

Maha

Baan Villas

Escape to your private paradise in Koh Samui

Premium pool villas

CONTENTS



CRAFTING A UNIQUE EXPERIENCE

Page 2



SITE LOCATION

Page 3-4



CONCEPT

Page 6



MASTERPLAN PREVIEW

Page 9-10



TYPE OF HOUSES

Page 11-22



RECEPTION

Page 23-24

CRAFTING A UNIQUE EXPERIENCE

Maha Baan Villas is a complex of 20 premium pool villas, each designed with an exceptional focus on detail and a relentless pursuit of perfection. In designing this project, we focused on creating a space where you can feel comfortably, exceptionally and enjoy your privacy. Each villa is a personal oasis of peace, offering a perfect balance of style and functionality. Whether relaxing by the pool or enjoying the proximity to the sea and the beautiful beach within walking distance, each villa provides a retreat tailored to your needs. Our goal was to create an environment that exceeds expectations, offering a living experience defined by the premium quality.

This project is available on leasehold only.



SITE LOCATION

: Maret Subdistrict, Koh Samui District, Surat Thani Province



Maha Baan Villas is located on the eastern coast of Koh Samui, in the tranquil and peaceful Na Mueang area. This exclusive location offers the perfect balance between serene surroundings and convenient access to key amenities and attractions.

Samui Airport 43 min.



Central Samui 37 min.



Nathon Pier 30 min.



Lotus's Lamai 16 min.



Na Mueang Waterfall 14 min.



Thong Krut Pier 12 min.



Hin Ta Hin Yai 11 min.



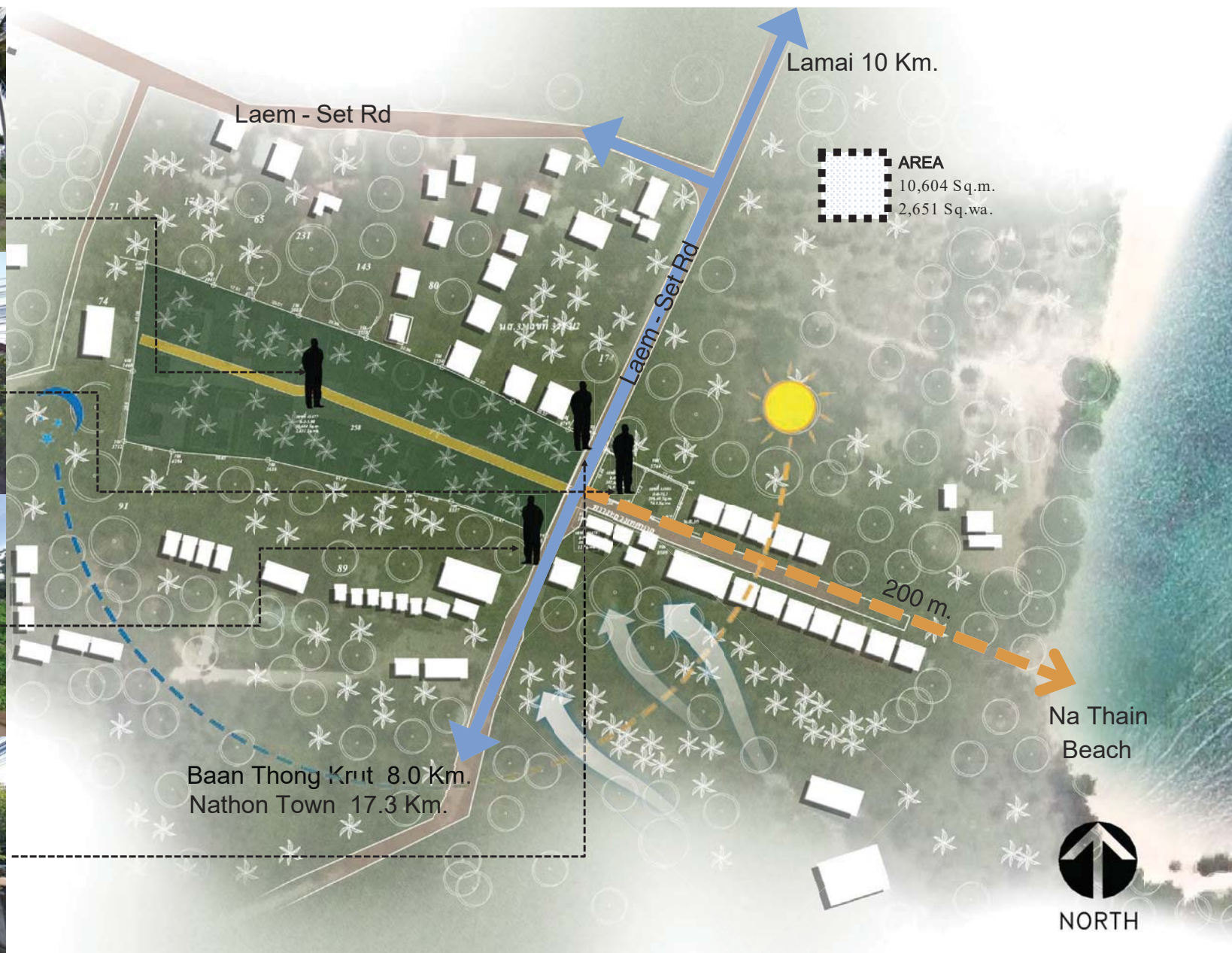
Top's daily 3 min.



Na Thain Beach 1 min.

SITE ANALYSIS

Site Location :
 9°25'32.7"N 100°00'51.9"E
 Maret Subdistrict, Koh Samui District, Surat Thani Province





CONCEPT



A UNIQUE LOCATION

Only 1 Minute from the Beach



ISLAND RETREAT

Harmonizing nature with
architecture



RELAXING

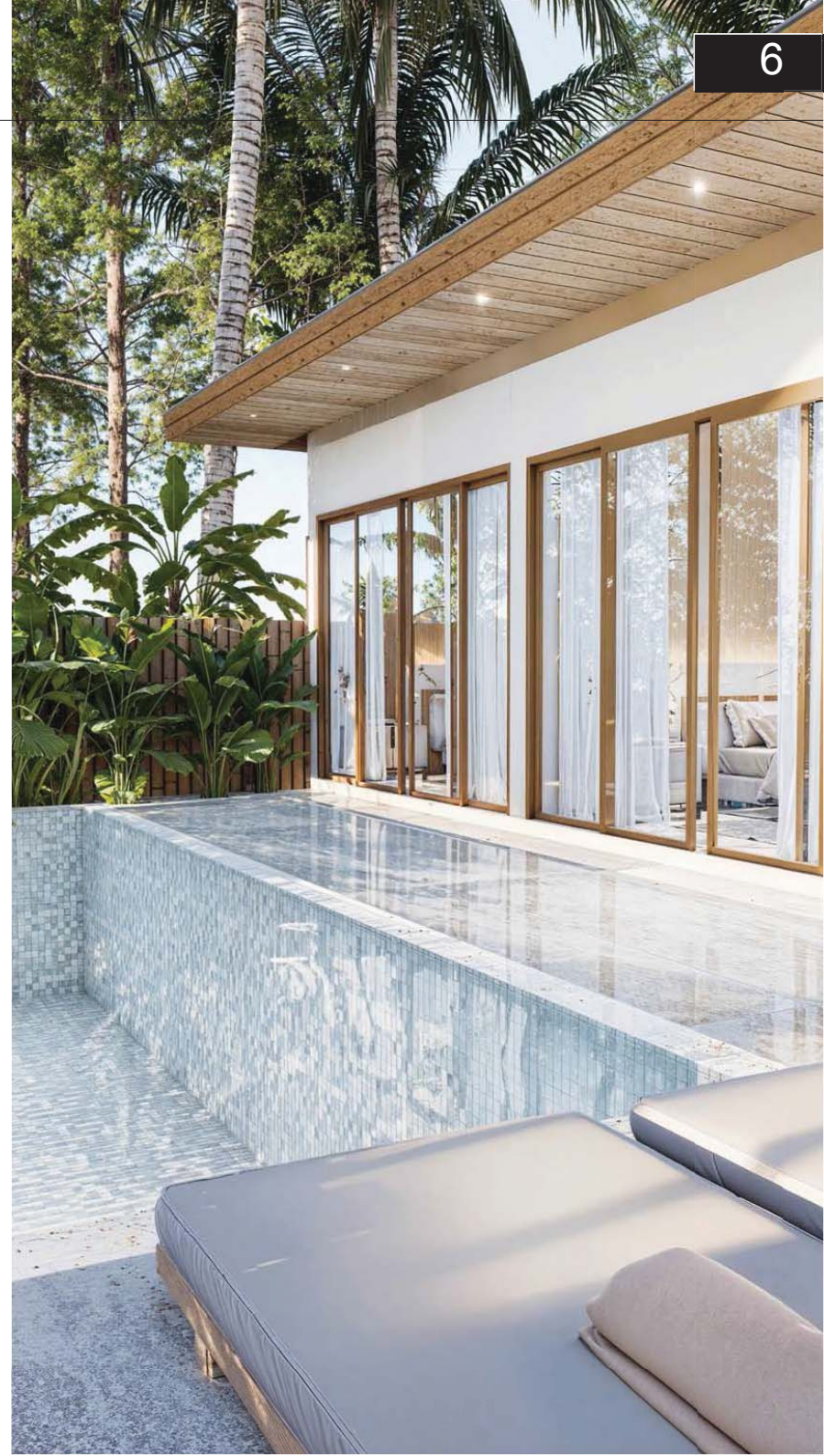
Design for Health & Relaxation

Invest in Pool Villas on Koh Samui

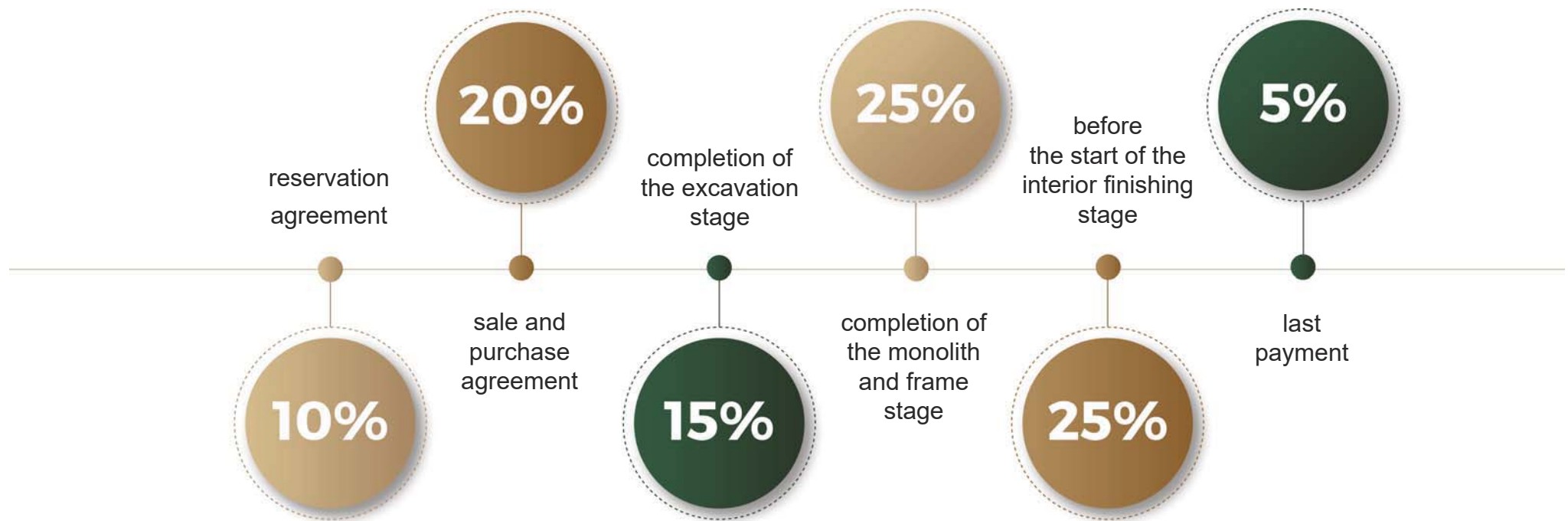
According to The Times magazine, Koh Samui was the second most visited Thai island in 2024. The island offers year-round tourist season, beautiful beaches, a tropical climate, rich culture, and a high quality of life, making it an exceptionally attractive destination. It attracts millions of visitors every year, which significantly boosts the demand for properties for sale and rent. With the growing number of tourists, the demand for short-term rentals is very high, creating an excellent opportunity for real estate investments that can generate stable and substantial income.

High Potential for Appreciation

Property prices on Koh Samui have been steadily increasing in recent years, particularly in areas close to the beach. The rising demand for luxury villas, driven by an influx of international buyers and the island's expanding tourism sector makes Koh Samui an exceptional opportunity for real estate investment. Investors can expect attractive returns with a focus on long-term growth and stability. Compared to other Thai islands, Koh Samui boasts a well-established infrastructure, including an international airport, hospitals, schools, and reliable transportation links, all of which contribute to the long-term stability and investment appeal of the area.



PAYMENT TIMELINE

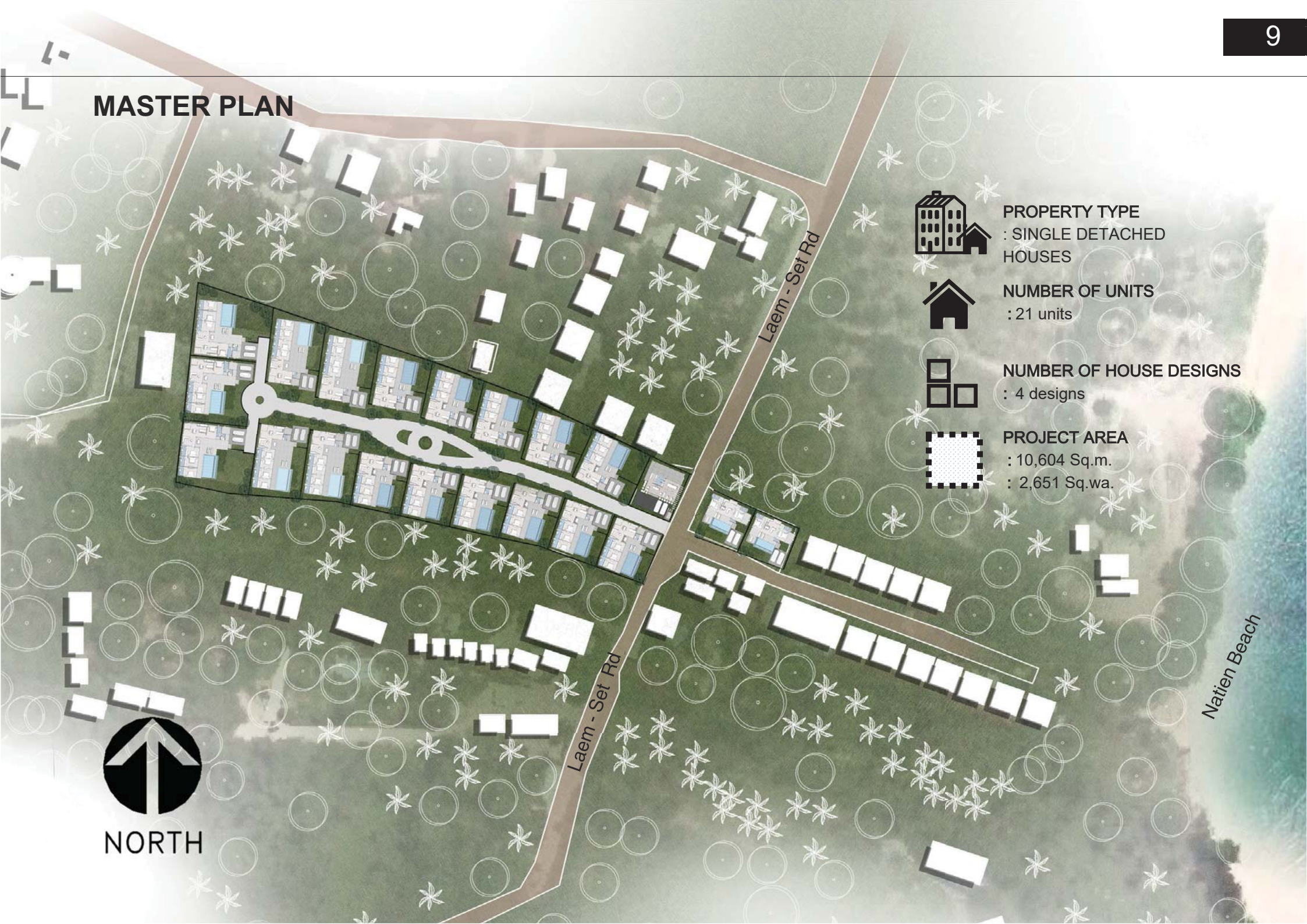


FACTORS DRIVING THE INCREASE IN INVESTMENT DEMAND FOR REAL ESTATE IN THAILAND

- **Over 20 million** tourists annually
- Tourist season **year-round**
- **Pleasant tropical climate** throughout the year
- **Stable national currency** in Thailand
- **Low tax** burden
- Real estate prices grow by **10 – 15 % per year**
- **Highest rental income** in Asia
- **Growing demand** for luxury real estate
- **High-quality infrastructure** and modern services
- **Easy accessibility** from international destinations
- **Political stability**
- Opportunity to use the property as a **second home**
- Good access to **healthcare services**
- **High level of safety** for residents and tourists



MASTER PLAN



PROPERTY TYPE
: SINGLE DETACHED
HOUSES



NUMBER OF UNITS
: 21 units



NUMBER OF HOUSE DESIGNS
: 4 designs



PROJECT AREA
: 10,604 Sq.m.
: 2,651 Sq.wa.



NORTH

Nattien Beach

UNIT TYPE

PLOT AREA(SQ.M)

16-18
TYPE A 317.12

12-15
TYPE B 319.84

1-11
TYPE C 255.95

19-20
TYPE D 179.84



TYPE A

TOTAL AREA
317.12 Sq.m.



POSITIONS AREA(SQ.M)

1	PARKING	36.60
2	POOL DECK / ST-ENTRANCE	73.40
3	SWIMMING POOL	45.90
4	PUMP ROOM	17.30
5	STORAGE 1	3.00
6	TOILET 1	3.40
7	OUTDOOR SHOWER	1.85
8	LIVING,DINING,KITCHEN	53.00
9	STORAGE 2	5.52
10	BEDROOM 1	17.50
11	BATHROOM 1	6.55
12	BEDROOM 2	17.50
13	BATHROOM 2	6.30
14	BEDROOM 3	17.50
15	BATHROOM 3	6.30
16	BEDROOM 4	17.50
17	BATHROOM 3	6.30

TYPE A



Maha
Baan Villas

TYPE A



TYPE B

TOTAL AREA

319.84 Sq.m.

POSITIONS

AREA(SQ.M)

1	PARKING	36.60
2	POOL DECK / ST-ENTRANCE	87.90
3	SWIMMING POOL	45.90
4	PUMP ROOM	7.80
5	STORAGE 1	3.00
6	TOILET 1	3.40
7	LIVING,DINING,KITCHEN	52.62
8	STORAGE 2	5.52
9	BEDROOM 1	17.50
10	BATHROOM 1	6.30
11	BEDROOM 2	17.50
12	BATHROOM 2	6.30
13	BEDROOM 3	17.50
14	BATHROOM 3	6.30
15	BEDROOM 4	17.50
16	BATHROOM 3	6.30



TYPE B



Maha
Baan Villas

TYPE B



TYPE C

TOTAL AREA
255.95 Sq.m.

POSITIONS AREA(SQ.M)

1	PARKING	36.60
2	POOL DECK / ST-ENTRANCE	52.00
3	SWIMMING POOL	45.90
4	PUMP ROOM	7.80
5	STORAGE 1	3.00
6	TOILET 1	3.40
7	LIVING,DINING,KITCHEN	48.43
8	STORAGE 2	5.52
9	BEDROOM 1	17.50
10	BATHROOM 1	6.30
11	BEDROOM 2	17.50
12	BATHROOM 2	6.30
13	BEDROOM 3	17.50
14	BATHROOM 3	6.30



TYPE C



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TYPE C



TYPE D

TOTAL AREA
179.84 Sq.m.

POSITIONS AREA(SQ.M)

1	PARKING	30.00
2	POOL DECK / ST- ENTRANCE	23.80
3	SWIMMING POOL	28.10
4	PUMP ROOM /STORAGE 1	9.85
5	TOILET 1	2.50
6	SALA	9.00
7	LIVING,DINING,KITCHEN	27.85
8	STORAGE 2	3.54
9	BEDROOM 1	19.50
10	BATHROOM 1	4.05
11	BEDROOM 2	17.80
12	BATHROOM 2	4.05



TYPE D



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TYPE D





RECEPTION

The reception of our project serves as the welcoming point where guests can conveniently check in and check out. It also acts as an information hub, providing essential assistance and ensuring a seamless and comfortable experience for all residents of the 20 premium private pool villas.





Maha Baan Villas

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M&M VILLAS Co., Ltd.

Investment & Development

