

## MA Villas Samui Estate - Pricing - PROMOTION with Samui-Sandbox-Plus Offer

State on 05 September 2021



Villa Unit	Bedrooms / Bathrooms	Living rooms	Total Rooms	Separate Guest Toilet	Others \$ Optional 1)	Parking	Land/Plot Size sqm (Chanote) 2)	Storeys	Private Pool Size	Usable / Living area incl. Pool-Terrace sqm 3)	Technical rooms, outdoor sqm	Built-up area sqm	Promotion Prices Standard THB 4) 5)	price per built sqm THB
<b>Pool-Villas with Seaview</b>														
<i>All layouts, measurements, prices and fees are subject to change any time without notice</i>														
<b>401 ☺ Ready</b>	3 / 3	1	4		<b>fully furnished</b>	2 private	484	1	~8 x 3 x 1,4	227	33	260	<del>17 900 000</del> <b>15 900 000</b>	<del>68 846</del> <b>61 154</b>
402 SOLD	3 / 3	1	4		SOLD	2 private	516	1	~8 x 3 x 1,4	227	33	260	<b>SOLD</b>	
<b>403 ☺ Ready</b>	3 / 3	1	4		<b>fully furnished</b> basement: usable space with garden access (not incl. in m2)	2 private	488	1	~8 x 3 x 1,4	227	33	260	<del>17 900 000</del> <b>15 900 000</b>	<del>68 846</del> <b>61 154</b>
501 ☺	3 / 3	1	4	1	\$ Outdoor elevator	1 private covered	480	1	~8 x 3 x 1,6	274	12	286	<del>19 600 000</del> <b>17 600 000</b>	<del>68 531</del> <b>61 538</b>
502 ☺☼	3 / 3	1	4	1	\$ Outdoor elevator	1 private covered	465	1	~8 x 3 x 1,6	274	12	286	<del>19 600 000</del> <b>17 600 000</b>	<del>68 531</del> <b>61 538</b>
503 ☺☼	3 / 3	1	4	1	\$ Outdoor elevator \$ Sala in front	1 private covered	465	1	~8 x 3 x 1,6	281	12	293	<del>19 600 000</del> <b>17 600 000</b>	<del>66 894</del> <b>60 068</b>
601 * semi-detached 602	4 / 4	1	5	1	Rooftop Terrace * on request 601/602 1 villa	3 private <b>indoor</b>	*288	3 + 1 Rooftop *75m2	~*8 x 3 x 1,5	*558	*24	582	<b>pending</b>	
602 * semi-detached 601	4 / 4	1	5	1	Rooftop Terrace * on request 601/602 1 villa	3 private <b>indoor</b>	*274	3 + 1 Rooftop *75m2	~*8 x 3 x 1,5	*558	*24	582	<b>pending</b>	
*603	6 / 6	4	10	3	Elevator Indoor Waterfall Home Theatre Rooftop Terrace	*2 private covered + outdoor parking space	526	3 (Lift) + 1 Rooftop *150m2	~*15,5 x 3,5 x 1,5	*1070	*28	1098	<b>RESERVED TO NEGOTIATE</b>	

\* Under planning; in progress      ☺ Under construction      ☼ Under roof, ongoing on interior work      \$ Optional at expense of buyer

1) All Villas have free access to the common area and facilities, included Internet & TV pre-installation

2) Includes garden, in/outside private parking, private walkways

3) Includes usable areas such as all rooms, kitchen, pool, terrace, balconies, walkways, stairs, storage, laundry room, lift and rooftops (not included are all technical rooms)

4) **STANDARD PACKAGE:** incl. in-built furniture & kitchen, air-Conditioning, ceiling fans, bathrooms & toilets with all sanitary wear, central hot water system with boiler and freshwater tanks

5) Other applicable charges      - Sinking Fund THB 250 per sqm/pro ratio, one-time payment

- Common Area Management Fees (CMF) payable in advance for 1 year: Sandbox-Plus offer 2022: 7 THB per sqm/pro ratio; 2023ff to be fixed

- Additional fee for Electricity (THB 6/Kwh), Water (THB 35/m3)

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Villa Unit #	Bedrooms / Bathrooms #	Living rooms #	Total Rooms #	Separate Guest Toilet #	Others \$Optional 1) #	Parking #	Land/Plot Size sqm (Chanote) 2) #	Storeys	Terrace or Pool #	Usable / Living area incl. (Pool) Terrace sqm 3) #	Technical rooms, outdoor sqm #	Built-up area sqm #	Prices Standard THB 2 July 2020 4) 5) #	price per built sqm approx. THB #
<b>Tropical Garden Villas with Garden-/Valleyview</b>														
<i>All layouts, measurements, prices and fees are subject to change any time without notice</i>														
# 101 -105	1 / 1	1	2		Single House or semi detached	1	~154 to 226	1	Terrace	~99	~3	102	<b>5 400 000</b>	52 941
# 201 semi-detached 101	2 / 2	1	3	1	\$ pool		~286	1	Terrace (\$ Pool)	~188	~4	192	<b>10 200 000</b>	53 125
# 202 + 203	2 / 2	1	3	1	\$ pool		~362	1	Terrace (\$ Pool)	~188	~4	192	<b>10 200 000</b>	53 125
# 301 - 303	3 / 3	1	4	1	\$ pool	1 private covered	~457	1	Terrace (\$ Pool)	~274	~12	286	<b>14 900 000</b>	52 098

**# Until the start of construction it is possible to place individual wishes in terms of villa-size and interior design, always within the construction specifications of the entire Estate**

- 1) All Villas have free access to the common area and facilities, included Internet & TV pre-installation \$ Optional at expense of buyer
- 2) Includes garden, in/outside private parking, private walkways
- 3) Includes usable areas such as all rooms, kitchen, pool, terrace, balconies, walkways, stairs, storage, laundry room, lift and rooftops (not included are all technical rooms)
- 4) **STANDARD PACKAGE:** incl. in-built furniture & kitchen, air-Conditioning, ceiling fans, bathrooms & toilets with all sanitary wear, central hot water system with boiler and freshwater tanks
- 5) Other applicable charges
  - Sinking Fund THB 250 per sqm/pro ratio, one-time payment
  - Common Area Management Fees (CMF) payable in advance for 1 year: construction start in 2022/23ff to be fixed
  - Additional fee for Electricity (THB 6/Kwh), Water (THB 35/m3)