



SAMUI PARADISE  
GROUP

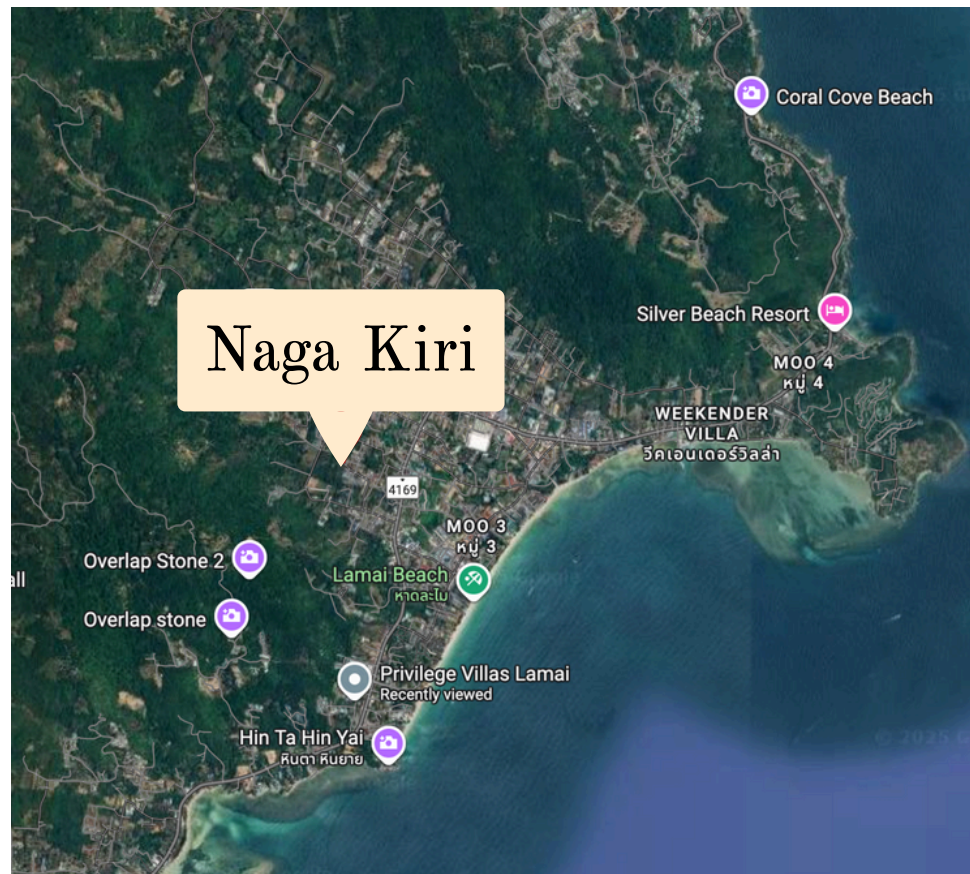
# NAGA KIRI

## VILLAS LAMAI

KOH SAMUI, THAILAND







# WELCOME TO LAMAI

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**Lamai is the soul of Koh Samui** – a place where everyday life unfolds between golden beaches and green hills. Lamai strikes a perfect balance: lively and authentic, yet never overwhelming, with the rhythm of a village that has kept its Thai soul while embracing an international community. Families, retirees, and entrepreneurs all find their pace here.

Lamai is more than geography – it is a way of life. A safe, welcoming, and naturally beautiful village where one feels connected to the world, yet free from its noise. A true heart of Samui living.





# ABOUT NAGA KIRI

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3 Beds



3.5 Baths



Lamai



450 sqm

Experience coastal living at its finest with Naga Kiri Villas, a boutique collection of **modern tropical homes just 3 minutes from Lamai Beach** and all essential amenities. Surrounded by lush coconut groves and mountain views, this exclusive project combines **comfort, privacy, and convenience** in one of Koh Samui's most sought-after locations.



Designed with charm and functionality, each villa features bright open spaces, a **private rooftop pavilion** for family relaxation, and **elegant architecture** that blends seamlessly with its natural surroundings. With only a limited number of residences available, Naga Kiri Villas offers a rare opportunity to own a **dream retreat in paradise**.

***Embrace comfort, style, and convenience at Naga Kiri Villas Lamai – your serene island sanctuary just moments from the beach.***





# FEATURES

 3 Beds  3.5 Baths  Lamai  450 sqm

- **Price:**
  - 7.5 million THB (Leasehold)
  - 11.5 million THB (Freehold)
- **Land Size:** 400–500 sqm
- **Building Area:** 275 sqm
- 3 Bedrooms / 3.5 Bathrooms
- Private Swimming Pool
- Rooftop Pavilion for Relaxation
- Private Car Park
- Automated Gate & Walled Privacy
- Central Water Heating System
- Underground Electricity
- Tropical Private Garden
- Green Landscaped Common Areas
- High-Quality Construction & Superior Craftsmanship



# MASTERPLAN





# MASTERPLAN



SALE 15 PLOT

AREA 403.84 - 615.48 SQM.

CONCRETE ROAD 6 M.

FOOTPATH 0.5 M. ONEACH SIDE

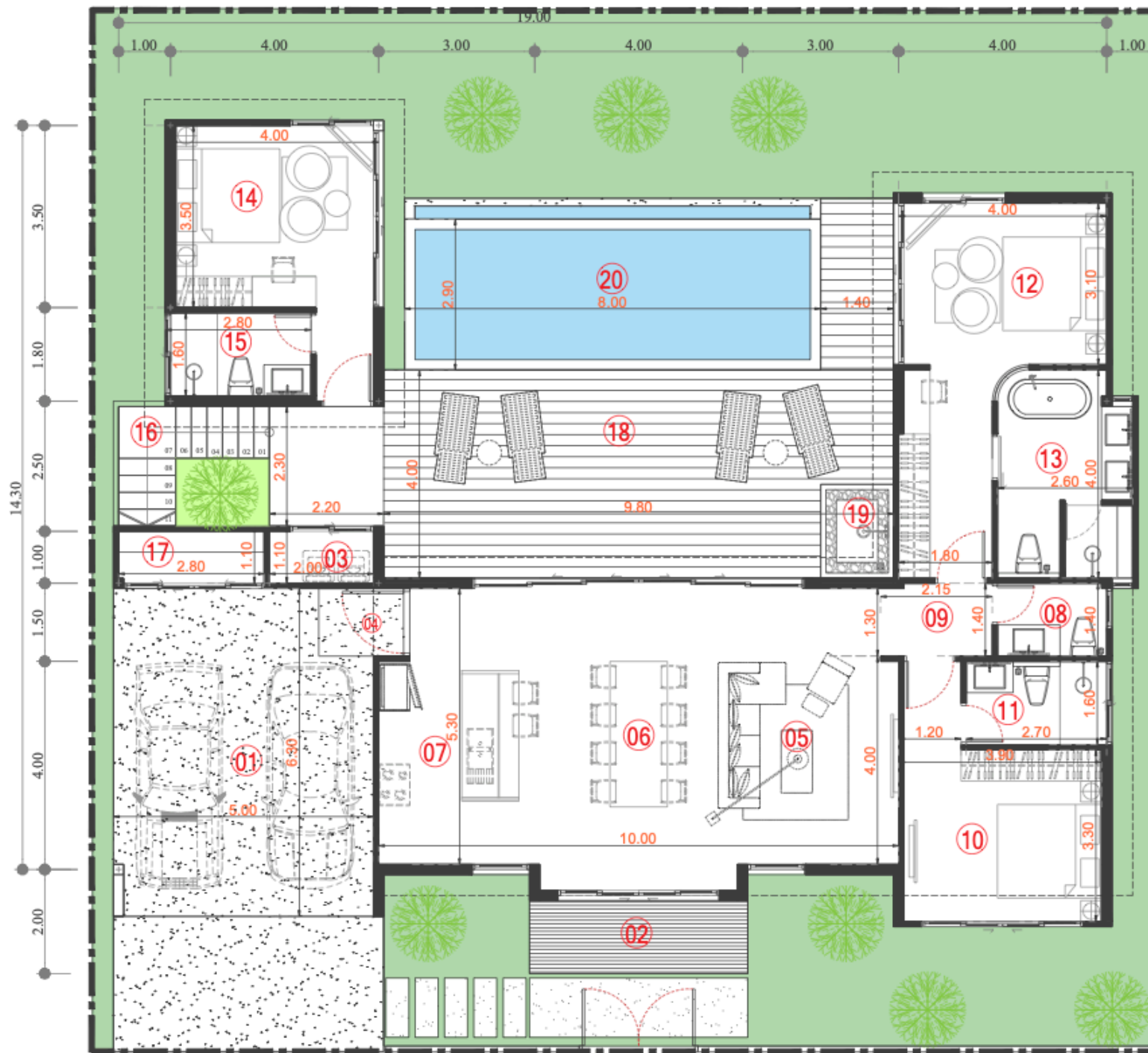
ตำแหน่งที่ดิน : ต. มะเร็ต อ. เกาะสมุข จ. สุราษฎร์ธานี

เลขที่ดิน	โฉนดที่ดินเลขที่	เนื้อที่ (ไร่)	เนื้อที่ (ตร.ม)
208	3602	5-1-06.0	8,311.00





# FLOORPLAN



## AREA REQUIREMENT

01	PARKING	31.48 sq.m.
02	MAIN ENTRANCE	6.00 sq.m.
03	LAUNDRY	2.31 sq.m.
04	SUPENTRANCE	2.26 sq.m.
05	LIVING ROOM	22.25 sq.m.
06	DINING ROOM	14.79 sq.m.
07	KITCHEN	19.95 sq.m.
08	TOILET	2.93 sq.m.
09	HALL	4.87 sq.m.
10	BEDROOM 1	14.00 sq.m.
11	BATHROOM 1	4.59 sq.m.
12	MASTERBEDROOM	20.47 sq.m.
13	MASTERBATHROOM	11.24 sq.m.
14	BEDROOM 2	16.16 sq.m.
15	BATHROOM 2	5.04 sq.m.
16	STAIR	4.40 sq.m.
17	PUMPROOM	3.19 sq.m.
18	POOL DEAK	43.10 sq.m.
19	OUTDOOR SHOWER	2.85 sq.m.
20	SWIMINGPOOL	26.40 sq.m.
21	PAVILION	17.41 sq.m.

INDOORAREA	150.05 sq.m.
OUTDOORAREA	93.64 sq.m.
SWIMINGPOOL	32.00 sq.m.

TOTAL AREA	275.69 sq.m.
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## AREA REQUIREMENT

INDOORAREA	150.05 sq.m.
OUTDOORAREA	93.64 sq.m.
SWIMMINGPOOL	32.00 sq.m.
TOTAL AREA	275.69 sq.m.



























# NAGA KIRI FREEHOLD - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	3,450,000 THB	30%	<b>FREEHOLD</b>  <ul style="list-style-type: none"> <li>RESERVATION DEPOSIT 500,000 THB</li> <li>SIGNING CONTRACT WITHIN 30 DAYS</li> <li>PRICE NOT INCLUDING KITCHEN &amp; FURNITURE</li> </ul> <b>PRICE INCLUDES:</b> <ul style="list-style-type: none"> <li>BUILDING PERMIT, VAT &amp; CONSTR. TAX</li> <li>4 AIR-CONDITIONERS &amp; 4 FANS</li> <li>LIGHTING &amp; SANITARY WARE</li> <li>SALT-BASED POOL FILTRATION SYSTEM</li> <li>OUTDOOR WALLS &amp; AUTOMATIC GATE</li> <li>CENTRAL WATER HEATING SYSTEM</li> </ul>
2	WHEN THE LIST BELOW IS COMPLETED	2,875,000 THB	25%	
	2.1 FOOTING & STUD COLUMN STRUCTURE 2.2 LOWER FLOOR STRUCTURE 2.3 2ND FLOOR STRUCTURE 2.4 ROOF STEEL STRUCTURE			
3	WHEN THE LIST BELOW IS COMPLETED	2,300,000 THB	20%	
	3.1 ROOF FINISHES 3.2 WALLS MASONRY 3.3 WALL CEMENT RENDER 3.4 WALL FINISHES 3.5 CEILING FINISHES			
4	WHEN THE LIST BELOW IS COMPLETED	2,300,000 THB	20%	 <div>   <b>SAMUI PARADISE</b>            GROUP         </div>
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	575,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	<b>TOTAL</b>	<b>11,500,000 THB</b>	<b>100%</b>	



# NAGA KIRI LEASEHOLD - PAYMENT PLAN

STEP	DESCRIPTION	PAYMENT AMOUNT	PERCENTAGE	REMARK
1	SIGNING OF THE CONTRACT FOR CONSTRUCTION WORK	2,250,000 THB	30%	<p>LAND LEASE 90,000 THB PER YEAR PAYMENT EVERY 3 YEARS</p> <ul style="list-style-type: none"> <li>RESERVATION DEPOSIT 500,000 THB</li> <li>SIGNING CONTRACT WITHIN 30 DAYS</li> <li>PRICE NOT INCLUDING KITCHEN &amp; FURNITURE</li> </ul> <p>PRICE INCLUDES:</p> <ul style="list-style-type: none"> <li>BUILDING PERMIT, VAT &amp; CONSTR. TAX</li> <li>4 AIR-CONDITIONERS &amp; 4 FANS</li> <li>LIGHTING &amp; SANITARY WARE</li> <li>SALT-BASED POOL FILTRATION SYSTEM</li> <li>OUTDOOR WALLS &amp; AUTOMATIC GATE</li> <li>CENTRAL WATER HEATING SYSTEM</li> </ul>
2	WHEN THE LIST BELOW IS COMPLETED	1,875,000 THB	25%	
	2.1 FOOTING & STUD COLUMN STRUCTURE 2.2 LOWER FLOOR STRUCTURE 2.3 2ND FLOOR STRUCTURE 2.4 ROOF STEEL STRUCTURE			
3	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	
	3.1 ROOF FINISHES 3.2 WALLS MASONRY 3.3 WALL CEMENT RENDER 3.4 WALL FINISHES 3.5 CEILING FINISHES			
4	WHEN THE LIST BELOW IS COMPLETED	1,500,000 THB	20%	  <p><b>SAMUI PARADISE</b> GROUP</p>
	4.1 FLOOR FINISHES 4.2 DOORS & WINDOWS 4.3 SANITARY INSTALLATION 4.4 PAINTING			
5	WHEN THE LIST BELOW IS COMPLETED	375,000 THB	5%	
	5.1 LAST INSPECTION OF THE HOUSE 5.2 HANDOVER			
	TOTAL	7,500,000 THB	100%	





# WHY INVEST IN KOH SAMUI

## KOH SAMUI MARKET FACTSHEET

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- Real estate prices have surged by **35%** since the post-Covid recovery, reflecting strong and sustained market growth.
- Highly attractive rental yields with an **average ROI of 10% to 18%** — among the highest in Thailand.
- Koh Samui is in the **early growth phase** of its property market, presenting a **significant opportunity for future appreciation**.
- Property values are increasing steadily at **5%–7%** annually.
- Ideal for both **personal living and rental investment** opportunities.

*Invest in Koh Samui today to enjoy an extraordinary lifestyle while securing long-term capital growth and strong rental returns.*



NAGA KIRI VILLAS LAMAI (FREEHOLD)

# RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	11,500,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	12,700,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	5,000	6,500	8,000
LONG TERM RENTAL (MONTHLY)	110,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	1,638,000 THB
COMPANY TAX (YEARLY)	30,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	245,700 THB

NET YEARLY RENTAL INCOME FORECAST	1,362,300 THB
AVERAGE RETURN ON INVESTMENT	10.7%
PAYBACK PERIOD (YEARS)	9.32

OTHER MINOR EXPENSES MUST BE ADDED (PEST CONTROL, INSURANCE, OTHER).  
FIGURES ARE BASED ON CURRENT MARKET DATA.



NAGA KIRI VILLAS LAMAI (LEASEHOLD)

# RETURN ON INVESTMENT FORECAST

3 BEDROOMS VILLAS WITH SWIMMING POOL

SALES PRICE	7,500,000 THB
FURNITURE PACKAGE	1,200,000 THB
TOTAL PRICE	8,700,000 THB

SEASONS	LOW	HIGH	PEAK
OCCUPANCY	60%	70%	95%
DAILY RATE	5,000	6,500	8,000
LONG TERM RENTAL (MONTHLY)	110,000 THB		

YEARLY RENTAL INCOME FORECAST (6 MONTHS LONG TERM AND 6 MONTHS SHORT TERM)	1,638,000 THB
LAND RENTAL FEES (YEARLY)	90,000 THB
MANAGEMENT FEES (15%) (BOOKINGS, GARDEN, POOL, CLEANING)	245,700 THB

NET YEARLY RENTAL INCOME FORECAST	1,302,300 THB
AVERAGE RETURN ON INVESTMENT	15.0%
PAYBACK PERIOD (YEARS)	6.68

OTHER MINOR EXPENSES MUST BE ADDED (PEST CONTROL, INSURANCE, OTHER).  
FIGURES ARE BASED ON CURRENT MARKET DATA.





SAMUI PARADISE

GROUP

**Samui Paradise Group** is the island's leading development expert, with over **15 years** of trusted experience and more than **150 homes built**.


As the biggest local developer in Samui, we specialize in **high-quality off-plan projects**, blending local expertise with an international team for seamless delivery.


***Your vision, our commitment – building paradise, one villa at a time.***





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