

***SALE OPPORTUNITY*** ~5% ROI/annum

Luxury 7-Bed Sea View Villa

Koh Samui Thailand

Sale includes Thai company

**Offers in excess of 34,950,000 THB**



Located in Bangrak, a scenic and tranquil beach village in the northern area of the island Koh Samui, this expansive villa enjoys spectacular sea views towards the neighboring island of Koh Phangan. The villa is located at the end of a private road, surrounded by jungle and farmland, with hillside walks behind the property.

The villa has all the comforts needed to provide a luxury lifestyle, whilst also being walled-in, giving total privacy, and set in beautiful landscaped tropical gardens occupying approx. 1,000m<sup>2</sup> land area.

This impressive spacious property has approx. 800m<sup>2</sup> of living space spread over 4 floors with a separate sala area located in the garden. The property comes fully furnished, and has 7 bedrooms, all with on-suites, 2 additional guest toilets, a pool with outdoor shower, 2 outdoor jacuzzi's, 2 indoor lounges, and one outdoor sala, 3 kitchens (2 outdoor, one small). Views are unobstructed and plenty of light is let inside thanks to the floor-to-ceiling windows and folding doors found throughout the property. The gardens have significantly developed since some of the photos presented were taken.

## Income

The sale includes the Thai company set up to purchase the land, build the property, and to rent as a business. This includes company Thai bank accounts in both US Dollar and Thai Baht. The property is currently leased through the Thai established company on a long-term (annual) basis. Since the property was first made available on a commercial basis in May 2017 it has generated a total audited gross income of 7.5m THB.

## Construction

The build was completed in December 2016, and the property is built to a very much higher standard than would generally be found in Thailand. The current owner personally designed and managed the build, and is a professional registered Chartered Engineer (through the UK Engineering Council). The original structural construction was performed by a reputable Dutch company on the island. The foundations for the property are the significantly more structurally sound solid 'raft' type, not the typical 'isolated' column/footing used in most Thai construction.



The house is approx. 62m above sea-level, on a hill setting. The surrounding wall, for the full-length of the rear, and some 10m down the jungle-side of the property is constructed as a solid retaining structure, some 3m deep, to protect the property from water ingress from the hillside. The benefit of this was apparent immediately upon completion of construction when in December 2016 the floods in Samui occurred, and the property grounds remained unaffected. Most properties in the nearby area suffered extensive damage from water ingress to both land and property by not having this.





All structural construction reinforcing components used #5 rebar, and med-high compressive strength (350-400 kg/cm<sup>2</sup>) CPAC batch cement, checked and verified on-site for correct specification. Random cement samples were sent to labs used in the oil industry for further verification.

The foundations of the house were fully waterproofed to a height of approx. 1m using a bitumen waterproofing membrane.



The pool in the house was constructed using a high strength 400 kg/cm<sup>2</sup> CPAC low permeability waterproof cement, with a 28-day curing period to allow sufficient hydration. In addition to the high-strength waterproof cement fibre-glass was added to the blend to increase three dimensional strength, and thereby further reduce the chances of any hairline cracks occurring as a result of tectonic movement.





## Property

On the first floor there is a spacious open plan living and dining area along with a fully equipped western kitchen, storage room and a guest wc. The area opens onto a covered terrace and an inviting swimming pool with sea views, and to the garden. To the side there is a large bedroom with ensuite bathroom and a walk in wardrobe, a private balcony with sea views, and can be accessed either from the pool deck or from the living/dining area.



On the second floor there are two large and light ensuite bedrooms, both featuring walk in wardrobes and open onto a shared terrace with a large circular jacuzzi, with stunning views.

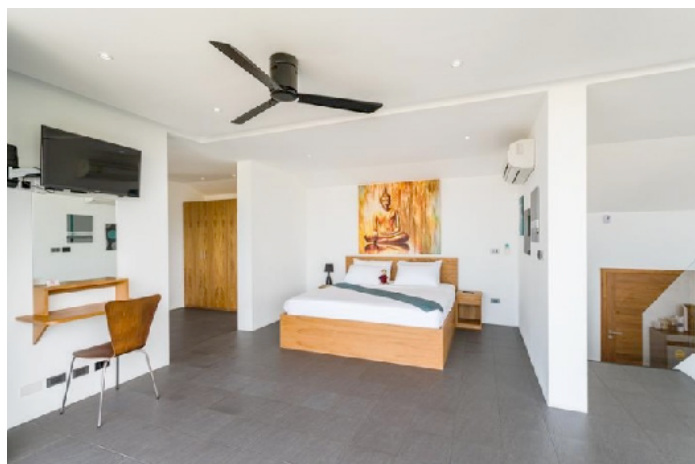








The penthouse is a separate apartment comprising of a spacious lounge and a large ensuite bedroom with a walk in wardrobe. The apartment opens on to a terrace with a jacuzzi and offers magnificent views out to sea. The penthouse is very private, can be locked out from the rest of the villa or integrated, and accessed either by the internal staircase, or by its private external staircase to the parking area, ideal for guests visiting or rent out separately. Floor to ceiling windows and folding doors throughout the property allow plenty of light inside, and keep the views unobscured.



The separate pavilion in the garden has two separate identical ensuite bedrooms and next to it is a spacious sala with a dining area and BBQ, an ideal spot to relax or for entertaining.



**The sale includes a 3-year structural warranty.**

## Contact

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