

# LUXANA

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By AVALON Developments

Contemporary High  
Investment Growth Properties  
in Koh Samui



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LUXANA PROJECT

The villas are inspired by space, harmony and privacy and exist to deliver you that relaxed island lifestyle you deserve.

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## LUXANA PROJECT

LUXANA villas is a collection of visionary tropical residences on one of Thailand's most desired tropical island retreats.

LUXANA's naturally contemporary, forward thinking living and bedroom spaces allow an elegant play of materials, colour, and light- flow through these villas. The integration of natural elements and luxury fills the open plan living, dining kitchen areas, the infinity edge pool, expansive deck and sunken outdoor dining all facing the spectacular view across Bang Rak Bay.

These enchanting homes with their striking profile are thoughtfully fused into the rising hillside ensuring all homes give life to the stunning uninterrupted sea view. Meticulously crafted to create a natural extension between the provocative sophistication of the visionary design and raw nature of the islands regal setting. The villas are inspired by space, harmony and privacy and exist to deliver you that relaxed island lifestyle you deserve.



LUXANA

## AVALON DEVELOPMENTS

Parent Company AVALON DEVELOPMENTS is a fully integrated, boutique residential real estate investment, development and management firm. Providing unparalleled investments throughout Europe, the United States and Asia.



## OUR MISSION

Our mission is to bring choice land and high quality contemporary house designs for lifestyle and high investment growth properties to our clients. All our villas are individually designed to take the best advantage of each sites' location and views. Construction is always done with the best available materials and high quality internal fittings and finishes.

Henrik Woehlk is the company principal and his extensive corporate and international experience combined with his family company's 25 years experience in luxury homes and commercial developments in Germany, brings a huge depth of experience in property development and project management. His family company Planungsgruppe Woehlk GmbH has been involved in luxury homes and high-end commercial developments across Europe for more than 25 years. Their website at [www.planungsgruppe-woehlk.de](http://www.planungsgruppe-woehlk.de) shows their history of high quality achievements.

Henrik holds internationally recognized financial accounting and management credentials as a Chartered Professional Accountant (CPA) and Certified Management Accountant (CMA). He has earned a Bachelor of Economics degree and has won numerous academic and leadership awards.

Most recently, Henrik lead the strategic growth and expansion as the Chief Financial Officer (CFO) and Executive Director of a successful, multinational, publicly-listed renewable energy company. Under his financial and strategic leadership, the company's revenues grew from USD \$50,000 to over USD \$50 Million in just five years. At age 29, he became one of the youngest CFO's in the history of the US stock market. Henrik has made for several years now Samui home as a base for himself and his family.

## OUR COMPANY

AVALON DEVELOPMENTS is a young company, but its management and development team have many years of international experience in property development, design, finance, management and investment strategies across Europe, North America and Australasia. The Executive Director, Henrik Woehl, cofounded AVALON Developments to bring the expertise of his family owned architectural design and property development company to the Asian market.

The highly successful German company Planungsgruppe Woehl GmbH started by Nicolaus Wöhlk, Henrik's father, has been designing and developing luxury residential and commercial properties in Europe for more than 25 years. Henrik himself has continued from the experience gained at his father's firm to gain international expertise in project development, financial accounting and management attaining the position of Chief Financial Officer (CFO) and Executive Director of a successful, multinational, publicly-listed company.

Other members of the AVALON team have more than 40 years combined experience in construction, development and property investment in Southeast Asia and Australia, with combined 15 years here in Samui. This high level of expertise gives AVALON a well-rounded understanding of the property market in Southeast Asia, Thailand, and Koh Samui in particular.



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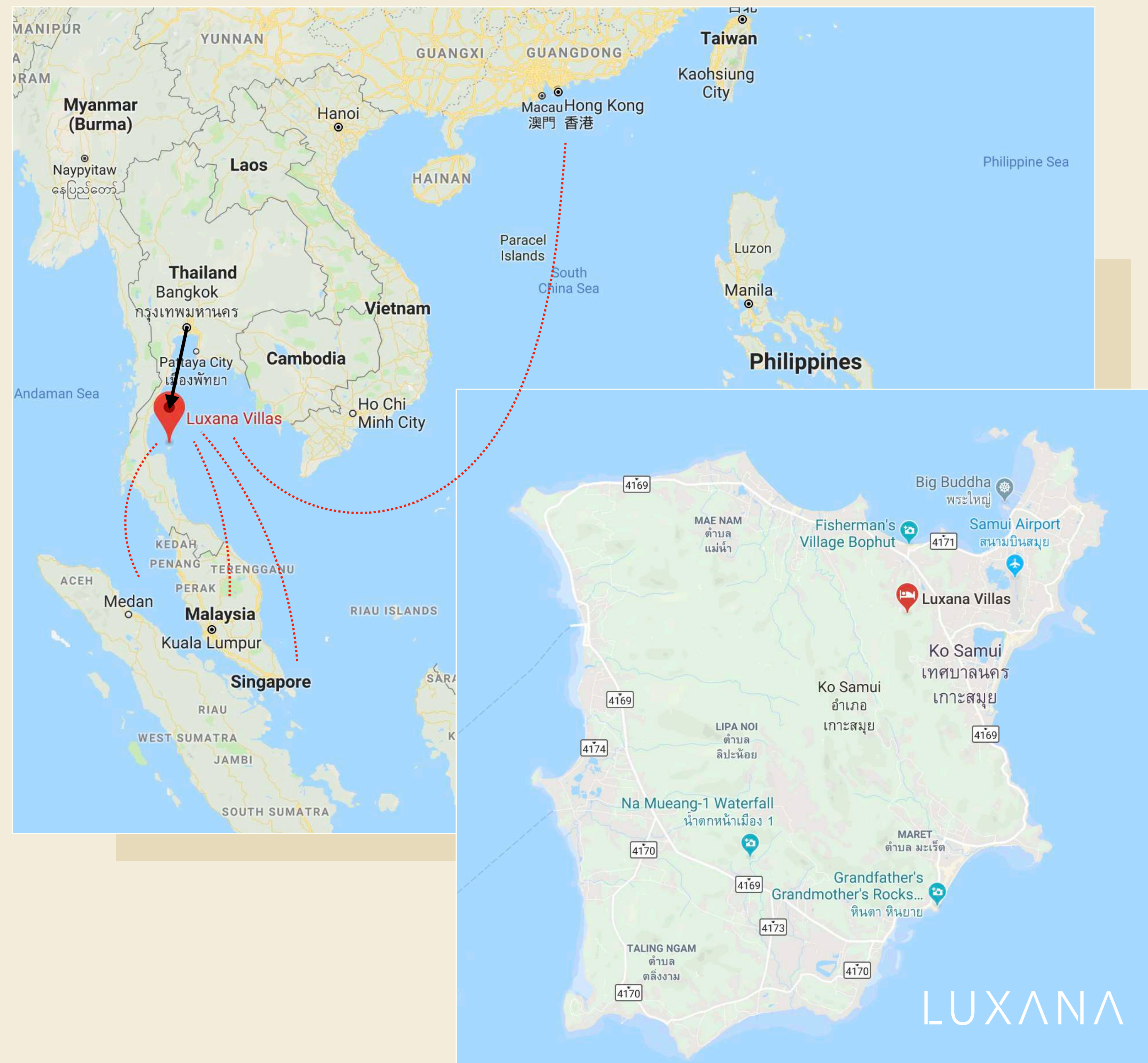


## KOH SAMUI

The lush tropical interiors, a shoreline studded with golden sandy beaches, quiet coves and clear aquamarine waters, together with its year-round comfortable climate has made Koh Samui one of the most desirable tropical islands in the world.

Koh Samui is Thailand's third largest island after Phuket and Koh Chang. It is a small, beautiful tropical island covering an area of some 247 square kilometers and approximately 23 km from the northern tip of the island to the southern tip and 20 km from west to east. Koh Samui is home to more than 45,000 people, and every year over one million visitors arrive to enjoy their tropical holiday on Koh Samui.

With private holiday villas now a well established option in South East Asia's top resort destinations, Koh Samui's friendly topography and boutique character lends itself perfectly to luxury property development. It is no wonder Koh Samui property has become a highly attractive investment opportunity.



One of Thailand's most stunning tropical islands, Koh Samui offers an enormous range of leisure activities, spa treatments, extensive shopping, world-class restaurants, and vibrant nightlife, while retaining its unique island atmosphere and quiet, secluded getaways.

The lush tropical interiors, a shoreline studded with golden sandy beaches, quiet coves and clear aquamarine waters, together with its year-round comfortable climate has made Koh Samui one of the most desirable tropical islands in the world.



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DESIGN

Luxana's naturally contemporary forward thinking spaces allow an elegant play of materials, colour, and light-flow through these villas.

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## DESIGN

LUXANA villas are a collection of visionary tropical residences on one of Thailand's most desired tropical island retreats.

LUXANA's naturally contemporary, forward thinking living and bedroom spaces allow an elegant play of materials, colour, and light-flow throughout these villas. The integration of natural elements with luxurious design, fills the open plan living, dining and kitchen areas, the infinity edge pool, expansive deck and sunken outdoor sala. All villas are facing the spectacular view across Bang Rak Bay to neighboring Koh Phangan.

These enchanting villas with their striking profile are thoughtfully fused into the rising hillside ensuring all LUXANA villas give life to the stunning uninterrupted sea views. The homes are inspired by space, harmony and privacy and exist to deliver you that relaxed island lifestyle you deserve.



EXCLUSIVE WALL COVERINGS COLLECTION BY **ARMANI/CASA**

LUXANA





## Q U A L I T Y

Designed and decorated with exceptional standards of luxury and comfort to provide an enjoyable, stress free, and relaxing holidays.

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## QUALITY

Specified to the highest quality build and finishing, LUXANA Villas uses only high-quality bespoke materials that set the standard in the industry, brands such as Daikin, Siemens, Samsung, Häfele, Grohe, Franke, and Smeg are only a few of the brands integrated in the LUXANA villa lifestyle.

The kitchens boast stylish imported appliances and stunning granite work surfaces. Every room shows detailed attention to finishes, luxury branded surfaces and wall coverings as well as the highest standard quality materials that make LUXANA Villas uniquely desirable.



## INVESTMENT

### Exceptional launch prices,

LUXANA Villas expect capital growth of 20-30% upon completion and its central location and high-quality build offers potential rental returns in the region of 9%-15% net of management fees. Koh Samui offers year-round rental opportunities, since the island only has a short raining season.

Further enhancing its investment appeal is Samui's central accessibility, with direct international flights from Kuala Lumpur and the financial powerhouses of Hong Kong and Singapore, with mainland China, Dubai and others soon to follow.



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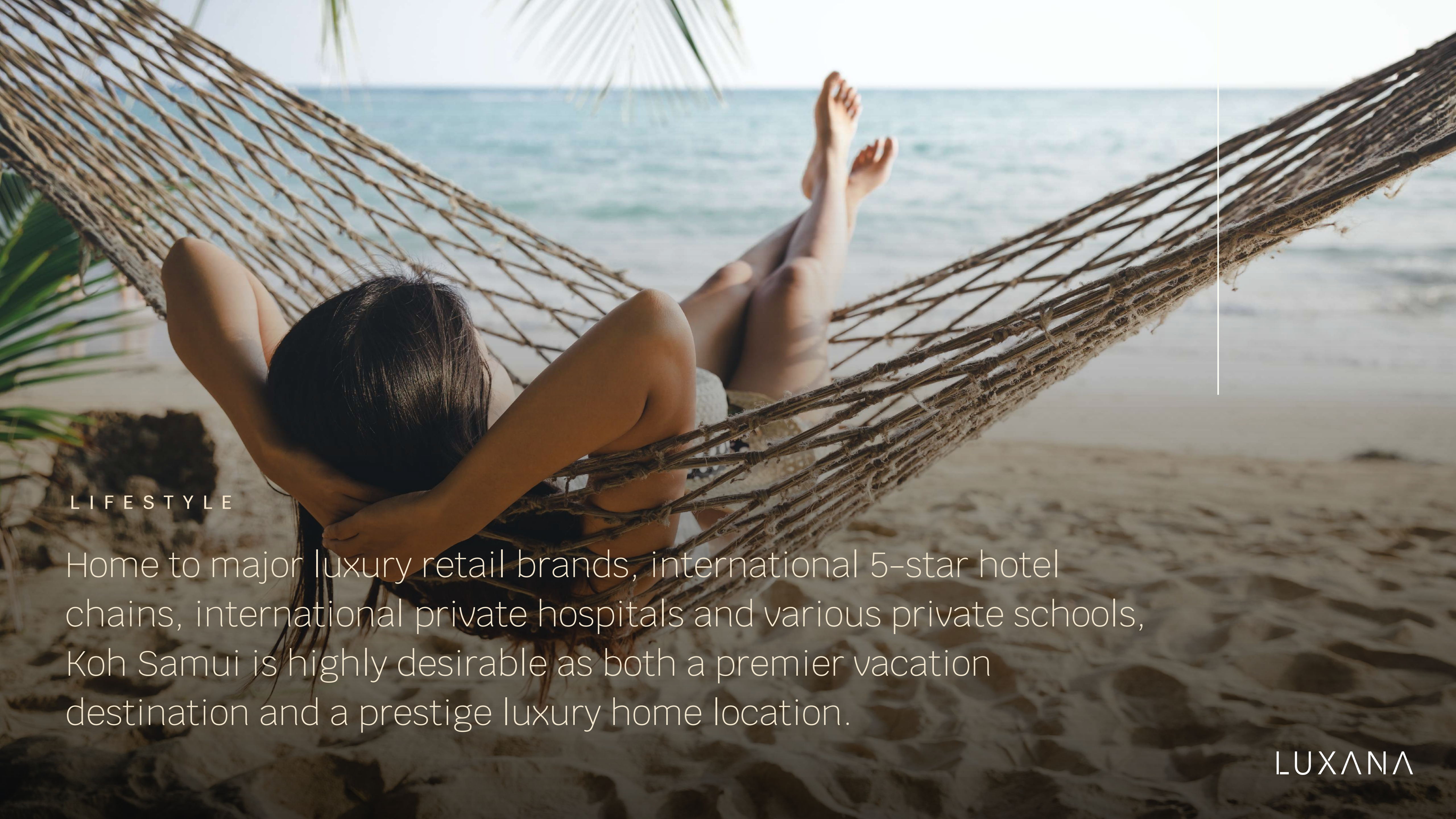


## INVESTMENT

SEASON	DATE FROM	DATE TO	DAYS	RATE / DAY USD	MANAGEMENT FEE 25%	AGENT FEE 10%	NET
HIGH	16 JAN	30 APR	106	\$275	\$69	\$28	\$179
MID	1 MAY	30 JUN	61	\$250	\$63	\$25	\$163
HIGH	1 JUL	31 AUG	62	\$275	\$69	\$28	\$179
MID	1 SEPT	31 OCT	61	\$250	\$63	\$25	\$163
LOW	1 NOV	14 DEC	44	\$200	\$50	\$20	\$130
PEAK	15 DEC	15 JAN	31	\$400	\$100	\$40	\$260
			AADR	\$268			

OCCUPANCY	AADR USD	MANAGEMENT	AGENT	NET	RETAIL INCOME THB*	VILLA PRICE	ROI
40% 146 DAYS	\$268	\$67	\$27	\$174	THB 865,436	THB 11,888,000	7.28%
50% 182 DAYS	\$268	\$67	\$27	\$174	THB 1,078,831	THB 11,888,000	9.7%
60% 219 DAYS	\$268	\$67	\$27	\$174	THB 1,298,154	THB 11,888,000	10.92%
70% 255 DAYS	\$268	\$67	\$27	\$174	THB 1,511,549	THB 11,888,000	12.71%

\*Based on 1 USD = THB 34.00

A woman with long dark hair is lying in a woven hammock on a sandy beach. She is seen from behind, with her arms resting on her head. Her legs are raised and bent at the knees. The background shows the ocean and a palm tree. The overall mood is peaceful and relaxing.

LIFESTYLE

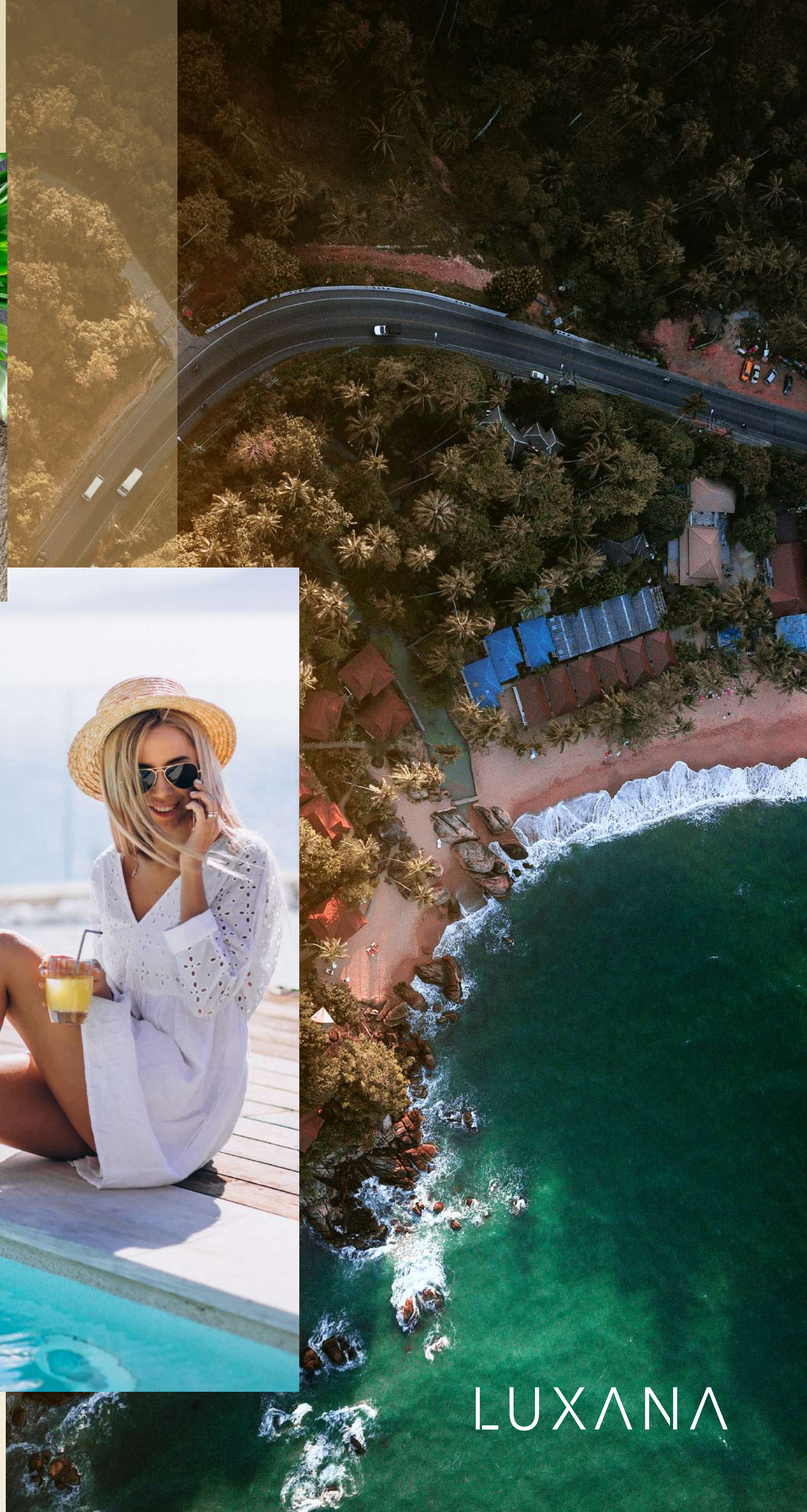
Home to major luxury retail brands, international 5-star hotel chains, international private hospitals and various private schools, Koh Samui is highly desirable as both a premier vacation destination and a prestige luxury home location.

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## LIFESTYLE

Enjoy leisurely strolls along secluded white sand beaches, luxury shopping sprees, a large variety of nightlife, delicious Thai and International cuisine, as well as the freshest seafood served straight from the ocean right at your table, all to make LUXANA an unforgettable experience.

You are invited to infuse every moment of your life with the signature touches, quality and soul that make LUXANA such an iconic presence. LUXANA villas are located in one of the most prestigious residential communities, the Bophut Hills, with many of the islands attractions and amenities close by.



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Located on a lush tropical hillside surrounded by luxuriant foliage, discover these stunning, private 3-bedroom sea view villas miles away from the everyday, each a study in contemporary tropical design with exotic touches dazzling with charm. In your own private sanctuary, marvel when the sun makes its spectacular entrance over the Gulf of Thailand, or wind down with a refreshing cocktail as the sun dips over the horizon. LUXANA offers exclusive villas with a unique mix of innovative design, comfort and cultural influences



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## S I T E P L A N

### PHASE I

7 Luxana villas are available in Phase I  
*Villas 801 thru to 808*

### PHASE II

5 Luxana villas are available in Phase II  
*Villas 810 thru to 813*



## SITE PLAN

# Turn-key Management Services

LUXANA villa owners have access to full property management services including:

### Marketing & Rental Program

- Promote the villa across local and international networks
- Management of bookings across multiple sources

### Villa Operations

- Manage and maintain the villa
- Provide full cleaning services
- English speaking Villa Manager for guests

### Guest Management

- Multiple language services
- Full concierge services



## FLOOR PLAN

LUXANA villa owners have the choice to either own their LUXANA villa and the land as freehold through a Thai limited company, or, through a leasehold agreement.

### Option 1

A Thai limited company will control the freehold of the land, the villa can be held either as freehold in the buyer's name or held by the Thai limited company on behalf of the owner.

### Option 2

An alternative is a renewing Leasehold on the land with 30-year renewable leases; the villa can be owned freehold in the buyer's name.



**Total Living Space 188 SqM**

1. Entrance **6 SqM**
2. Living/Dinning/Kitchen **45 SqM**
3. Master Bedroom **16 SqM**
4. Master Bathroom **10 SqM**
5. Bedroom Two **20 SqM**
6. Bedroom Three **23 SqM**
7. Bathroom **9 SqM**
8. Balç **5 SqM**
9. Terrace **28 SqM**
10. Infinity Pool **26 SqM**



# LUXANA Villas In the Twilight

Terraced plots provide every LUXANA villa with expansive mountain and sea views.

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*LUXANA Showroom*

Bophut Amphoe

Koh Samui, Thailand 84320

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