaxation and entertaining. From the private **2nd floor terrace** to the elegant indoor and outdoor kitchens, every detail is designed to **elevate your lifestyle**.

Surrounded by landscaped tropical gardens and enhanced with underground electricity, **Privilege Luxury Villas set a new standard for comfort and sophistication in Samui.**



FEATURES



3 Beds



3.5 Baths



Lamai

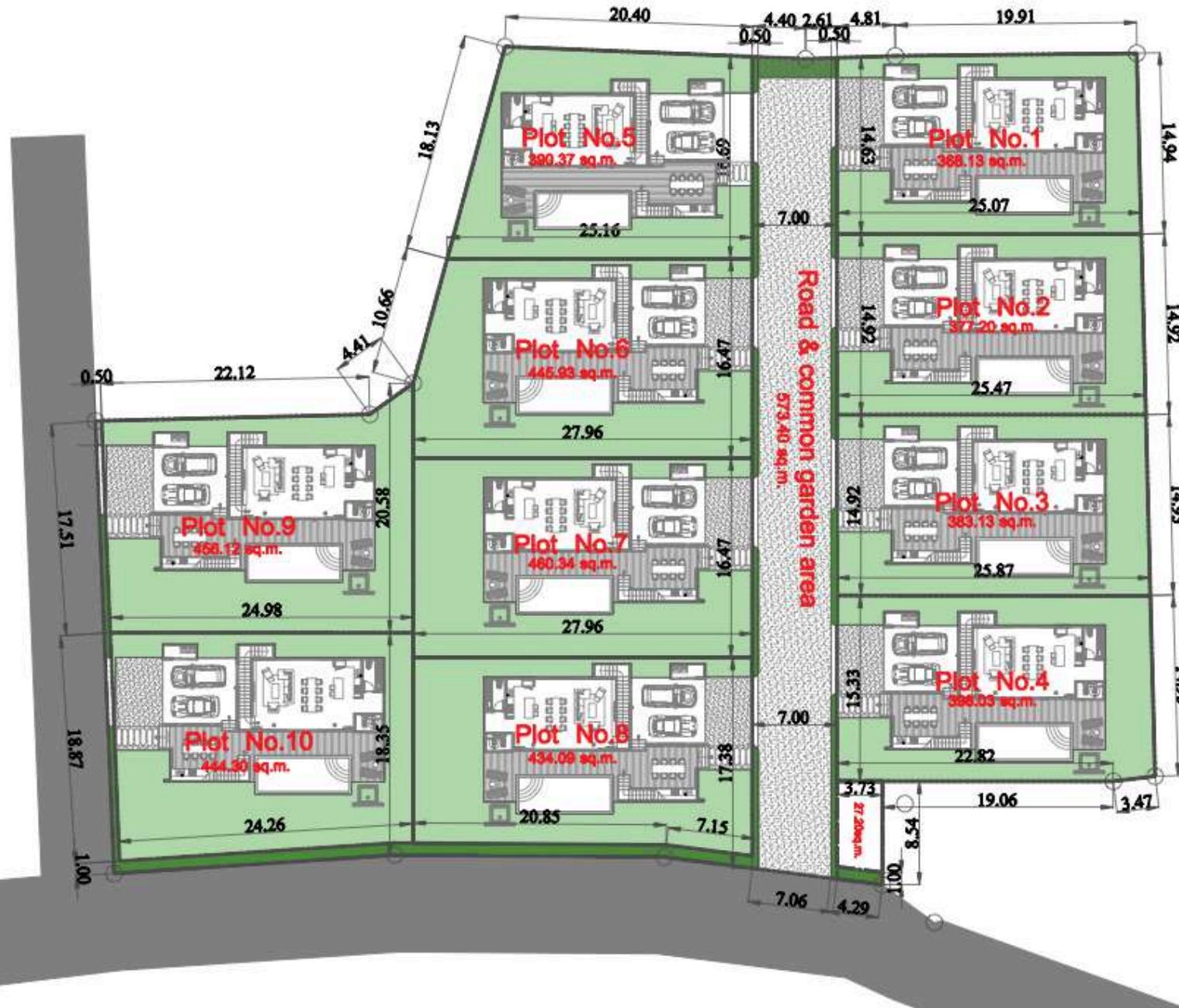


450 sqm

- **Price:** 14.5 million THB (Freehold)
- **Land Size:** 400–500 sqm
- **Building Area:** 345 sqm
- 3 Bedrooms / 3.5 Bathrooms
- Indoor Kitchen + Outdoor BBQ Kitchen & Dining Area
- 2nd floor Outdoor Terrace
- Private Swimming Pool
- Central Water Heating System
- Private Car Park
- Automated Gate & Walled Privacy
- Tropical Private Garden
- Landscaped Common Areas with Underground Electricity
- High-Quality Construction & Superior Craftsmanship

MASTERPLAN





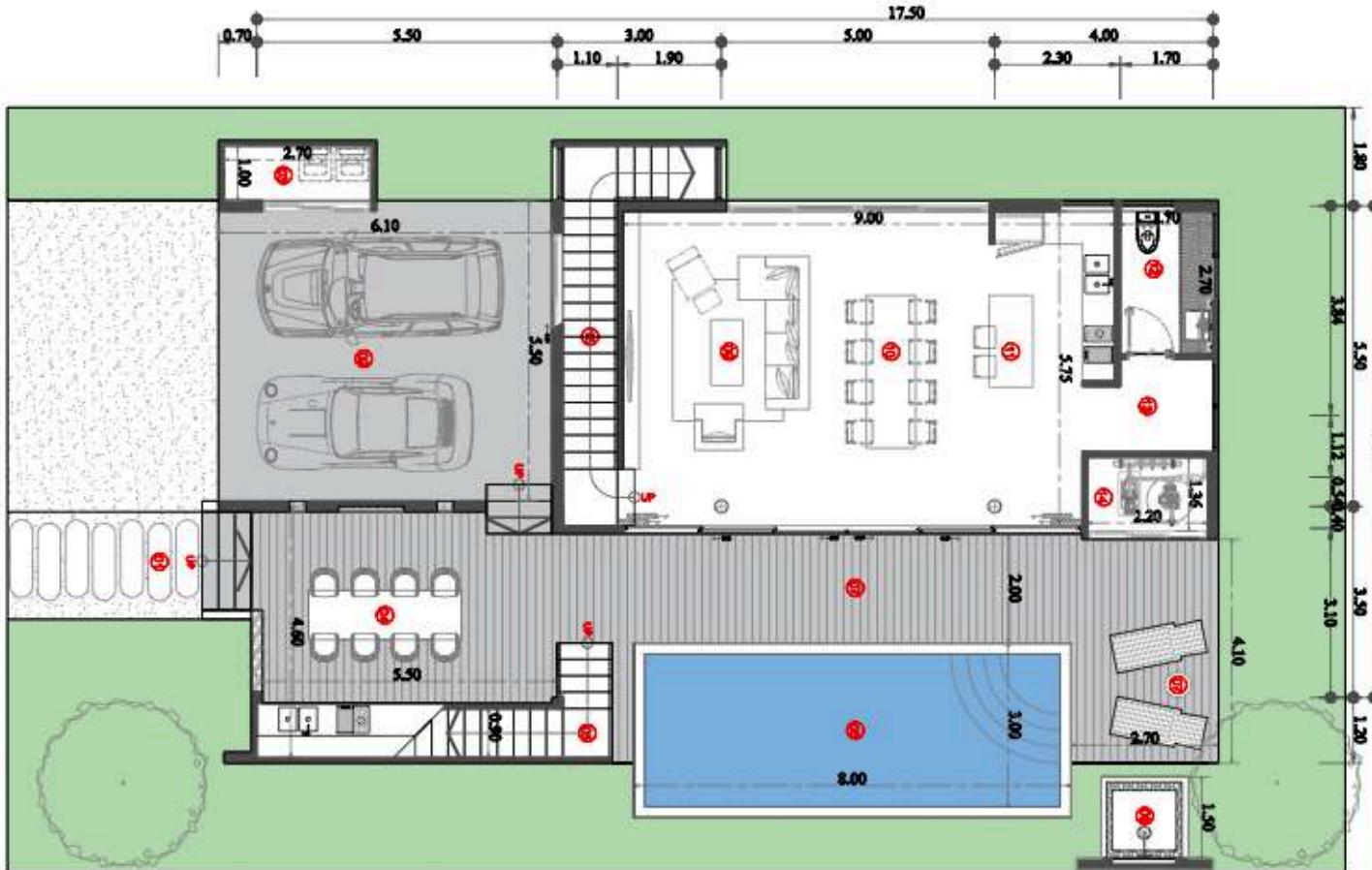
| | |
|------------|--------------|
| Plot No.1 | 368.13 sq.m. |
| Plot No.2 | 377.20 sq.m. |
| Plot No.3 | 383.13 sq.m. |
| Plot No.4 | 398.03 sq.m. |
| Plot No.5 | 390.37 sq.m. |
| Plot No.6 | 445.93 sq.m. |
| Plot No.7 | 460.34 sq.m. |
| Plot No.8 | 434.09 sq.m. |
| Plot No.9 | 456.12 sq.m. |
| Plot No.10 | 444.30 sq.m. |

Road & common
garden area 573.40 sq.m.

Landarea 4,748.00 sq.m.

MASTERPLAN

GROUND FLOOR

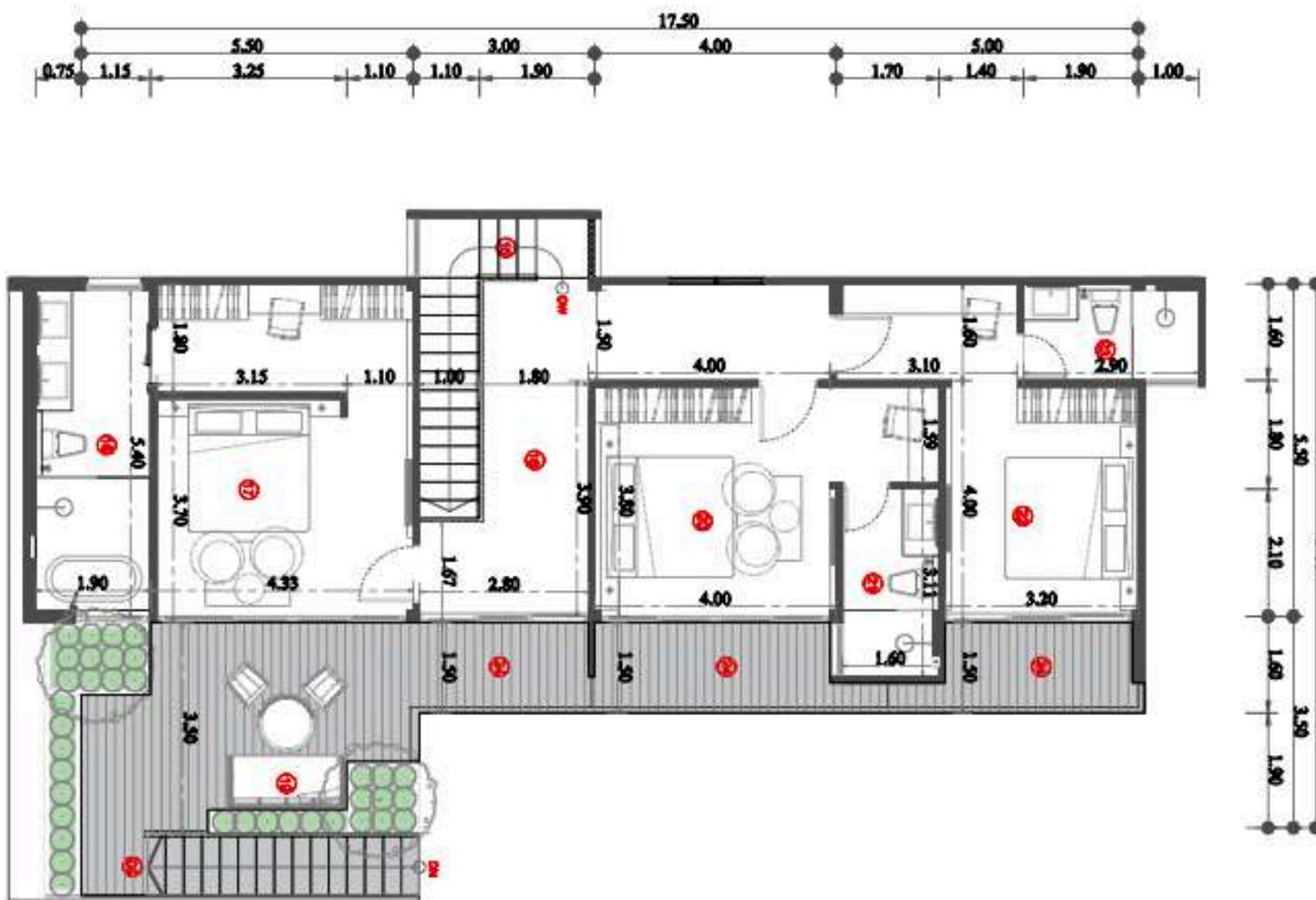


AREA REQUIREMENT

| | |
|------------------|-------------|
| ① MAIN ENTRANCE | 2.00 sq.m. |
| ② PARKING | 34.00 sq.m. |
| ⑩ LAUNDRY | 3.75 sq.m. |
| ⑭ BBQ | 20.50 sq.m. |
| ⑯ OUTDOOR STAIR | 8.00 sq.m. |
| ⑮ SWIMMING POOL | 25.50 sq.m. |
| ⑯ POOL DECK | 31.00 sq.m. |
| ⑯ OUTDOORSHOWER | 2.50 sq.m. |
| ⑯ LIVINGROOM | 21.50 sq.m. |
| ⑯ DININGROOM | 15.00 sq.m. |
| ⑯ KITCHEN | 17.50 sq.m. |
| ⑯ TOILET | 5.00 sq.m. |
| ⑯ HALL | 3.50 sq.m. |
| ⑯ PUMPROOM | 3.50 sq.m. |
| ⑯ STAIR | 10.50 sq.m. |
| ⑯ HALL | 17.00 sq.m. |
| ⑯ MASTERBADROOM | 24.00 sq.m. |
| ⑯ MASTERBATHROOM | 11.00 sq.m. |
| ⑯ ROOFTOP GARDEN | 23.50 sq.m. |
| ⑯ BEDROOM 2 | 19.00 sq.m. |
| ⑯ BATHROOM 2 | 5.50 sq.m. |
| ⑯ BEDROOM 3 | 18.00 sq.m. |
| ⑯ BATHROOM 3 | 5.50 sq.m. |
| ⑯ TERRACE | 17.50 sq.m. |

| | |
|--------------|--------------|
| INDOOR AREA | 180.25 sq.m. |
| TERRACE AREA | 139.00 sq.m. |
| SWIMMINGPOOL | 25.50 sq.m. |
| TOTAL AREA | 344.75 sq.m. |

SECOND FLOOR



AREA REQUIREMENT

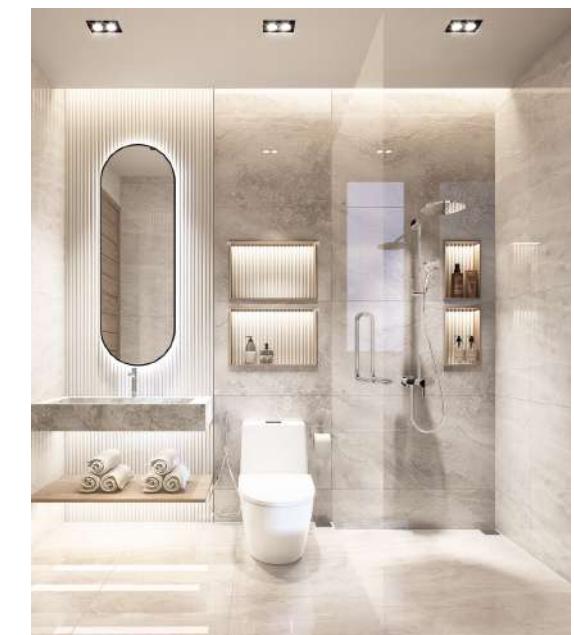
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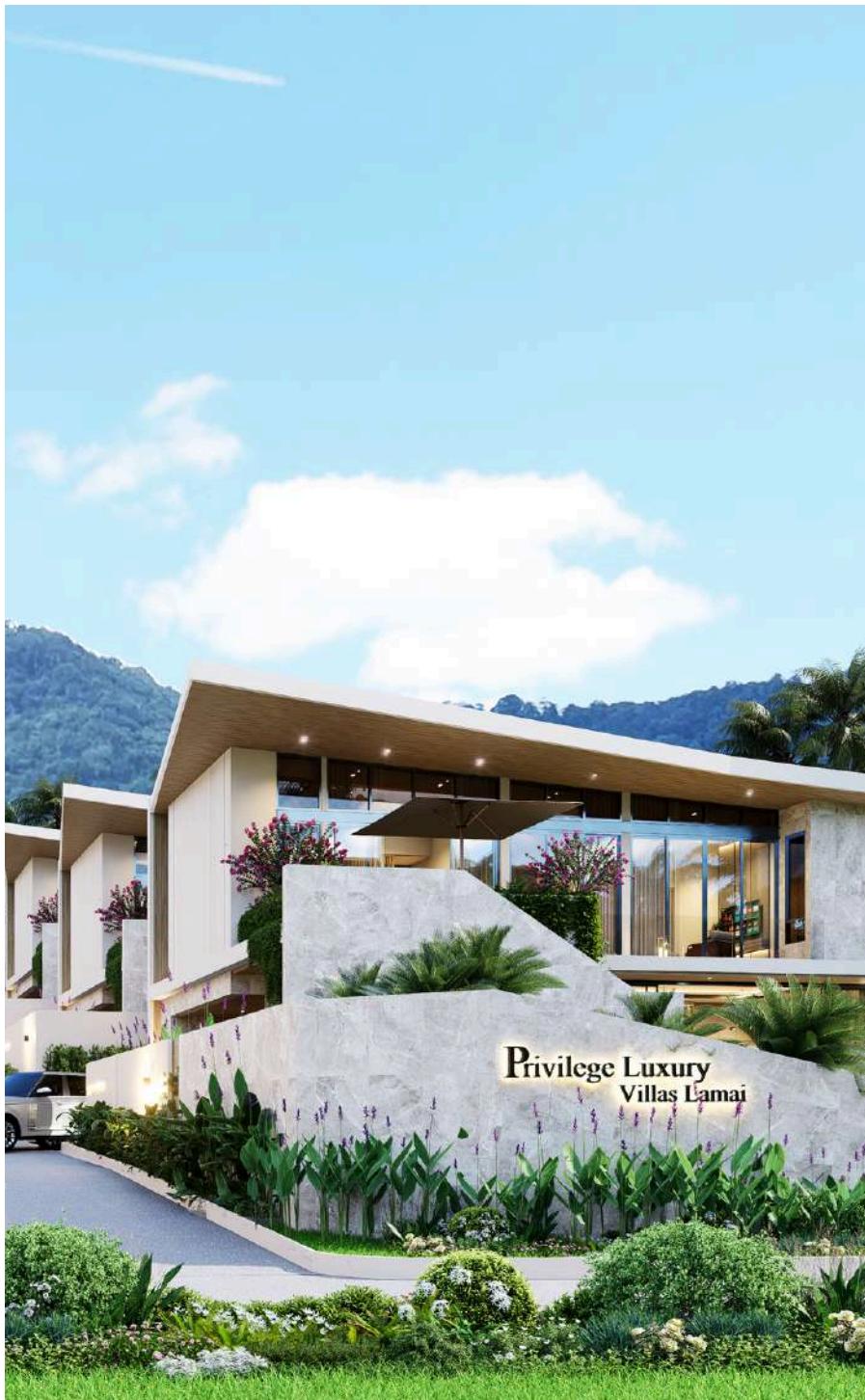






PRIVILEGE LUXURY VILLAS LAMAI - PAYMENT PLAN

| STEP | DESCRIPTION | PAYMENT AMOUNT | PERCENTAGE | REMARK |
|------|---|-----------------------|-------------|---|
| 1 | SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK | 4,350,000 THB | 30% | FREEHOLD |
| 2 | WHEN THE LIST BELOW IS COMPLETED | 3,625,000 THB | 25% | <ul style="list-style-type: none"> RESERVATION DEPOSIT 700,000 THB SIGNING CONTRACT WITHIN 30 DAYS PRICE DOES NOT INCLUDE KITCHEN & FURNITURE |
| 3 | WHEN THE LIST BELOW IS COMPLETED | 2,900,000 THB | 20% | PRICE INCLUDES: <ul style="list-style-type: none"> BUILDING PERMIT, VAT & CONSTR. TAX 4 AIR-CONDITIONERS & 5 FANS LIGHTING & SANITARY WARE SALT-BASED POOL FILTRATION SYSTEM OUTDOOR WALLS & AUTOMATIC GATE CENTRAL WATER HEATING SYSTEM |
| 4 | WHEN THE LIST BELOW IS COMPLETED | 2,900,000 THB | 20% |  |
| 5 | WHEN THE LIST BELOW IS COMPLETED | 725,000 THB | 5% |  SAMUI PARADISE GROUP |
| | TOTAL | 14,500,000 THB | 100% | |



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.

PRIVILEGE LUXURY VILLAS LAMAI (FREEHOLD)

RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

| | |
|--------------------|-----------------------|
| SALES PRICE | 14,500,000 THB |
| FURNITURE PACKAGE | 1,300,000 THB |
| TOTAL PRICE | 15,800,000 THB |

| SEASONS | LOW | HIGH | PEAK |
|----------------------------|-------------|-------|--------|
| OCCUPANCY | 60% | 70% | 95% |
| DAILY RATE | 6,500 | 9,000 | 12,000 |
| LONG TERM RENTAL (MONTHLY) | 140,000 THB | | |

| | |
|--|---------------|
| YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM) | 2,248,500 THB |
| COMPANY TAX (YEARLY) | 30,000 THB |
| MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING) | 337,275 THB |

| | |
|-----------------------------------|---------------|
| NET YEARLY RENTAL INCOME FORECAST | 1,881,225 THB |
| AVERAGE RETURN ON INVESTMENT | 11.9% |
| PAYBACK PERIOD (YEARS) | 8.40 |

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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