



**Your Private Sanctuary
in the Heart of Thailand.**

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Engineering Excellence: Built to Last

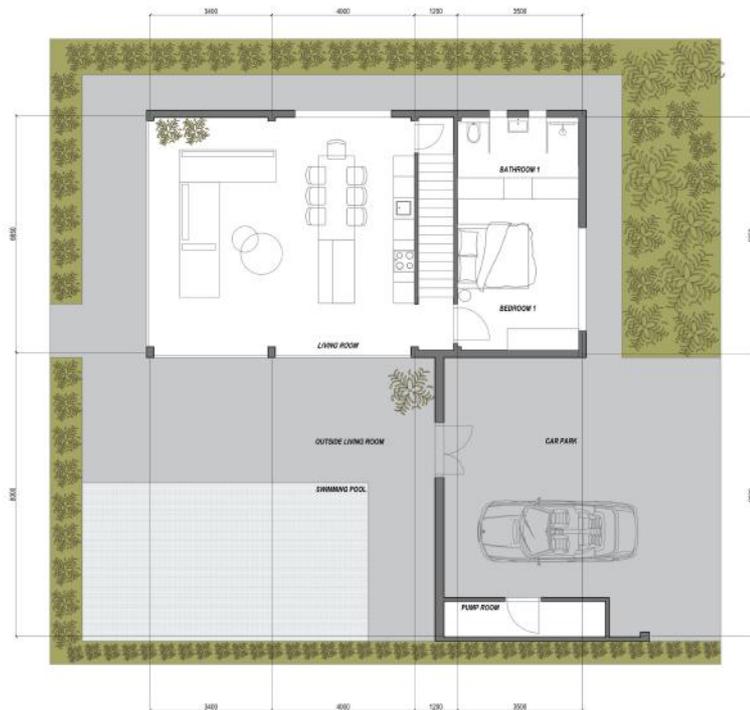
At Lamai Boutique Villas, our philosophy is rooted in structural integrity and uncompromising quality. Leveraging years of construction experience in Thailand, we have developed a building standard that far exceeds local norms. By implementing robust European engineering and reinforced foundations, we ensure your sanctuary stands the test of time.

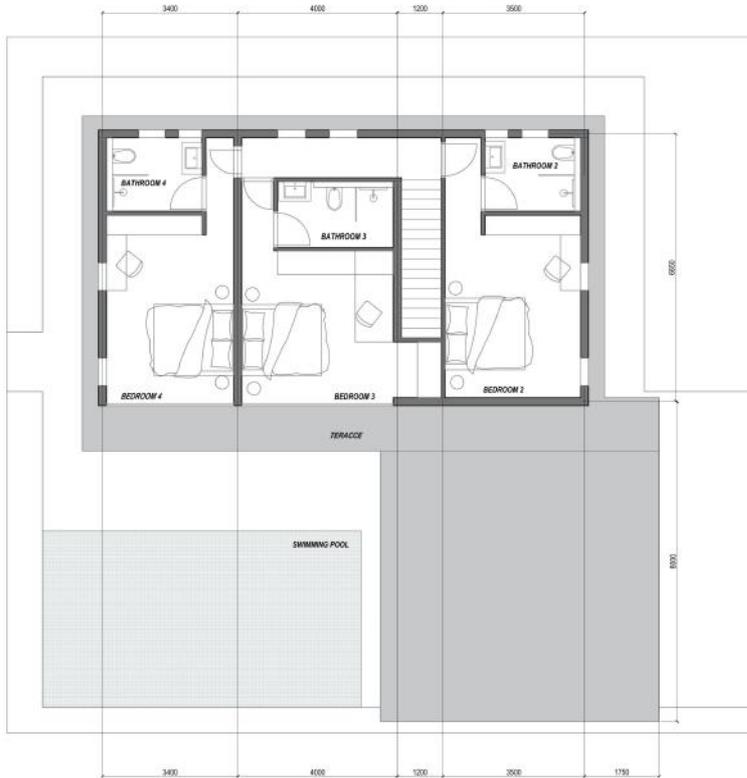
Our signature 20cm double-wall masonry, featuring an integrated air gap, acts as a natural thermal barrier. This innovative approach maintains a perfect interior climate while significantly reducing energy costs. Complemented by high-performance photovoltaic panels, our villas offer a sustainable, cool, and quiet living environment—designed for the future, built for a lifetime.

The Art of Spacing: Masterfully Designed Layouts

A seamless blend of intimate private quarters and expansive open-air living.

Item	Area (m ²)
Bedroom 1	16,5
Bathroom 1	5,8
Staircase	6,5
Living room	49,2
Outside living room	36,8
Car park	26,8
Pump room	4,6
Swimming pool	35,6
TOTAL	181,8 m²





Precision in Every Proportion

Thoughtfully engineered for ultimate comfort, this layout maximizes both privacy and social flow.

Item	Area (m ²)
Bedroom 2	17,4
Bathroom 2	4,4
Bedroom 3	17,7
Bathroom 3	4,8
Bedroom 4	17,4
Bathroom 4	4,4
Corridors	5,0
Terrace	89,3
TOTAL	160,4 m²



03 | Technical Specifications

Foundations & Reinforced Concrete



- **Substructure:** Engineered reinforced concrete strip foundations, built to precise static calculations and international project standards.
- **Interior Flooring:** 14 cm reinforced concrete slabs for maximum stability.
- **Exterior Surfaces:** 12 cm reinforced concrete for terraces and walkways; 15 cm heavy-duty reinforced concrete for parking areas.
- **Structural Slabs:** All concrete surfaces are reinforced with high-tensile welded steel mesh.
- **Infinity Pool:** The pool basin features a robust 20 cm reinforced concrete base and walls, ensuring leak-proof longevity and structural strength.

Roofing & Advanced Insulation



- **Roofing System:** Engineered concrete roof structure integrated with specialized thermal insulation layers as per the architectural master plan.
- **Climate Protection:** High-performance "Stay Cool" thermal insulation installed in all interior ceilings to minimize heat gain.
- **Rainwater Management:** Elegantly concealed eaves integrated directly into the structure to maintain a clean, minimalist silhouette.
- **Sustainable Solar Energy:** High-efficiency photovoltaic panels integrated into the roof structure to harness Samui's abundant sunlight, significantly reducing operational costs and the villa's carbon footprint while maintaining a clean, minimalist silhouette.

Wall Systems & Thermal Comfort



- **Signature Perimeter Walls:** Advanced 20 cm "Climate-Control" masonry. This system utilizes a 7 cm brick, a 6 cm insulating air gap, and a 7 cm interior brick, finished with premium plaster on both sides.
- **Load-Bearing Partitions:** Solid concrete brick masonry (20 cm and 10 cm) for superior acoustic insulation and structural support.
- **Non-Load-Bearing Walls:** 7 cm concrete brick partitions for flexible yet durable interior division.



Premium Frames & Finishes



- **Windows & Sliding Doors:** Marine-grade reinforced aluminum frames (1.5 mm profile thickness). Available in sophisticated Dark Gray or White finishes to match the 3D architectural aesthetic.
- **High-Performance Glazing:** 6 mm tinted green glass designed to reduce UV glare and optimize thermal efficiency.
- **Interior Design:** Exquisite internal doors crafted from exotic tropical hardwoods, providing a warm, natural contrast to the modern architecture.
- **Ceiling Aesthetics:** High-quality plasterboard ceilings throughout all covered areas, featuring seamless integration and discrete inspection hatches for maintenance.

The Lamai Advantage: A Strategic Location

Lamai has emerged as Koh Samui's most coveted destination for both short-term luxury travelers and long-term expatriates. This high demand is driven by a unique combination of factors:

- **Educational Hub:** Proximity to the newly established Winfield International School attracts high-profile families seeking long-term rentals.
- **Infrastructure:** Excellent connectivity and modern amenities ensure a premium lifestyle.
- **Year-Round Swimmability:** Unlike many other parts of the island, Lamai Beach maintains sufficient water levels for swimming throughout the year—a critical factor for consistent occupancy.



Projected Financial Performance



We pride ourselves on transparency. While the market is often flooded with exaggerated claims, our projections are based on four years of direct business experience on Koh Samui and realistic market data.

- **Average Monthly Net Income:** 140,000 THB
- **High Season Short-Term Rental:** Up to 240,000 THB / month
- **Long-Term Rental Stability:** 100,000 – 120,000 THB / month
- **Target Annual ROI:** 11% (Calculated including the initial 8-month "warm-up" period required for platform reviews on Airbnb/Booking.com).



Hassle-Free Property Management



Ownership should be a source of income, not stress. We offer a comprehensive, in-house management service provided by our established local team:

- **Guest Services:** Professional Check-in/Check-out and 24/7 guest support.
- **Maintenance:** Specialized cleaning, pool operation, and technical upkeep.
- **Asset Exploitation:** Strategic marketing of your property to maximize occupancy and yields.





Ownership Options

We offer two flexible legal structures to suit your investment needs. Full registration in the Land Registry occurs upon final payment.

- **Freehold**

Ideal for those purchasing through a Thai citizen or a Thai company. We provide full support in company formation through our recommended legal partners.

- Price: 14.9 Million THB

Construction Status (as of March 2026)



- **Villas 1 & 2:** 85% complete. Delivery within 3 months of contract signing.
- **Villas 3 & 4:** Delivery within 9 months of contract signing.
- **Note:** Villas are sold unfurnished. Custom interior packages (kitchen and furniture) are available upon request.

Payment Schedule



Payments are tied to verifiable construction milestones, ensuring your investment is protected.

Phase	Milestone	Payment (THB)
01	Reservation Fee	300 000
02	Contract Signing (Construction Agreement)	3 725 000 (25%)
03	Structure (Foundations, Columns & Floors)	3 725 000 (25%)
04	Shell (Roof, Walls & Rendering)	3 725 000 (25%)
05	Finishing (Floors, Doors, Windows & Sanitary)	2 235 000 (20%)
06	Handover (Final Inspection & Key Delivery)	745 000 (5%)



Construction Status: On Schedule for 2026

We are committed to delivering excellence within the promised timeframe. Our construction process is divided into clear, verifiable phases, allowing investors to monitor progress and plan their move-in or rental operations with confidence.



Secure One of the Four Villas

Lamai Boutique Villas is a limited collection. Our direct developer-to-client approach ensures transparency, personal service, and a smooth acquisition process.

Karol Pajer

DIRECT CONTACT



Scan the QR code to start a conversation instantly and receive live construction updates.

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Website:

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LAMAI BOUTIQUE

VILLAS

Disclaimer: All architectural visualizations, renderings, and floor plans are for illustrative purposes only and may be subject to change during construction.

Investment Note: Any projected ROI or financial yields are estimates based on current market conditions and do not constitute a guarantee of future performance. Final terms of sale are governed exclusively by the definitive purchase agreement.

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