



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*



BEST RESIDENTIAL
DEVELOPMENT THAILAND

Bayview Estate
by Sunway Samui Co Ltd

2022-2023



BAYVIEW ESTATE
Koh Samui






BAYVIEW ESTATE
Koh Samui


WINNER
2021
BEST LUXURY VILLA
DEVELOPMENT FOR
BAYVIEW ESTATES
THAILAND



KOH SAMUI



Koh Samui International Airport

Central Festival Samui
Chaweng Beach

Bayview Estate
Coral Cove Beach

Lamai Beach



Brand new contemporary boutique development of **7 luxury villas**



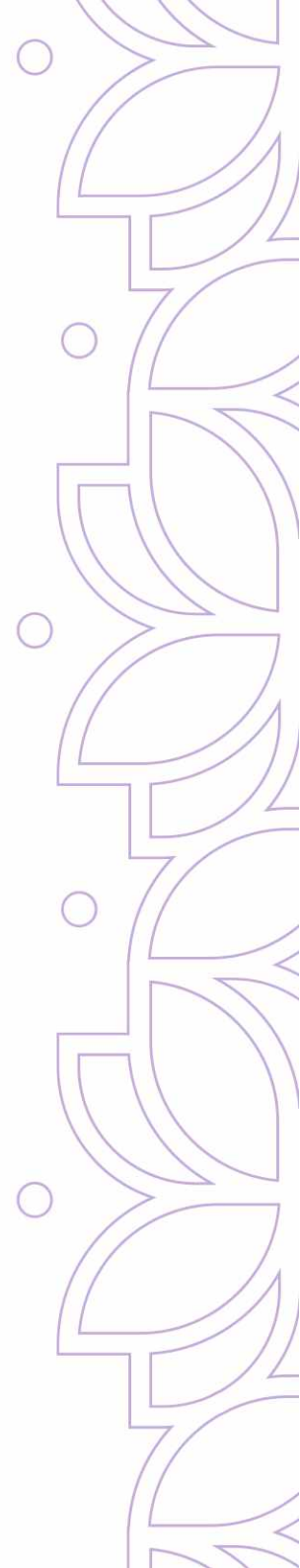
Unobstructed views overlooking **Chaweng Noi Bay**



One of the **best locations** on Koh Samui sitting within an established neighborhood of hotels and luxury villas



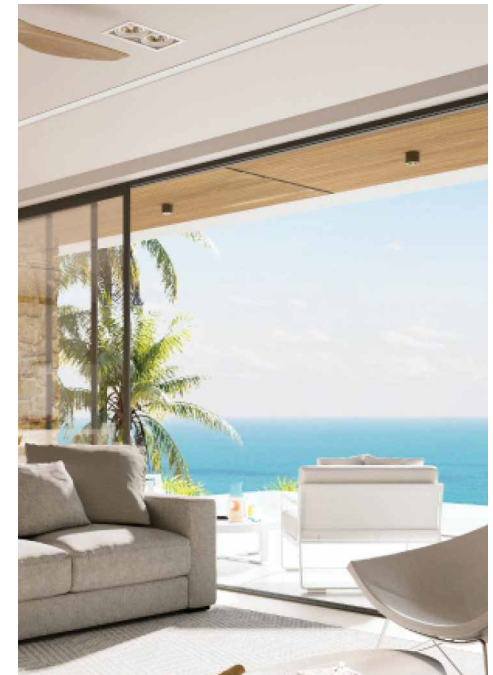
All villas are fitted into natural environment of large **granite boulders** and **tropical bush**





Villa B4 Features:

- **3 ensuite bedrooms**
- **Panoramic sea views from swimming pool level**
- **About 100 sq.m. of real garden with sea view on the lower floor**
- **11.5 m long infinity swimming pool (longest pool of Type B Villas in the project)**
- **Pool bar**
- **Sunken pit sala**



PLOT AREA
sq.m.

A1
658.55

A2
646.56

B1
446.10

B2
341.56

B3
350.66

B4
437.01

B5
475.31

Road
565.78



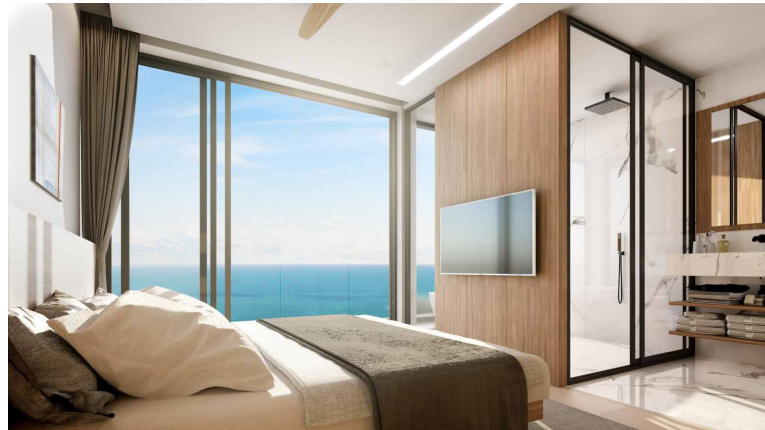
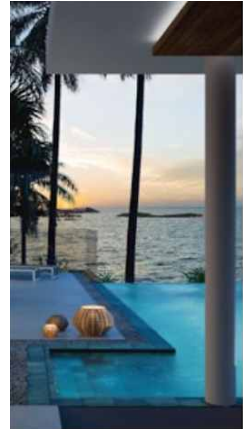
WATER TANK (60.00sq.m.)

ROAD 6.00 m. (27.03sq.m.)



VILLA TYPE B4

BAY



Koko Samudra



VILLA LAND SIZE TOTAL SELLING PRICE

B1	475 sq.m.	SOLD
B2	350 sq.m.	SOLD
B3	341 sq.m.	SOLD
B4	437 sq.m.	23 900 000 THB
B5	446 sq.m.	SOLD

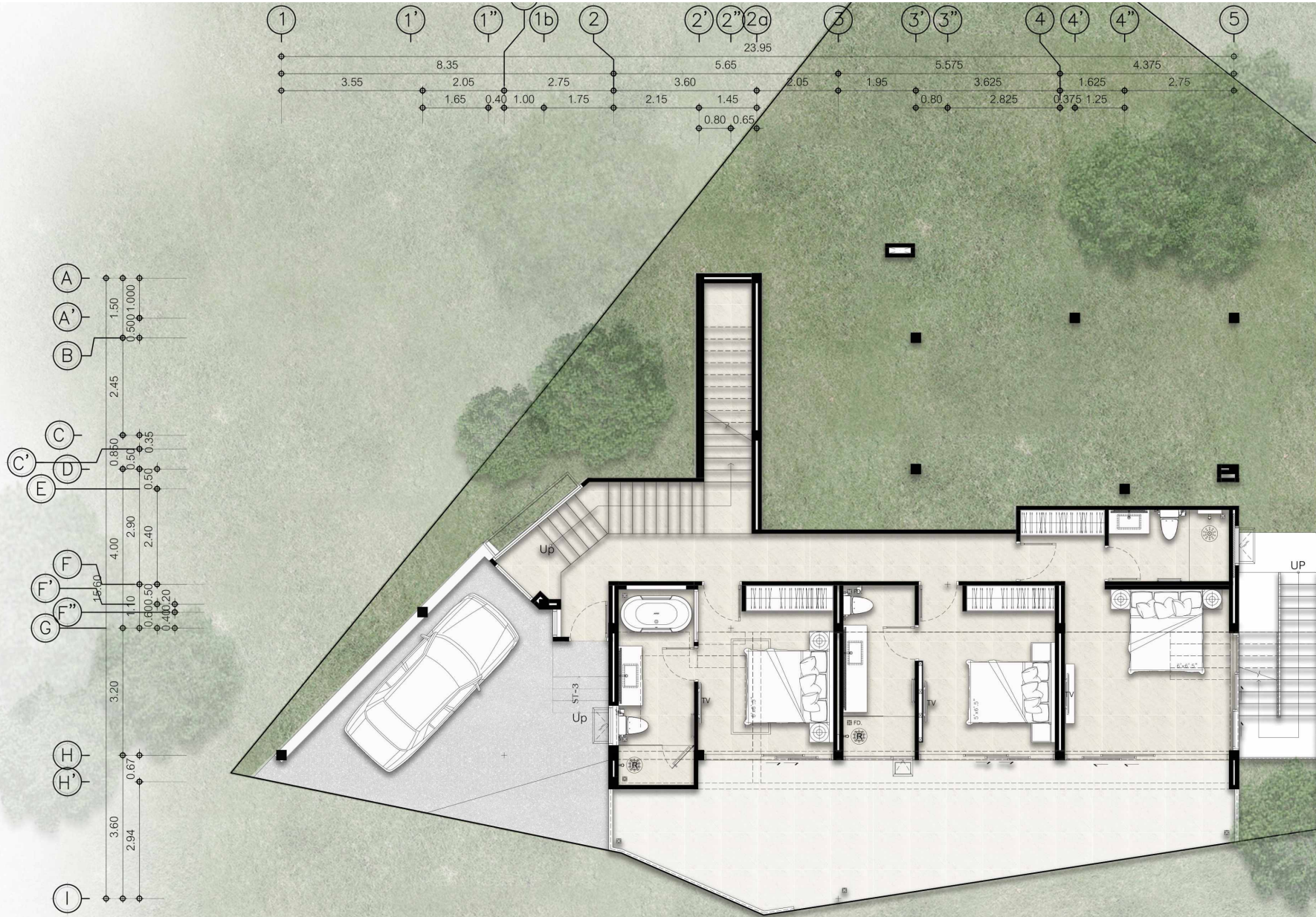
Reservation deposit required is 5% from the property total selling price
Land transfer will be completed on full payment of the land price

Land office transfer fees are split 50-50 between Buyer and Seller

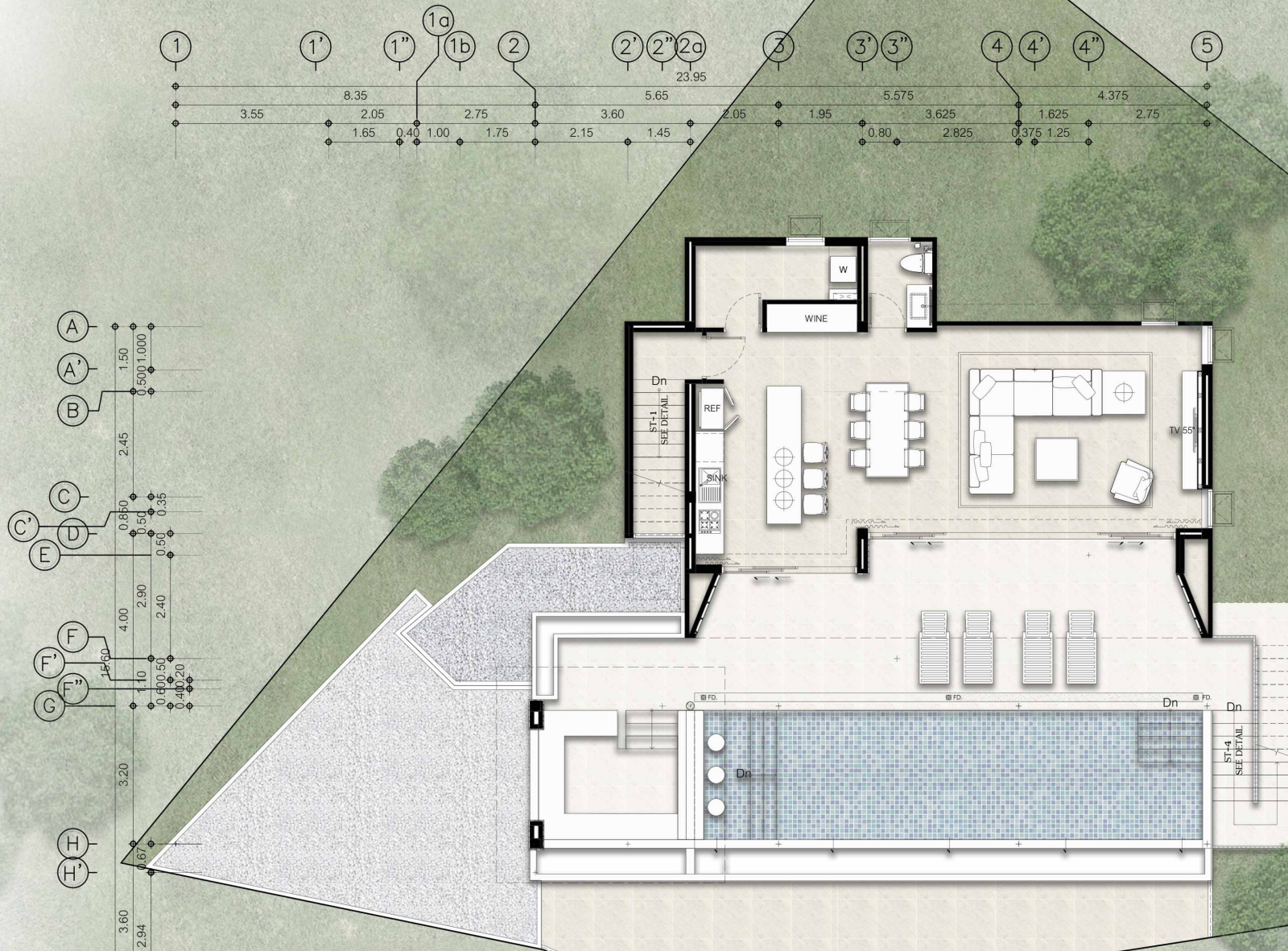
Building price is payable in construction progress payments:

- 30% payment on signing construction agreement
- 20% payment on ground beam and lower floor slab completion
- 20% payment on completion of the roof and brick walls
- 20% payment on completion of floor tiles, windows and doors installation
- 10% on handover of the property

VILLA B4 • FLOOR PLAN
LOWER FLOOR



VILLA B4 • FLOOR PLAN
UPPER FLOOR



GROUND

1. PARKING	34.30 sq.m.
2. ST-3	2.51 sq.m.
3. CORRIDOR	15.43 sq.m.
4. ST-1	14.32 sq.m.
5. MASTER BEDROOM	14.95 sq.m.
6. MASTER BATHROOM	9.35 sq.m.
7. BALCONY-1	44.74 sq.m.
8. BEDROOM-2	15.10 sq.m.
9. BATHROOM-2	7.74 sq.m.
10. BEDROOM-3	22.37 sq.m.
11. BATHROOM-3	5.52 sq.m.
12. PUMP ROOM	16.86 sq.m.

1 ST FLOOR PLAN

13. ST-4	7.27 sq.m.
14. LIVING, DINING, KITCHEN	61.33 sq.m.
15. WC	3.08 sq.m.
16. LAUNDRY/STORAGE	5.61 sq.m.
17. POOL DECK	49.62 sq.m.
18. SUNKEN	10.18 sq.m.
19. SWIMMING POOL	35.40 sq.m.

INTERNAL AREA	174.80 sq.m.
EXTERNAL AREA	114.32 sq.m.
SWIMMING POOL AREA	35.40 sq.m.
PARKING AREA	34.30 sq.m.
SERVICE AREA	16.86 sq.m.

TOTAL AREA 375.68 sq.m.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Foundations: concrete pad foundations, steel reinforced concrete pillars

Floor: precast concrete floor slabs with concrete top layer; post tensioned monolithic concrete slabs as indicated in the plans

Car park: concrete slab floor

Swimming pool base structure: 20cm width steel reinforced concrete walls covered with high specification waterproofing membrane

Walls: double layer block exterior walls rendered on both sides

Roof: steel structure covered with OSB board and modern grey shingle tiles with under roof thermal and hydro insulation

Ceiling: gypsum ceiling on all covered surfaces

Windows: dark grey powder coated 2mm aluminum profile frames with 6–10mm tempered single glazing

Exterior doors: dark grey powder coated 2mm aluminum profile frames with 6mm tempered single glazing

Interior doors: plywood finished doors with magnetic locks

Floor surfaces: light beige 60cm x 120cm ceramic tiles

Bathroom walls: white marble pattern ceramic tiles either 30cm x 60cm or 60cm x 120cm

Swimming pool floor and walls: 10cm x 10cm Sukhabumi stone tiles

Car Park finishes: grey sandwash stone

Walls finishes: white matt paint and natural rock cladding (where indicated on plans)

Staircase: floating staircase finished in real oak wood (as illustrated in 3D images)

Exterior ceilings: finished with artificial wood (natural oak / pine wood color)

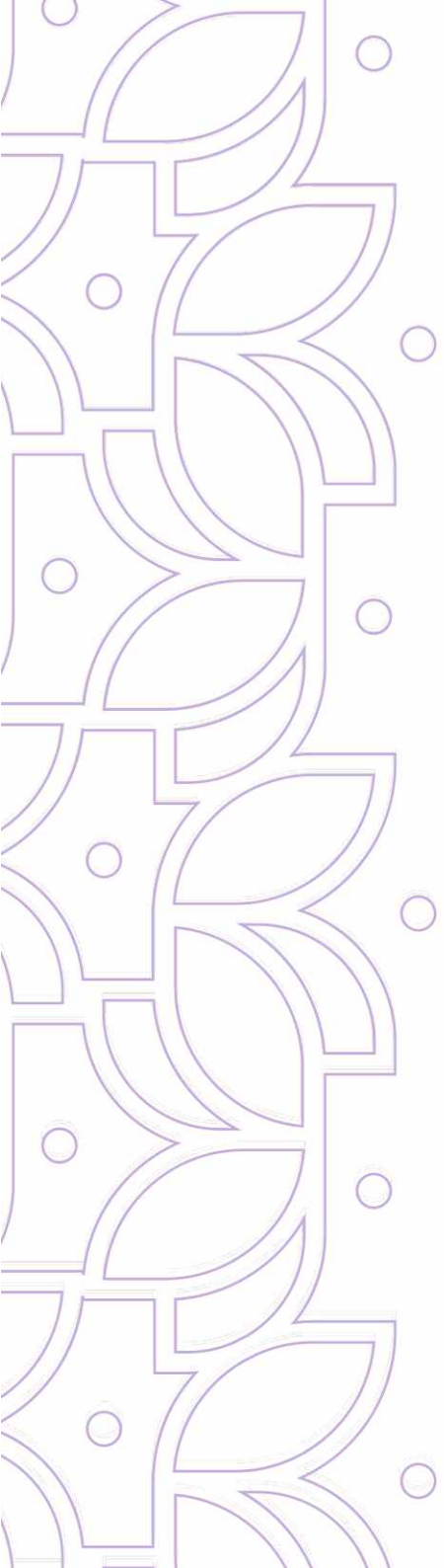
Air conditioning system: DAIKIN ducted ceiling mounted system

Swimming pool system: pool pump, crystal sand filter tank, and salt chlorination unit

OTHER INCLUSIONS:

- 100–150 litre water boiler (Stiebel Electron brand or equivalent)
- Mitsubishi or Grundfos water pump (according to engineering specifications)
- Mr. Ken remote control ceiling fans in all bedrooms
- Built-in bathroom cabinets with white artificial stone countertop
- Free standing artificial stone bathtub with free standing water faucet
- All water taps with hot and cold water (Hafele brand or equivalent)
- Floor standing toilets in white porcelain (Hafele brand or equivalent)
- Black color shower head and mixer in each bathroom (Hafele brand or equivalent)
- Black bathroom accessories (toilet paper holder, towel rack, toilet douche hose)
- Shower unit of framed 6mm tempered glass
- Mirrors with LED in each bathroom
- Built-in kitchen (as per plans) with oven, 4 ring induction stove-top, air extractor hood (Hafele brand or equivalent)
- Built-in beds and 2 bed side tables in every bedroom
- Built-in wardrobes in every bedroom
- Built-in TV wall panel with TV console in the living room
- 3 to 4 wall plug sockets in each room
- 1 LAN socket in each room
- Light switches
- LED downlights as per plans
- LED swimming pool lights
- LED strip cove lighting
- LED linear lights
- 12 mm tempered glass balustrades

All CGI marketing images have been created using the materials, fittings and finishes as listed above. All brands and models specified above are subject to change depending on availability from supplier. All finishes (materials and colors) are customizable on request.



WOOD

Staircase



CERAMIC TILE

All Bathrooms (Wall)



CERAMIC TILE

Bone, White Matte 60 × 120 cm
Corridor, All Bedrooms, Terrace, Balcony
(Floor)



PEBBLES

Roof



ARTIFICIAL WOOD

Exterior Roof Ceiling



TERRAZZO

Pool Bar



NATURAL STONE

Exterior Walls



SUKHABUMI STONE

Swimming Pool, Border Swimming Pool

At Sunway Samui, in addition to being your professional developer on Koh Samui, we offer a wide range of in-house quality property maintenance and management services to provide a stress free holiday home investment at all stages



With proven experience and completed projects on Koh Samui the Sunway Samui Team offers communal property services (compulsory fee): 3,500 baht per month including maintenance of communal gardens, on property road ways, pump rooms and garbage disposal

Optional services:

- Turn key villa management services (inclusive of villa rental management)
- Garden and swimming pool maintenance
- Cleaning and laundry service
- Handyman service for ongoing maintenance of the villas
- Taxi & chauffeur service
- In villa dining and chef service
- Guest concierge services. English, Thai, Chinese, and Russian available
- Exclusive membership access to a 5* Resort beach club, fitness center and other in resort facilities just 5 minutes from Bayview Estate

RENTAL RETURN PROJECTION MODEL

Property Type	Bed's	Sales Price	Daily rate (THB)		Occupancy Level		Gross Annual Income (GAI)
			Low season	High Season	Low season	High Season	
Villa B	3	23 900 000	9000	15 000	30%	70%	2 376 000
Villa A	4	41 800 000	16000	28 000	30%	70%	4 392 000
	GAI	Management fees 30%	Maintenance fees*	Internet, TV	Utilities**	Net Annual Income	ROI
Villa B	2 376 000	712 800	150 000	21 600	102 000	1 389 600	5,81%
Villa A	4 392 000	1 317 600	186 000	21 600	120 000	2 746 800	6,57%

Low season is April, May, June, September, October, November
High season is January, February, March, July, August, December

(*) Maintenance

Villa B maintenance is 3500 baht for the maintenance of common areas, garbage collection, 9000 baht for the maintenance of the garden and swimming pool
Villa A maintenance is 3500 baht for the maintenance of common areas, garbage collection, 12000 baht for the maintenance of the garden and swimming pool

(**) Utilities

Utilities are calculated based on the average consumption of 3 and 4 bedroom pool villa with 50% annual occupancy rates

All prices in Thai Baht

SUNWAY SAMUI
COMPLETED PROJECTS

Sunway Villas



sunwayvillas.com



10 townhouses with shared pool



8 private pool villas



Fully managed residence with security, gym, rental management programs



KW Villas

3 Luxury Modern Tropical
Sea View Villas



Avanta Estates Condominium



Villa Sea Senses





BAYVIEW ESTATE

Koh Samui

