

THE HIDEAWAY

Garden pool Villas
Bophut, Koh Samui



LOCATION THE HIDEAWAY

The Hideaway consists of 6 units and is in the heart of Bophut, which is within walking distance from the very popular area of Fishermans Village, where you will find a wide range of bars and restaurants that overlook Bophut beach with stunning views across to Koh Phangan, there is something to suit every budget.

Fishermans Village boasts some of the best bars and restaurants Samui has to offer and they are all on your doorstep.

: The Hideaway is also located very conveniently for many local amenities :

- Samui International Airport (10 minutes)
- Bangrak Beach (5 minutes)
- Big Buddha (8 minutes)
- International Hospital (5 minutes)
- International Schools (5 minute ISS and 12 minutes PBISS)
- Chaweng nightlife (10 minutes)
- Central Festival Shopping mall (10 minutes)
- Makro food mall (5 minutes)

Koh Samui is an international destination, with the tourist market booming once again, with direct flights every day from Bangkok, Malaysia, Singapore, and Hong Kong. The Hideaway will make an excellent investment or a full-time family home.



BOPHUT

MAP

THE HIDEAWAY



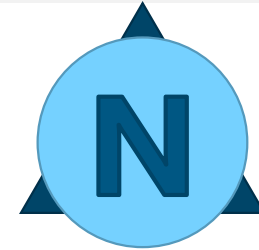


CONCEPT

The Hideaway phase 2 consists of 6 detached villas which are conveniently located only a short distance from Bophut Fisherman's Village. Each villa consists of 3 double bedrooms, 3.5 bathrooms, a large open plan living/kitchen/dining, opening up to the terrace area and private pool, every villa is finished to the highest of standards using only high-quality materials and built by one of Samui's longest standing construction companies RSBuilt, known for their outstanding build quality from foundations to finishing.

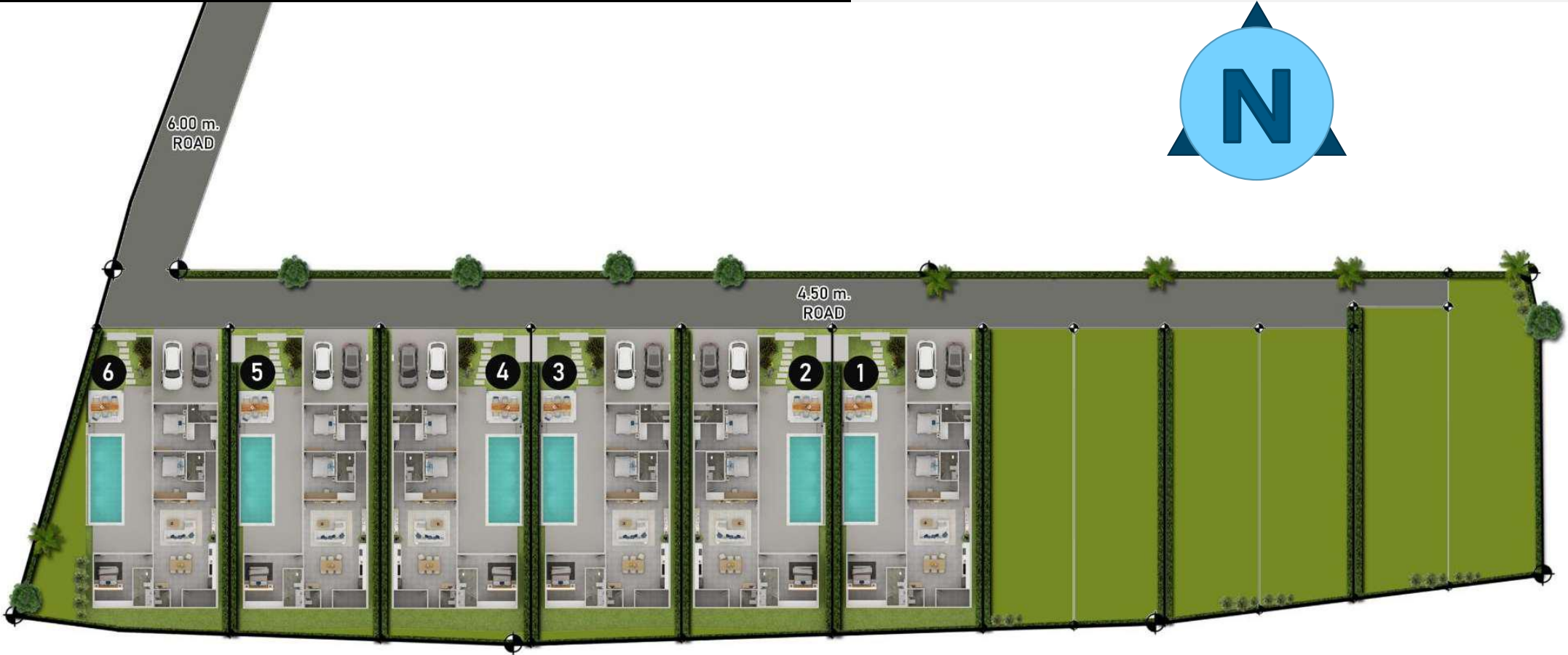


MASTER PLAN



6.00 m.
ROAD

4.50 m.
ROAD



THE HIDEAWAY
GARDEN POOL VILLAS



PRICE LIST

THE HIDEAWAY GARDEN POOL VILLAS

VILLAS	VILLA TYPE	BEDS	TOTAL LIVING (Sq.m.)	TOTAL PLOT(Sq.m.)	PRICE THB	STATUS
1	C-Phase 2 Garden Villa	3	279.13	393.42	10.99 M	AVAILABLE
2	C-Phase 2 Garden Villa	3	279.13	399.73	10.99 M	AVAILABLE
3	C-Phase 2 Garden Villa	3	279.13	406.04	10.99 M	AVAILABLE
4	C-Phase 2 Garden Villa	3	279.13	407.10	10.99 M	AVAILABLE
5	C-Phase 2 Garden Villa	3	279.13	400	10.99 M	AVAILABLE
6	C-Phase 2 Garden Villa	3	279.13	452.16	11.40 M	AVAILABLE

VILLAS 7-12



BUILDING AREA

- CAR PARK 40.80 SQ.M.
- LIV+DIN+KIT 56.60 SQ.M.
- MASTER BEDROOM 21.90 SQ.M.
- EN-SUITE 1 7.00 SQ.M.
- BED ROOM 2 16.80 SQ.M.
- EN-SUITE 2 5.00 SQ.M.
- BED ROOM 3 21.50 SQ.M.
- EN-SUITE 3 5.30 SQ.M.
- STORAGE 10.00 SQ.M.
- TOILET 2.70 SQ.M.
- SALA 9.90 SQ.M.
- POOL DECK 50.58 SQ.M.
- SWIMMING POOL 32.68 SQ.M.
- WATER TANK 9.90 SQ.M.

TOTAL BUILT 290.66 SQ.M.

GROUND FLOOR PLAN

PERSPECTIVE VIEW

DETACHED VILLA



"Swimming Pool"



"Living Area"



"Kitchen Area"

THE HIDEAWAY



“Master Bedroom With Ensuite”

3 Double Bedrooms

All opening onto the pool deck

All en-suite Bathrooms

RENTAL RETURNS TYPE C

THE HIDEAWAY GARDEN POOL VILLAS

10.99



SEASON	DATE FROM	DATE TO	DAYS (#)	RENT/DAY (THB)
PEAK	DEC 16	JAN 10	26	฿ 8,000
HIGH	JAN 11	APR 30	111	฿ 6,800
LOW	MAY 1	JUN 30	61	฿ 5,100
HIGH	JUL 1	SEP 30	91	฿ 6,800
LOW	OCT 1	DEC 15	76	฿ 5,100
TOTAL / AVG			365	฿ 6,247

RENTAL RETURNS

EST. OCCUPANCY	TOTAL GROSS REVENUE	MANAGEMENT FEES (20%)	FIXED EXPENSES	NET RETURN	ROI
40%	฿ 766,120	฿ 153,224	฿ 156,000	฿ 456,896	5.22%
50%	฿ 957,650	฿ 191,530	฿ 156,000	฿ 610,120	6.88%
60%	฿ 1,149,180	฿ 229,836	฿ 156,000	฿ 763,344	8.54%
70%	฿ 1,340,710	฿ 268,142	฿ 156,000	฿ 916,568	10.20%
EST. OCCUPANCY	TOTAL GROSS REVENUE	MANAGEMENT FEES (20%)	FIXED EXPENSES	NET RETURN	ROI

MONTHLY EXPENSES	APPROX.
VILLA AND POOL MAINTENANCE	฿ 7,000
ELECTRIC	฿ 2,000
CABLE TV	฿ 2,000
INTERNET	฿ 1,000
WATER	฿ 1,000
TOTAL	฿ 13,000

THE HIDEAWAY

THANK YOU