

EASYDAYS VILLAS

FROM
6M
THB

Live close to the sea, school, and style

Koh Samui – an ideal place to live with your family!

Enjoy tropical living with modern comfort!
Located in the safe, calm waters of the Gulf of Thailand, Samui offers year-round sunshine, clean air, and a relaxed lifestyle. Perfect for digital nomads and families, the island combines healthy living with modern conveniences: international schools, hospitals, shopping, and direct flights to major Asian cities.

Enjoy fresh Thai food, outdoor activities, and wellness options - from diving to yoga. With strong rental demand and steady property value growth, Samui is also a smart investment destination.



- Best family beach
- Close to the malls, piers, and tourist attractions
- Quiet area

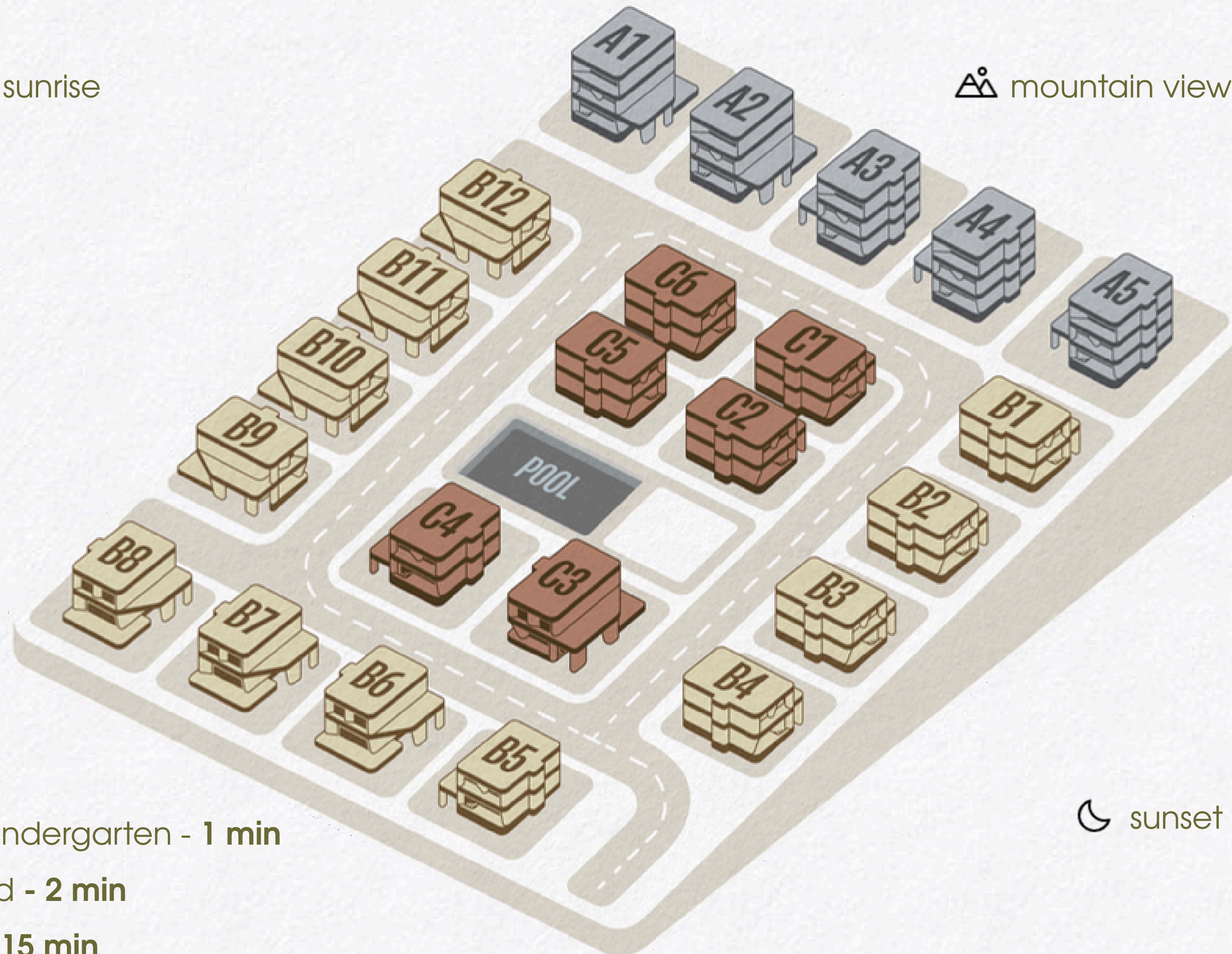
EASYDAYS VILLAS

Modern family living on Koh Samui

- 23 contemporary villas in a gated, landscaped community
- 3 types of villas - all featuring modern architecture and designer interiors
- 100% legal leasehold - protected by Thai law
- Just 700 m from Maenam - Samui's top family beach
- Walkable location, yet private and quiet
- Sea-view options available
- 50 m to the new International School
- 15 years on Samui - we know everything about life and property on the island
- Fully furnished villas designed for comfortable family life, winter escapes, or high-yield rental investment

 sunrise

 mountain view



 sunset

 school/kindergarten - **1 min**

 mainroad - **2 min**

 beach - **15 min**

Family living Villas – 5 minutes walk to beach and school

- 200 m2 - 3 bedrooms and a study
- 300 m2 - 5 bedrooms and a study

From 6M THB /188K USD



MASTER PLAN



Villa types:

- **A1 - A5 (3 floors) - 300 m²:**
5-bedroom and a study villa, with a remarkable 3d floor sea view and an optional private pool
- **B1 - B13 (2 floors) - 200 m²:**
3-bedroom and a study villa with a cosy backyard, private parking, and an optional private pool
- **C1 - C6 (2 floors) - 200 m²:**
*3-bedroom and a study villa - similar to B-type villas, but without a private pool.
It's our most affordable option!*

PRICING 2025

| VILLAS | <u>Turn-key finishing only</u> | <u>Fully furnished – Scandinavian package</u> | <u>Designer interiors</u> |
|--|--|---|--|
| | Completed interiors with flooring, painted walls, bathrooms – ready for your own furniture | Fully furnished with light modern furniture and appliances in Scandinavian style (IKEA & similar) | Fully furnished and styled by professional designers with premium furniture and decor, as shown in our renders |
| <u>Type A (1-5) - 300 m2</u> sea-view | 8 000 000 thb 250 000 \$ | 9 000 000 thb 285 000 \$ | 11 500 000 thb 360 000 \$ |
| <u>Type B (1-13) - 200 m2</u> | 6 500 000 thb 210 000 \$ | 7 500 000 thb 235 000 \$ | 9 500 000 thb 296 000 \$ |
| <u>Type C (1-6) - 200 m2</u> | 6 000 000 thb 188 000 \$ | 7 000 000 thb 220 000 \$ | 9 000 000 thb 285 000 \$ |
| <u>Private pool 3x6 meters</u> | + 1 000 000 THB / 30 500 \$ | | |

3 BEDROOM VILLA

200 M2

- 3 spacious bedrooms
- 3 modern bathrooms
- Smart and functional layouts
- Large terrace and open deck
- Private parking
- A dedicated study for working from home
- Fully equipped kitchen with dishwasher
- Full-size laundry with storage
- Optional EV charger point
- Optional Swimming pool 3 x 6 meters

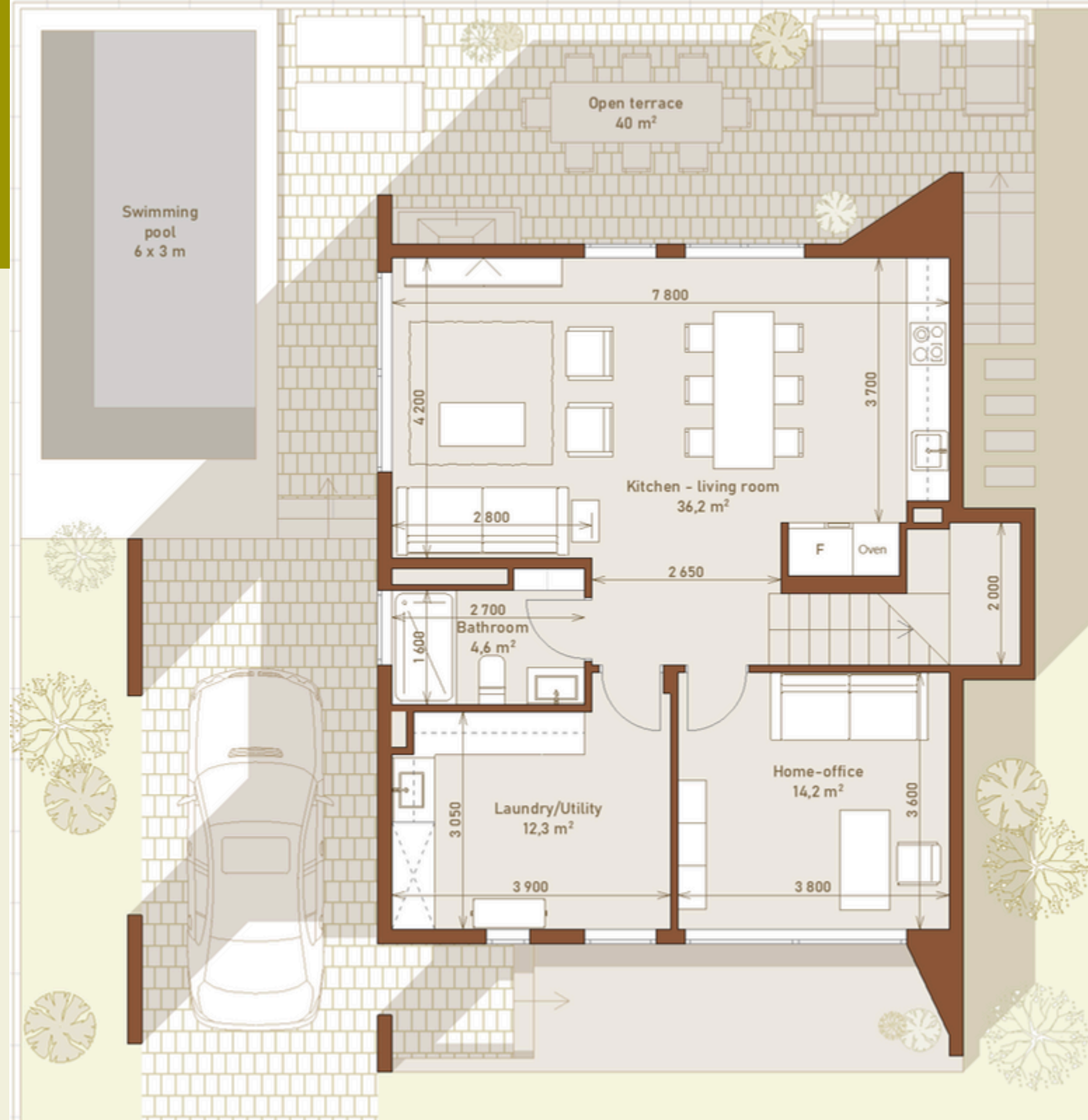


3 BEDROOM VILLA

200 M2

1st floor:

- Kitchen-living room 36.2 m²
- Study 14.2 m²
- Laundry/storage room 12.3 m²
- Bathroom 4.6 m²
- Parking area 28 m²
- Private pool (option) 18 m²
- Open deck 40 m²



FIRST FLOOR



KITCHEN-LIVING ROOM



- *Stylish Luxury*
- Comfort and well-thought-out functionality
- Fully-equipped kitchen
- Dish-washer
- Side-by-side fridge
- Spacious, naturally lit interior
- 3M high ceilings
- Panoramic windows
- Modern Air-con



HOME OFFICE



- *Ergonomic and spacious*
- **Garden view**
- **Additional sleeping place**
- **High-speed internet**
- **Black-out curtains**



GUEST BATHROOM and UTILITY ROOM



- High-quality modern sanitary ware
- Fully equipped laundry
- Washing and drying machines
- Plenty of storage space
- Laundry drying and ironing area



3 BEDROOM VILLA

200 M2

2nd floor:

- Master bedroom 22.9 m²
(with a walk-in closet 8.7 m²)
- 2 Bedrooms, each 14.3 m²
- 2 Bathrooms 4.9 и 6 m²
- Terrace 25 m²
- Balconies 6.7 и 10 m²



ВТОРОЙ ЭТАЖ



МАСТЕР СПАЛЬНЯ



- Умиротворяющая гармония
- Кровать кинг-сайз со встроенным хранением
- Качественная дизайнерская мебель
- Просторный план
- TV 65"
- Доступ к большому балкону и террасе
- Отдельная гардеробная с рабочим местом
- Ванная с качественной сантехникой



CHILDREN ROOM



- Warm and cheerful
- Ergonomic furniture
- Working space
- Wardrobe
- Bed with built-in storage
- Bathtub



5 BEDROOM VILLA

300 M2

- 5 bright and spacious bedrooms
- 4 modern bathrooms
- Large open-plan kitchen & living area
- Walk-in closets in master bedrooms
- Sea view
- A private study room
- Full utility/laundry room
- Private parking
- Optional EV charger
- Optional Swimming pool
- Expansive terraces and balconies
- Top-floor multipurpose space (can be used as a cinema, gym, game room, or extra suite)

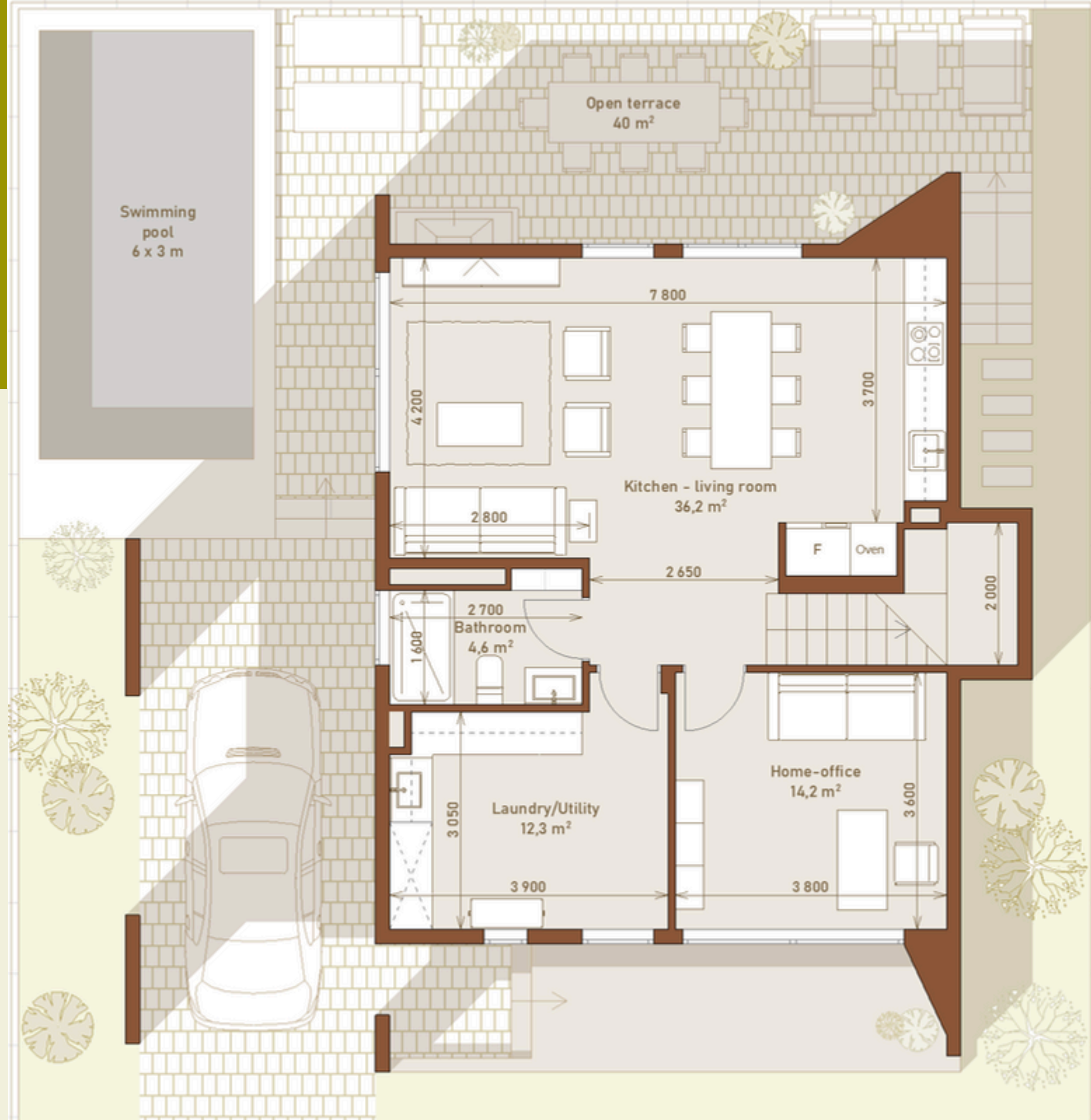


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5 BEDROOM VILLA

300 M2

3d floor:

- Bedroom 21,5 m2
(with walk-in closet 8.4 m2)
- Hot-tub bathroom 7,3 m2
- Balconies 6.7 и 10 м2
- Open plan space 47,4 m2
 - home theater
 - pool table
 - 5th bedroom



THIRD FLOOR SEAVIEW BEDROOM



A5 AND B1 VILLAS BUILDING SITE



08.2025

Genuine sea view
Actual construction photos



09.2025

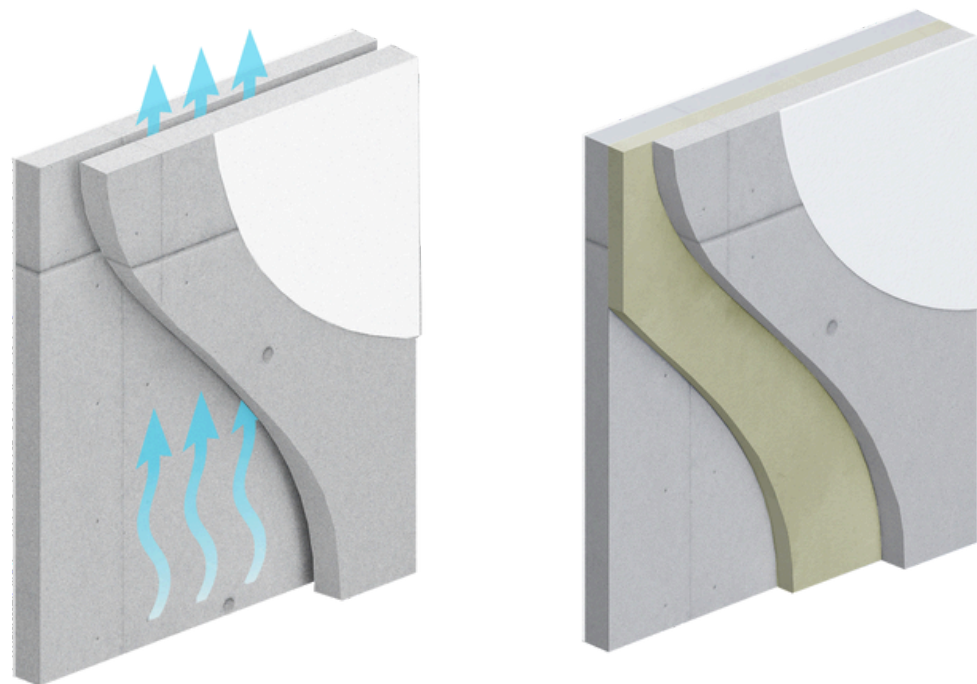


CONSTRUCTION DETAILS

High-quality materials and the best price-to-quality ratio!

We use high-grade concrete in all structural elements, ensuring superior strength and long-term protection of the foundation against moisture.

Thoughtfully built with solid 20cm double brick walls included at no extra cost - with optional thermal insulation to enhance cooling efficiency and reduce energy bills.



Private well and government-rate electricity.



The community is equipped with a shared deep well, a water tower, and a private 3,000-liter water tank for each villa, ensuring a reliable and independent water supply. Electricity is billed directly by the Provincial Electricity Authority (PEA) at government rates. An EV charging station can be installed with access to preferential tariffs.

Our professional management company handles all maintenance, landscaping, waste removal, and day-to-day operations - giving you peace of mind and carefree living.

DOCUMENTS & PAYMENTS

Payment schedule

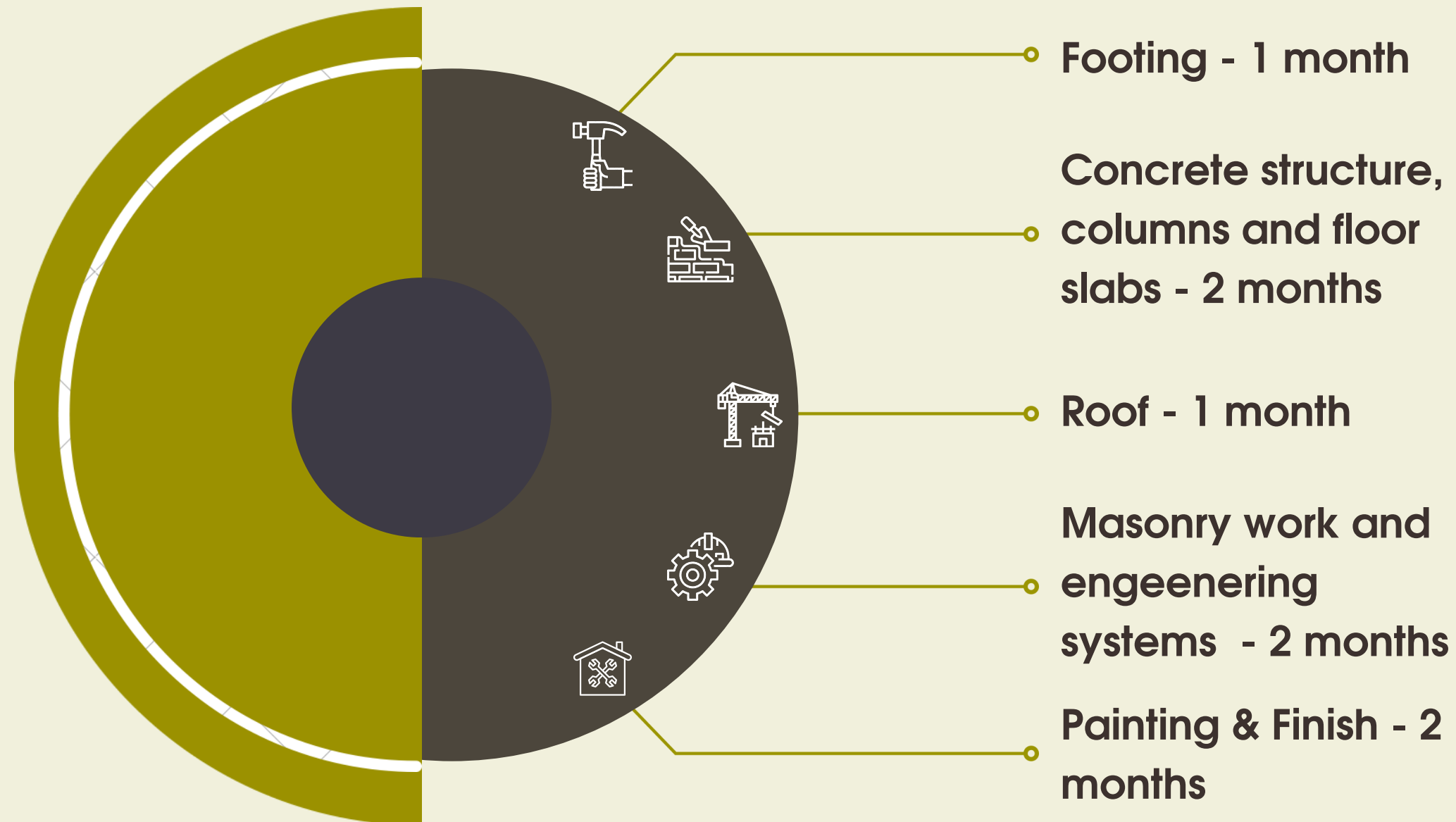
| | | <u>Deposit</u> | <u>Const- ruction start</u> | <u>1st month</u> | <u>3d month</u> | <u>5th month</u> |
|-------------------------|------------------------------|----------------|-------------------------------------|----------------------|---------------------|----------------------|
| <u>Villa</u> | FREEHOLD | 5% | 25% | 30% | 30% | 10% |
| <u>Land</u> | LEASEHOLD 30 years | | | | | |
| <u>Service fees</u> | 5 000 THB (~150\$) per month | | | | | |

Leasehold Benefits

- The only legal and 100% law-protected form of property ownership available to foreign buyers in Thailand.
- Lower upfront investment, as land cost is excluded - especially relevant for prime plots near the beach. This allows for a strong rental yield of up to 13% and a return on investment within 6–7 years.*
- Early-stage investments (off-plan or foundation stage) can generate over 35% returns, since property value is not tied to expensive land.*
- Land lease payments are evenly spread over time, avoiding large upfront costs typically associated with land purchases.
- No land ownership tax in your country of residence.

*globalpropertyguide.com

Construction period



8 months total

Legal Ownership Structure — 100% Compliant and Secure

- We offer the most legally sound structure for foreign buyers in Thailand. Villas are registered in the foreign buyer's name, accompanied by a construction permit and a lease agreement that is officially recorded with the Land Department. The land is leased for a period of 30 years.
- The lease agreement is fully compliant with recent rulings of the Supreme Court of Thailand, which prohibit the inclusion of automatic 30+30+30-year extension clauses. Instead, it includes a clear priority right to renew the lease, enforceable one year before the expiration of the initial term.
- Section 146 of the Thai Civil and Commercial Code protects the buyer's rights to any structures built on leased land.
- We do not recommend outdated ownership schemes involving Thai nominee shareholders (51%), as they carry legal risk and are no longer considered compliant.

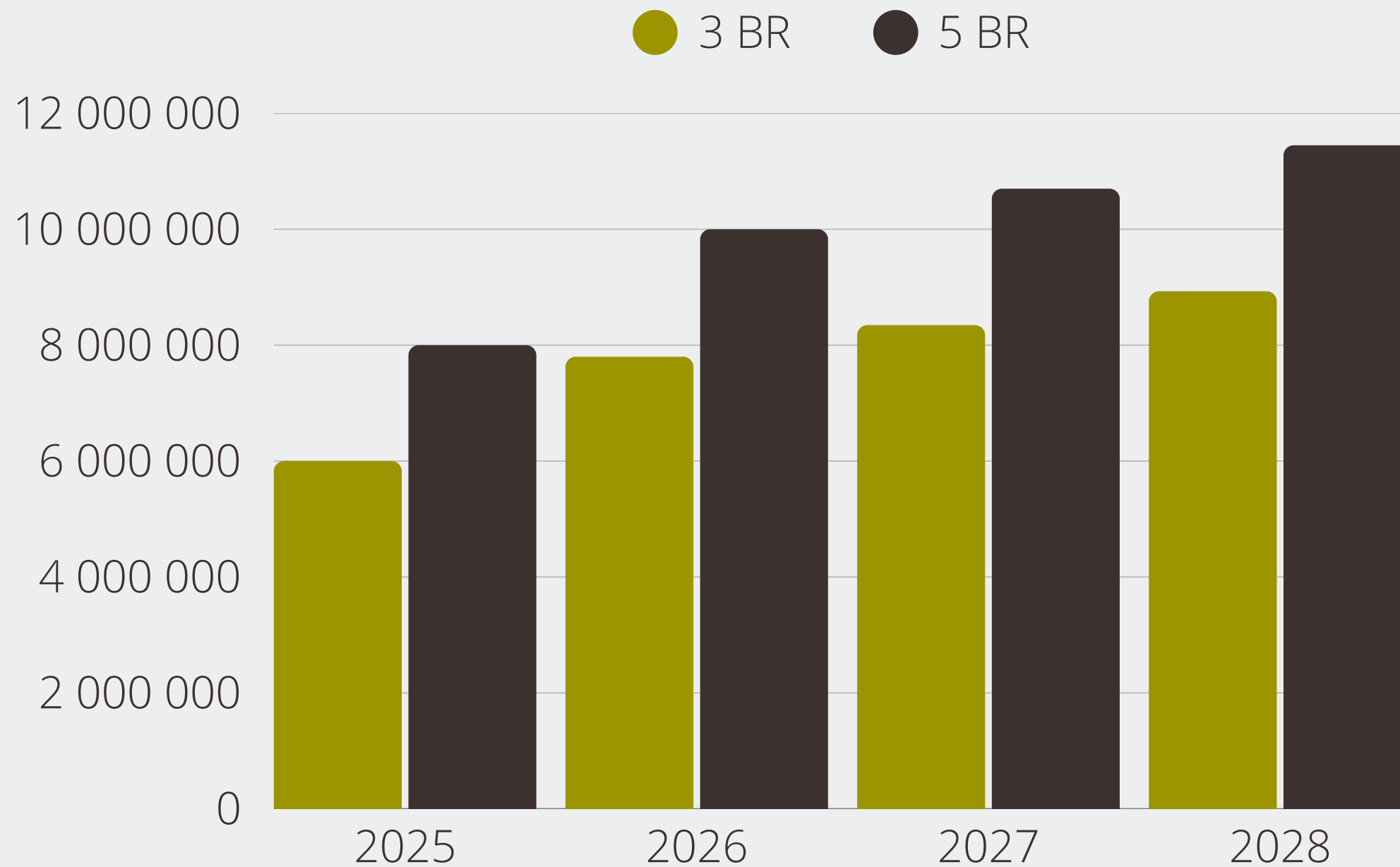
RENTAL INVEST PLAN

| | <u>3 bedroom</u> | <u>5 bedroom</u> |
|------------------------|------------------------------|------------------------------|
| <u>Short term rent</u> | 95 000 THB / 2900\$ | 120 000 THB / 3600\$ |
| <u>Long term rent</u> | 80 000 THB / 2400\$ | 100 000 THB / 3000\$ |
| <u>High season</u> | 120 000 THB / 3600\$ | 150 000 THB / 4500\$ |
| ROI | 7.3 years 13,7% per annum | 7.5 years 13,3% per annum |

Projected monthly rental income is based on market research of similar villas on Koh Samui, including current listings on Facebook Marketplace and other local platforms.

RE-SALE INVEST PLAN

Price next 3 years



On average, leasehold villas on Koh Samui increase in value by 25–30% upon completion of construction, with an annual growth rate of approximately 7%.

This growth is driven by strong demand for ready-to-move-in properties, rising construction costs, and limited availability of land near the coast. Leasehold villas, in particular, show the highest price gain during the transition from off-plan to completed stages, offering a more accessible legal model for foreign buyers and a strong return on early investment. These figures are supported by market research across platforms such as Facebook Marketplace, FazWaz, and local real estate agencies, as well as comparative analysis of projects completed between 2021 and 2024. Additional insight is available through independent sources such as Global Property Guide and Asia Property Awards, which highlight Thailand's continued appeal to investors and the strong performance of resort-style properties.