

INTRODUCTION



Project Highlights

Freehold Title

Anava Samui Condominium is Koh Samui's irst EIA approved condominium project and as such is able to provide 100% freehold ownership title to our owners.

Mega Project

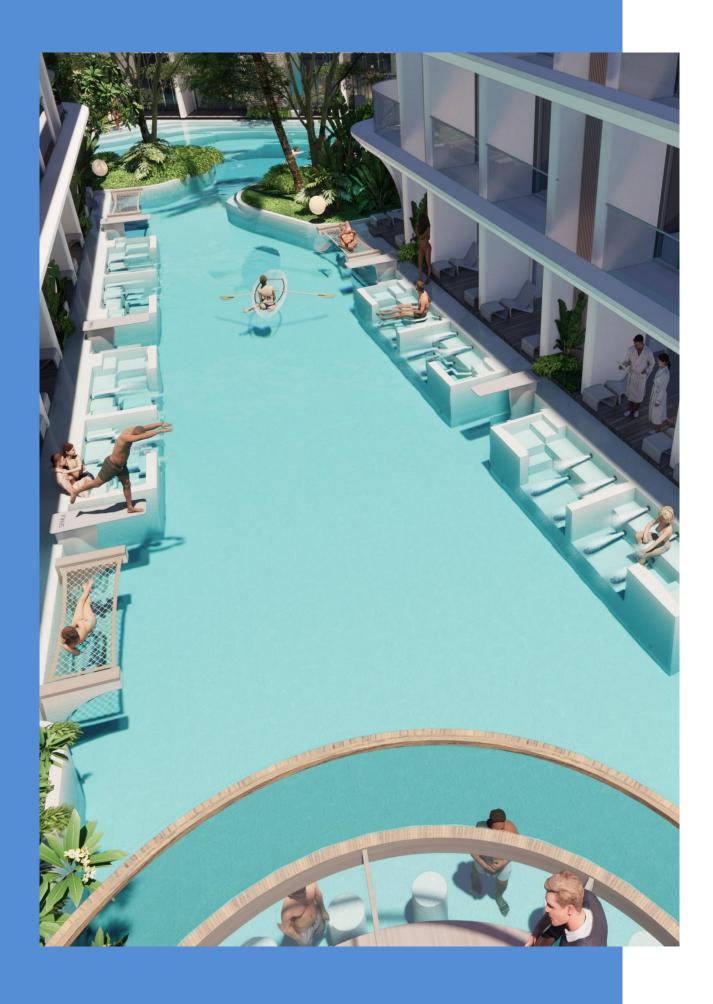
Anava Samui comprises of hotel style facilities, 564 units making it one of the largest condominium project in Koh Samui.

Prime Location

Located in the prime touristic hotspot of Koh Samui close to most lifestyle conveniences including the International Airport, Last but not least, Anava Samui directly located by the beach. Anava Samui is positioned to capitalize on Koh Samui's high rental yield with it's central location.

High Class Amenities

Enjoy high quality resort style facilities and services at Anava Samui, which includes biggest swimming pools, ,fitness centre, water sport, outdoor garden area, outdoor fascinating pontoon, spa centers and restaurants.



Modern Tropical Architectural Design
Inspired by world famous 5-star hotel, Anava Samui
Is created base on the concept of garden by the pool.
Every single corner full of nature bounty.

- Ultimate Holiday Destination

 Being Thailand's second largest island,
 Koh Samui attracts 2,000,000 visitors from
 both local and international waters through
 their marine ports and international airport,
 making it one of Thailand's premier tourist
 destination and in demand rental markets.
- Anava Samui's professional rental management program will maximize your passive rental income with our years of experience in adjusting rental rates based on the seasonal changes in Koh Samui. Sit back and allow us to take care of your property while you reap the beneits.



Prime Location



Bangrak Beach /
Fisherman village/
Big Budha temple/
Wattanapat Hospital/



Airport / Big C / Makro /
International School Samui/
Tesco / Cinama/
Homepro/Cheong Mon Beach



Fisherman village



Big Buddha Temple



Cheong Mon Beach



BUILDING HIGHLIGHTS

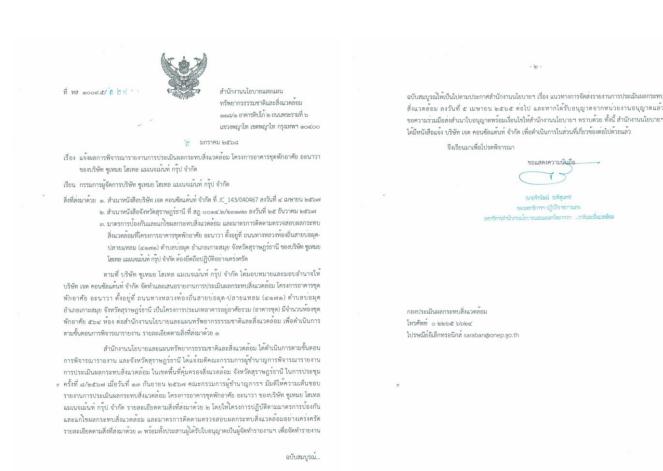
ANAVA SAMUI

A wonderful lifestyle by the beach

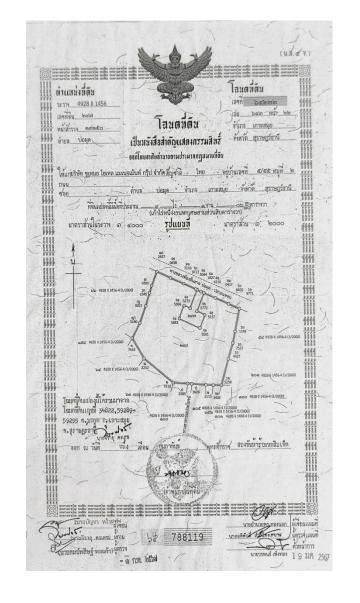
Luxury apartments from a proven developer

- Lift and stairs serving each block
- Restaurant, gym, sky bar, concierge
- Direct beach access
- Ceiling high from 2.71 meter

Legal document







ElA Approval

Business registration

Title deeds

FLOORPLAN

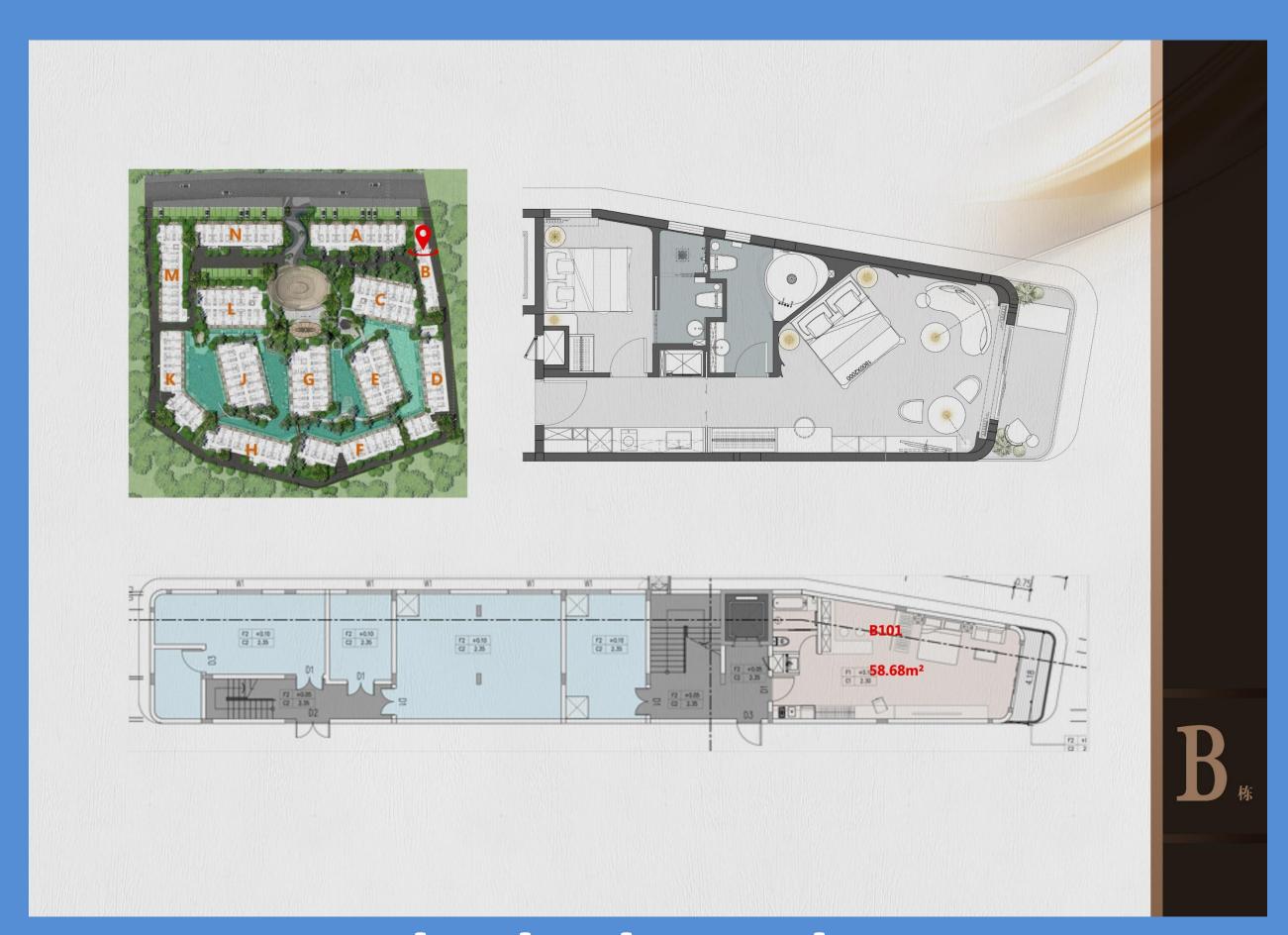


Master Layout

A wonderful lifestyle by the beach



Block Floorplan A



Block Floorplan B

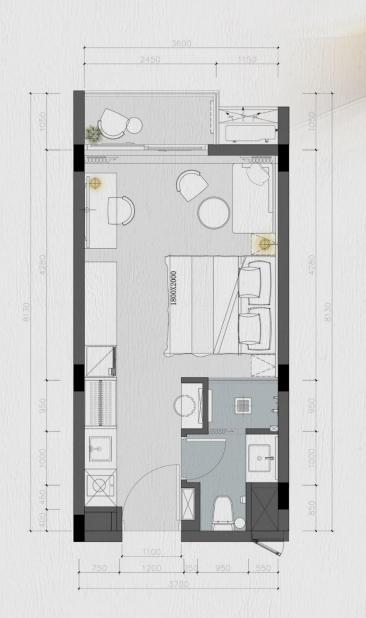


Block Floorplan C



Block Floorplan D

E101 E103 E105 E107 E109 E111 E115 E102 E104 E106 E108 E110 E112



Block Floorplan E



Block Floorplan F

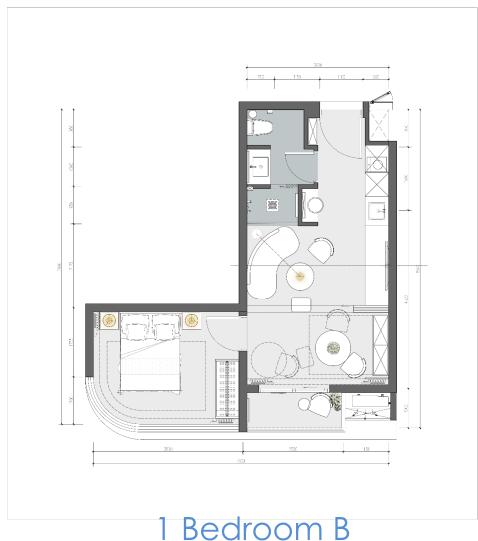
Available room type

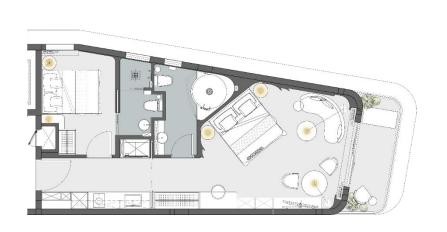


Studio



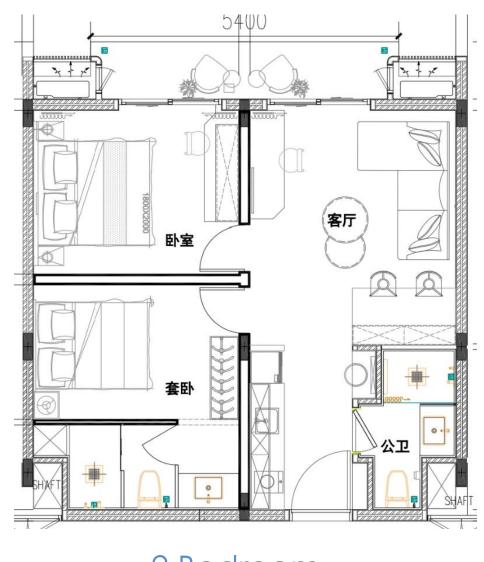
1 Bedroom A



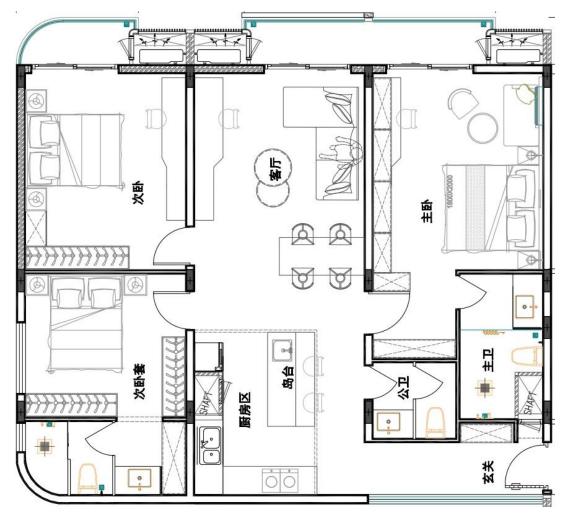


1+1 room type

Available room type



2 Bedroom



3 Bedroom

Available room type



4 Bedroom A

4 Bedroom B

Available room type



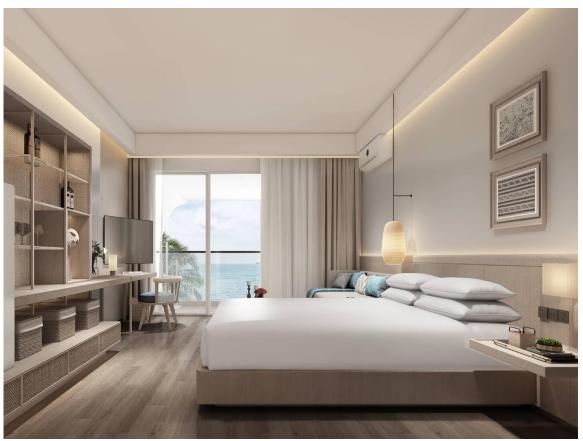
Villa

UNIT DETAILS

BLOCK A Appa

Overlooking the sea, embracing nature

Size:33.5 sqm to 37.85 sqm Selling price: 6.03Mil THB to 6.81Mil THB



Benefit:

- Seaview
- Bigger size
- Private bath tub

Available unit type

Studio, 1BR(A), 2BR, 3BR, 4BR(A), 4BR(B)



Benefit:

- Seaview
- Unique size
- Unique design
- One elevator per household

Available unit type 1+1BR

BLOCK B Babel

Noble and Beautiful, Beause Of You.

Size:58.68 sqm Selling price: 10.7Mil THB

BLOCK C Croft

Greens in front And blues in The back, the Pleasant Scenery for All day long

Size:28.48 sqm to 41.68 sqm Selling price: 3.56 Mil THB to 6.54Mil THB



Benefit:

- Shallow end of swimming pool suitable for kids.
- Affordable price
- Part of the units having spreading pool view

Available unit type Studio, 1BR (B),2BR



Benefit:

- Part of the units having spreading pool view
- Close to the exit, easy access
- Shallow end of swimming pool suitable for kids.

Available unit type Studio, 1BR(A),2BR,3BR,4BR(A),4BR(B)

BLOCK D Dove

Children's Laughter, a Happy Summer

Size:30.9 sqm to 100.7 sqm Selling price: 3.83 Mil THB to 15 mil THB

BLOCK E Ebony

Surrounded by the river, a flowers emerging from the water

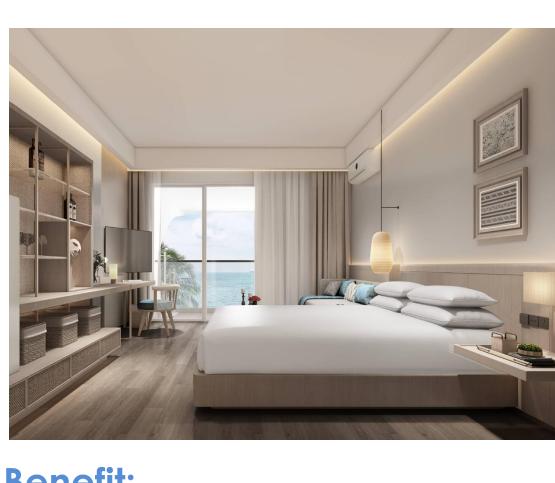
Size:28.48 sqm to 41.68 sqm Selling price: 3.56 Mil THB to 6.54Mil THB



Benefit:

- Deep end of swimming pool suitable for adults.
- Affordable price
- The widest swimming pool area in Phase 1
- Front facing jacuzzi

Available unit type Studio, 1BR (B),2BR



Benefit:

- The view from the high-rise units is the most spectacular in this project.
- The waterscape on the Ground floor is also the most varied.

Available unit type

Studio, 1BR(A),2BR,3BR,4BR(A),4BR(B)

BLOCK F Fairy land

The ultimate Waterscape, Stretching Endlessly

Size:31.05 sqm to 68.95 sqm Selling price: 3.85Mil THB to 10.7Mil THB

Villa S Superemier

The sea and the sky are connected, the horizon is endless

Size: Land plot-800 sqm indoor area-223 sqm outdoor area-238 sqm 4 Bedroom Selling price: 80 Mil











Outdoor Gallery



















Payment scheme& others fee

Booking fee: 50K(Until 15-03-2025)

Upon SPA signed: 30%-50K(From 16-03-2025)

Structure done: 40%(Estimate 15-12-2025)

Upon ID agreement signed: 20% (Estimate 15-06-2026)

Ownership transfer: 10%(Estimate 15-01-2027)

Stamp duty to government: 1% (Estimate 15-06-2027)

Maintenance fee: 80THB/PSM/Month

Sinking fund: 800THB/PSM/1 time(until sinking fund used up)

ANAVA SAMUI

Recommended units

Studio Seaview- A301&A302 Total price:12,830,400THB

Studio pool view-F407 Total price:4,036,500THB

Studio pool access-E108 Total price:4,664,400THB

And much more! Please contact us!!

ANAVA SAMUI

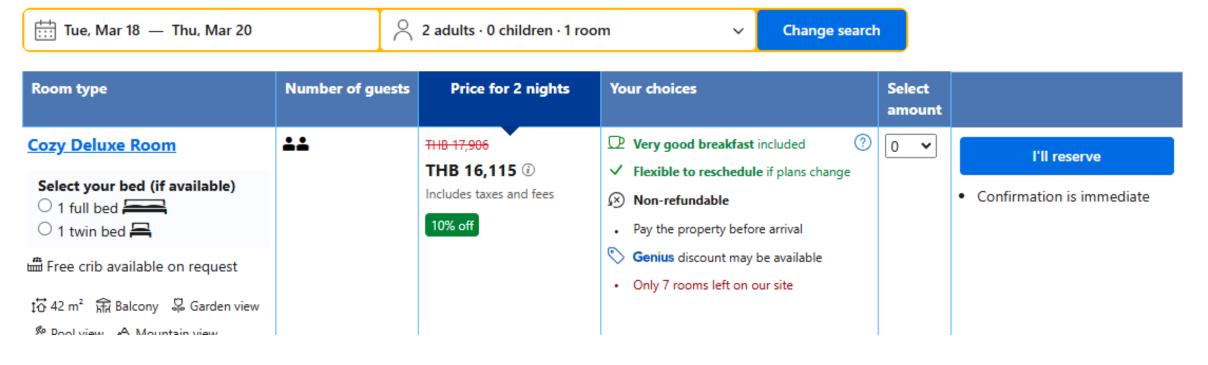
ABOUT INVESTMENT

Reference1:Prana Resort



Daily rental:

16115THB/3=5370THB per night



Reference2:Replay apartment



Daily rental:

9540THB/5=1908THB per night

Number of guests	Price for 5 nights	Your choices	Select an Apartment	
	THB 9,540 Includes taxes and fees	Non-refundable Pay online	0 •	l'Il reserve • Confirmation is immediate
		± THB 9,540	THB 9,540 S Non-refundable	THB 9,540 Non-refundable Apartment O

Reference3:Melia



Daily rental:

37477THB/3=12492THB per night

Room type	Number of guests	Price for 3 nights	Your choices	Select amount	
Deluxe Room Only 2 rooms left on our site		THB 37,477 Includes taxes and fees □ Exceptional breakfast included □ Non-refundable □ Pay the property before arrival □ Genius discount may be available	Non-refundable	0 🗸	l'Il reserve Confirmation is immediate
Select your bed (if available) 1 king bed 2 twin beds			Cenius discount may be available		
## Free crib available on request					
Each room features a bathtub on the private balcony overlooking the tropical gardens.	***	THB 43,177 Includes taxes and fees	 □ Exceptional breakfast included ③ Non-refundable 	0 •	
① 1 room to 51 m² 麻 Balcony □ Garden view ⑤ Inner courtyard view ※ Air conditioning ⑥ Attached bathroom			Pay the property before arrival Genius discount may be available		

Reference4:Holiday inn



Daily rental:

27224THB/3=9075THB per night

Mon, Mar 17 — Thu, Mar 20	2 adults · 0 children · 1 room	~	Change search
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Filter by:

Rooms Suites

Room type	Number of guests	Price for 3 nights	Your choices	Select Rooms	
Standard King Room with Balcony Only 3 rooms left on our site	**	THB 27,224 Includes taxes and fees	 ☑ Breakfast THB 594 (optional) ☑ Non-refundable Pay the property before arrival 	0 🕶	l'Il reserve Confirmation is immediate
1 king bed 二 Free crib available on request ① 1 room to 32 m² 命 Balcony	**	THB 29,004 Includes taxes and fees	 Continental breakfast included Non-refundable Pay the property before arrival 	0 🕶	
\$ Garden view	**	THB 29,082 Includes taxes and fees	 ☑ Breakfast THB 594 (optional) ✓ Free cancellation before 4:00 PM on March 16, 2025 ✓ No prepayment needed – pay at the 	0 ~	

Free hold

According to Article 19 of the law "CONDOMINIUM ACT B.E. 2522 (1979) as amended 2008", any foreigner who is not a Thai citizen can directly hold a condo/condominium property.

This is the only way to legally hold real estate in Thailand. Villas, land, hotels, and residences cannot be directly held in the name of foreigners.

It is a real freehold project.

Wing Samui Condo is the only condominium project that has been approved by EIA (Environmental Impact Assessment) on this island. Foreigners only need passports to hold this project.

CONDOMINIUM ACT

B.E. 2522 (1979) as amended 2008



How much I earn in rental income?

Koh Samui is comprised of three seasons, locally known as the low season, high season and peak season. It is important to understand the adjustments of rental rates during these periods to maximize your rental returns. That is where Anava Samui Professional Rental Management program will step in an take care of the entire process of managing your condo including.

1.) Taking care of your tenants with hotel standard quality care. 2.) Adjusting rental rates based on demand.

3.) Pay ZERO maintenance fees while we manage your property.

Rental Income Forecast for a 30sqm Unit (THB)*

*Assuming occupancy from 40% to 70% than that of the average Samui occupancy rate (75%) for a more conservative calculation.

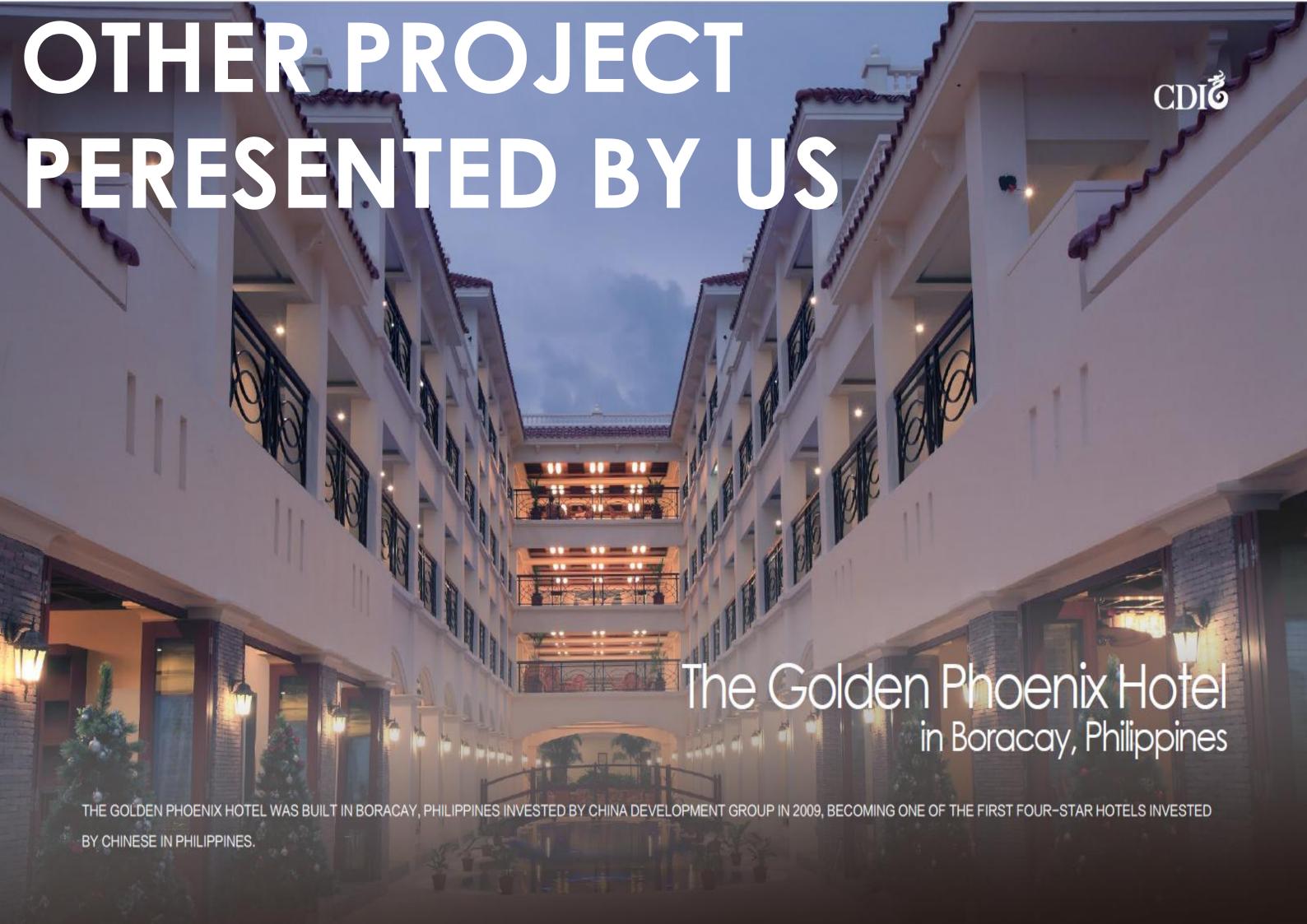
*Assuming per night rental is much lower than existing market.

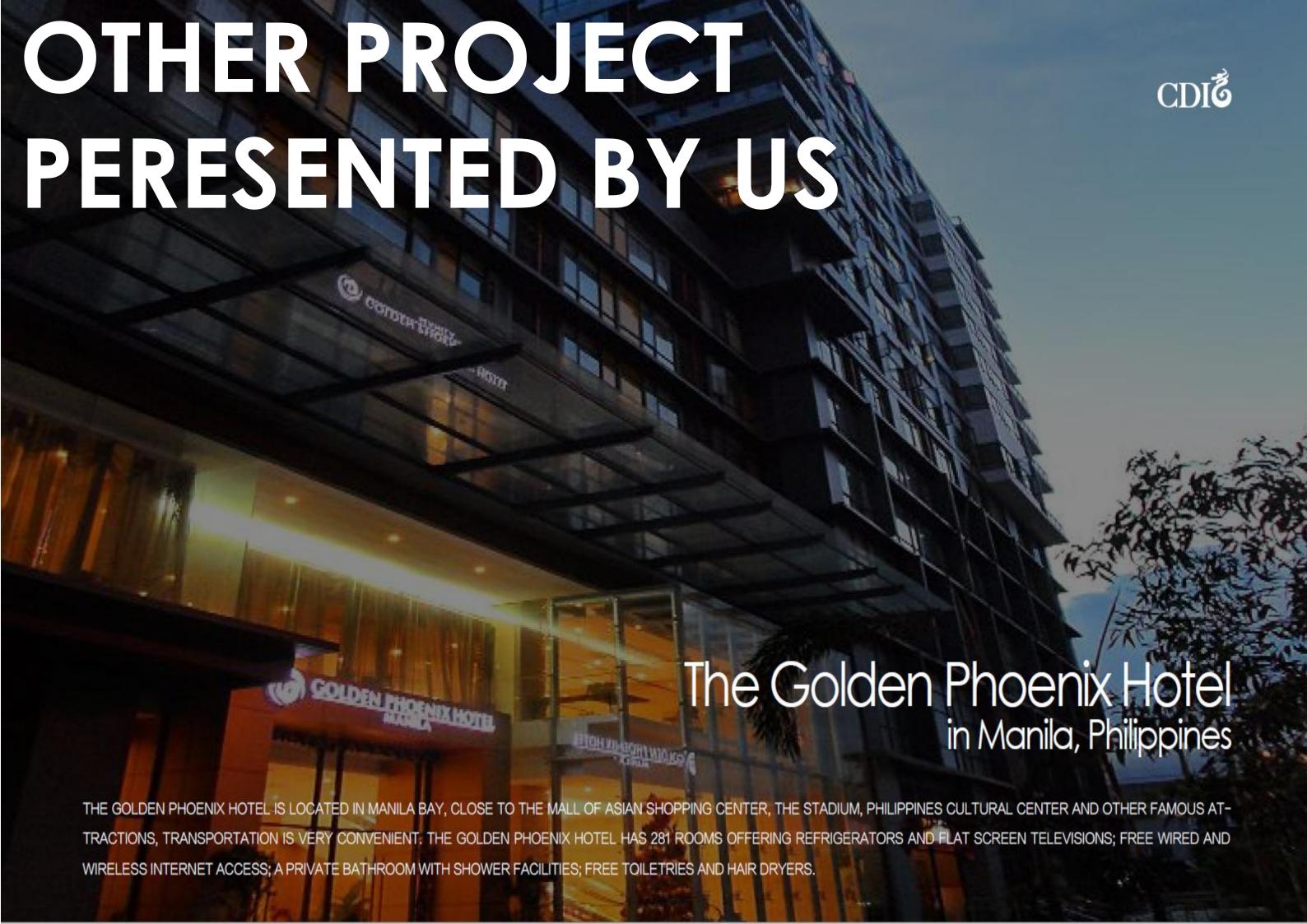
*Assuming operating cost is much higher than current situation.

	ТНВ				
Price	3,943,350.00				
Rate per sqm	127,000.00				
Unit sqm	31.05				
Estimate average rental income(per night)	2,500.00	<u> </u>	Lower than competitors		
Unit number.	F306				
	40%	50%	60%	70%	
Gross income (THB)	365,000.00	456,250.00	547,500.00	638,750.00	
Ocupancy rate(Day/year)	146.00	182.50	219.00	255.50	
Gross ROI percentage	9.26%	11.57%	13.88%	16.20%	
Operating cost	109500	136875	164250	191625	
Nett Income (THB)	255500	319375	383250	447125	
Nett ROI percentage	6.48%	8.10%	9.72%	11.34%	

P.S. This model is base on current situation, but futher always change.

ABOUT PROJECT PREVIOUSLY











OTHER PROJECT PERESENITEDIS Zhongfa Baiwang Mall Zhongfa Time Square In Beijing, China