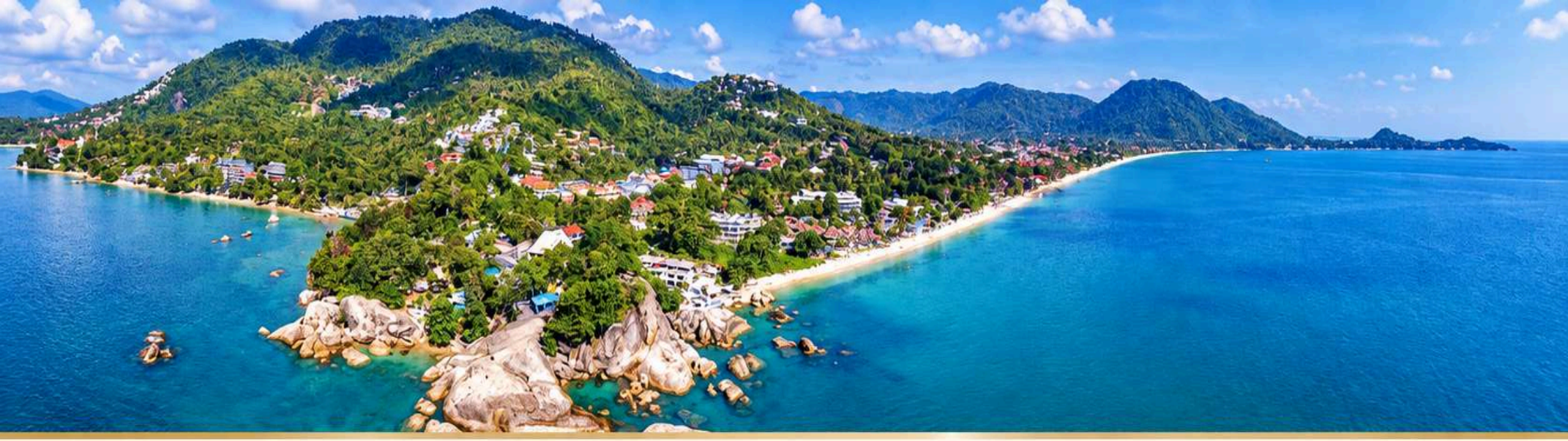
SAMUI PARADISE

GROUP

NAGA KIRI







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 place 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

3 BEDROOMS • 3.5 BATHROOMS

LAMAI • 450 SQM

A boutique collection of modern tropical villas just 3 minutes from Lamai Beach. Surrounded by coconut groves and mountain views, Naga Kiri combines comfort, privacy, and convenience in one of Koh Samui's most sought-after locations.

Bright open spaces, a private rooftop pavilion, and elegant architecture blend naturally with the tropical surroundings. With only a limited number of residences available, this is a rare opportunity to own a serene island retreat.

COMFORT • STYLE • CONVENIENCE

NAGA KIRI

LAMAI · KOH SAMUI

OWNERSHIP

DESIGNED FOR GLOBAL BUYERS

Clear options.
Defined rights.
Transparent costs.

BUYER CONFIDENCE

Independent legal review welcomed before signing

FREEHOLD AND LEASEHOLD

OWNERSHIP OPTIONS

Choose freehold or registered leasehold with contractual renewal protection.

01

FREEHOLD

LONG-TERM OWNERSHIP ROUTE

Available through the project's compliant Thai legal structure, with coordinated documentation and registration support.

02

LEASEHOLD

30 YEARS + CONTRACTUAL RENEWAL RIGHT

The final agreement records the landowner's obligation to cooperate with a further 30-year lease, subject to Thai law and registration.

LEASEHOLD FLEXIBILITY

01

RIGHT TO RESELL

Sell the freehold ownership or assign the remaining leasehold term under the applicable ownership documents and required registrations.

02

FUTURE FREEHOLD OPTION

Move into the project's freehold structure later, subject to eligibility, approval and agreed conversion costs.

03

LEASEHOLD COST INCLUDED

The purchase price includes the leasehold cost for the full ownership period. The buyer pays the 1.1% Land Office registration cost separately.

FLEXIBLE OWNERSHIP WITH A CLEAR FUTURE EXIT ROUTE

Ownership, renewal, assignment and freehold options remain subject to Thai law, registration, due diligence and the final signed agreements.

NAGA KIRI VILLAS

FEATURES



3 BEDROOMS	**3.5** BATHROOMS	LAMAI	**450** SQM	LAND 400–500 SQM	BUILDING 275 SQM
PRIVATE SWIMMING POOL	ROOFTOP PAVILION	PRIVATE CAR PARK	AUTOMATED GATE & WALLED PRIVACY	UNDERGROUND ELECTRICITY	TROPICAL PRIVATE GARDEN

CENTRAL WATER HEATING • LANDSCAPED COMMON AREAS • SUPERIOR CRAFTSMANSHIP


NAGA KIRI VILLAS
PROJECT OVERVIEW

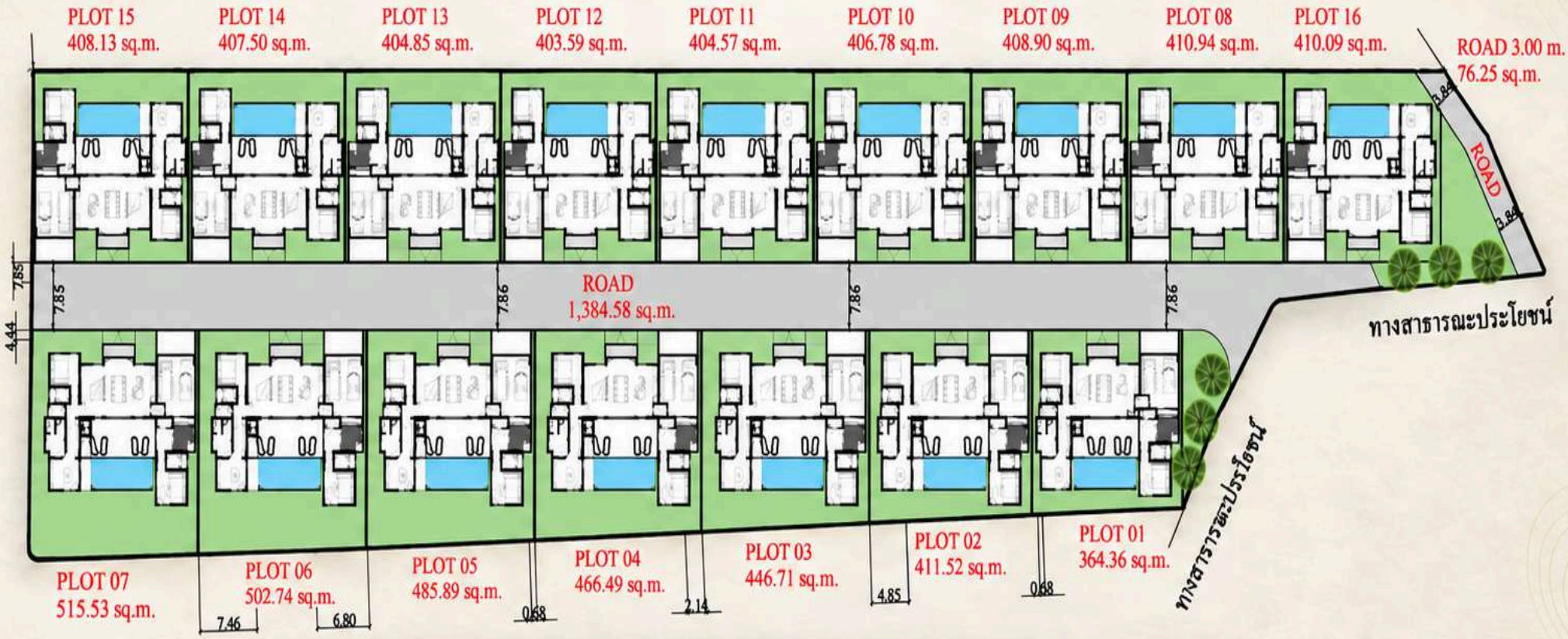

NAGAKIRI
VILLAS


NAGA KIRI
LUXURY POOL VILLAS
SAMUI PARADISE GROUP



NAGA KIRI VILLAS

MASTERPLAN



SALE 15 PLOT
AREA 403.84 - 615.48 SQM.
CONCRETE ROAD 6 M.
FOOTPATH 0.5 M. ONEACH SIDE

ตำแหน่งที่ดิน : ต. มะเร็ต อ. เกาะสมุย จ. สุราษฎร์ธานี

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

NAGA KIRI VILLAS

FLOOR PLAN



AREA REQUIREMENT

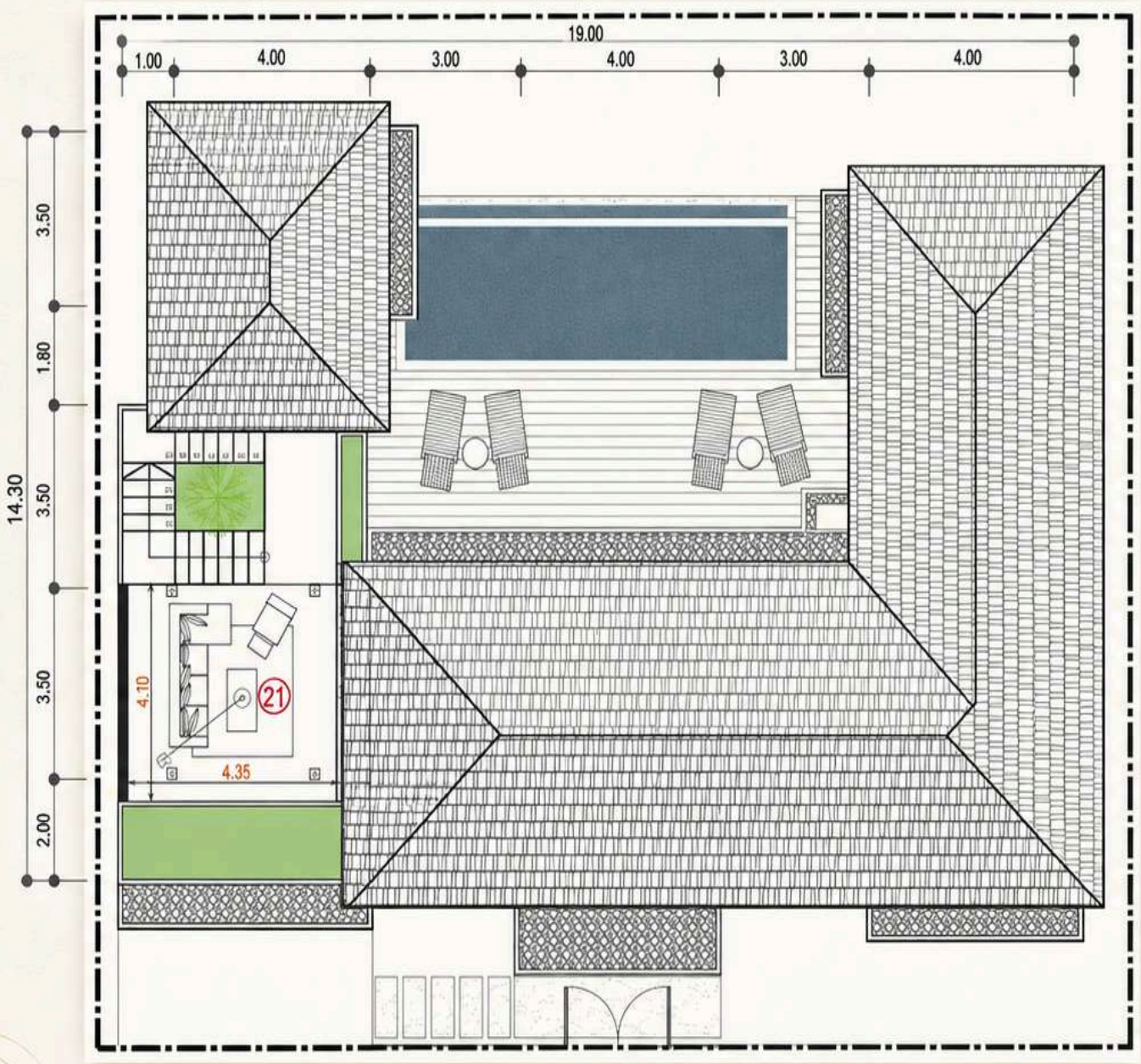
01	PARKING	31.48 sq.m.
02	MAIN ENTRANCE	6.00 sq.m.
03	LAUNDRY	2.31 sq.m.
04	SUPENTRANCE	2.26 sq.m.
05	LIVING ROOM	22.25 sq.m.
06	DINING ROOM	14.79 sq.m.
07	KITCHEN	19.95 sq.m.
08	TOILET	2.93 sq.m.
09	HALL	4.87 sq.m.
10	BEDROOM 1	14.00 sq.m.
11	BATHROOM1	4.59 sq.m.
12	MASTERBEDROOM	20.47 sq.m.
13	MASTERBATHROOM	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.

NAGA KIRI VILLAS

FLOOR PLAN



AREA REQUIREMENT

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NAGA KIRI VILLAS · LAMAI

Freehold or Renewable Leasehold

Leasehold fees included · Construction payment plan

1	2	3	4	5
CONTRACT SIGNING	**STRUCTURE**	**BUILDING FINISHES**	**INSTALLATIONS**	**HANDOVER**
30%	25%	20%	20%	5%
3,450,000 THB	2,875,000 THB	2,300,000 THB	2,300,000 THB	575,000 THB
Construction contract and commencement	Footings & columns Lower & second floors Roof steel structure	Roof & wall finishes Masonry & cement render Ceiling finishes	Floors · Doors & windows Sanitary installation Painting	Final inspection and handover

TERMS

- Reservation deposit: 500,000 THB
- Contract signing within 30 days
- Kitchen & furniture not included

PRICE INCLUDES

- Building permit, VAT & construction tax
- 4 air-conditioners & 4 fans
- Lighting & sanitary ware
- Salt-based pool filtration system
- Outdoor walls & automatic gate
- Central water heating system

TOTAL INVESTMENT

11,500,000 THB

SAMUI PARADISE GROUP

NAGA KIRI
LAMAI · KOH SAMUI

NAGA KIRI VILLAS LAMAI

RETURN ON INVESTMENT FORECAST

VILLA INFORMATION

01 3 BEDROOMS

02 3.5 BATHROOMS

03 275 SQ.M.
BUILDING AREA

04 400–500 SQ.M.
LAND SIZE

05 PRIVATE POOL
AND ROOFTOP PAVILION

06 PRIVATE PARKING
MODERN TROPICAL DESIGN

VILLA PRICE · FREEHOLD
11,500,000 THB

TOTAL INVESTMENT
INCLUDING 1.2M THB FURNITURE PACKAGE
12,700,000 THB
Villa 11.5M THB + furniture 1.2M THB

SHORT TERM RENTAL · 6 MONTHS

LOW SEASON	HIGH SEASON	PEAK SEASON
5,000 THB	6,500 THB	8,000 THB
DAILY RATE	DAILY RATE	DAILY RATE

ANNUAL RENTAL STRATEGY
70% SHORT-TERM OCCUPANCY
6 MONTHS SHORT TERM + 6 MONTHS LONG TERM

LONG TERM RENTAL	120,000 THB / MONTH

ANNUAL INCOME FORECAST

GROSS YEARLY RENTAL INCOME	1,539,000 THB
SHORT-TERM RENTAL · 6 MONTHS	819,000 THB
LONG-TERM RENTAL · 6 MONTHS	720,000 THB
MANAGEMENT FEE · 15% OF SHORT-TERM INCOME	122,850 THB

No company tax included in this forecast

NET YEARLY RENTAL INCOME
1,416,150 THB

Forecast based on current market assumptions

ROI SUMMARY

TOTAL INVESTMENT
12,700,000 THB

GROSS RENTAL INCOME / YEAR
1,539,000 THB

NET RENTAL INCOME / YEAR
1,416,150 THB

RETURN ON INVESTMENT
11.2%
PER YEAR

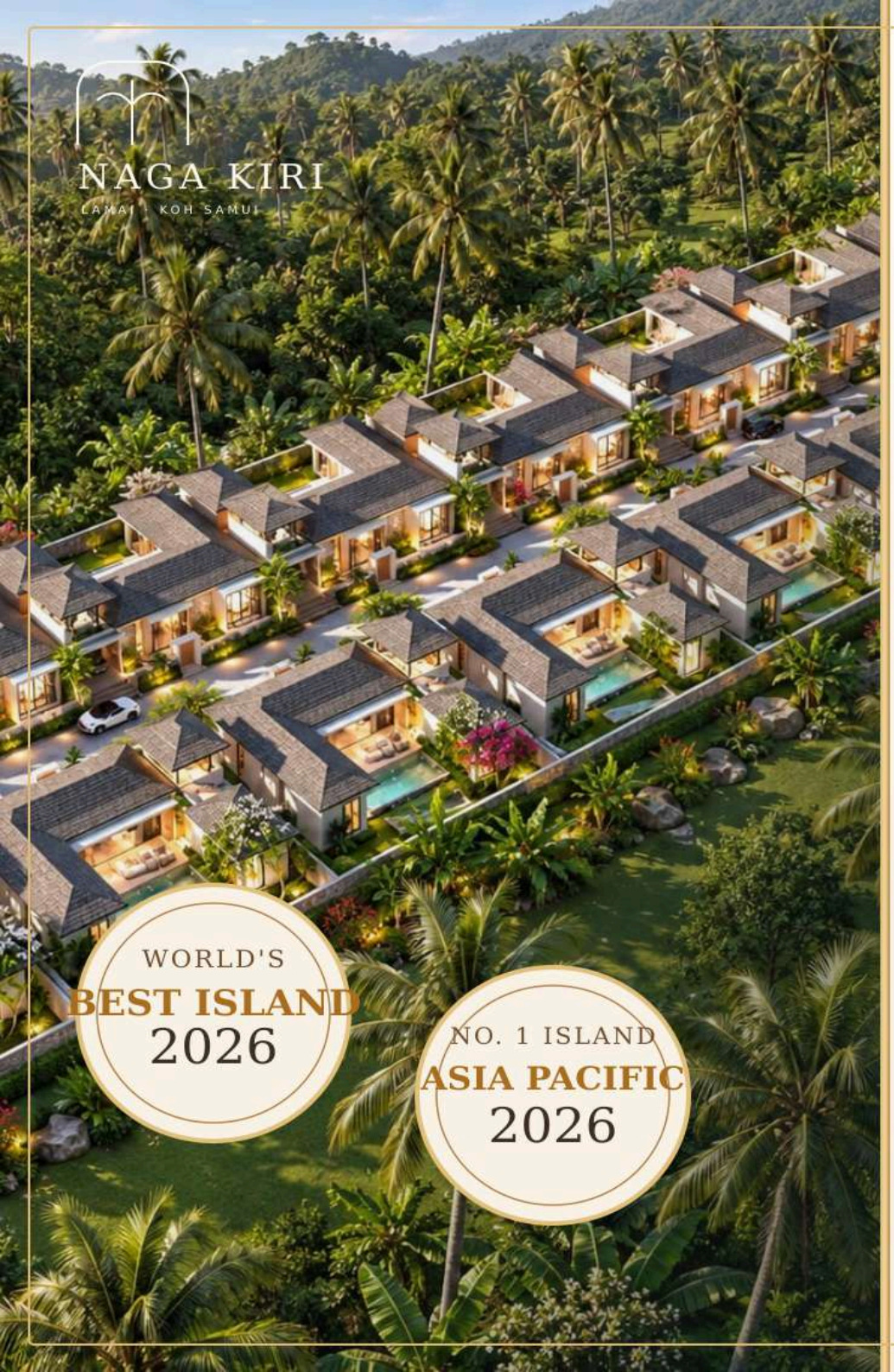
ESTIMATED PAYBACK
8.97 YEARS
Based on forecast net rental income

RENTAL PLAN
Short term at 70% + long term at 120K THB/month

MANAGEMENT FEE
15% applied only to six-month short-term income

IMPORTANT
Minor expenses such as insurance are additional

This forecast is for estimation purposes. Actual performance may vary with occupancy, rates and operating expenses.



KOH SAMUI MARKET FACTSHEET

WHY INVEST IN KOH SAMUI

Global recognition strengthens an already compelling case for rental income and long-term ownership.

35%

PROPERTY PRICE GROWTH

since the post-Covid recovery, indicating strong momentum across the island market

10–18%

RENTAL RETURN POTENTIAL

Indicative yield range for selected villas with professional rental management

5–7%

ANNUAL VALUE GROWTH

The market remains in an early growth phase, supporting future appreciation potential

PERSONAL USE

A private tropical home in a globally desired destination

INVESTMENT USE

Rental income potential with long-term capital growth

Lifestyle value today. Growth potential for tomorrow.

Market figures are indicative and supplied by the project factsheet. Awards: Travel + Leisure, 2026.

SAMUI PARADISE
GROUP

Samui Paradise Group is the island's leading development expert, with over **15 years** of trusted experience and more than **170 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.

CONTACT US

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samui.paradise.group

www.samuiparadisegroup.com

ABOUT US

Samui Paradise Group is the island's leading developer, specializing in premium villas and real estate projects across Koh Samui.

With over 15 years of experience and more than 170 homes built, we combine local knowledge with international standards.

We are committed to quality, transparency, and creating exceptional value for our clients and investors.

We provide CCTV at construction site so clients can follow progress from anywhere in the world.

We are known for delivery on time.



15+ YEARS OF EXPERIENCE

170+ HOMES BUILT

LOCAL EXPERTISE INTERNATIONAL STANDARDS

QUALITY & TRANSPARENCY

CCTV ON SITE FOLLOW PROGRESS ANYWHERE

DELIVERY ON TIME