

THE HIDEAWAY PHASE 3

Garden pool Villas

Bophut, Koh Samui



LOCATION THE HIDEAWAY

The Hideaway consists of 4 units and is in the heart of Bophut, which is within walking distance from the very popular area of Fishermans Village, where you will find a wide range of bars and restaurants that overlook Bophut beach with stunning views across to Koh Phangnan, there is something to suit every budget.

Fishermans Village boasts some of the best bars and restaurants Samui has to offer and they are all on your doorstep.

: The Hideaway is also located very conveniently for many local amenities :

- Samui International Airport (15 minutes)
- Bangrak Beach (5 minutes)
- Big Buddha (8 minutes)
- International Hospital (5 minutes)
- International Schools (5 minute ISS and 12 minutes PBISS)
- Chaweng nightlife (10 minutes)
- Central Festival Shopping mall (10 minutes)
- Makro food mall (5 minutes)

Koh Samui is an international destination, with the tourist market booming once again, with direct flights every day from Bangkok, Malaysia, Singapore, and Hong Kong. The Hideaway will make an excellent investment or a full-time family home.



BOPHUT



CONCEPT

The Hideaway phase 3 consists of 4 detached villas which are conveniently located only a short distance from Bophut Fisherman's Village. Each villa consists of 3 double bedrooms, 3.5 bathrooms, a large open plan living/kitchen/dining, opening up to the terrace area and private pool, every villa is finished to the highest of standards using only high-quality materials and built by one of Samui's longest standing construction companies RSBuild, known for their outstanding build quality from foundations to finishing.



THE HIDEAWAY

GARDEN POOL VILLAS

MASTER PLAN



PRICE LIST

THE HIDEAWAY

GARDEN POOL VILLAS

VILLAS	VILLA TYPE	BEDS	TOTAL LIVING (Sq.m.)	TOTAL PLOT(Sq.m.)	PRICE THB	STATUS
1	Phase 3 Garden Villa	3	271	249.09	11.49 M	AVAIAABLE
2	Phase 3 Garden Villa	3	271	249.10	11.49 M	AVAIAABLE
3	Phase 3 Garden Villa	3	271	249.23	11.49 M	AVAIAABLE
4	Phase 3 Garden Villa	3	271	249.41	11.49 M	AVAIAABLE



BUILDING AREA

PARKING AREA	26-28 SQ.M.
ENTRY	4.43 SQ.M.
LIV+DIN+KIT AREA	58.79 SQ.M.
LAUNDRY+STORAGE	7.56 SQ.M.
TOILET	6.60 SQ.M.
TERRACE	17.09 SQ.M.
POOL DECK	16.25 SQ.M.
SWIMMING POOL	27.36 SQ.M.
PUMP ROOM	16.25 SQ.M.

FIRST FLOOR AREA 180.33 SQ.M.

GROUND
FLOOR PLAN

1st
FLOOR PLAN





LAND AREA 249 SQ.M.

BUILDING AREA

BEDROOM 1	19.32 SQ.M.
ENSUITE 1	6.10 SQ.M.
TERRACE	8.55 SQ.M.
BEDROOM 2	13.35 SQ.M.
ENSUITE 2	5.71 SQ.M.
BEDROOM 3	13.68 SQ.M.
ENSUITE 3	6.76 SQ.M.
TERRACE	4.56 SQ.M.
HALL STAIR	11.00 SQ.M.
CDU AREA	1.88 SQ.M.

SECOND FLOOR AREA 90.91 SQ.M.

FIRST
FLOOR PLAN

2nd
FLOOR PLAN



PERSPECTIVE VIEW

DETACHED VILLA



"Swimming Pool"

"Living Area"



"Living Area"

PERSPECTIVE VIEW

DETACHED VILLA

3 Beds
With Ensuite



"Kitchen Area"



"Master Bedroom with Ensuite"



"One Ensuite with Bath"

RENTAL RETURNS TYPE C

THE HIDEAWAY GARDEN POOL VILLAS

11.49



SEASON	DATE FROM	DATE TO	DAYS (#)	RENT/DAY (THB)
PEAK	DEC 16	JAN 10	26	฿ 8,000
HIGH	JAN 11	APR 30	111	฿ 6,800
LOW	MAY 1	JUN 30	61	฿ 5,100
HIGH	JUL 1	SEP 30	91	฿ 6,800
LOW	OCT 1	DEC 15	76	฿ 5,100
TOTAL / AVG			365	฿ 6,247

RENTAL RETURNS					
EST. OCCUPANCY	TOTAL GROSS REVENUE	MANAGEMENT FEES (20%)	FIXED EXPENSES	NET RETURN	ROI
40%	฿ 766,120	฿ 153,224	฿ 156,000	฿ 456,896	5.22%
50%	฿ 957,650	฿ 191,530	฿ 156,000	฿ 610,120	6.88%
60%	฿ 1,149,180	฿ 229,836	฿ 156,000	฿ 763,344	8.54%
70%	฿ 1,340,710	฿ 268,142	฿ 156,000	฿ 916,568	10.20%
EST. OCCUPANCY	TOTAL GROSS REVENUE	MANAGEMENT FEES (20%)	FIXED EXPENSES	NET RETURN	ROI

MONTHLY EXPENSES	APPROX.
VILLA AND POOL MAINTENANCE	฿ 7,000
ELECTRIC	฿ 4,000
INTERNET	฿ 1,000
WATER	฿ 1,000
TOTAL	฿ 13,000

THE HIDEAWAY

THANK YOU

