



Anava Samui Condo

PRICE STARTS FROM
3.73M THB



A wonderful lifestyle by the beach

OVERALL PROJECT INTRODUCTION

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Anava Samui

Brand new free hold condominium in Koh Samui

According to Article 19 of the law "CONDOMINIUM ACT
B.E. 2522 (1979) as amended 2008", any foreigner who is not a Thai citizen can directly hold a condo/ condominium
property.

This is the only way to legally hold real estate in Thailand. Villas, land, hotels, and residences cannot be directly held
in the name of foreigners.

It is a real freehold project.

Anava Samui Condo is the only condominium project that has been approved by EIA (Environmental Impact
Assessment) which is still available to the foreigner on this island. Foreigners only need passports to hold this project.

CONDOMINIUM ACT

B.E. 2522 (1979) as amended 2008



Project Highlights

- 01. Freehold Title**
 - Anava Samui Condominium is Koh Samui's first EIA approved condominium project and as such is able to provide 100% freehold ownership title to our owners.
- 02. Mega Project**
 - Anava Samui comprises of hotel style facilities, 564 units making it one of the largest condominium project in Koh Samui.
- 03. Prime Location**
 - Located in the prime touristic hotspot of Koh Samui close to most lifestyle conveniences including the International Airport, Last but not least, Anava Samui directly located by the beach. Anava Samui is positioned to capitalize on Koh Samui's high rental yield with it's central location.
- 04. High Class Amenities**
 - Enjoy high quality resort style facilities and services at Anava Samui, which includes biggest swimming pools, ,fitness centre, water sport, outdoor garden area, outdoor fascinating pontoon, spa centers and restaurants.



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05. Modern Tropical Architectural Design
Inspired by world famous 5-star hotel, Anava Samui
Is created base on the concept of garden by the pool.
Every single corner full of nature bounty.

06. Ultimate Holiday Destination
Being Thailand's second largest island,
Koh Samui attracts 2,000,000 visitors from
both local and international waters through
their marine ports and international airport,
making it one of Thailand's premier tourist
destination and in demand rental markets.

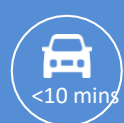
07. Estimated 8%-15% Rental Yield
Anava Samui's professional rental management
program will maximize your passive rental income
with our years of experience in adjusting rental
rates based on the seasonal changes in Koh Samui.
Sit back and allow us to take care of your property
while you reap the benefits.

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Prime Location



Bangrak Beach /
Fisherman village/
Big Budha temple/
Wattanapat Hospital/



Airport / Big C / Makro /
International School Samui/
Tesco / Cinama/
Homepro/Cheong Mon Beach



Fisherman village



Big Buddha Temple



Cheong Mon Beach

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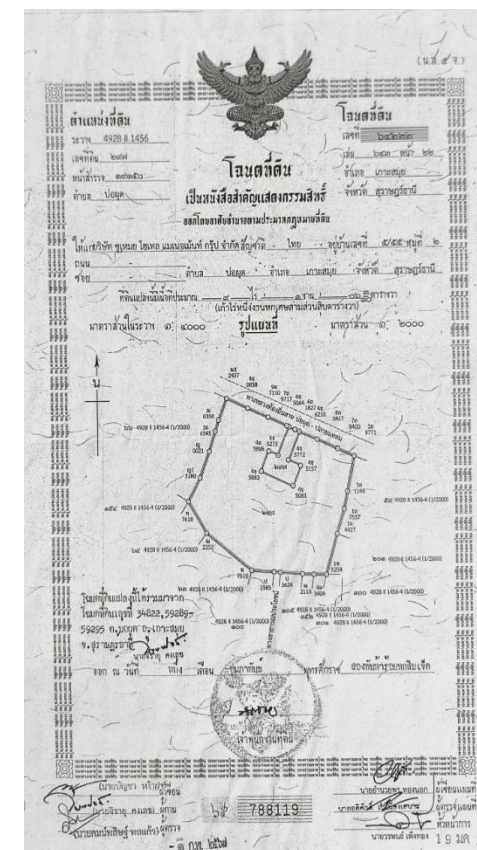
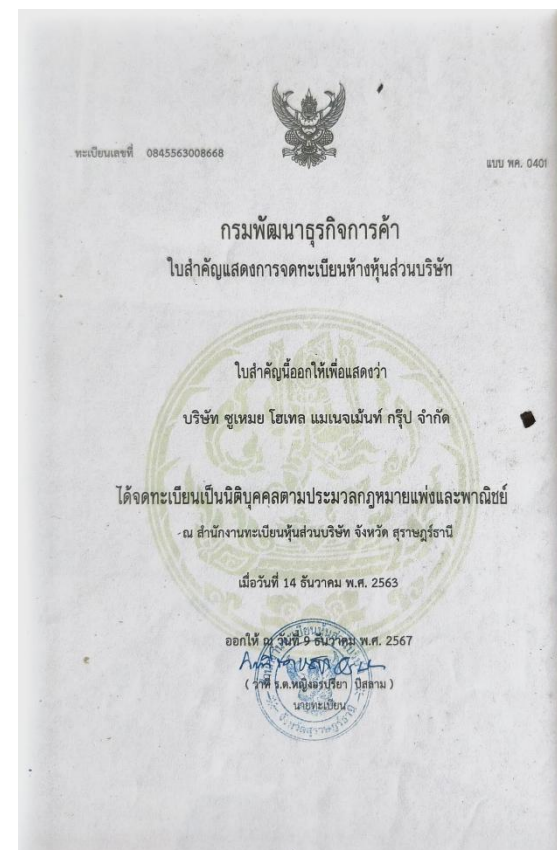
BUILDING HIGHLIGHTS

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- Luxury apartments from a proven developer
- Lift and stairs serving each block
- Restaurant, gym, sky bar, concierge
- Direct beach access
- Ceiling high from 2.71 meter

Legal document



Business registration

Title deeds

Building permit

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OVERALL BUILDING INTRODUCTION

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Master Layout

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MASTER PLAN NOTES

- ① entrance gate
- ② hotel lobby
- ③ leisure platform
- ④ art stage
- ⑤ Children's activity venue
- ⑥ swimming pool
- ⑦ chair area
- ⑧ soaking pool
- ⑨ green island
- ⑩ water lounge chair
- ⑪ water walking
- ⑫ Coconut Grove Lawn Space
- ⑬ Big tree gathering place
- ⑭ Featured water walk
- ⑮ Big public slide
- ⑯ Battery car shuttle
- ⑰ Coconut Grove lawn space

This image is for illustration purposes only and is subject to the actual delivery of the property.

Facilities

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Room type layout



Studio



1 Bedroom A



1 Bedroom B

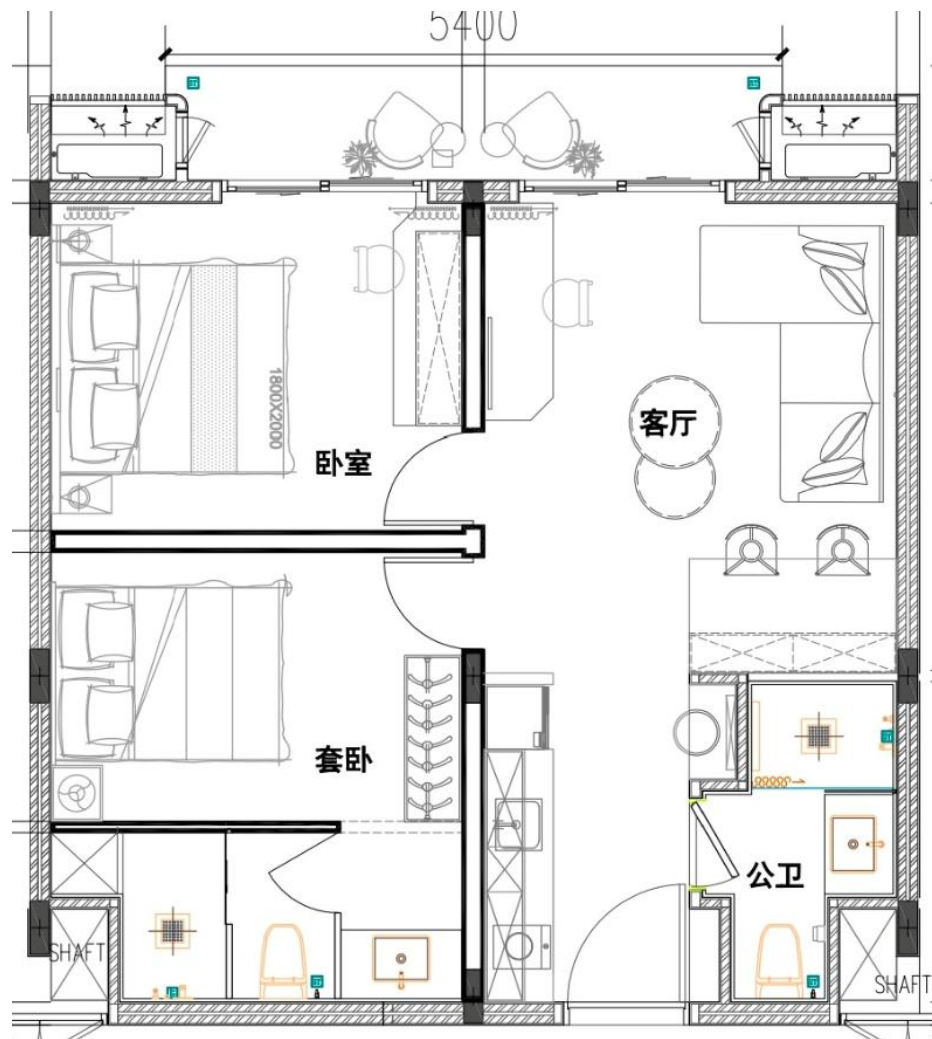


1+1 room type

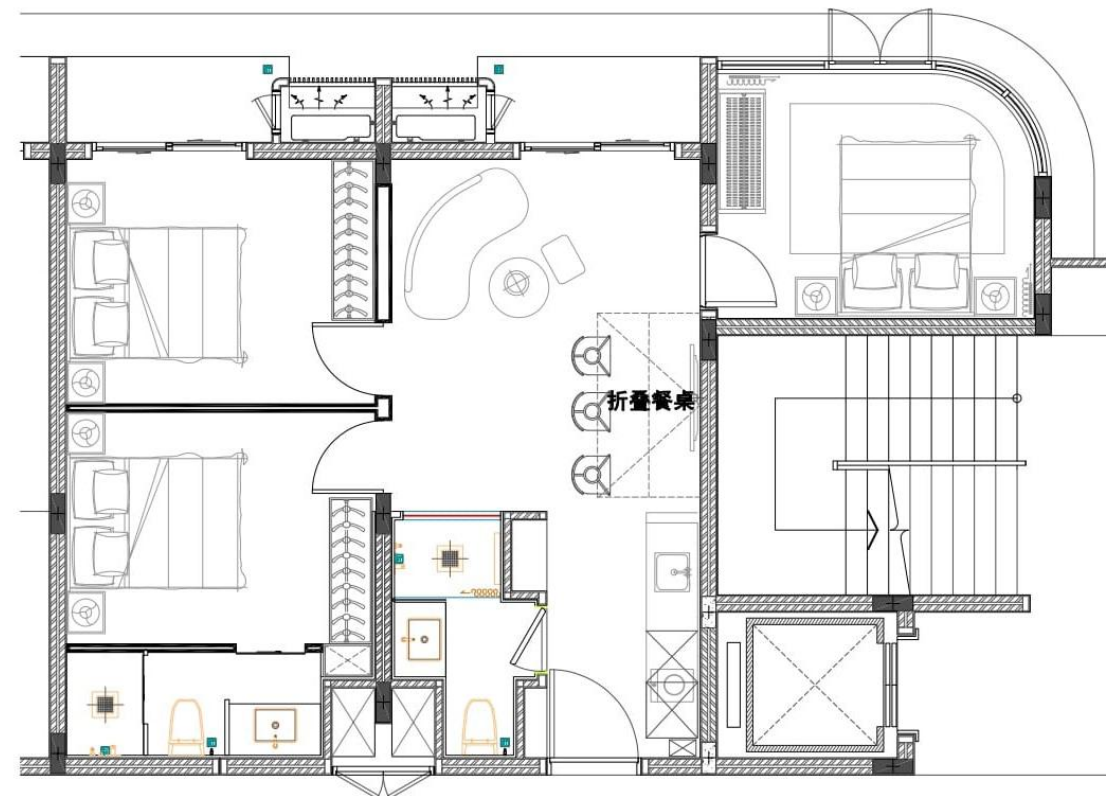
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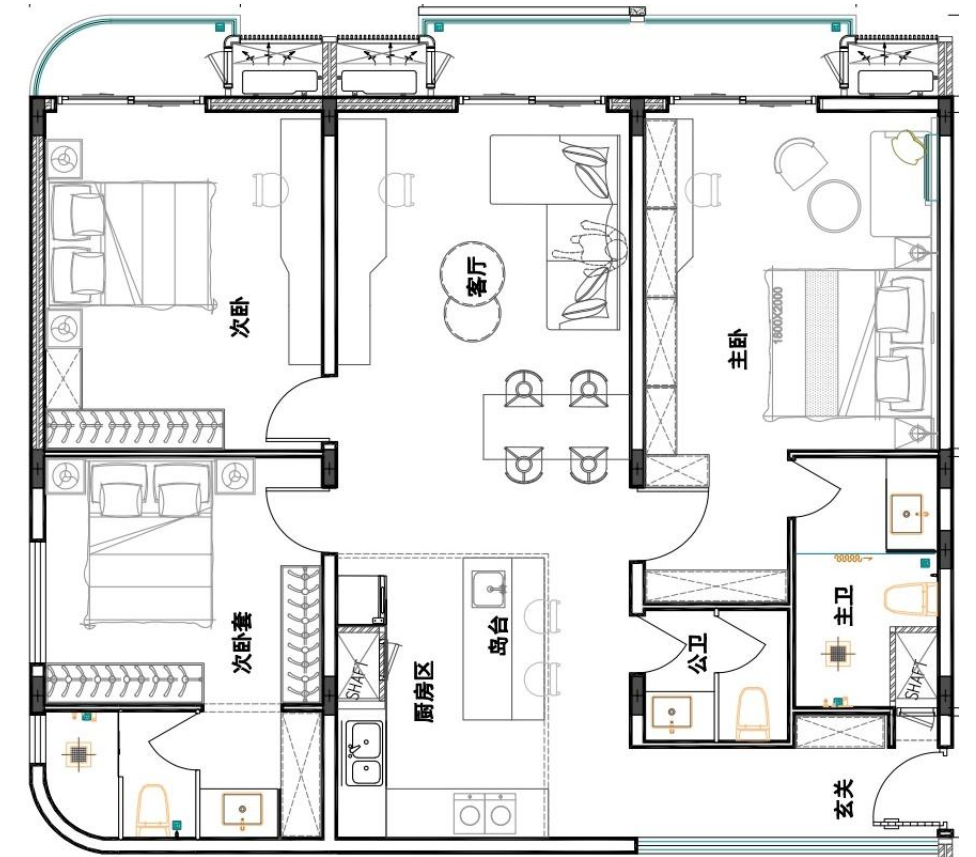
Room type layout



2 Bedroom



3 Bedroom A

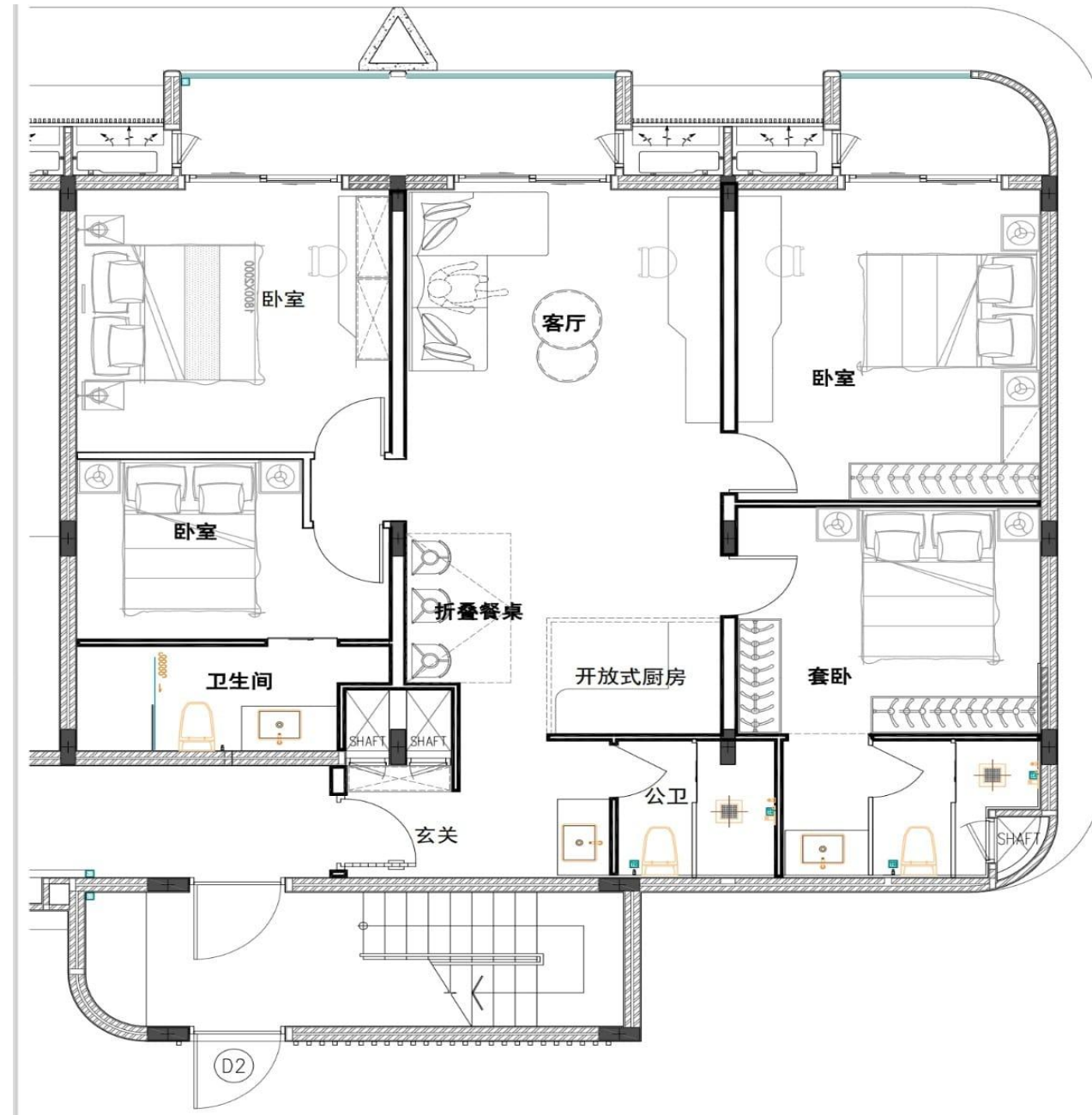


3 Bedroom B

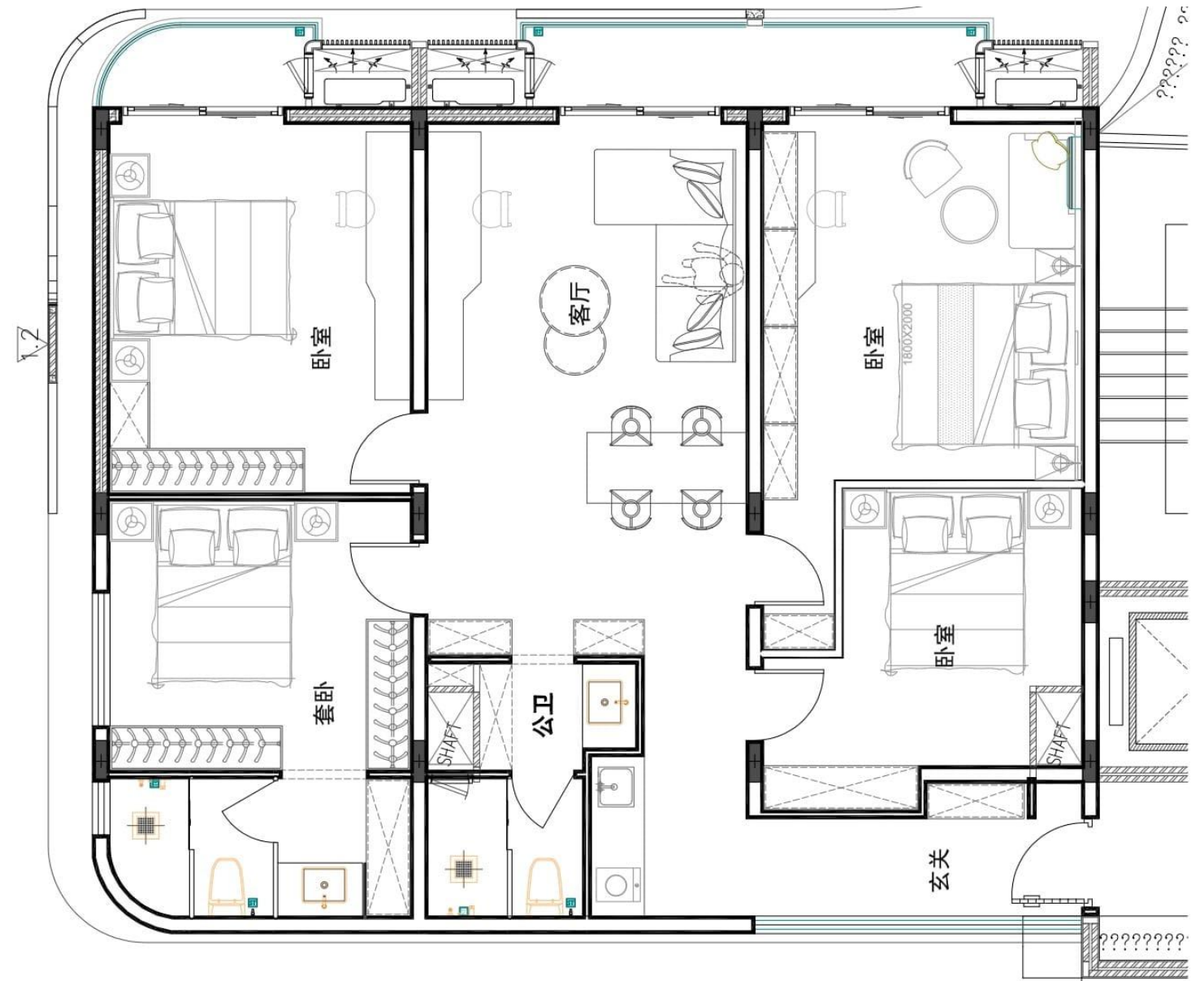
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Room type layout



4 Bedroom A



4 Bedroom B

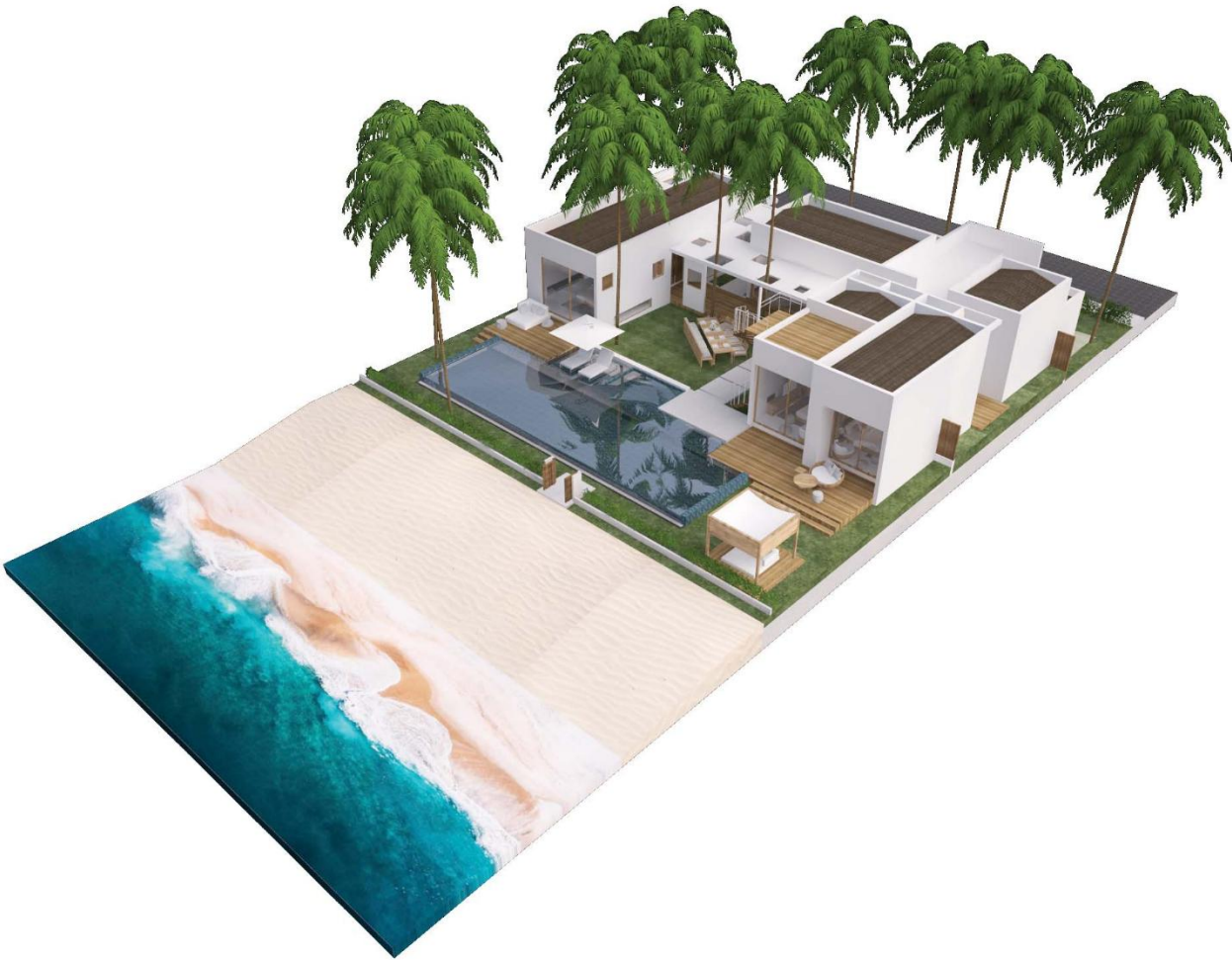
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Room type layout

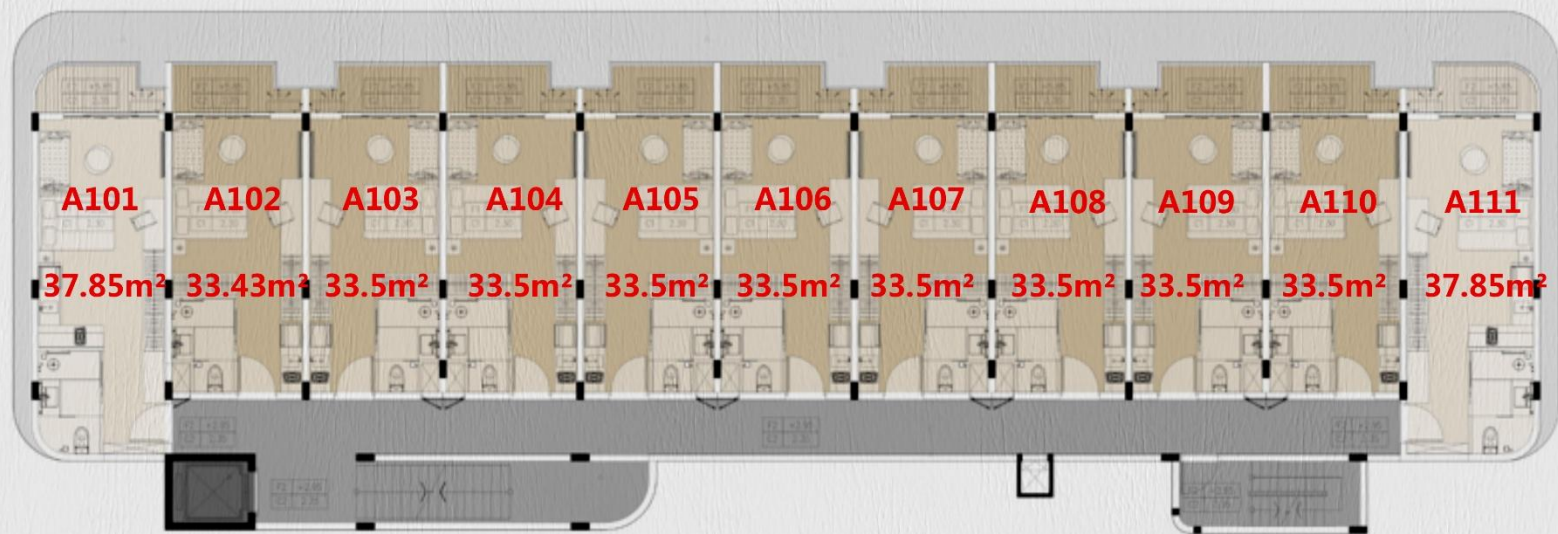


Villa



Villa

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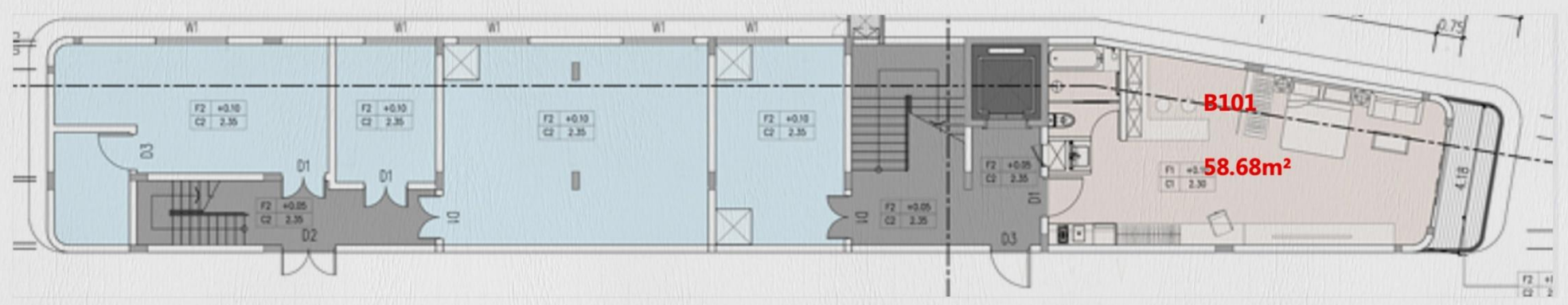
A 栋

Block Floorplan A

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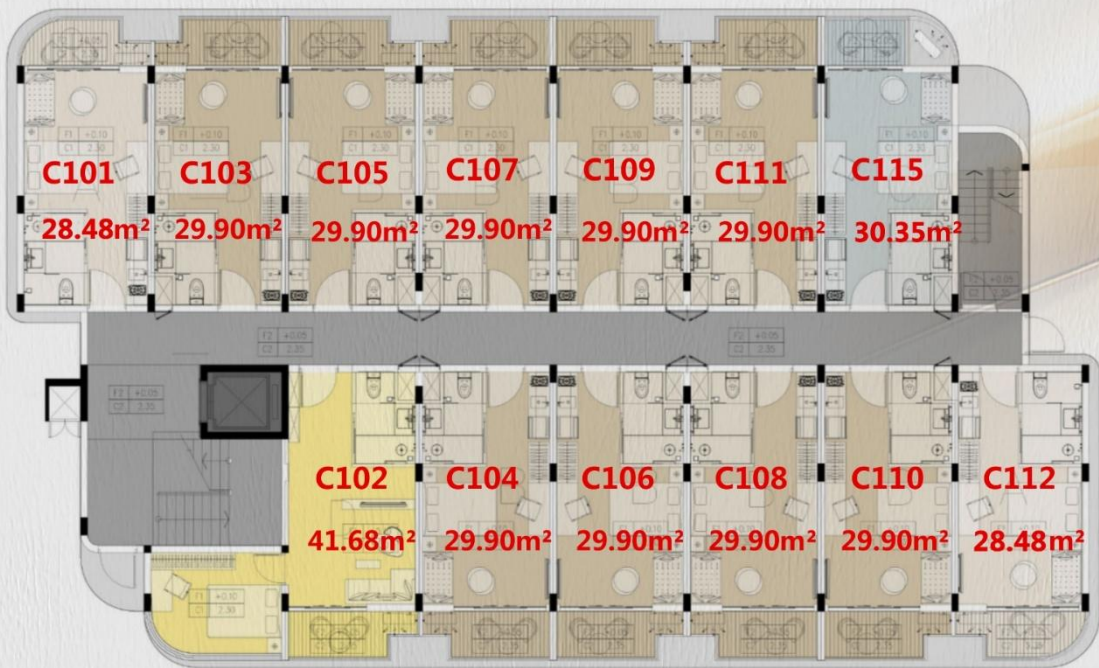
B 栋



Block Floorplan B

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Block Floorplan C

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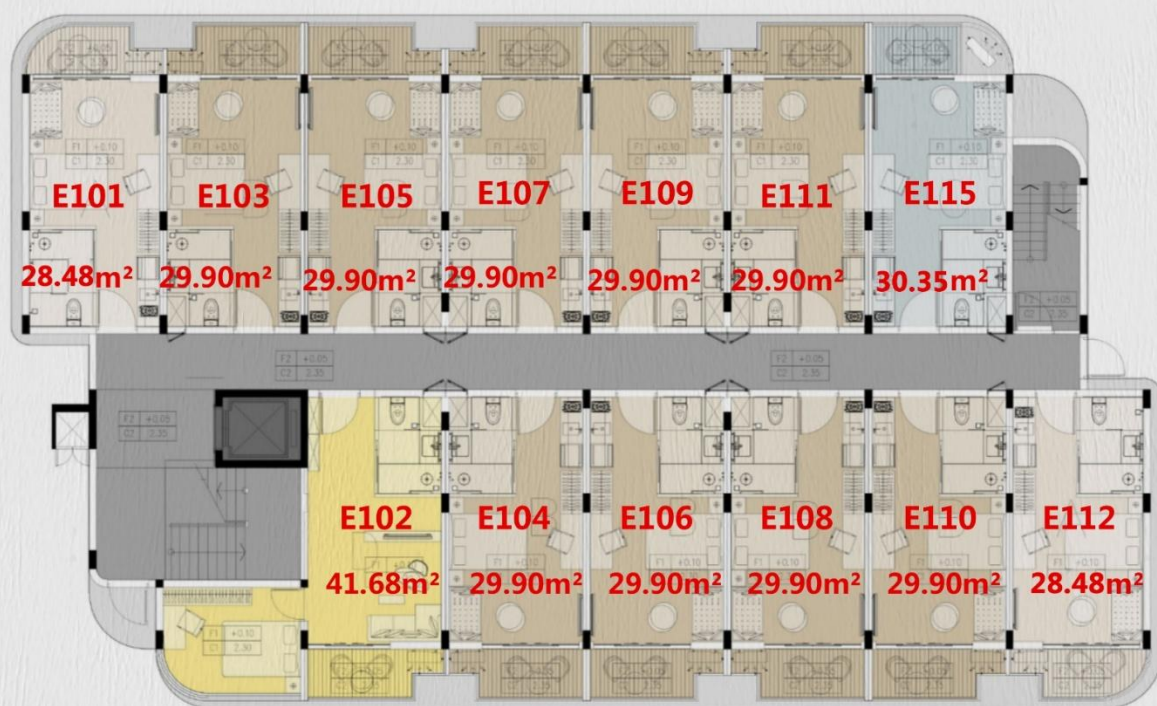
C 栋

D 栋



Block Floorplan D

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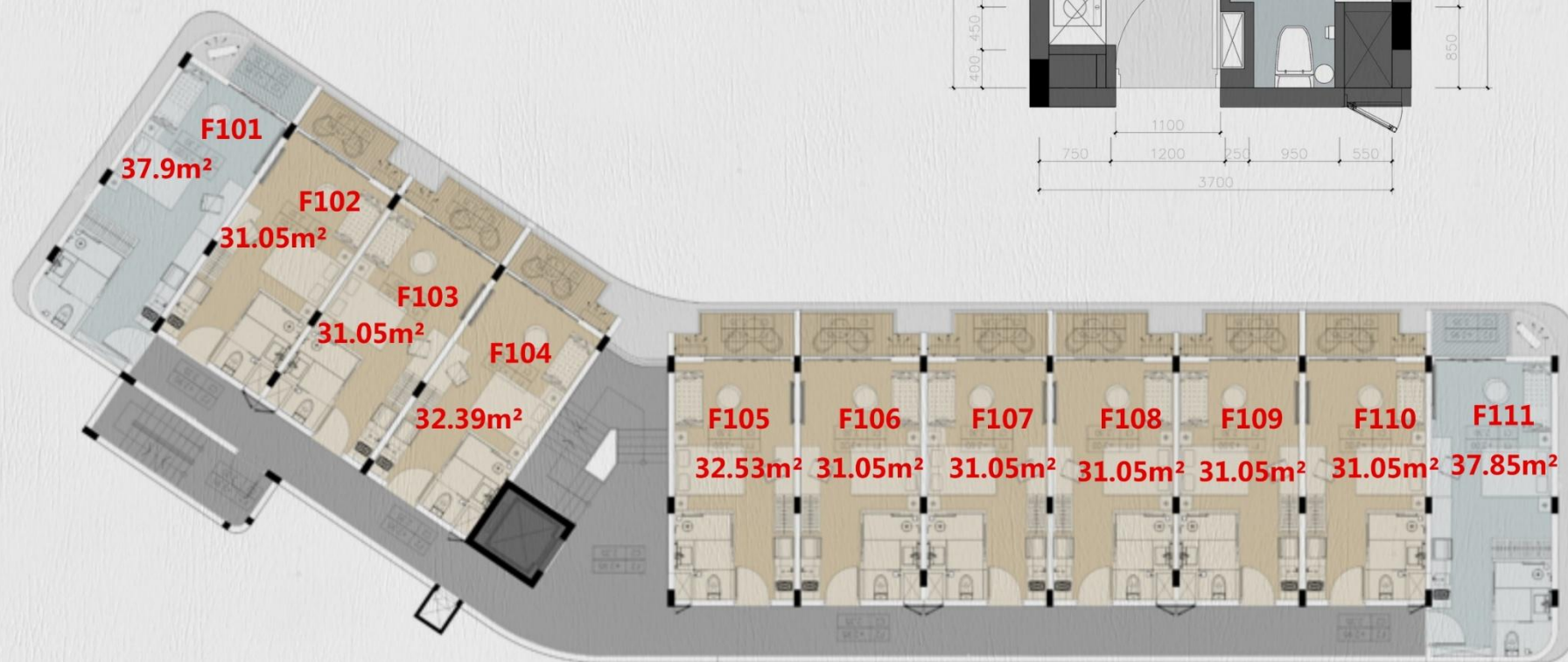
E 栋

Block Floorplan E

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F 栋



Block Floorplan F

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KEY DETAILS ABOUT UNITS AND FINANCIAL

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BLOCK A

Appa

Gazing upon the sea,
surrendering to the embrace
of nature.

Benefit:

- Seaview
- Bigger size
- Private bath tub

Available unit type

Studio, 1BR(A), 2BR, 3BR, 4BR(A),
4BR(B)

Size: 33.5 sqm to 37.85 sqm

Selling price: 6.03Mil THB to 6.81Mil THB



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BLOCK B *Babel*

Elegance and splendor, born of your presence.

Benefit:

- Seaview
- Unique size
- Unique design
- One elevator per household

Available unit type

1+1BR

Size: 58.68 sqm

Selling price: 10.7Mil THB

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BLOCK C

Croft

Verdant greens before you,
sapphire blues behind — a
delightful view, all day through.

Benefit:

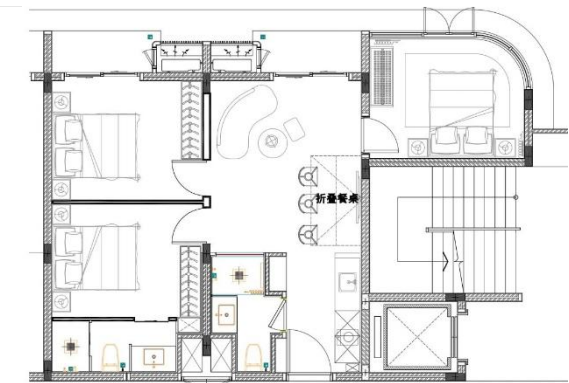
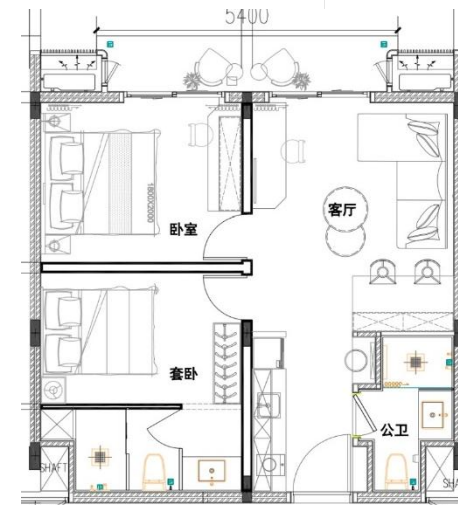
- Shallow end of swimming pool suitable for kids.
- Affordable price
- Part of the units having spreading pool view

Available unit type

Studio, 1BR (B), 2BR, 3BR (A)

Size: 28.48 sqm to 41.68 sqm

Selling price: 3.73 Mil THB to 11.93 Mil THB



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BLOCK D

Dove



Laughter of children, the melody of a joyful summer.

Benefit:

- Part of the units having spreading pool view
- Close to the exit, easy access
- Shallow end of swimming pool suitable for kids.

Available unit type

Studio, 1BR(A), 2BR, 3BR, 4BR(A), 4BR(B)

Size: 30.9 sqm to 100.7 sqm

Selling price: 4.02 Mil THB to 16 mil THB

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BLOCK E

Ebony

Embraced by flowing waters, a flower gently emerges.

Benefit:

- Deep end of swimming pool suitable for adults.
- Affordable price
- The widest swimming pool area in Phase 1
- Front facing jacuzzi

Available unit type

Studio, 1BR (B), 2BR, 3BR(A)

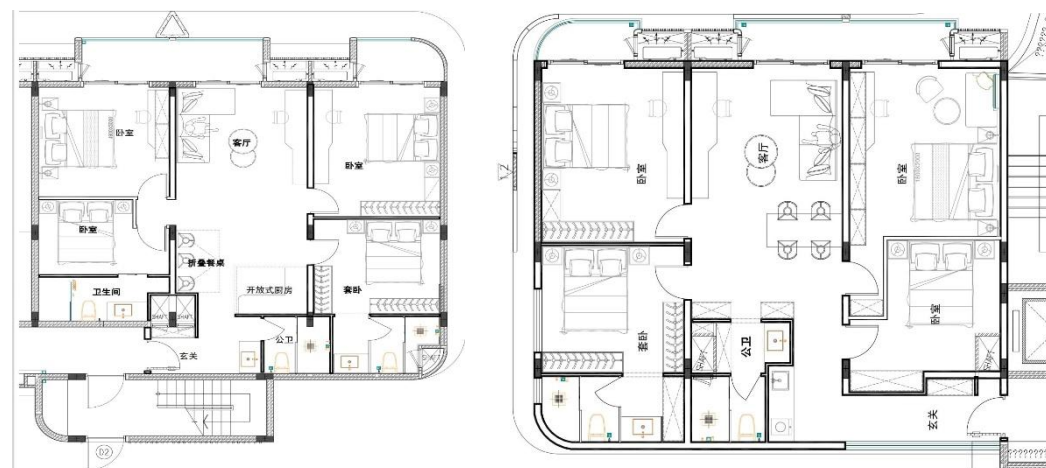
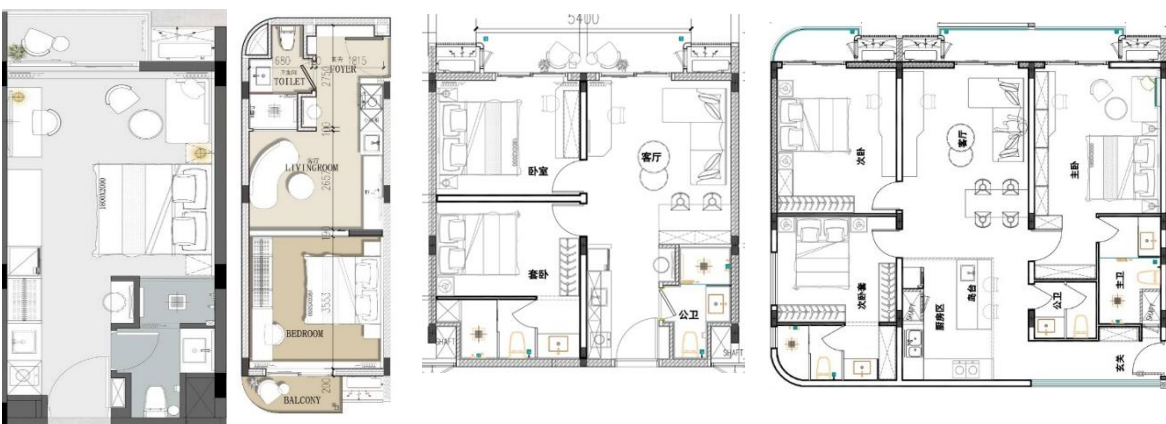
Size: 28.48 sqm to 41.68 sqm

Selling price: 3.73 Mil THB to 11.93 Mil THB



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BLOCK F

Fairy land

An endless expanse of serene waters, the pinnacle of beauty.

Benefit:

- The view from the high-rise units is the most spectacular in this project.
- The waterscape on the Ground floor is also the most varied.

Available unit type

Studio, 1BR(A), 2BR, 3BR, 4BR(A), 4BR(B)

Size: 31.05 sqm to 68.95 sqm

Selling price: 3.85Mil THB to 10.7Mil THB

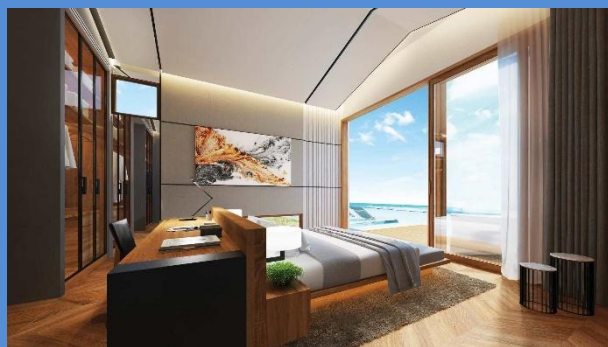
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Villa S

Superemier

The sea and sky as one, an endless horizon unfolds.

Size: Land plot-800 sqm
indoor building area-223 sqm
outdoor building area-238 sqm
4 Bedroom
Selling price: 80 Mil



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Outdoor Gallery



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Payment scheme& others fee(Default)

- Booking fee: 50K(During reservation contract signed)
- Upon SPA signed: 30%-50K(Within 7~15 days from reservation agreement signed)
- Structure done: 40%(Estimate 15-10-2025 to 15-12-2025)
- ID Job start: 20%(Estimate 15-03-2026 to 15-05-2026)
- Ownership transfer: 10%(Estimate 15-04-2027)
- Transfer fee to government:1%(Estimate 15-06-2027)

- Maintenance fee: 80THB/PSM/Month
- Sinking fund: 800THB/PSM/1 time(until sinking fund used up)

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Payment scheme& others fee(Alternative)

Booking fee: 50K (During reservation contract signed)

Upon SPA signed: 30%-50K (Within 7~15 days from reservation agreement signed)

1st payment 10% (Estimate 15-08-2025)

2nd payment 15% (Estimate 15-10-2025)

3rd payment 15% (Estimate 15-12-2025)

ID Job start: 20% (Estimate 15-03-2026 to 15-05-2026)

Ownership transfer: 10% (Estimate 15-04-2027)

Transfer fee to government:1% (Estimate 15-06-2027)

Maintenance fee: 80THB/PSM/Month

Sinking fund: 800THB/PSM/1 time(until sinking fund used up)

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Payment scheme& others fee(18 months)

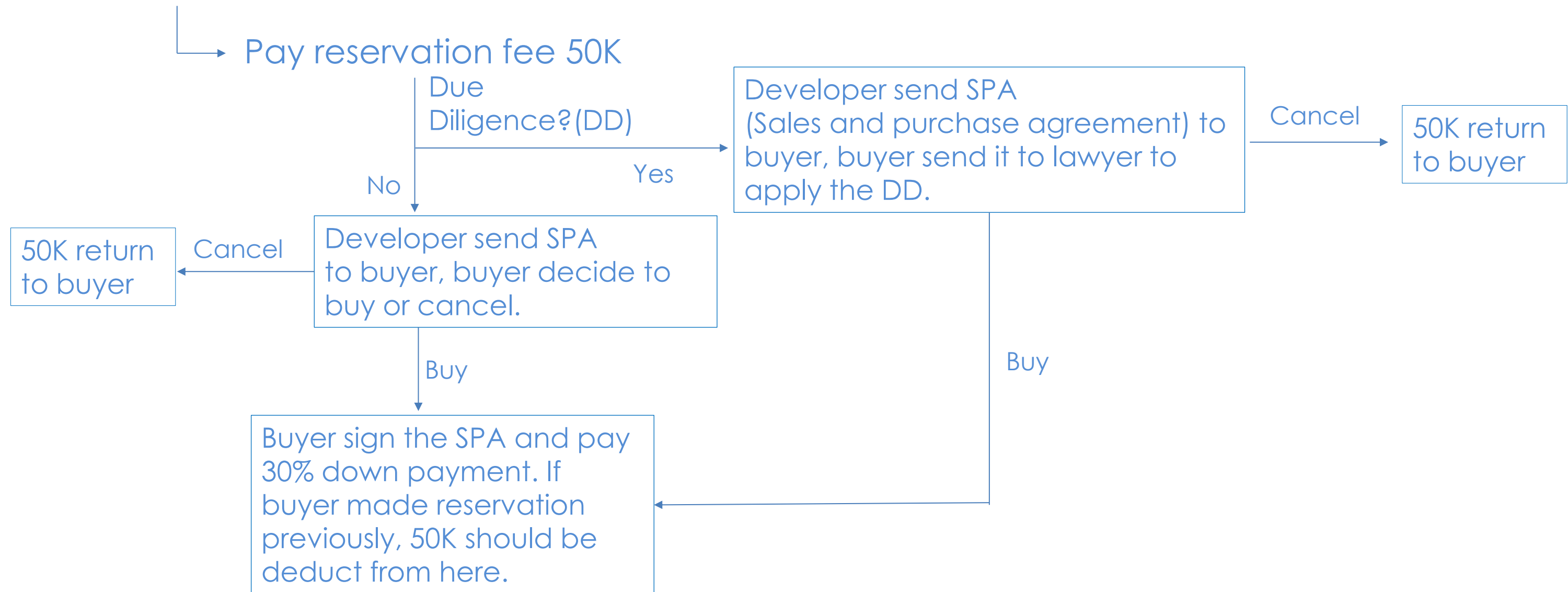
- Booking fee: 50K (During reservation contract signed)
- Upon SPA signed: 30%-50K (Within 7~15 days from reservation agreement signed)
- 4% per month)(1st month to 17th month)
- 2% last payment(18th month)

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Transaction progress

Sign the OTP (Option to purchase)



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Project timeline



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Selling price

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Block	FL	Unit No.	Unit Style	View	Total area(Sqm)	Leasehold		Freehold		Status		
						PRICE/SQM.	THB	PRICE/SQM.	THB			
A	3	A301	Studio	Sea	37.85	162000	6131700	180000	6813000	sold		
A	3	A302	Studio	Sea	33.43	162000	5415660	180000	6017400	sold		
A	3	A303	Studio	Sea	33.5	162000	5427000	180000	6030000	sold		
A	3	A304	Studio	Sea	33.5	162000	5427000	180000	6030000	sold		
A	3	A305	Studio	Sea	33.5	162000	5427000	180000	6030000	sold		
A	3	A306	Studio	Sea	33.5	162000	5427000	180000	6030000	sold		
A	3	A307	Studio	Sea	33.5	162000	5427000	180000	6030000	Available		
A	3	A308	Studio	Sea	33.5	162000	5427000	180000	6030000	Available		
A	3	A309	Studio	Sea	33.5	162000	5427000	180000	6030000	Available		
A	3	A310	Studio	Sea	33.5	162000	5427000	180000	6030000	Available		
A	3	A311	Studio	Sea	37.85	162000	6131700	180000	6813000	Available		
A	4	A401	Studio	Sea	37.85	166500	6302025	185000	7002250	sold		
A	4	A402	Studio	Sea	33.43	166500	5566095	185000	6184520	sold		
A	4	A403	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A404	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A405	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A406	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A407	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A408	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A409	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A410	Studio	Sea	33.5	166500	5577750	185000	6197500	sold		
A	4	A411	Studio	Sea	37.85	166500	6302025	185000	7002250	sold		

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Block	FL	Unit No.	Unit Style	View	Total area(Sqm)	Leasehold		Freehold		Status		
						PRICE/SQM.	THB	PRICE/SQM.	THB			
B	1	B101	2br	Sea	58.68	157500	9242100	175000	10269000	Available		
B	2	B201	2br	Sea	58.68	162000	9403516	178000	10445040	Available		
B	3	B301	2br	Sea	58.68	162000	9563160	180000	10562400	Available		
B	4	B401	2br	Sea	58.68	166500	9770220	185000	10855800	sold		

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Block	FL	Unit No.	Unit Style	View	Total area(Sqm)	Leasehold		Freehold		Status		
						PRICE/SQM.	THB	PRICE/SQM.	THB			
C	1	C101	Studio	Garden	28.48	180000	5126800	200000	5996000	sold		
C	1	C102	1BR	Pool	41.68	146640	6111955.2	168280	707770.816	sold		
C	1	C103	Studio	Garden	29.9	187200	5997280	208000	6215000	sold		
C	1	C104	Studio	Pool	29.9	145600	4353440	162240	4805076	sold		
C	1	C105	Studio	Garden	29.9	187200	5997280	208000	6215000	sold		
C	1	C106	Studio	Pool	29.9	145600	4353440	162240	4805076	sold		
C	1	C107	Studio	Garden	29.9	187200	5997280	208000	6215000	sold		
C	1	C108	Studio	Pool	29.9	145600	4353440	162240	4805076	sold		
C	1	C109	Studio	Garden	29.9	187200	5997280	208000	6215000	sold		
C	1	C110	Studio	Pool	29.9	145600	4353440	162240	4805076	Available		
C	1	C111	Studio	Garden	29.9	187200	5997280	208000	6215000	Available		
C	1	C112	Studio	Pool	28.48	146640	4176307.2	163280	4650214.4	Available		
C	1	C115	Studio	Garden	30.35	187200	5481520	208000	6112800	Available		
C	2	C201	Studio	Garden	28.48	118040	3161779.2	131040	3732019.2	sold		
C	2	C202	1BR	Pool	41.68	118040	4915907.2	131040	5463147.2	Available		
C	2	C203	Studio	Garden	29.9	117000	3498300	130000	3897000	Available		
C	2	C204	Studio	Pool	29.9	117000	3498300	130000	3897000	Available		
C	2	C205	Studio	Garden	29.9	117000	3498300	130000	3897000	Available		
C	2	C206	Studio	Pool	29.9	117000	3498300	130000	3897000	Available		
C	2	C207	Studio	Garden	29.9	117000	3498300	130000	3897000	Available		
C	2	C208	Studio	Pool	29.9	117000	3498300	130000	3897000	Available		
C	2	C209	Studio	Garden	29.9	117000	3498300	130000	3897000	Available		
C	2	C210	Studio	Pool	29.9	117000	3498300	130000	3897000	sold		
C	2	C211	Studio	Garden	29.9	117000	3498300	130000	3897000	sold		
C	2	C212	Studio	Pool	28.48	118040	3161779.2	131040	3732019.2	sold		
C	2	C215	Studio	Garden	30.35	118040	3162514	131040	3777054	sold		
C	3	C301	Studio	Garden	28.48	120640	3435827.2	134560	3620976.8	sold		
C	3	C302	1BR	Pool	41.68	120640	5028275.2	134560	5591788.8	sold		
C	3	C303	Studio	Garden	29.9	119600	3576040	133120	3980208	sold		
C	3	C304	Studio	Pool	29.9	119600	3576040	133120	3980208	sold		
C	3	C305	Studio	Garden	29.9	119600	3576040	133120	3980208	Available		
C	3	C306	Studio	Pool	29.9	119600	3576040	133120	3980208	Available		
C	3	C307	Studio	Garden	29.9	119600	3576040	133120	3980208	Available		
C	3	C308	Studio	Pool	29.9	119600	3576040	133120	3980208	Available		
C	3	C309	Studio	Garden	29.9	119600	3576040	133120	3980208	sold		
C	3	C310	Studio	Sea	29.9	119600	3576040	133120	3980208	sold		
C	3	C311	Studio	Sea	29.9	119600	3576040	133120	3980208	sold		
C	3	C312	Studio	Pool	28.48	120640	3435827.2	134560	3680976.8	sold		
C	3	C315	Studio	Sea	30.35	120640	3661424	134560	4071756	sold		
C	4	C401	Studio	Garden	28.48	123760	3524684.8	136240	3880115.2	sold		
C	4	C402	1BR	Pool	41.68	123760	5158316.8	136240	5679483.2	Available		
C	4	C403	Studio	Garden	29.9	122720	3669328	135200	4042480	Available		
C	4	C404	Studio	Pool	29.9	122720	3669328	135200	4042480	sold		
C	4	C405	Studio	Garden	29.9	122720	3669328	135200	4042480	sold		
C	4	C406	Studio	Pool	29.9	122720	3669328	135200	4042480	sold		
C	4	C407	Studio	Garden	29.9	122720	3669328	135200	4042480	sold		
C	4	C408	Studio	Pool	29.9	122720	3669328	135200	4042480	sold		
C	4	C409	Studio	Garden	29.9	122720	3669328	135200	4042480	sold		
C	4	C410	Studio	Pool	29.9	122720	3669328	135200	4042480	sold		
C	4	C411	Studio	Sea	29.9	122720	3669328	135200	4042480	sold		
C	4	C412	Studio	Pool	28.48	123760	3524684.8	136240	3880115.2	sold		
C	4	C415	Studio	Garden	30.35	123760	3796316	136240	4144884	sold		

<div><div><div><div></div></div></div><div>ANAVA SAMUI</div></div>												
Block	FL	Unit No.	Unit Style	View	Total area(Sqm)	Leasehold		Freehold		Status		
						PRICE/SQM.	THB	PRICE/SQM.	THB			
D	1	D101	Studio	Pool	34.21	146640	5016554.4	163280	5585808.8	sold		
D	1	D102	Studio	Pool	30.9	145600	4499040	162240	5013216	sold		
D	1	D103	Studio	Pool	31.26	145600	4551456	162240	5071622.4	sold		
D	1	D104	Studio	Pool	31.28	145600	4554368	162240	5074867.2	sold		
D	1	D105	Studio	Pool	30.9	145600	4499040	162240	5013216	sold		
D	1	D106	Studio	Pool	30.9	145600	4499040	162240	5013216	sold		
D	1	D107	Studio	Pool	30.9	145600	4499040	162240	5013216	sold		
D	1	D108	Studio	Pool	30.9	145600	4499040	162240	5013216	Available		
D	1	D109	Studio	Pool	30.9	145600	4499040	162240	5013216	sold		
D	1	D110	Studio	Pool	30.84	145600	4490304	162240	5003481.6	Available		
D	1	D111	1br	Pool	34.21	146640	5016554.4	163280	5585808.8	sold		
D	2	D201	Studio	Pool	34.21	117000	4038148.4	131000	4482878.4	sold		
D	2	D202	Studio	Pool	30.9	117000	3615300	130000	4057000	Available		
D	2	D203	Studio	Pool	31.26	117000	3657420	130000	4063800	Available		
D	2	D204	Studio	Pool	31.28	117000	3697976	130000	4066640	Available		
D	2	D205	Studio	Pool	30.9	117000	3615300	130000	4057000	Available		
D	2	D206	Studio	Pool	30.9	117000	3615300	130000	4057000	Available		
D	2	D207	Studio	Pool	30.9	117000	3615300	130000	4057000	Available		
D	2	D208	Studio	Pool	30.9	117000	3615300	130000	4057000	sold		
D	2	D209	Studio	Pool	30.9	117000	3615300	130000	4057000	sold		
D	2	D210	Studio	Pool	30.84	117000	3669280	130000	4090920	sold		
D	3	D311	1br	Pool	34.21	118040	4012084.4	131040	4482878.4	sold		
D	3	D301	Studio	Pool	34.21	120640	4127004.4	134160	4589613.6	sold		
D	3	D302	Studio	Pool	30.9	119600	3695640	133120	4113408	sold		
D	3	D303	Studio	Pool	30.9	119600	3788160	133120	4151312	sold		
D	3	D304	Studio	Pool	31.28	119600	3741008	133120	4135993.6	Available		
D	3	D305	Studio	Pool	30.9	119600	3695640	133120	4113408	Available		
D	3	D306	Studio	Pool	30.9	119600	3695640	133120	4113408	Available		
D	3	D307	Studio	Pool	30.9	119600	3695640	133120	4113408	Available		
D	3	D308	Studio	Pool	30.9	119600	3695640	133120	4113408	Available		
D	3	D309	Studio	Pool	30.9	119600	3695640	133120	4113408	Available		
D	3	D310	Studio	Pool	30.84	119600	3708844	133120	4154240.8	sold		
D	3	D311	1br	Pool	34.21	120640	4127004.4	134160	4589613.6	sold		
D	4	D401	Studio	Pool	31.27	123760	4233829.6	136240	466073.4	sold		
D	4	D402	Studio	Pool	30.9	122720	3792048	135200	4177680	sold		
D	4	D403	Studio	Pool	31.26	122720	3836622.2	135200	4226352	sold		
D	4	D404	Studio	Pool	31.28	122720	3838681.6	135200	4229056	sold		
D	4	D405	Studio	Pool	30.9	122720	3792048	135200	4177680	sold		
D	4	D406	Studio	Pool	30.9	122720	3792048	135200	4177680	sold		
D	4	D407	Studio	Pool	30.9	122720	3792048	135200	4177680	sold		
D	4	D408	Studio	Pool	30.9	122720	3792048	135200	4177680	sold		
D	4	D409	Studio	Pool	30.9	122720	3792048	135200	4177680	Available		
D	4	D410	Studio	Pool	30.9	122720	3792048	135200	4177680	Available		
D	4	D411	1br	Pool	34.21	123760	4233829.6	136240	4660770.4	sold		

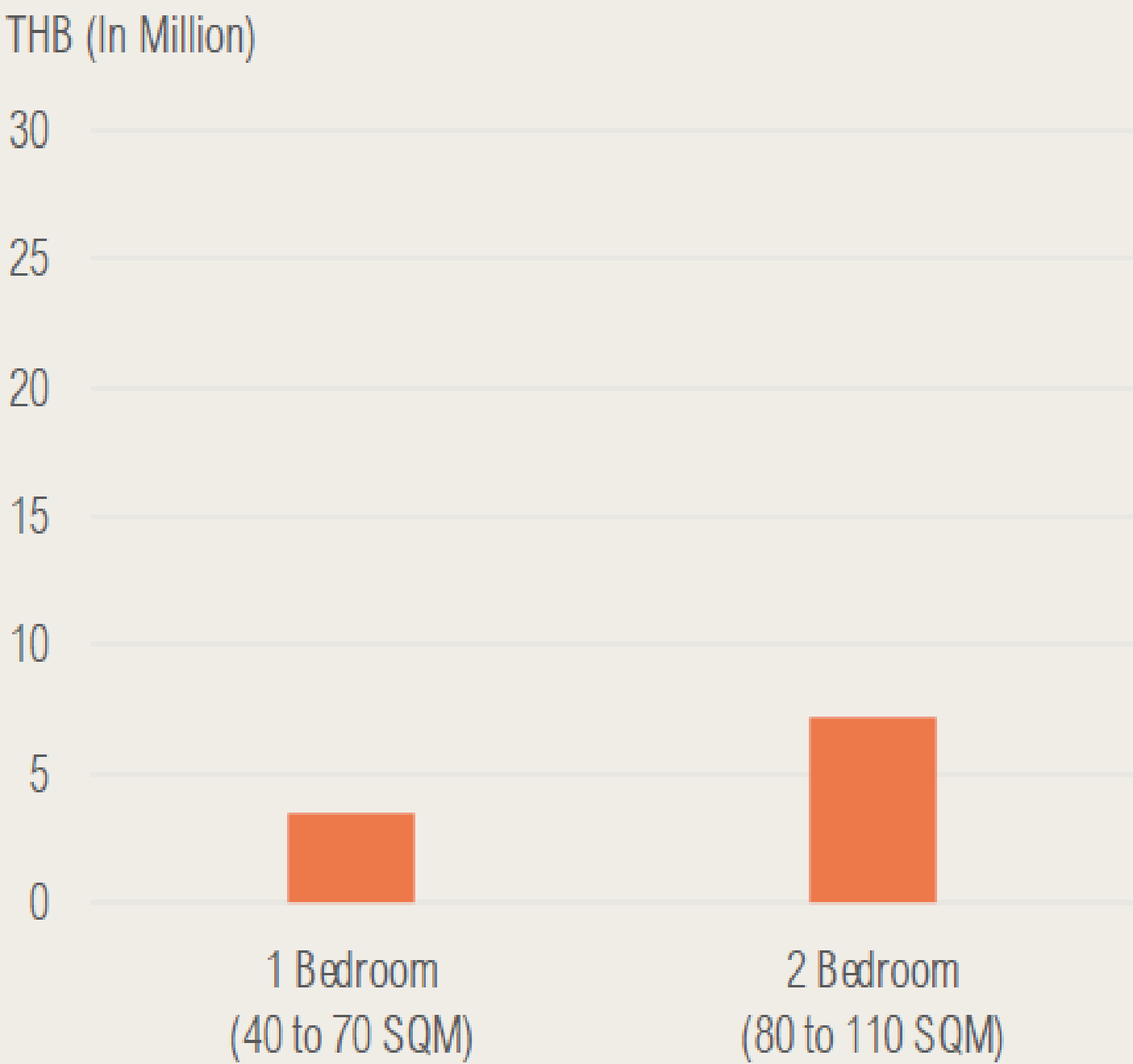
FACTOR ABOUT INVESTMENT

A wonderful lifestyle by the beach

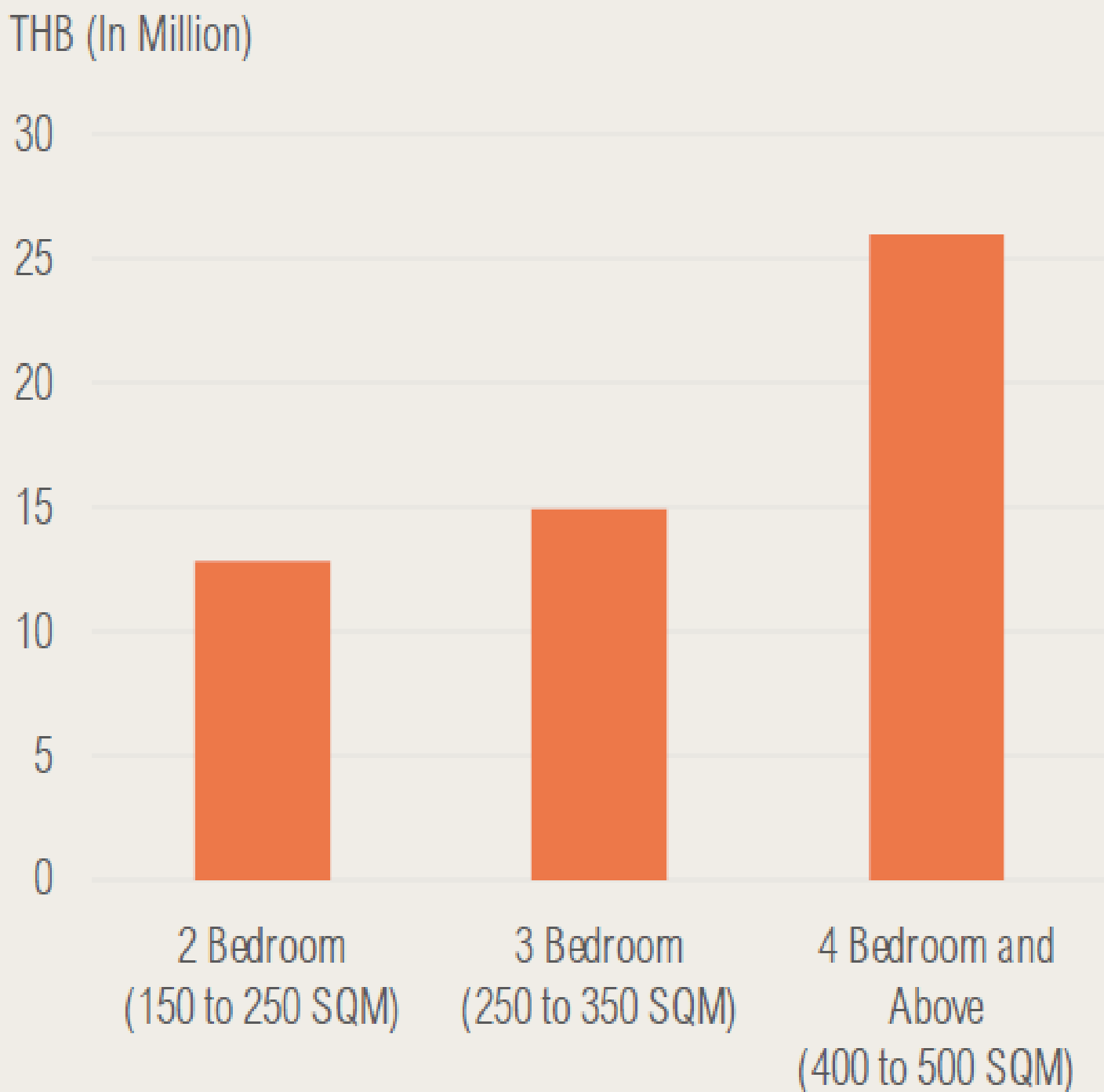
General analysis

For a one-bedroom condominium unit sized between 40 and 70 square meters, the market-wide median sales price is THB3.5 million, while a two-bedroom unit between 80 and 110 square meters is priced at THB7.2 million. For villas, the median sales price for a three-bedroom villa sized between 250 and 350 square meters is THB14.9 million.

Median Sales Price by Configuration (Condominiums)

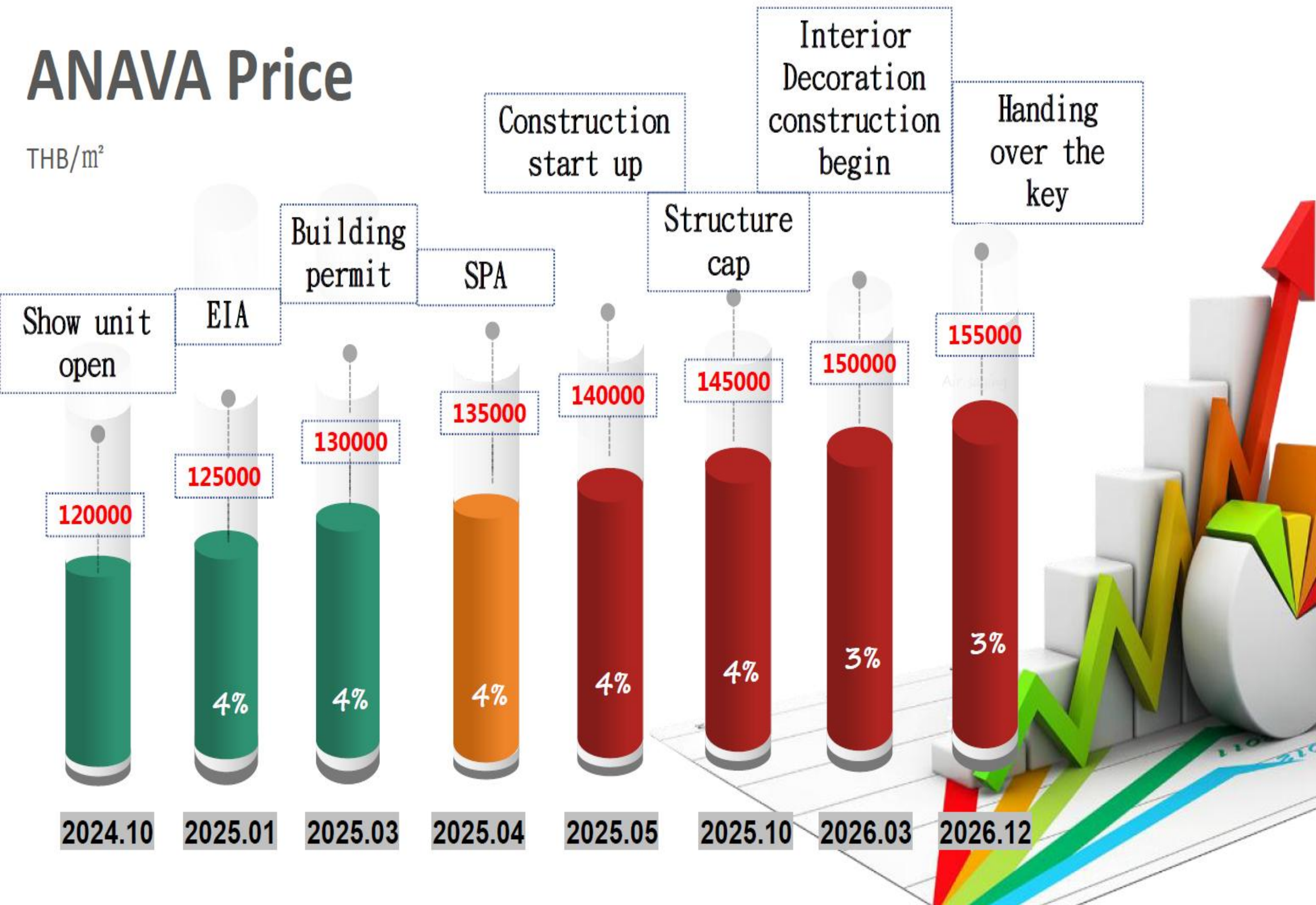


Median Sales Price by Configuration (Villas)

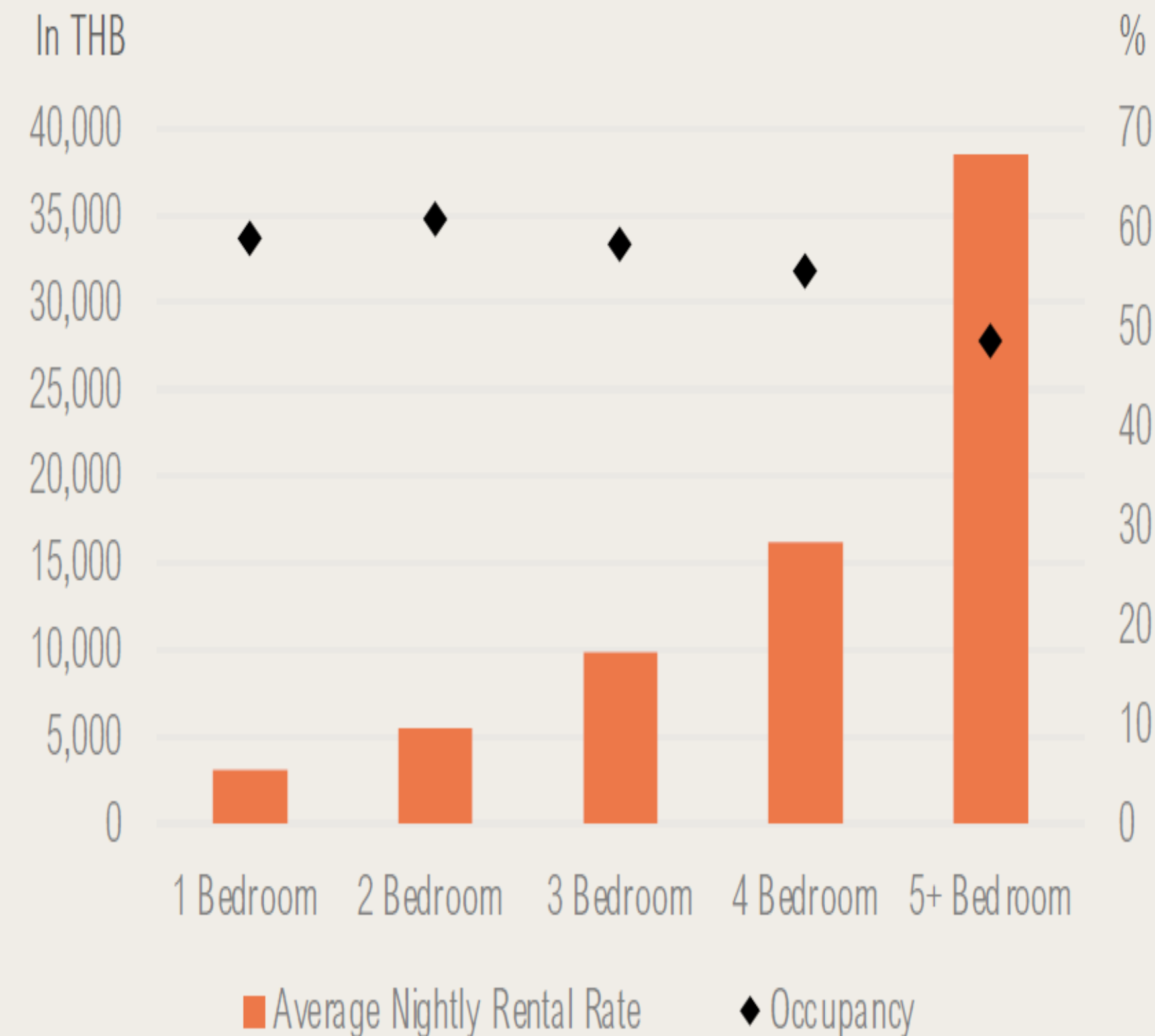


ANAVA Price

THB/m²



Key Performance Metrics by Configuration



Note: The average nightly rental rate refers to the base rate excluding taxes and additional fees.

Source: C9 Hotelworks Market Research & AirDNA

Average Length of Stay



4.6
Nights

Seasonality



February: **76.2%**

Year-Round Average:

56.6%

September: **38.7%**

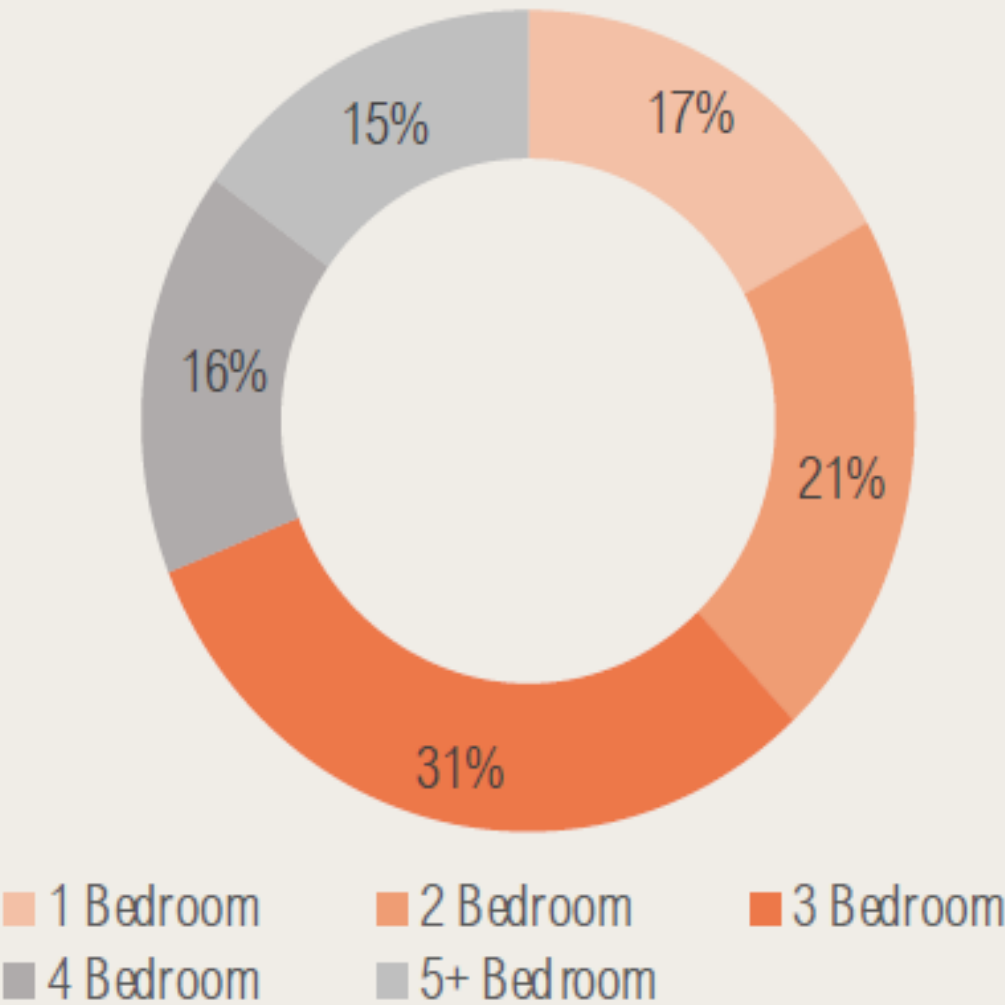
Source: C9 Hotelworks Market Research & AirDNA

Samui Property Market Review

Samui Villa Rental Market

As of 2025, Samui’s villa rental market comprises 3,055 properties. These villas are typically part of small-scale developments and are managed by third-party operators, allowing owners to generate rental income during periods of non-personal use. The market is primarily composed of two- and three-bedroom villas, which account for 21% and 31% of the supply, respectively. Larger configurations with four bedrooms or more represent a combined 31%.

Supply by Configuration



Supply Growth



SAMUI PROPERTY MARKET

2,882
Units

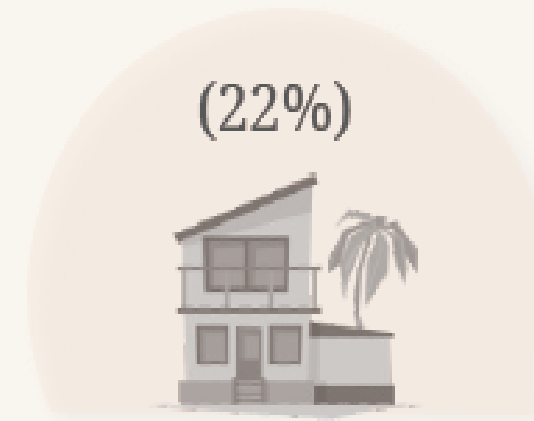
52% Condominiums

48% Landed Properties



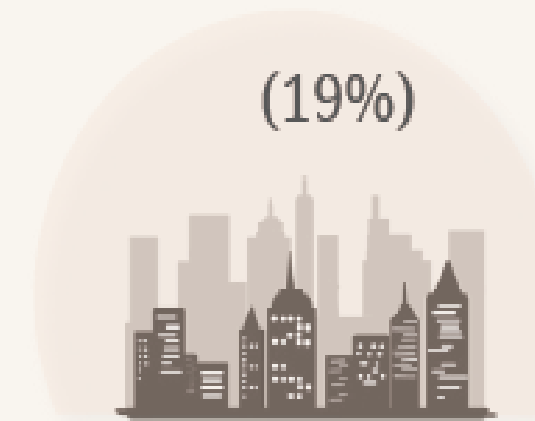
THB30.3 Billion

TOTAL MARKET VALUE



631 Units

OCEANFRONT PROPERTIES



550 Units

BRANDED RESIDENCES

VILLA RENTAL MARKET

2023

THB**14,321**



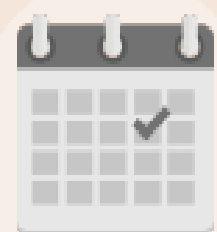
Average Nightly
Rental Rate

54.7%



Occupancy

4.4 Nights



Average
Length of Stay

2024

THB**13,692**



VARIANCE

-4%



**+1.9
pts**



4.6 Nights

+5%

Daily base analysis

Reference1:Prana Resort



Daily rental:

16115THB/3=5370THB per night

Tue, Mar 18

—

Thu, Mar 20

2 adults · 0 children · 1 room

Change search

Room type	Number of guests	Price for 2 nights	Your choices	Select amount	
<div>Cozy Deluxe Room</div> <div> <div>Select your bed (if available)</div> <div> <div><input type="radio"/> 1 full bed</div> <div><input type="radio"/> 1 twin bed</div> </div> </div> <div>Free crib available on request</div> <div> <div>42 m²</div> <div>Balcony</div> <div>Garden view</div> <div>Pool view</div> <div>Mountain view</div> </div>	<div> <div>2</div> </div>	<div> <div>THB 17,906</div> <div>THB 16,115</div> <div>Includes taxes and fees</div> <div>10% off</div> </div>	<div> <div>Very good breakfast included</div> <div>Flexible to reschedule if plans change</div> <div>Non-refundable</div> <div> <div>Genius discount may be available</div> <div>Only 7 rooms left on our site</div> </div> </div>	<div> <div>0</div> </div>	<div> <div>I'll reserve</div> <div>Confirmation is immediate</div> </div>

A wonderful lifestyle by the beach

Reference2:Replay apartment



Daily rental:
9540THB/5=1908THB per night

Sun, Mar 23 — Fri, Mar 28

2 adults · 0 children · 1 room

Change search

Apartment Type	Number of guests	Price for 5 nights	Your choices	Select an Apartment	
<p>One-Bedroom Apartment</p> <p>1 full bed </p> <p> Free crib available on request</p> <p> 53 m² Private kitchen</p> <p> Private pool Balcony</p> <p> Air conditioning</p> <p> Flat-screen TV Free Wifi</p> <p> Kitchen Washing machine Desk Refrigerator Tea/Coffee maker Iron Microwave Hairdryer </p>		<p>THB 9,540</p> <p>Includes taxes and fees</p>	<p> Non-refundable </p> <ul style="list-style-type: none"> Pay online 	<div>0 </div>	<div>I'll reserve</div> <ul style="list-style-type: none"> Confirmation is immediate

A wonderful lifestyle by the beach

Reference3:Melia



Daily rental:

37477THB/3=12492THB per night

Room type	Number of guests	Price for 3 nights	Your choices	Select amount	
<div>Deluxe Room</div> <div>Only 2 rooms left on our site</div> <div>Select your bed (if available)<div><div><input type="radio"/> 1 king bed</div><div><input type="radio"/> 2 twin beds</div></div></div> <div>Free crib available on request</div> <div>Each room features a bathtub on the private balcony overlooking the tropical gardens.</div> <div><div>1 room</div><div>51 m²</div><div>Balcony</div></div> <div><div>Garden view</div><div>Inner courtyard view</div><div>Air conditioning</div><div>Attached bathroom</div></div>	<div><div></div></div> <div></div>	<div>THB 37,477</div> <div>Includes taxes and fees</div>	<div><div>Exceptional breakfast included</div><div>Non-refundable</div><div>Pay the property before arrival</div><div>Genius discount may be available</div></div>	<div><div>0</div></div>	<div>I'll reserve</div> <div>Confirmation is immediate</div>
	<div><div></div></div> <div></div>	<div>THB 43,177</div> <div>Includes taxes and fees</div>	<div><div>Exceptional breakfast included</div><div>Non-refundable</div><div>Pay the property before arrival</div><div>Genius discount may be available</div></div>	<div><div>0</div></div>	

A wonderful lifestyle by the beach

Reference4:Holiday inn



Daily rental:

27224THB/3=9075THB per night

Mon, Mar 17 — Thu, Mar 20 2 adults · 0 children · 1 room [Change search](#)

Filter by:

☐ Rooms ☐ Suites

Room type	Number of guests	Price for 3 nights	Your choices	Select Rooms	
Standard King Room with Balcony Only 3 rooms left on our site 1 king bed Free crib available on request 1 room 32 m ² Balcony Garden view Air conditioning Attached bathroom Flat-screen TV Minibar Free Wifi		THB 27,224 Includes taxes and fees	Breakfast THB 594 (optional) Non-refundable • Pay the property before arrival	0	I'll reserve • Confirmation is immediate
		THB 29,004 Includes taxes and fees	Continental breakfast included Non-refundable • Pay the property before arrival	0	
		THB 29,082 Includes taxes and fees	Breakfast THB 594 (optional) Free cancellation before 4:00 PM on March 16, 2025 No prepayment needed – pay at the	0	

A wonderful lifestyle by the beach

How much I earn in rental income?

Koh Samui is comprised of three seasons, locally known as the low season, high season and peak season. It is important to understand the adjustments of rental rates during these periods to maximize your rental returns. That is where Anava Samui Professional Rental Management program will step in and take care of the entire process of managing your condo including.

- 1.) Taking care of your tenants with hotel standard quality care.
- 2.) Adjusting rental rates based on demand.
- 3.) Pay ZERO maintenance fees while we manage your property.

Rental Income Forecast for a 30sqm Unit (THB)/per night*

*Assuming occupancy from 40% to 70% than that of the average Samui occupancy rate (75%) for a more conservative calculation,

*Assuming per night rental is much lower than existing market.


*Assuming operating cost is much higher than current situation.

	THB			
Price	3,943,350.00			
Rate per sqm	127,000.00			
Unit sqm	31.05			
Estimate average rental income(per night)	2.500.00	Lower than competitors		
Unit number.	F306			
	40%	50%	60%	70%
Gross income (THB)	365,000.00	456,250.00	547,500.00	638,750.00
Ocupancy rate(Day/year)	146.00	182.50	219.00	255.50
Gross ROI percentage	9.26%	11.57%	13.88%	16.20%
Operating cost	109500	136875	164250	191625
Nett Income (THB)	255500	319375	383250	447125
Nett ROI percentage	6.48%	8.10%	9.72%	11.34%
P.S. This model is base on current situation, but futher always change.				

*returns are estimated based on current market prices and may luctuate based on future market conditions

Monthly base analysis

Reference1:Replay Studio



฿ 16,000 / month
Cosy studio for rent in Replay

📍 Ko Samui , Surat Thani

🛏 1 📏 26 m²

This Condo is fully furnished and a short walk to the beach (5 mins) and is very quiet place to stay. you'll be on the waterfront, within a 5-minute drive of Fisherman's Village Plaza and Bo Phut Beach. It is 3.7 mi (5.9 km) from Chaweng Beach and 8 mi (12.9 km) from Lamai Beach. Enjoy a range of recreational amenities, including an outdoor pool, a spa tub, and an outdoor tennis court. Room for rent...

9

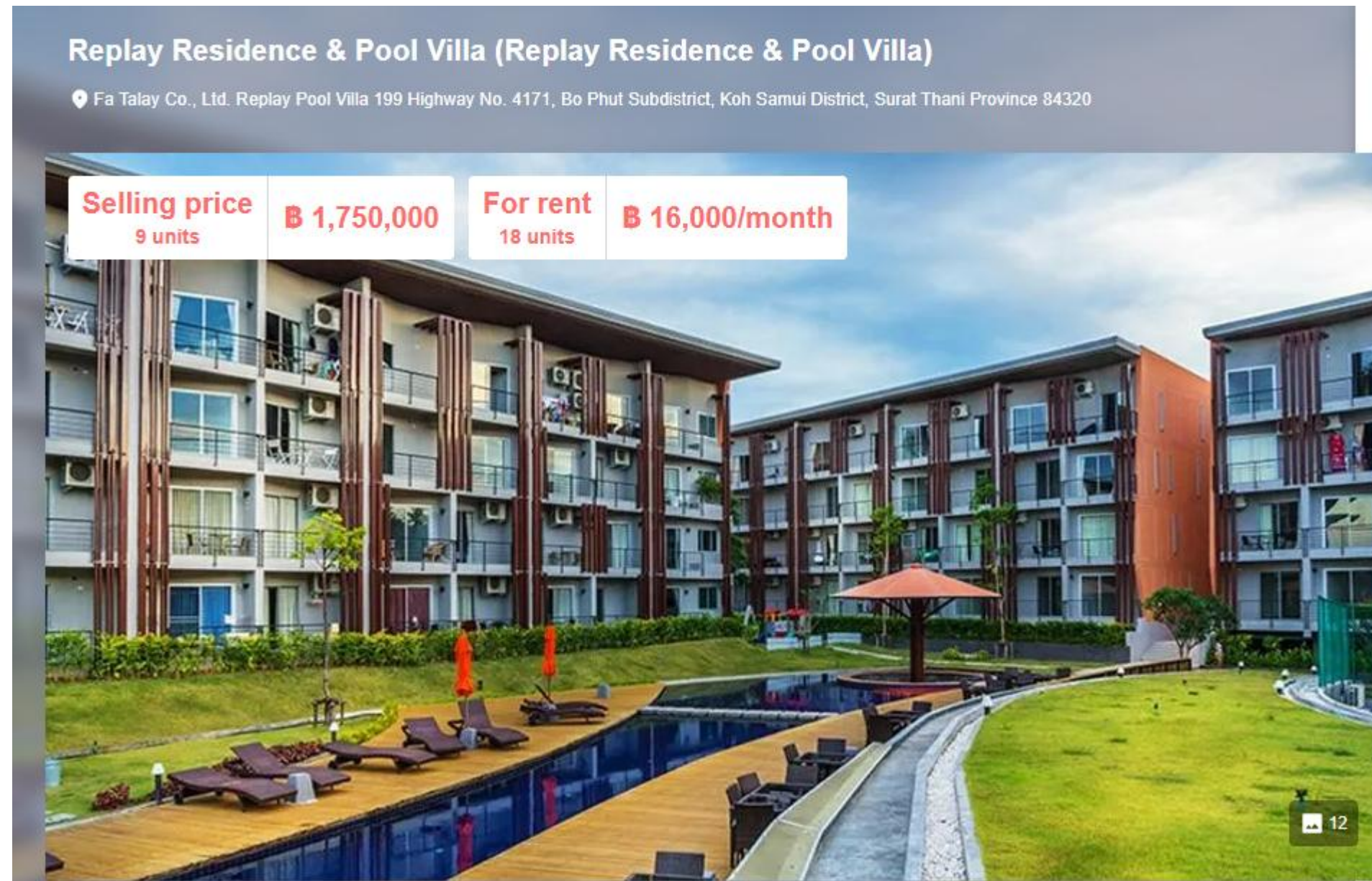
📞 ❤️ 🗲

Monthly Daily rental:

16000THB/26 SQM

A wonderful lifestyle by the beach

Reference2:Replay 1BR




Monthly Daily rental:

16000THB/52 SQM

A wonderful lifestyle by the beach

Reference3: Baan Arisara 2BR



฿ 35,000 / month

2 Bedroom Sea View Condo Near Fisherman's Village

📍 Ko Samui , Surat Thani

🛏 2 🚿 2 📏 72 m²

Your home away from home in luxury apartment complex with no noise from inside patio pool are with 2 spacious bedrooms and 2 ensuite bathrooms for long term or short term monthly rental. Breathtaking views from every room with comfortable beds and all amenities. You will want to extend your stay! Apartment has:- 2 double beds- 2 bathrooms- living room and balcony- washing machine- glorious and unobstructed...

📷 35 🏠 1

📞 ❤️ 📄

Monthly Daily rental:

35000THB/72 SQM

A wonderful lifestyle by the beach

Reference4:Baan Arisara 3BR



฿ 55,000 / month

Condo 3 bedroom 2 bathrooms near Fisherman village

📍 Ko Samui , Surat Thani

🛏 3 🚿 2 🏠 80 m²

Perfect location in Samui island with swimming pool. 3 BEDS & 2 BATHS. Perfect location with walking distance to fisherman village, Bo Put Beach, Bo put market, food court, favorite restaurants/ cafes, etc all things you needed - 7 mins walk to Bo Put market (all you needed including local food courts here)- 7-10 mins walk to KOB, My Cafe, Rim Bung etc the favorite restaurants and cafes...




📞 ❤️ 📄

Monthly Daily rental:

55000THB/55 SQM

A wonderful lifestyle by the beach

Reference5:The Bay 4BR



฿ 70,000 / month




4 Bedroom Condo for rent at The Bay Condominium

📍 Ko Samui , Surat Thani

🛏 4 🚿 3 📏 190 m²

Stunning view with cozy furniture 4 bedroom

Verified seller

📷 19

📞 ❤️ 📄

Monthly Daily rental:

70000THB/190 SQM

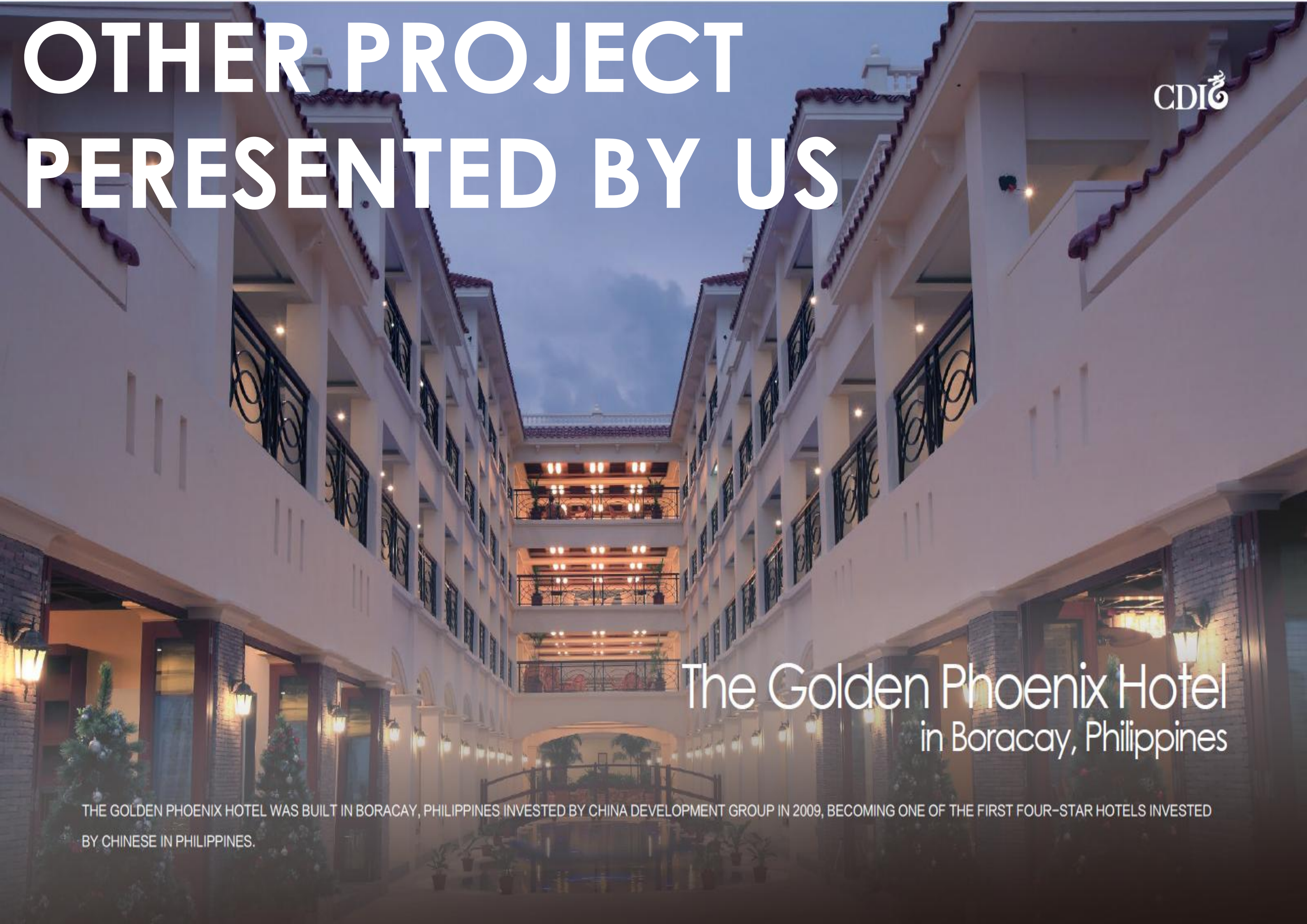
A wonderful lifestyle by the beach

How much I earn in rental income(Monthly base)?

Samui condo rental comparision						
Project name	Replay Studio	Replay 1BR	Baan Arisara 2BR	Baan Arisara 3BR	The Bay 4BR	ANAVA Studio
Unit available to buy	3	6	0	0	4	170
Unit size (Sqm)	26	52	72	80	190	29.9
Rental/Low season	14,000	16,000	35,000	55,000	70,000	22,000
Rental/high season	20,000	22,000	45,000	70,000	90,000	35,000
Average rental	17,000	19,000	40,000	62,500	80,000	28,500
Yearly rental	204,000	228,000	480,000	750,000	960,000	342,000
Total invest (THB)	1800000	3000000	5500000	6400000	12900000	3,360,000
Gross rental return	11.33%	7.60%	8.73%	11.72%	7.44%	10.18%
Break-even Point (in Years)	8.8	13.2	11.5	8.5	13.4	9.8
P.S. Assume that the low and high seasons each last six months.						

ABOUT PROJECT WHICH WE DID PREVIOUSLY

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OTHER PROJECT PERESENTED BY US

CDIG

The Golden Phoenix Hotel
in Boracay, Philippines

THE GOLDEN PHOENIX HOTEL WAS BUILT IN BORACAY, PHILIPPINES INVESTED BY CHINA DEVELOPMENT GROUP IN 2009, BECOMING ONE OF THE FIRST FOUR-STAR HOTELS INVESTED BY CHINESE IN PHILIPPINES.

OTHER PROJECT PERESENTED BY US

CDI 

The Golden Phoenix Hotel in Manila, Philippines

THE GOLDEN PHOENIX HOTEL IS LOCATED IN MANILA BAY, CLOSE TO THE MALL OF ASIAN SHOPPING CENTER, THE STADIUM, PHILIPPINES CULTURAL CENTER AND OTHER FAMOUS ATTRACTIONS, TRANSPORTATION IS VERY CONVENIENT. THE GOLDEN PHOENIX HOTEL HAS 281 ROOMS OFFERING REFRIGERATORS AND FLAT SCREEN TELEVISIONS; FREE WIRED AND WIRELESS INTERNET ACCESS; A PRIVATE BATHROOM WITH SHOWER FACILITIES; FREE TOILETRIES AND HAIR DRYERS.

OTHER PROJECT PERESENTED BY US

CDI 6

Phillippines Oceanaire Commercial Complex in Manila, Phillippines

LOCATED IN THE CORE AREA OF MANILA BAY WITH CONVENIENT TRANSPORTATION AND PROSPEROUS BUSINESS CENTER AND ONLY TAKES 3 MINUTES TO WALK TO ASIA' S LARGEST SM MOA SHOPPING MALL. OCEANAIRE COMMERCIAL COMPLEX IS A LARGE-SCALE COMMERCIAL COMPLEX, INTEGRATING BUSINESS CENTER, RECREATIONAL CENTER WITH APARTMENT HOTEL AND APARTMENTS.



OTHER PROJECT PERESENTED BY US

CDIG

AA Lodges Amboseli
in Amboseli, Kenya

IN 2011, CHINA DEVELOPMENT GROUP ESTABLISHED THE SINO AFRICAN HOTEL MANAGEMENT COMPANY, ENTERED INTO THE EAST AFRICAN MARKET. IN 2013, AA LODGES (AMBOSELI) SUCCESSFULLY OPENED, IT' S THE EAST AFRICAN WILD ANIMAL ADVENTURES SERIES OF HOTEL OF CHINA DEVELOPMENT GROUP.

OTHER PROJECT PERESSENTED BY US

CDIO

AA Lodges Masai Mara in Masai Mara, Kenya

THE HOTEL COVERS AN AREA OF 30 MU, SURROUNDED BY MINI FOREST CONSISTING OF BUSHES AND RARE TREE SPECIES. ITS MAIN CONSTRUCTION IS MADE UP OF 36 SEPARATE SMALL VILLAS AND 36 TYPICAL TENTS WITH SPECIAL MAIN RESTAURANTS, BARS, LARGE SWIMMING POOL, ACCOMPANYING TOUR GUIDES, WELL-EQUIPPED STATION WAGONS AND OTHER HIGH-QUALITY FACILITIES AND SERVICES.

OTHER PROJECT PERESNTED BY US

Zhongfa Baiwang Mall
Zhongfa Time Square
In Beijing, China



SOMETHING ABOUT OUR HEAD QUARTERS

A wonderful lifestyle by the beach



CHINA DEVELOPMENT GROUP MAKES YOUR DREAMS COME TRUE IN THE WORLD



CHINA DEVELOPMENT CULTURAL TOURISM REAL ESTATE GROUP LARGE COMPREHENSIVE TRANSNATIONAL ENTERPRISE GROUP

China Development Cultural Tourism Real Estate Group(short for China Development Group), founded in 1993, HQ located in Guomao CBD, Beijing, employed thousands of staff, revenue up to 10 billion Chinese Yuan. “We aim to build a comprehensive transnational enterprise within next 3-5 years through implementing the strategy of cross industry and cross-border expansion.”

China Development Group is a diversified holding group of real estate, tourism, intelligent manufacturing, finance, commerce and media. In the "Chinese Intelligent Manufacturing" industrial transformation and upgrading, we aim to take the industry pioneer position and lead the coordinated development of industries. We will take advantage of the global tourism industry, and become a respected international enterprise.

25 YEARS, 4 MAJOR BUSINESS SEGMENTS. A GLOBAL PROCESS, ACROSSING TWO CENTURIES

Upholding the spirit of “co-create, co-commitment, and share”, and the ideal to create a sustainable international enterprise, China Development Group has integrated a number of traditional industries successfully through the use of international advanced management mechanism and high technology. Its business has covered Asia, Europe, North America, Africa and other countries.

China Development
Media

China Development
Manufacturing

China Development
Cultural

China Development
Tourism

China Development
Finance

China Development
Businesss

ELECTRONIC INTERCONNECTION MARKET

FIRST-CLASS
ELECTRONICS MARKET

China Development Electronics Market, founded in 1992, is located in Zhongguancun National Independent Innovation Demonstration Zone in the core area. It is a professional electronic components one stop market which has brand promotion, product transactions, technical exchanges, solutions.

The China Development electronic market has relatively perfect domestic, relatively complete range of electronic components supporting products and become the benchmarking market of our domestic electronic components trading.

NEW CHINA DEVELOPMENT
ELECTRONICS MARKET

In 2007, the new electronic market in its the grand opening, which was dedicated to another large scale comprehensive supporting electronic components and security products procurement platform. It's another brand new market after the China Development electronic market and Zhichun Electronic City.

The New China Development Electronic Market operating area of 20 thousand square meters, the total occupancy of more than 1,400 businesses, a collection of international and domestic high quality manufacturers and distributors.

ZHICHUN
ELECTRONIC CITY

Zhichun Electronic City was founded in 2000, located in the central area of Zhongguancun Science and Technology Park, is the intellectual intelligence group in the field of electronic products, another masterpiece.

Since the opening, Zhichun Electronic City has been expanding the scale of operation, business environment continues to improve, supporting services continue to upgrade, and further consolidate the "electronic components of the North supermarket" dominant position.

CHINA DEVELOPMENT GROUP/ CHINESE REAL ESTATE DEVELOPER OF OVERSEA CULTURE&TOURISM

ZHONGFA real estate (Hongkong) Co., Ltd., the overseas tourism real estate development is the main business for the corporation, with it's high standards of service specifications, to achieve seamless grafting culture travel industry and the real estate industry, and to provide a freedom, bright, intelligent sojourn lifestyle for the global high net worth individuals.

WIN WIN WITH THE WORLD

A sense of responsibility, is not limited to the development, is the our responsibility, has always been committed to the integration of domestic and foreign high-quality resources cooperation, to provide better platform for high-end culture travel industry, provide more win-win cooperation opportunities for all countries.

FIVE CONTINENTS REPUBLIC GLOBAL DEVELOPMENT STRATEGY

Since the release of national strategy of “the Belt and Road Initiatives”, China Development Group implements the “Republic of Five Continents” as its global development strategy, and actively grasping the valuable overseas strategic opportunities and extending the future ideal life and continuing its great conception under this greater era.

*China Development Group has a global layout in many overseas areas, such as Southeast Asia, Africa and Latin America, North America, Europe and other countries, etc.

TWO STRATEGIC BUSINESS

TERRITORIES GO INTO EVERY

STATE'S TERRITORY

China Development Group has “global cultural tourism destination” and “global high-end life destination” are the two major business concept.

Development projects throughout Asia, Africa, North America, Europe, Southeast Asia, with unique international values, in-depth each country territory.



GLOBAL PROJECTS DISTRIBUTION MAP

GLOBAL CULTURAL TOURISM DESTINATION & HIGH QUALITY LIFESTYLE DESTINATION

A woman with long, light-colored hair is shown in profile, looking out over a vast, hazy landscape at sunset. The sky is a warm, golden-orange color, and the horizon is visible in the distance. The overall mood is serene and contemplative.

CDIÖ