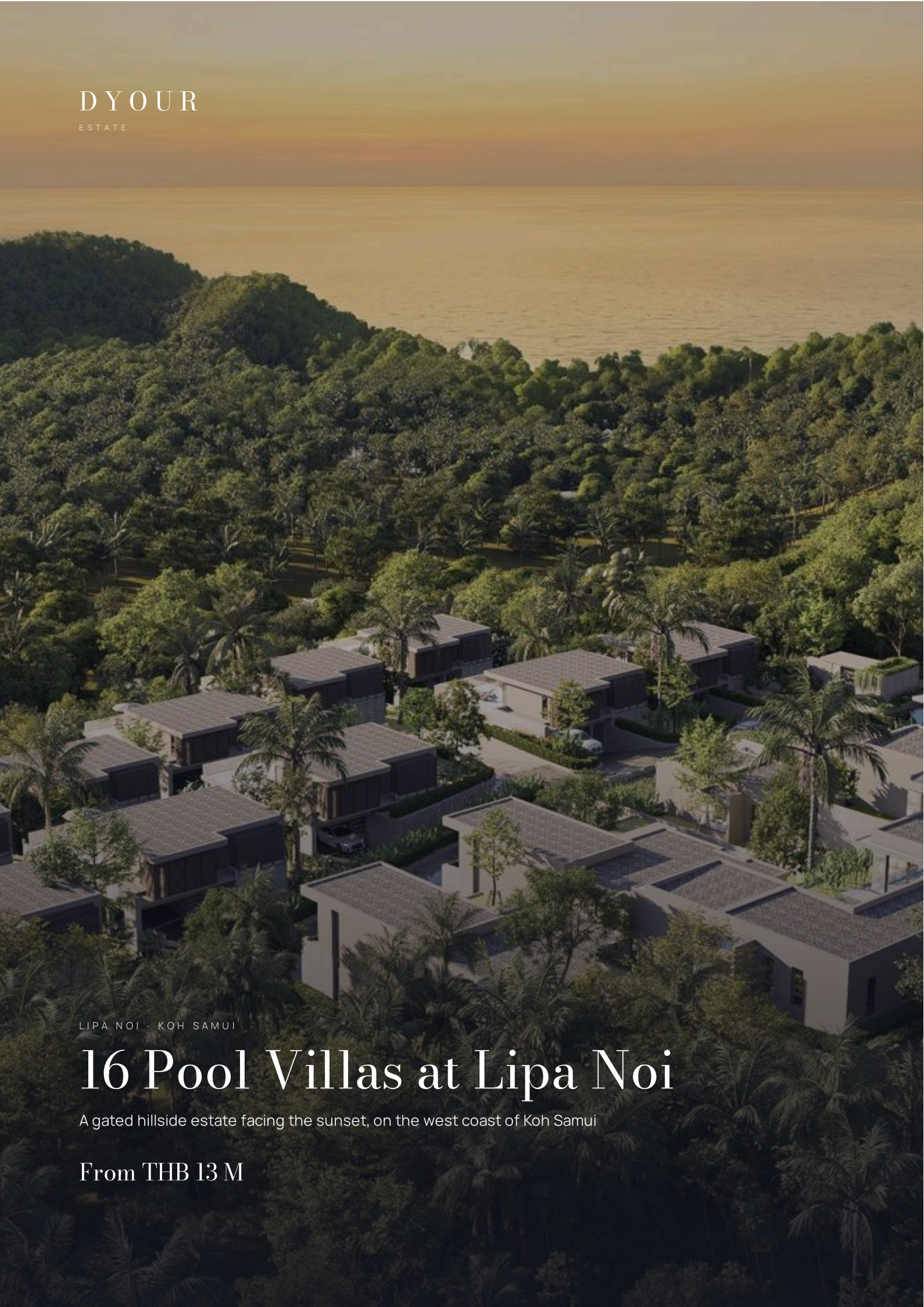
DYOUR

ESTATE



LIPA NOI · KOH SAMUI

16 Pool Villas at Lipa Noi

A gated hillside estate facing the sunset, on the west coast of Koh Samui

From THB 13 M

THE PROJECT

16 Pool Villas at Lipa Noi

A gated private estate of 8,900 m² at Lipa Noi, on the west coast of Koh Samui. The plots step up the slope on three terraces, so each villa looks over the roof of the one below, due west to the sunset and the Ang Thong Marine Park. Every villa has its own pool.

Four villa types: the three-bedroom Type A on two levels with a rooftop lounge, a compact three-bedroom at the entry price, the four-bedroom Type B with a leisure wing (sauna, gym, media room), and three bespoke plots on the upper terrace, left undrawn so the villa can be designed with the buyer.

A clubhouse of about 600 m² on three levels is shared by only sixteen households: rooftop pool facing the sunset, fitness room, sauna and ice bath, kids' room and landscaped gardens. The show villa is completed and can be visited.

Highlights

- All sixteen villas face west, to the sunset and the Ang Thong Marine Park
- A private pool for every villa, on three terraces of one hillside
- Clubhouse of about 600 m² with rooftop pool, fitness, sauna and ice bath
- Gated estate with 24/7 security and CCTV
- Show villa completed and open to visits
- Handover scheduled for December 2027, payments held in escrow

Key facts

Villas	16
Villa types	4
Land	8,900 m²
Terraces	3
Clubhouse	600 m²
Indicative delivery	December 2027

LOCATION

Lipa Noi · Koh Samui

Lipa Noi is the quiet west coast of Koh Samui, the side of the island that faces the sunset. From the estate, the view runs due west over the sea to the islands of the Ang Thong Marine Park.

Master plan



HOMES

Pool villas

TYPE	UNITS	BEDROOMS	INTERIOR	TOTAL	PLOT	FROM
Type A, three-bedroom villa	9	3	177 m²	253.0 - 266.5 m²	296 - 465 m²	THB 15 M - 16 M
Type A Compact, three-bedroom villa Villas C5 and D6	2	3	150 m²	218 - 226 m²	402 - 415 m²	THB 13 M - 13.5 M
Type B, four-bedroom villa	2	4	246 m²	340.8 m²	549 - 564 m²	THB 20 M - 26 M
Bespoke villa Plots N1 to N3, villa up to 480 m²	3	-	420 m²	480 m²	548 - 688 m²	THB 28 M

Plans





The villas

- Type A: two levels and three en-suite bedrooms (20, 22.6 and 25.3 m²), living and dining 18 + 17 m², kitchen 7 m², terraces 30.5 + 31 m², pool 10 m² and jacuzzi 4.4 m², rooftop lounge, two covered parking spaces
- Type A Compact (villas C5 and D6): three en-suite bedrooms, 150 m² of covered living area, private pool and jacuzzi
- Type B: four en-suite bedrooms (15 to 18.3 m²), living and dining 14 + 10 m², kitchen 9.6 m², entertainment room 28.4 m², sauna and fitness, pavilion 16 m², pool 10 m², two covered parking spaces
- Bespoke (plots N1 to N3): the highest point of the estate, a villa of up to 480 m² (420 m² covered) designed with you

The clubhouse

- About 600 m² on three levels
- Rooftop pool facing the sunset
- Lounge terrace with sea view
- Fitness room with a view
- Sauna and ice bath
- Kids' play room
- Landscaped garden and lounge
- Gated estate, 24/7 security and CCTV

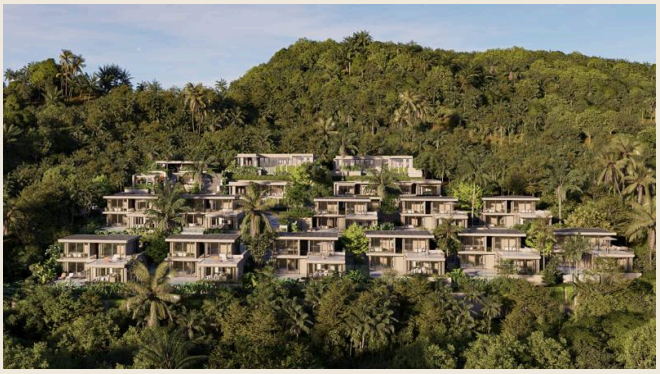
Ownership and payments

- You own the villa through a registered right of superficies and hold the land through a 30-year registered lease, prepaid and included in the price. No annual ground rent
- At term: a contractual priority to renew, or a buy-back of the villa by the landowner
- Reservation of THB 100,000, refundable within 30 days
- Payments are held in an individual escrow account at a major Thai bank
- Only one recurring cost after handover: an annual estate charge
- Prices include the land lease and the villa. Villa areas include terraces, pool and parking

Payment schedule

30%	25%	25%	15%	5%
Signing	Structure complete	Finishes complete	Interior	Handover

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.

hello@dyourestate.com
Message us on WhatsApp

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