





CONCEPT

PREMIUM VILLA COMPLEX WITH 11
LUXURIOUS 2 - 4 BR UNITS DESIGNED
FOR HIGH-YIELD RENTAL INCOME.





Prime, high-demand location targeting sophisticated and solvent audience of tourists seeking privacy, luxury, and unique experiences beyond only accommodation but a service that would cover all parts of an unforgettable vacation, entertainment, gastronomy, leisure in a community of like-minded people who is ready to pay extra for this turnkey values.



DISTINCTIVE
DESIGN AND
ARCHITECTURE

Cascade-style terracing integrates the villas into the natural landscape, maximizing sunlight and breathtaking views, creating an upscale, visually striking experience.



PRICE RANGE \$380K - \$550K





HIGHER RENTAL PREMIUM

BUTLERS

ON-DEMAND ELECTRIC
CAR LOGISTICS

EXCLUSIVE AMENITIES AND A CURATED
LIST OF EXCLUSIVE EXPERIENCES AND
LOYALTY PROGRAMS WITH MICHELIN-
STARRED RESTAURANTS

PREMIUM
BEACH CLUBS

SPAS





FULL-SERVICE PROPERTY MANAGEMENT FOR HASSLE-FREE OWNERSHIP

Unique offerings allow villas to command higher-than-average rental rates, significantly improving revenue potential and shortening the payback period.

A modern interior space with large windows, indoor plants, and a dining area. The room features a light-colored sofa on the left, a round wooden coffee table in the center, and a dining table with four chairs on the right. Large windows in the background offer a view of a tropical landscape with palm trees and a swimming pool. The text "JUST A FEW WORDS ABOUT THE BENEFITS OF OUR PROJECT AND WHY IT'S WORTH THE MONEY!" is overlaid in white, bold, uppercase letters across the lower portion of the image.

**JUST A FEW WORDS
ABOUT THE BENEFITS OF
OUR PROJECT AND WHY
IT'S WORTH THE MONEY!**

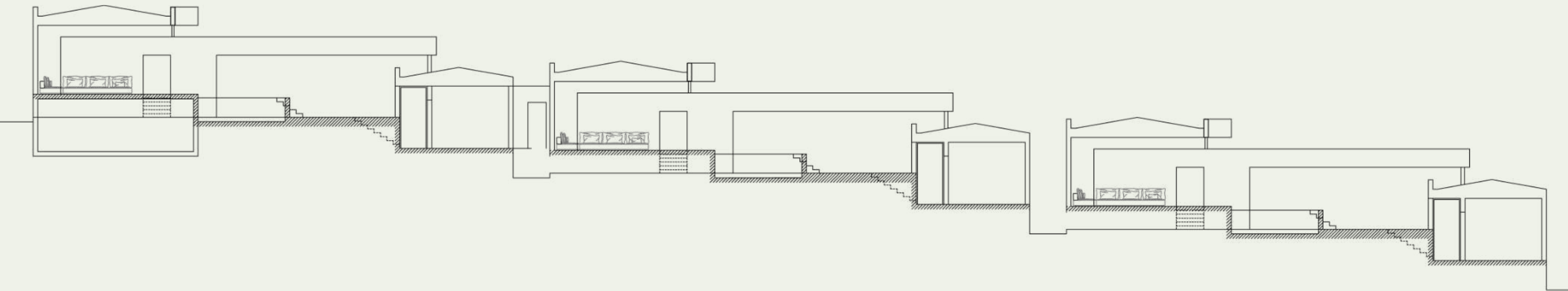


We do not build just typical square meters that will provide you with an average rental rate and average occupancy, which will last for several years and then lose their value due to the aggressive climate.

WE BUILD SOLID AND THOUGHTFUL VILLAS THAT WILL SUIT A MORE SOPHISTICATED AND SOLVENT AUDIENCE OF THE END CONSUMER, THE DEMAND FOR WHICH IS NOTICEABLY GROWING AND SUCH A PRODUCT IS SORELY LACKING ON THE ISLAND.

CASCADE TERRACING PRINCIPLE

The villas are located according to the cascade principle, creating the effect of terracing, stepped levels. This allows the villas to integrate with the natural landscape, improving the views and access to sunlight.



**PAYBACK AT 6.5
YEARS**

EXCLUDING VILLA
CAPITAL APPRECIATION
WHICH AVERAGED 5%
ANNUALLY.

INVESTMENT APPEAL:

We use materials that are resistant to aggressive climates, and wear-resistant furniture, plumbing and household utensils, which will ensure the durability of the villas.

This qualitatively affects the payback period of the project and the longevity of the cash flow after payback.

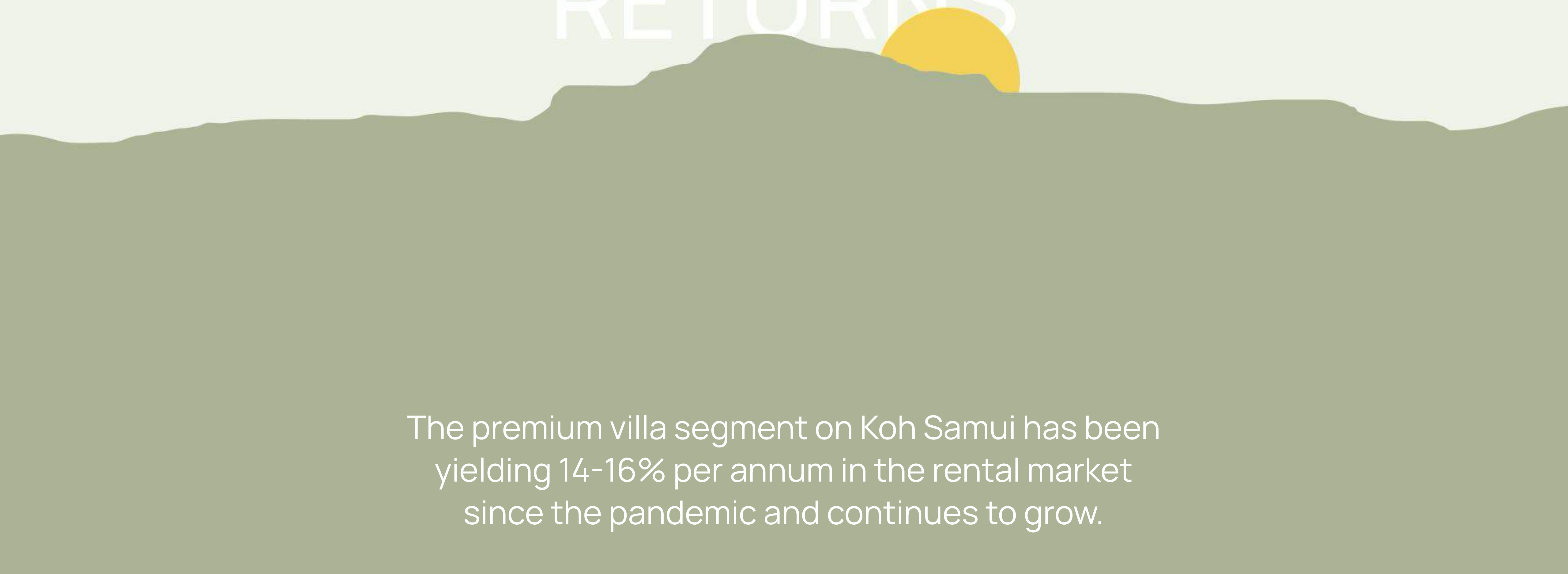




TURNKEY MANAGEMENT TO NET PROFIT:

Full hotel style management including butler and concierge services to ensure high occupancy and rental income for our rentiers.

CONSISTENT RETURNS



The premium villa segment on Koh Samui has been yielding 14-16% per annum in the rental market since the pandemic and continues to grow.

LEASEHOLD BENEFITS:

30 year lease with option to extend,
with annual payments providing long
term investment benefits freeing up
money making money.

**APPRECIATION
POTENTIAL**

Koh Samui's real estate market shows steady growth, enhancing future resale value.



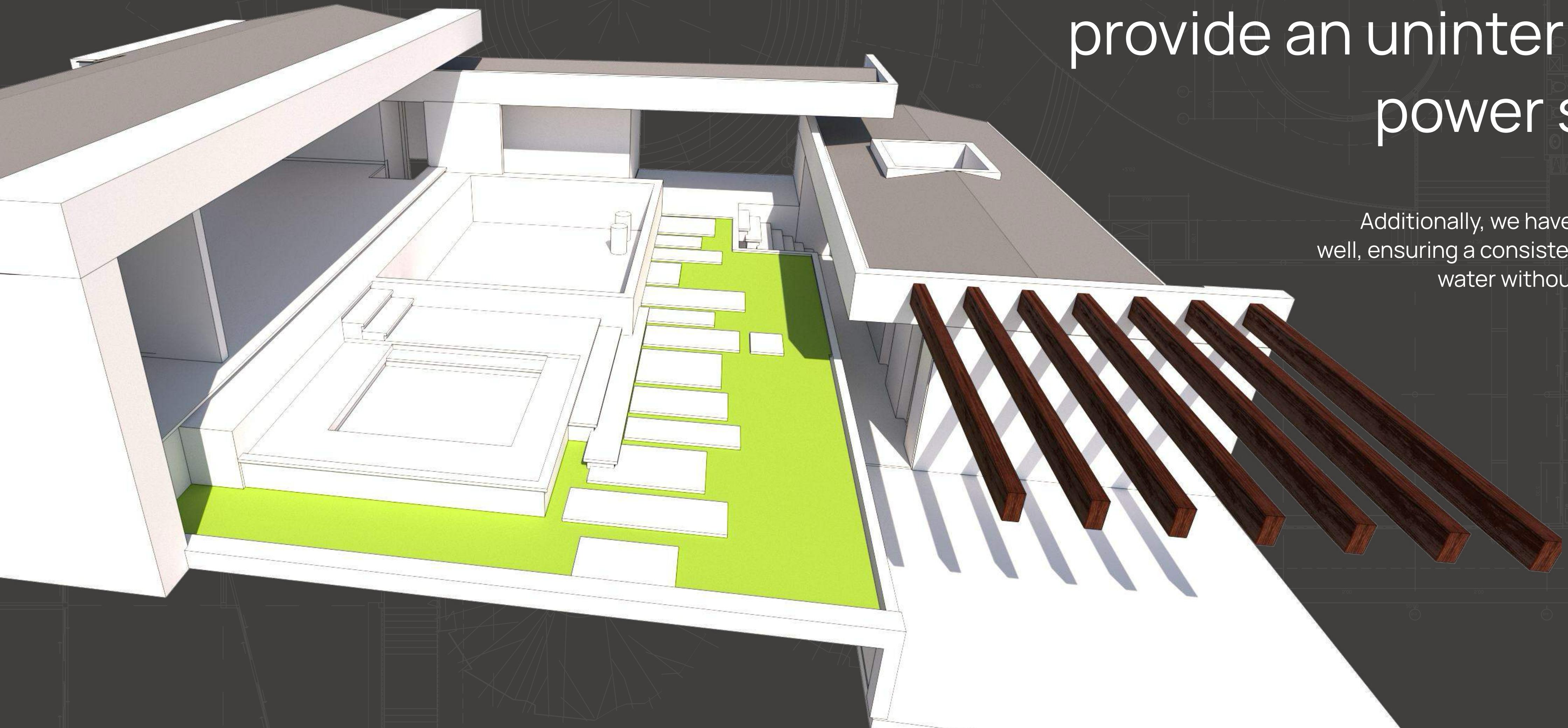
SUSTAINABILITY AND DURABLE MATERIALS

We also use materials that are resistant to aggressive climates, and wear-resistant furniture, plumbing and household utensils, which will ensure the durability of the villas.



The complex is equipped with two generators that provide an uninterrupted power supply.

Additionally, we have our own artesian well, ensuring a consistent supply of clean water without any disruptions.



We have a modern and efficient drainage system in place. It includes a specialized water diversion system, as well as underground reservoirs for collecting and pumping out water with the help of pumps in case of a severe flood threat.

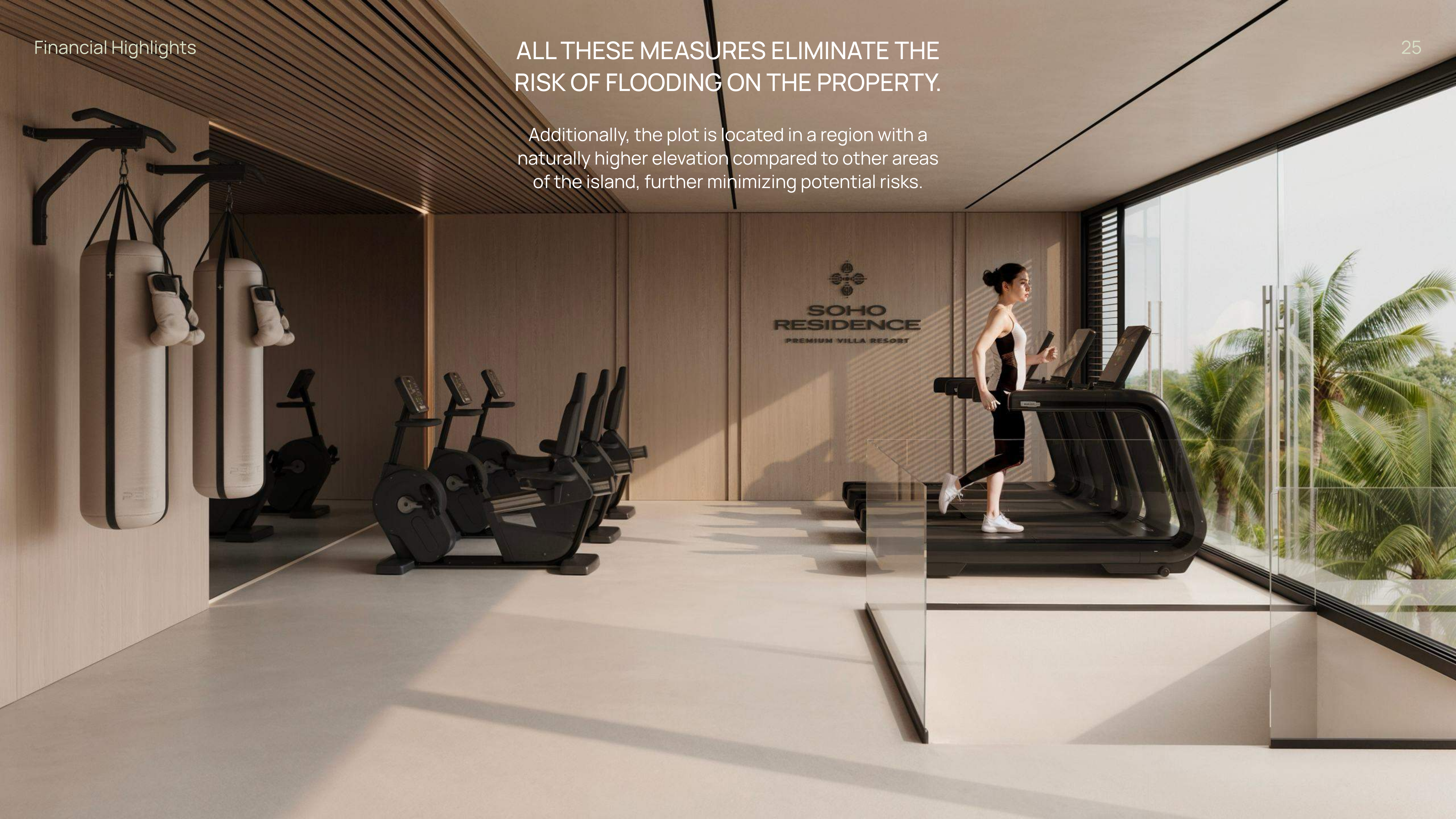
VARIOUS LAYERS PROVIDE MOISTURE ABSORPTION
AND PREVENT WATER ACCUMULATION.

Moreover, the terraced structure of the land prevents water
stagnation, and the lawns have a multilayer structure:



ALL THESE MEASURES ELIMINATE THE RISK OF FLOODING ON THE PROPERTY.

Additionally, the plot is located in a region with a naturally higher elevation compared to other areas of the island, further minimizing potential risks.



This qualitatively affects the payback period of the project and the longevity of the cash flow after payback



**SUPERIOR
MATERIALS
& FINISHES**



AT SOHO RESIDENCE,
TRUE LUXURY IS DEFINED
BY OUR METICULOUS
ATTENTION TO DETAIL.

Our Premium configuration
is engineered to deliver an
unparalleled living experience
that goes far beyond standard
offerings available at a similar
price point.

Difference from competitors



HERE'S WHAT SETS OUR VILLAS APART: —>

SUPERIOR MATERIALS & FINISHES

While competitors may provide basic finishes, we invest in high-end, wear-resistant materials, bespoke furniture, and cutting-edge fixtures.



Difference from competitors

These choices ensure durability and long-lasting elegance, even in Thailand's aggressive climate.

Superior Materials & Finishes

FULLY FURNISHED & TURNKEY EQUIPPED

Every villa comes fully furnished and equipped to the highest standards. This includes premium electronics, small kitchenware, cutlery, towels, and carefully curated decorative elements, ensuring a seamless move-in experience.

Ready for both living
and rental from day one.



THOUGHTFUL DESIGN & ARCHITECTURE

Our cascade-style terracing creates a visually striking effect, integrating each villa seamlessly with the natural landscape.

This design maximizes natural light and offers breathtaking views, enhancing both the aesthetic appeal and functionality of each space.





ENHANCED RENTAL PERFORMANCE

Our premium configuration is designed for a sophisticated and solvent audience.

The superior quality of our villas not only elevates the living experience but also enables us to command higher-than-average rental rates, significantly improving revenue potential and shortening the payback period.

IN SUMMARY, INVESTING IN A SOHO RESIDENCE VILLA MEANS CHOOSING A PRODUCT THAT PRIORITIZES QUALITY, **DESIGN, AND LONG-TERM FINANCIAL RETURNS**—QUALITIES THAT ARE SIMPLY UNMATCHED BY STANDARD CONFIGURATIONS OFFERED BY OTHER DEVELOPERS.

**COMPETITIVE EDGES
IN THE MARKET**



HIGH DEMAND

The SOHO villas are designed and marketed to cater to a discerning clientele that is not served by the lack of a niche product like ours on Koh Samui, ensuring a strong and sustainable position in the rental market.

Clubhouse, co-working space, own gym, cafe and a cascade terracing of the villa complex is designed to enhance guest experience privacy and luxury.

EXCLUSIVE AMENITIES



STRATEGIC MARKETING

Promoted through premium rental platforms and partnerships with luxury concierge networks for maximum visibility and reach to a targeted high-net-worth audience.

Booking.com

LUXURY
ATTACHÉ



Hotels.com







**WHY INVEST
IN SOHO
RESIDENCE?**



HIGH RENTAL DEMAND

Strategically located in Koh Samui's premium area.

LUXURY APPEAL

The premium villa offer guarantees constant occupancy.

SOLID ROI

Exceeds typical island rental yields.

INSTALLMENT PAYMENT PLAN

10%

Reservation
agreement

20%

Sale and purchase
agreement

15%

Completion of the
excavation stage

25%

Completion of the
monolith and frame stage

25%

Before the start of the
interior finishing stage

5%

Operational
commissioning

DISCOUNT FOR 100% UPFRONT PREPAYMENT

RENTAL INCOME OVERVIEW
FOR A 3-BEDROOM VILLA

Premium configuration property
price: 481 112 USD

PERFORMANCE HIGHLIGHT

Average Occupance Rate: 76%
Average Nightly Rate: 377 USD

FINANCIAL SUMMARY

Rental Operation Income: 104 922 USD/year
Operation Expenses: 33 749 USD/year

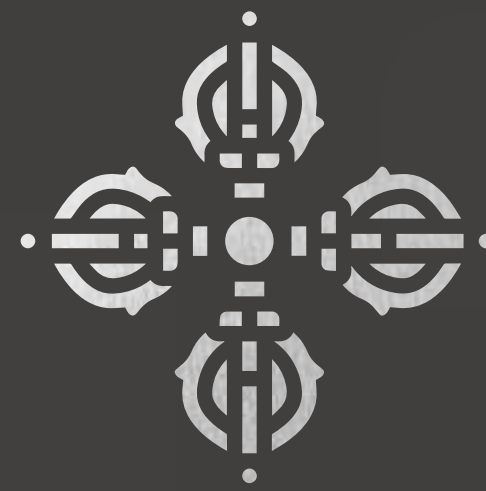
NET GAIN

71 143 USD/year
ROI: 14,79 %




SOHO
RESIDENCE
PREMIUM VILLA RESORT

1 VILLA



SOHO RESIDENCE

EXPLORE THE INVESTMENT!

Contact us for a detailed financial breakdown and to schedule a personalized presentation of SOHO Residence's full potential.

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