



BAYVIEW ESTATE
Koh Samui







KOH SAMUI



Koh Samui International Airport

Central Festival Samui
Chaweng Beach

Bayview Estate
Coral Cove Beach

Lamai Beach



Brand new contemporary boutique development of **7 luxury villas**



Unobstructed views overlooking **Chaweng Noi Bay**



One of the **best locations** on Koh Samui sitting within an established neighborhood of hotels and luxury villas



All villas are fitted into natural environment of large **granite boulders** and **tropical bush**

Just **1 km** away from the sparkling white sands of **Coral Cove Beach**

12 minutes drive to **Central Festival Samui**

Only **20 minutes** to **Samui International Airport**





Type A Villas:

- 4 large ensuite bedrooms
- Panoramic sea views from every room (except one bedroom)
- 12 m long infinity swimming pool with pool bar
- Sunken pit sala
- Additional plunge pool with observation deck on the master level
- Private sea view elevator with glass panels



Type B Villas:

- 3 ensuite bedrooms
- Panoramic sea views from every room
- Pool bar
- Sunken pit sala
- 9 m long infinity swimming pool



PLOT AREA
sq.m.

A1
658.55

A2
646.56

B1
446.10

B2
341.56

B3
350.66

B4
437.01

B5
475.31

Road
565.78





VILLA TYPE A

[SEE MORE PHOTOS](#)





VILLA LAND SIZE TOTAL SELLING PRICE

A1 658 sq.m. SOLD

**A2 646 sq.m. 38 000 000 THB
inclusive all build in
furniture**

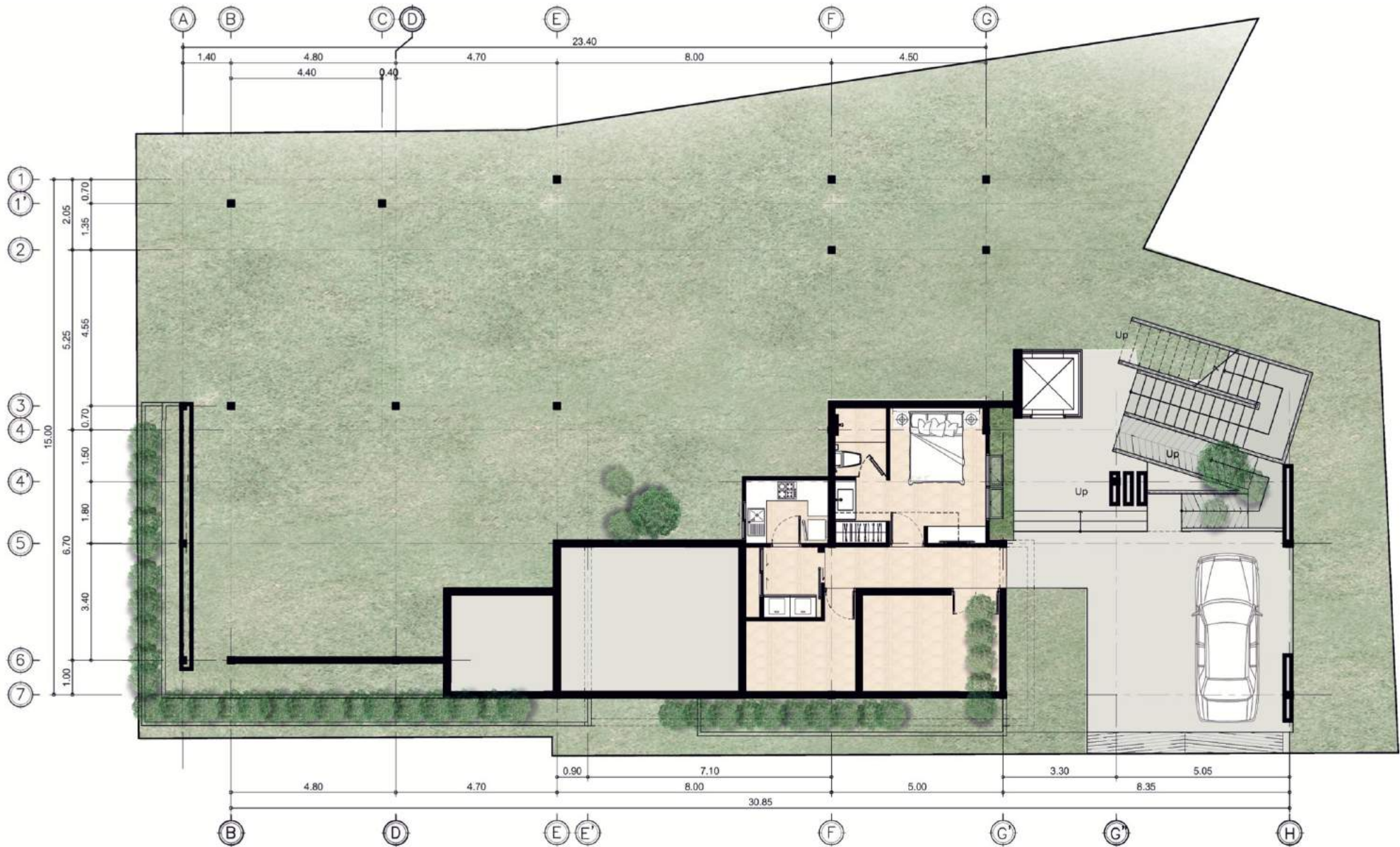
Reservation deposit required is **5%** from the property total selling price
Land transfer will be completed on full payment of the land price

Land office transfer fees are split **50-50** between Buyer and Seller

Building price is payable in construction progress payments:

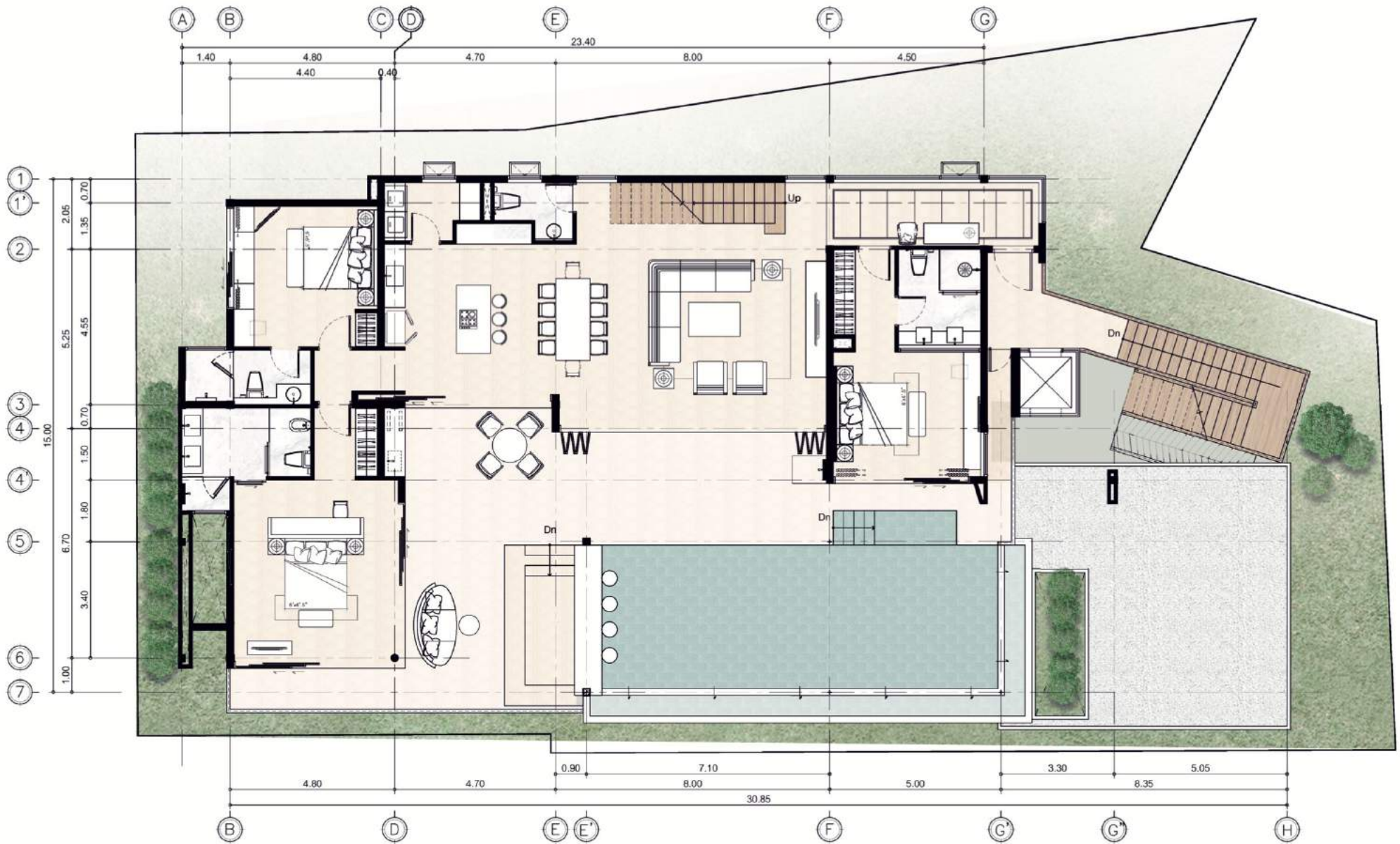
- **30%** payment on signing construction agreement
- **20%** payment on ground beam and lower floor slab completion
- **20%** payment on completion of the roof and brick walls
- **20%** payment on completion of floor tiles, windows and doors installation
- **10%** on handover of the property

VILLA TYPE A • FLOOR PLAN
BASEMENT FLOOR



USAGE AREA	Internal Area	External Area	Swimming Pool	Plunge Pool	Parking Area	Service Area	TOTAL
sq.m.	313.81	172.34	53.56	9.00	38.19	49.12	636.02

FIRST FLOOR



USAGE AREA
sq.m.

Internal Area
313.81

External Area
172.34

Swimming Pool
53.56

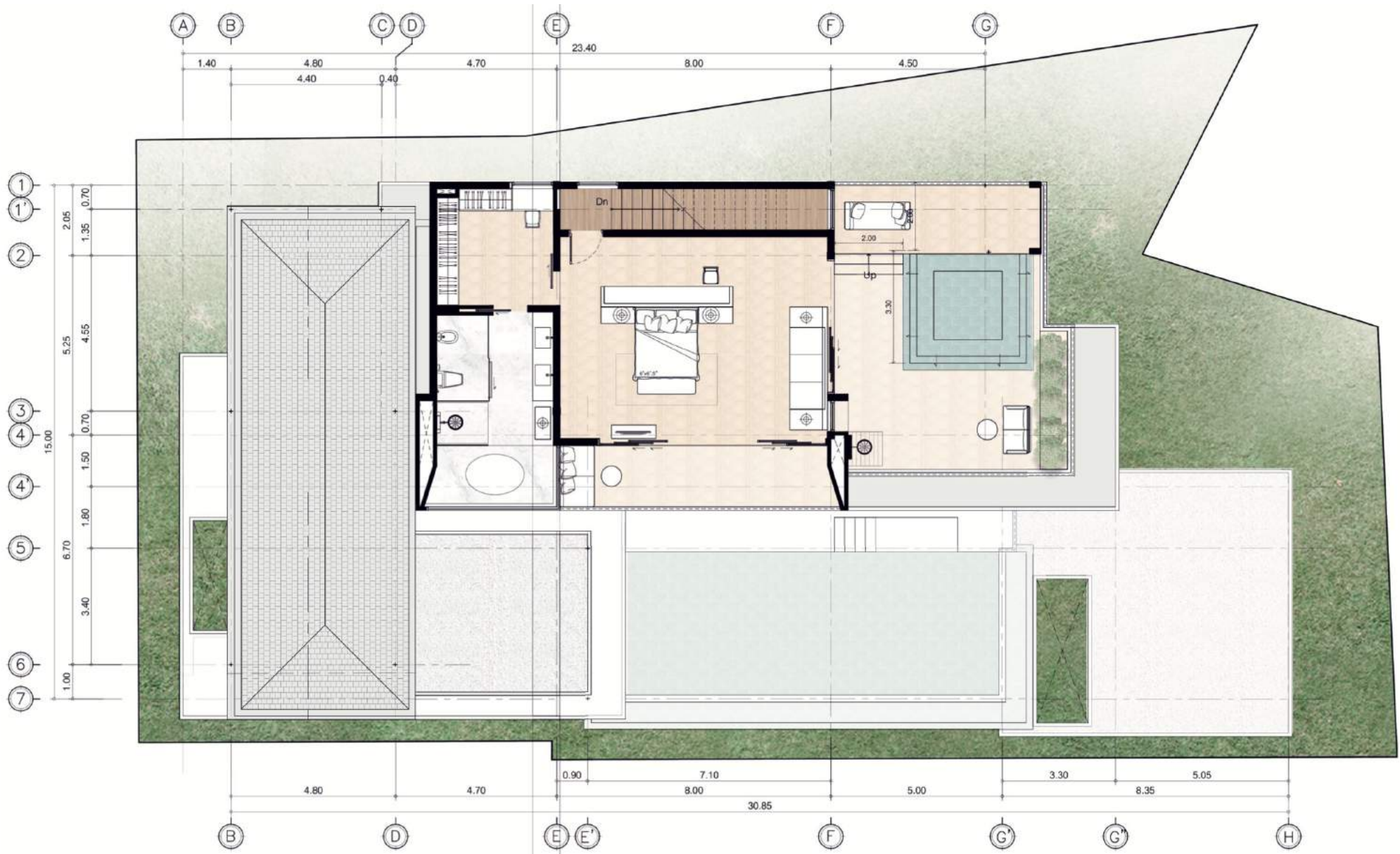
Plunge Pool
9.00

Parking Area
38.19

Service Area
49.12

TOTAL
636.02

VILLA TYPE A • FLOOR PLAN
SECOND FLOOR



USAGE AREA
 sq.m.

Internal Area
313.81

External Area
172.34

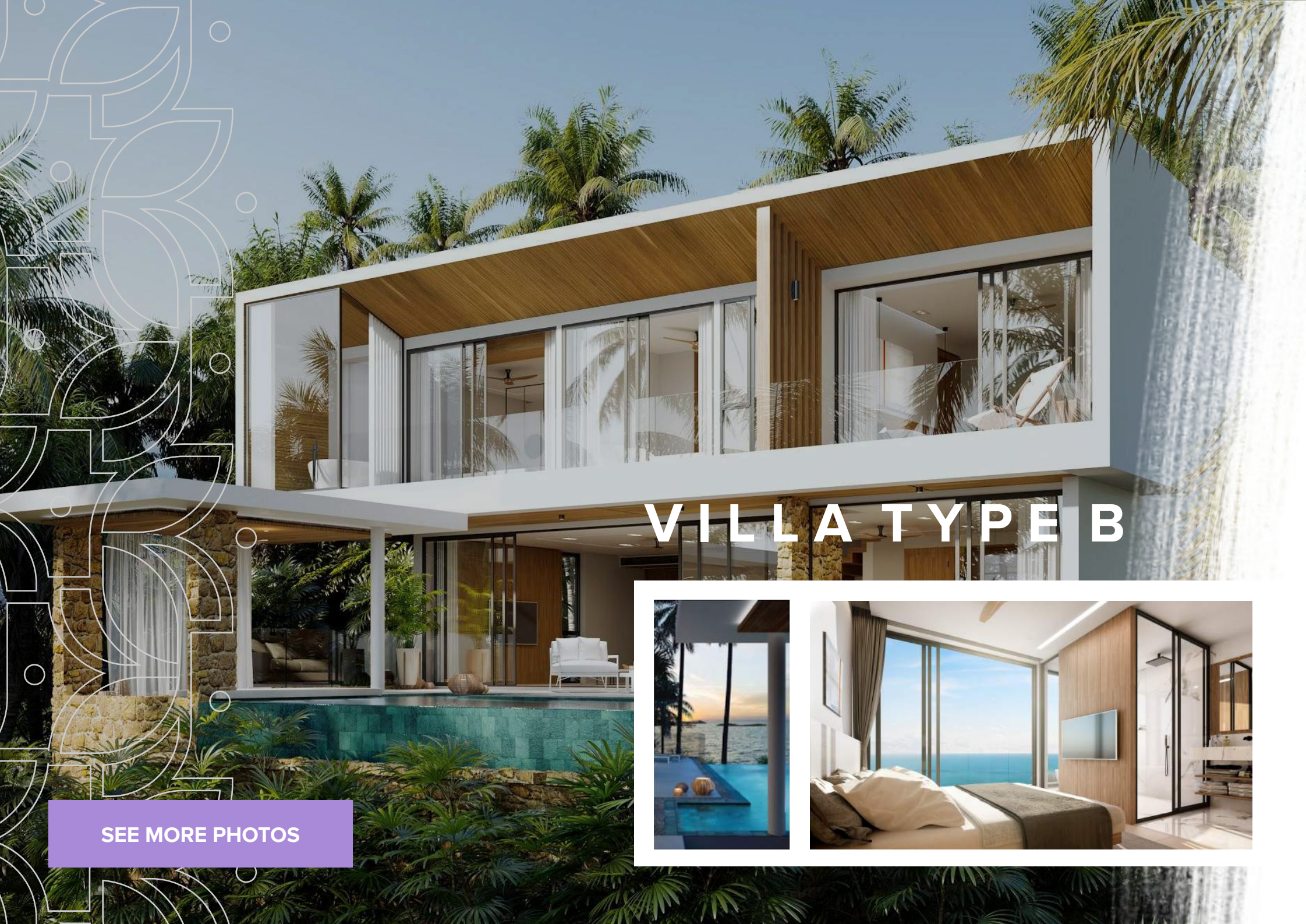
Swimming Pool
53.56

Plunge Pool
9.00

Parking Area
38.19

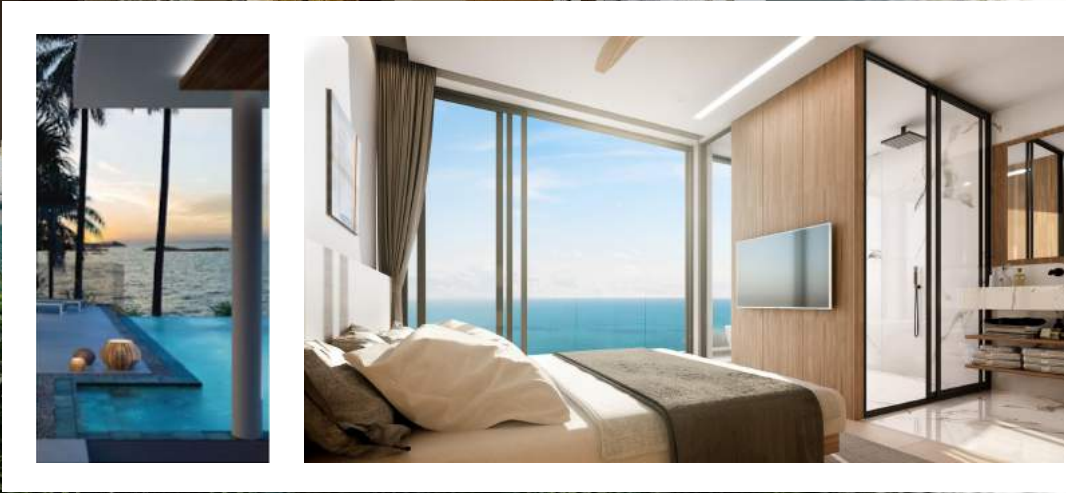
Service Area
49.12

TOTAL
636.02



VILLA TYPE B

[SEE MORE PHOTOS](#)





VILLA LAND SIZE TOTAL SELLING PRICE

B1	475 sq.m.	21 900 000 THB inclusive all build in furniture
B2	350 sq.m.	19 900 000 THB
B3	341 sq.m.	19 900 000 THB
B4	437 sq.m.	19 900 000 THB
B5	446 sq.m.	19 900 000 THB

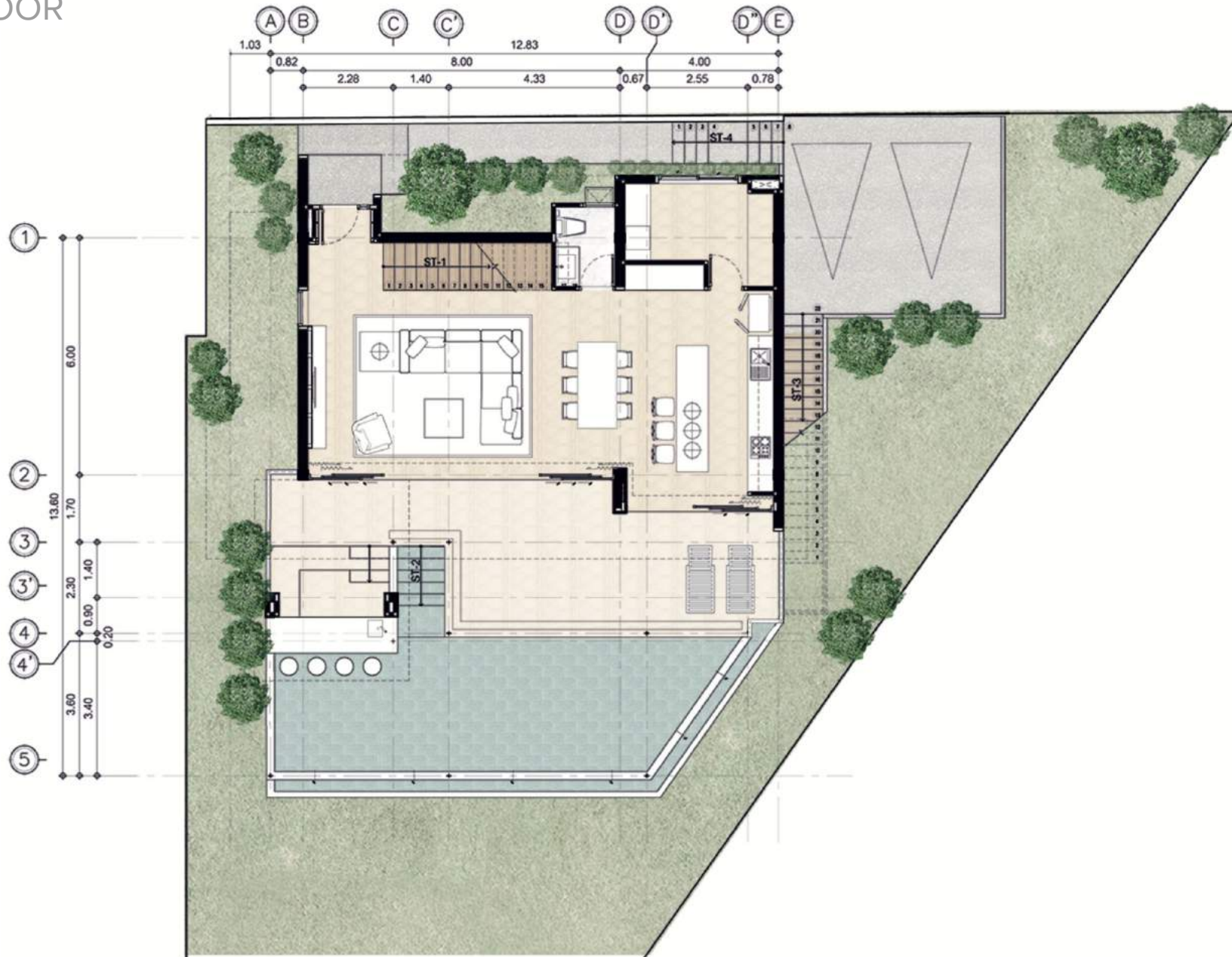
Reservation deposit required is **5%** from the property total selling price
Land transfer will be completed on full payment of the land price

Land office transfer fees are split **50-50** between Buyer and Seller

Building price is payable in construction progress payments:

- **30%** payment on signing construction agreement
- **20%** payment on ground beam and lower floor slab completion
- **20%** payment on completion of the roof and brick walls
- **20%** payment on completion of floor tiles, windows and doors installation
- **10%** on handover of the property

VILLA B1 • FLOOR PLAN
FIRST FLOOR



USAGE AREA
sq.m.

Internal Area
171.92

External Area
86.34

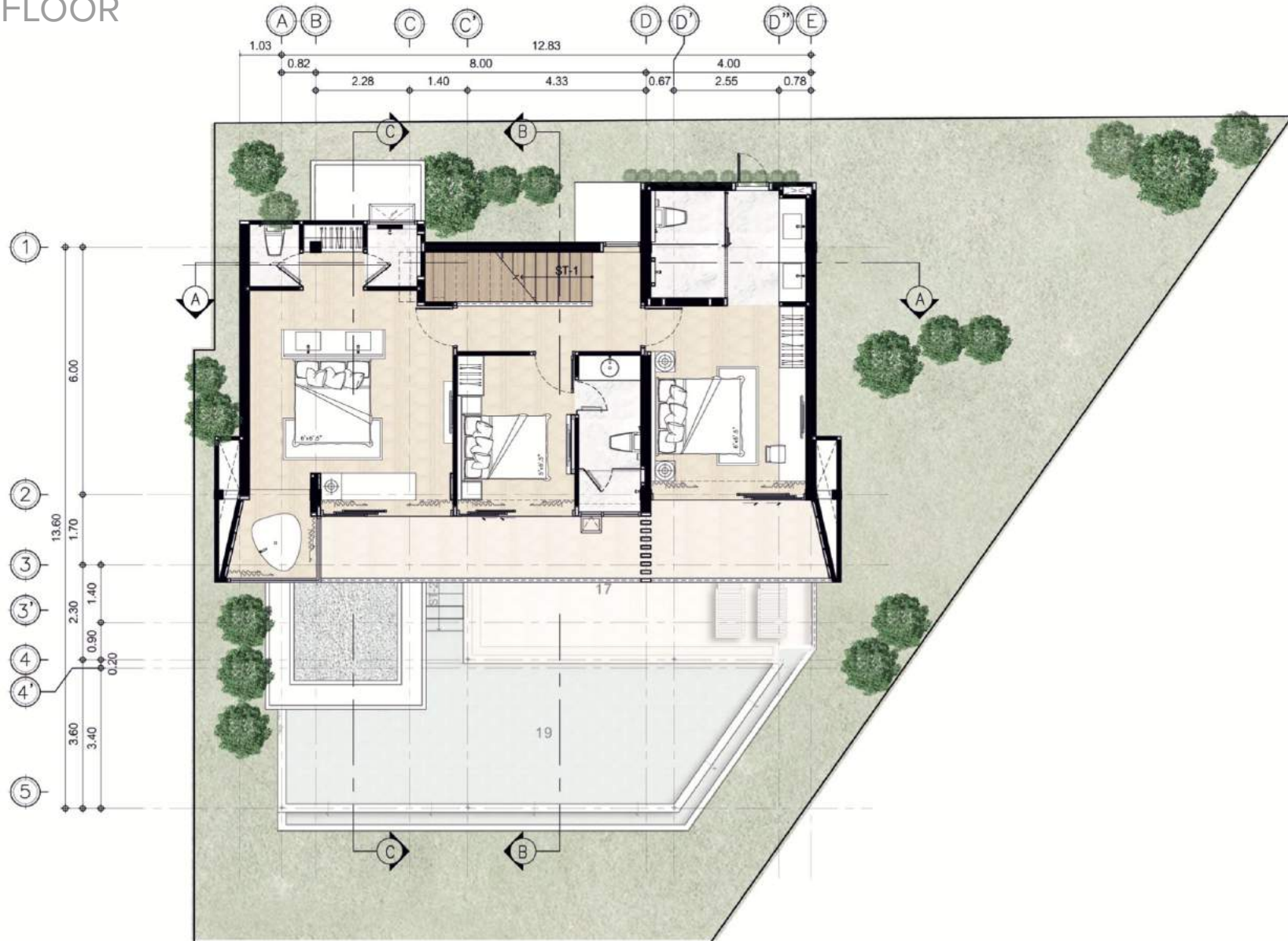
Swimming Pool
38.19

Parking Area
27.50

Service Area
21.06

TOTAL
345.01

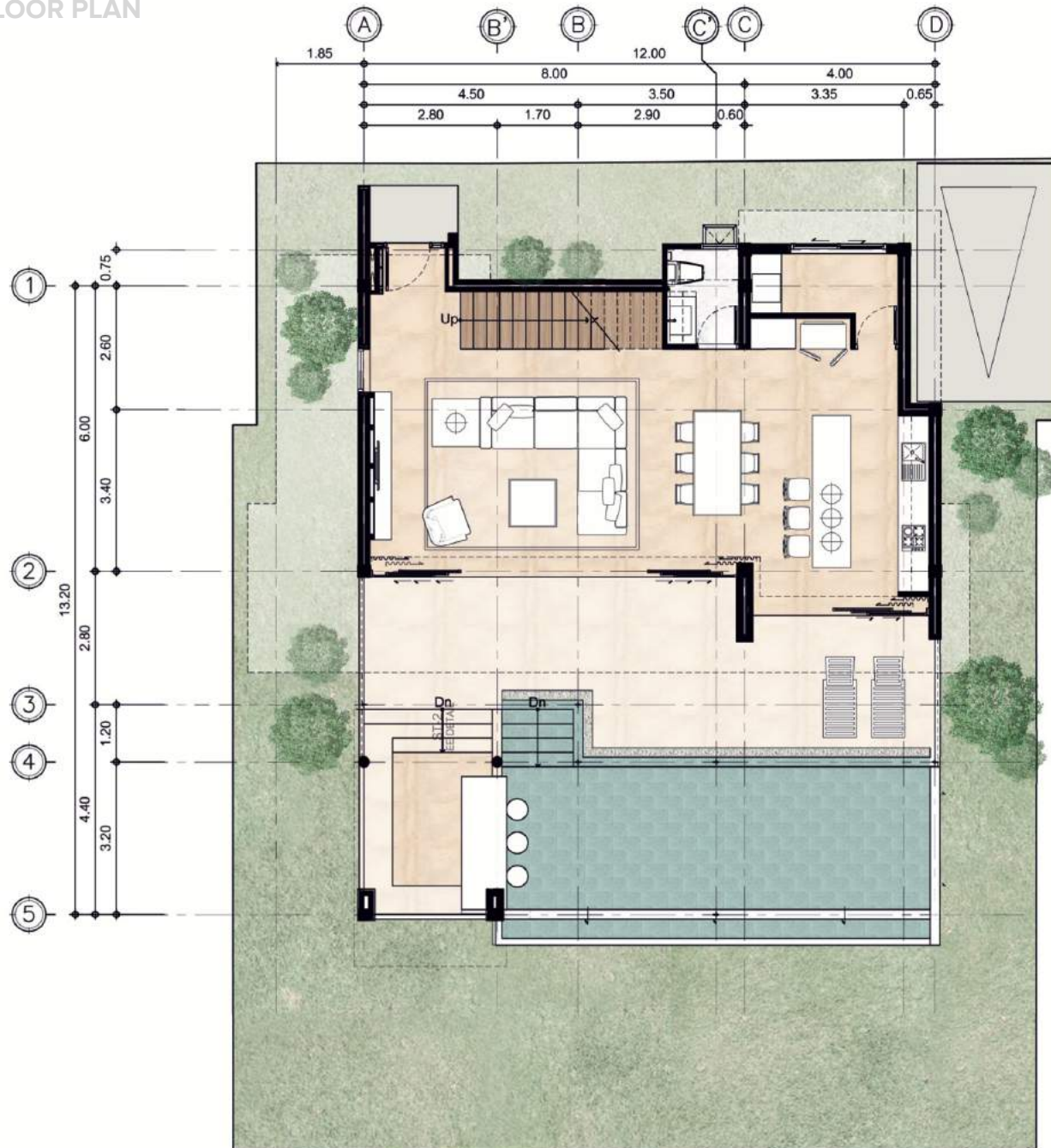
VILLA B1 • FLOOR PLAN
SECOND FLOOR



USAGE AREA	Internal Area	External Area	Swimming Pool	Parking Area	Service Area	TOTAL
sq.m.	171.92	86.34	38.19	27.50	21.06	345.01

VILLA B2, B3, B5 • FLOOR PLAN

FIRST FLOOR



USAGE AREA
sq.m.

Internal Area
168

External Area
73

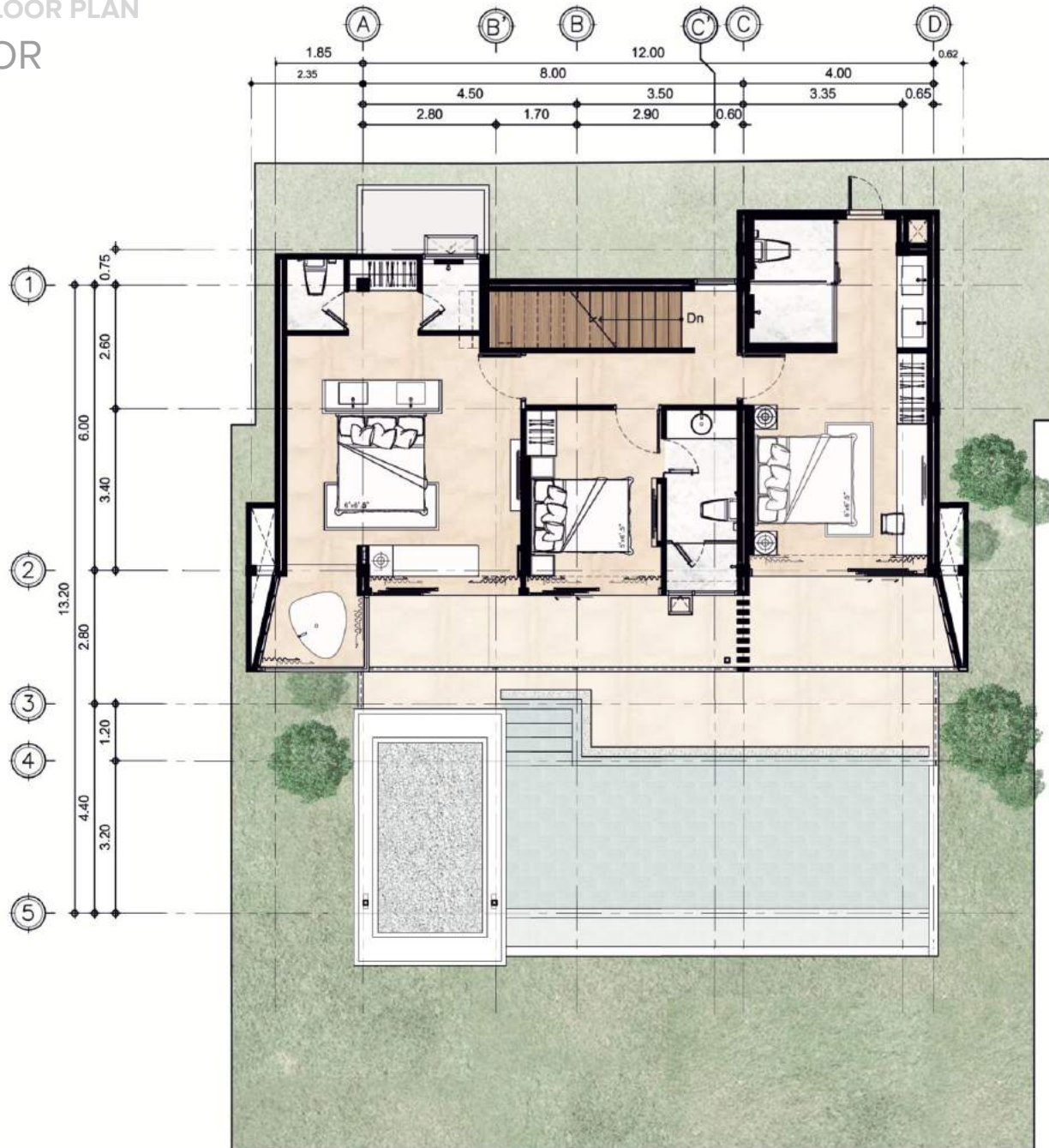
Swimming Pool
29

Parking Area
15

Service Area
21

TOTAL
306

VILLA B2, B3, B5 • FLOOR PLAN
SECOND FLOOR



USAGE AREA
sq.m.

Internal Area
168

External Area
73

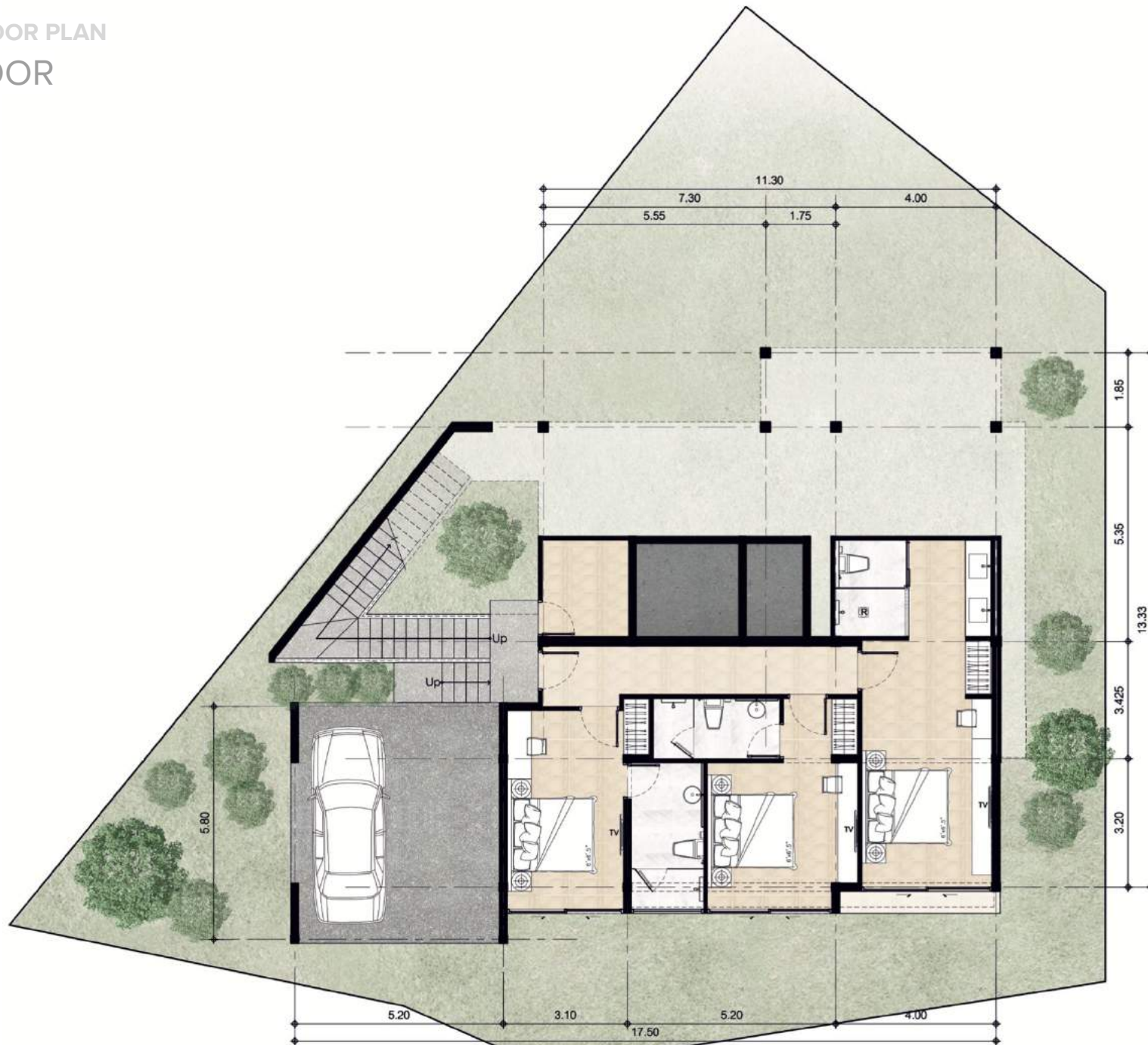
Swimming Pool
29

Parking Area
15

Service Area
21

TOTAL
306

VILLA B4 • FLOOR PLAN
FIRST FLOOR



USAGE AREA
sq.m.

Internal Area
157.47

External Area
60.67

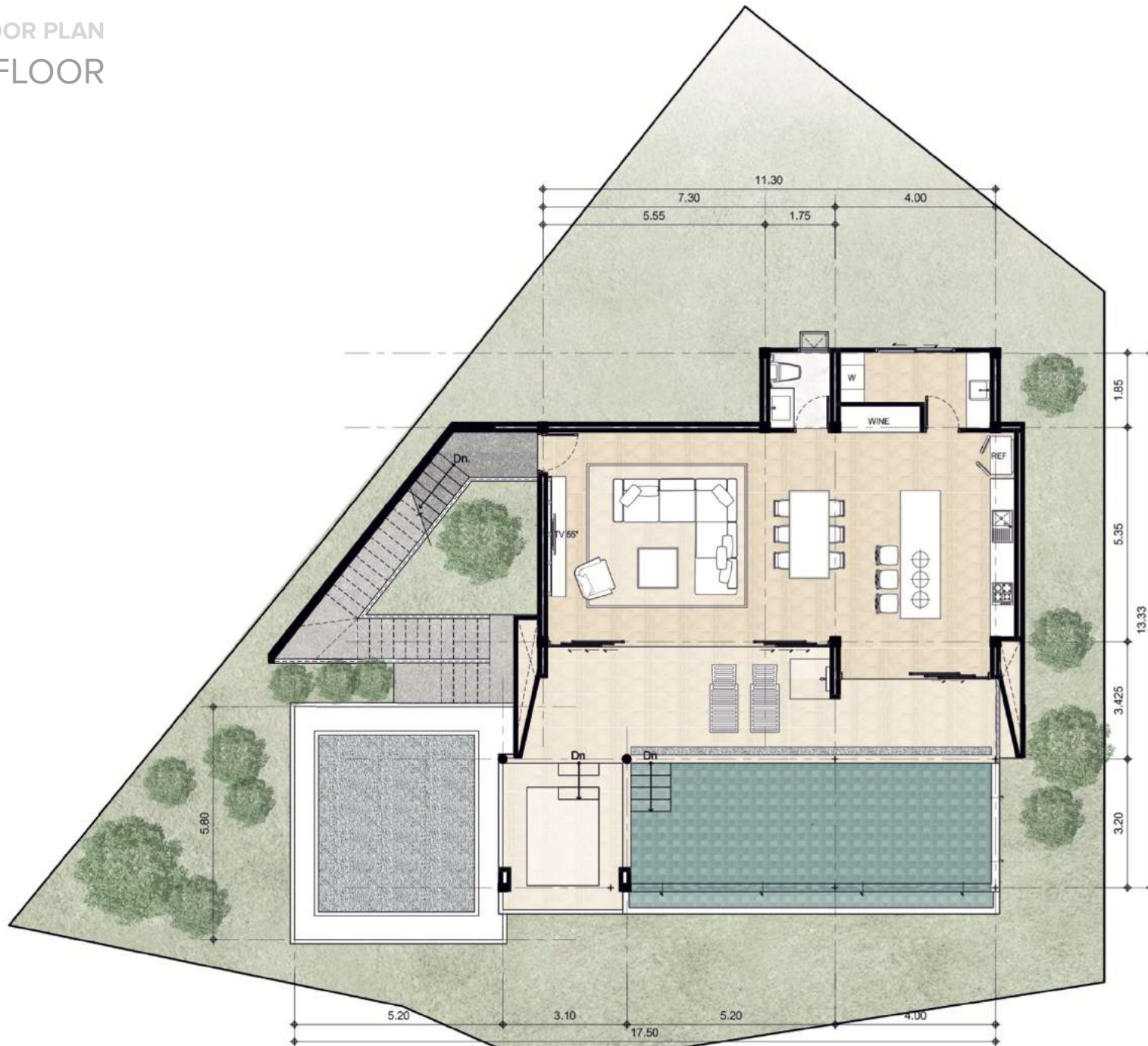
Swimming Pool
27.00

Parking Area
30.60

Service Area
14.31

TOTAL
290.05

VILLA B4 • FLOOR PLAN
SECOND FLOOR



USAGE AREA
sq.m.

Internal Area
157.47

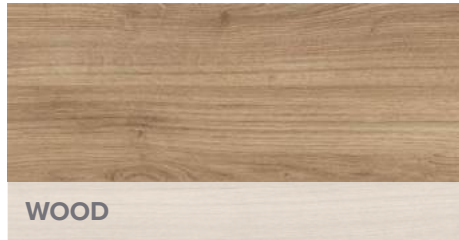
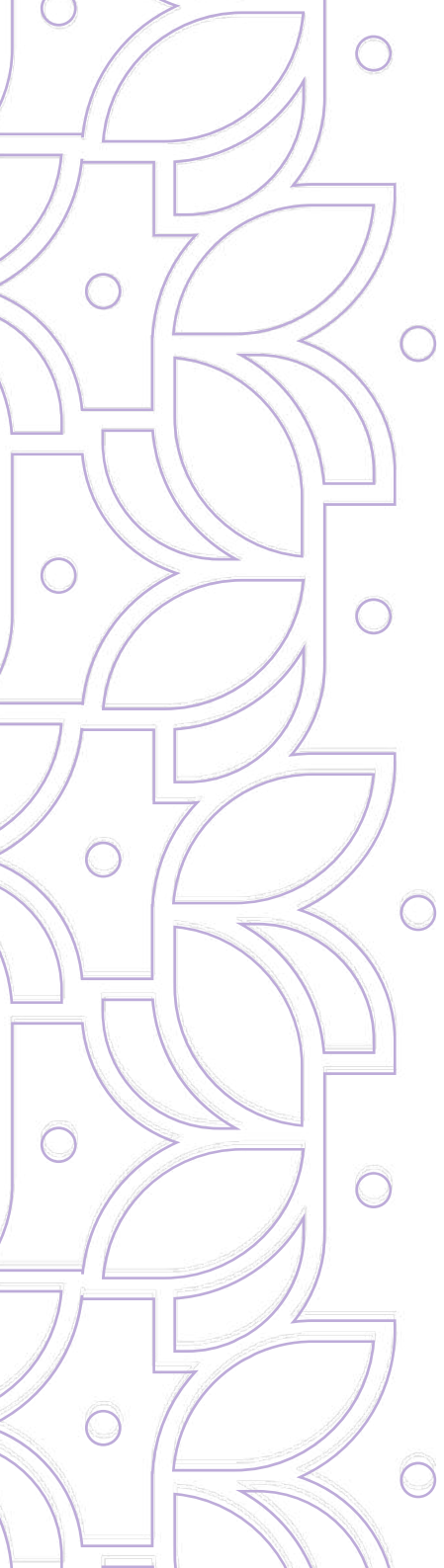
External Area
60.67

Swimming Pool
27.00

Parking Area
30.60

Service Area
14.31

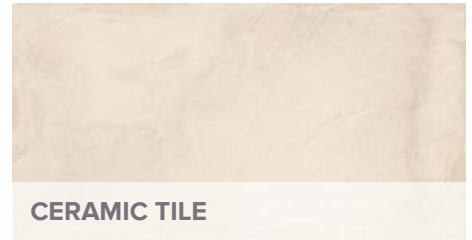
TOTAL
290.05



Staircase



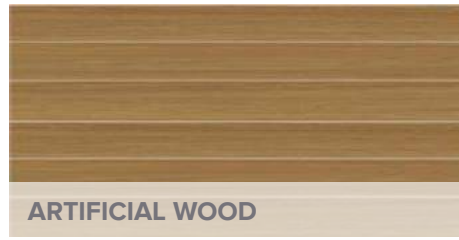
All Bathrooms (Wall)



Bone, White Matte 60 × 120 cm
Corridor, All Bedrooms, Terrace, Balcony
(Floor)



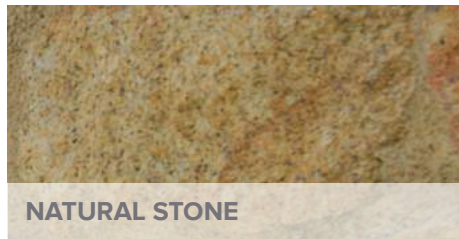
Roof



Exterior Roof Ceiling



Pool Bar



Exterior Walls



Swimming Pool, Border Swimming Pool

RENTAL RETURN PROJECTION MODEL

Property Type	Bed's	Sales Price	Daily rate (THB)		Occupancy Level		Gross Annual Income (GAI)
			Low season	High Season	Low season	High Season	
Villa B	3	21 900 000	9000	15 000	30%	70%	2 376 000
Villa A	4	38 000 000	15000	25 000	30%	70%	3 960 000
	GAI	Management fees	Maintenance fees*	Internet, TV	Utilities**	Net Annual Income	ROI
		30%					
Villa B	2 376 000	712 800	150 000	21 600	102 000	1 389 600	6,35%
Villa A	3 960 000	1 188 000	186 000	21 600	120 000	2 444 400	6,43%

Low season is April, May, June, September, October, November
High season is January, February, March, July, August, December

(*) Maintenance

Villa B maintenance is 3500 baht for the maintenance of common areas, garbage collection, 9000 baht for the maintenance of the garden and swimming pool
Villa A maintenance is 3500 baht for the maintenance of common areas, garbage collection, 12000 baht for the maintenance of the garden and swimming pool

(**) Utilities

Utilities are calculated based on the average consumption of 3 and 4 bedroom pool villa with 50% annual occupancy rates

All prices in Thai Baht



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ABOUT BAYVIEW ESTATE HERE**

