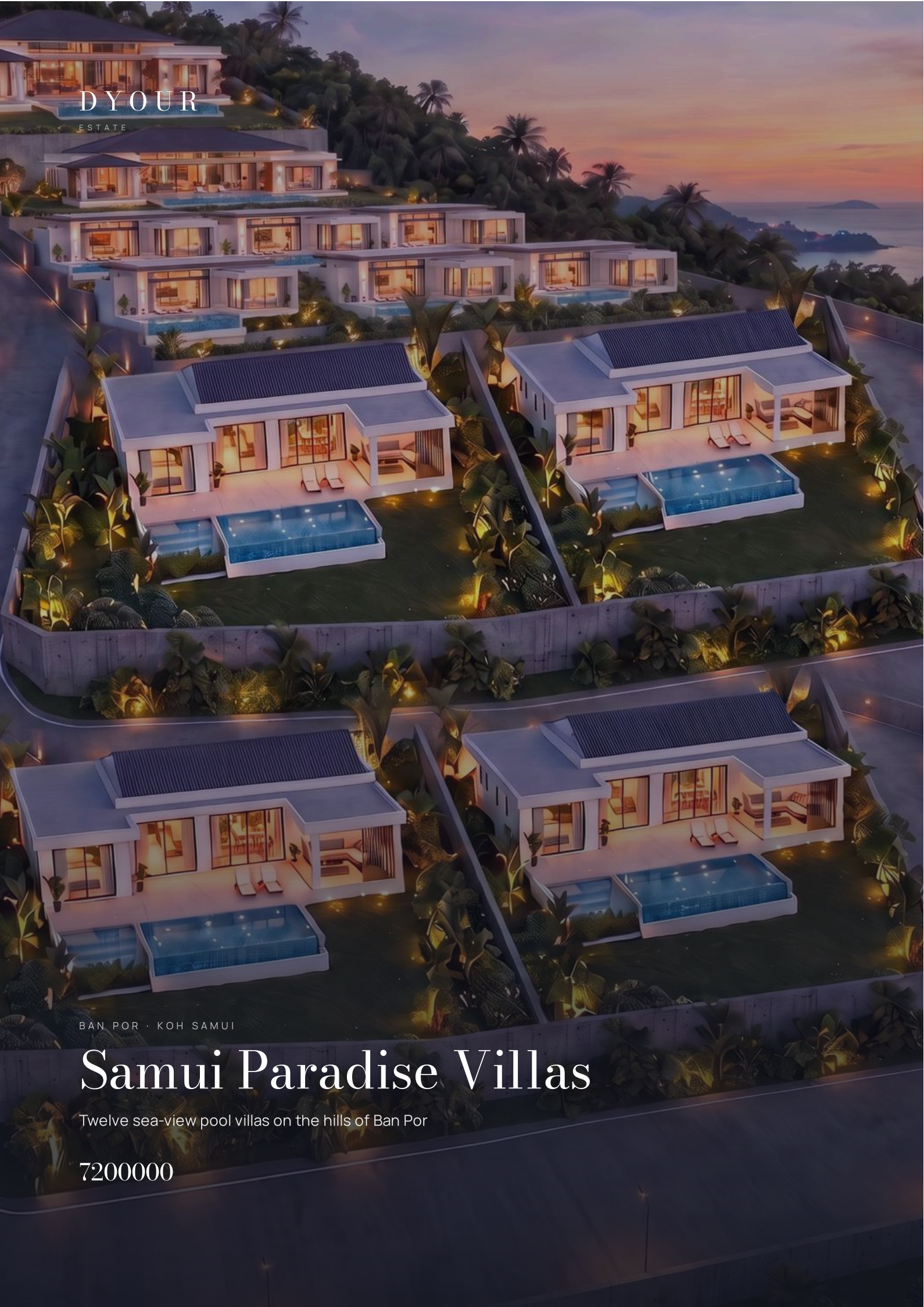


DYOUR
ESTATE

BAN POR · KOH SAMUI

Samui Paradise Villas

Twelve sea-view pool villas on the hills of Ban Por

7200000

THE PROJECT

Samui Paradise Villas

Samui Paradise Villas is a boutique development of twelve villas on 4,726 m² of hillside at Ban Por, on the north-west coast of Koh Samui. The plots sit between 60 and 85 metres above sea level and every one of them faces north, towards the sea.

Each villa stands on its own walled plot, stepped down the slope so that every living room looks north over the water. Three villa types are offered: two four-bedroom villas on the largest and highest plots (80 to 85 m), six two-bedroom villas at 70 to 75 m and four three-bedroom villas at 60 to 65 m, each with a private pool, a sala and covered terrace, and its own parking space.

Works are scheduled to start in November 2026 and to last twelve months, for an indicative handover in November 2027. Dates are confirmed in the sale contract.

Highlights

- Twelve villas, every one facing north towards the sea
- Plots 60 to 85 m above sea level, on a single access road
- Two, three and four-bedroom villas with private pool and sala
- One bathroom per bedroom, fitted kitchen, private parking
- Payment in six stages tied to construction milestones
- Works start in November 2026, indicative handover in November 2027
- Management fee guaranteed for five years from handover

Key facts

Villas	12
Land	4,726 m²
Elevation	60 - 85 m
Villa types	3
Construction	12 months
Land lease	30 years
Leasehold	✓
Indicative delivery	November 2027

LOCATION

Ban Por · Koh Samui

Ban Por is the quiet north-west coast of Koh Samui, between Maenam and Nathon. By road, the beach below the site is about three minutes away, Ban Po Beach four minutes, the Maenam pier nine minutes and the airport around twenty-two minutes.

By road

Beach	1.7 km	3 min
Ban Po Beach	2.6 km	4 min
Maenam pier	6.8 km	9 min
Supermarket, Maenam	7.8 km	9 min
Hospital	9.9 km	12 min
Fisherman's Village, Bophut	11.6 km	13 min
Samui airport	18.7 km	22 min

Master plan

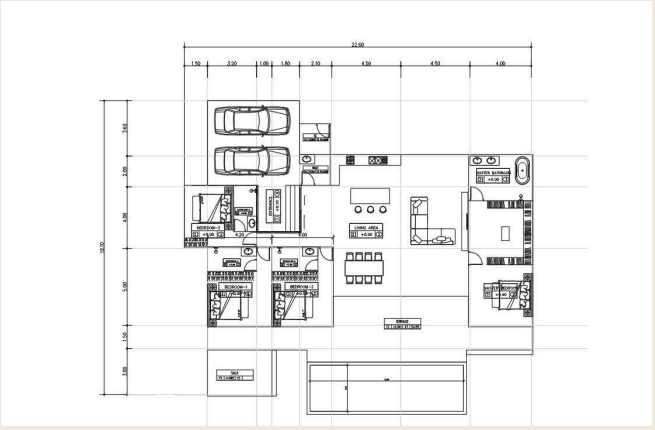


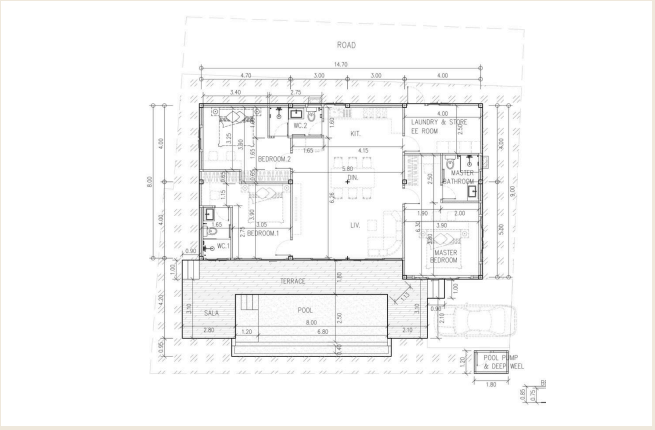
HOMES

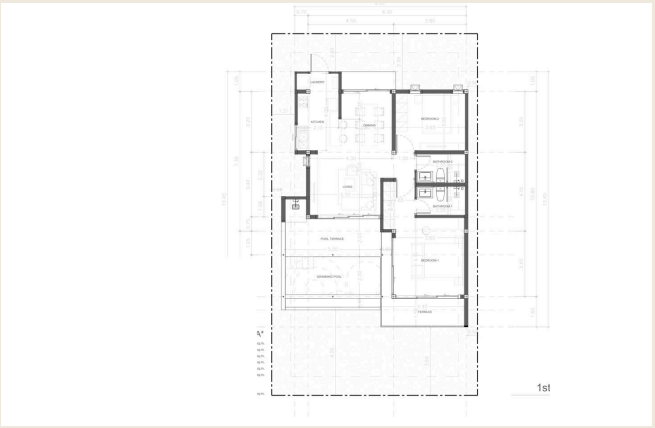
Pool villas

TYPE	UNITS	BEDROOMS	INTERIOR	TOTAL	PLOT	FROM
Four-bedroom villa Plots 1 and 2, the highest of the site, two-car garage and staff room	2	4	253 m²	306 m²	800 - 900 m²	THB 19 M
Three-bedroom villa Plots 9 to 12, 60 to 65 m above sea level	4	3	138 m²	199 m²	400 - 406 m²	THB 12.5 M
Two-bedroom villa Plots 3 to 8, two rows of three, 70 to 75 m above sea level	6	2	69 m²	118 m²	206 - 211 m²	THB 7.2 M

Plans







Every villa includes

- Private swimming pool
- Sala and covered terrace
- Private parking space
- One bathroom per bedroom
- Fitted kitchen: base and wall units, worktop, sink and mixer tap (appliances come with the furniture pack)

Options

- Fully furnished pack, ready to move in, teak and acacia or modern style: THB 750,000 (2 bedrooms), 900,000 (3 bedrooms), 1,200,000 (4 bedrooms)
- The pack: fridge, dishwasher, oven, microwave, induction or gas hob and hood, kitchen utensils, washer and dryer, beds with 5-star mattresses, living and dining furniture, 65 or 75-inch smart TV, outdoor furniture with barbecue and sun loungers, curtains and blinds
- Solar power with battery storage: THB 350,000 (2 bedrooms), 450,000 (3 bedrooms), 550,000 (4 bedrooms)
- Ten years of land lease paid upfront at signature, with the solar installation and battery storage included: THB 500,000 (2 bedrooms), 800,000 (3 bedrooms), 1,300,000 (4 bedrooms)

INVESTMENT

Rental yield projection

VILLA AND PRICE	OCCUPANCY	PER NIGHT (THB)	GROSS PER YEAR (THB)	NET PER YEAR (THB)	NET YIELD	AFTER LAND LEASE
Four-bedroom villa THB 19 M	50%	18,000	3,285,000	2,135,250	**11.2%**	10.6%
	65%	18,000	4,270,500	2,775,825	**14.6%**	13.9%
Three-bedroom villa THB 12.5 M	50%	12,000	2,190,000	1,423,500	**11.4%**	10.7%
	65%	12,000	2,847,000	1,850,550	**14.8%**	14.2%
Two-bedroom villa THB 7.5 M	50%	7,000	1,277,500	830,375	**11.1%**	10.4%
	65%	7,000	1,660,750	1,079,488	**14.4%**	13.7%
Two-bedroom villa THB 7.2 M	50%	6,500	1,186,250	771,062	**10.7%**	10.0%
	65%	6,500	1,542,125	1,002,381	**13.9%**	13.2%

Non-contractual projections, not a guaranteed return. Gross annual income = average nightly rate × 365 × occupancy. Estimated net income = gross × 65% (a flat 35% for management, cleaning and platform fees). Net yield = net income / sale price. The last column also deducts the annual land lease, which is a cost to the owner. Real results depend on seasonality, actual occupancy, platforms, management, taxes and pricing.

Running costs

- Land lease: 30 years from handover, renewable directly with the landowner. Annual land lease THB 50,000 (2 bedrooms), 80,000 (3 bedrooms), 130,000 (4 bedrooms)
- Management fee per month: THB 6,000 (2 bedrooms), 7,000 (3 bedrooms), 8,000 (4 bedrooms), guaranteed for 5 years from handover
- Included: private garden and pool maintenance, common outdoor areas, weekly waste collection, site-wide pest treatment, borehole water, electricity at the Thai government rate
- Concierge and rental management are optional, at 15% of rental income
- Transfer fees, furniture and landscaping are not included in the starting prices

Payment schedule

10%	20%	20%	20%	20%	10%
Reservation	Contract signature	Foundations complete	Structure complete	Finishes complete	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.

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Message us on WhatsApp

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