



KOH  
SAMUI  
*villas*



CATALOGUE

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# KOH SAMUI ISLAND



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*Koh Samui is real  
holiday paradise.*



*1.5 million tourists visit this  
"paradise on earth" annually.*

*They enjoy exotic and peaceful  
scenery of the surroundings.*





## Koh Samui is the second largest island of Thailand.

It is located on the SE coast of Thailand bay, in the Surat Thani province.

Island is 900 km away from the capital. (approx. 1 hour flight)

Population is about 50 000.

Entire island is surrounded by 51km long road, which connects coastal areas.



## It is also known as "ISLAND OF LOVE"

Koh Samui is one of the most **luxurious** and most **popular** resorts in Thailand.

Mountains, tropical forests, coconut trees, beautiful rocks, green hills and white sandy beaches with **crystal clear turquoise water** give the island a unique and magical atmosphere...



## Koh Samui has tropical climate.

Thanks to which the temperature on the island is stable throughout the year.

The temperature on Koh Samui varies around **30°C and more**.

The climate on the island is only slightly different from the rest of Thailand.



## Monsoons

Monsoons occur on Koh Samui just when the rest of the country is enjoying a dry spell.

Monsoons are typical from November to December.

January to March are the driest months.



## Accommodation

**Private accommodation** without surrounding resorts has been very popular on Koh Samui in recent years.



## Transportation

The overall infrastructure of the area is at very high level.

**Chaweng and Lamai** are the most attractive and busiest parts of the island.



## Občianska vybavenosť

- |                         |                         |                                    |
|-------------------------|-------------------------|------------------------------------|
| (1) Airport             | ✓ Local shops           | ✓ Sports fields                    |
| (6) Ports               | ✓ International schools | ✓ Restaurants                      |
| (17) Beaches            | (13) Gas stations       | ✓ Bars                             |
| (24) Buddhist temples   | (6) Hospitals           | ✓ Beach clubs                      |
| (18) Observation towers | ✓ Pharmacies            | ✓ Tourist activities               |
| (13) Waterfalls         | (1) Immigration Office  | ✓ Car rentals                      |
| (7) Hypermarkets        | (2) Tourist police      | ✓ Beauty salons and massages       |
| (5) Post offices        | (8) Police offices      | ✓ Tourist and real estate agencies |

## ABOUT US

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30 YEARS  
OF EXPERIENCES  
IN  
CONSTRUCTION  
AND  
REAL ESTATE

*Our company is an investor in real estate construction on Koh Samui. We have extensive experience in both construction and real estate services throughout Europe.*

*As time has progressed, our vision has evolved, leading us to leverage our vast experience and support strategic partnerships with local collaborators to engage in transformative ventures.*

*Our enduring commitment remains unwavering as we continue to pioneer innovative opportunities in the real estate world.*

*We are dedicated to providing top-notch constructions and surface finishes, exclusively utilizing premium bespoke materials that define perfection within the industry.*

*Based on extensive experience in the construction industry on Koh Samui, along with direct oversight of projects on the island, we have assembled a team of exceptionally qualified builders and architects.*

*We offer clients not only new possibilities but also the assurance that their home will be completed according to their demanding standards and expectations.*

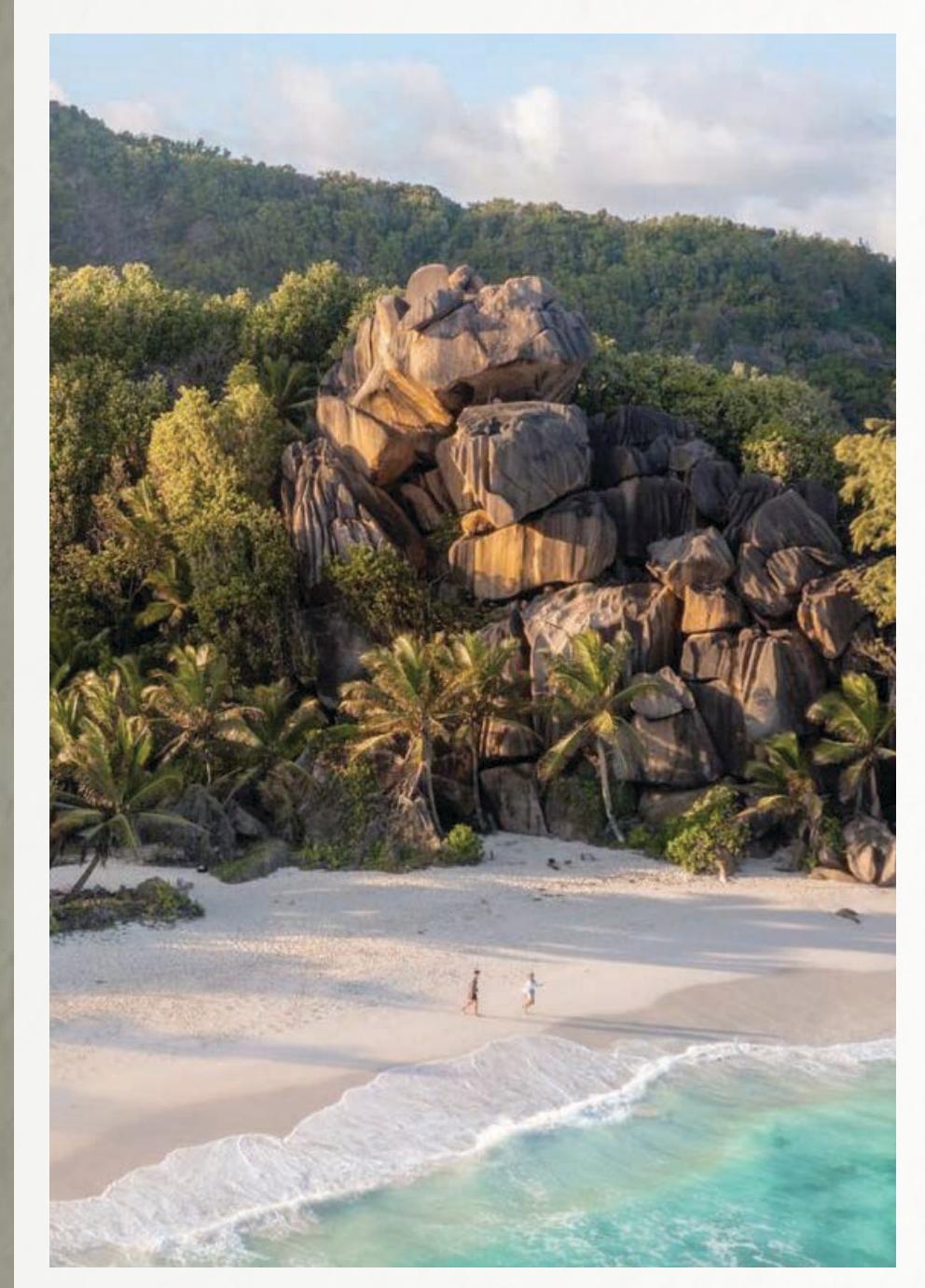
*As part of real estate services, we will guide you through the entire process of purchase and financing, providing you with legal assistance and support.*

*Investing in real estate is an exciting journey, yet it can also be a source of anxiety. This is where we step in to ensure that all your legal needs are met with precision and care.*

*Our goal is to cultivate a lasting relationship and provide excellent after-sales care to fulfill all your ongoing needs and alleviate any concerns.*

# LOCATION

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*Experience the symphony of location,  
elegance, comfort and functionality.*

**The location of the construction is private and romantic, without surrounding resorts, which gives it a sense of isolation from the tourist industry.**

The villas are located in a beautiful natural environment of a palm forest and they have a very good location in terms of proximity to complete civic amenities.

In addition, the location offers proximity to the main attractions of the island, which makes it a great choice for vacations, living, **but especially investing in real estate with a quick return.**



Villas are located in the development area of the villa district:

**Pracharakpattana Rd,  
Tambon Maret, Amphoe Ko Samui,  
Chang Wat Surat Thani 84310, Lamai, Thailand**

**They are only 8 minutes away from LAMAI beach.**

Lamai Beach is the second largest beach on the island of Koh Samui, it has soft sand, palm trees and turquoise blue water.

It is an ideal and popular place on the island.  
It is almost as famous as Chaweng beach, but less populated.

*Interior of villas is proportional.  
These are ground-floor buildings - Bungalows.*

- ✓ *3 bedrooms with bathrooms and WC  
(possibility of adding 4 bedroom with bathroom)*
- ✓ *Living room connected to the kitchen and dining area*
- ✓ *Separate toilet in the dining area*
- ✓ *Storage - pantry*
- ✓ *Spacious terrace*
- ✓ *Swimming pool and pool terrace*
- ✓ *Covered parking for two cars*
- ✓ *Technical room*
- ✓ *Fenced flat plot in new closed campus*

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# COCONUT VILLAS

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## 3-BEDROOM VILLA WITH EXTRA LARGE POOL

1.	Living room, Kitchen, Dining room	49,32 m <sup>2</sup>
2.	WC	3,5 m <sup>2</sup>
3.	Storage/Pantry	14,85 m <sup>2</sup>
4.	Bedroom 1	15,52 m <sup>2</sup>
5.	Bathroom 1	5,95 m <sup>2</sup>
6.	Bedroom 2	14,85 m <sup>2</sup>
7.	Bathroom 2	4,95 m <sup>2</sup>
8.	Bedroom 3	14,85 m <sup>2</sup>
9.	Bathroom 3	4,95 m <sup>2</sup>
10.	Garage	34,81 m <sup>2</sup>
11.	Room for pump/filtration	3,78 m <sup>2</sup>
12.	Terrace	78,48 m <sup>2</sup>
13.	Pool	32 m <sup>2</sup>



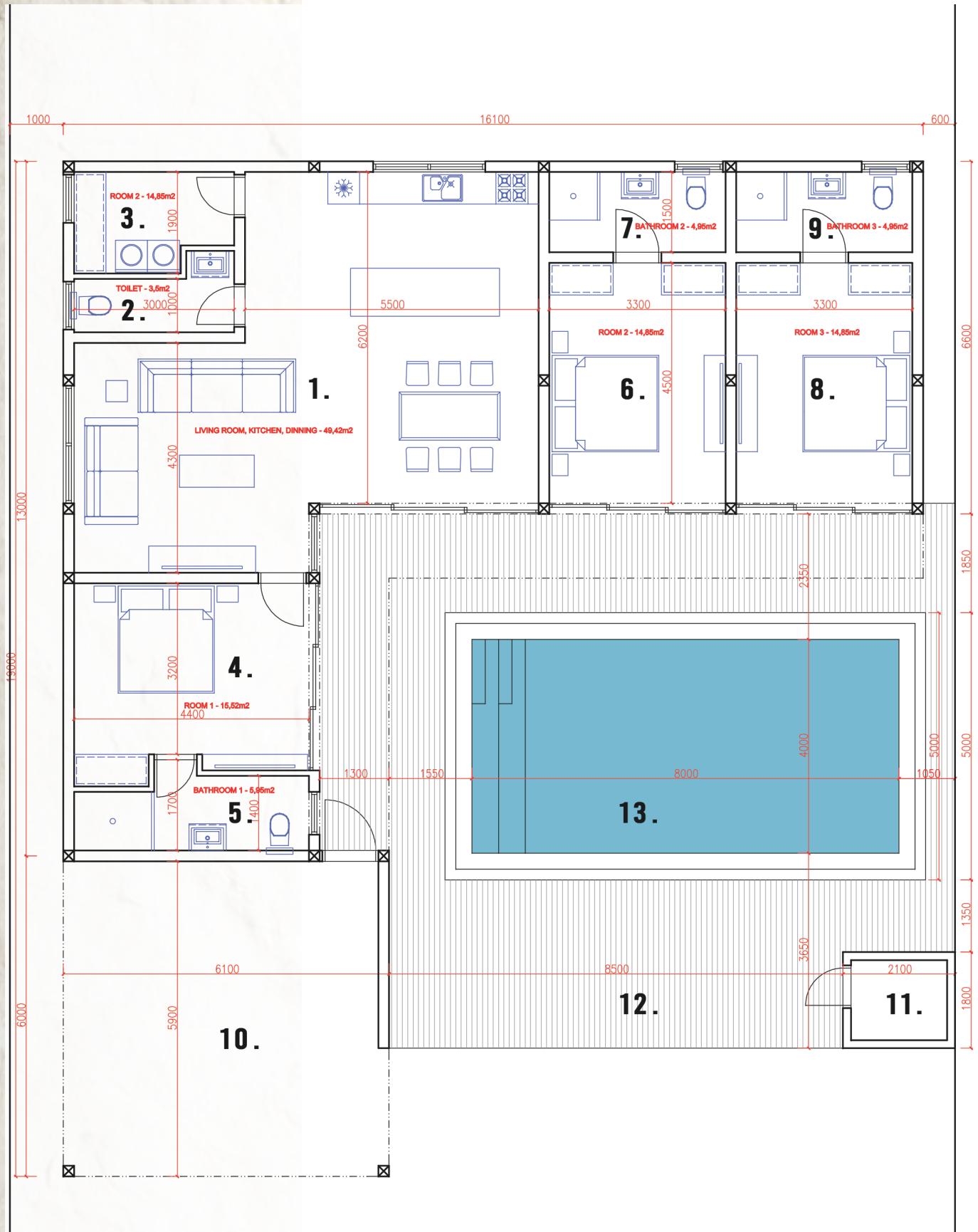
**Build-up area:** 311.50 m<sup>2</sup>

**Usable area:** 132 m<sup>2</sup>

**Land:** 500 m<sup>2</sup>

**PRICE:** ~~€188.500~~ €175.000

# FLOOR PLAN OF THE VILLA



**3-BEDROOM VILLA WITH EXTRA LARGE POOL**  
 (possibility of adding a fourth bedroom with a bathroom)

1.	Living room, Kitchen, Dining room	49,32 m <sup>2</sup>
2.	WC	3,5 m <sup>2</sup>
3.	Storage/Pantry	14,85 m <sup>2</sup>
4.	Bedroom 1	15,52 m <sup>2</sup>
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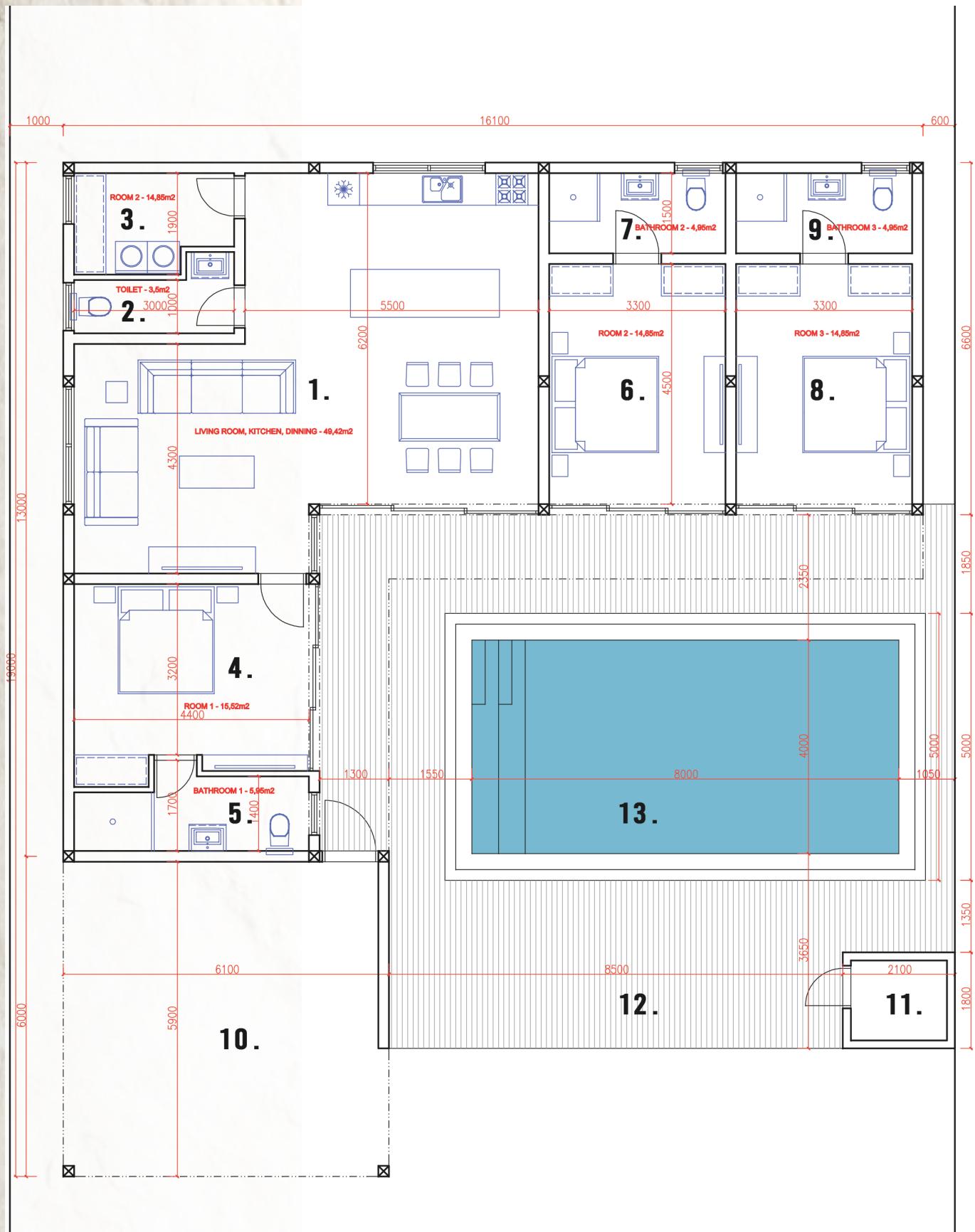
**Build-up area:** 311.50 m<sup>2</sup>

**Usable area:** 132 m<sup>2</sup>

**Land:** 600 m<sup>2</sup>

**PRICE:** € 185.000

# FLOOR PLAN OF THE VILLA



## What is included in the basic price?

In the basic price of the villa is included completely finished building with equipment namely:

- ✓ *electrical wiring*
- ✓ *lighting - spotlights*
- ✓ *windows and doors with fittings*
- ✓ *wall finish*
- ✓ *interior and exterior paving*
- ✓ *garage floor*
- ✓ *complete bathrooms and toilets (including cabinets)*
- ✓ *air conditioning in every room*
- ✓ *pump*
- ✓ *filtration*
- ✓ *swimming pool*
- ✓ *outdoor shower*
- ✓ *surface treatment of the garden (without lawn)*
- ✓ *fences and gate*

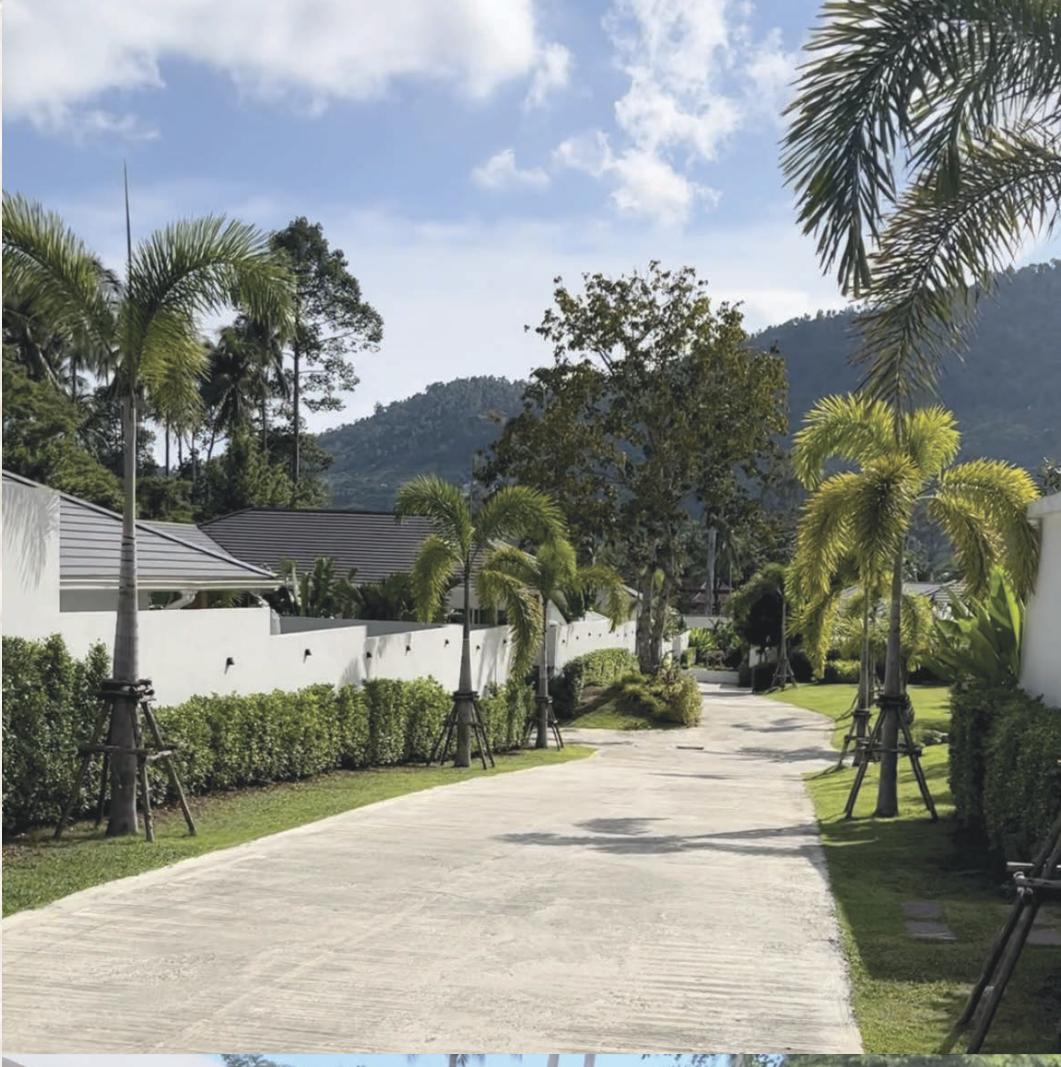
## Extra charge equipment?

Whole equipment can be completed in cooperation with our partners.

- ✓ *kitchen unit (stove, oven, dishwasher, microwave)*
- ✓ *bedroom furniture*
- ✓ *furniture for the living and dining area (sofa, dining table and chairs)*
- ✓ *interior and exterior lighting*
- ✓ *ceiling fans*
- ✓ *garden furniture*
- ✓ *salt water in the pool*
- ✓ *lawn with irrigation etc...*

We can provide all improvements of your villa for an additional fee. You can select and combine individual items.

Just choose and we will prepare everything so that you can come and enjoy your dream villa.



# MATERIALS

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# EXTERIOR

## **Roofing**

Tin tile Bluescope 0,4mm,  
gray matte Sandwash polished gray color

## **Terrace**

Sprayed plaster, coated with beige color

## **Walls**

Sprayed plaster, coated with beige color

## **Covering wall of the roof**

Aluminium 1,5 mm

## **Doors**

Solid wood

## **Windows**

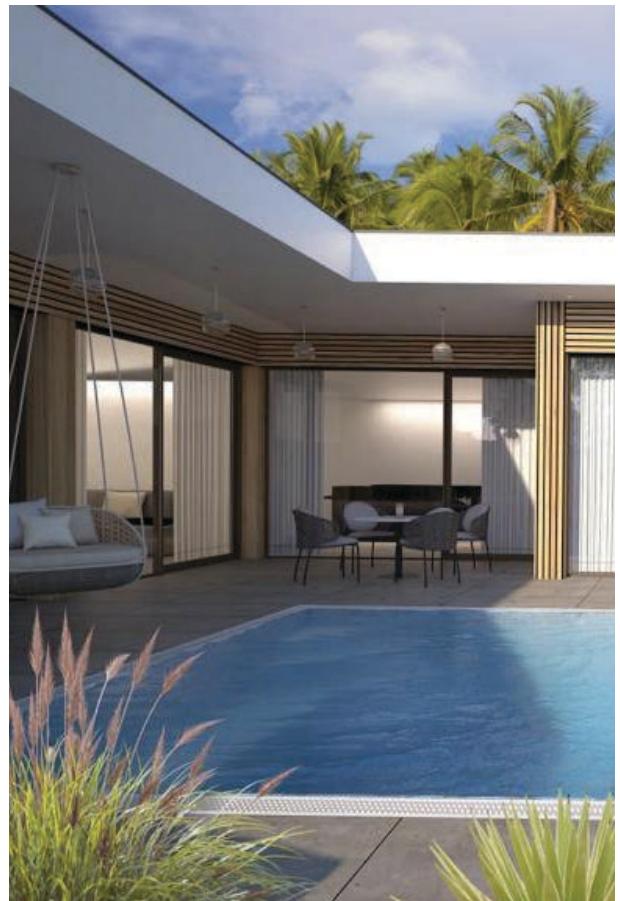
Sliding French windows - aluminium

## **Parking lot**

Natural stone wall and concrete floor

## **Fence**

DT blocks



# INTERIOR

## **Ceiling**

9mm moisture-resistant gypsum plasterboard

## **Walls**

Smooth surface finish (skim coat) in beige color

## **Floor**

Ceramic tiles 60x60 color: beige

## **Floor in bathroom**

Ceramic anti-slip tiles 60x60 cm

## **Bathroom walls**

Ceramic tiles 30x60 cm

## **Shower wall**

Natural stone cladding

## **Shower floor**

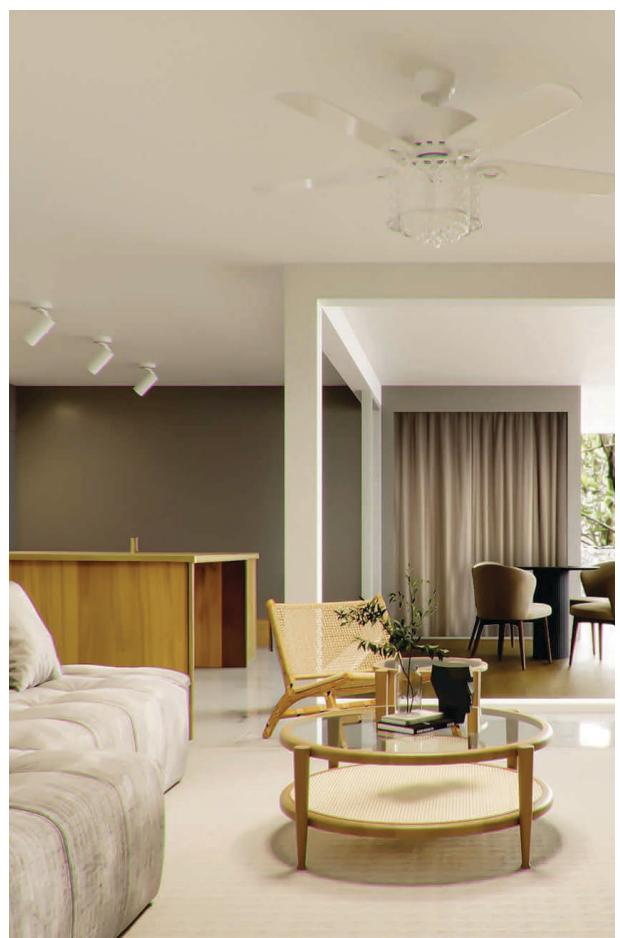
Porcelain anti-slip tiles 60x60

## **Interior doors**

Laminate soundproof doors

## **Lights**

LED spotlights





## CONSTRUCTION OF THE BUILDING

Thin concrete - 180 mm

Concrete structure - 240 Ksc

Steel structure - SD 40 DB 12mm DB16mm

Steel structure - RB 6, 9 mm

Prefabricated concrete slabs concrete top I and H Beams - 5cm prestressed RB 6 steel 5 pcs, thickness 12cm



## ROOF STRUCTURE

I and H beams - Corrosion protection 100x100

Hollow steel - 100x100, 100x50, 2.0 mm galvanized corrosion protection 50x25,

Hollow steel - 1.5 mm galvanized rust protection

Concealed gutter - Concrete with rainwater collection



## WALLS

Galvanized steel structure - 100x50, 2.0 mm galvanized corrosion protection

External concrete slab - Thickness 10 mm with joint covering and wall texture

Heat and sound insulation - 2" layer of Rockwool Internal double gypsum plasterboard - Thickness 20 mm



## POOL

Concrete Construction - Ksc 280 waterproof concrete with a thickness of 20 cm

Water closure - Rubber plugs against water in joints

Waterproofing - Pool and run-off Sika 10

## SEPTIC SYSTEM

Septic tank - DOS 1600L underground

Septic concrete pits underground with leach field



## INTERNAL SYSTEMS

### Air Conditioning

On side walls, in bedrooms, on the ceiling, and in the living room

**Installations** - central system Stiebel Eltron 100L Boiler, PP pipes

**Hot water** - PVC with 13.5 water thickness

**Electricity** - Panasonic switches and sockets, cable connections

**LANP** - 6G cables for TV and LAN access

**Lighting** - LED spotlights



## LIGHTING

### Rooms

Ceiling lights 6-9W

### Kitchen and living room

Pendant lights

### Bedroom

Pendant lights above side bedside tables



## POOL

### Stone claddings and finishes

Sand-polished and epoxy coating

### Pump and filter

Chlorine system, (salt system for an extra charge)

### LED lighting

Stainless steel lights



## SANITARY

### Toilet, WC

American standard

### Sink and faucets

American standard - shower, sink

### Shower

American standard rain shower

### WC shower

Hafele

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## PROCESS OF PURCHASE AND FINANCING

*Property purchase in Thailand does not require physical presence during contract signing.*

*In the case of an investment plan, we will provide you with a profit calculation for rentals and the investment return period.*

*Clients can sign the Reservation Agreement at our office in person, online, or at the villa construction site.*

*Payments are made via the IBAN of our company in Slovakia.*



## **GETTING ACQUAINTED WITH THE LOCATION**

**1**

Before purchasing the villa, we'll assist you in getting oriented in the area. You'll have the opportunity to explore, sense the atmosphere, and experience it not just visually but also with your taste buds, giving you an overview of the possibilities that Koh Samui offers. Personal experience is invaluable.

## **SITE VISIT**

**2**

We communicate in person, over the phone, or online. If desired, we can arrange flights, accommodations, and airport transfers for you. We'll guide you not only through the location but also around the entire island. We'll familiarize you with local customs and legal possibilities

## **RESERVATION AND RESERVATION FEE**

The reservation agreement serves to reserve the property and withdraw the chosen property from sale. The deposit amount is 10% of the total purchase price.

**3**

The reservation agreement contains essential elements: purchase price - financing in installments, date of signing the purchase agreement, complete property details, details of the contracting parties, and the property delivery date.

## **PREPARATION AND SIGNING OF THE PURCHASE AGREEMENT**

**4**

Preparing the purchase agreement or drafting a future purchase agreement provides the opportunity to verify the property with all relevant authorities (land registry, municipal office, building authority, etc.).

The purchase agreement is signed in the presence of a lawyer.

## **FINANCING**

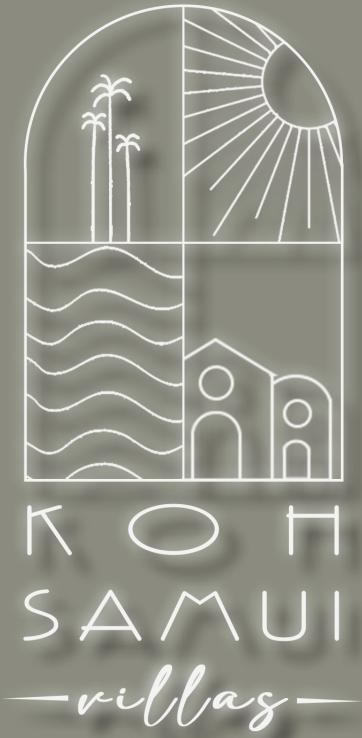
**5**

The property financing is divided into 6 parts and takes place throughout the entire construction process.

## **OWNERSHIP AND HANDOVER OF PROPERTY KEYS**

**6**

The ownership of the villa is registered in the land registry upon the immediate payment of the entire purchase amount. After the full payment, we'll immediately hand over the keys to the property for your immediate use.



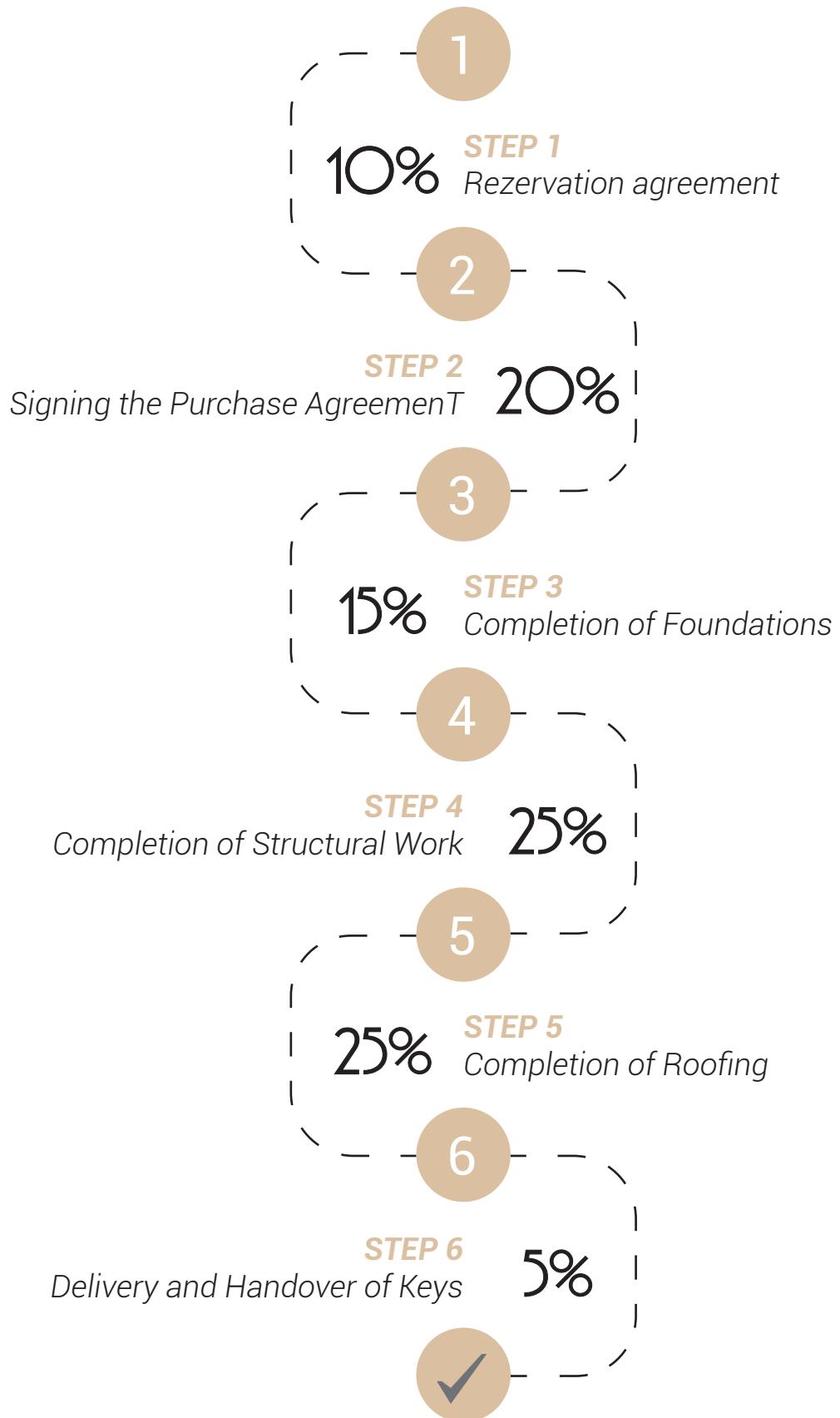
## LEGAL ASSISTANCE & SUPPORT FINANCING

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*Investing in real estate is an exciting journey,  
but it can also be a source of anxiety.*

*This is where we come in, to ensure that all  
your legal needs are met with precision and  
care.*







*By purchasing real estate in KOH SAMUI, you'll gain numerous benefits:*

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- ✓ *perfect for living*
- ✓ *favorable investment*
- ✓ *high rental yield*
- ✓ *rapid property value growth*
- ✓ *minimal tax*

*We understand that safeguarding your investment is the highest priority, especially for investors residing outside the region.*

*We'll take over property management reins, ensuring that everything is taken care of so you can have peace of mind.*

### **After-Purchase Service**

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*We ensure comprehensive property care through regular inspections in your absence, including:*

- ✓ *regular gardening services*
- ✓ *pool maintenance*
- ✓ *property cleaning,*
- ✓ *bed linen and hygiene laundry and change*
- ✓ *overseeing general maintenance requests*
- ✓ *accommodation services*  
*(renting out your property - communication, registration, inspection, check-in, check-out)*

*Our goal is to foster a lasting relationship and provide excellent post-sales care to meet all your ongoing needs and alleviate any concerns.*



*We will help you with everything.*

# INTERESTING FACTS

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The picturesque Thai island of Koh Samui will be connected to the mainland by a 20-kilometer bridge, which is scheduled to be completed by 2028.

The purpose of this bridge is to significantly improve connectivity and will serve as a crucial transportation link.

The bridge is proposed to stretch from Phangka Beach on Koh Samui to the Khanom district in Nakhon Si Thammarat province. Khanom is the closest point on the mainland.



*The mainland bridge project, costing 34 billion baht, will likely lead to a substantial increase in property prices.*



# CONTACT



MÁRIA OČENÁŠOVÁ

*predajca pre Slovensko*



[ocenasova@kosamui-villas.com](mailto:ocenasova@kosamui-villas.com)



+421 903 125 404



<https://kosamui-villas.com/>



NICOLETTE SOVIAROVÁ

*predajca pre Česko a zahraničie*



[soviarova@kosamui-villas.com](mailto:soviarova@kosamui-villas.com)



+421 940 509 578



<https://kosamui-villas.com/>



Katalóg SK



Web



Katalóg ENG

