



# VERDANT

R E S I D E N C E

MAENAM



# CONCEPT

- Verdant Residence Maenam is designed to harmonize modern elegance with the island's natural beauty.
- Featuring 25 luxurious pool villas, the concept blends contemporary architecture with lush tropical surroundings, creating a serene and sophisticated living environment.
- With a strong focus on privacy and comfort, Verdant Residence Maenam offers a peaceful retreat enhanced by a dedicated wellness center. Located just 200 meters from the beach and close to all essential conveniences, it represents the perfect balance between exclusivity and connection with nature.

# ABOUT MAENAM

Maenam is one of Koh Samui's most desirable and tranquil locations, renowned for its pristine beach, lush tropical surroundings, and authentic island charm. The area offers a perfect balance between peaceful seaside living and everyday convenience, with a variety of beachfront restaurants, boutique cafés, wellness retreats, and local markets. Whether you are looking for a serene coastal lifestyle or a refined tropical escape, Maenam provides an exceptional setting for relaxed and sophisticated island living.



VERDANT MAENAM

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RESIDENCE



VERDANT MAENAM

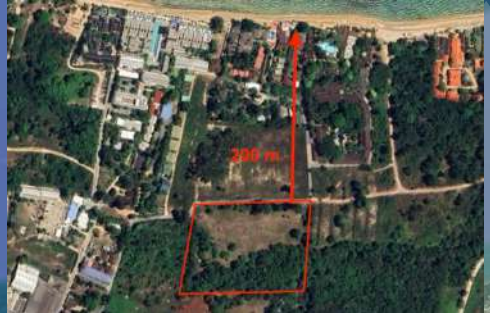


Maenam Beach



VERDANT MAENAM

KOH PHANGAN



FISHERMAN'S VILLAGE 2 MIN

AEROPORT 15 MIN

CHAWENG 15 MIN

- Aeroport 15 min
- Fisherman's Village 2 min
- Chaweng beach 15 min
- Big Buddha 15 min
- International School 5 min
- Nathon Pier 15 min



# PROJECT OVERVIEW

- **Total Villas:** 25 Exclusive Pool Villas
- **Land size:** 16.000 sqm
- **Location:** Maenam, Koh Samui
- **Villas Size:** From 297 to 363 sqm
- **Plot Size:** From 350 to 970 sqm
- **Ownership:** 30-Year Leasehold + 30 years option
- **Expected Completion Date:** August 2028
- **Developer:** Verdant Developments LDA

# FEATURES & DESIGN

- **Architectural Excellence:** Contemporary design mixed with a Bali touch style, and expansive glass panels to enhance natural light.
- **Private Swimming Pool:** Each villa boasts a spacious private pool, perfect for relaxation and entertainment.
- **Spacious Interiors:** Open-plan living and dining areas with elegant finishes and premium materials.
- **Bedrooms & Bathrooms:** From 2 to 4 Bedrooms featuring ensuite bathrooms with modern fixtures.
- **Outdoor Living Spaces:** A beautifully designed covered outdoor lounge, fully equipped and ideal for relaxing, dining, and entertaining in a private tropical setting.

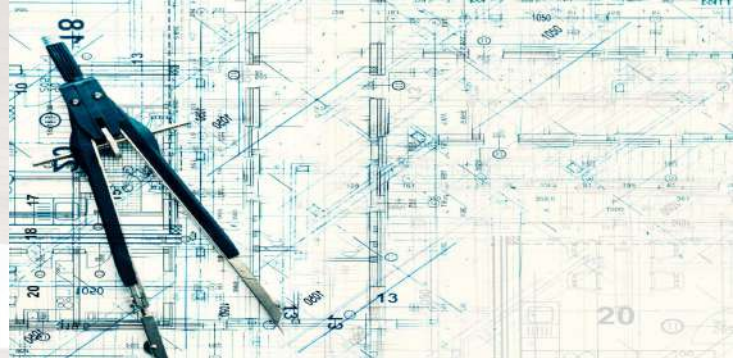


# CONSTRUCTION WARRANTY

To ensure peace of mind for homeowners, every villa at Verdant Residence Maenam is delivered with comprehensive construction warranties.

- 5-year warranty on the structural elements of the villa
- 10-year warranty on the roof structure and roofing system
- 2-year warranty on electrical equipment and installations

These warranties reflect our commitment to quality construction and long-term reliability, allowing residents to enjoy their home with confidence.





## EXCLUSIVE AMENITIES & SERVICES

- Gated Community & CCTV – 24/7 security for peace of mind.
- Landscaped Areas – Green spaces for relaxation and socializing.
- Exclusive Spa & Wellness Center - for relaxation and well-being.
- Concierge Services – Support for management, rentals, and bookings.

BEACH AT 200 M

## MASTER PLAN

25 Exclusive Pool Villas:

- 8 Villas – 2 Bedrooms
- 13 Villas – 3 Bedrooms
- 4 Villas – 4 Bedrooms

And Wellness center



# VILLAS LIST PRICE



- N1-3BR: 475 sqm – PRICE: 9.900.000 THB
- N2-3BR: 475 sqm – PRICE: 9.900.000 THB
- N3-3BR: 475 sqm – PRICE: 9.900.000 THB
- N4-3BR: 475 sqm – PRICE: 9.900.000 THB
- ~~N5-3BR: 475 sqm – PRICE: 9.900.000 THB~~
- N6-3BR: 485 sqm – PRICE: 9.900.000 THB
- N7-3BR: 440 sqm – PRICE: 9.900.000 THB
- N8-3BR: 455 sqm – PRICE: 9.900.000 THB
- N9-3BR: 455 sqm – PRICE: 9.900.000 THB
- N10-3BR: 455 sqm – PRICE: 9.900.000 THB
- N11-3BR: 455 sqm – PRICE: 9.900.000 THB
- N12-3BR: 455 sqm – PRICE: 9.900.000 THB
- ~~N13-3BR: 475 sqm – PRICE: 9.900.000 THB~~
- ~~N14-2BR: 375 sqm – PRICE: 7.900.000 THB~~
- N15-2BR: 375 sqm – PRICE: 7.900.000 THB
- N16-2BR: 375 sqm – PRICE: 7.900.000 THB
- N17-2BR: 375 sqm – PRICE: 7.900.000 THB
- N18-2BR: 375 sqm – PRICE: 7.900.000 THB
- N19-2BR: 375 sqm – PRICE: 7.900.000 THB
- N20-2BR: 375 sqm – PRICE: 7.900.000 THB
- N21-2BR: 410 sqm – PRICE: 8.000.000 THB
- ~~N22-4BR: 735 sqm – PRICE: 10.900.000 THB~~
- N23-4BR: 770 sqm – PRICE: 11.900.000 THB
- N24-4BR: 862 sqm – PRICE: 12.900.000 THB
- ~~N25-4BR: 960 sqm – PRICE: 13.900.000 THB~~

7% VAT included on the prices. Prices are subject to change at any time without prior notice.

# LEASE LIST PRICE



- N1-3BR: 475 sqm – PRICE: 115.000 THB
- N2-3BR: 475 sqm – PRICE: 115.000 THB
- N3-3BR: 475 sqm – PRICE: 115.000 THB
- N4-3BR: 475 sqm – PRICE: 115.000 THB
- ~~N5-3BR: 475 sqm – PRICE: 115.000 THB~~
- N6-3BR: 485 sqm – PRICE: 115.000 THB
- N7-3BR: 440 sqm – PRICE: 115.000 THB
- N8-3BR: 455 sqm – PRICE: 115.000 THB
- N9-3BR: 455 sqm – PRICE: 115.000 THB
- N10-3BR: 455 sqm – PRICE: 115.000 THB
- N11-3BR: 455 sqm – PRICE: 115.000 THB
- N12-3BR: 455 sqm – PRICE: 115.000 THB
- ~~N13-3BR: 475 sqm – PRICE: 115.000 THB~~
- ~~N14-2BR: 375 sqm – PRICE: 90.000 THB~~
- N15-2BR: 375 sqm – PRICE: 90.000 THB
- N16-2BR: 375 sqm – PRICE: 90.000 THB
- N17-2BR: 375 sqm – PRICE: 90.000 THB
- N18-2BR: 375 sqm – PRICE: 90.000 THB
- N19-2BR: 375 sqm – PRICE: 90.000 THB
- N20-2BR: 375 sqm – PRICE: 90.000 THB
- N21-2BR: 410 sqm – PRICE: 110.000 THB
- ~~N22-4BR: 735 sqm – PRICE: 170.000 THB~~
- N23-4BR: 770 sqm – PRICE: 180.000 THB
- N24-4BR: 862 sqm – PRICE: 200.000 THB
- ~~N25-4BR: 960 sqm – PRICE: 220.000 THB~~

The listed price is per year. The price remains unchanged for the entire 30-year lease period.

# WHAT'S INCLUDED IN THE PRICE:

Each villa is delivered fully equipped, furnished and decorated !

## Interior:

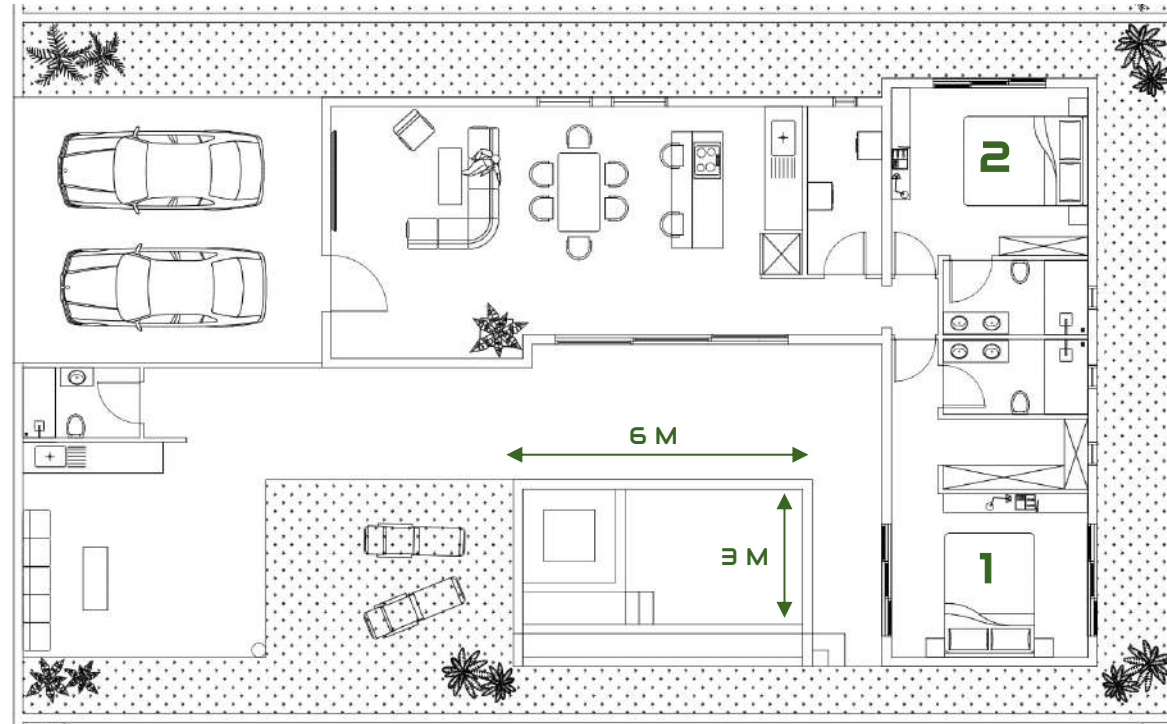
- Fully furnished living room
- Fully equipped kitchen
- Furnished bedrooms
- Completed bathrooms
- Air conditioning in living room and bedrooms
- Ceiling fans in living room and bedrooms

## Exterior:

- Furnished covered outdoor living area
- Outdoor furniture included (sun loungers)
- Landscaped gardens



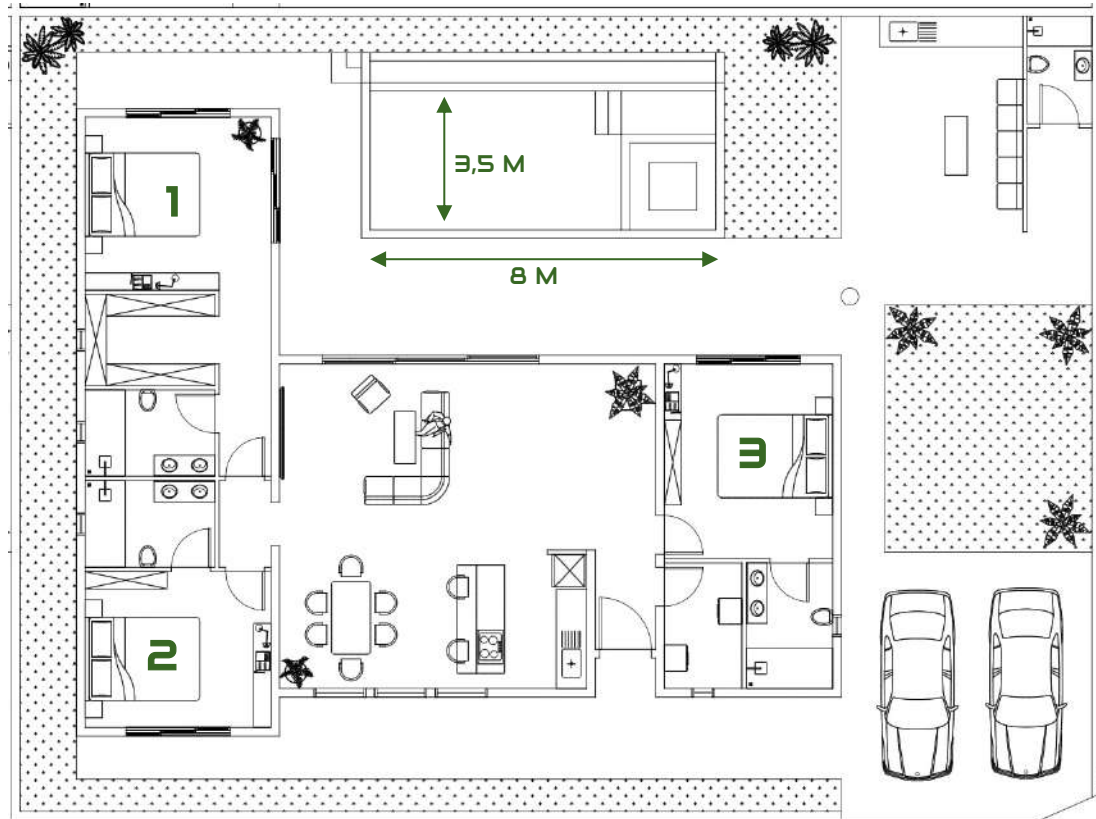
# THE 2 BEDROOMS VILLA FLOOR PLAN



PARKING AREA	37,20 sqm
LIVING & KITCHEN	60,00 sqm
MASTER BEDROOM	26,60 sqm
MASTER BATHROOM	5,30 sqm
DRESSING ROOM	5,30 sqm
BEDROOM 2	20,00 sqm
BATHROOM 2	5,30 sqm
LAUNDRY	6,30 sqm
POOL 6m x 3m	18 sqm
POOLSIDE LOUNGE+BATHROOM	30,00 sqm

VILLA INSIDE AREA	125,00 sqm
TOTAL BUILT AREA	256,60 sqm

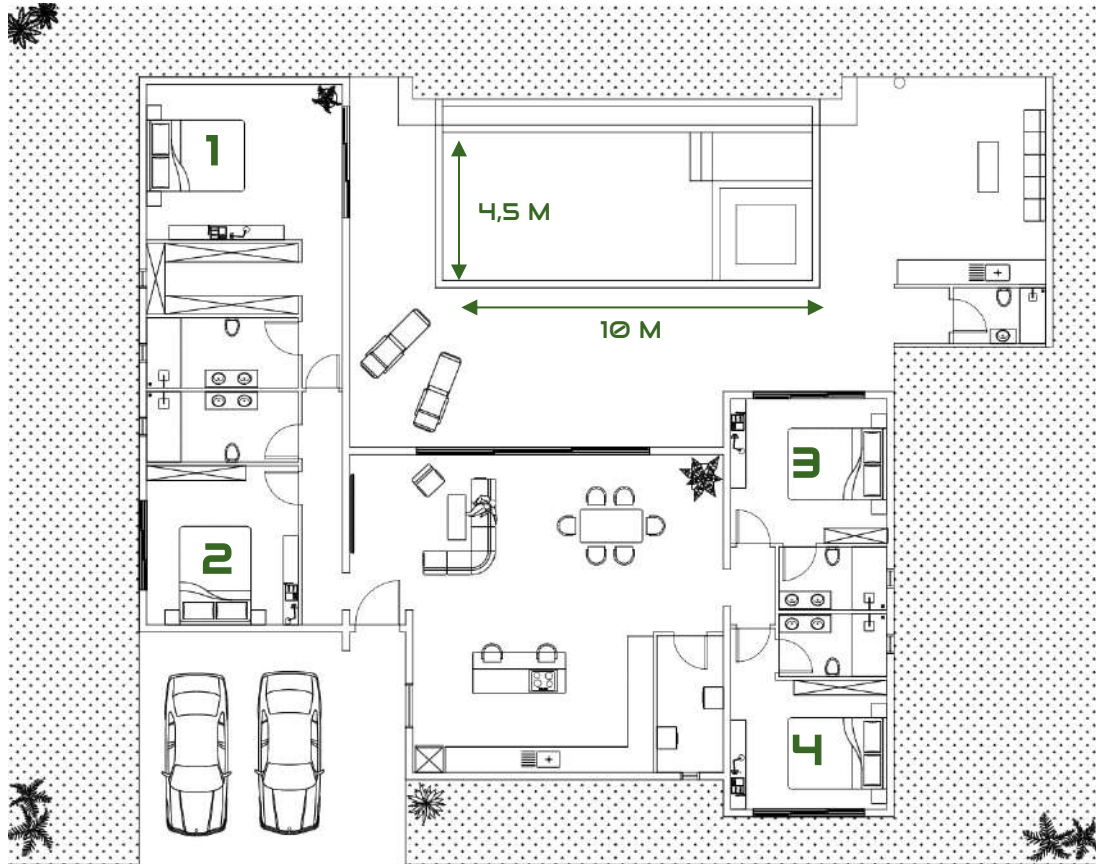
# THE 3 BEDROOMS VILLA FLOOR PLAN



PARKING AREA	36,00 sqm
LIVING & KITCHEN	67,30 sqm
MASTER BEDROOM	35,00 sqm
MASTER BATHROOM	7,50 sqm
DRESSING ROOM	7,50 sqm
BEDROOM 2	21,40 sqm
BATHROOM 2	7,50 sqm
BEDROOM 3	20,00 sqm
BATHROOM 3	6,63 sqm
LAUNDRY	6,63 sqm
POOL 8m x 3,5m	28,00 sqm
POOLSIDE LOUNGE+BATHROOM	30,10 sqm

VILLA INSIDE AREA	171,00 sqm
TOTAL BUILT AREA	342,10 sqm

# THE 4 BEDROOMS VILLA FLOOR PLAN



PARKING AREA	50,00 sqm
LIVING & KITCHEN	87,40 sqm
MASTER BEDROOM	39,70 sqm
MASTER BATHROOM	9,00 sqm
DRESSING ROOM	9,00 sqm
BEDROOM 2	20,00 sqm
BATHROOM 2	9,00 sqm
BEDROOM 3	20,00 sqm
BATHROOM 3	6,40 sqm
BEDROOM 4	19,70 sqm
BATHROOM 4	6,40 sqm
LAUNDRY	7,80 sqm
POOL 10m x 4,5m	45 sqm
POOLSIDE LOUNGE+BATHROOM	33,00 sqm

VILLA INSIDE AREA	225,00 sqm
TOTAL BUILT AREA	448,50 sqm



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3 BEDROOMS VILLA  
OUTSIDE, POOL AND GARDEN



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**3 BEDROOMS VILLA  
OUTSIDE, POOL AND GARDEN**



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3 BEDROOMS VILLA  
OUTSIDE, POOL AND GARDEN



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4 BEDROOMS VILLA  
OUTSIDE, POOL AND GARDEN



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2 BEDROOMS VILLA  
OUTSIDE, POOL AND GARDEN





**3 BEDROOMS VILLA  
LIVING ROOM, DINING  
ROOM AND KITCHEN**



**3 BEDROOMS VILLA  
LIVING ROOM, DINING  
ROOM AND KITCHEN**



2 BEDROOMS VILLA  
LIVING ROOM, DINING  
ROOM AND KITCHEN





























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**BATHROOMS**





# PROJECT TIMELINE 1ST PHASE

MARCH 2026

SALES BEGIN

AUGUST 2026

CONSTRUCTION KICKOFF  
FIRST 13 VILLAS

AUGUST 2027

13 VILLAS  
FINALIZATION



# PROJECT TIMELINE 2ND PHASE

MARCH 2026

SALES BEGIN

AUGUST 2027

CONSTRUCTION KICKOFF  
LAST 12 VILLAS + SPA

AUGUST 2028

PROJECT  
FINALIZATION

# INSTALLMENT PLAN: STAGES



DAY 1 Reservation Deposit.....	5%
MONTH 1 Contract signing within 30 days of Reservation (foundations, walls and Roof).....	35%
MONTH 4 Main Structure finished with pool.....	30%
MONTH 7 Interiors and final works.....	25%
MONTH 10 Fifth and last payment. Your villa is ready.....	5%

# Monthly Common Area & Maintenance Fee

THB 7,500 per month

Includes:

- Water supply
- Maintenance of water pumps and filtration systems
- Electricity for common areas
- Private swimming pool maintenance (once per week)
- Private and common gardens maintenance (twice per month)
- Pest control services
- Garbage collection
- CCTV surveillance
- Security staff salaries

## OUR MANAGEMENT OFFER



We ensure that every aspect of your life at VERDANT RESIDENCE is of the highest standard.



We take care of the grounds, collect payments, organize the maintenance of common areas and provide a 24/7 concierge service.



Our staff are ready to help you with all requests: from greeting guests to daily home care.



# VERDANT

R E S I D E N C E

## Contact



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