

"DISCOVER TRANQUILITY WHERE UNIQUE DESIGN
AND NATURE'S BOUNTY UNITE IN KOH SAMUI"



BANG MAKAM GROVE VILLA

BANG MAKAM GROVE VILLA SAMUI



PROJECT BY AWARD
WINNING ARCHITECT
2013-2018



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BANG MAKHAM GROVE VILLA

WELCOME TO BANG MAKHAM GROVE VILLA

EXPERIENCE THE PERFECT BLEND OF LUXURY AND NATURE AT BANGMAKHAM VILLA, LOCATED JUST 5 MINUTES FROM NA THON BEACH. OUR EXCLUSIVE PROJECT FEATURES ONLY FIVE BEAUTIFULLY DESIGNED POOL VILLAS, OFFERING A PEACEFUL AND INTIMATE RETREAT.

YOUR PRIVATE OASIS.

EACH VILLA IS THOUGHTFULLY DESIGNED FOR YOUR COMFORT, COMPLETE WITH A PRIVATE POOL AND STUNNING VIEWS, ALLOWING YOU TO ENJOY NATURE WITH MODERN AMENITIES.

PRIME LOCATION

ENJOY EASY ACCESS TO NA THON BEACH FOR SUNBATHING, BEACH ACTIVITIES, AND BREATHTAKING SUNSETS. NEARBY DINING OPTIONS INCLUDE:

- SUNSET RESTAURANT
- KRUA SUEAY RESTAURANT
- KOB CAFE

YOU'LL ALSO FIND A FRESH MARKET AND LIFESTYLE SHOPPING MALL JUST MOMENTS AWAY.

EXCEPTIONAL SERVICES

WE OFFER TOP-NOTCH HOUSEKEEPING AND RENTAL SERVICES TO ENSURE YOUR STAY IS ENJOYABLE AND STRESS-FREE, WHETHER FOR A PERMANENT HOME OR A VACATION GETAWAY.

JOIN US IN PARADISE

OWN A PIECE OF PARADISE IN YOUR OWN COCONUT GARDEN AT BANG MAKHAM GROVE VILLA. EXPERIENCE TRANQUILITY AND LUXURY LIVING. WELCOME HOME!



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KOH SAMUI MAP

LOCATION

- 20 minutes drive to fisherman village
- 30 minutes drive to the airport
- 40 minutes drive to Chaweng beach
- 10 minutes drive to Koh Samui hospital
- 3 minutes drive to Nathon beach
- 3 minutes drive to Tesco lotus super market Nathon



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MASTER PLAN

Project Area : 3-0-10 Rai (4,840 sq.mts)



Total Units

5 Villas



Land plot size starts

776 - 1,060 Sq.mts



Built-up size starts

from 440-452.50 Sq.mts

PLOT-1
776 M2.

PLOT-2
900 M2.

PLOT-3
797.50 M2.

PLOT-4
765 M2.

PLOT-5
1,060 M2.



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BANG MAKAM GROVE VILLA

VILLA
TYPE A

THE ORIGINAL
MOON SHADOW ROOF DESIGN

USABLE AREA

INTERNAL : 221.50 SQ.MTS

EXTERNAL AREA : 176.50 SQ.MTS

SWIMMING POOL : 42 SQ.MTS

TOTAL : 440 SQ.MTS



**3 Bedrooms
en-suite**



Powder room



European Kitchen



Swimming pool



Laundry room



Garage



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VILLA A TYPE

FLOOR PLAN

1. Parking
2. Entrance Door
3. Waterfall
4. Stairs
5. Balcony
6. Living
7. Master bedroom
8. Wardrobe
9. Bathroom
10. Dining
11. Kitchen
12. Stairs
13. Bedroom-2
14. Bathroom
15. Balcony
16. Bedroom-3
17. Bathroom
18. Laundry room
19. Pool deck
20. Swimming pool
21. Balcony
22. Mezzanine Floor
23. Pump room



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BANG MAKAM GROVE VILLA

VILLA TYPE B

THE ORIGINAL
MOON SHADOW ROOF DESIGN

THE ORIGINAL
MOON SHADOW ROOF DESIGN

USABLE AREA
INTERNAL : 229.00 SQ_MTS
EXTERNAL AREA : 179.00 SQ_MTS
SWIMMING POOL : 44.50 SQ_MTS
TOTAL : 452.50 SQ_MTS



**3 Bedrooms
en-suite**



Powder room



Open Kitchen



Swimming pool



Laundry room



Garage



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VILLA B TYPE

FLOOR PLAN

1. Parking
2. Entrance Door
3. Waterfall
4. Stairs
5. Balcony
6. Living
7. Master bedroom
8. Walk-in closet
9. Bathroom
10. Dining
11. Kitchen
12. Stairs
13. Bedroom-2
14. Bathroom
15. Balcony
16. Bedroom-3
17. Bathroom
18. Laundry room
19. Pool deck
20. Swimming pool
21. Balcony
22. Stairs
23. Pump room



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LIVING ROOM



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DINING AND KITCHEN



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BEDROOM



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BATHROOM



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POOL DECK



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OVER ALL VIEW



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CONSTRUCTION MATERIAL SPECIFICATION

Foundation : Fiber rebar concrete foundation and concrete columns

Main structure of the building : Fiber rebar concrete beam and concrete floor

Roof structure : 2"x2" round steel frame

Roofing material : Asphalt shingles roof

Exterior and interior walls : 100 mm thick PS foam wall, plastered with special plaster

Exterior paint : TOA premium epoxy primer and finished with Jotun exterior paint

Interior paint : Jotun's special Majestic interior paint

Interior floor material : Concrete floor, with ceramic floor tile 1.20x0.60 meters

Bathroom floor and wall material : Fiber rebar concrete floor covered with 30cmx60cm travertine marble

Balcony and swimming pool balcony floor material : Concrete floor with ceramic floor tile 0.60x0.60 meters

Interior ceiling : Gypsum board decorated with wood for the living room ceiling and gypsum board in the bedroom and bathroom

Doors and Windows: Aluminums doors and windows with clear glass

Electrical system: LED downlights / EVE / strip lights

Electrical equipment: Ceiling fans in the living room and wall-mounted air conditioners in all bedrooms

Kitchen: Concrete kitchen with wall-mounted cabinets and kitchen equipment

Wardrobe: Wooden-framed wardrobes covered with HMR plywood. Surfaced with laminate sheets

Swimming pool: Salt-system concrete swimming pool, covered with green Balinese stone tiles



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PRICE LIST - BANG MAKAM GROVE VILLAS

No.	Type	Number Bedroom	Plot Size	Total Built up	Internal Area	External Area	Pool Size	Selling Price (THB)
			(Sq.M.)	(Sq.M.)	(Sq.M.)	(Sq.M.)	(Sq.M.)	
P1	A	3	776	440	221.5	176.5	42	17,000,000
P2	A	3	900	440	221.5	176.5	42	17,000,000
P3	B	3	797.50	452.5	229	179	44.5	17,500,000
P4	B	3	765	452.5	229	179	44.5	17,500,000
P5	B	3	1,060	452.5	229	179	44.5	18,000,000



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PAYMENT TERM - PURCHASE PAYMENT SCHEDULE

First Payment - Deposit / Reservation 200,000 THB.

Second Payment- 15% at signing. Construction starts

Third Payment- 35% at foundation completed and transfer the land

Fourth Payment- 20% at floor structure completed

Fifth Payment- 20% at lockup stage (windows and doors installed)

Sixth Payment- 10% at delivery date



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SALES OFFICE

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E-BROCHURE

PLEASE SCAN QR.CORD
FOR DOWNLOND E-BROCHURE



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LOCATION

PLEASE SCAN QR.CORD
TO GET A LOCATION

THANK YOU