



SAMUI PARADISE

GROUP

Whispering Waves

LAMAI BEACH

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

WHISPERING WAVES



4 Beds



4.5 Baths



Lamai



340 sqm

Step into the essence of coastal luxury with *Whispering Waves*, an ultra-exclusive development of just 3 villas – each offering captivating sea views and modern architectural elegance. Located only **100 meters from Lamai Beach**, and within walking distance to *supermarkets, restaurants, and lifestyle conveniences*, this project places you in the vibrant heart of Lamai while maintaining the privacy of a serene retreat.

Designed for both beauty and function, these residences feature **four spacious bedrooms, expansive living areas, and a private pool with an outdoor dining terrace on the second floor** – the perfect vantage point to enjoy the mesmerizing blend of sea and nature. By day, gaze over Lamai Beach and Hua Thanon Bay; by night, delight in the charming spectacle of fishing boats lighting up the horizon.



FEATURES

 4 Beds  4.5 Baths  Lamai  340 sqm

- **Price:** 16.9 million THB (Freehold)
- **Exclusive Development:** Only 3 Villas
- **Land Size:** 340 sqm
- **Building Area:** 345 sqm
- 4 Bedrooms / 4.5 Bathrooms
- 2nd Floor Swimming Pool with Sea-View Outdoor Dining Terrace
- Captivating Sea Views
- Private Car Park
- Walled Privacy
- Walking Distance: 100m to Lamai Beach, Close to Shopping & Dining
- High-Quality Construction & Superior Craftsmanship

MASTERPLAN

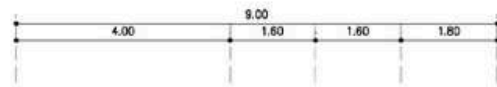




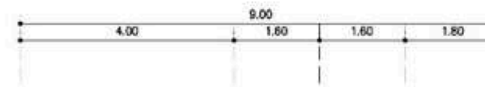
Wave 1 340.00 SQM.

Wave 2 312.00 SQM.

Wave 3 344.00 SQM.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOORPLAN

MASTER BEDROOM	26.85 sqm.
MASTER BATHROOM	11.50 sqm.
BEDROOM 2	17.00 sqm.
BATHROOM 2	6.40 sqm.
BEDROOM 3	14.00 sqm.
BATHROOM 3	5.80 sqm.
BEDROOM 4	16.40 sqm.
BATHROOM 4	8.00 sqm.
WALK WAY,FOYER	45.00 sqm.

LIVING DINING	
KITCHEN	56.50 sqm.
GUEST TOILET	5.00 sqm.

POOL DECK	30.00 sqm.
SWIMMING POOL	27.00 sqm.
SAUNA	3.40 sqm.
OUTDOOR GYM	31.00 sqm.

INTERNAL	212.45 sqm.
EXTERNAL	91.40 sqm.

TOTAL AREA	304.00 sqm.
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WHISPERING WAVES VILLAS LAMAI - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	5,070,000 THB	30%	FREEHOLD <ul style="list-style-type: none"> RESERVATION DEPOSIT 600,000 THB SIGNING CONTRACT WITHIN 30 DAYS PRICE DOES NOT INCLUDE KITCHEN AND FURNITURE PRICE INCLUDES: <ul style="list-style-type: none"> BUILDING PERMIT, VAT & CONSTR. TAX 5 AIR-CONDITIONERS & 5 FANS LIGHTING & SANITARY WARE SALT-BASED POOL FILTRATION SYSTEM OUTDOOR WALLS CENTRAL WATER HEATING SYSTEM   SAMUI PARADISE GROUP
2	WHEN THE LIST BELOW IS COMPLETED	4,225,000 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	3,380,000 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	3,380,000 THB	20%	  SAMUI PARADISE GROUP
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	845,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	TOTAL	16,900,000 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.

WHISPERING WAVES VILLAS LAMAI (FREEHOLD)

RETURN ON INVESTMENT FORECAST

4 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	16,900,000 THB
FURNITURE PACKAGE	1,500,000 THB
TOTAL PRICE	18,400,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	7,500	10,000	14,000
LONG TERM RENTAL (MONTHLY)	150,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	2,520,000 THB
COMPANY TAX (YEARLY)	30,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	378,000 THB

NET YEARLY RENTAL INCOME FORECAST	2,112,000 THB
AVERAGE RETURN ON INVESTMENT	11.5%
PAYBACK PERIOD (YEARS)	8.71

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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