



# EMERALD

## BAY VIEW

Your New Sea View Pool Apartments & Villas  
Residence in Koh Samui

- Located in peaceful Lamai Hills with a gentle access and just 900 meters from the beach

**1 Bedroom Sea View Pool Apartment (53 Sq.m) from only 2,250,000 THB**

**2 Bedroom Sea View Pool Apartment (105 Sq.m) from only 4,150,000 THB**

**3 or 4 Bedroom Sea View Pool Villa (210 Sq.m) from only 12,900,000 THB**

- Each Villa and Apartment offers a Stunning Sea-view & Coconut Groves Hillside view
  - Each Villa and Apartment offers a Private Swimming Pool
- Each Villa and Apartment comes with Kitchen, Sanitary Ware & Built-in Wardrobes

- Freehold Tenure with Chanote Title Deed

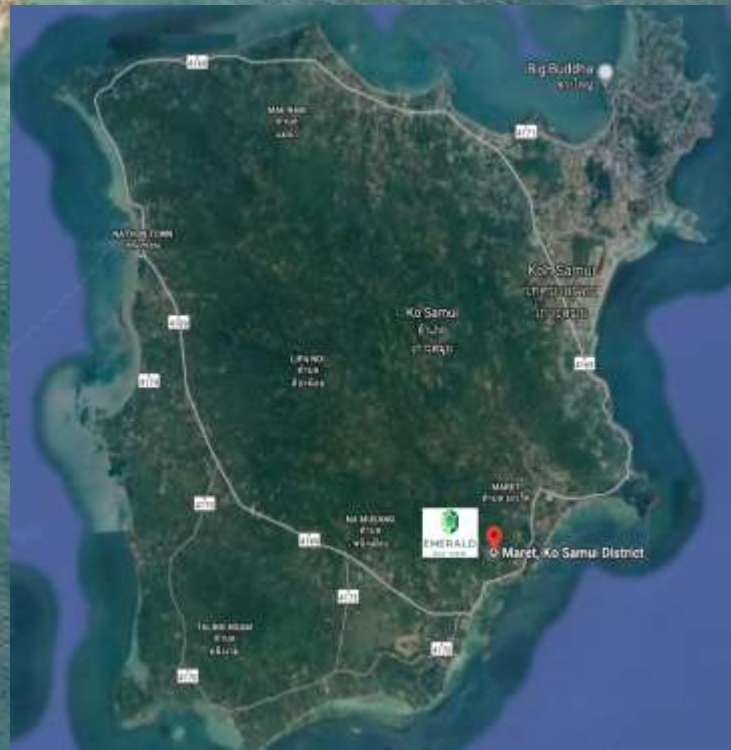
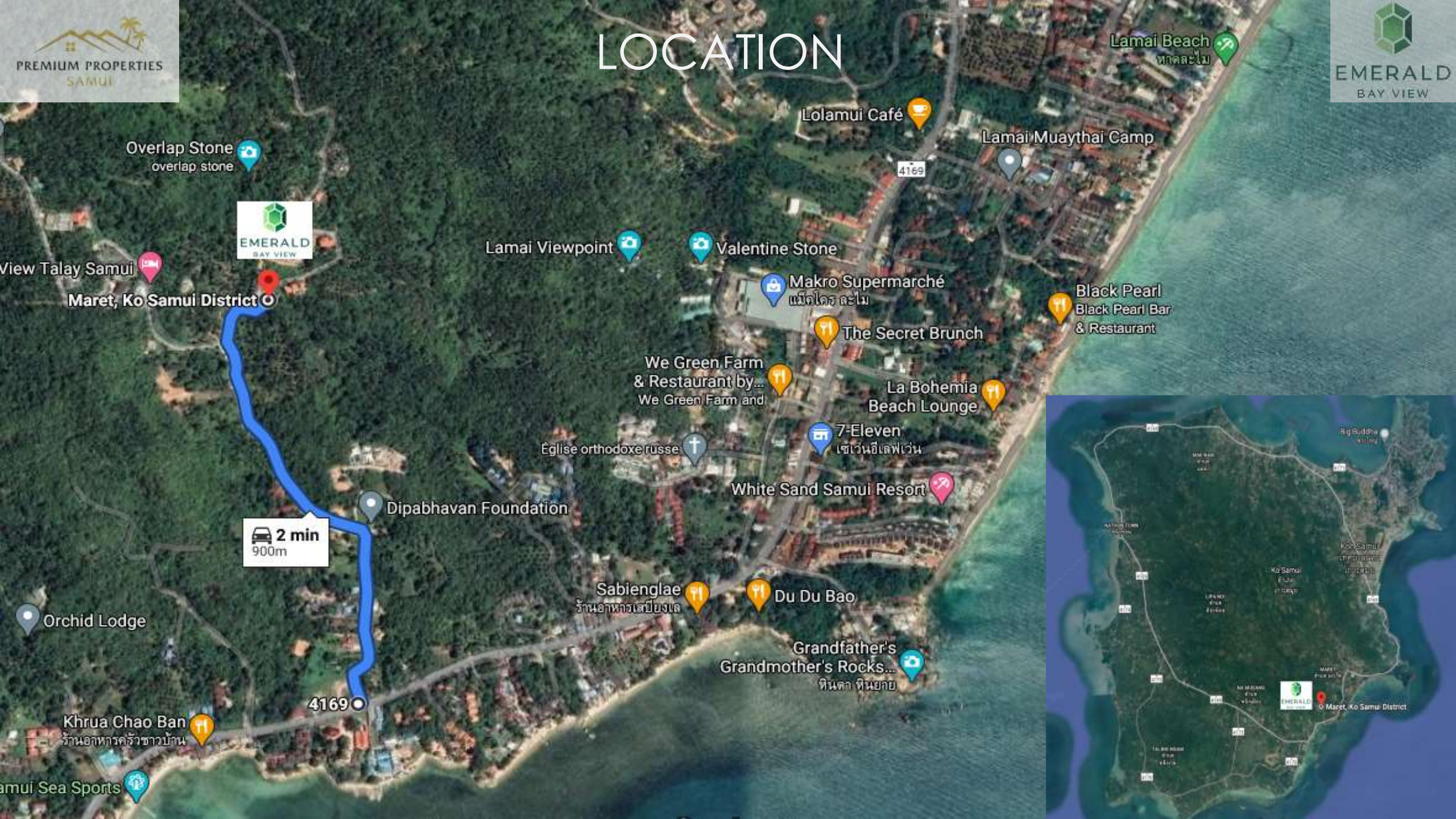
- Full-time onsite management team

- Low maintenance fees that will cover communal road, electricity, landscaped common areas, rubbish disposal and CCTV/ security

- Government Rate Electricity & Water

- Wide range of customization (floor, pool & bathroom tiles) to fully personalize your apartment
  - Fully personalized furniture package can be offered upon request

# LOCATION



# MASTER PLAN





V41

V31

V32

V33

B10

V34

V35

B20

B30

B40

V36

B60

B20

C1-1  
C1-2

C2-1  
C2-2

C4

C7

C9

C3

C6

C8

C5



Actual View

# APARTMENT TYPE B

2 BEDROOM / 2 BATHROOM (105 Sq.m)

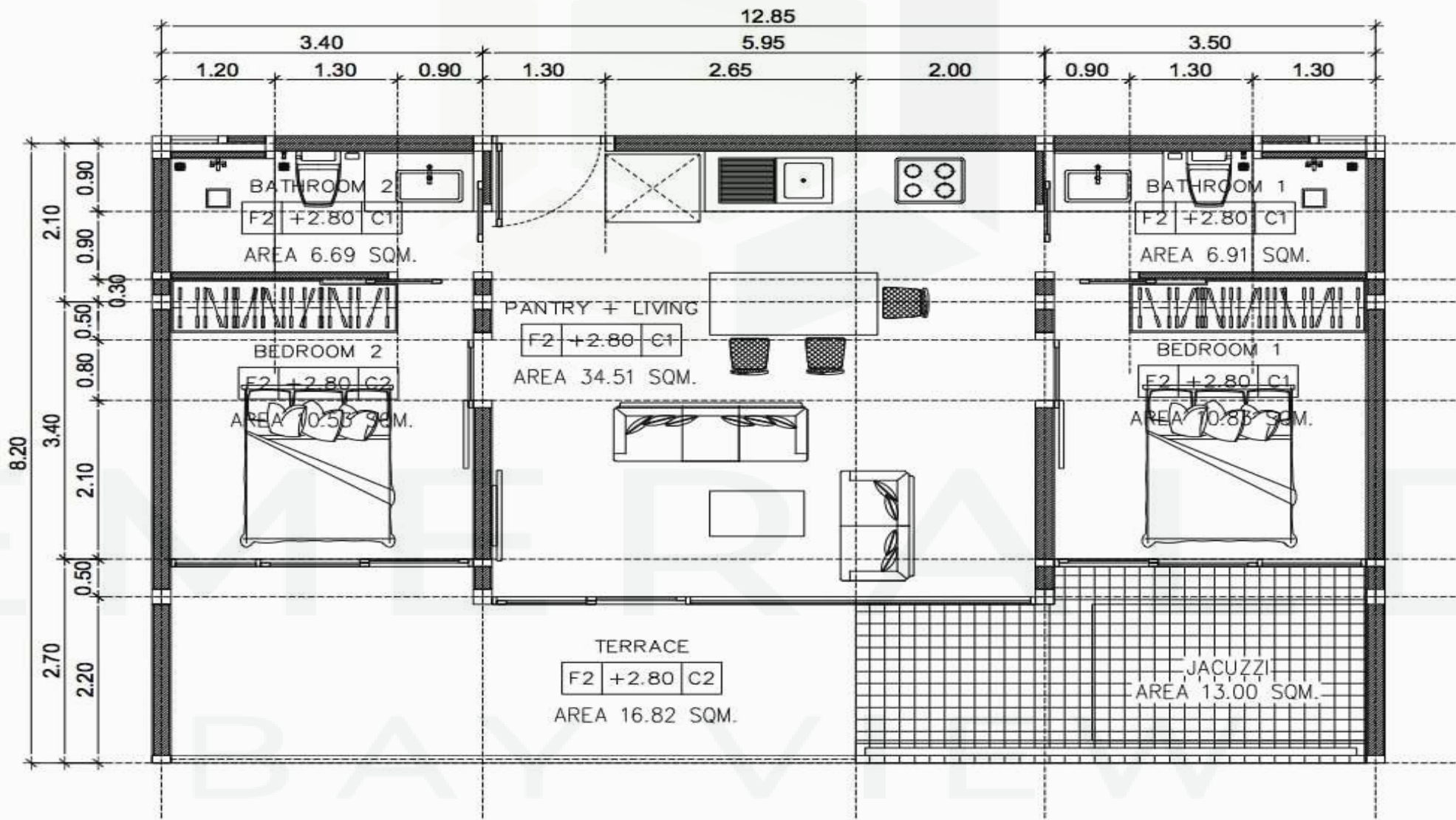






# FLOOR PLAN TYPE B

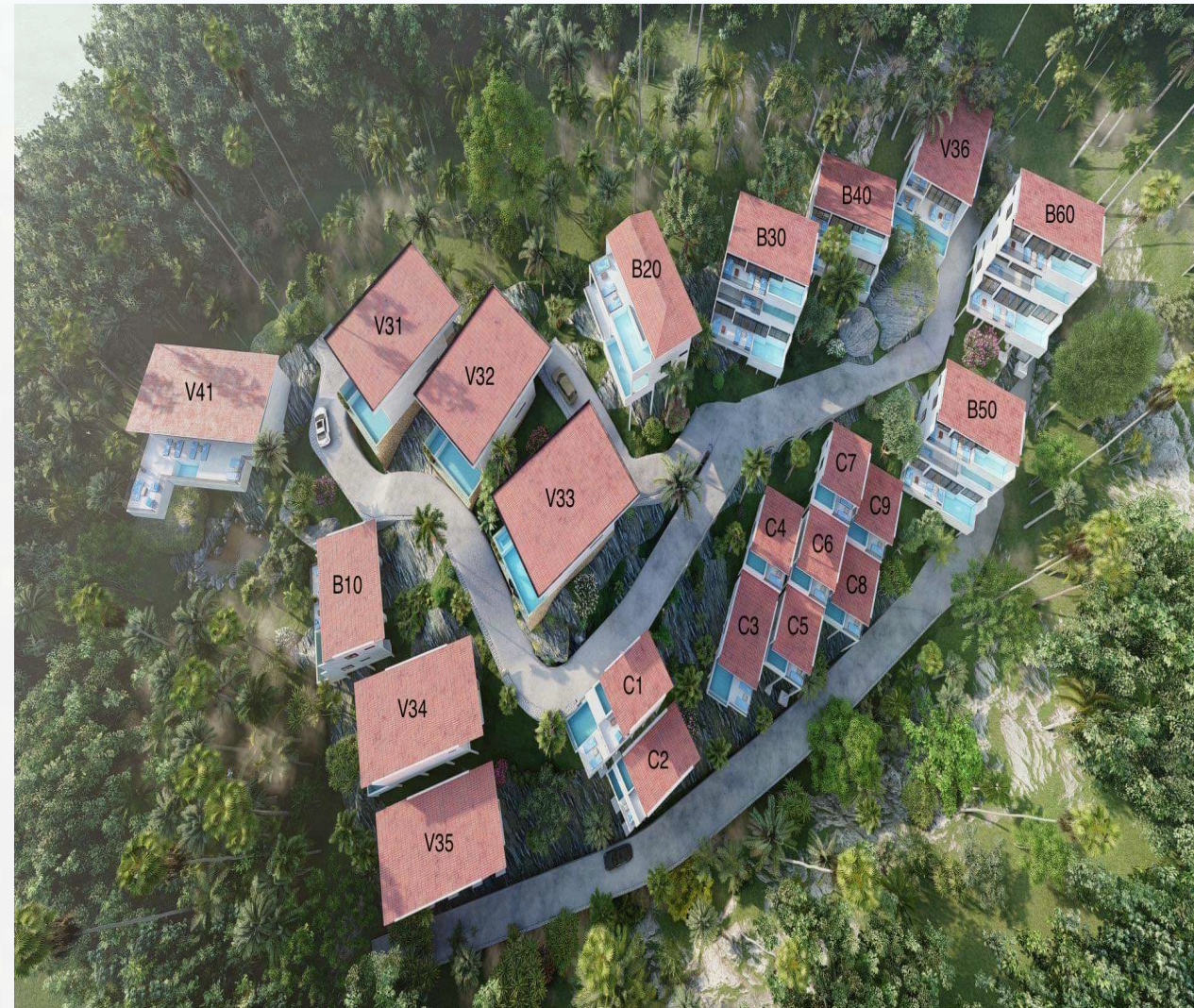
2 BEDROOM / 2 BATHROOM (105 SQ.M)



# PRICE LIST TYPE B

## 2 BEDROOM / 2 BATHROOM

Unit No.	Floor	View	Bed	Bath	Size Sq. m	Price THB
B10-1	1	Seaview	2 BDR	2 Bath	105	SOLD
B10-2	2	Seaview	2 BDR	2 Bath	105	SOLD
B20-1	1	Seaview	2 BDR	2 Bath	105	SOLD
B20-2	2	Seaview	2 BDR	2 Bath	105	SOLD
B30-1	1	Seaview	2 BDR	2 Bath	105	4 550 000
B30-2	2	Seaview	2 BDR	2 Bath	105	4 150 000
B30-3	3	Seaview	2 BDR	2 Bath	105	4 550 000
B40-1	1	Seaview	2 BDR	2 Bath	105	SOLD
B40-2	2	Seaview	2 BDR	2 Bath	105	4 550 000
B50-1	1	Seaview	2 BDR	2 Bath	105	4 550 000
B50-2	2	Seaview	2 BDR	2 Bath	105	SOLD
B50-3	3	Seaview	2 BDR	2 Bath	105	SOLD
B60-1	1	Seaview	2 BDR	2 Bath	105	4 550 000
B60-2	2	Seaview	2 BDR	2 Bath	105	4 150 000
B60-3	3	Seaview	2 BDR	2 Bath	105	4 550 000



## RENTAL RATES & ROI\*

### 2 BEDROOM UNIT (105 Sq.m) @ 4,150,000 THB

LOW SEASON	HIGH SEASON	PEAK SEASON
2,500 THB	3,000 THB	4,000 THB
01 OCT – 15 DEC 01 MAY – 30 JUN	16 JAN – 30 APR 01 JUL – 30 SEP	16 DEC – 15 JAN
137 DAYS	196 DAYS	30 DAYS
30% Occupancy (41 DAYS)	60 % Occupancy (117 DAYS)	80% Occupancy (24 DAYS)
Gross Income	Gross Income	Gross Income
102,500 THB	351,000 THB	96,000 THB
Total Gross Income = 549,500 THB		

#### Compulsory Charges:

Annual Management Fees (40 THB/Sq.m/Month) = 50,400 THB  
 Annual Insurance = 7,500 THB  
 Annual Balance Sheet: 24,000 THB

#### Additional Charges:

Swimming Pool (2,000 THB/Month) = 24,000 THB  
 Pest Control (650 THB/Month) = 7,800 THB  
 Internet (750 THB/Month) = 9,000 THB  
 Annual Rental Fees (15%) = 82,350 THB  
 Cleaning (200 THB/Hour), Laundry (600 THB/Laundry) = Approx. 78,000 THB

Total Net Income = 266,450 THB  
 Approx. 6,5% ROI

*\*conservatory estimations*

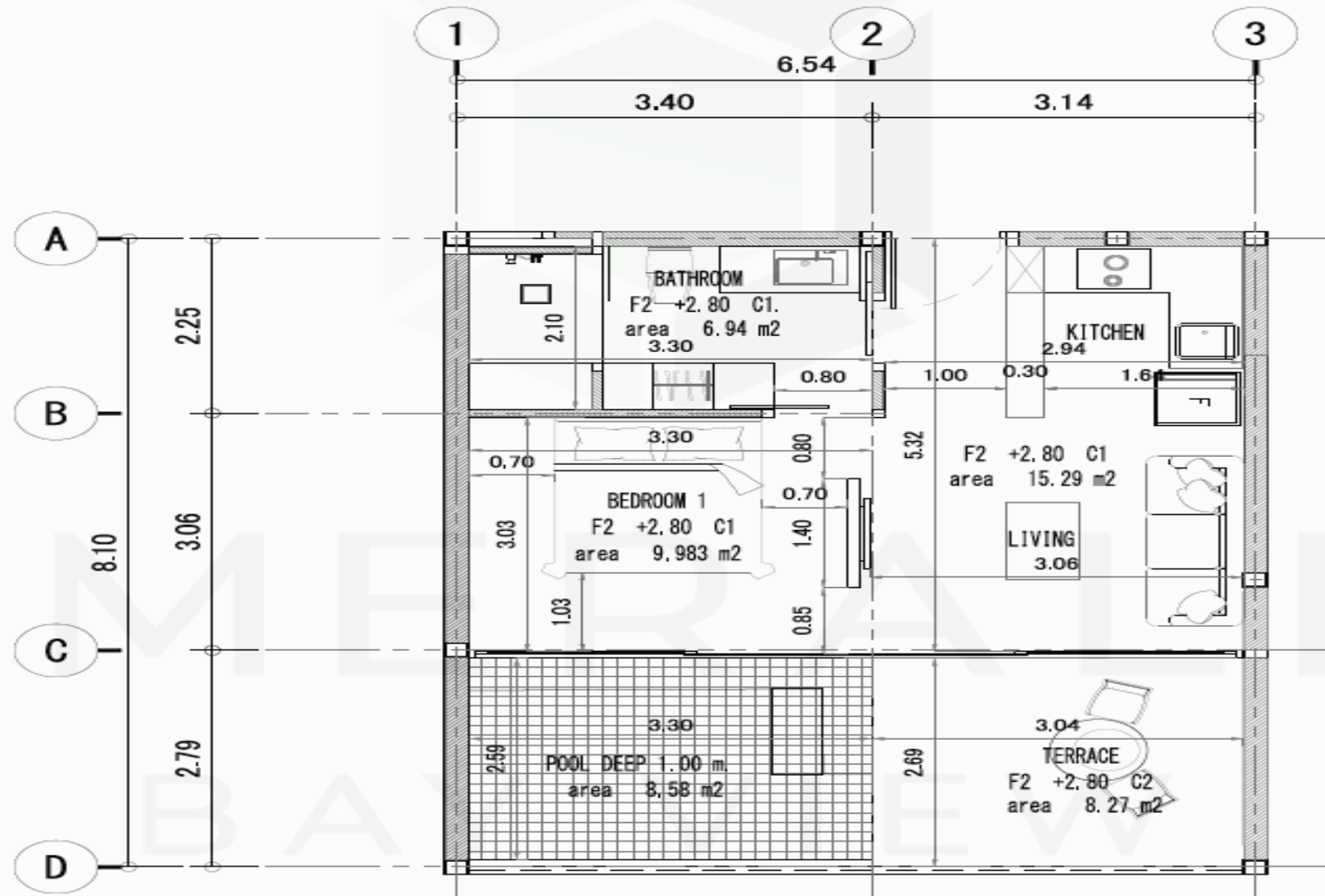
# APARTMENT TYPE C

1 BEDROOM / 1 BATHROOM (53 Sq.m)



# FLOOR PLAN TYPE C

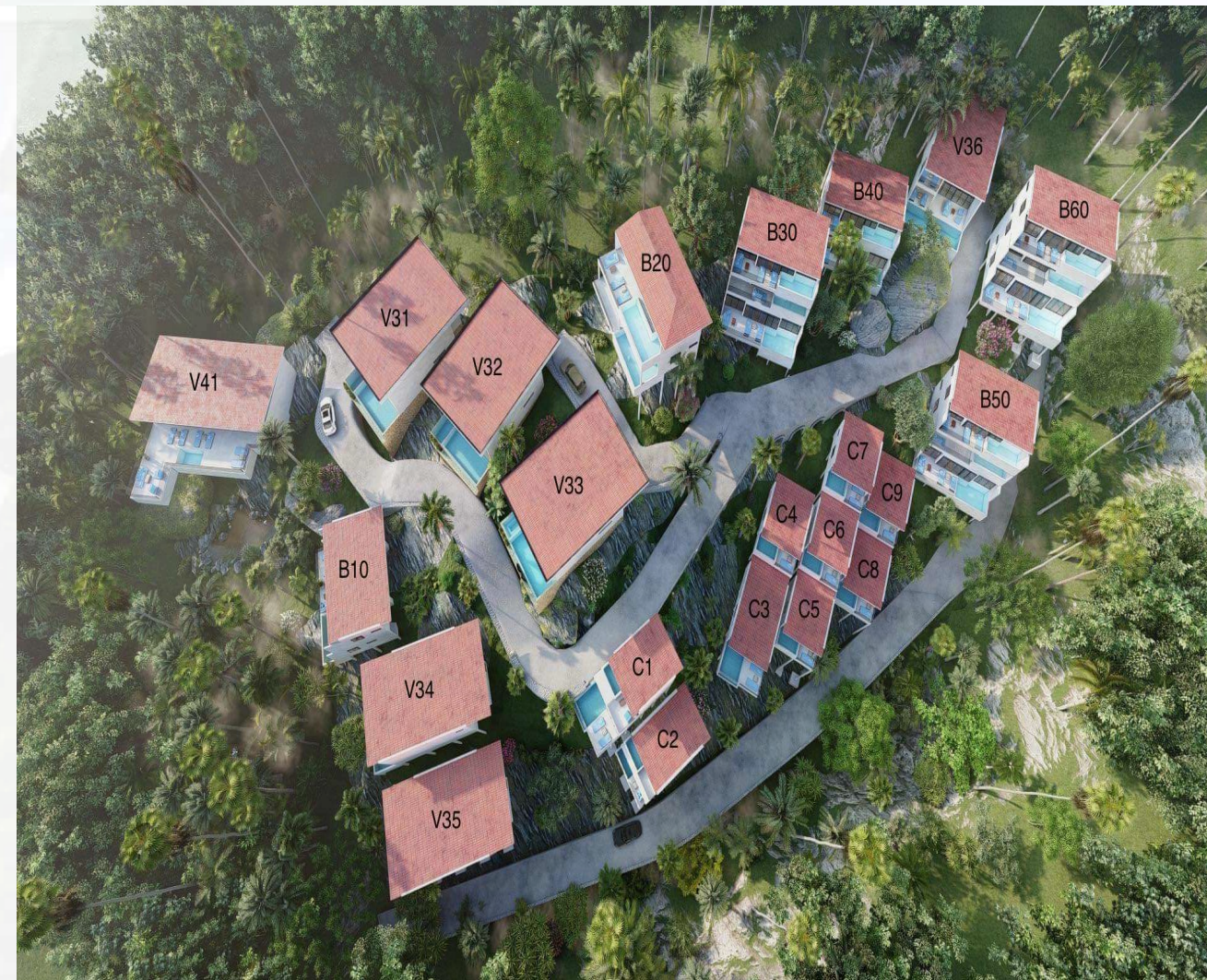
1 BEDROOM / 1 BATHROOM (53 Sq.m)



# PRICE LIST TYPE C

## 1 BEDRROOM / 1 BATHROOM (53 Sq.m)

Unit No.	Floor	View	Bed	Bath	Size Sq. m	Price THB
C1-1	1	Seaview	1 BDR	1 Bath	82	SOLD
C1-2	2	Seaview	1 BDR	1 Bath	53	SOLD
C2-1	1	Seaview	1 BDR	1 Bath	53	SOLD
C2-2	2	Seaview	1 BDR	1 Bath	53	SOLD
C3	1	Seaview	1 BDR	1 Bath	53	SOLD
C4	1	Seaview	1 BDR	1 Bath	53	SOLD
C5	1	Seaview	1 BDR	1 Bath	53	SOLD
C6	1	Seaview	1 BDR	1 Bath	53	2 450 000
C7	1	Seaview	1 BDR	1 Bath	53	2 750 000
C8	1	Seaview	1 BDR	1 Bath	53	SOLD
C9	1	Seaview	1 BDR	1 Bath	53	2 750 000



## RENTAL RATES & ROI\*

### 1 BEDROOM UNIT (53 Sq.m) @ 2,250,000 THB

LOW SEASON	HIGH SEASON	PEAK SEASON
1,500 THB	2,000 THB	2,500 THB
01 OCT – 15 DEC 01 MAY – 30 JUN	16 JAN – 30 APR 01 JUL – 30 SEP	16 DEC – 15 JAN
137 DAYS	196 DAYS	30 DAYS
30% Occupancy (41 DAYS)	60 % Occupancy (117 DAYS)	80% Occupancy (24 DAYS)
Gross Income	Gross Income	Gross Income
61,500 THB	234,000 THB	60,000 THB
Total Gross Income = 355,500 THB		

#### Compulsory Charges:

Annual Management Fees (40 THB/Sq.m/Month) = 25,440 THB  
 Annual Insurance = 4,500 THB  
 Annual Balance Sheet: 24,000 THB

#### Additional Charges:

Swimming Pool (2,000 THB/Month) = 24,000 THB  
 Pest Control (500 THB/Month) = 6,000 THB  
 Internet (750 THB/Month) = 9,000 THB  
 Annual Rental Fees (15%) = 53,325 THB  
 Cleaning (200 THB/Hour), Laundry (600 THB/Laundry) = Approx. 58,000 THB

## Total Net Income = 151,235 THB

### Approx. 6,7% ROI

*\*conservatory estimations*

# VILLA TYPE

3 or 4 BEDROOM / 3 or 4 BATHROOM (210 Sq.m)



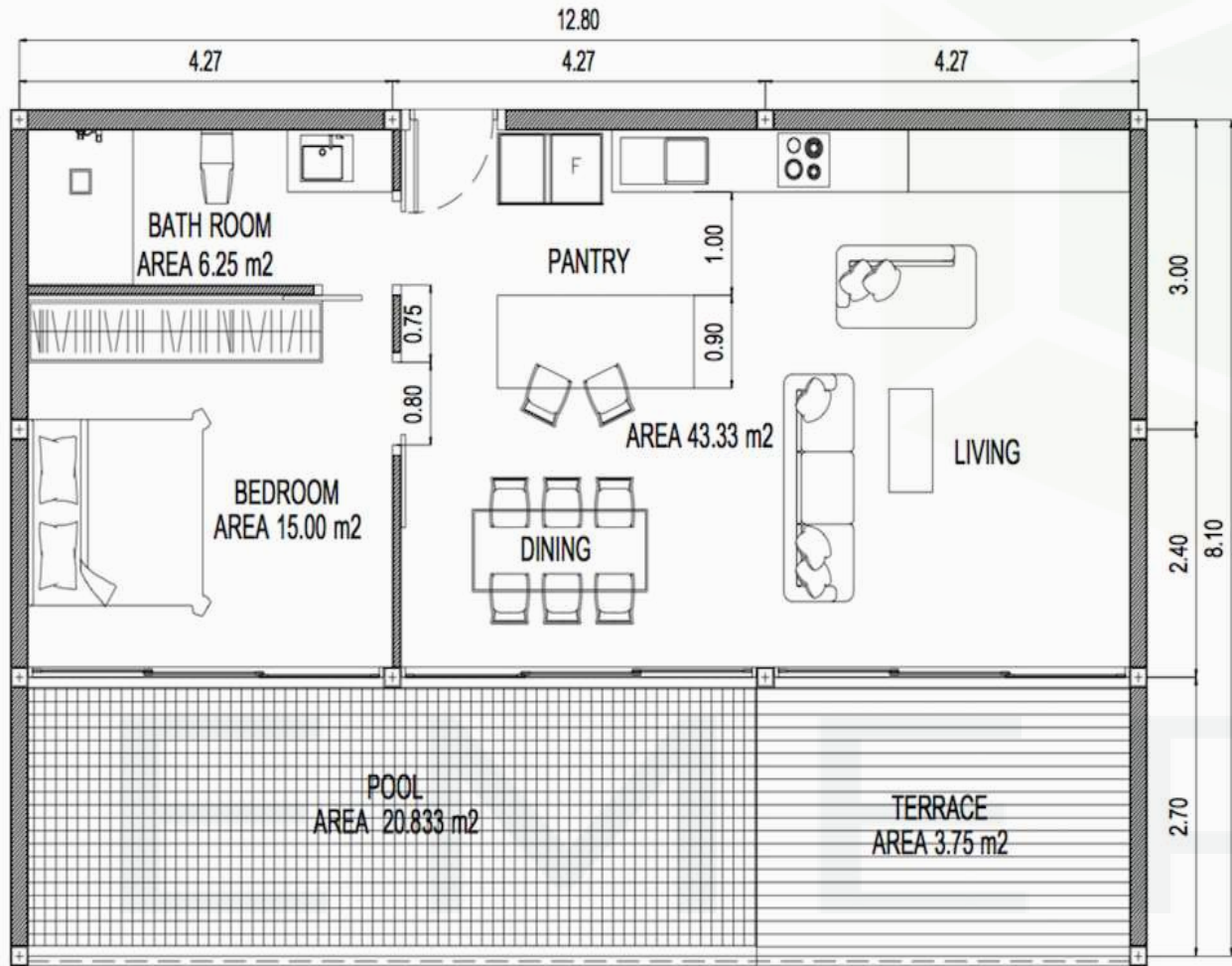






# FLOOR PLAN VILLA TYPE

## 3 or 4 BEDROOM / 3 or 4 BATHROOM (210 Sq.m)



**GROUND FLOOR**

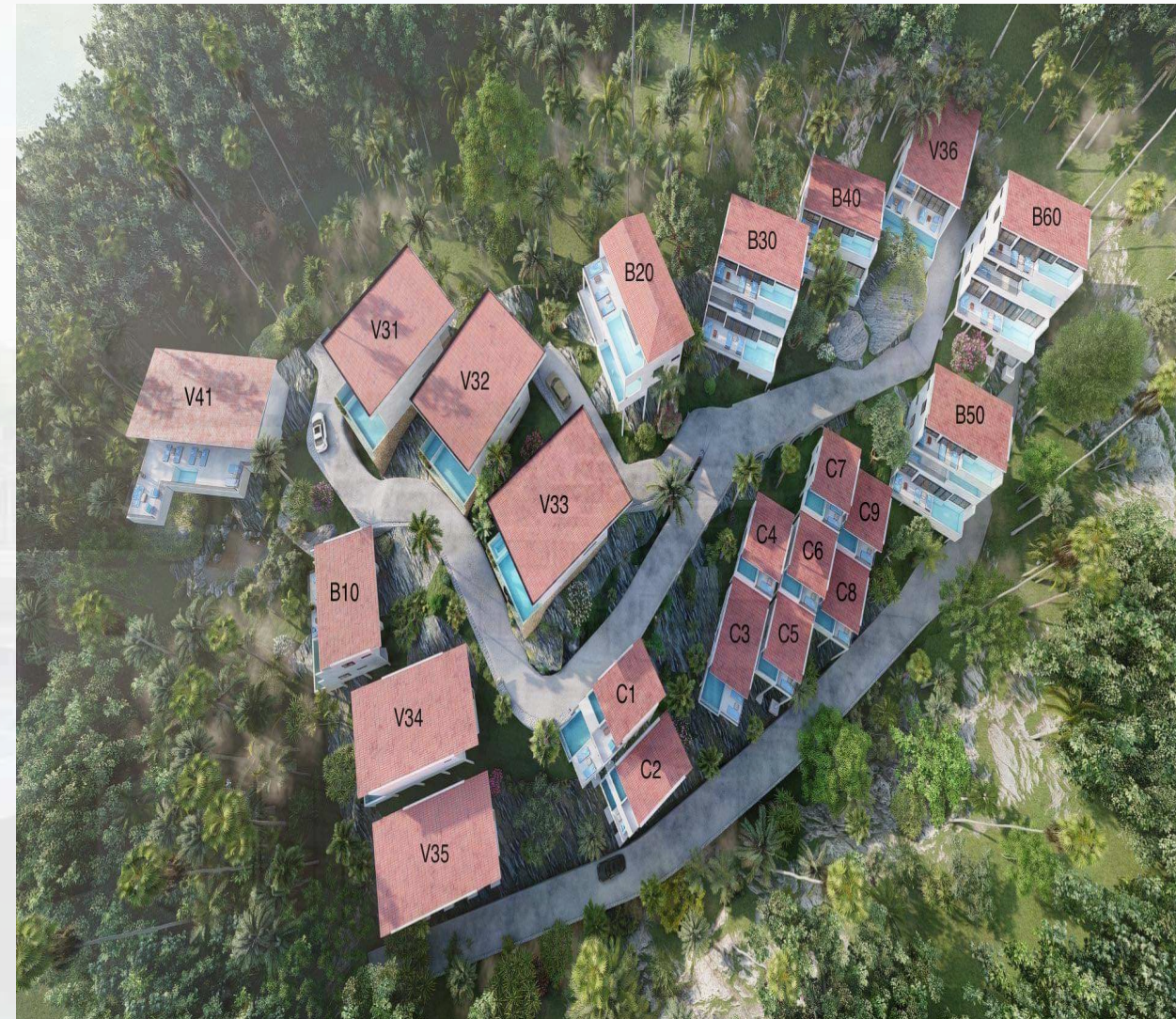


**UPPER FLOOR**

## PRICE LIST VILLA TYPE

### 3 or 4 BEDROOM / 3 or 4 BATHROOM (210 Sq.m)

Unit No.	Floor	View	Bed	Bath	Size Sq. m	Price THB
V31	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	13 900 000
V32	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	SOLD
V33	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	SOLD
V34	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	14 900 000
V35	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	14 900 000
V36	2	Seaview	3 / 4 BDR	3 / 4 Bath	210	12 900 000



**Note:** we offer a wide range of floor tiles, pool tiles, bathroom tiles to enable you to personalize your apartment to your taste.

# RENTAL RATES & ROI\*

## 3 or 4 BEDROOM VILLA (210 Sq.m) @ 12,900,000 THB

LOW SEASON	HIGH SEASON	PEAK SEASON
5,000 THB	6,500 THB	8,000 THB
01 OCT – 15 DEC 01 MAY – 30 JUN	16 JAN – 30 APR 01 JUL – 30 SEP	16 DEC – 15 JAN
137 DAYS	196 DAYS	30 DAYS
30% Occupancy (41 DAYS)	60 % Occupancy (117 DAYS)	80% Occupancy (24 DAYS)
Gross Income	Gross Income	Gross Income
205,000 THB	760,500 THB	192,000 THB
Total Gross Income = 1,157,500 THB		

**Compulsory Charges:**

- Management Fees (25 THB/Sq.m/Month) = 63,000 THB
- Annual Insurance = 10,500 THB
- Annual Balance Sheet: 24,000 THB

**Additional Charges:**

- Swimming Pool (2,000 THB/Month) = 24,000 THB
- Pest Control (500 THB/Month) = 6,000 THB
- Internet (750 THB/Month) = 9,000 THB
- Annual Rental Fees (15%) = 173,625 THB
- Cleaning (200 THB/Hour), Laundry (600 THB/Laundry) = Approx. 97,000 THB

Total Net Income = 750,375 THB

Approx. 5,8% ROI

*\*conservatory estimations*

## Maintenance Fees

(mandatory monthly payment)

Apartment: 40 THB per Sq.m

Villa: 25 THB per Sq.m

Covers the maintenance of:

Rubbish disposal

Electric meter statement

Road maintenance

CCTVs maintenance

Communal landscaped garden maintenance

Check-up of Water & Electric system

Maintenance of Water pump & tank

Intervention / Diagnosis

## Sinking Fund

(mandatory one time payment)

800 THB per Sq.m

Covers the repair or replacement of:

Electric transformer

Water pump system

Exterior building repainting

Redoing of the road

## Rental Management Services

(optional)

Our fee of 15% from rental price covers the following services:

Marketing & Advertisement of the property on different online & offline platforms (local and international)

Draft of Rental Agreement

Property setup prior to check-in

Check-in / Check-out

Arrival Inventory

Customer relation & assistance

## “À la carte Services”

(optional)

Pool maintenance @ THB 2,000 per Month (8 Times)

Airport or Pier pick-up @ THB 500 per Trip (4 Pax)

Pest control @ THB 500 per Month

Cleaning @ THB 200 per Hour

Welcome package @ THB 300 per Package

## PAYMENT TERMS

10% Booking Deposit

25% Upon Starting Work

10% Upon Completion of Foundation

10% Upon Completion of 1st Floor

10% Upon Completion of 2nd Floor

10% Upon Completion of Roof

10% Upon Completion of Floor & Ceiling

5% Upon Completion of Electric & Plumbing

5% Upon Installation of Windows & Kitchen

2,5% Upon Completion of Painting Work

2,5% Upon Handover

# OUR PREVIOUS PROJECTS BUILT & SOLD SUCCESSFULLY

## Lamai Tropical Sea View (2013)

1 & 2 Bedroom Sea View Apartments with Plunge Pool or Jacuzzi and Sea View Private Pool Villas

## Blue Coconut Loft (2016)

1 & 2 Bedroom Sea View Pool Apartments

## Lamai Bay View (2017)

3 Bedroom Sea View Pool Villas + 2 Self-contained Apartments with Plunge Pool

## Ruby (2021)

1 & 2 Bedroom Sea View Pool Apartments and Sea View Private Pool Villas



# Lamai Tropical Sea View (2013)



# Blue Coconut Loft (2016)



# Lamai Bay View (2017)



# Ruby (2021)





# ABOUT KOH SAMUI

Koh Samui, also called the "Pearl of the China Sea" is one of the 85 islands that compose this archipelago sheltered in the Gulf of Thailand and is famously known for its enchanting white sands beaches, beautiful nature and tranquil atmosphere.

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Koh Samui is a melting pot of Thai, Sino-Thai and a wide expats community from around the world. The cosmopolitan island is a popular destination for young travelers, honeymooners, families and elderly with many retirees living here due to its scenery, tropical climate and perfect combination of quality of life & affordable lifestyle.

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Koh Samui has developed over the years great infrastructure with international hospitals & schools, a constant improvement in the quality of roads, water supply & drainage system; making Koh Samui the best place whether you are looking to invest or to retire in a tropical paradise.

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Koh Samui is easily accessible with direct flight from all over Thailand (Bangkok, Phuket, Chiang Mai, Pattaya) and Asia (Hong Kong, Singapore, Kuala Lumpur, mainland China) and has become a favorite destination for the savvy investors & vacationers alike.

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Koh Samui's constant increase in visitors coming from across Europe, Asia, America and expats working in the Middle-East alongside with the presence of the finest 5\* hotels such as Four Seasons, The Ritz Carlton, Intercontinental Hotels & Resorts, Conrad Hilton, W Koh Samui Retreat, Six Senses Resort & Spa, Banyan Tree combined with a large array of luxury villas & apartments for sale and rent is a true testimony of Koh Samui attractiveness, making the island one of the top destination to invest in South East Asia.

# SCHOOLS & HOSPITALS



Ecole Française Internationale

Groupe scolaire Windfield International School



โรงพยาบาลกรุงเทพ  
BANGKOK HOSPITAL

สมุย • SAMUI



โรงพยาบาลไทยอินเตอร์เนชั่นแนล  
THAI INTERNATIONAL HOSPITAL

# PANYADEE

The British International School of Samui



INTERNATIONAL  
SCHOOL OF SAMUI



B HOSPITAL  
andon international



SAMUI INTERNATIONAL HOSPITAL

## Transport

Samui International Airport - 17,2 km - 31 min

Seatran Ferry Pier - 18,7 km - 28 min

Raja Ferry Pier - 14,4 km - 21 min

## Beaches

Lamai Beach - 1 km - 3 min

Silver Beach - 6,9 km - 12 min

Chaweng Beach - 12 km - 19 min



## Shopping

Makro Supermarket - 2,1 km - 5 min

Central Festival Shopping Mall - 15 km - 25 min

Tesco Lotus Supermarket - 4,3 km - 8 min

## Popular Restaurants

Sabienglae - 1,5 km - 4 min

Cowboy Steakhouse - 2,9 km - 5 min

The Cliff - 7,3 km - 12 min



# EMERALD

## BAY VIEW

Contact Us

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