

Boutique Residential
Villa Resort on Koh Samui

CASA
noi

From 4.900.000 THB

Maximum Privacy. Maximum ROI. Maximum Design.

Own a private villa with a full resort lifestyle — for the price of a condo.





[Vision & Concept]

CASA NOI is a premium collection of 26 one and two-storey villas, with 1-2 bedrooms, designed to offer condo buyers something they never expected — a private tropical home with a full suite of luxury resort amenities.

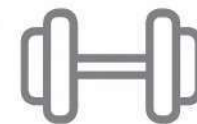


Instead of paying ₱4.9M for a small condo in a crowded complex, our buyers get:

- A full standalone garden by the pool villa
- More space, more privacy, and more value
- A community with resort-style amenities
- 200 meters Sea-away



Variety of pools



GYM



Kids-zone



Pool bar

The Market Edge

This is the next generation of affordable luxury: a hybrid between a personal home and a five-star hospitality experience without additional cost which allows you to charge end users at the rates of 5-star hotels and villa resorts.



[Resort Infrastructure]

Watch the site from the ground – the future home of CASA NOI



[Masterplan & Lifestyle Amenities]

Units

26

Villas

Configuration

1-2

one or two bedroom,
50-120 sq.m hotel style suites

Land plots

190m²

average per unit

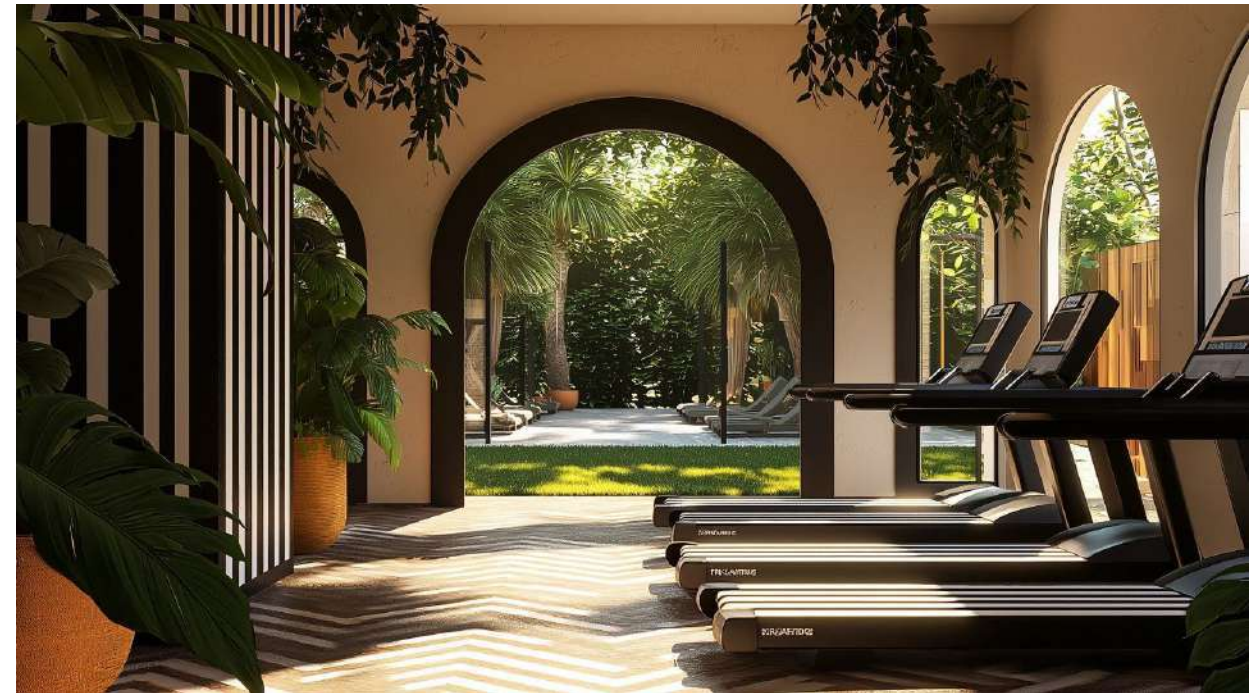
The Lifestyle: More Than a Pool. A Whole Resort...

[Facilities]



2 large central pools:

Designed for both leisure and activity — one for serene relaxation, the other for family fun and photo moments.



Gym:

A modern fitness space equipped for cardio and strength training — ideal for guests who value wellness during their stay.



Pool bar:

A stylish poolside bar offering signature cocktails, light snacks, and a perfect sunset lounge atmosphere.



Kids-zone:

A safe and engaging area for little ones, positioned next to the main pool — fun, secure, and family-friendly.

[Facilities]



SPA with hammam & sauna:

A serene spa zone offering steam rituals, hammam, and sauna experiences for deep relaxation and detox.



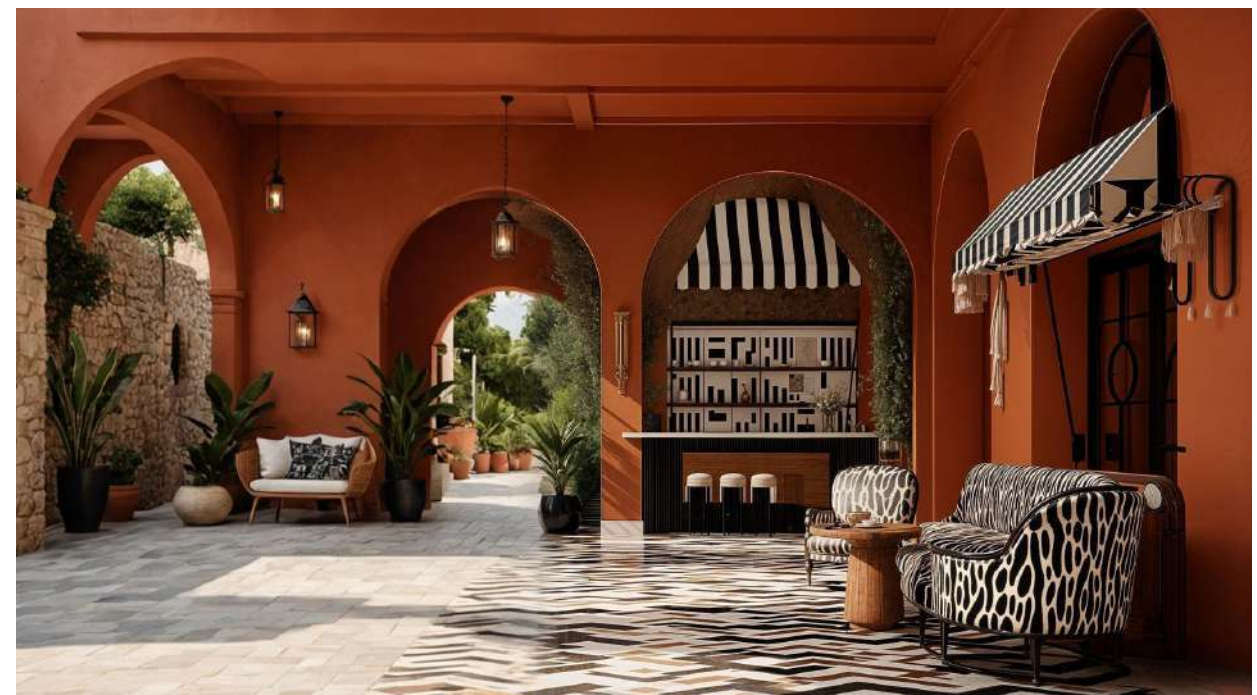
BBQ terrace:

An outdoor terrace designed for private gatherings, complete with BBQ facilities and catering capabilities — ideal for hosting events.



Café with coworking nooks:

Fresh coffee, grocery essentials, and cozy workspaces with Wi-Fi — ideal for remote work or relaxed mornings.



Reception:

Guest parking, Convenient guest arrival.

[Facilities]



Outdoor cinema:

Compatible party zone A versatile event space equipped for movie nights, private celebrations, and wow-factor social moments.



Private Beach Club:

Enjoy exclusive access to a serene stretch of the Gulf coast, where CASA NOI residents can relax on private sun loungers under designer umbrellas.



The Key to CASA NOI:

More than just access to your villa — this beautifully crafted key unlocks an exclusive world of privileges. As a CASA NOI resident, you gain priority access, VIP booking status, and curated discounts at Koh Samui's finest restaurants, beach clubs, and experiences.

[The Villas: Private Homes Designed to Earn]

A Stylish Villa That Outshines Any Condo.

At CASA NOI, every unit is a fully independent 1 or 2-storey villa with a private garden terrace, elegant interiors, and a hotel-like ambiance. Designed with both rental appeal and owner comfort in mind, this is a product that feels like a design hotel suite — but is fully yours.



1 storey villa:

1 Floor – spacious hotel style suite with kitchen, bathroom and shower

1 Kingsize Bed, 1 Bathroom

2 Sleeping places

50 sq.m total internal space

+22 sq.m large outdoor private terrace and sala

Fully furnished, rental-ready

~170 sq.m Land plot size

[The Villas: Private Homes Designed to Earn]

2 storey villa:

2 Floors – full-fledged villa with 2 bedrooms and social area on the ground floor

2 Bathrooms and showers

6 Sleeping places

119 sq.m total internal space

+28 sq.m large outdoor private terrace

Fully furnished, rental-ready

~220 sq.m Land plot size

1 floor



2 floor











[Design & Architecture]

A Statement of Boutique Sophistication



CASA NOI redefines tropical living through a bold architectural language that fuses Mediterranean charm with artful, tropical minimalism. Each villa is not only a residence but a visual experience — elegant, expressive, and purposefully distinctive in a market flooded with generic design.



The terracotta-red exterior with bold black-and-white awnings evokes a Riviera spirit — iconic and instantly recognizable. This isn't just curb appeal — it's Instagram gold







Tropical Symbiosis:

Villas sit nestled within private gardens of palm, citrus, and native flora, offering guests a feeling of secluded luxury while remaining within a vibrant, managed community.

European Interiors, Local Soul:

Tropical Deco — inside, vaulted ceilings with woven reed textures meet handcrafted furniture, artisanal lighting, terrazzo floors, and a designer palette of indigo, sand, and sunset tones.

The layouts offer natural privacy: Every detail — from lighting angles to furniture scale — is optimized for both comfort and photogenic rental staging.

“You Don’t Just Buy a Villa. You Own an Icon.”

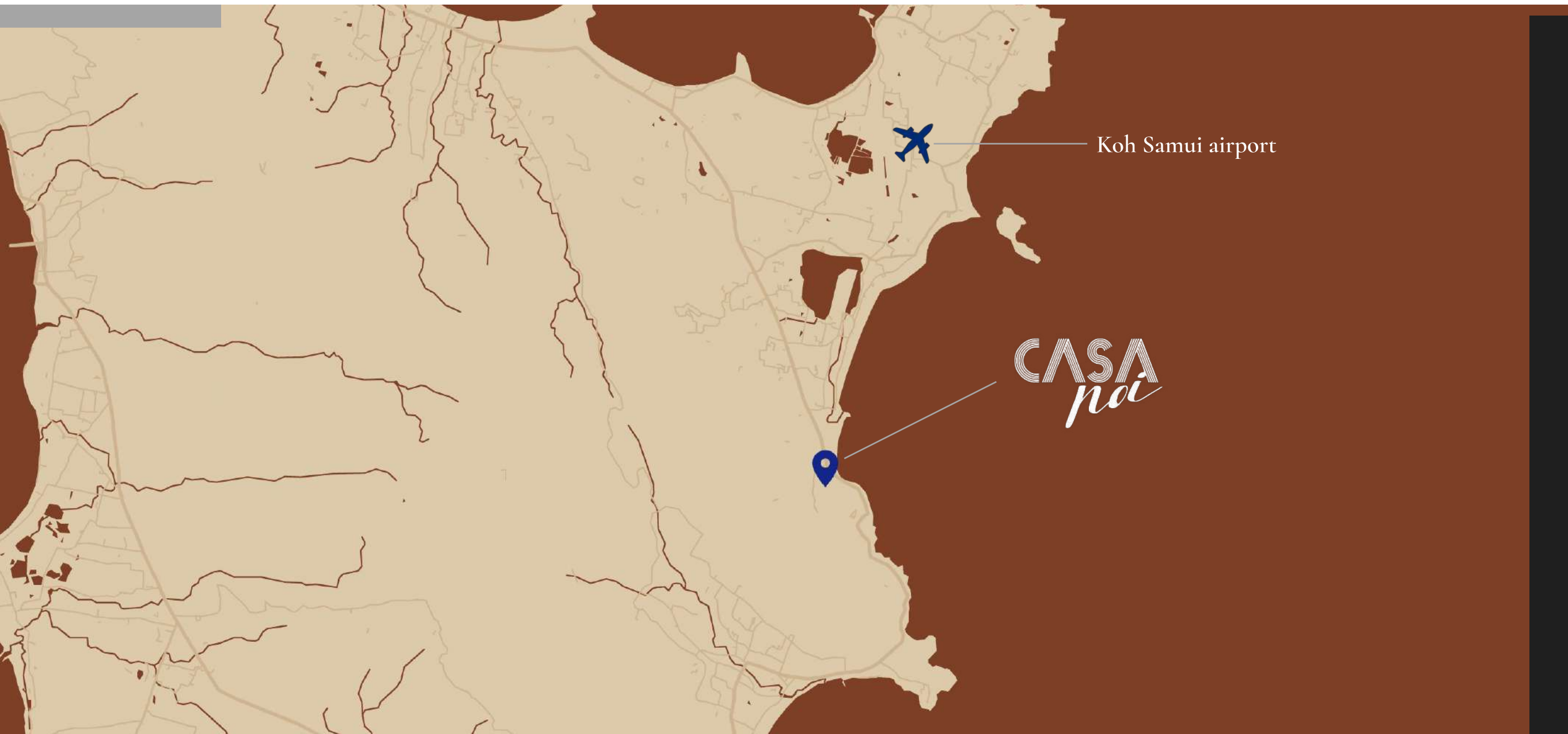
Unlike mass-produced condos or templated villas, CASA NOI is a boutique-class investment where design is part of the ROI — standing out in listings, photos, and guest experiences to drive higher occupancy and nightly rates.

Curated lighting and layout for premium photography appeal boosts rental performance.

[Plot Summary]

Natural Beauty, Elevated Privacy:

- Total Area: 7,634.8 sq.m
- Elevation: Slightly raised, flood-safe
- Topography: Gently sloped with natural airflow
- Surroundings: Palm grove, tropical greenery, and open sky views



Why It Performs:

Perfect for small families, digital nomads, and long-stay guests.

Uncommon product on Koh Samui: boutique, stylish, and mid-market priced.

Strong visual branding = High rental conversion rate on Airbnb & Booking

[Why This Spot Works for Investment]

Nestled between Chaweng and Lamai, just minutes from the beach and major attractions.

- Quiet yet central: Tucked away in peaceful greenery, but close to the heart of the island's action
- High-demand zone: Surrounded by top-rated resorts, villas, and wellness retreats
- Excellent connectivity: 15 min to the airport, 10 min to Central Festival Samui, 5 min to Chaweng Beach, 200 meters to the Sea.
- Easy access to: dining, international schools, and hospitals

[Strategic Rental Value]

Tourists and digital nomads increasingly prefer the Chaweng Noi area for its balance of nature, access, and prestige. This location allows you to charge premium rates — without the chaos of beachfront crowds.

“Hidden, but not remote — the perfect rental formula.”



[Investment Highlights & ROI Potential]

Koh Samui offers consistent yields and capital growth opportunities unmatched by mainland alternatives.

- Starting Price: From 4,900,000 THB, 50-120 sq.m per units
- For a 1-2 bedroom, 1-2 storey villas with private terrace and balcony in a full-service resort community
- Up to 6-sleeping places(4 adults, 2 kids)
- Based on comparable rental yields in the Koh Samui market
- Net ROI: ~13–15% annually
- Payback: ~6.5–7 years
- Upside: Capital appreciation ~4%/year (historical average)

Season	Occupancy	Night Rate (THB)	Annual Revenue
Peak	90%	6800	High
High Season	85%	6500	Strong
Low Season	65%	4000	Conservative
Annual Net Income	~76% Avg. Occupancy	5760 Avg.NR	1.6M THB/year
Annual Net Profit (after expenses)			≈ 1.05M THB

[The Ultimate Holiday Destination]

As Thailand's second-largest island, Koh Samui welcomes over 2 million visitors annually through its international airport and marine ports. With a seamless mix of tropical beauty, modern infrastructure, and year-round accessibility, it has become one of Thailand's premier tourist hotspots — and a top-performing short-term rental market in Southeast Asia.

[Payment Plan & Entry Terms]

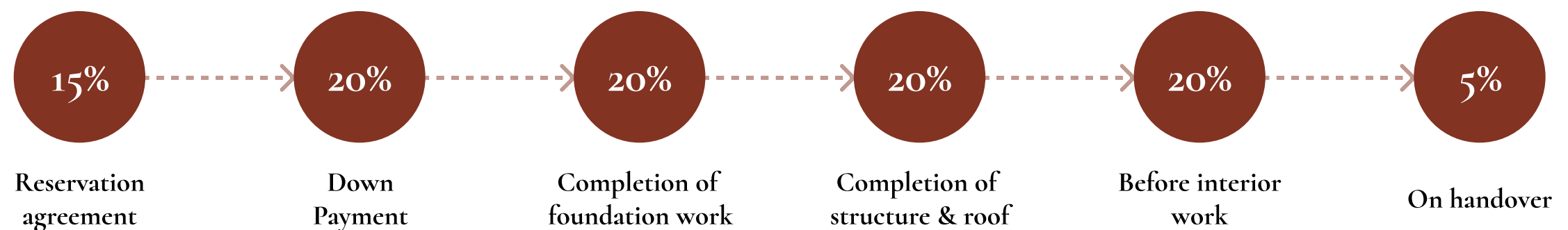
Discounts Available:

3% OFF for 100% upfront prepayment

Multi-unit buyer incentive (on 2+ villas)

Ownership Terms

- Leasehold 30 years
- Annual lease payments ($\approx 70,000$ THB/year)
- Utility fees are at the direct cost price ($\approx 12,000$ THB/month)/80THB/PSM/Month
- Sinking fund 400 THB/PSM/1 time(until sinking fund used up)
- Full legal and tax support from developer side
- Land registered under Thai company with secure contract structure



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noi

