



**GARDEN
OF SAMUI**
— VILLA —



GARDEN
OF SAMUI
— VILLA —

THE LOCATION



Garden of Samui Villas is ideally located in Maenam Soi 1, one of Koh Samui's most sought-after neighborhoods. Perched on the lush hillside, the project enjoys **breathtaking jungle views across the beautiful lush forest of Koh Samui.**

This exclusive setting offers the perfect combination of privacy and convenience. Within a short 3 minutes drive, you can reach the charming Fisherman's Village, known for its seaside dining, boutique shops, and vibrant night market, only 5 minutes drive from best Samui beaches. Koh Samui International Airport is only 10 minutes away, making the villas easily accessible for both residents and guests.

Daily essentials are close at hand with supermarkets, international schools, and healthcare facilities located within the surrounding area. Maenam also provides quick access to pristine beaches, high-end restaurants, and popular lifestyle hubs, ensuring residents enjoy the very best the island has to offer.

Garden of Samui Villas is a true retreat - **a place where lush greenery, sea views, and refined modern living come together seamlessly**, offering both a peaceful sanctuary and proximity to everything you need.



PRIME AREA LOCATION :

- 5 min from Fisherman's Village
- 5 min from best beaches
- 15 min from Airport

ABOUT GARDEN OF SAMUI VILLAS

Garden of Samui is a boutique residential project of just **9 exclusive villas**, carefully designed for discerning buyers who value elegance, comfort, and quality. The project offers **1, 2 and 3 bedroom villas** each crafted to suit different lifestyles - whether as a holiday retreat, a family home, or a long-term investment.

The name itself is deeply symbolic. “**Garden of Samui**” refers to a timeless ceramic glaze admired for its beauty, refinement, and strength - qualities that reflect the villas’ design and construction. Paired with “Garden of Samui” it conveys a sense of calm, balance, and peaceful living. Together, the name embodies the project’s essence: **a sanctuary of modern luxury with timeless tranquility.**

Every detail of Garden of Samui Villas has been thoughtfully planned - from the architecture to the interior design, from the layout of the villas to the landscaping of the common areas. The result is more than just a residence; it is a lifestyle destination that celebrates the art of refined tropical living.





ARCHITECTURE & DESIGN

At Garden of Samui, architecture is inspired by a commitment to **modern elegance, functionality, and harmony with nature**. Each villa is designed to make the most of its spectacular setting, with **floor-to-ceiling glass walls** that capture uninterrupted sea views, **open layouts** that flow seamlessly between indoor and outdoor spaces, and private infinity pools that appear to merge with the horizon.

MODERN ELEGANCE

Clean lines, flat or gently sloping roofs, and minimalist interiors create a timeless contemporary look. The use of natural tones and high-quality finishes ensures both style and durability.

SEA-VIEW FOCUS

Each villa is carefully positioned to maximize privacy and panoramic views of Koh Phangan, allowing residents to enjoy the sunrise, changing colors of the ocean, and the island's serene beauty throughout the day.

NATURAL HARMONY

Materials like stone, wood, and glass are combined to create a warm yet modern feel, while lush landscaping integrates the villas into the surrounding tropical environment.

PRIVACY & COMFORT

Smart villa positioning and landscaping create natural boundaries between residences, ensuring a sense of seclusion without sacrificing community.



The design philosophy behind Garden of Samui Villas goes beyond aesthetics. It is about creating **spaces that breathe, inspire, and provide a deep sense of belonging**.

DESIGNED FOR ISLAND LIVING

Living at Garden of Samui Villas means embracing the rhythm of island life - **open, light-filled, and deeply connected to nature.**



Spacious living areas flow directly to outdoor terraces, where private infinity pools, sun loungers, and shaded dining spaces invite relaxation and social gatherings. Each villa is designed with open-plan living rooms, fully equipped kitchens, and carefully arranged bedrooms that ensure both privacy and comfort.

Large sliding doors and open layouts encourage natural airflow and daylight, reducing reliance on artificial cooling and creating a healthy, breathable environment. The seamless transition between indoor and outdoor spaces enhances everyday life, from enjoying alfresco meals with friends to peaceful mornings overlooking the sea.



Every detail has been considered to provide residents with a lifestyle that is both **elegant and effortless**, combining high-end comfort with the tranquil charm of tropical living.

BUILDING QUALITY THAT LASTS

At Garden of Samui Villas, **quality is a promise**. Each villa is built with the highest construction standards to ensure long-term durability, energy efficiency, and comfort in a tropical climate.

Premium-grade materials, reinforced structures, and modern engineering methods guarantee strength and performance, while natural finishes such as stone and wood add warmth and timeless character. Special attention is given to insulation, soundproofing, and ventilation to create homes that are not only beautiful but also functional in the long run.

This dedication to quality ensures that every villa is more than just a property - it is a **lasting investment** that offers peace of mind and enduring value for generations.





SWIMMING POOL



SWIMMING POOL



OUTDOOR TERRACE



SWIMMING POOL &
TERRACE



LIVING ROOM
& KITCHEN



LIVING ROOM



LIVING ROOM



LIVING ROOM



DINING AREA &
SWIMMING POOL



LIVING ROOM



KITCHEN



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



BATHROOM



BATHROOM

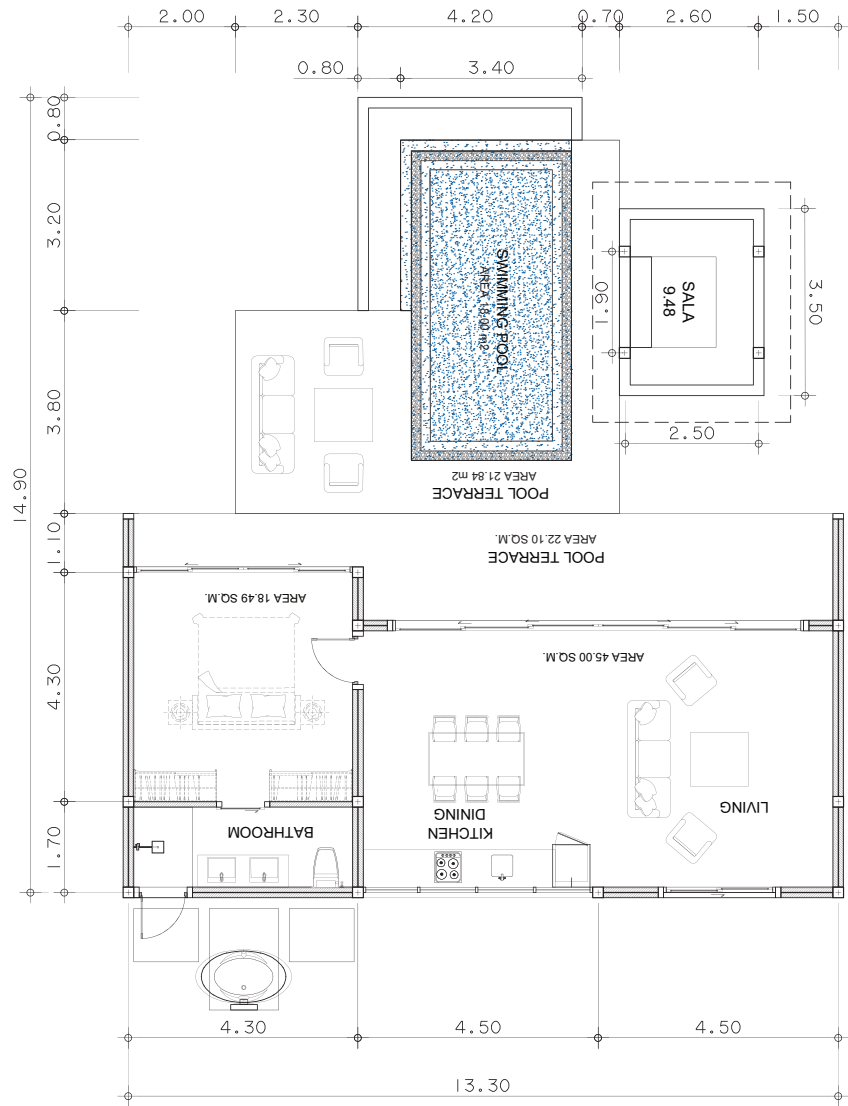


PARKING

VILLA FLOOR PLAN

1 BEDROOM VILLA

SCALE 1 : 100



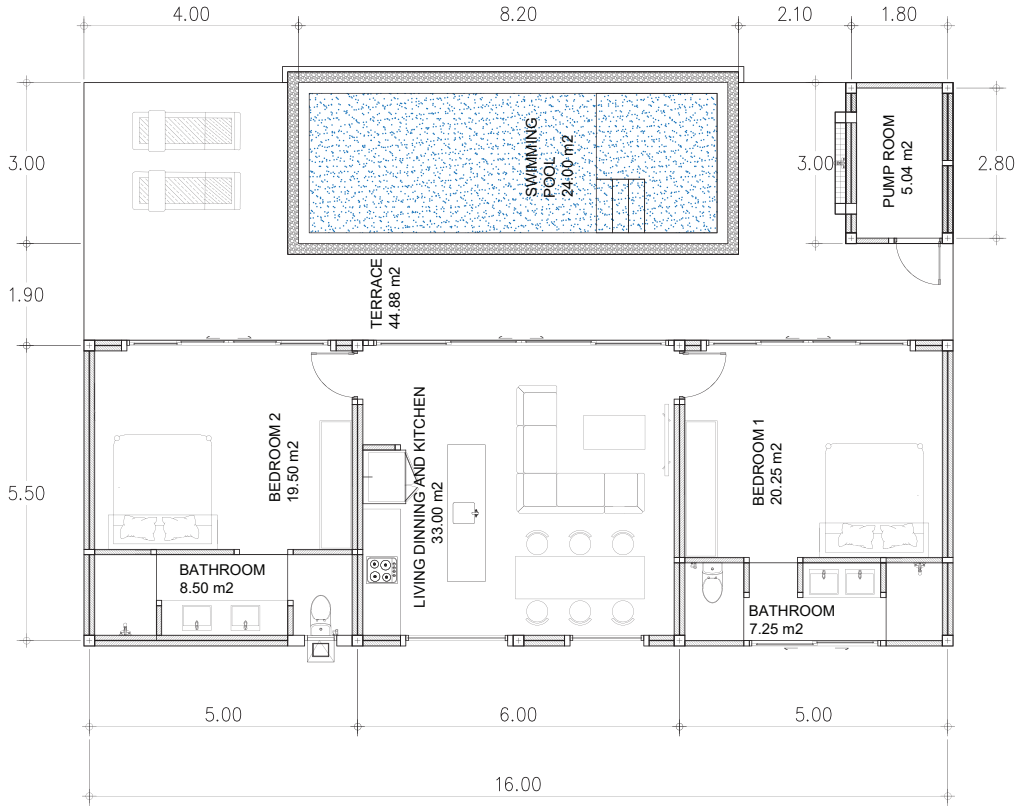
BUILDING AREA

142.22 SQ.M.

VILLA FLOOR PLAN

2 BEDROOM VILLA

SCALE 1 : 100



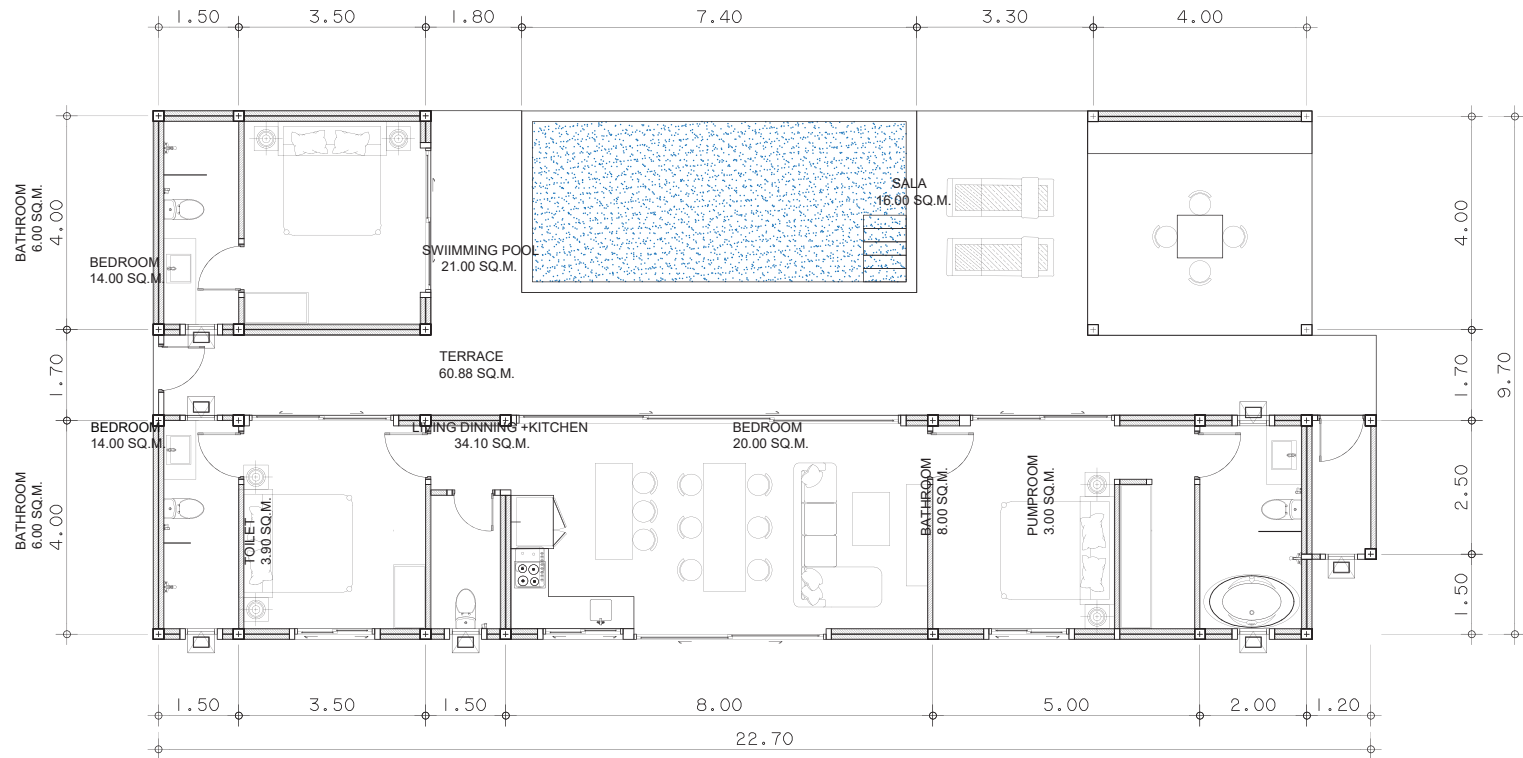
BUILDING AREA

161.92 SQ.M.

VILLA FLOOR PLAN

3 BEDROOM VILLA

SCALE 1 : 100

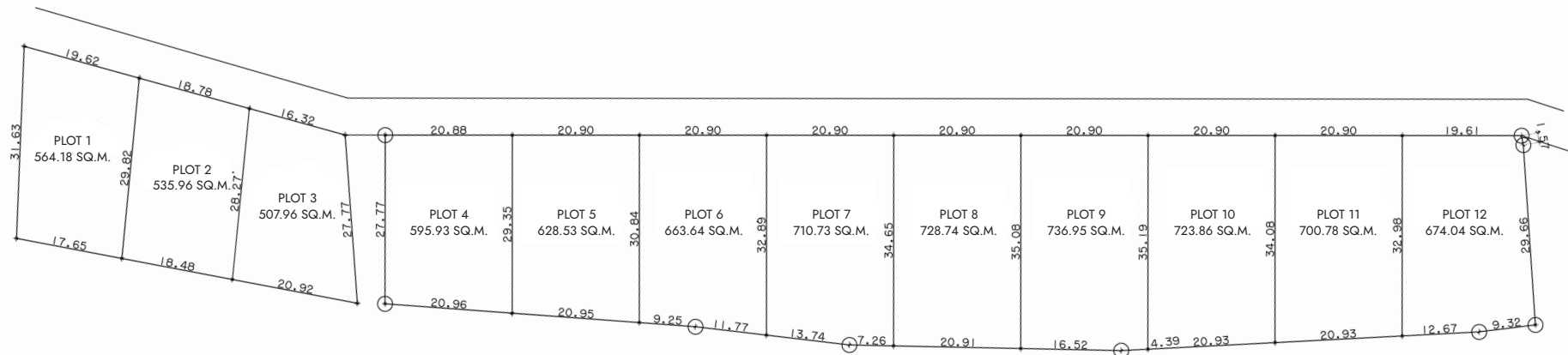


BUILDING AREA

196.88 SQ.M.

LAND SIZE

TOTAL 12 VILLAS

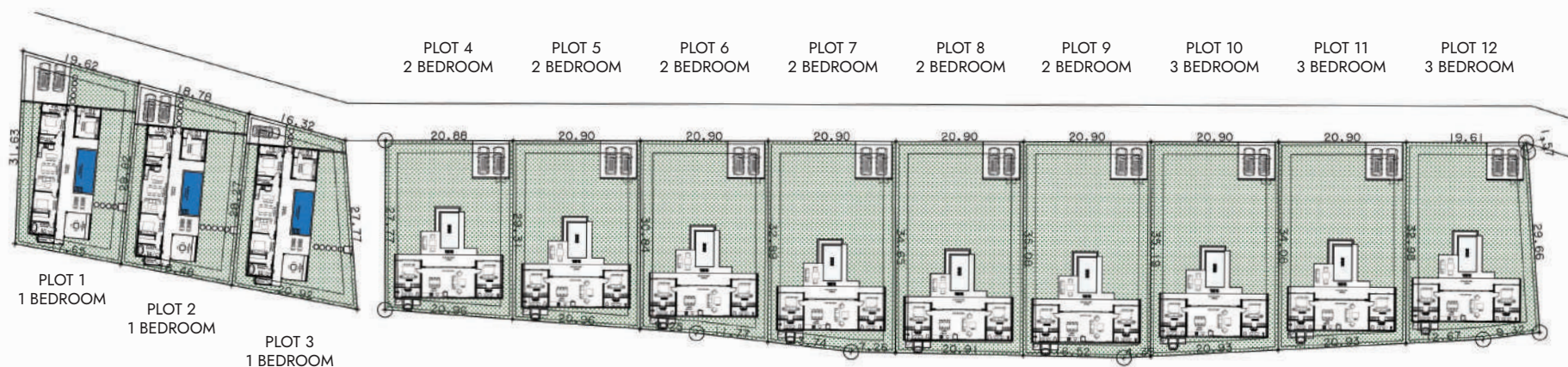


LAND TOTAL SIZE

5 RAI

VILLA MASTER PLAN

TOTAL 12 VILLAS



LAND TOTAL SIZE

5 RAI

INVESTMENT OPPORTUNITIES

Garden of Samui Villas is not only a lifestyle choice but also a **strategic investment opportunity** in one of Thailand's most dynamic real estate markets. Koh Samui continues to attract international buyers and tourists thanks to its natural beauty, accessibility, and growing infrastructure.

High demand for **villas in prime locations** makes Garden of Samui an attractive option for both personal use and rental income. With its boutique scale, high construction standards, and outstanding location, the project offers excellent potential for capital appreciation and consistent rental returns.

Whether you are seeking a **second home, a holiday retreat, or a secure investment**, Garden of Samui Villas delivers lasting value and timeless appeal.



GARDEN OF SAMUI

VILLA

PRICES (LEASEHOLD)

LAND PARCEL	VILLA TYPE	PRICE IN THB	PRICE IN EUR ⁽¹⁾
PLOT 1	1 Bedroom Villa	7.9 M	213,513
PLOT 2	1 Bedroom Villa	7.9 M	213,513
PLOT 3	1 Bedroom Villa	7.9 M	213,513
PLOT 4	2 Bedroom Villa	9.8 M	264,864
PLOT 5	2 Bedroom Villa	9.8 M	264,864
PLOT 6	2 Bedroom Villa	9.8 M	264,864
PLOT 7	2 Bedroom Villa	9.8 M	264,864
PLOT 8	2 Bedroom Villa	9.8 M	264,864
PLOT 9	2 Bedroom Villa	9.8 M	264,864
PLOT 10	3 Bedroom Villa	11.5 M	310,810
PLOT 11	3 Bedroom Villa	11.5 M	310,810
PLOT 12	3 Bedroom Villa	11.5 M	310,810

PRICES INCLUDE 10 YEARS OF LEASE

⁽¹⁾ EXCHANGE RATE 37 THB = 1 €



GARDEN OF SAMUI

VILLA

ROI

VILLA TYPE	PURCHASE PRICE	OCCUPANCY	GROSS / YEAR	BOOKING / AIRBNB FEES	LAND LEASE*	MAINTENANCE FEES	NET INCOME / YEAR	ROI / YEAR
1 BEDROOM	7,900,000 THB	82%	1,700,000 THB	17%	100,000 THB / YR	70,000 THB	1,241,000 THB	15.71%
2 BEDROOM	9,800,000 THB	80%	2,215,000 THB	17%	120,000 THB / YR	90,000 THB	1,628,000 THB	16.61%
3 BEDROOM	11,500,000 THB	78%	2,652,000 THB	17%	130,000 THB / YR	110,000 THB	1,961,000 THB	17.05%





GARDEN OF SAMUI

VILLA

PAYMENT TERMS

PAYMENT 1

Reservation fee of 10% of the selling price, due upon signing the reservation agreement.

PAYMENT 2

30% upon signing the construction contract to commence work.

PAYMENT 3

20% upon 100% completion of structural work, including foundation, beams, floors, columns, swimming pool, and roof frame.

PAYMENT 4

20% upon 100% completion of brickwork, plastering, wall painting, and installation of electrical, plumbing, and air conditioning systems.

PAYMENT 5

15% upon 100% completion of floor and wall tiling, ceilings, sanitary ware, electrical and plumbing fixtures, air conditioning units, doors, and windows.

PAYMENT 6

5% upon full completion of construction.



MISSION & VISION

Garden of Samui Villas was created with a clear mission : **to redefine modern island living** by blending contemporary design with natural beauty, and to provide homes that are elegant, sustainable, and enduring.

Our vision is to create residences that go beyond architecture - **spaces that feel alive, inspiring, and deeply connected to their environment**. Each villa is more than a structure; it is a sanctuary, a place where families and friends can create lasting memories.

"Garden of Samui Villas - Modern Luxury, Timeless Serenity."

EXTRA OPTIONS



CINEMA ROOM
BY SONOS
2.8 MILLION THB

Featuring a large screen, a sound system, and comfortable, tiered seating to replicate a traditional cinema.

A "gym room" is a designated indoor space, often a room in a home, that is equipped with fitness equipment for exercising and physical training.

GYM ROOM
2.2 MILLION THB



EXTRA PLAY ROOM
1.8 MILLION THB

A room for relaxing or socializing in a house or public building, typically furnished with a pool table, Ping-Pong table, dart board, or other recreational amenities.

A furniture package is a pre-selected, coordinated set of furniture and sometimes decor items designed to furnish a specific room or an entire property.

FURNITURE PACKAGE
1.5 MILLION THB















CONTACT

FOR MORE INFORMATION

T : +971 50 736 3172

T : +216 56 601 278



**GARDEN
OF SAMUI**
— VILLA —