

MA Villas Samui Estate - Offer / Pricing - PROMOTION

State on 01 January 2023 - b



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 Package THB 4)	price per built sqm THB
Seaview Pool-Villas														
<i>All layouts, measurements, prices and fees are subject to change any time without notice</i>														
401 © Ready	3 / 3	1	4		fully furnished	2 private	484	1	~8 x 3 x 1,4	227	33	260	17-900-000 16 900 000	68-846 65'000
402 SOLD	3 / 3	1	4		SOLD	2 private	516	1	~8 x 3 x 1,4	227	33	260	SOLD	
403 © Ready	3 / 3	1	4		fully furnished basement: usable space with garden access (not incl. in m2)	2 private	488	1	~8 x 3 x 1,4	227	33	260	17-900-000 16 900 000	68-846 65'000
501 ©	3 / 3	1	4	1	\$ Outdoor elevator	1 private covered	480	1	~8 x 3 x 1,6	274	12	286	19-600-000 18 900 000	68-531 66'084
502 ©*	3 / 3	1	4	1	\$ Outdoor elevator	1 private covered	465	1	~8 x 3 x 1,6	274	12	286	19-600-000 18 900 000	68-531 66'084
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	19-600-000 18 900 000	66-894 64'505

PHASE 1

- © 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
- 2) Includes garden, in/outside private parking, private walkways
- 3) Includes usable areas such as all rooms, kitchen, pool, terrace, walkways, stairs, storage/laundry room (not included are all technical rooms)
- 4) **STANDARD PACKAGE included (=Fixtures & Fittings):**

in-built furniture & kitchen, ceiling-mounted air-conditioning, ceiling fans, all sanitary facilities, central hot water system with boiler and freshwater tanks

- Fees
- Common Area **flexible Management Fees (CMF): 2023: 6 THB per sqm/pro ratio; 2024ff to be fixed** (payment in advance for 1 year)
 - Additional fee for Water: THB 35/m³
 - Additional fee for Electricity: THB 6/Kwh
 - Sinking Fund one-time payment: THB 250 per sqm/pro ratio