





# ULU VILLAS SAMUI

*Modern Tropical Living in Lamai*



Welcome to ULU Villas Samui, an exclusive collection of 15 luxury villas in one of Koh Samui's most established destinations — Lamai.

Designed for effortless indoor-outdoor island living, each villa combines contemporary tropical architecture, lush gardens, generous living spaces and a private swimming pool.

With 4 bedrooms and approximately 390 SQ.M. of living space, ULU offers the perfect balance of privacy, comfort and modern island living.

Just minutes from the beach, restaurants, supermarkets and everything Lamai has to offer.

*A Home. An Investment. A Lifestyle.*

A limited collection in a prime Koh Samui location, created for those looking to enjoy the island today while investing in its future.



15 VILLAS



4 BEDROOMS



390 SQ.M.



PRIVATE POOL



15 LUXURY  
VILLAS  
IN LAMAI



15 VILLAS • 4 BEDROOMS • 390 SQ.M. • PRIVATE POOL



## WHY BUY ULU IN LAMAI?

### A LOCATION BUILT FOR LIFESTYLE & LONG-TERM VALUE

Lamai offers one of the best balances on Koh Samui — relaxed enough to enjoy, established enough to invest.



### THE PERFECT BALANCE



BEACH LIFE



PRIVACY



CONVENIENCE



TOURISM



LOCAL  
CHARACTER



INVESTMENT  
POTENTIAL



LIMITED TO  
**15**  
VILLAS.



#### CHOOSE YOUR VILLA.

Find the villa that fits  
your lifestyle.



#### SECURE YOUR INVESTMENT.

Invest with confidence in one of  
Koh Samui's most promising areas.



#### LIFESTYLE

Beautiful beaches, restaurants, cafés,  
wellness, supermarkets and local markets —  
everything you need within easy reach.



#### INVESTMENT

Strong demand from international visitors  
and residents, with attractive potential for  
both holiday rentals and long-term ownership.



#### ROI

Lamai offers competitive rental potential,  
with well-positioned villas benefiting from  
strong holiday demand and year-round tourism.



#### FUTURE

Koh Samui continues to grow as an international  
tourism and lifestyle destination. Limited land,  
increasing demand and new investment support  
Lamai's long-term potential.



#### ULU IS MORE THAN A VILLA.

Secure your ULU today and be part of  
Lamai's next chapter.

*Live. Invest. Belong.*



LIVE THE LIFESTYLE. INVEST IN THE FUTURE. OWN ULU. ♥

ULU  
VILLAS

## MODERN TROPICAL LIVING

*in Lamai*



4  
BEDROOMS



4.5  
BATHROOMS



390 SQ.M.  
LIVING SPACE



PRIVATE  
POOL



PRIVATE  
PARKING

PRICE

11.9 M THB



EURO

€ 327,000



USD

\$ 356,000



AUD

A\$ 541,000



AED

1,307,000

### ABOUT THE UNIT



4 Bedrooms



4.5 Bathrooms



390 Sq.m. Living Space



Private Swimming Pool



Private Parking



Modern Tropical Design



High Quality Finishes

### PAYMENT PLAN

#### 5 PAYMENTS

1

RESERVATION  
10%

2

SIGN CONTRACT  
20%

3

STRUCTURE  
30%

4

INTERIOR  
30%

5

HANDOVER  
10%



DELIVERY TIME  
15 MONTHS



LEASE FLAT RATE  
90,000 THB  
PAYMENT EVERY 3 YEARS



**ULU**  
VILLAS  
SAMUI

## FEATURES OF THE VILLA

*Balinese · Modern · Tropical*



### SPACIOUS LIVING

Approx. 390 SQ.M. of built-up area with open-plan living and dining spaces.



### 4 BEDROOMS

All bedrooms with ensuite bathrooms, designed for comfort and privacy.



### 4.5 BATHROOMS

Including guest powder room for added convenience.



### PRIVATE SWIMMING POOL

Large private pool with tropical garden views for ultimate relaxation.



### TROPICAL GARDEN

Lush landscaped gardens creating a private oasis around your villa.



### FULLY EQUIPPED KITCHEN

Modern kitchen with high-end appliances and functional design.



### SECURE & PRIVATE

Gated community with 24/7 security for peace of mind.



### PRIME LOCATION

Minutes from Lamai Beach, restaurants, supermarkets and all amenities.



**15**  
VILLAS



**4**  
BEDROOMS



**4.5**  
BATHROOMS



**390 SQ.M.**  
LIVING SPACE



**512 – 620 SQ.M.**  
PLOT SIZE



**PRIVATE**  
POOL

## ABOUT THE UNIT

Thoughtfully designed single villas that blend Balinese inspiration with modern tropical architecture. Each home offers generous indoor-outdoor living, natural materials, high ceilings and a seamless connection with nature.

### INTERIOR & LIVING

- Open-plan living & dining area
- Floor-to-ceiling windows
- High ceilings for airy comfort
- Natural materials & warm tones
- Elegant tropical design

### KITCHEN & DINING

- Fully equipped modern kitchen
- Kitchen island & breakfast bar
- High-end appliances
- Ample storage & workspace
- Indoor & outdoor dining areas

### BEDROOMS

- 4 spacious bedrooms
- Ensuite bathrooms
- Built-in wardrobes
- Private terraces / access
- Garden or pool views

### EXTERIOR & GARDEN

- Private swimming pool
- Sun deck & lounge area
- Tropical landscaped garden
- Outdoor sala / seating area
- Carport for 2 cars

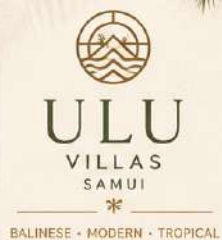


A HOME. AN INVESTMENT. A LIFESTYLE.



*Modern tropical living in the heart of Lamai*





**PLOT -1**

- LAND AREA 408.3 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 33.56 SQ.M.

**PLOT -2**

- LAND AREA 455.8 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 39.78 SQ.M.

**PLOT -3**

- LAND AREA 396.7 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 33.56 SQ.M.

**PLOT -4**

- LAND AREA 437.4 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 39.24 SQ.M.

**PLOT -5**

- LAND AREA 426.1 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 38.75 SQ.M.

**PLOT -6**

- LAND AREA 388.1 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 39 SQ.M.

MAIN ROAD

Electrical System

**PLOT -7**

- LAND AREA 431.0 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 47.77 SQ.M.

**PLOT -8**

- LAND AREA 460.7 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 37.97 SQ.M.

**PLOT -9**

- LAND AREA 381.7 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 39.48 SQ.M.

**PLOT -10**

- LAND AREA 397.5 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 43.15 SQ.M.

**PLOT -11**

- LAND AREA 443.7 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 41.79 SQ.M.

**PLOT -12**

- LAND AREA 466.7 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 33.56 SQ.M.

**PLOT -13**

- LAND AREA 367.4 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 36.77 SQ.M.

**PLOT -14**

- LAND AREA 370.1 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 36.77 SQ.M.

**PLOT -15**

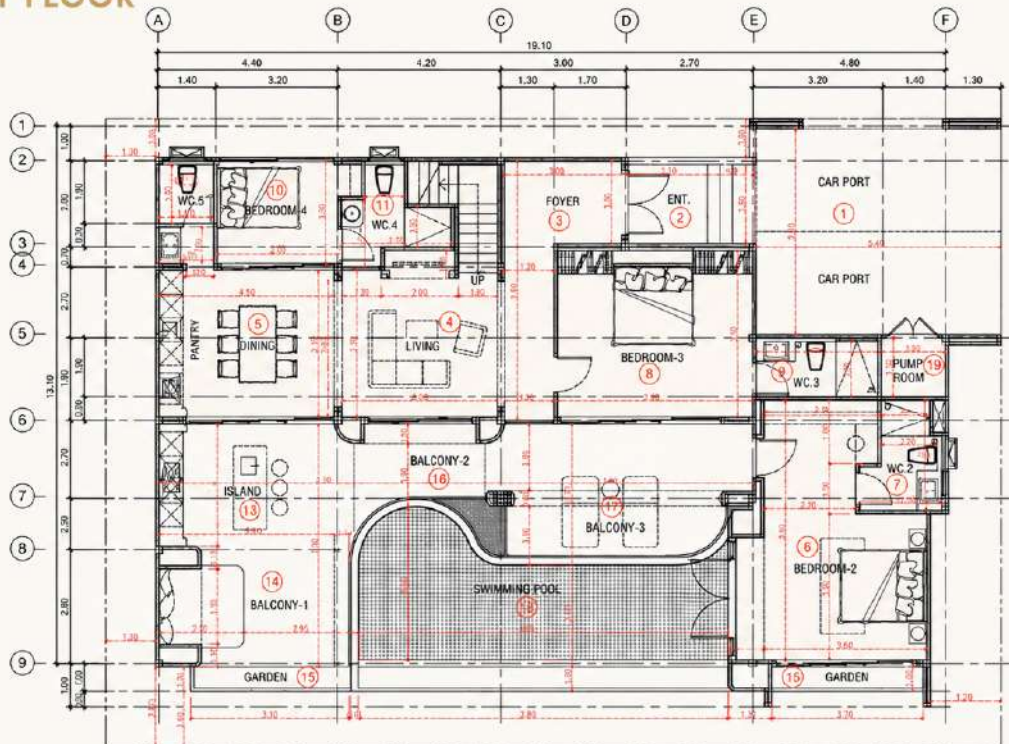
- LAND AREA 387.6 SQ.M.  
 - USER AREA 356.03 SQ.M.  
 - PARKING AREA 36.77 SQ.M.

Common Area Deep Well and Pump

**MASTER PLAN**

# FLOOR PLAN

## 1ST FLOOR



| NO. | 1st. Floor    | AREA        |
|-----|---------------|-------------|
| 1   | CAR PORT      | 33.56 Sq.m. |
| 2   | Entrance      | 5.94 Sq.m.  |
| 3   | FOYER         | 7.04 Sq.m.  |
| 4   | LIVING        | 23.06 Sq.m. |
| 5   | DINING        | 17.94 Sq.m. |
| 6   | BEDROOM-2     | 28.11 Sq.m. |
| 7   | WC.2          | 5.87 Sq.m.  |
| 8   | BEDROOM-3     | 23.70 Sq.m. |
| 9   | WC.3          | 5.27 Sq.m.  |
| 10  | BEDROOM-4     | 10.23 Sq.m. |
| 11  | WC.4          | 5.53 Sq.m.  |
| 12  | WC.5          | 4.36 Sq.m.  |
| 13  | ISLAND        | 14.28 Sq.m. |
| 14  | BALCONY-1     | 15.51 Sq.m. |
| 15  | GARDEN        | 5.02 Sq.m.  |
| 16  | BALCONY-2     | 9.82 Sq.m.  |
| 17  | BALCONY-3     | 17.73 Sq.m. |
| 18  | SWIMMING POOL | 34.82 Sq.m. |
| 19  | PUMP ROOM     | 2.89 Sq.m.  |

1st. Floor Total Area 270.25 Sq.m.

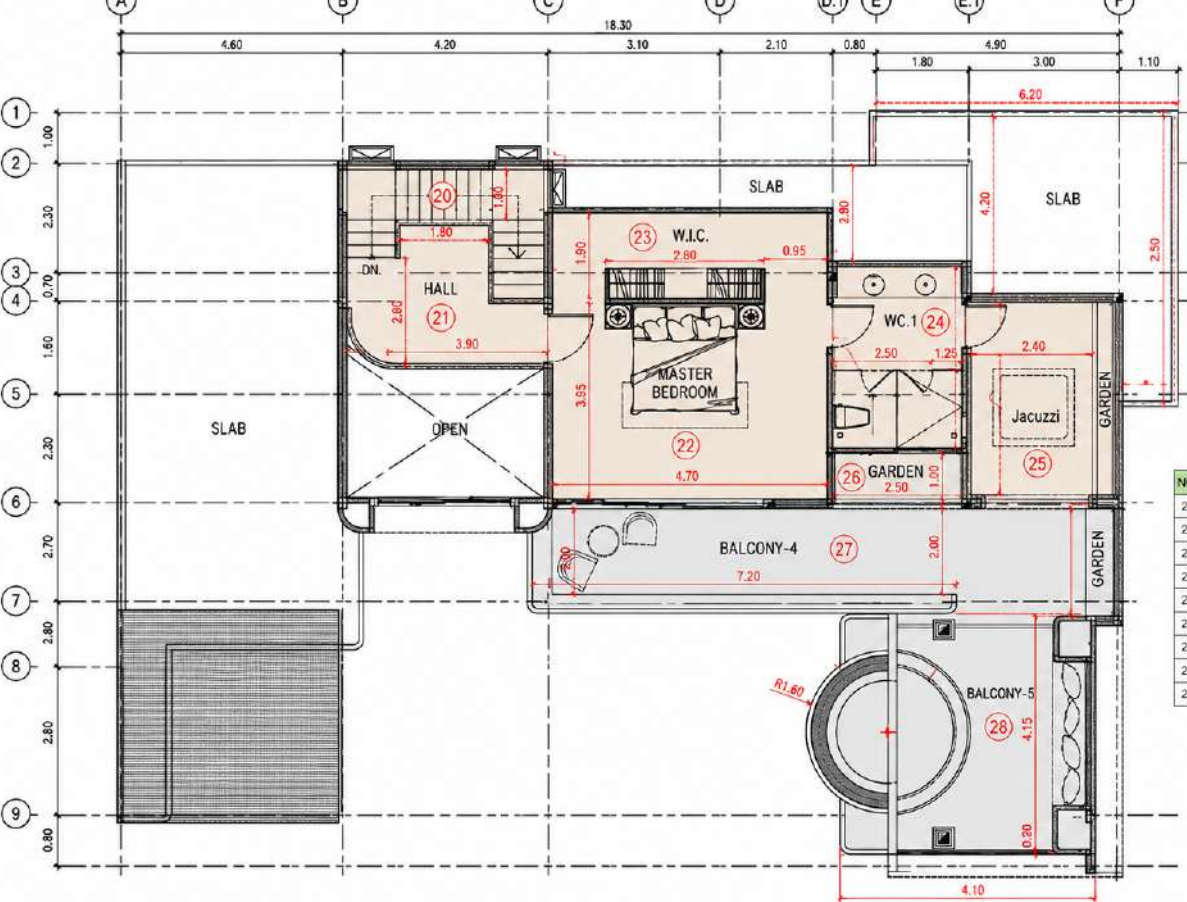
1st. Floor Internal Area 133.99 Sq.m.

1st. Floor External Area 136.26 Sq.m.

Floor Internal Area 202.55 Sq.m.

Floor External Area 187.04 Sq.m.

Grand Total Area 389.59 Sq.m.



| NO. | 2nd. Floor     | AREA       |
|-----|----------------|------------|
| 20  | Stair          | 7.64 Sq.m  |
| 21  | Hall           | 9.32 Sq.m  |
| 22  | MASTER BEDROOM | 20.00 Sq.m |
| 23  | W.I.C.         | 8.00 Sq.m  |
| 24  | WC.1           | 10.00 Sq.m |
| 25  | Jacuzzi        | 12.60 Sq.m |
| 26  | GARDEN         | 2.43 Sq.m  |
| 27  | BALCONY-4      | 23.39 Sq.m |
| 28  | BALCONY-5      | 24.96 Sq.m |

2nd. Floor Total Area 119.34 Sq.m

2nd. Floor Internal Area 68.56 Sq.m

2nd. Floor External Area 50.78 Sq.m

Floor Internal Area 202.55 Sq.m

Floor External Area 187.04 Sq.m

Grand Total Area 389.59 Sq.m

2nd Floor





# ULU VILLAS SAMUI PROJECT

LEASEHOLD 30 YEARS

SALE PRICE: 11,900,000 THB

## CONSTRUCTION PAYMENT PLAN

| STEP  | DESCRIPTION                                                                                                                   | PAYMENT AMOUNT (THB) | PERCENTAGE | REMARK                                          |
|-------|-------------------------------------------------------------------------------------------------------------------------------|----------------------|------------|-------------------------------------------------|
| 1.    | <b>1st PAYMENT</b><br>Construction Contract Signing & Building Permit                                                         | 3,570,000 THB        | 30%        | Construction Contract Signing & Building Permit |
| 2.    | <b>2nd PAYMENT</b><br>• Foundation<br>• Main Structure<br>• Swimming Pool Structure<br>• Roof Structure & Roofing Completed   | 2,975,000 THB        | 25%        | Structural Works Completed                      |
| 3.    | <b>3rd PAYMENT</b><br>• Walls<br>• Electrical & Plumbing<br>• Ceilings<br>• Floor Tiling<br>• External Works Completed        | 2,380,000 THB        | 20%        | Interior & Exterior Works Completed             |
| 4.    | <b>4th PAYMENT</b><br>• Doors & Windows<br>• Sanitary Fixtures<br>• Painting<br>• Air-Conditioning<br>• Pool System Completed | 2,380,000 THB        | 20%        | Finishing Works & Systems Completed             |
| 5.    | <b>5th PAYMENT</b><br>• Final Inspection<br>• Villa Handover                                                                  | 595,000 THB          | 5%         | Final Inspection & Villa Handover               |
| TOTAL |                                                                                                                               | 11,900,000 THB       | 100%       | —                                               |



**NOTE:** The 600,000 THB reservation deposit will be deducted from the 1st payment.  
The balance of **2,970,000 THB** will be paid at the time of contract signing.

15 MONTHS CONSTRUCTION PERIOD

Construction period may vary depending on weather and site conditions.

**Note:** The 600,000 THB reservation deposit should be clearly stated in the agreement as whether it is included in the 11,900,000 THB purchase price.

## LAND LEASE



Lease Term: 30 years

Land Lease Fee:  
90,000 THB/year

Payment:  
5 times 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



SAMUI PARADISE  
GROUP



+66 83 759 3700



www.samuiparadisegroup.com



nala.neramith@gmail.com



ULU VILLAS  
LAMAI, KOH SAMUI

# ULU VILLAS SAMUI PROJECT

## INVESTMENT & ROI ANALYSIS

### VILLA INFORMATION

-  4 BEDROOMS
-  4.5 BATHROOMS
-  390 SQ.M. LIVING SPACE
-  PRIVATE SWIMMING POOL
-  PRIVATE PARKING
-  MODERN TROPICAL DESIGN

### UNIT PRICE

**11,900,000 THB**

TOTAL INVESTMENT  
(INCLUDING FURNITURE PACKAGE)

**13,100,000 THB**

(Including Land, Construction  
& Furniture Package 1.2M THB)

### FURNITURE PACKAGE (OPTIONAL)

**1.2 – 1.8 MILLION THB**

Complete furniture & decoration package  
available as an optional extra.

### SHORT TERM RENTAL (6 MONTHS)

| LOW SEASON | HIGH SEASON | PEAK SEASON |
|------------|-------------|-------------|
| 7,500 THB  | 8,500 THB   | 12,000 THB  |

#### AVERAGE NIGHTLY RATE

**9,333 THB**

|                                  |                     |
|----------------------------------|---------------------|
| AVERAGE NIGHTLY RATE             | 9,333 THB           |
| OCCUPANCY RATE                   | 65%                 |
| DAYS PER YEAR                    | 180 DAYS (6 MONTHS) |
| BOOKED NIGHTS                    | 117 NIGHTS          |
| GROSS RENTAL INCOME (SHORT TERM) | 1,092,981 THB       |

### LONG TERM RENTAL (6 MONTHS)

|                                 |             |
|---------------------------------|-------------|
| MONTHLY RENT                    | 160,000 THB |
| MONTHS PER YEAR                 | 6 MONTHS    |
| GROSS RENTAL INCOME (LONG TERM) | 960,000 THB |

#### TOTAL GROSS RENTAL INCOME PER YEAR

**2,052,981 THB**

SHORT TERM (6 MONTHS) 1,092,981 THB + LONG TERM (6 MONTHS) 960,000 THB

#### TOTAL INVESTMENT INCLUDING FURNITURE PACKAGE (1.2M THB)

**13,100,000 THB**

### ROI SUMMARY

TOTAL GROSS RENTAL INCOME / YEAR

**2,052,981 THB**

TOTAL INVESTMENT (INCLUDING FURNITURE)

**13,100,000 THB**

ROI (RETURN ON INVESTMENT)

**15.67%**

PER YEAR

ROI WITH FURNITURE PACKAGE  
(ESTIMATED)

**15.67%**

PER YEAR

TOTAL ROI (INCLUDING FURNITURE PACKAGE)

**15.67%**

PER YEAR

PAID BACK PERIOD

**6.4 YEARS**

(APPROX.)

Based on gross rental income.



#### RENTAL STRATEGY

- 6 MONTHS SHORT TERM RENTAL
- 6 MONTHS LONG TERM RENTAL



#### EXPENSES (EST.)

Management, Maintenance, Utilities,  
Marketing, Insurance, etc.  
25% – 30% of gross income



#### STRONG INVESTMENT

- High demand area in Lamai
- 2-3 minutes to Lamai Beach
- Modern tropical villas with private pool

\* This analysis is for estimation purposes only and actual results may vary.





# SAMUI PARADISE

## GROUP

Samui Paradise Group — ведущий  
девелопер на острове Самуи,  
обладающий более чем **15-летним**  
опытом и построивший  
более **170 домов**.

Как крупнейший местный застройщик на Самуи,  
мы специализируемся на **высококачественных**  
**проектах с открытой планировкой**, сочетая  
местный опыт и международные стандарты  
для безупречной реализации.

*Ваша мечта, наша приверженность —  
строим рай, одну виллу за раз.*



БОЛЕЕ 15 ЛЕТ  
ОПЫТА



БОЛЕЕ 170  
ПОСТРОЕННЫХ  
ДОМОВ



МЕСТНЫЙ ОПЫТ  
И МЕЖДУНАРОДНЫЕ  
СТАНДАРТЫ



КАЧЕСТВО И  
ПРОЗРАЧНОСТЬ



ВИДЕОНАБЛЮДЕНИЕ  
НА ОБЪЕКТЕ — СЛЕДИТЕ  
ЗА ХОДОМ РАБОТ  
ИЗ ЛЮБОЙ ТОЧКИ МИРА



СДАЕМ ОБЪЕКТЫ  
ТОЧНО В СРОК

## СВЯЖИТЕСЬ С НАМИ



+66 83-759-3700



+66 82 679 8789



samui.paradise.group



www.samuiparadisegroup.com

## О НАС



Samui Paradise Group — ведущий  
девелопер, специализирующийся на виллах  
и проектах в сфере недвижимости на Самуи.



Более 15 лет опыта и свыше 170 построенных  
домов, с международными стандартами  
качества.



Мы привержены качеству, прозрачности  
и созданию исключительной ценности  
для наших клиентов и инвесторов.



На строительных площадках установлены  
камеры видеонаблюдения, чтобы клиенты  
могли следить за ходом работ из любой  
точки мира.



Мы известны своевременной сдачей  
объектов.