



Jeżeli oglądasz na telefonie, obróć do pozycji poziomej

ARAYA - KOH SAMUI



Exclusive detached villas with **3 bedrooms** on the beautiful island of **Koh Samui** in an intimate estate with 9 villas. Each villa has a private pool and garden.

All of this surrounded by tropical nature, with easy access to beaches, shops, and island attractions.

PRICE for a 2-bedroom villa 180 sqm - **7.5 MLN THB - 198 000 EUR**

PRICE for a 3-bedroom villa 205 sqm - **7.9 MLN THB - 208 000 EUR**

prices in **EUR** according to the exchange rate of 28.03.2026



A beautiful area full of coconut trees

Ban Tai Beach is a tranquil, more intimate part of northern Koh Samui, appreciated for its peace, abundant greenery, and a more relaxed, premium atmosphere compared to the island's most touristy areas.

It's a good region for both living and holiday rentals - close to the beach, yet conveniently accessible to restaurants, shops, and the island's main attractions. In the project materials, the area is described as peaceful and exclusive.

Location **ARAYA**



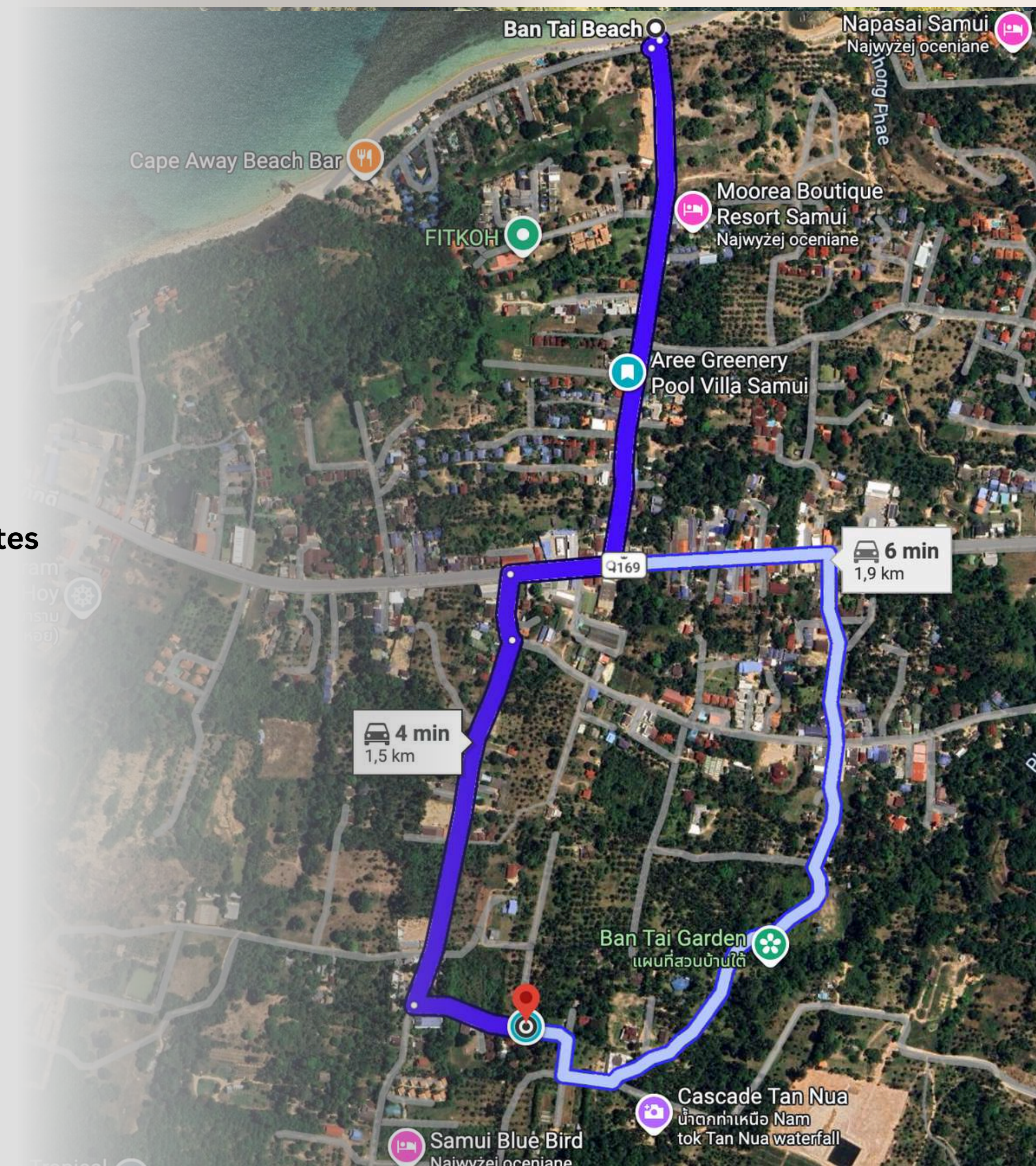
Distances to main places:

- Ban Tai Beach – about 4 minutes
 - local market in Maenam – about 5 minutes
 - nearest 7-Eleven – about 3 minutes
 - public school – about 3 minutes
 - paddle and fitness club – about 4 minutes
 - Fisherman’s Village and Bophut Beach – about 15 minutes
- Samui International Airport – about 20 minutes



[Google Maps](#)

The entry to the investment area leads directly from the **public road**, and the location provides quick access to both the city center and the surrounding beautiful beaches.



The construction has already started - completion is planned for March 2027



Solid construction



17.03.2026

Plot sizes

Plot 1: $28 \times 11.4 = 319.2 \text{ m}^2$

Plot 2: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 3: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 4: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 5: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 6: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 7: $27.9 \times 11.4 = 318.06 \text{ m}^2$

Plot 8: $27.9 \times 11.4 = 318.06 \text{ m}^2$

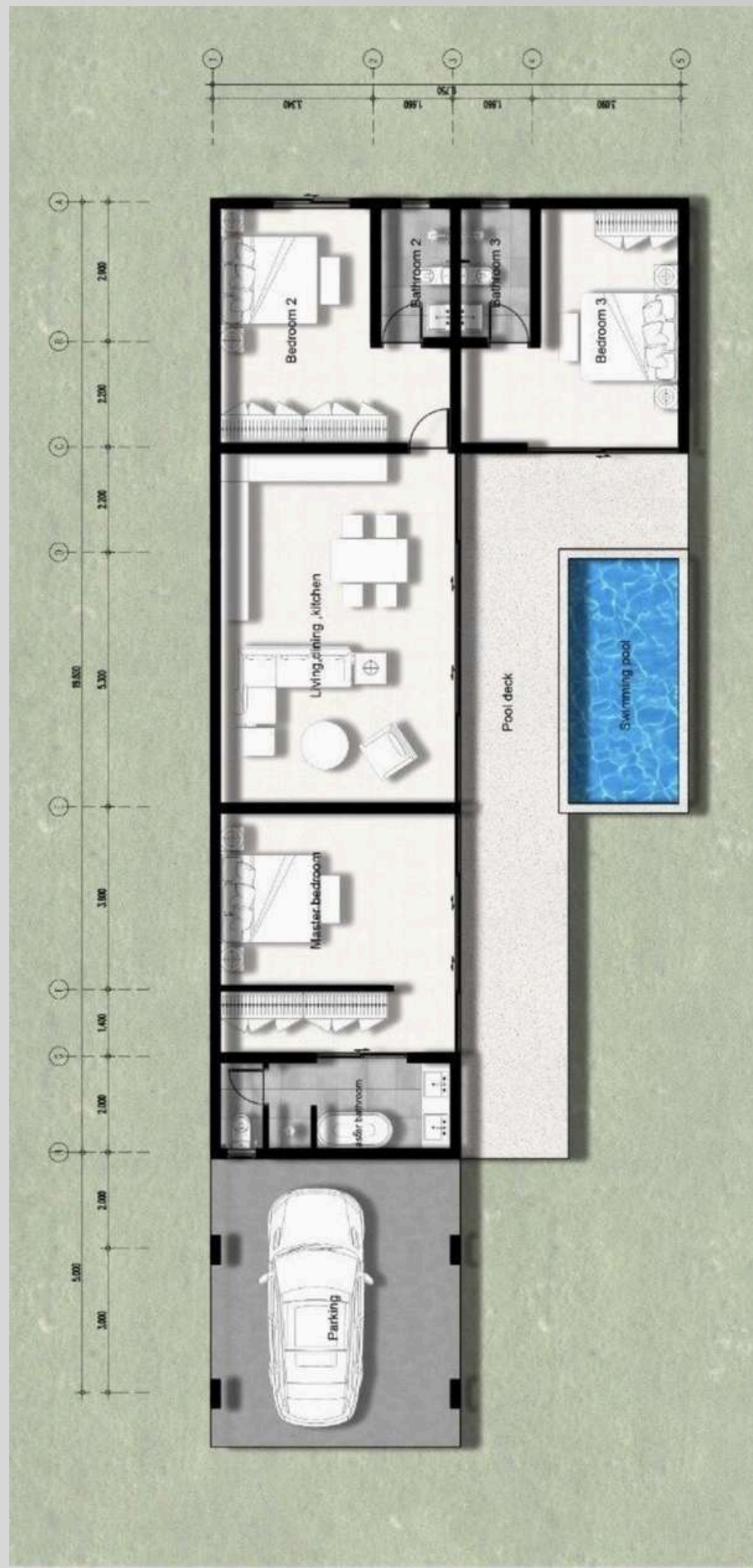
Plot 9: $(15.9 + 11.4) \times 11.4 = 310.26 \text{ m}^2$

Plot nr 1 - 2 bedrooms

Plots from no. 2 to no. 9 - 3 bedrooms

101.7





3-bedroom villa

- living area: 123 m²
- terrace: 38.5 m²
- pool: 15 m²
- parking: 30.5 m²

Total area: 205 m²

PRICE LIST

PRICE for a 2-bedroom villa 180 sqm - 7.5 MLN THB - 198 000 EUR

PRICE for a 2-bedroom villa 205 sqm - 7.9 MLN THB - 208 000 EUR

- **prices in EUR according to the exchange rate on 17.03.2026**
Lease 60,000 THB/Year payable every 3 years (180,000 THB)

The price includes:

Fully finished villa ready to move in
Fitted kitchen
Kitchen appliances
Estate infrastructure
5-year warranty on construction
and architecture
Private parking

Automatic water pump
Anti-termite piping system
Water heaters
Water tank
Air conditioning x5
Private pool
Garden

The price does not include

Lease payment every 3 years for the land
Cost of due diligence for the land
Cost of energy and water meters
Rental-ready equipment, such as cutlery,
towels, etc.
Furniture
Cost of due diligence for the land,
approximately 32,000 THB
Cost of lease registration, approximately
60,000 THB

BUILDING AND FINISHING STANDARD

Construction - Reinforced concrete structure with foundations and columns meeting the project standard.

Roof - Concrete roof slab with waterproofing and thermal insulation layer.

Floors - High-quality porcelain tiles (60x60 cm) for interiors; anti-slip tiles for bathrooms and outdoor terraces.

Walls - Double-layer concrete block walls, with smooth plaster and high-quality, weather-resistant paint.

Ceiling - Gypsum ceiling with LED downlight lighting and concealed electrical system.

Windows and Doors - Aluminum sliding doors and windows with large panes of tempered glass.

Bathroom and Sanitary Fixtures - Modern sanitary fixtures by COTTO / American Standard or equivalent, including a rain shower, sink, and toilet.

Kitchen - Built-in kitchen with a stone countertop, stainless steel sink, and upper cabinets; includes a microwave, oven, and extractor hood.

Electrical Installation and Lighting - Standard installation compliant with PEA requirements, with an adequate number of lighting points and outlets inside and outside.

Air Conditioning - Split inverter air conditioners in all bedrooms and living areas.

Water Supply - Private deep well system with a pump and water tank for each villa.

Painting

- Interiors: matte white
- Facade: high-durability, weather-resistant paint

Furniture

Not included in the base price. Optional furniture packages are available upon request.

PURCHASE **PROCESS**

The entire purchasing process, including collaboration with local agencies and the developer, is coordinated by our team to ensure it is efficient and seamless.



PAYMENT SCHEDULE

Stage	Name of stage	Amount	Payment term
1	Reservation Agreement	100 000 THB	Within 3 days from the date of signing the agreement
2	Start of construction – Lease and Construction Agreement	30% of the value (-100 000 THB)	Within 30 days from signing the reservation agreement (time for due diligence)
3	Upon completion of the foundations	20% of the value	Approximately 4 months after signing the agreement
4	Upon completion of the walls and roof	30% of the value	Approximately 7 months after signing the agreement
5	Upon completion of finishing works, electrical installation, and plastering	15% of the value	Approximately 10 months after signing the agreement
6	Final completion	5% of the value	Approximately 11 months after signing the agreement

Payments depend on the stage and progress of the work, and the payment deadlines provided in the table are approximate.

RENTAL SERVICE

Our company offers professional and comprehensive property rental management, ensuring comfort for both owners and tenants.

Scope of services

- Reservation management and promotion: acquiring clients and promoting properties on multiple platforms, full handling of reservations and communication with guests.
- Guest service and cleaning service: preparing the apartment for the arrival of new guests and cleaning on demand during their stay to ensure a high standard of cleanliness.
- Maintenance and technical service: ongoing inspection of the property's technical condition and immediate repair of faults, contacting specialized services or developers if necessary.

Terms of cooperation

- Short-term and long-term rental, with a management fee of 15% of the rental value.

Thanks to our experience and commitment, we take care of every aspect of the rental process, from acquiring clients to technical service, ensuring seamless cooperation and maximizing rental profits.



Estimated return on investment - **short term**

High season - from December to March (120 days)	Medium season - from April to September (180 days)	Low season - from October to November (60 days)
Days in the season: 120 Days rented: $120 \times 75\% = 90$ Revenue: $90 \times 10,000 = 900,000$ THB Service fee 15% = 135,000 THB Revenue: $900,000 - 135,000$ = 765,000 THB	Days in season: 180 Days rented: $180 \times 65\% = 117$ Revenue: $180 \times 8,000 = 936,000$ THB Service fee 15% = 140,400 THB Revenue: $936,000 - 140,400$ = 795,600 THB	Days in the season: 60 Days rented: $60 \times 60\% = 36$ Revenue: $36 \times 7,000 = 252,000$ THB Service fee 15% = 37,800 THB Revenue: $252,000 - 37,800$ = 214,200 THB

Revenue for the entire year $765,000 + 795,600 + 214,200 =$ **1 774 800 THB**

Profit: revenue reduced by 6% tax, leasing 60,000 THB = **1 611 912 THB**

Return on Investment (ROI) - **18.68%**. Payback period - **5-6** years at a villa price of **9,500,000,000 THB** including kitchen, furniture, and equipment. Estimated assumptions for the year 2026/27

































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