

If you're watching on your phone, turn it to landscape position.

PROFIT GUARANTEE

11.9 %

Yearly

***option**

COCO VIEW Phangan

Exclusive standalone Villas on Koh Phangan. Each villa features a **private pool** and a **spacious garden**. All surrounded by tropical nature, with easy access to beaches, shops, and island attractions.

PRICE for a 1-bedroom villa, 155 sqm - 4.9 million THB - \$132 000 EUR

PRICE for a 2-bedroom villa, 213 sqm - 6.5 million THB - \$172 000 EUR

A tropical landscape featuring numerous palm trees of varying heights and lush green vegetation. A dirt path leads through the trees. In the background, a white building is partially visible through the foliage. The sky is bright with some clouds.

A beautiful area full of palm trees.

- The "**Living Phangan Coco View**" project is situated in the heart of Koh Phangan island, offering an ideal blend of **privacy and convenience**.
- It is just a few minutes away from the famous beach and pier, while the **nearby shopping** area provides **easy access to shops, restaurants, and local attractions**.
- The entire property is **surrounded by lush coconut palms**, with picturesque mountain ranges in the background, **creating an intimate, tropical atmosphere**.
- The property has **direct access to a public road**, making travel to every corner of the island simple and quick, which makes Coco View an ideal place for those seeking tranquility with the opportunity to enjoy the full infrastructure of Koh Phangan.

Coco View Location



2km - 7-Eleven



7 km - Haad Baan Tai beach - a peaceful, long beach perfect for morning relaxation and sunsets



4 km - Thong Sala Pier Ferry Terminal - main ferry connections Koh Phangan ↔ Koh Samui/Koh Tao

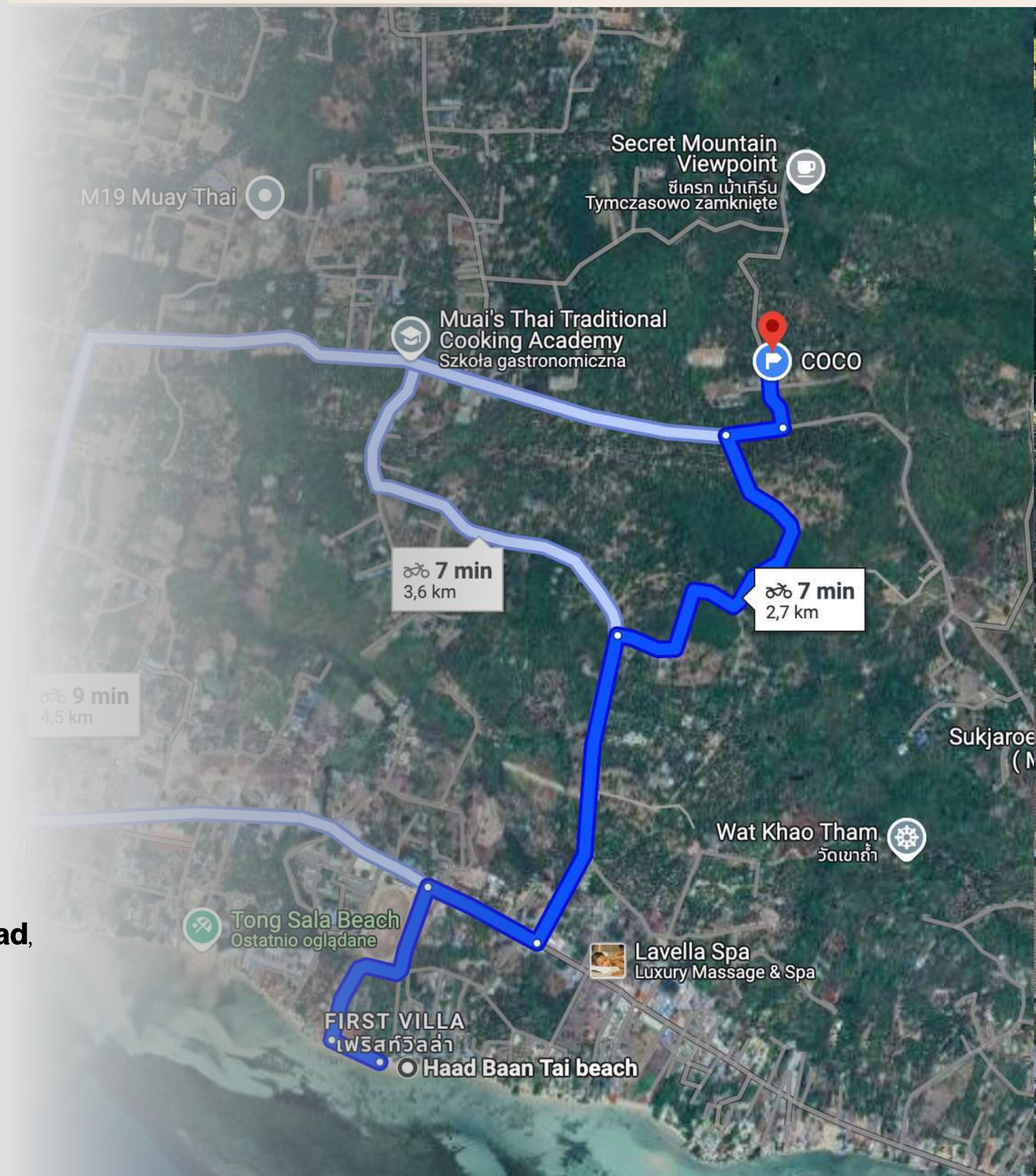


4 km - Thong Sala Center - commercial and service area: shops, restaurants, banks; approx. 6 km



[Google Maps link](#)

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





Modern Villas ranging from **153 to 223 m²**,
each with a **private pool** and **garden**.
Located in a peaceful, green area just 1 km
from the beach and a 5-minute drive from the
center of Koh Phangan.

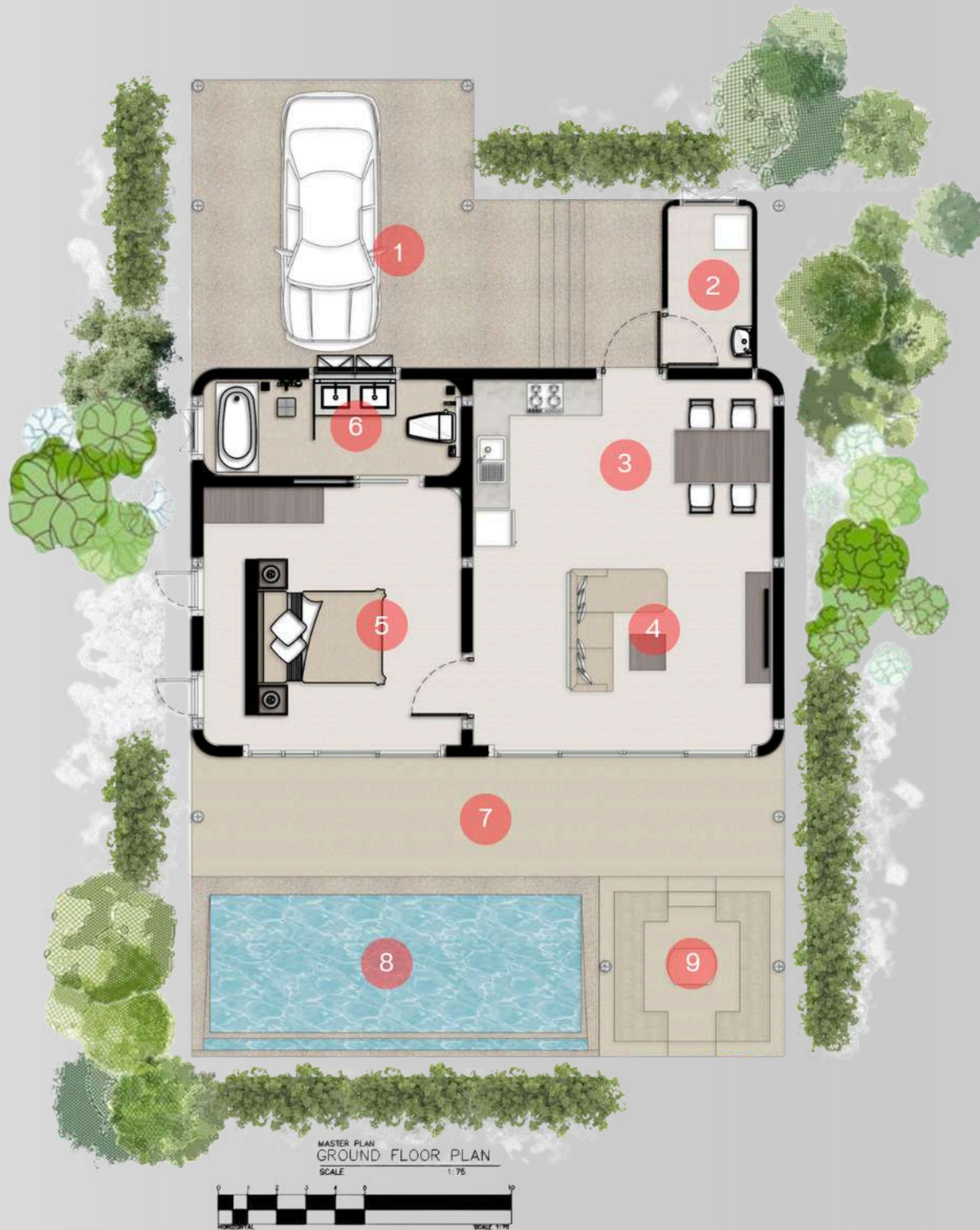
Two-bedroom Villas

- A1 – 490 m²
- A2 – 514 m²
- A3 – 492 m²
- A4 – 490 m²
- A5 – 526 m²
- A6 – 580 m²
- A7 – 471 m²
- A8 – 497 m²
- A9 – 497 m²

One-bedroom Villas

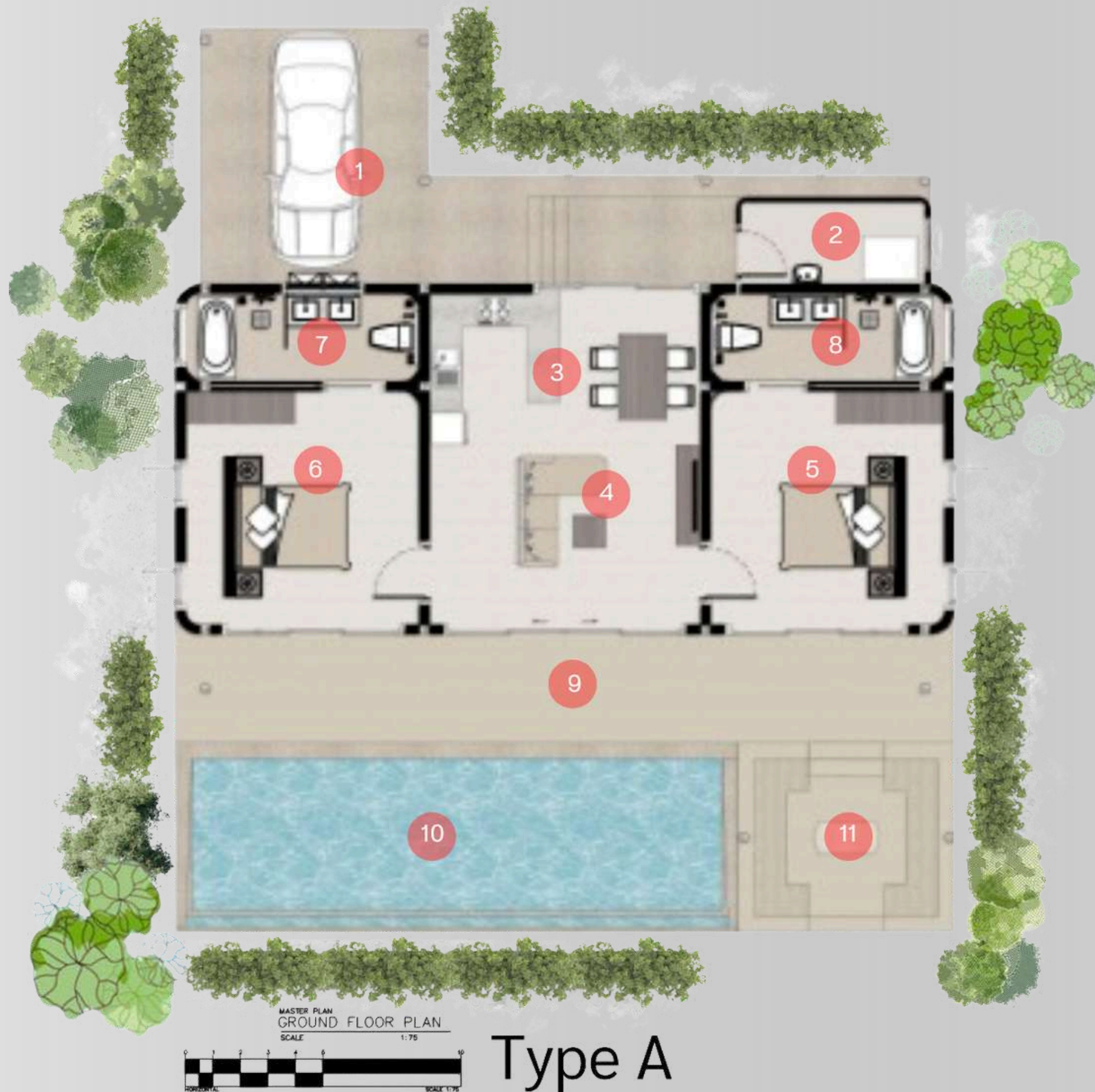
- B1 – 412 m²
- B2 – 422 m²
- B3 – 380 m²
- B4 – 368 m²
- B5 – 355 m²
- B6 – 337 m²
- B7 – 363 m²
- B8 – 383 m²
- B9 – 384 m²
- B10 – 352 m²





One-bedroom Villa

- **Parking:** 35.26 m²
- **Laundry room:** 4.52 m²
- **Kitchen:** 17.55 m²
- **Living room:** 17.55 m²
- **Bedroom:** 20.25 m²
- **Bathroom:** 9.00 m²
- **Balcony:** 19.80 m²
- **Pool:** 20.40 m²
- **Lounge area:** 9.30 m²
- **Living area:** 78.17 m²
- **Total area:** 155.63 m²



Type A

Two-bedroom Villa

- **Parking:** 35.62 m²
- **Laundry:** 5.04 m²
- **Kitchen:** 17.57 m²
- **Living room:** 17.55 m²
- **Bedroom 1:** 21.15 m²
- **Bedroom 2:** 21.15 m²
- **Bathroom 1:** 8.10 m²
- **Bathroom 2:** 8.10 m²
- **Balcony:** 28.80 m²
- **Pool:** 36.50 m²
- **Lounge area:** 14.04 m²
- **Living area:** 107.66 m²
- **Total area:** 213.60 m²

PRICE LIST OF THE VILLA

Villa with 1 bedroom from B1 to B10 - 4.9 million THB / \$132 000 EUR + lease 72,000 THB/year
Villa with 2 bedrooms from A1 to A9 - 6.5 million THB / \$172 000 EUR + lease 108,000 THB/year

The lease price includes rent (security, lighting of common areas, garbage disposal, gardener)

The price includes:

Fully finished villa ready to move in
Complete furnishing
Kitchen appliances
Residential infrastructure and 24-hour security
Cost of due diligence of the land
Warranty on construction and architecture
Private parking with automatic gate
Automatic water pump

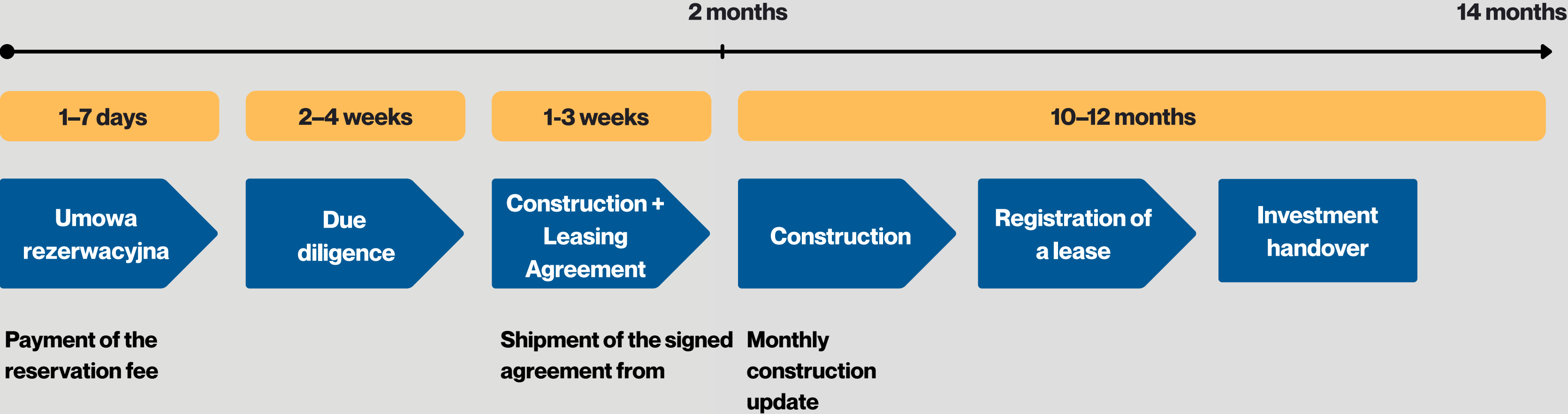
Anti-termite piping system
European kitchen
Water heaters
Water tank
Air conditioning
Private swimming pool
Garden

The price does not include:

Annual leasing fee for land/ground
Cost of land due diligence
Cost of energy and water meters
Rental-ready equipment, such as cutlery, towels, etc.
Monthly rent - the rent is included in the leasing fee

PURCHASE PROCESS

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



PAYMENT SCHEDULE

Etap	Stage Description	Payment	Payment Term
1	Reservation Agreement	5% of value	3 days after signing
2	Start of Construction – Lease and Construction Agreement	35% of value	30 days after reservation signing (due diligence period)
3	After roof and wall construction	30% of value	Around 4 months from signing
4	After architectural works	20% of value	Around 7 months from signing
5	Post systems installation	5% of value	Around 9 months from signing
6	Ownership transfer	5% of value	Around 10 months from signing

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



DEVELOPER **AN ESTATE**

AN Estate Co., Ltd. is a renowned development and engineering company based on the island of Koh Samui in Surat Thani province (87 Moo 4, Maenam, Ko Samui, Surat Thani 84320). Founded and managed by Mr. Noppong Chuenta, **who has 11 years of industry experience, the company carries out projects in accordance with local Thai regulations and international quality standards.**



AN Estate's specializations include a full range of architectural and engineering services:

- Conceptual and architectural design – from creating innovative solutions to refining details and obtaining building permits,
- Construction and shop drawings – precise construction schematics and furniture layout plans,
- Construction management – engineering supervision, quality control, contractor coordination, and regular progress reports,
- Cost estimation – preparation of detailed bill of quantity,
- Legal consulting and administrative procedures – advisory services in construction law and support in building permit procedures,
- Masterplan and infrastructure – development of land use plans and infrastructure projects for residential and hotel investments.



In 2024, AN Estate managed five active projects, including Sea and Sky Hotel Samui and Nymph Hideout Hotel Phangan, and has a portfolio of over 50 villa and residence projects. With an integrated team of architects, civil engineers, and designers, the company ensures comprehensive investment service from the initial concept to final engineering calculations.



Magnolia
SAMUI

RENTAL SERVICE

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

Scope of Services

- Reservations Management and Promotion: attracting clients and promoting properties across multiple platforms, full handling of reservations and communication with guests.
- Guest Services and Cleaning: preparing the apartment for the arrival of new guests and providing on-demand cleaning during their stay to ensure a high standard of cleanliness.
- Maintenance and Technical Support: regular inspection of the property's technical condition and immediate resolution of issues, contact with specialized services or the developer if necessary.

Terms of Cooperation

- Long-term Rental (over one month): management commission is 10% of the rental value.
- Short-term Rental (up to one month): management commission is 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)	Mid-season - from April to September	Low season - from October to November
<p> Days in season: 120 Days rented: 120 × 75% = 90 Revenue: 90 × 6,000 = 540,000 THB Service fee 15% = 81,000 THB Rent for 4 months × 6,000 = 24,000 THB Profit = 540,000 – 81,000 – 24,000 = 435,000 THB 435,000 + 361,800 + 79,800 = 876,600 THB </p>	<p> Days in season: 180 Days rented: 180 × 65% = 117 Revenue: 117 × 4,000 = 468,000 THB Service fee 15% = 70,200 THB Rent 6 months × 6,000 = 36,000 THB Profit = 468,000 – 70,200 – 36,000 = 361,800 THB </p>	<p> Days in the season: 60 Days rented: 60 × 60% = 36 Revenue: 36 × 3,000 = 108,000 THB Service fee 15% = 16,200 THB Rent 2 months × 6,000 = 12,000 THB Profit = 108,000 – 16,200 – 12,000 = 79,800 THB </p>

Profit

Total profit for high season - 435,000 THB

Total profit for mid season - 361,800 THB

Total profit for low season - 79,800 THB

Total - 876,600 THB

Return on Investment (ROI) – 13.92%

Payback Period – 7 years

Based on a villa price of 6,300,000 THB including furniture and equipment

Estimated assumptions for the year 2025/26



The Living Phangan



The Living Phangan



The Living Prong







Villa Type A - 2 Bedrooms



Villa Type A - 2 Bedrooms



Villa Type A - 2 Bedrooms











Villa Type B - 1 Bedroom



Villa Type B - 1 Bedroom



Villa Type B - 1 Bedroom



Villa Type B - 1 Bedroom



Villa Type B - 1 Bedroom





Villa Type B - 1 Bedroom



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