

Chana Villa

KOH SAMUI



ENGLISH VERSION

Chana Villa

KOH SAMUI

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INVEST IN A

TURNKEY TROPICAL VILLA



Welcome to Chana Village

A private residential development consisting of six villas, nestled in a peaceful, natural and preserved environment, in the sought-after Na Mueang area, in the south of Koh Samui.

Designed for a harmonious lifestyle

Combining modern comfort and tropical nature, the project offers elegant villas perfectly integrated into their surroundings, at the heart of a coconut grove and lush tropical vegetation.

Bright and functional living spaces

Each villa offers open, bright and functional spaces, carefully designed to make the most of the tropical climate and ensure an exceptional quality of life all year round.

Ideal for

A primary residence, a holiday home or a rental investment.

A smart investment

Strong rental potential in one of the island's most sought-after areas.

A villa designed for comfort and quality of life

Available in 2 or 3-bedroom configurations, this single-storey villa with a modern tropical design offers a comfortable and functional living environment, perfectly suited for family life, hosting guests or as a holiday home on the island of Koh Samui.

Designed around the swimming pool and a landscaped garden, the villa offers open and bright living spaces that blend harmoniously with the outdoors, creating a peaceful and welcoming atmosphere. The living room, open to a fully equipped kitchen, extends onto a covered terrace — ideal for enjoying the tropical climate all year round.

The sleeping area combines comfort and practicality. The bedrooms benefit from a smooth interior layout, making it easy to move around without going outside. This is a significant advantage on a daily basis, especially at night, during the rainy season or for the safety of children. Each bedroom has its own en-suite bathroom, while the more spacious master suite includes a bathroom with a double sink.

The villa also includes guest toilets, a laundry room, a storage area and a covered parking space. Outside, the garden features a private swimming pool with an outdoor shower as well as a dedicated technical room.

A modern and elegant villa, carefully designed to offer a pleasant, comfortable and high-quality living environment all year round.



Living Room & Kitchen



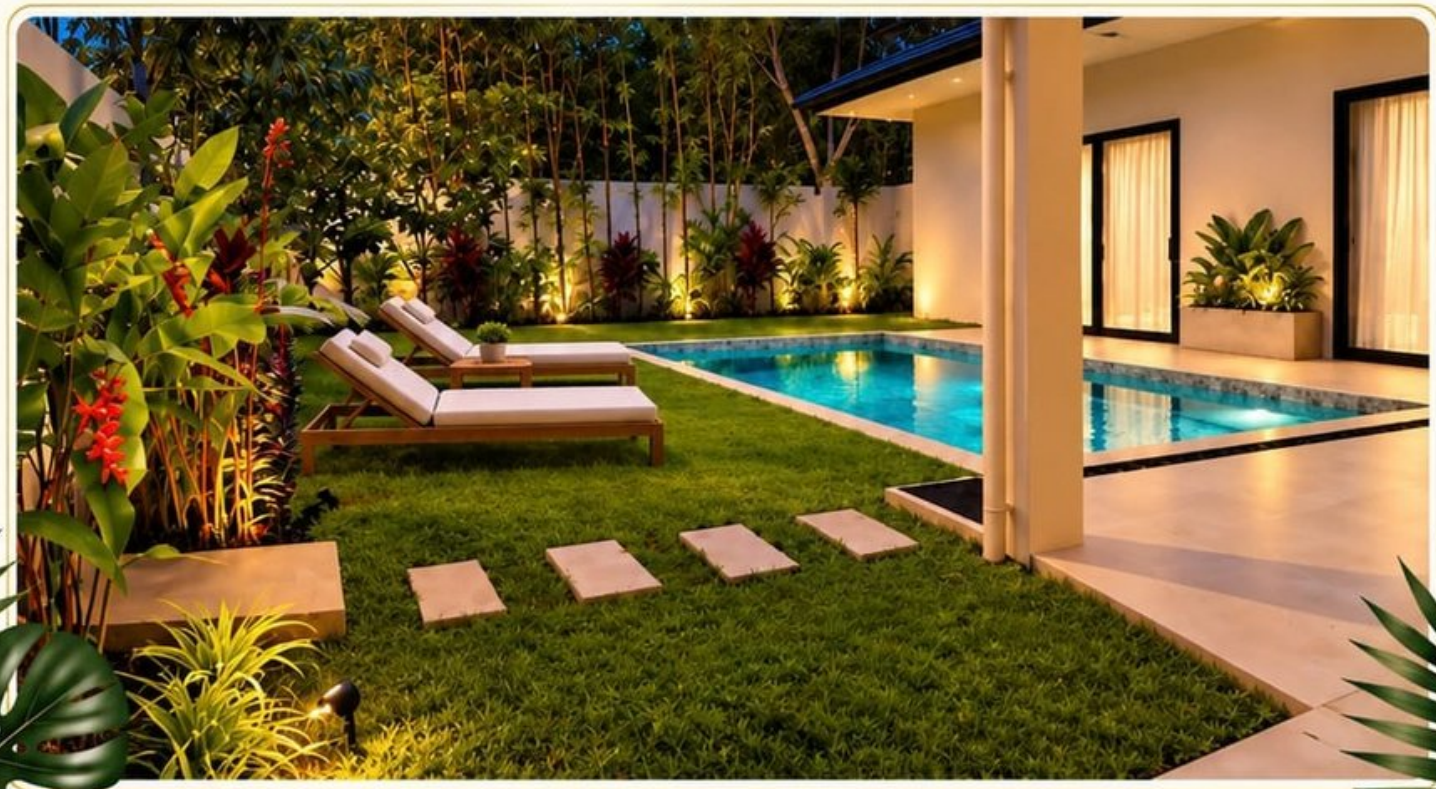


Outdoor Area





Outdoor Area at Night



Master Bedroom



Bathroom



Bedroom 2



Bathroom





Swimming Pool and Terrace



VILLA SPECIFICATIONS

2 BEDROOMS



INTERIOR AREAS

	Living Room & Kitchen (incl. entrance)	53	m²
	Master Bedroom	21	m²
	Master Bathroom	9	m²
	Bedroom 2	16	m²
	Bathroom 2	6	m²
	Guest Toilet	3	m²
	Pantry / Laundry	4	m²
Interior Area		**112**	**m²**

EXTERIOR AREAS

	Terrace	20	m²
	Swimming Pool (8 x 3.5 m)	28	m²
	Covered Parking	21	m²
	Garden	121	m²

TOTAL AREAS

	Land Area	370	m²
	Footprint (villa + terrace + parking + pool)	181	m²
	Interior Area	112	m²
	Built Area	200	m²

VILLA SPECIFICATIONS

3 BEDROOMS



INTERIOR AREAS

Living Room & Kitchen (incl. entrance)	53	m²
Master Bedroom	21	m²
Master Bathroom	9	m²
Bedroom 2	16	m²
Bathroom 2	6	m²
Bedroom 3	22	m²
Bathroom 3	6	m²
Guest Toilet	3	m²
Pantry / Laundry	4	m²
Interior Area	**140**	**m²**

EXTERIOR AREAS

Terrace	20	m²
Swimming Pool (8 x 3.5 m)	28	m²
Covered Parking (Garage)	21	m²
Garden	121	m²

TOTAL AREAS

Land Area	370	m²
Footprint (villa + terrace + parking + pool)	181	m²
Interior Area	140	m²
Built Area	215	m²

Chana Village
KOH SAMUI

PROJECT PLAN



Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6
360 m²	355 m²	360 m²	355 m²	360 m²	355 m²



LOCATION

Chana Village is located in one of the most beautiful and authentic areas of Koh Samui, in the heart of the coconut grove of **Na Mueang**.

The setting is natural and tropical, offering a peaceful living environment while remaining close to beaches, restaurants, local markets and all the main amenities of the island.

NEARBY ATTRACTIONS

BEACHES
Magnificent beaches preserved and only a few minutes away.



WATERFALLS & NATURE TRAILS
Discover superb waterfalls and hiking trails in a lush jungle.



LOCAL MARKETS & THAI RESTAURANTS
Explore local markets and enjoy authentic Thai cuisine.



MASSAGE & TRADITIONAL SPAS
Relax and rejuvenate in a peaceful and natural environment.



OUTDOOR ACTIVITIES
Kayaking, snorkeling, yoga and nature sanctuaries.



NA MUEANG ELEPHANT SANCTUARY
A unique and responsible experience at the heart of nature.



NEARBY INTERNATIONAL SCHOOLS

GREENACRE INTERNATIONAL SCHOOL (NA MUEANG)
3 MINUTES — 1.2 KM



WINDFIELD INTERNATIONAL SCHOOL (LAMAI)
24 MINUTES — 10.5 KM





YOUR TURNKEY VILLA

CHOOSE THE CONFIGURATION THAT SUITS YOU

CONFIGURATION	30-YEAR LEASE	CHANOTE Including land
2-BEDROOM VILLA WITH EQUIPPED KITCHEN	6,200,000 THB	7,700,000 THB
2-BEDROOM VILLA FULLY FURNISHED WITH GARDEN LANDSCAPING	6,900,000 THB	8,400,000 THB
3-BEDROOM VILLA WITH EQUIPPED KITCHEN	7,200,000 THB	8,700,000 THB
3-BEDROOM VILLA FULLY FURNISHED WITH GARDEN LANDSCAPING	7,900,000 THB	9,400,000 THB

INCLUDED IN THE PRICE

Included equipment varies depending on the option selected: equipped kitchen or full furnishings with garden landscaping.

FULLY EQUIPPED KITCHEN
Hob, extractor hood, oven, refrigerator, dishwasher

HOME FURNISHINGS
Complete interior furniture and decoration

AIR CONDITIONING
In all rooms, including the living room

CEILING FANS
In all rooms and on the terrace

FULLY EQUIPPED BATHROOMS
Sanitary fittings, furniture, mirrors, shower enclosures

PRIVATE SALTWATER POOL
Fully equipped with a filtration system

COVERED OUTDOOR TERRACE
Furnished outdoor living space

COVERED PARKING
For 1 car, with a gate

POOL EQUIPMENT ROOM
With complete equipment

LAUNDRY AREA
Dedicated space with water supply and drainage

GARDEN LANDSCAPING
Lawn, plants and outdoor lighting

BOUNDARY WALL & GATE
Perimeter wall and entrance gate

WATER TANK
2,000-litre tank with pump

ELECTRICAL INSTALLATION
Three-phase with generator Complete and compliant, with indoor and outdoor lighting

RAINWATER DRAINAGE SYSTEM
Drainage network buried in the ground

PAYMENT PLAN

A SCHEDULE ALIGNED WITH YOUR VILLA'S CONSTRUCTION PROGRESS



VILLAS ALREADY UNDER CONSTRUCTION

Some villas are available at different stages of construction. For these villas, the payment schedule is adapted to the actual progress of the work at the time of reservation.



STEP 1

RESERVATION DEPOSIT

Upon signing the reservation agreement.

10% of the sale price



STEP 2

CONTRACT SIGNING & START OF CONSTRUCTION

Upon signing the sale agreement and commencement of construction.

25% of the sale price



STEP 3

COMPLETION OF THE FOUNDATIONS & GROUND-FLOOR STRUCTURE

25% of the sale price



STEP 4

COMPLETION OF THE ROOF STRUCTURE

25% of the sale price



STEP 5

WINDOW INSTALLATION & FINISHING WORK

10% of the sale price



STEP 6

FINAL PAYMENT

Upon key handover and transfer of the land and villa.

5% of the sale price



A FULLY TRANSPARENT INVESTMENT

Each payment milestone reflects construction progress, allowing you to invest with complete confidence and clarity.

PURCHASE TERMS

30-YEAR LEASE

A SECURE 30-YEAR LEASE

Registered at the Land Office and fully transferable.

A DIRECT AND TRANSPARENT AGREEMENT

The lease agreement is entered into directly between the buyer and the landowner, ensuring a transparent and direct legal relationship without an intermediary.

THE COMPANY'S ROLE

The company acts solely as the developer and operator of the project and handles the official registration of the lease in the buyer's name at the Land Office.

TRANSFER UPON RESALE

In the event of resale, the lease is transferred to the new buyer, ensuring full continuity of rights.

THIS STRUCTURE PROVIDES ENHANCED LEGAL SECURITY

- Legally recognised usage rights under Thai law
- Legal independence from the development company
- Direct agreement with the landowner
- Resale opportunities in local and international markets with an excellent reputation

LEASE COST

LEASE TERM (YEARS)	MONTHLY COST (THB)	ANNUAL COST (THB)
0–10 years	1, 750 THB / month	21 000 THB / year
10–20 years (+10%)	1, 925 THB / month	23 100 THB / year
20–30 years (+10%)	2 118 THB / month	25 410 THB / year

LEASE RENEWAL

The lease may be renewed, subject to agreement with the landowner, offering additional long-term flexibility.

RESIDENTIAL SERVICES & COMMON FEES

Shared services provided by Horizon Development

To ensure a pleasant and well-maintained living environment, shared services are provided throughout the development. These services help preserve the long-term value of your property.



MAINTENANCE & MANAGEMENT

- Landscape and garden maintenance
- Household waste collection and management
- Outdoor lighting maintenance
- CCTV system maintenance



WATER & ELECTRICITY

PRIVATE DEEP WELL

Each villa has its own deep well, ensuring an independent water supply.

- Individual well for each villa
- Individual water pump
- Individual water tank

PEA PUBLIC ELECTRICITY SUPPLY

Each villa has its own electricity meter and a three-phase electricity supply provided by the public utility company (PEA).

- Individual meter for each villa
- Three-phase electricity supply
- Fully underground electrical network for a neat and attractive appearance
- Direct billing at the official PEA tariff



COMMON FEES

Common fees are fixed at
22,800 THB per year

1,900 THB per month

This amount ensures quality maintenance and the proper operation of all infrastructure within the development.

CONCIERGE SERVICES & RENTAL MANAGEMENT

A concierge service is offered in partnership with a specialist company, ensuring comprehensive management of your property and optimising your rental income, with complete peace of mind.

SHORT-TERM & LONG-TERM RENTAL MANAGEMENT

Full management of the rental process, whether for short stays or long-term rentals.

BOOKING OPTIMISATION

Pricing strategy and booking management to maximise your rental income.

GUEST WELCOME

Management of arrivals and departures (check-in / check-out) for a smooth and professional experience.

CLEANING, UPKEEP & MAINTENANCE

Organisation of regular cleaning, villa upkeep and general property maintenance.

REMOTE MONITORING

Remote property monitoring with personalised support to keep you informed at all times.

TENANT SUPPORT

Availability and responsiveness to address tenants' requests and quickly resolve any issues.

MANAGEMENT FEES

- **10 %** on long-term rentals
- **15 %** on short-term rentals

Optional service provided by an independent partner.

CONSTRUCTION & PROJECT OVERVIEW

CONSTRUCTION SCHEDULE

The villas at Chana Village are built according to a carefully organised schedule, ensuring a smooth construction process and on-time delivery.

- Work begins after confirmation of the project
- Estimated construction time : **8 months**
- Key handover upon completion

PROJECT MONITORING

- Weekly updates with photos and videos
- Site visits available by appointment
- Simple, transparent and regular monitoring

KEY HANDOVER

Final inspection before key handover.

CONSTRUCTION WARRANTY: 1 YEAR

A one-year warranty covering the main structural and construction elements.

QUALITY CHARTER

In every villa, we build with carefully selected materials and construction techniques suited to the tropical climate, ensuring comfort, durability and quality of life.



CONSTRUCTION

- Reinforced concrete structure
- Solid and durable design



COMFORT

- Design suited to the tropical climate
- Reinforced exterior walls to reduce heat and noise
- Thermal roof insulation



ROOFING

- Galvanised steel structure
- Hip roof with high-quality tiles
- Excellent rainwater drainage



WINDOWS & NATURAL LIGHT

- Large sliding glass doors
- Aluminium frames
- Bright and open spaces



FINISHES

- Natural stone-effect tiles
- Non-slip tiles throughout the villa
- Neat and harmonious finishes



POOL & OUTDOOR AREAS

- Private swimming pool
- High-quality finishes
- Design suited to the tropical environment



PROJECT MONITORING

- Rigorous construction supervision
- Weekly updates with photos and videos

HORIZON DÉVELOPEMENT
Koh Samui

Chana Village

KOH SAMUI

EXCLUSIVE POOL VILLAS IN KOH SAMUI

Modern Design

Premium Quality

Smart Investment

Contact Us

WhatsApp :
+66 (0) 96 676 4627

Line :
+66 (0) 96 676 4627

Book Your Private Viewing

