



SAMUI PARADISE  
GROUP

# PRIVILEGE LUXURY 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 PRIVILEGE LUXURY

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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



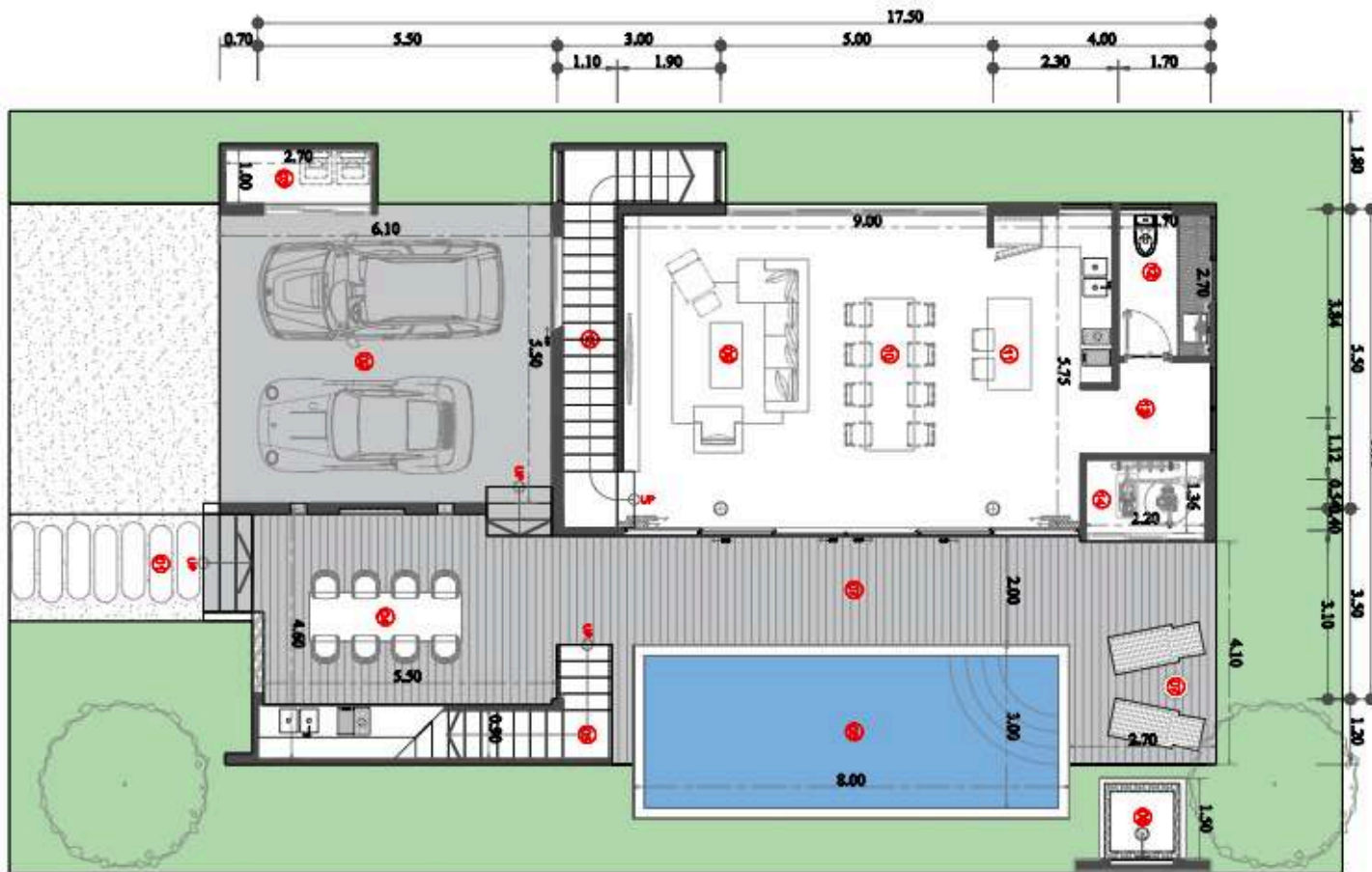




Plot No.1	368.13 sq.m.
Plot No.2	377.20 sq.m.
Plot No.3	383.13 sq.m.
Plot No.4	398.03 sq.m.
Plot No.5	390.37 sq.m.
Plot No.6	445.93 sq.m.
Plot No.7	460.34 sq.m.
Plot No.8	434.09 sq.m.
Plot No.9	456.12 sq.m.
Plot No.10	444.30 sq.m.
Road & common garden area	573.40 sq.m.
Landarea	4,748.00 sq.m.

MASTERPLAN

## GROUND FLOOR



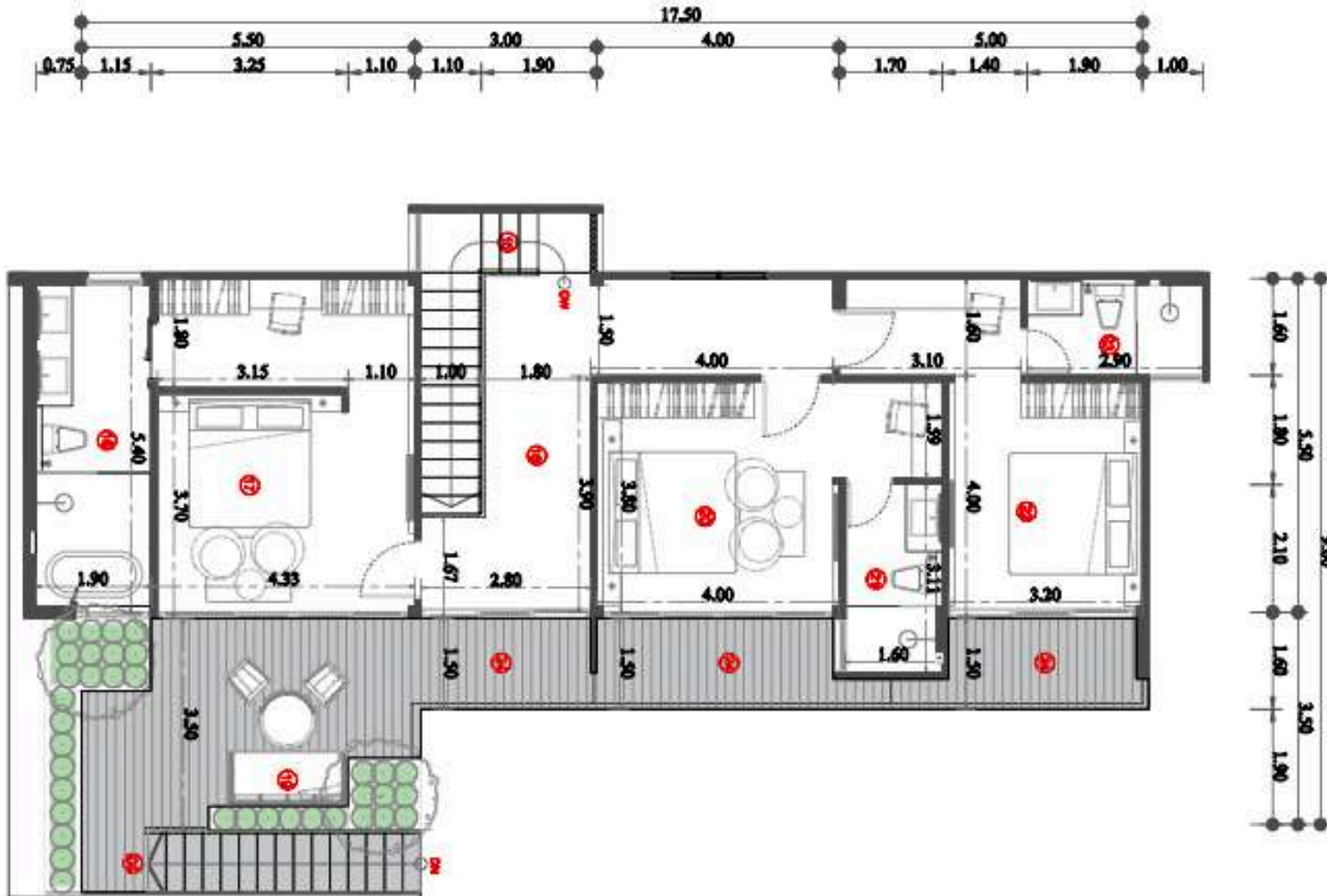
## AREA REQUIREMENT

01 MAIN ENTRANCE	2.00 sq.m.
02 PARKING	34.00 sq.m.
03 LAUNDRY	3.75 sq.m.
04 BBQ	20.50 sq.m.
05 OUTDOOR STAIR	8.00 sq.m.
06 SWIMMING POOL	25.50 sq.m.
07 POOL DECK	31.00 sq.m.
08 OUTDOOR SHOWER	2.50 sq.m.
09 LIVING ROOM	21.50 sq.m.
10 DINING ROOM	15.00 sq.m.
11 KITCHEN	17.50 sq.m.
12 TOILET	5.00 sq.m.
13 HALL	3.50 sq.m.
14 PUMPROOM	3.50 sq.m.
15 STAIR	10.50 sq.m.
16 HALL	17.00 sq.m.
17 MASTER BEDROOM	24.00 sq.m.
18 MASTER BATHROOM	11.00 sq.m.
19 ROOFTOP GARDEN	23.50 sq.m.
20 BEDROOM 2	19.00 sq.m.
21 BATHROOM 2	5.50 sq.m.
22 BEDROOM 3	18.00 sq.m.
23 BATHROOM 3	5.50 sq.m.
24 TERRACE	17.50 sq.m.

INDOOR AREA	180.25 sq.m.
TERRACE AREA	139.00 sq.m.
SWIMMING POOL	25.50 sq.m.
TOTAL AREA	344.75 sq.m.



## SECOND FLOOR



## AREA REQUIREMENT

① MAIN ENTRANCE	2.00 sq.m.
② PARKING	34.00 sq.m.
③ LAUNDRY	3.75 sq.m.
④ BBQ	20.50 sq.m.
⑤ OUTDOOR STAIR	8.00 sq.m.
⑥ SWIMMING POOL	25.50 sq.m.
⑦ POOL DECK	31.00 sq.m.
⑧ OUTDOOR SHOWER	2.50 sq.m.
⑨ LIVING ROOM	21.50 sq.m.
⑩ DINING ROOM	15.00 sq.m.
⑪ KITCHEN	17.50 sq.m.
⑫ TOILET	5.00 sq.m.
⑬ HALL	3.50 sq.m.
⑭ PUMP ROOM	3.50 sq.m.
⑮ STAIR	10.50 sq.m.
⑯ HALL	17.00 sq.m.
⑰ MASTER BEDROOM	24.00 sq.m.
⑱ MASTER BATHROOM	11.00 sq.m.
⑲ ROOFTOP GARDEN	23.50 sq.m.
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㉓ BATHROOM 3	5.50 sq.m.
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INDOOR AREA	180.25 sq.m.
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SWIMMING POOL	25.50 sq.m.
<b>TOTAL AREA</b>	<b>344.75 sq.m.</b>




















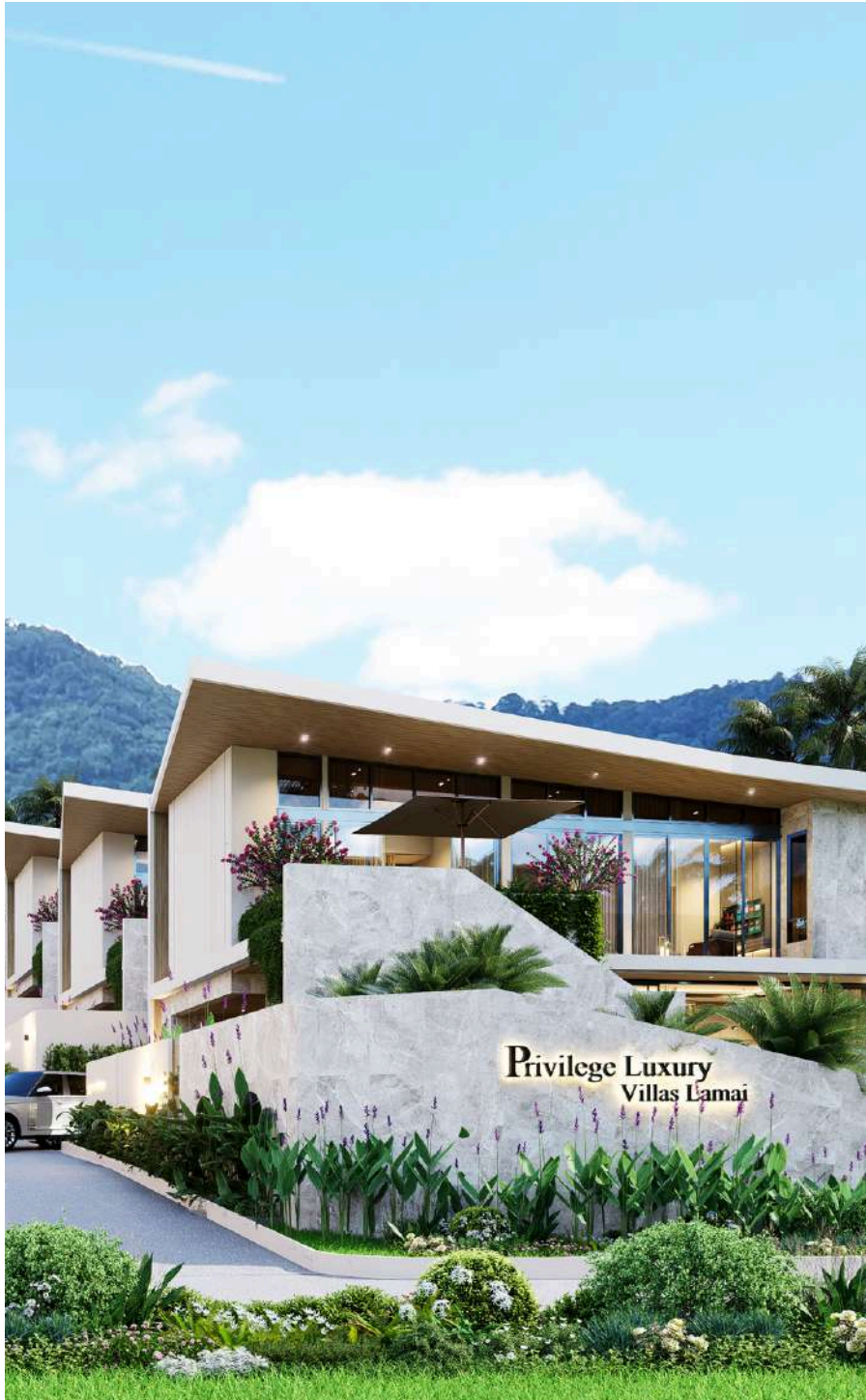




# PRIVILEGE LUXURY VILLAS LAMAI - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	4,350,000 THB	30%	<b>FREEHOLD</b>  <ul style="list-style-type: none"> <li>RESERVATION DEPOSIT 700,000 THB</li> <li>SIGNING CONTRACT WITHIN 30 DAYS</li> <li>PRICE DOES NOT INCLUDE 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; 5 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	3,625,000 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	2,900,000 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	2,900,000 THB	20%	   <b>SAMUI PARADISE</b> <hr/> GROUP
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	725,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>14,500,000 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.*



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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