



NICHAKUL

PANORAMIC SEA VIEW VILLAS



SAMUI PARADISE
GROUP



NICHAKUL

PANORAMIC SEA VIEW VILLAS

ABOUT NICHAKUL

Nichakul Villas is a rare and exclusive collection of modern tropical villas located in the heart of Lamai, one of Koh Samui's most desirable areas. Just minutes from the beach and all essential amenities, yet tucked away in a peaceful hillside setting, Nichakul offers the perfect balance of **privacy, comfort, and convenience**.

Each villa is thoughtfully designed with open-plan living spaces, high-end finishes, and large windows that frame **breathtaking panoramic sea views** or lush tropical greenery.

This is a rare opportunity to own in a limited collection of villas that combines **unique design, easy access, a great community**, and a lifestyle that truly captures the best of island living.

With a limited number of residences, Nichakul Villas is more than a home — it's a lifestyle investment in paradise.

WHAT THE PROJECT INCLUDES



3 BEDROOM
3.5 BATHROOM



PANORAMIC
SEA VIEW



2 BEDROOM
2.5 BATHROOM



PANORAMIC
SEA VIEW



3 BEDROOM
3.5 BATHROOM



NO SEA VIEW



2 BEDROOM
2.5 BATHROOM



NO SEA VIEW



3 MINUTES
TO LAMAI BEACH



VERY EASY
ACCESS



PANORAMIC
SEA VIEWS



GREAT
COMMUNITY



PRIVATE &
SECURE



UNIQUE & MODERN
DESIGN



NICHAKUL

PANORAMIC SEA VIEW VILLAS



FEATURES



PANORAMIC SEA VIEWS

Enjoy uninterrupted views of the sea and stunning sunsets.



VERY EASY ACCESS

Just minutes to Lamai Beach, restaurants, shops, and amenities.



GREAT COMMUNITY

Be part of a friendly, international community in a prime location.



UNIQUE DESIGN

Modern tropical architecture with high-end finishes and thoughtful details.



INFINITY SWIMMING POOL

Relax and unwind in the stunning infinity pool with panoramic views.

WHAT THE PROJECT INCLUDES



3 BEDROOM
3.5 BATHROOM



PANORAMIC SEA VIEW



2 BEDROOM
2.5 BATHROOM



PANORAMIC SEA VIEW



3 BEDROOM
3.5 BATHROOM



NO SEA VIEW



2 BEDROOM
2.5 BATHROOM



NO SEA VIEW



LAND SIZE

300 - 500 SQM
Land size: 300 - 500 sqm.



BUILDING SIZE

300 SQM
Building size: 300 sqm.



2 LIVING ROOM.
(Indoor-outdoor)



3.5 BATHROOM
3.5 bathroom



INDOOR - OUTDOOR LIVING SPACES

Spacious and flexible for every lifestyle.

NICHAKUL

— PANORAMIC SEA VIEW VILLAS —

AVAILABLE UNITS & PRICES



3 Bedroom | 3.5 Bathroom



Panoramic Sea View

฿ 12.9M THB | ~€337K



2 Bedroom | 2.5 Bathroom



Panoramic Sea View

฿ 8.9M THB | ~€233K



3 Bedroom | 3.5 Bathroom



No Sea View

฿ 8.9M THB | ~€233K



2 Bedroom | 2.5 Bathroom



No Sea View

฿ 7.9M THB | ~€207K



All villas feature modern tropical design,
private swimming pools and spacious living areas.



LEASEHOLD — FLAT RATE

30-year leasehold with a flat lease rate,
with payment structured every 3 years.



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NICHAKUL
PANORAMIC SEA VIEW VILLAS

PROJECT OVERVIEW







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NICHAKUL

— MASTER PLAN —



PLOTS 1-10 SEA VIEW

Wake up to breathtaking
sea views every day.



PLOTS 11-12 COCONUT TREES

Surrounded by lush
coconut trees and
tropical nature.



PLOT 12	
LAND AREA	484.25 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	184.85 Sq.m.
EXTERNAL AREA	110.55 Sq.m.
TOTAL AREA	295.40 Sq.m.

PLOT 11	
LAND AREA	312.87 Sq.m.
BUILDING AREA	226.75 Sq.m.
INTERNAL AREA	123.80 Sq.m.
EXTERNAL AREA	92.30 Sq.m.
TOTAL AREA	216.10 Sq.m.

PLOT 10	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 09	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 08	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 07	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 06	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 05	
LAND AREA	432.00 Sq.m.
BUILDING AREA	313.60 Sq.m.
INTERNAL AREA	181.25 Sq.m.
EXTERNAL AREA	115.95 Sq.m.
TOTAL AREA	297.20 Sq.m.

PLOT 04	
LAND AREA	288.00 Sq.m.
BUILDING AREA	226.75 Sq.m.
INTERNAL AREA	123.80 Sq.m.
EXTERNAL AREA	92.30 Sq.m.
TOTAL AREA	216.10 Sq.m.

PLOT 03	
LAND AREA	288.00 Sq.m.
BUILDING AREA	226.75 Sq.m.
INTERNAL AREA	123.80 Sq.m.
EXTERNAL AREA	92.30 Sq.m.
TOTAL AREA	216.10 Sq.m.

PLOT 02	
LAND AREA	288.00 Sq.m.
BUILDING AREA	226.75 Sq.m.
INTERNAL AREA	123.80 Sq.m.
EXTERNAL AREA	92.30 Sq.m.
TOTAL AREA	216.10 Sq.m.

PLOT 01	
LAND AREA	231.16 Sq.m.
BUILDING AREA	226.75 Sq.m.
INTERNAL AREA	123.80 Sq.m.
EXTERNAL AREA	92.30 Sq.m.
TOTAL AREA	216.10 Sq.m.

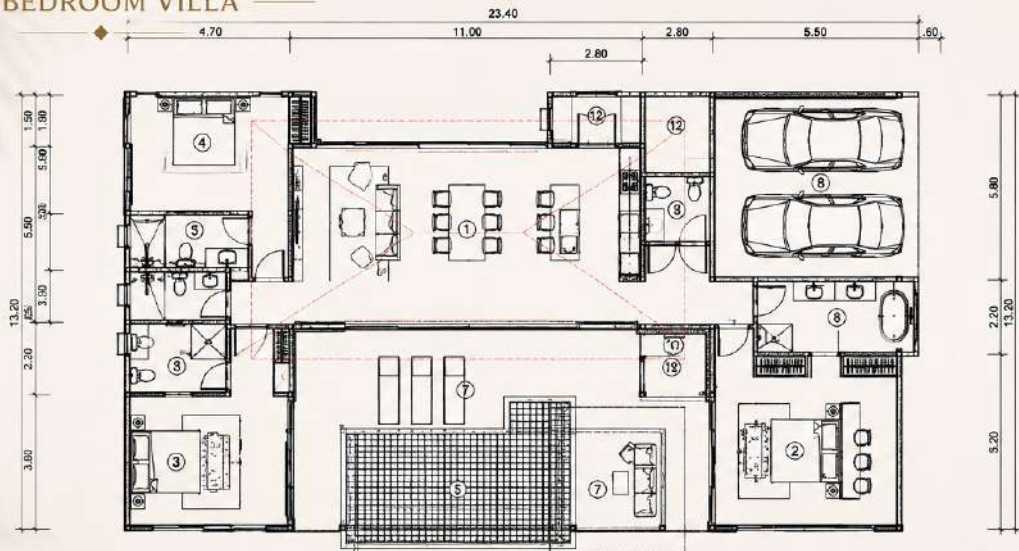
FLOOR PLAN

3 BEDROOM VILLA



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USER AREA

① LIVING DINING KITCHEN	72.05 SQ.M
② MASTER BEDROOM	27.75 SQ.M
③ BEDROOM 2	21.90 SQ.M
④ BEDROOM 3	20.15 SQ.M
① BATHROOM 1	10.30 SQ.M

② BATHROOM 2	6.10 SQ.M
④ BATHROOM 3	5.45 SQ.M
⑤ SWIMMING POOL	28.90 SQ.M
⑥ DECK POOL	45.35 SQ.M
⑦ PAVILION	8.10 SQ.M

⑧ PARKING	33.60 SQ.M
⑨ LAUNDRY/STORE	4.05 SQ.M
⑩ TOILET	3.80 SQ.M
⑪ PUMP/ELC.	5.40 SQ.M
⑫ ENTRANCE	4.30 SQ.M

TOTAL 297.20 SQ.M

TYPE B

BUILDING AREA 313.60 SQ.M

INTERNAL AREA 181.25 SQ.M

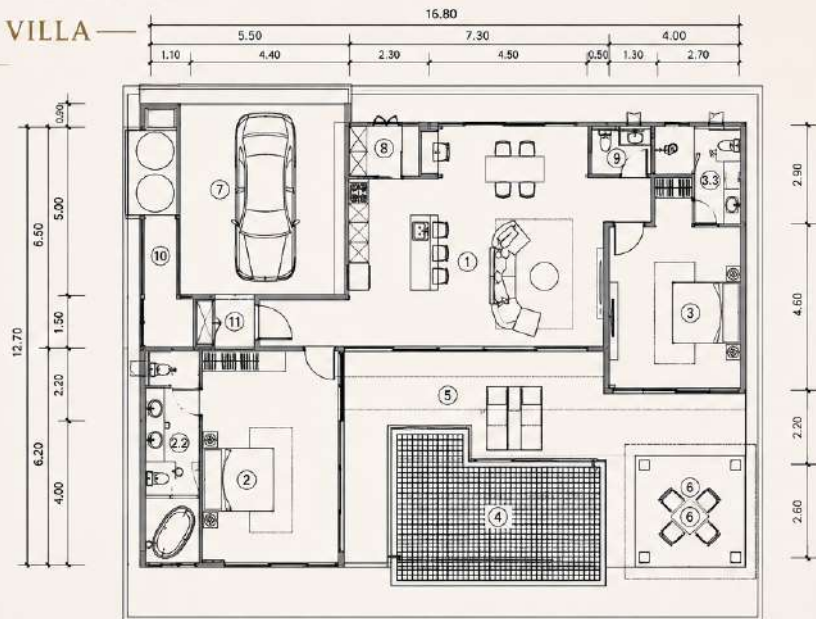
EXTERNAL AREA 115.95 SQ.M

FLOOR PLAN

— 2 BEDROOM VILLA —



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USER AREA

① LIVING DINING KITCHEN	48.10 SQ.M
② MASTER BEDROOM	23.80 SQ.M
③ BATHROOM 1	9.30 SQ.M
④ BEDROOM 2	20.30 SQ.M
⑤ BATHROOM 2	5.95 SQ.M

GROUND FLOOR PLAN

⑥ SWIMMING POOL	23.80 SQ.M	⑨ TOILET	2.15 SQ.M
⑦ DECK POOL	34.60 SQ.M	⑩ PUMP/ELC.	8.80 SQ.M
⑧ PAVILION	10.25 SQ.M	⑪ ENTRANCE	2.40 SQ.M
⑨ PARKING	23.65 SQ.M		
⑩ LAUNDRY/STORE	3.00 SQ.M		

TOTAL 216.10 SQ.M

TYPE A1

BUILDING AREA	226.75 SQ.M
INTERNAL AREA	123.80 SQ.M
EXTERNAL AREA	92.30 SQ.M

NICHAKUL VILLAS

3 BEDROOM SEA VIEW

SALE PRICE: 12,900,000 THB

STEP	DESCRIPTION	PAYMENT AMOUNT (THB)	PERCENTAGE	REMARK
1.	Reservation Deposit Confirmation of reservation	500,000 THB	—	—
2.	Payment 1 When the list below is completed - Signing of the contract for construction work - Footing & stud column structure - Lower floor structure 2nd floor structure	3,870,000 THB	30%	30% of the sale price
3.	Payment 2 When the list below is completed Roof steel structure - Roof finishes - Walls masonry - Wall cement render - Wall finishes - Ceiling finishes	3,225,000 THB	25%	25% of the sale price
4.	Payment 3 When the list below is completed - Floor finishes - Doors & windows - Sanitary installation - Painting	2,580,000 THB	20%	20% of the sale price
5.	Payment 4 When the list below is completed - Last inspection of the house - Handover	2,580,000 THB	20%	20% of the sale price
6.	Payment 5 After handover (5% of the sale price)	645,000 THB	5%	5% of the sale price
TOTAL		12,900,000 THB	100%	—



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Note: The 500,000 THB reservation deposit should be clearly stated in the agreement as whether it is included in the 12,900,000 THB purchase price.

LAND LEASE



Lease Term: 30 years

Land Lease Fee:
90,000 THB/year

Payment:
3 years in advance

Every 3 years:
270,000 THB

- Price includes VAT
- Price is not include kitchen and furniture
- Price includes: Building permit, Air Condition, Salt based filtration system for the swimming pool



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NICHAKUL VILLAS

3 BEDROOMS

NO SEA VIEW

SALE PRICE: 8,900,000 THB

2 BEDROOMS

SEA VIEW

SALE PRICE: 8,900,000 THB

STEP	DESCRIPTION	3 BEDROOMS (NO SEA VIEW)		2 BEDROOMS (SEA VIEW)		REMARK
		AMOUNT (THB)	%	AMOUNT (THB)	%	
1.	Reservation Deposit Confirmation of reservation	500,000	—	500,000	—	—
2.	Payment 1 When the list below is completed • Signing of the contract for construction work • Footing & stud column structure • Lower floor structure • 2nd floor structure • Roof steel structure	2,670,000	30%	2,670,000	30%	30% of the sale price
3.	Payment 2 When the list below is completed • Roof finishes • Walls masonry • Wall cement render • Wall finishes • Ceiling finishes	2,225,000	25%	2,225,000	25%	25% of the sale price
4.	Payment 3 When the list below is completed • Floor finishes • Doors & windows • Sanitary installation • Painting	1,780,000	20%	1,780,000	20%	20% of the sale price
5.	Payment 4 When the list below is completed • Last inspection of the house • Handover	1,780,000	20%	1,780,000	20%	20% of the sale price
6.	Payment 5 After handover (5% of the sale price)	445,000	5%	445,000	5%	5% of the sale price
	TOTAL PURCHASE PRICE	8,900,000	100%	8,900,000	100%	—

Note: The 500,000 THB reservation deposit is included in the total purchase price and shall be deducted from Payment 1.

LAND LEASE



Lease Term: 30 years

Land-lease Fee:
70,000 THB a year

Payment:
3 years in advance

Every 3 years:
210,000 THB

- Price includes VAT
- Price is not include kitchen and furniture
- Price includes: Building permit, Air Condition, Salt based filtration system for the swimming pool



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NICHAKUL VILLAS

2 BEDROOMS | NO SEA VIEW

SELLING PRICE: 7,900,000 THB

STEP	DESCRIPTION	PAYMENT AMOUNT (THB)	PERCENTAGE	REMARK
1.	Reservation Deposit Confirmation of reservation	500,000 THB	—	—
2.	Payment 1 When the list below is completed • Signing of the contract for construction work • Footing & stud column structure • Lower floor structure • 2nd floor structure • Roof steel structure	2,370,000 THB	30%	30% of the sale price
3.	Payment 2 When the list below is completed • Roof finishes • Walls masonry • Wall cement render • Wall finishes • Ceiling finishes	1,975,000 THB	25%	25% of the sale price
4.	Payment 3 When the list below is completed • Floor finishes • Doors & windows • Sanitary installation • Painting	1,580,000 THB	20%	20% of the sale price
5.	Payment 4 When the list below is completed • Last inspection of the house • Handover	1,580,000 THB	20%	20% of the sale price
6.	Payment 5 After handover (5% of the sale price)	395,000 THB	5%	5% of the sale price
TOTAL PAYMENT		7,900,000 THB	100%	—

Note: The 500,000 THB reservation deposit is included in the total purchase price and shall be deducted from Payment 1.

LAND LEASE



Lease Term: 30 years

Land-Lease Fee:
70,000 THB a year

Payment:
Paid in advance
every 3 years

3-year advance payment:
210,000 THB

- Price includes VAT
- Price is not include kitchen and furniture
- Price includes: Building permit, Air Condition, Salt based filtration system for the swimming pool



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NICHAKUL VILLAS

3 BEDROOM PANORAMIC SEA VIEW

RETURN ON INVESTMENT FORECAST

SALE PRICE	12,900,000 THB					
FURNITURE PACKAGE (OPTIONAL)	1,200,000 – 1,800,000 THB	PANORAMIC SEA VIEW	3 BEDROOMS 3.5 BATHROOMS	PRIVATE SWIMMING POOL	PREMIUM LOCATION IN LAMAI	LAMAI, KOH SAMUI PREMIUM LOCATION
TOTAL PRICE (WITH OPTIONAL FURNITURE)	14,100,000 – 14,700,000 THB					

Seasons	Low Season	High Season	Peak Season	Average (All Season)
Occupancy Rate	65%	65%	65%	65%
Daily Rate	6,500 THB	8,000 THB	10,000 THB	8,167 THB (Average of all seasons)
Long Term Rental (Monthly)	150,000 THB			
Average Daily Rate Calculation: (6,500 + 8,000 + 10,000) ÷ 3 = 8,167 THB				

RENTAL INCOME FORECAST (6 MONTHS SHORT-TERM + 6 MONTHS LONG-TERM)

SHORT-TERM RENTAL (6 MONTHS)		LONG-TERM RENTAL (6 MONTHS)	
Occupancy: 65% (All Season)			
Calculation: 180 nights $\times$ 65% = 117 nights		Monthly Rental Income	150,000 THB
Average Daily Rate (All Season)	8,167 THB	Rental Period	6 Months
Gross Short-Term Rental Income (117 nights)	955,500 THB	Gross Long-Term Rental Income (6 Months)	900,000 THB
Management Fee (15%)	143,325 THB	Management Fee (15%)	135,000 THB
NET SHORT-TERM INCOME (6 MONTHS)	812,175 THB	NET LONG-TERM INCOME (6 MONTHS)	765,000 THB
TOTAL NET RENTAL INCOME (YEARLY)		1,577,175 THB	



AVERAGE RETURN
ON INVESTMENT (ROI)

12.21%
(Based on 12,900,000 THB
Purchase Price)



PAYBACK PERIOD
(YEARS)

8.19
Years



TOTAL INVESTMENT
(WITH OPTIONAL FURNITURE)

14,100,000 –
14,700,000 THB



NOTES

No company tax is included.
Other minor expenses must be added
(pest control, insurance, other).
Figures are based on current market data.



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NICHAKUL VILLAS

RETURN ON INVESTMENT FORECAST

SALE PRICE

8,900,000 THB

FURNITURE PACKAGE (OPTIONAL)

1,200,000 – 1,800,000 THB

TOTAL PRICE

(WITH OPTIONAL FURNITURE)

10,100,000 – 10,700,000 THB



3 BEDROOMS
3.5 BATHROOMS



PRIVATE
SWIMMING POOL



NO SEA VIEW



LAMAI, KOH SAMUI
PREMIUM LOCATION

RENTAL OVERVIEW

LOW SEASON

HIGH SEASON

PEAK SEASON

AVERAGE (ALL SEASON)

OCCUPANCY RATE

65%

65%

65%

65%

DAILY RATE

5,500 THB

6,500 THB

8,000 THB

6,667 THB

(Average of all seasons)

LONG TERM RENTAL (MONTHLY)

120,000 THB

AVERAGE DAILY RATE CALCULATION: $(5,500 + 6,500 + 8,000) \div 3 = 6,667$ THB

RENTAL INCOME FORECAST (6 MONTHS SHORT-TERM + 6 MONTHS LONG-TERM)

SHORT-TERM RENTAL (6 MONTHS)

Occupancy: 65% (All Season)

Calculation: $180 \text{ nights} \times 65\% = 117 \text{ nights}$

Average Daily Rate (All Season)

6,667 THB

Gross Short-Term Rental Income (117 nights)

780,039 THB

Management Fee (15%)

117,006 THB

NET SHORT-TERM INCOME (6 MONTHS)

663,033 THB

LONG-TERM RENTAL (6 MONTHS)

Monthly Rental Income

120,000 THB

Rental Period

6 Months

Gross Long-Term Rental Income (6 Months)

720,000 THB

Management Fee (15%)

108,000 THB

NET LONG-TERM INCOME (6 MONTHS)

612,000 THB

TOTAL NET RENTAL INCOME (YEARLY)

1,275,033 THB



AVERAGE RETURN
ON INVESTMENT (ROI)

12.67%

(Based on 8,900,000 THB
Purchase Price)



PAYBACK PERIOD
(YEARS)

7.89

Years



TOTAL INVESTMENT
(WITH OPTIONAL FURNITURE)

**10,100,000 –
10,700,000 THB**



NOTES

No company tax is included.
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(pest control, insurance, other).
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NICHAKUL VILLAS

2 BEDROOM NO SEA VIEW

RETURN ON INVESTMENT FORECAST

SALE PRICE	7,900,000 THB				
FURNITURE PACKAGE (OPTIONAL)	1,200,000 – 1,800,000 THB	2 BEDROOMS 2.5 BATHROOMS	PRIVATE SWIMMING POOL	NO SEA VIEW	LAMAI, KOH SAMUI PREMIUM LOCATION
TOTAL INVESTMENT (WITH OPTIONAL FURNITURE)	9,100,000 – 9,700,000 THB				

RENTAL OVERVIEW	LOW SEASON	HIGH SEASON	PEAK SEASON	AVERAGE (ALL SEASON)
OCCUPANCY RATE	65%	65%	65%	65%
DAILY RATE	5,000 THB	6,200 THB	7,500 THB	6,233 THB (Average of all seasons)
LONG TERM RENTAL (MONTHLY)	90,000 THB			

AVERAGE DAILY RATE CALCULATION: $(5,000 + 6,200 + 7,500) \div 3 = 6,233$ THB

RENTAL INCOME FORECAST (6 MONTHS SHORT-TERM + 6 MONTHS LONG-TERM)

SHORT-TERM RENTAL (6 MONTHS)

Occupancy: 65% (All Season)

Calculation: $180 \text{ nights} \times 65\% = 117 \text{ nights}$

Average Daily Rate (All Season) 6,233 THB

Gross Short-Term Rental Income (117 nights) 729,261 THB

Management Fee (15%) 109,389 THB

NET SHORT-TERM INCOME (6 MONTHS) 619,872 THB

LONG-TERM RENTAL (6 MONTHS)

Monthly Rental Income 90,000 THB

Rental Period 6 Months

Gross Long-Term Rental Income (6 Months) 540,000 THB

Management Fee (15%) 81,000 THB

NET LONG-TERM INCOME (6 MONTHS) 459,000 THB

TOTAL NET RENTAL INCOME (YEARLY) 1,078,872 THB



AVERAGE RETURN
ON INVESTMENT (ROI)

11.85%

(Based on 7,900,000 THB
Purchase Price)



PAYBACK PERIOD
(YEARS)

8.43

Years



TOTAL INVESTMENT
(WITH OPTIONAL FURNITURE)

9,100,000 –
9,700,000 THB



NOTES

No company tax is included.
Other minor expenses must be added
(pest control, insurance, other).
Figures are based on current market data.



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SAMUI PARADISE

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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.



15+ YEARS
OF EXPERIENCE



170+ HOMES
BUILT



LOCAL EXPERTISE
INTERNATIONAL STANDARDS



QUALITY &
TRANSPARENCY



CCTV ON SITE
FOLLOW PROGRESS
ANYWHERE



DELIVERY
ON TIME

CONTACT US



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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.

