

# SUNSET VILLAGE



# MASTER PLAN





# VILLA 1

LAND AREA 331 SQM  
BUILD AREA 226 SQM

PRICE- 11,900,000 THB



# VILLA 2

LAND AREA 300 SQM  
BUILD AREA 202 SQM

PRICE- 11,900,000 THB



# VILLA 3

LAND AREA 364 SQM  
BUILD AREA 242 SQM

PRICE- 13,900,000 THB



# VILLA 4

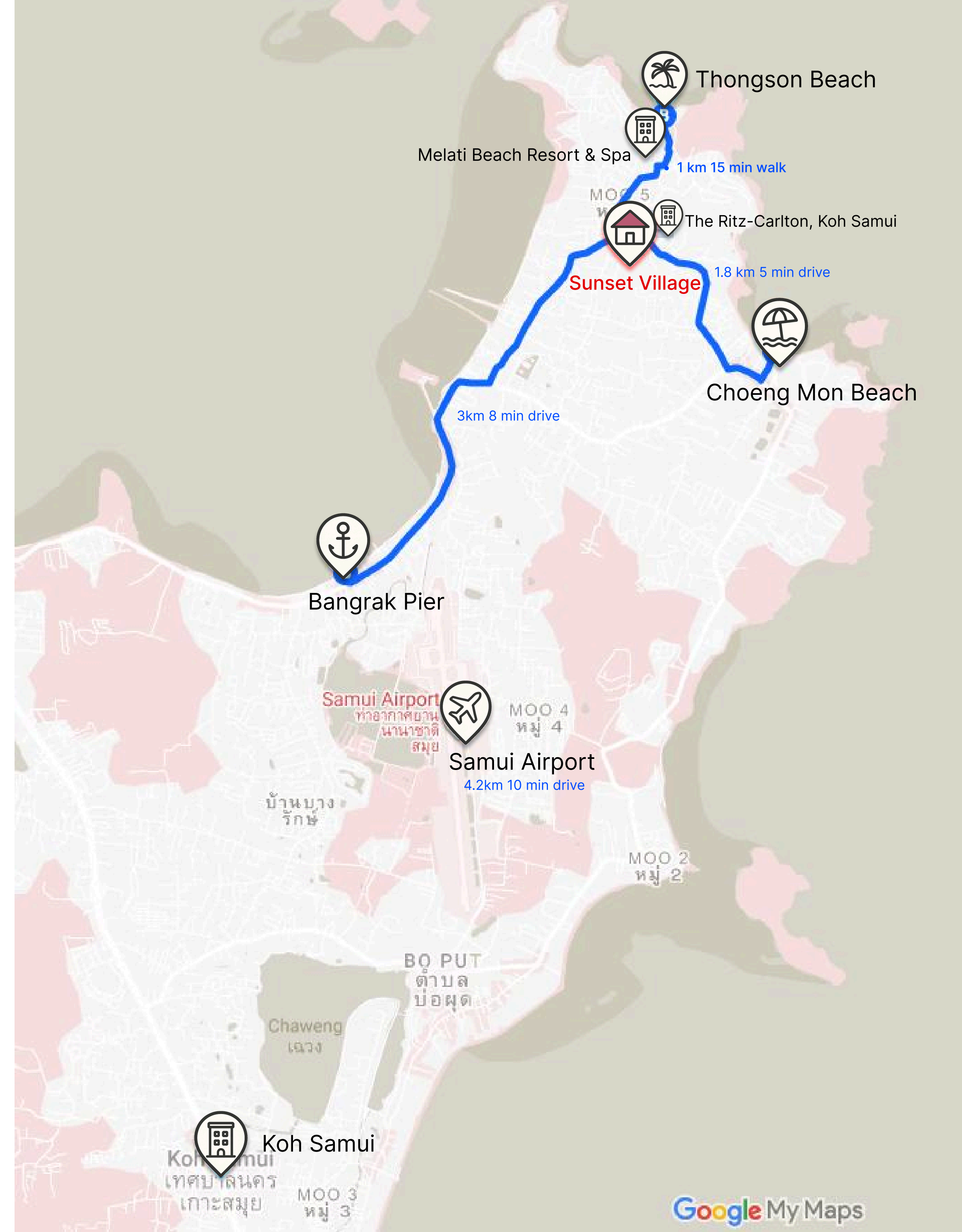
**SOLD**

PRICE- 13,900,000 THB



**Plai Laem** is a highly desirable rental location due to its proximity to key areas in Koh Samui. Sunset Village is located between two 5-star resorts, The Ritz Carlton Hotel and Melati Beach Resort, enjoying convenient access to:

- **Melati Public Beach:** Walking distance to a beautiful public use beach maintained by the 5 star Melati Beach Resort. [1 km 15 min walk]
- **Ritz Carlton:** Directly across across the street. [200 m 3 min walk]
- **Choengmon Beach:** One of Samui's most popular beaches, with white sands and clear waters, is a mere 5-minute drive from Sunset Village. [1.8 km 5 min drive]
- **Samui Airport:** A short 10-minute drive away, ensuring easy arrival and departure for guests. [4.2km 10 min drive]
- **Bangrak:** Known for dining, shopping, and nightlife, is within a 8 minute drive, offering guests diverse entertainment options. [3km 8 min drive]



# RENTAL RETURNS

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The rental returns below have been calculated by blending expected room rates and occupancy across Low, High, and Peak Season in Samui.

Buyers will also be offered full turnkey villa and guest maintenance and rental services. Sunset Village is connected to the very successful Sunset Estates Project across the street. This will result in buyers here being able to join an already robust and successful rental program in the neighborhood.

## 3 BEDROOM VILLA

RENTAL RATE	฿6,000 / NIGHT
OCCUPANCY	70%
TOTAL ANNUAL REVENUE	฿1,533,000
RENTAL MANAGEMENT FEE (10%)	฿153,300
POOL/GARDEN AND COMMON SERVICES	฿72,000 / YEAR
ANNUAL NET PROFIT	฿1,307,700
ANNUAL ROI	9.4%

Keep in mind these returns are calculated using today's rates in the neighborhood. As prices continue to rise the ROI will grow year by year.

## 2 BEDROOM VILLA

RENTAL RATE	฿4,800 / NIGHT
OCCUPANCY	70%
TOTAL ANNUAL REVENUE	฿1,226,400
RENTAL MANAGEMENT FEE (10%)	฿122,640
POOL/GARDEN AND COMMON SERVICES	฿72,000 / YEAR
ANNUAL NET PROFIT	฿1,031,760
ANNUAL ROI	8.7%

Keep in mind these returns are calculated using today's rates in the neighborhood. As prices continue to rise the ROI will grow year by year.

