DYOUR

ESTATE



MAENAM · KOH SAMUI

Elizabeth Garden

39 Greek-Bali pool villas, 500 metres from the beach in Maenam

From THB 4.29 M

THE PROJECT

Elizabeth Garden

Elizabeth Garden is a private residence of 39 tropical villas on 8,200 m² of land in Maenam. The architecture is Greek-Bali: textured white walls, rounded arches, lit niches, mosaic pools and lush gardens. Soft and luminous, closer to the Mediterranean than to heavy timber, with all the warmth of Bali.

Every villa opens at ground level onto its own pool and covered sala. There are 31 one-bedroom villas, 6 two-bedroom villas and 2 three-bedroom villas, each with a dedicated parking space, along landscaped internal driveways.

The estate is built in two phases. Each phase is delivered complete, roads, parking and landscaping included, before the next one begins.

Highlights

- 39 villas with private pool and dedicated parking
- 500 m from the beach and the pier, 1.4 km from Ban Tai Beach
- Greek-Bali architecture with travertine and terrazzo finishes
- Two phases: handovers at the end of October 2027 and the end of March 2028
- Payment in six stages tied to construction milestones
- 5-year structural warranty

Key facts

Land	8,200 m²
Villas	39
Phases	2
Structural warranty	5 years
Leasehold	✓
Indicative delivery	October 2027

LOCATION

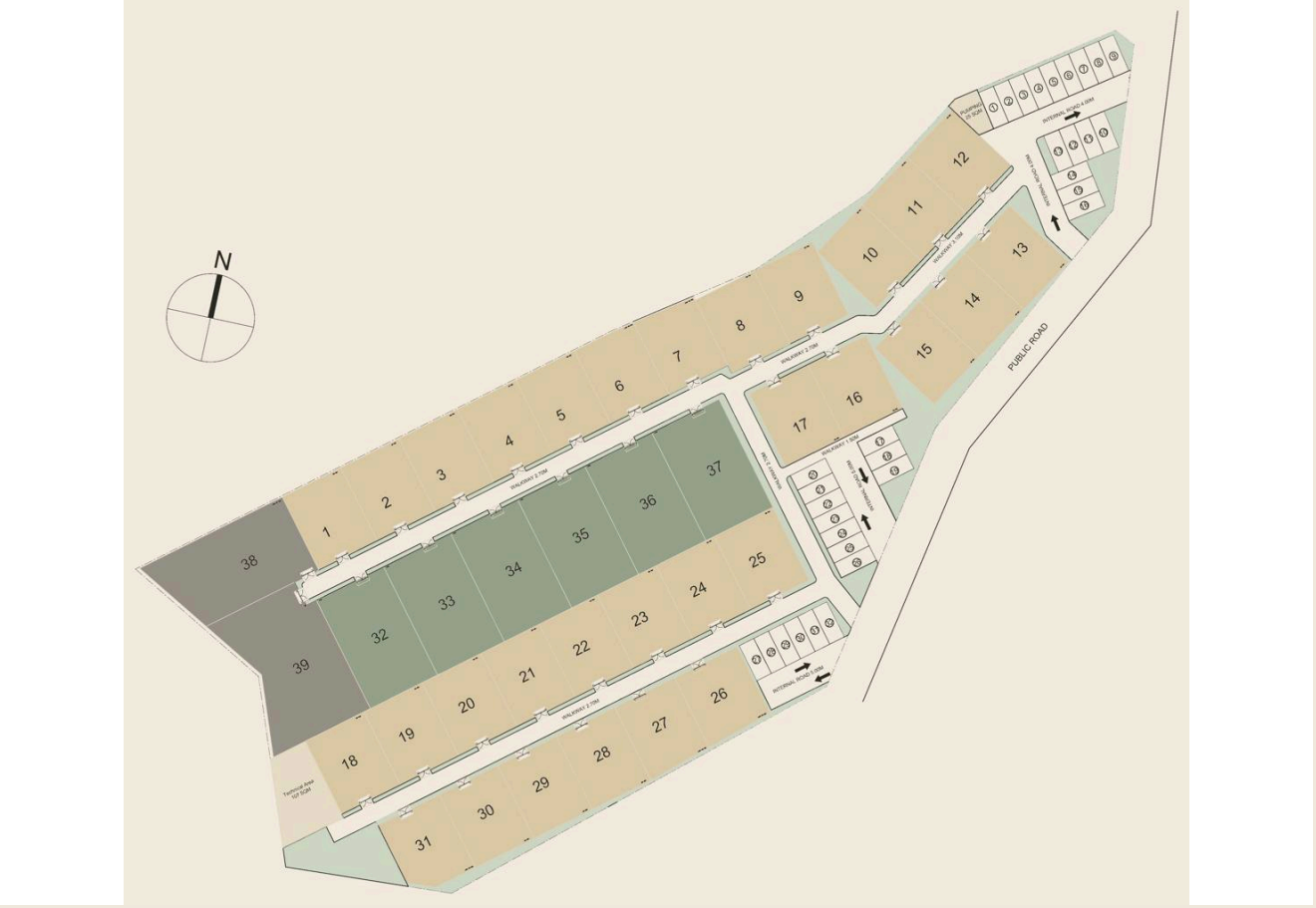
Maenam · Koh Samui

Maenam is the easy-going village of the north coast. The estate is about 500 metres from the beach and from Pralarn Pier, where ferries leave for Koh Phangan and Koh Tao, and 1.4 km from Ban Tai Beach. Restaurants, cafés, a pharmacy, a laundry, the local market and shops are all close by.

By road

Beach	500 m
Pier	500 m
Ban Tai Beach	1.4 km

Master plan

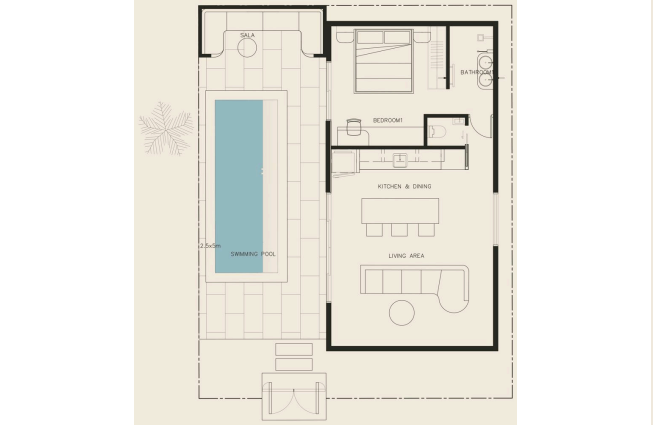


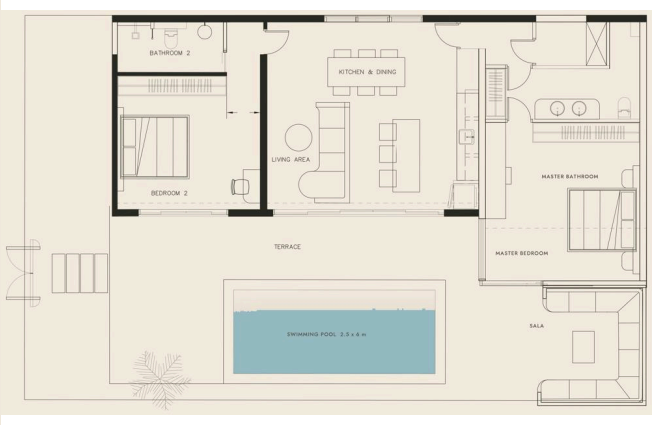
HOMES

Pool villas

TYPE	UNITS	BEDROOMS	INTERIOR	TOTAL	PLOT	FROM
One-bedroom villa	31	1	43 m²	66 m²	10.00 x 12.50 m	THB 4.29 M
Two-bedroom villa	6	2	95.9 m²	134.5 m²	17.80 x 13.15 m	THB 7.25 M
Three-bedroom villa	2	3	116.2 m²	197.2 m²	19.57 x 15.68 m	THB 10.89 M

Plans







Included in the villa

- Fitted kitchen with hob, fridge-freezer and built-in combination microwave
- King-size beds with mattresses
- All light fittings and air conditioning
- Complete bathroom with two basins
- Private pool: 2.5 x 5 m (one bedroom), 2.5 x 6 m (two and three bedrooms)
- Finishes: light beige stone floors, golden travertine bathroom walls, ivory terrazzo worktops, sand travertine terraces, emerald Balinese mosaic pools
- Water: two buried 30,000-litre reserves, plus a 1,500 to 2,000-litre tank and a water heater for each villa
- Security: boundary walls 2 to 2.2 m high, entrance gate, cameras at the entrance, staff on site during the day

Options

- Sofa, tables, wardrobes, outdoor furniture and decoration are not included: an interior design partner quotes them case by case
- Solar panels, salt chlorination for the pool, mosquito screens and rainwater harvesting, priced case by case

Annual costs and lease

- Lease: THB 48,718 per villa per year, added to the purchase price. 30 years from 1 October 2028, +5% every 5 years
- Management fees per month: THB 5,000 (1 bedroom), 6,000 (2 bedrooms), 7,000 (3 bedrooms), paid once a year from handover, plus 7% VAT
- Included: upkeep of each villa's garden and pool, outdoor common areas, weekly waste collection, pest control, borehole water free of charge, electricity at the Thai government rate
- Optional concierge for rentals: 15% of rental income
- Lawyer's fees: THB 15,000. Land Office fees are paid by the buyer

Payment schedule

10%	20%	20%	20%	20%	10%
Reservation	Start of works	Foundations complete	Structure complete	Finishes complete	Handover

Delivery

Phase 1	17 villas · Start October 2026 · Handover October 2027
Phase 2	22 villas · Start March 2027 · Handover March 2028 · Sales launch January 2027

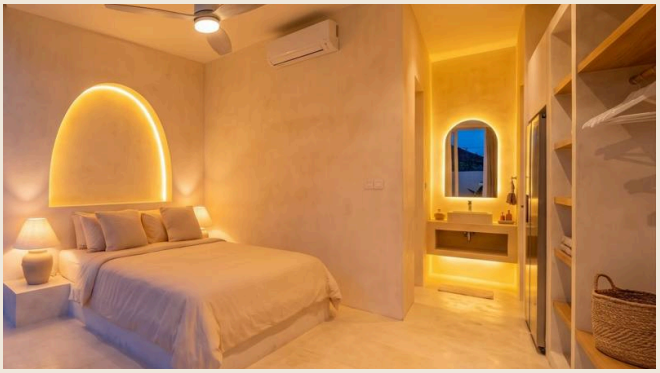
Gallery













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Talk to our team

Our architects have reviewed the plans of this project, and our advisors speak your language. Write to us for availability, the price list and a private visit.

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Message us on WhatsApp

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