

Maha

Baan Villas

Escape to your private paradise in Koh Samui

Premium pool villas

PROPERTY MANAGEMENT

I. Management type **BASIC** – maintenance of common areas



- **Garbage collection:** continuous during the week.
- **Monthly billing:** We will email you the electricity and water billing according to the meter reading for the previous month by the 15th of each month at the latest.

II. Management type **LIGHT** – taking care of the villa without renting



- **Garbage collection:** continuous during the week.
- **Swimming pool:** once a week, water quality and technology check, vacuum pool cleaning, pH sample check, chemistry or salt pool treatment.
- **Garden:** once a month, lawn mowing, trimming and greenery maintenance.
- **Cleaning:** once a week; bathrooms, bed linen changing, windows and floors cleaning, sweeping of outside areas.
- **Monthly billing:** We will email you the electricity and water billing according to the meter reading for the previous month by the 15th of each month at the latest..

III. Management type **PREMIUM** – taking care of the villa with renting



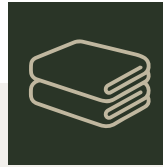
- **Garbage collection:** continuous during the week.
- **Swimming pool:** once a week, water quality and technology check, vacuum pool cleaning, pH sample check, chemistry or salt pool treatment.
- **Garden:** once a month, lawn mowing, trimming and greenery maintenance.
- **Cleaning:** once a week; bathrooms, bed linen changing, windows and floors cleaning, sweeping of outside areas.
- **Monthly report:** at the end of each month, we will send you an email with a summary of the tasks carried out and information about any deficiencies, damage or non-functioning parts of the villa that need to be repaired. For more costly repairs, we will inform you immediately and ask for your consent before the repair. Any costs incurred will be included in your next monthly bill.
- **Rental:** Our rental department will maximize the visibility of your villas on leading online platforms such as Airbnb, Booking and Agoda, where all properties will be advertised. In addition, we offer the option of direct bookings through our website, having a wide reach and appeal to the largest number of customers looking for short or long-term villa rentals.
- **Check-in and check-out:** We will welcome your guests and ensure the smooth running of the accommodation in the villa. We will provide them with all the information they will need, explain the details of their stay and answer any questions so that they feel comfortable and have everything they need during their stay.
- **Gift basket** for clients worth ₪ 1.000 at the start of each Check-in rental.
- **Monthly billing:** every month, by the 15th of each month at the latest, we will send you an email with detailed billing for the previous month. In this billing advice, you will find information about the amount of rent, management fees, rental commission and the income which will be subsequently transferred to your bank account. Utilities used are paid by the tenant based on water and electricity meter readings.

INVENTORY/REQUIRED EQUIPMENT OF THE VILLA FOR RENT



KITCHEN:

- **Cutlery:** 8x (set) - spoon, fork, knife, teaspoon.
- **Deep plate, shallow plate, small plate, bowl:** 8x (set) of each type.
- **Glass 3 dl, wine glass, whiskey glass:** 8x (set) of each type.
- **Coffee cups and teacups:** 8x (set) of each type.
- **Set of pots:** 3 pcs, pans: 3 pcs.
- **Knife set:** 6 pcs with stand.
- **Salt and pepper set.**
- **Cutting board:** 2 pcs - plastic/wooden.
- **Drip tray** for washed dishes.
- **Set of plastic storage boxes** for food.
- Beer, wine and can **opener**.
- **Ashtray:** 1x.



TEXTILE:

- **White bed linen, hotel quality, King Size "6":** 4x (set).
- **Towels:** bath towel: 8x, medium hand towel: 8x.
- **Beach/pool towels:** 8x.
- **Mat in front of the shower a WC:** 2x (set).



OTHER:

- **Deck chair by the pool:** 4x.
- **Sun umbrella:** 1x.
- **Outdoor seating for 6-8 people.**
- **Chairs:** 2 pcs in addition to seating.

VILLA TYPE	 MANAGEMENT BASIC Maintenance of common areas	 MANAGEMENT LIGHT Care for the villa without renting	 MANAGEMENT PREMIUM Care for the villa with renting
VILLA TYPE A	฿3 720,00	฿11 021,00	฿16 371,00
VILLA TYPE B	฿3 720,00	฿11 021,00	฿16 371,00
VILLA TYPE C	฿3 720,00	฿9 951,00	฿14 231,00
VILLA TYPE D	฿3 720,00	฿8 881,00	฿12 091,00



Maha Baan Villas

Contact us

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M&M VILLAS Co., Ltd.

Investment & Development

