

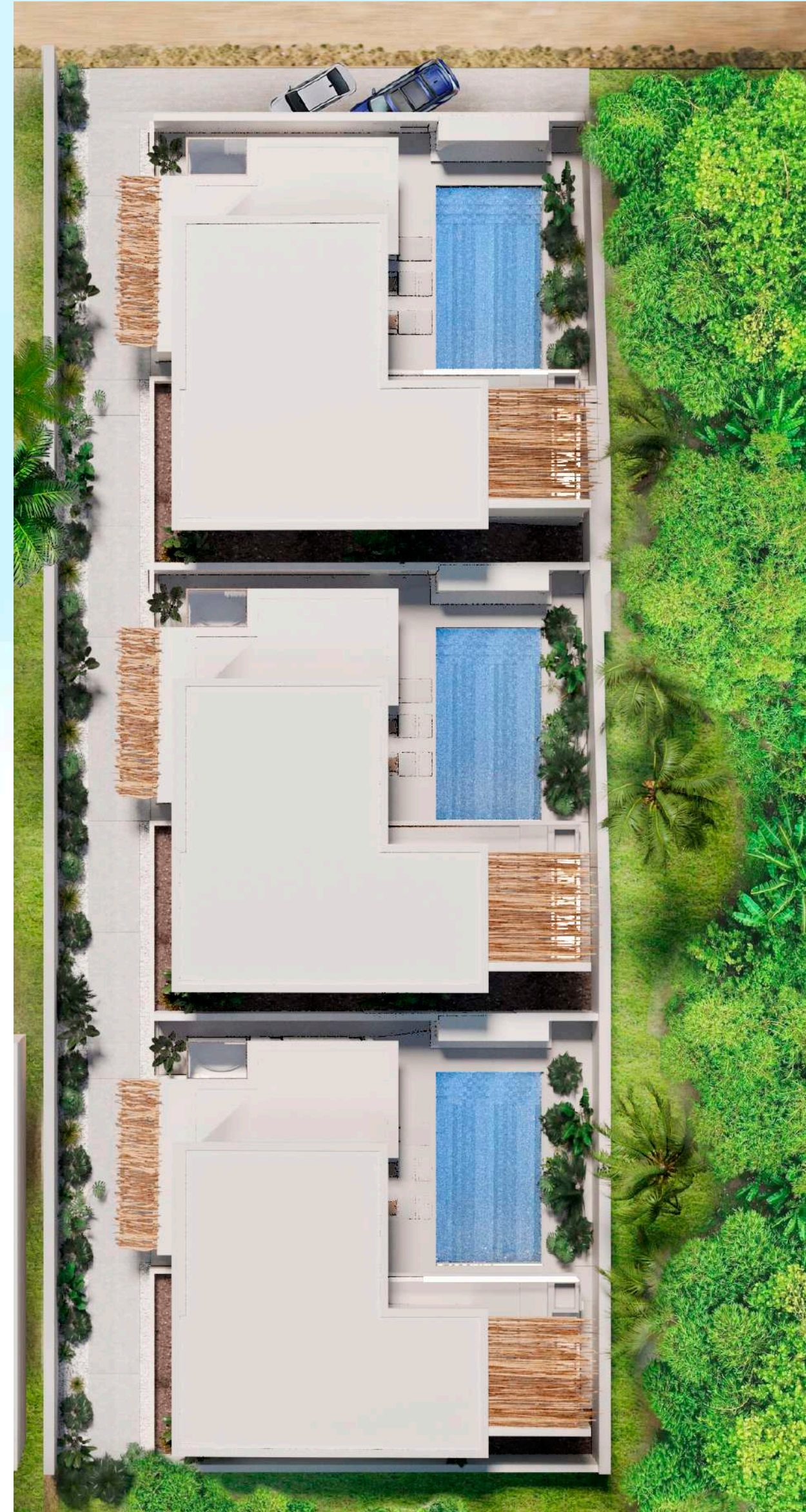
The Balian

Koh Samui villas

Choengmon Beach, Aura Villas Road

The estate.

Three modern villas located in 400 meters walking distance from Choengmon Beach.



Outside



A modern living room with a light grey sofa, a large window with a view of a pool and plants, and three woven pendant lights. The room is bright and airy, with a minimalist aesthetic. The sofa is positioned in the foreground, and the window is the focal point, showing a view of a pool and lush greenery. The lighting is warm and natural, with the pendant lights adding a touch of texture and style. The overall atmosphere is cozy and inviting.

Cozy living room

Natural materials and built in furniture





Soft bedrooms





Tropical bathroom

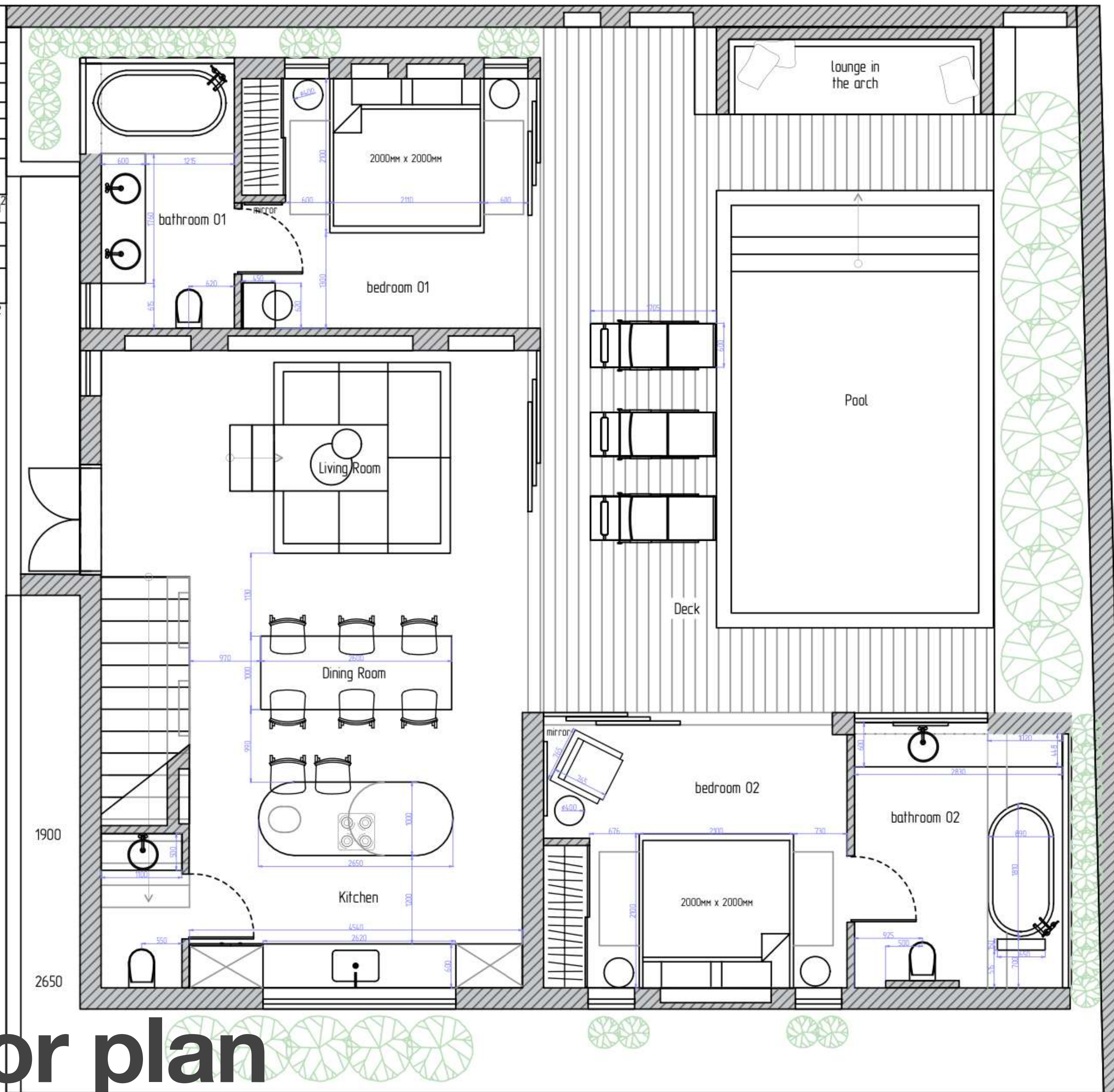




Pool and terraces



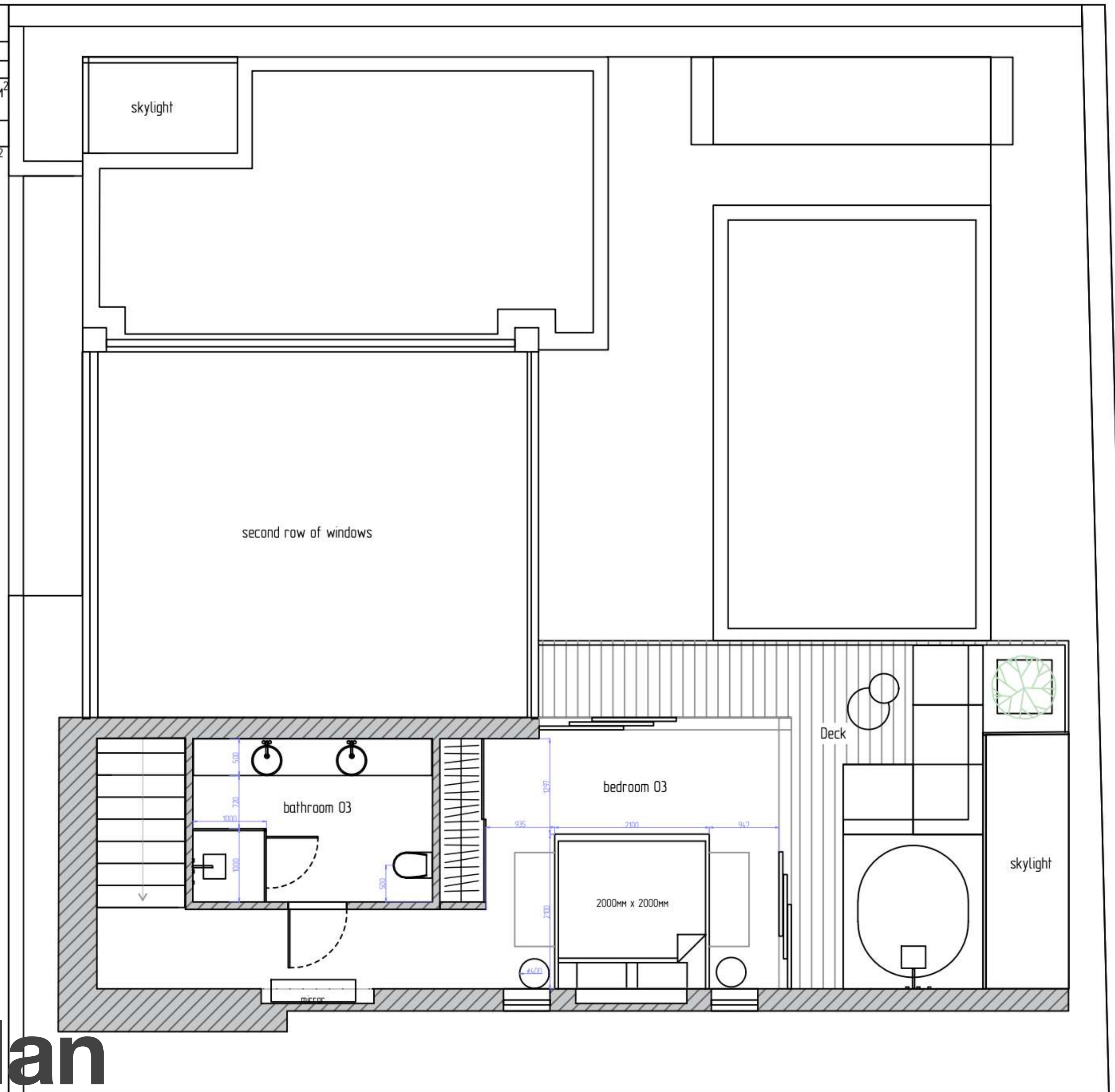
Name	S
Living Room	17,8M ²
Dining Room	14,5M ²
Kitchen	15,6M ²
Lavatory	2,3M ²
bedroom 01	13,7M ²
bathroom 01	6,8M ²
bedroom 02	15,2M ²
bathroom 02	9,8M ²
Total: 95,7M ²	
Deck	28M ²
Pool	22,5M ²
lounge in the arch	4,5M ²
Total: 55M ²	



Ground floor plan

Areas of premises

Name	S
bedroom 03	23,5M ²
bathroom 03	7,2M ²
Total: 30,7M ²	
Deck	16M ²
Total: 16M ²	



First floor plan

Details and description

- 400 met from white sand Choengmon beach surrounded by luxury villas and 5* hotels
- 10 minutes driving from Samui Airport
- 10 minutes driving from Fishermans Village
- 3 villas with 3 en-suite bedrooms and private pool each
- each villa land plot is 220m²
- private concrete road
- government electricity
- deepwell
- private perking
- popular Bali mixed boho style interiors
- natural materials and handicraft furniture from Bali

Investment plan

Total villa cost is 524.000 USD freehold

- first payment 30% at the agreement signing
 - second payment 30% in 3-4 months, after roof finishing
 - third payment 30% in 4 months, after mep works done
 - fourth payment 10% in 2 month, when villa completed
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- **The payment schedule and the cost of villa are valid only at the off-plan stage. When buying a villa will be under construction, its price will be 30% higher at the foundation stage and 50% at finishing stage.**