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villas



Luxury villas

Lam Set - Koh Samui - Thaïlande



YOUR LUXURY VILLA

2 & 3 Bedrooms

- ✓ Leasehold 30 years
- ✓ Bali Design
- ✓ Pool 11 m x 2.5 m
- ✓ Management
- ✓ 2 min from Beach

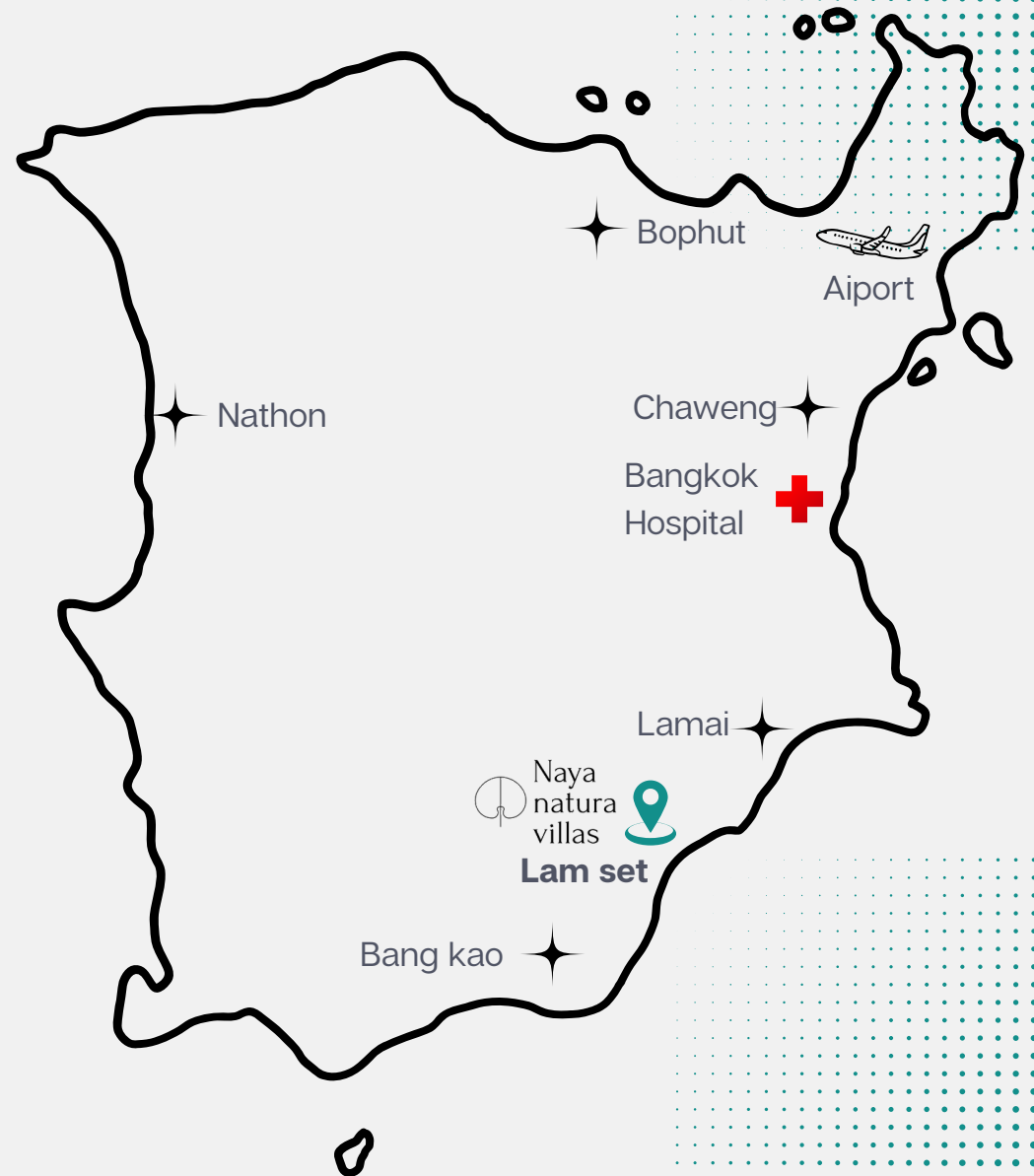




the LOCATION OF YOUR VILLA

2 min
from Beach

Quiet Place



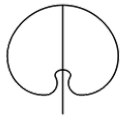


3 BEDROOMS
POOL VILLA
 Leasehold 30 Y
232.5 Sqm

Inside: 127.5 sqm
 Terrace cover: 20 sqm
 Terrace: 52.5 sqm
 Pool: 27.5% sqm
 Sala : 5 sqm
 Land: 559 - 637 sqm

6.800.000 B
174.000 Eur

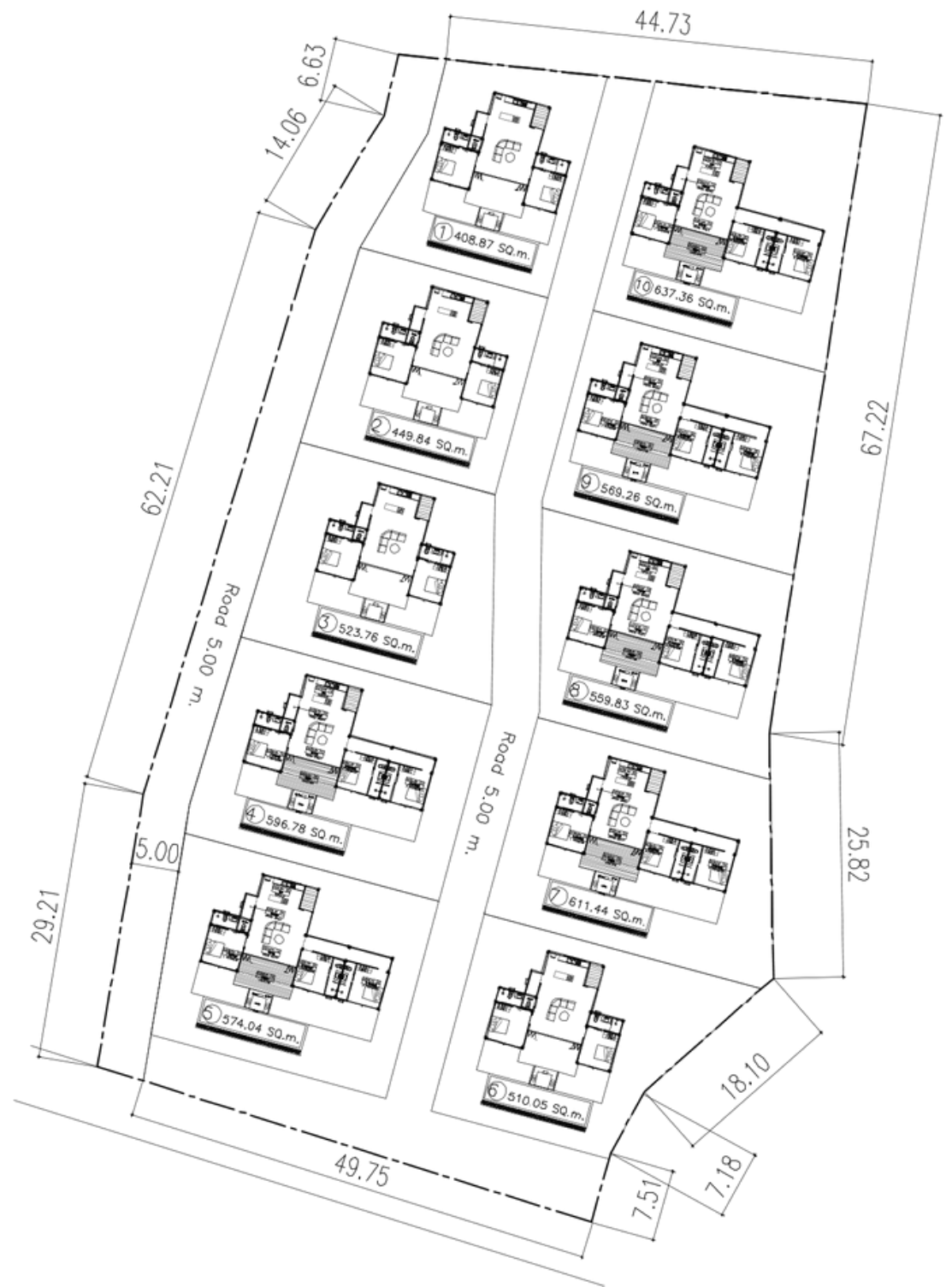
RETURN INVEST
ROI 10 %
OCCUPENCY YEAR
55 %

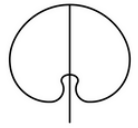


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the Master plan

- Plot 1 : 408 sqm
- Plot 2 : 449 sqm
- Plot 3 : 523 sqm
- Plot 4 : 596 sqm
- Plot 5 : 574 sqm
- Plot 6 : 510 sqm
- Plot 7 : 611 sqm
- Plot 8 : 559 sqm
- Plot 9 : 569 sqm
- Plot 10 : 637 sqm





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Experiences

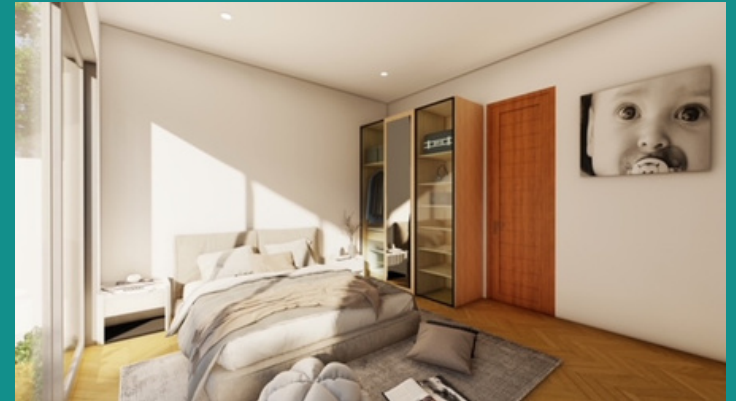
A private residence of 10 Balinese-style villas located 2 minutes from the beach and less than 10 minutes from the shops.

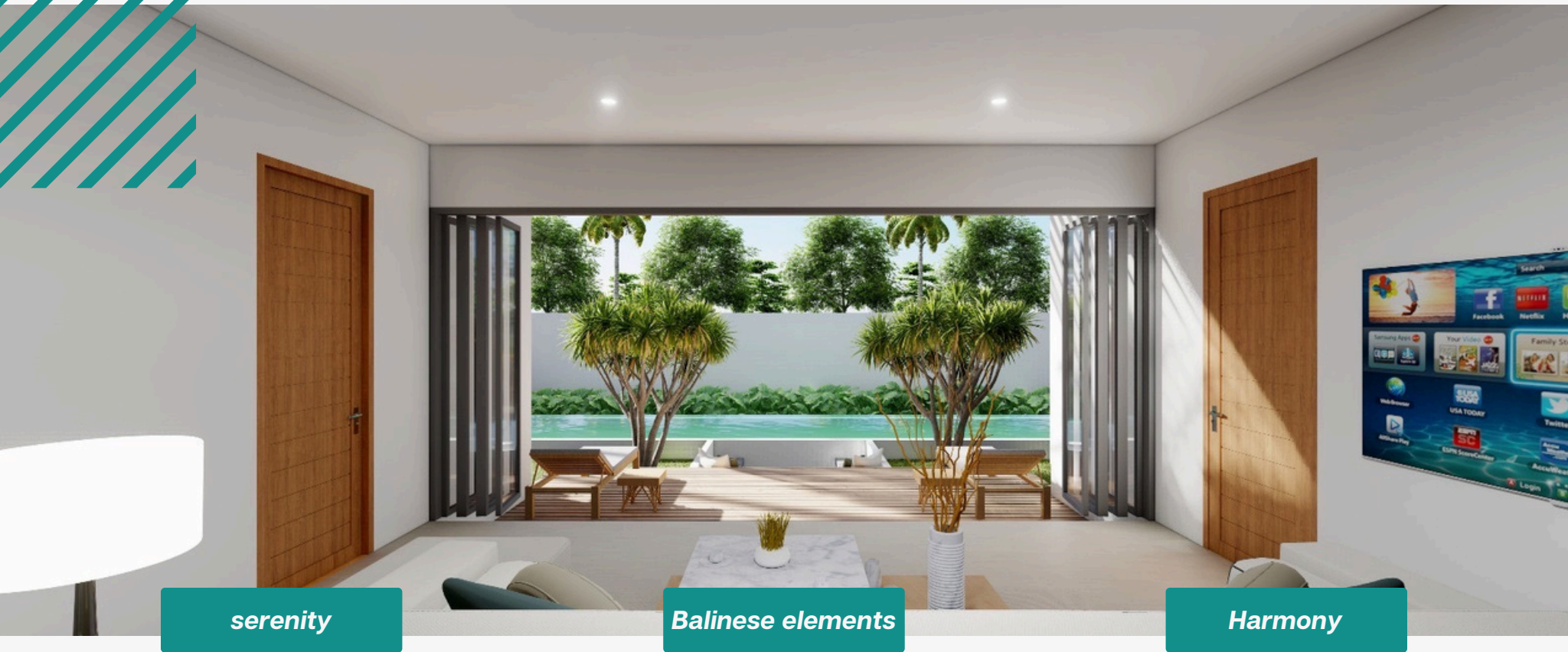


Project
Design, 2024



Project
Design, 2024





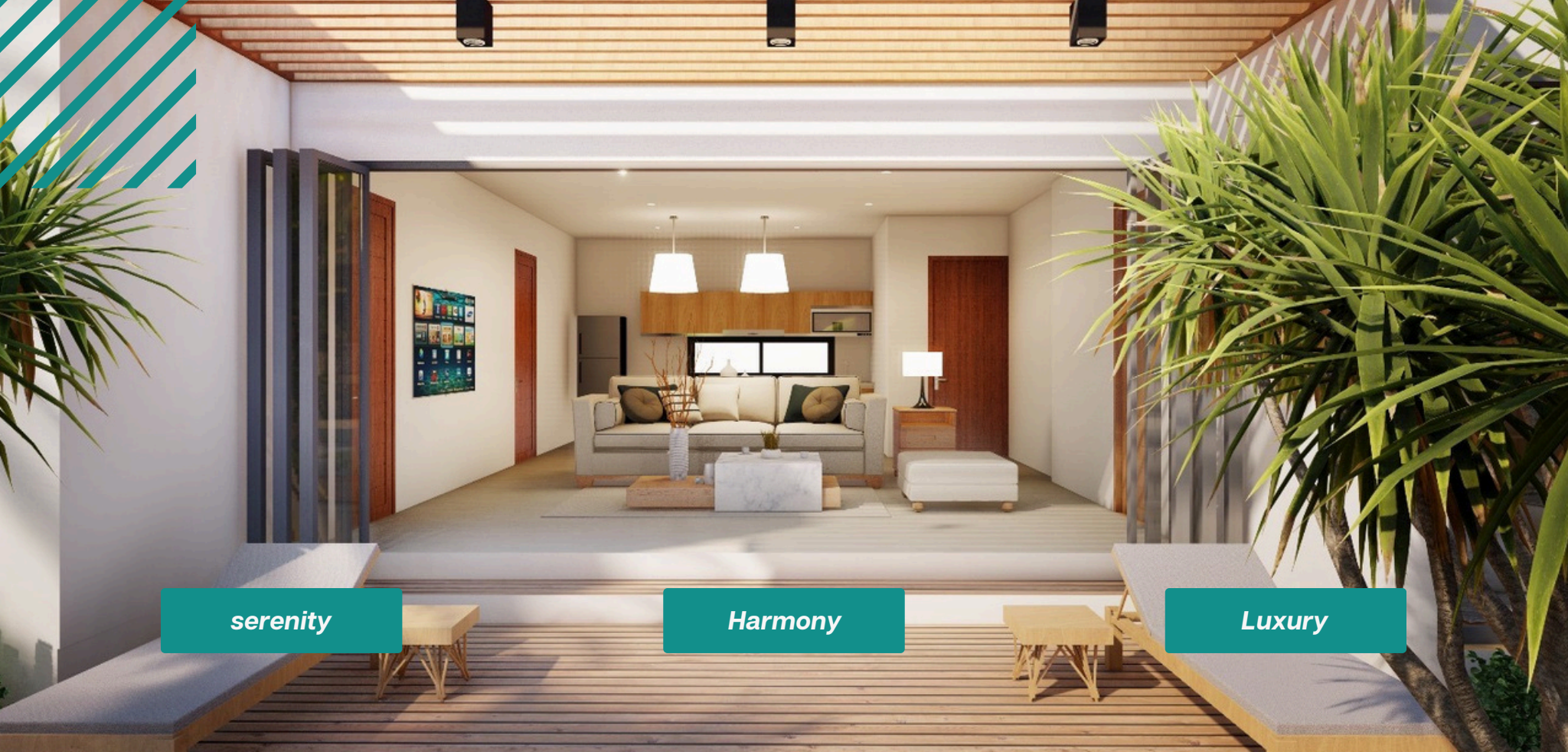
serenity

Balinese elements

Harmony

YOUR VILLA

Our Balinese-style villas are designed to offer perfect harmony between inside and outside. They feature large bay windows that open onto a long, sparkling swimming pool, surrounded by a magnificent landscaped garden. The spacious, light-filled interiors are decorated with traditional Balinese elements, creating an atmosphere of serenity and luxury.



serenity

Harmony

Luxury

YOUR VILLA

Our villas feature a living room opening onto a covered terrace, ideal for meals in the shade. The large picture windows let in plenty of natural light while offering uninterrupted views of the pool and lush garden. Enjoy moments of relaxation and conviviality in this harmonious space, where comfort and elegance come together.



SALA & FIRE PLACE



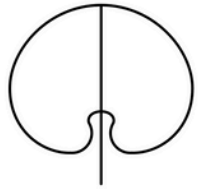
YOUR POOL

THE INFINITY POOL

The 11 metre long infinity pool offers a magnificent view over the tropical garden. ideal for relaxation

COSY PLACE

A fire place integrated into the outdoor sala will enhance your evenings by the pool.



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Our Marketing Campaign

The marketing we do uses several methods both conventionally, digitally, and also takes advantage of the existence of measurable and reliable social media advertisements



55% Average annual occupancy
200 Days per Year occupancy

Our management service achieves an average annual occupancy rate of 55% or 200 days per year.



Price Information

Price Fees Package & Options

Fees for invest

More fees Building villa



- Permit Building : 100.000 Thb
- Kitchen 2 BEDROOMS: 300.000 Thb
- Kitchen 3 BEDROOMS: 350.000 Thb
- Bali Furnitures 2 BEDROOMS : 400.000 Thb
- Bali Furnitures 3 BEDROOMS : 500.000 Thb
- Garden 2 BEDROOMS : 100.000 Thb
- Garden 3 BEDROOMS : 120.000 Thb
- Fees Lawyer, Company and tax : 150.000 Thb

Fees Yearly

93.000 Thb



- Communaity : 24.000 Thb
- Swimming pool cleaning : 30.000 Thb
- Garden cleaning : 18.000 Thb
- Pest control : 12.000 Thb
- Insurance Villa: 9.000 Thb

The Building Cost

The Leasehold

BUILDING VILLA COST

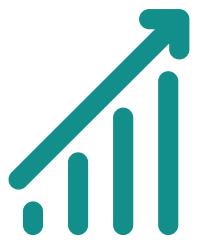
VILLA	2 BEDROOMS	3 BEDROOMS
VILLA COST	5.800.000 Thb	6.800.000 Thb

LEASEHOLD LAND - YEAR - 30 YEARS

2 BEDROOMS : 70.000 THB YEAR

3 BEDROOMS : 80.000 THB YEAR

The Rental Business



Good profit
10 %

Return Invest
10 Years

RENTAL RATES PER NIGHT

VILLAS TYPE	LOW SEASON (May- June) (1er Oct- 19 Dec)	HIGHT SEASON (20 dec- 30 Apr) (1er July- 30 Sept)
2 BEDROOMS	3.500 Thb	5.500 Thb
3 BEDROOMS	4.500 Thb	6.500 Thb

RENTAL OCCUPENCY YEAR

55 %

LOW SEASON : 50 days

HIGHT SEASON : 150 days



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The Building PAYMENT

BUILDING VILLA PAYMENT

	2 BEDROOMS	3 BEDROOMS
	5.800.000 THB	6.800.000 THB
Réservation	290.000 Thb	340.000 Thb
Contract Building agreement Start Building	1.100.000 Thb	1.200.000 Thb
Foundation of villa	800.000 Thb	900.000 Thb
Floor of villa and swimming pool	800.000 Thb	1.200.000 Thb
Roof of villa	1.100.000 Thb	1.360.000 Thb
Electric and Plumberie	800.000 Thb	800.000 Thb
System traitment swimming pool	650.000 Thb	600.000 Thb
Delivery	260.000 Thb	400.000 Thb

Plan OF Investment

In the first 10 years

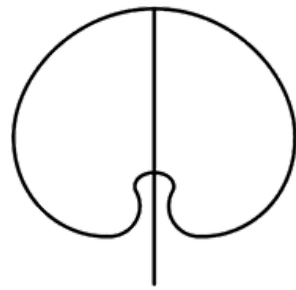
POI 1

	2 BEDROOMS	3 BEDROOMS
BUIDING	5.800.000 Thb	6.800.000 Thb
PERMIT BUILDING	100.000 Thb	100.000 Thb
KITCHEN-FURNITURES-GARDEN	800.000 Thb	970.000 Thb
TOTAL INVESTMENT	6.700.000 Thb	7.870.000 Thb
RENTAL INCOME	1.000.000 Thb	1.200.000 Thb
MANAGMENT RENT FEES 20 %	200.000 Thb	240.000 Thb
ANNUAL FEES	93.000 Thb	93.000 Thb
LAND LEASEHOLD	70.000 Thb	80.000 Thb
BENEFIT NET - ROI	637.000 Thb	787.000 Thb
	8.8 % YEARS	10 % YEARS

RENTAL INCOME

OCCUPENCY
YEAR
55 %

	2 BEDROOMS	3 BEDROOMS
LOW saison	50 Nights x 3.500 Thb	50 Nights x 4.500 Thb
HIGHT saison	150 Nights x 5.500 Thb	150 Nights x 6.500 Thb
RENTAL INCOME	1.000.000 Thb	1.200.000 Thb



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