



# KARON SEAVIEW VILLAS & GARDEN

Real estate in Thailand for living and investment

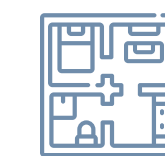


📍 KARON BEACH, PHUKET

## Karon Seaview Villas & Garden

**30.530.000 THB**

Starting price of villa



**530 - 590 sq.m**

4BR, 5BR villas



**Q1 2026**

Handover



11 newest villas with swimming pools

Panoramic sea view

Modern design

Management of a professional team (under hotel management)

Location in a developed tourist area

Proximity to one of the best beaches in Phuket

Full service cycle

**Rental Pool program:** 40% of the income to the investor, 60% - to the management company (all expenses are on the share of MC).

Projected profit: **5-10%**.

The profit is after the handover.



📍 KARON BEACH, PHUKET

## Karon Seaview Villas & Garden

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### 380 meters above sea

The peculiarity of the landscape allowed each of the villas to be located on its own tier, providing excellent sea views from each villa



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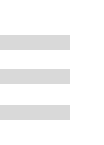
The average slope is in the range from 14 to 25 which provides a fairly **comfortable passage on foot** without excessive loads

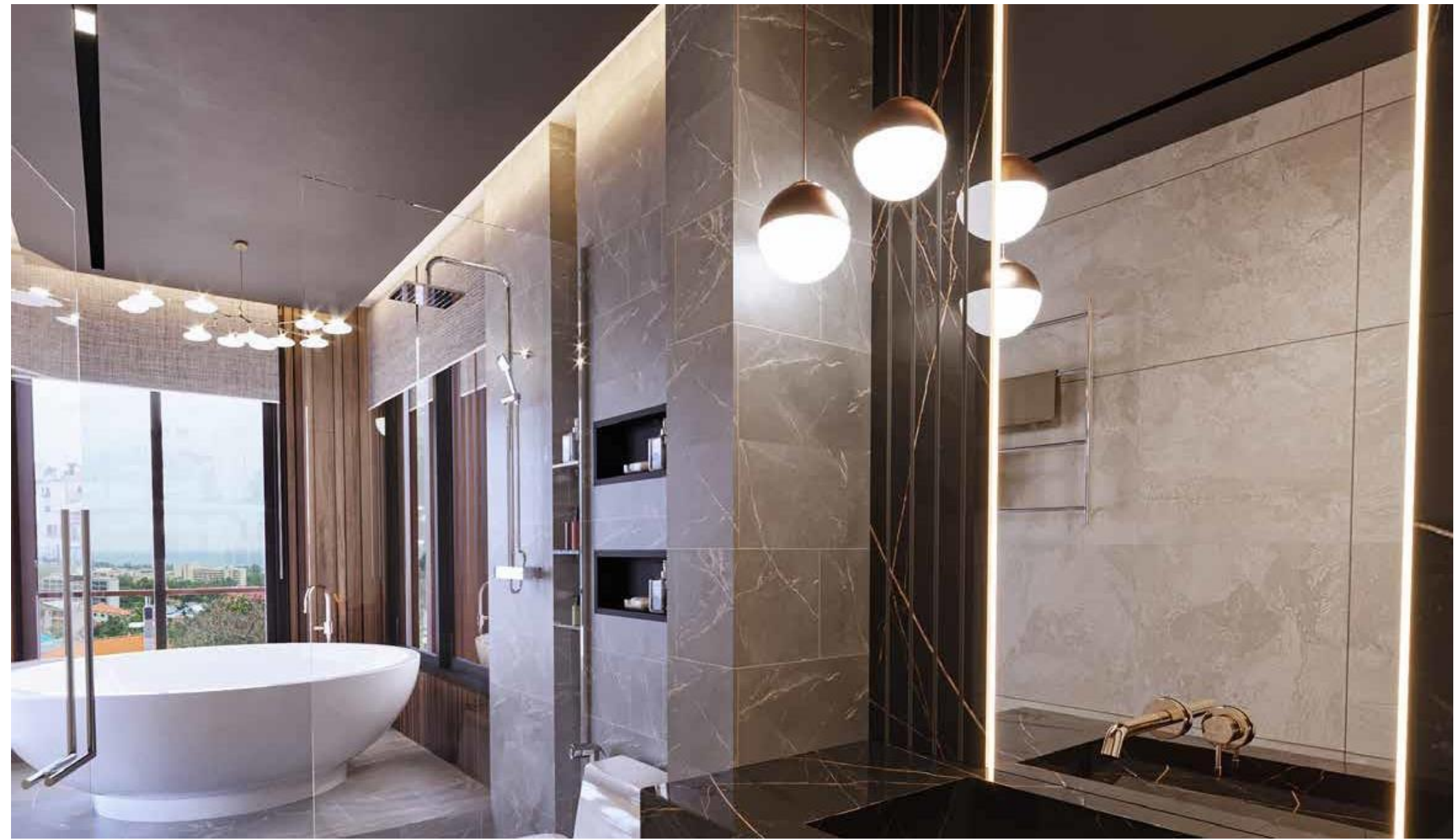


All windows face west and this feature makes it possible to observe **beautiful sunsets** especially bright from May to October



1.000 m  
to Karon beach







**D**

3 BEDROOM 365 M<sup>2</sup>  
**SOLD**

**E**

5 BEDROOM 590 M<sup>2</sup>  
**SOLD**

**F1**

5 BEDROOM 600 M<sup>2</sup>  
**SOLD**

**F2**

5 BEDROOM 570 M<sup>2</sup>  
**33.800.000 THB**

**G1**

4 BEDROOM 535 M<sup>2</sup>  
**33.800.000 THB**

**G2**

4 BEDROOM 515 M<sup>2</sup>  
**30.530.000 THB**

**C2**

4 BEDROOM 530 M<sup>2</sup>  
**30.910.000 THB**

**C1**

4 BEDROOM 545 M<sup>2</sup>  
**31.390.000 THB**

**B3**

5 BEDROOM 590 M<sup>2</sup>  
**34.750.000 THB**

**B2**

5 BEDROOM 590 M<sup>2</sup>  
**35.360.000 THB**

**B1**

5 BEDROOM 580 M<sup>2</sup>  
**SOLD**

**Reception**

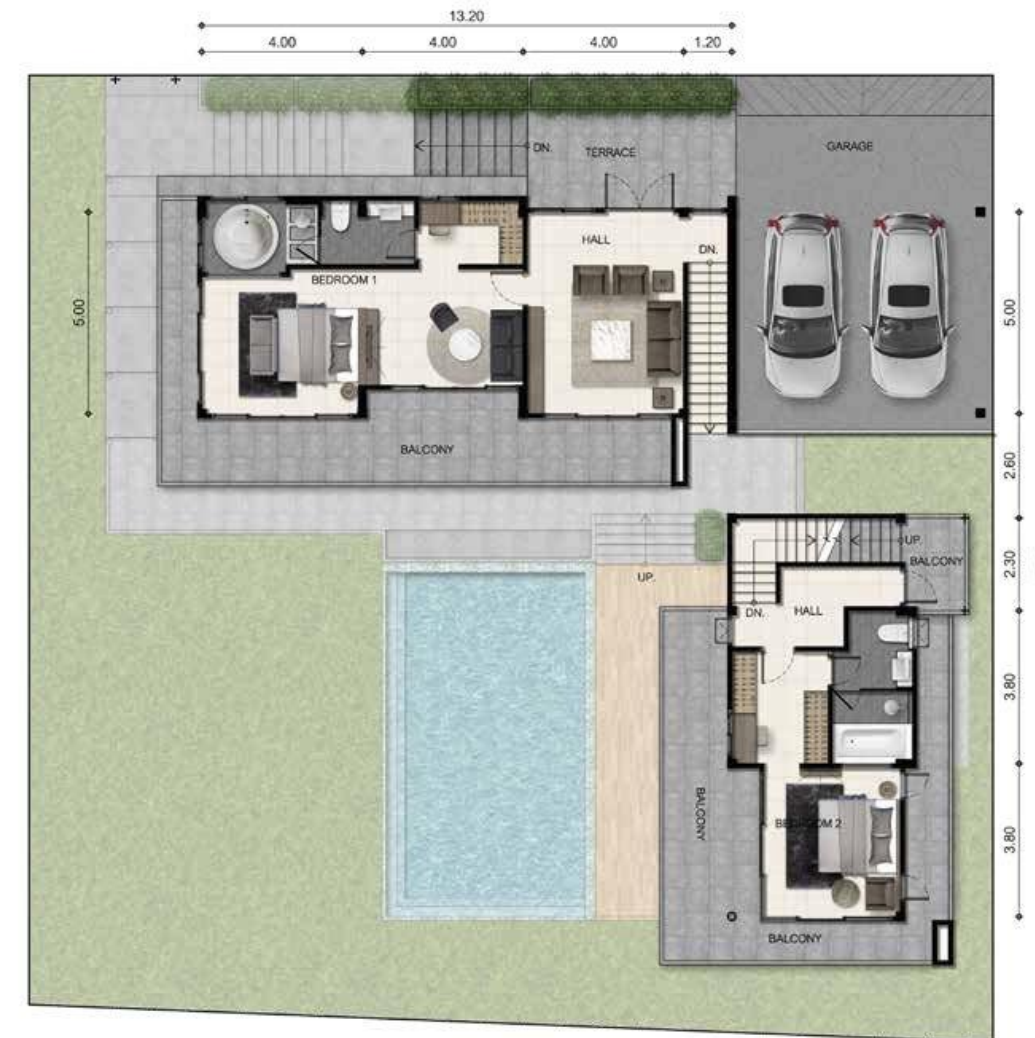
**LIGHTONE**  
PARK BEAUVILLAS & GARDEN

# Villa B2. Building area 590 sq.m Plot area 570 sq.m

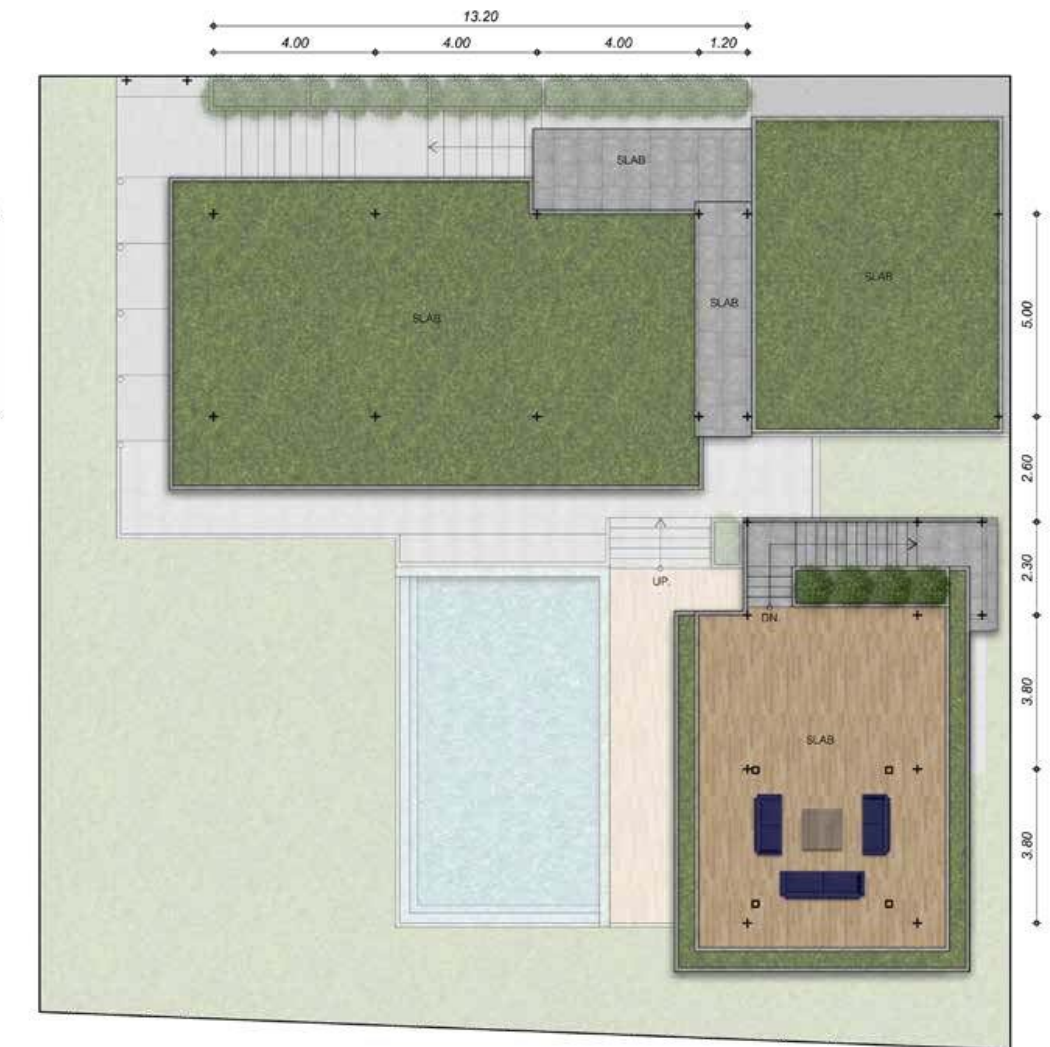
1<sup>st</sup> floor. 271 sq.m



2<sup>nd</sup> floor. 260 sq.m



3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.4 sq.m
Bedroom 2 + Bathroom	20.8 sq.m
Bedroom 3 + Bathroom	25.4 sq.m
Living Room + Kitchen	38.5 sq.m
Terrace	103.5 sq.m
Swimming Pool	47.2 sq.m

Hall + Balcony	31.2 sq.m
Bedroom 1 + Bathroom + Balcony	77.5 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m
Terrace	32.0 sq.m
Garage	57.0 sq.m

Terrace	63.7 sq.m
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# Villa B2. Furniture Package

<b>Living Room</b>		<b>218.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

<b>Dining Area</b>		<b>130.000</b>
Wall decoration	Built-in	30.000
Table	В современном дизайне	100.000

<b>Bedroom 1 - 2</b>		<b>780.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	20.000
Bedside table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Kitchen</b>		<b>276.000</b>
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

<b>Bathroom</b>		<b>82.000</b>
Wall decoration	Built-in	82.000

<b>Terrace</b>		<b>75.000</b>
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

<b>Bathroom 1 - 2</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Hall</b>		<b>136.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Bedroom 3 - 5</b>		<b>825.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

<b>Bathroom 3 - 5</b>		<b>246.000</b>
Wall decoration	Built-in	82.000

<b>Other</b>		<b>350.000</b>
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**3.200.000 THB**  
TOTAL AMOUNT





# Villa B3. Building area 590 sq.m Plot area 549 sq.m

1<sup>st</sup> floor. 271 sq.m



2<sup>nd</sup> floor. 260 sq.m



3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.4 sq.m
Bedroom 2 + Bathroom	20.8 sq.m
Bedroom 3 + Bathroom	25.4 sq.m
Living Room + Kitchen	38.5 sq.m
Terrace	103.5 sq.m
Swimming Pool	47.2 sq.m

Hall + Balcony	31.2 sq.m
Bedroom 1 + Bathroom + Balcony	77.5 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m
Terrace	32.0 sq.m
Garage	57.0 sq.m

Terrace	63.7 sq.m
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# Villa B3. Furniture Package

Living Room		218.000
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

Dining area		130.000
Wall decoration	Built-in	30.000
Table	Modern design	100.000

Bedroom 1 - 2		780.000
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	20.000
Bedside table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

Kitchen		276.000
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

Bathroom		82.000
Wall decoration	Built-in	82.000

Terrace		75.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

Bathroom 1 - 2		164.000
Wall decoration	Built-in	82.000

Hall		136.000
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

Bedroom 3 - 5		825.000
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

Bathroom 3 - 5		246.000
Wall decoration	Built-in	82.000

Other		350.000
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**3.200.000 THB**  
TOTAL AMOUNT

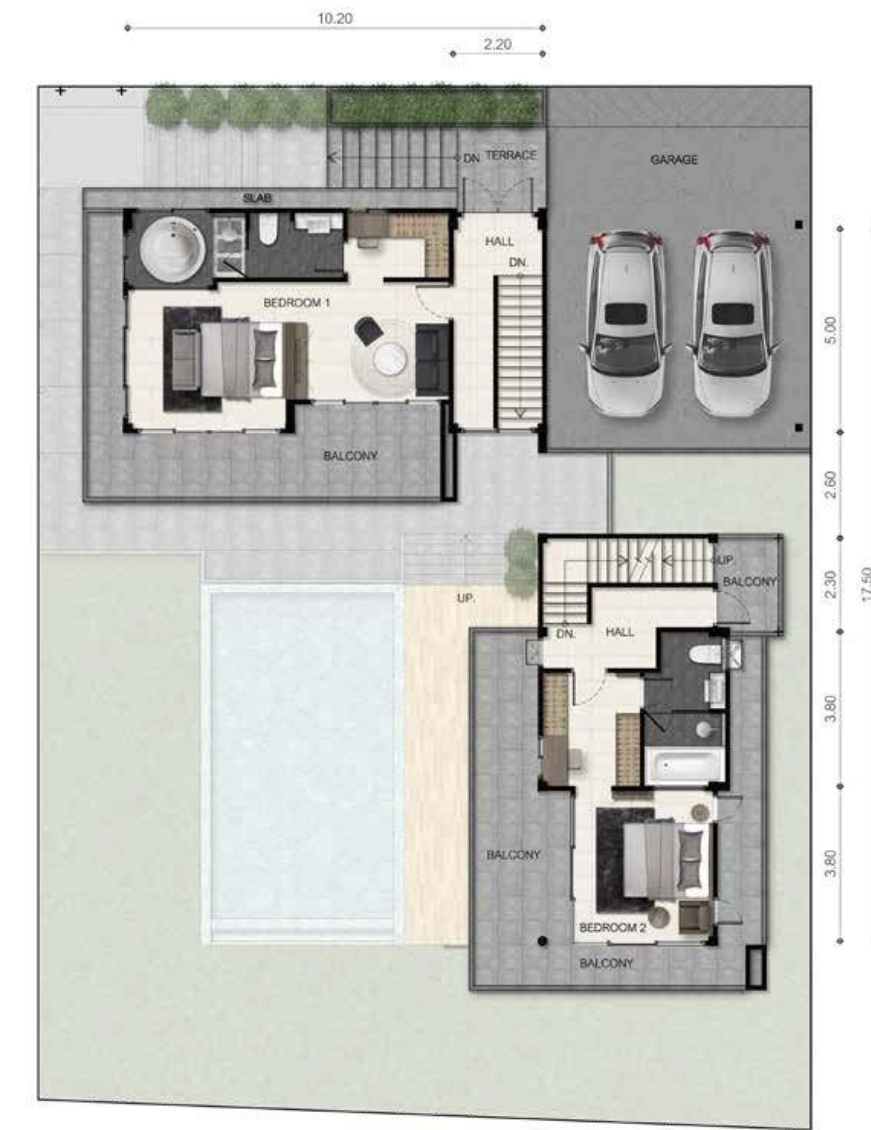


# Villa C1. Building area 545 sq.m Plot area 490 sq.m

1<sup>st</sup> floor. 244 sq.m



2<sup>nd</sup> floor. 242 sq.m



3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.4 sq.m
Bedroom 2 + Bathroom	21.4 sq.m
Terrace	94.5 sq.m
Pantry	12 sq.m
Swimming Pool	44.5 sq.m
Living Room + Kitchen	38.5 sq.m

Hall + Balcony	18.0 sq.m
Bedroom 1 + Bathroom + Balcony	70.3 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m
Terrace	32.4 sq.m
Garage	58.5 sq.m

Terrace	63.7 sq.m
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# Villa C1. Furniture Package

Living Room		218.000
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

Dining Area		130.000
Wall decoration	Built-in	30.000
Table	Modern design	100.000

Bedroom 1 - 2		776.000
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	15.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

Kitchen		276.000
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

Bathroom		82.000
Wall decoration	Built-in	82.000

Terrace		75.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

Bathroom 1 - 2		164.000
Wall decoration	Built-in	82.000

Hall		136.000
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

Bedroom 3 - 4		550.000
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

Bathroom 3 - 4		164.000
Wall decoration	Built-in	82.000

Other		350.000
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**2.700.000 THB**  
TOTAL AMOUNT



# Villa C2. Building area 530 sq.m Plot area 446 sq.m

1<sup>st</sup> floor. 234 sq.m



2<sup>nd</sup> floor. 235 sq.m



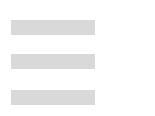
3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.3 sq.m
Bedroom 2 + Bathroom	21.3 sq.m
Terrace	86.0 sq.m
Pantry	12 sq.m
Swimming Pool	44.5 sq.m
Living Room + Kitchen	38.5 sq.m

Hall + Balcony	18.0 sq.m
Bedroom 1 + Bathroom + Balcony	65.5 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m
Terrace	32.4 sq.m
Garage	58.5 sq.m
Garden	21.3 sq.m

Terrace	63.7 sq.m
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# Villa C2. Furniture Package

<b>Living Room</b>		<b>218.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

<b>Dining Area</b>		<b>130.000</b>
Wall decoration	Built-in	30.000
Table	Modern design	100.000

<b>Bedroom 1 - 2</b>		<b>776.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	15.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Kitchen</b>		<b>276.000</b>
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

<b>Bathroom</b>		<b>82.000</b>
Wall decoration	Built-in	82.000

<b>Terrace</b>		<b>75.000</b>
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

<b>Bathroom 1 - 2</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Hall</b>		<b>136.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Bedroom 3 - 4</b>		<b>550.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

<b>Bathroom 3 - 4</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Other</b>		<b>350.000</b>
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**2.700.000 THB**  
TOTAL AMOUNT



# Villa F2. Building area 570 sq.m Plot area 527 sq.m

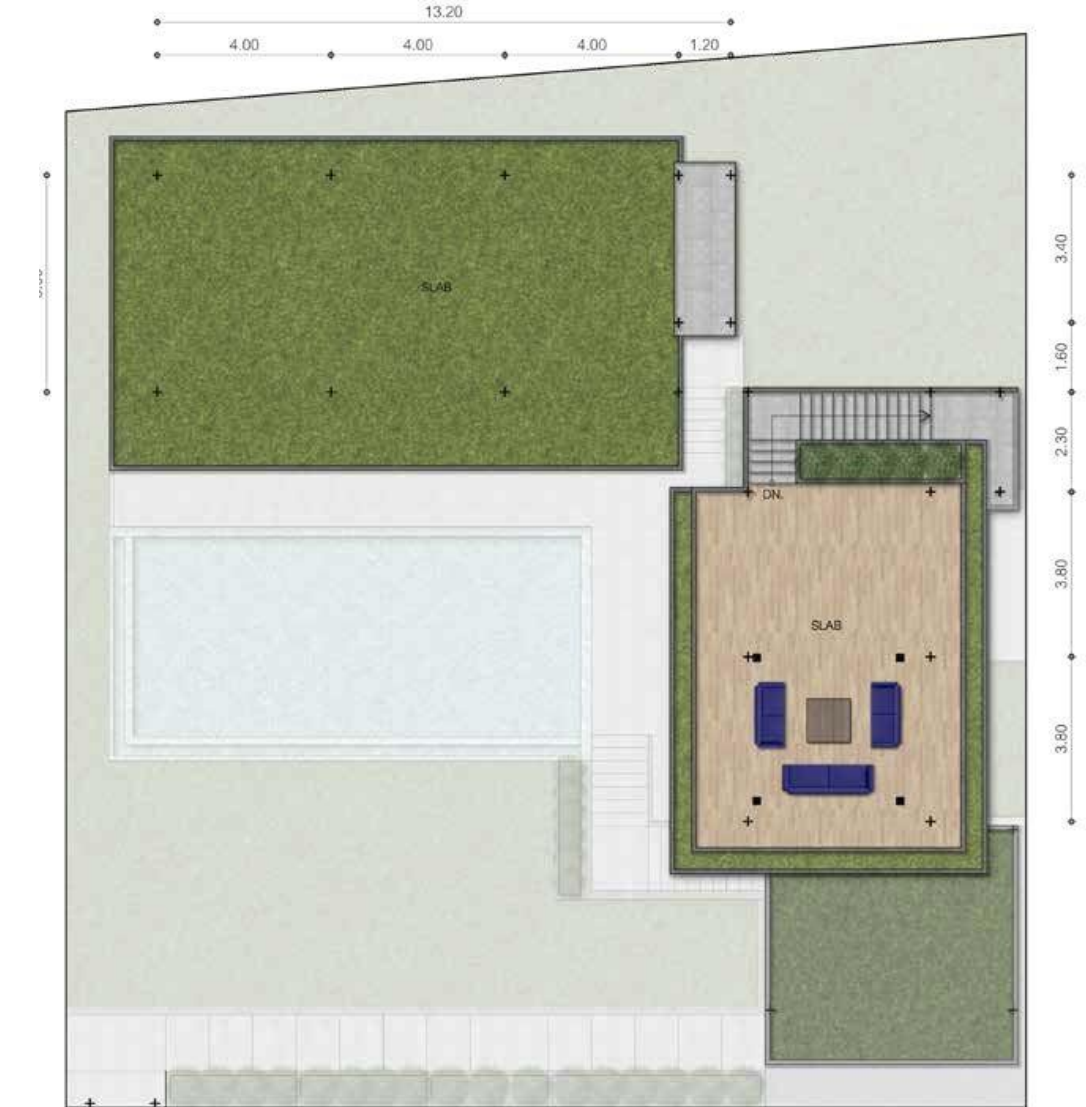
1<sup>st</sup> floor. 334 sq.m



2<sup>nd</sup> floor. 173.5 sq.m



3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.0 sq.m
Bedroom 2 + Bathroom	21.0 sq.m
Bedroom 3 + Bathroom	21.3 sq.m
Living Room + Kitchen	38.5 sq.m
Terrace	113.0 sq.m
Garage	40.0 sq.m
Swimming Pool	60.0 sq.m

Hall + Balcony	31.2 sq.m
Bedroom 1 + Bathroom + Balcony	80.3 sq.m
Bedroom 2 + Bathroom + Balcony	61.6 sq.m

Terrace	63.7 sq.m
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# Villa F2. Furniture Package

<b>Living Room</b>		<b>218.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

<b>Dining Area</b>		<b>130.000</b>
Wall decoration	Built-in	30.000
Table	Modern design	100.000

<b>Bedroom 1 - 2</b>		<b>780.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	20.000
Bedside table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Kitchen</b>		<b>276.000</b>
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

<b>Bathroom</b>		<b>82.000</b>
Wall decoration	Built-in	82.000

<b>Terrace</b>		<b>75.000</b>
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

<b>Bathroom 1 - 2</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Hall</b>		<b>136.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Bedroom 3 - 5</b>		<b>825.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

<b>Bathroom 3 - 5</b>		<b>246.000</b>
Wall decoration	Built-in	82.000

<b>Other</b>		<b>350.000</b>
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**3.200.000 THB**  
TOTAL AMOUNT





# Villa G1. Building area 535 sq.m Plot area 484 sq.m

1<sup>st</sup> floor. 335 sq.m



Bedroom 1 + Bathroom	21.3 sq.m
Bedroom 2 + Bathroom	21.3 sq.m
Living Room + Kitchen	38.5 sq.m
Terrace	133.5 sq.m
Pantry	12.0 sq.m
Garage	47.2 sq.m
Swimming Pool	53.4 sq.m

2<sup>nd</sup> floor. 141 sq.m



Hall + Balcony	10.5 sq.m
Bedroom 1 + Bathroom + Balcony	69.5 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m

3<sup>rd</sup> floor. 63.7 sq.m



Terrace	63.7 sq.m
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# Villa G1. Furniture Package

<b>Living Room</b>		<b>218.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

<b>Dining Area</b>		<b>130.000</b>
Wall decoration	Built-in	30.000
Table	В современном дизайне	100.000

<b>Bedroom 1 - 2</b>		<b>776.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	15.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Kitchen</b>		<b>276.000</b>
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

<b>Bathroom</b>		<b>82.000</b>
Wall decoration	Built-in	82.000

<b>Terrace</b>		<b>75.000</b>
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

<b>Bathroom 1 - 2</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Hall</b>		<b>136.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Bedroom 3 - 4</b>		<b>550.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

<b>Bathroom 3 - 4</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Other</b>		<b>350.000</b>
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**2.700.000 THB**  
TOTAL AMOUNT



# Villa G2. Building area 515 sq.m Plot area 433.58 sq.m

1<sup>st</sup> floor. 312 sq.m



2<sup>nd</sup> floor. 141 sq.m



3<sup>rd</sup> floor. 63.7 sq.m



Bedroom 1 + Bathroom	21.3 sq.m
Bedroom 2 + Bathroom	21.3 sq.m
Terrace + Stairs	110.5 sq.m
Pantry	12.0 sq.m
Garage	43.2 sq.m
Swimming Pool	53.4 sq.m
Living Room + Kitchen + Dining	38.5 sq.m

Hall + Balcony	10.5 sq.m
Bedroom 1 + Bathroom + Balcony	69.0 sq.m
Bedroom 2 + Bathroom + Balcony	61.9 sq.m

Terrace	63.7 sq.m
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# Villa G1. Furniture Package

<b>Living Room</b>		<b>218.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Double Sofa	Modern design	35.000
Single Sofa	Modern design	45.000
Chair	Modern design	10.000
Table	Modern design	15.000
Coffee Table	Modern design	10.000
Conditioner	Daikin - 70 sq,m	56.000

<b>Dining Area</b>		<b>130.000</b>
Wall decoration	Built-in	30.000
Table	В современном дизайне	100.000

<b>Bedroom 1 - 2</b>		<b>776.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Modern design	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	15.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	15.000
Bed linen set	Modern design	30.000
Double Sofa	Modern design	50.000
Single Sofa	Modern design	40.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Kitchen</b>		<b>276.000</b>
Kitchen with island	Built-in	85.000
Fridge	Teka	57.000
Oven	Teka	50.000
Range hood	Teka	13.000
Stove	Teka	21.000
Dishwasher	Teka (Built-in)	50.000

<b>Bathroom</b>		<b>82.000</b>
Wall decoration	Built-in	82.000

<b>Terrace</b>		<b>75.000</b>
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	25.000
Table	Modern design	15.000

<b>Bathroom 1 - 2</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Hall</b>		<b>136.000</b>
Wall decoration (with TV niche)	Built-in	46.000
Triple Sofa	Modern design	35.000
Single Sofa	Modern design	30.000
Coffee table	Modern design	10.000
Table	Modern design	15.000

<b>Bedroom 3 - 4</b>		<b>550.000</b>
Wall decoration (with TV niche)	Built-in	120.000
Bed	Built-in	35.000
Wardrobe	Built-in	30.000
Bedside table	Modern design	20.000
Coffee table	Modern design	10.000
TV 42	Samsung Smart TV	15.000
Chandelier	Modern design	35.000
Bed linen set	Modern design	35.000

<b>Bathroom 3 - 4</b>		<b>164.000</b>
Wall decoration	Built-in	82.000

<b>Other</b>		<b>350.000</b>
Curtains	Modern design	100.000
Carpets	Modern design	250.000

**2.700.000 THB**  
TOTAL AMOUNT



# Calculation of investment return

## Based on 5 bedroom villa type F1

SELLING PRICE	<b>34.760.000 THB</b>
Average price per night	29.458 THB
Low season 210 days	25.792 THB
High season 125 days	33.024 THB
Peak season 30 days	40.256 THB
Average yearly room rate	29.440 THB
Average yearly occupancy	70%
<b>Total yearly gross income</b>	<b>7.526.400 THB</b>

## Operational expencies - 60% from gross

Marketing: 20% from gross	1.505.280 THB
Service, amortization, urgent maintenance, communal bills: 17% from gross	1.279.488 THB
Salary found: 20% from gross	1.505.280 THB
Common area expencies: 2% from gross	150.526 THB
Insurance: 1% in year	75.264 THB
<b>Total expencies</b>	<b>4.515.840 THB</b>



**34.760.000 THB**

5 bedroom villa type F1



**3.010.560 THB**

Owner's net operating profit per year 40% from gross



**11 YEARS**

Payback period of the villa



# Additional expenses

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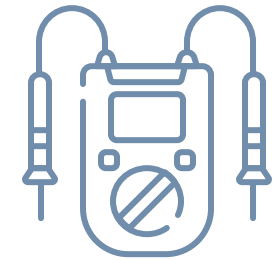


Registration fee

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**2 %**

Of the purchase price

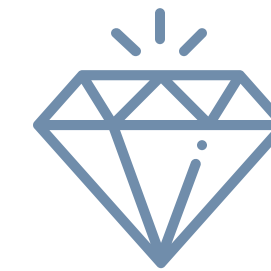


Installation of water and  
electricity meters

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**35.000 THB**

Paid once



Villa maintenance

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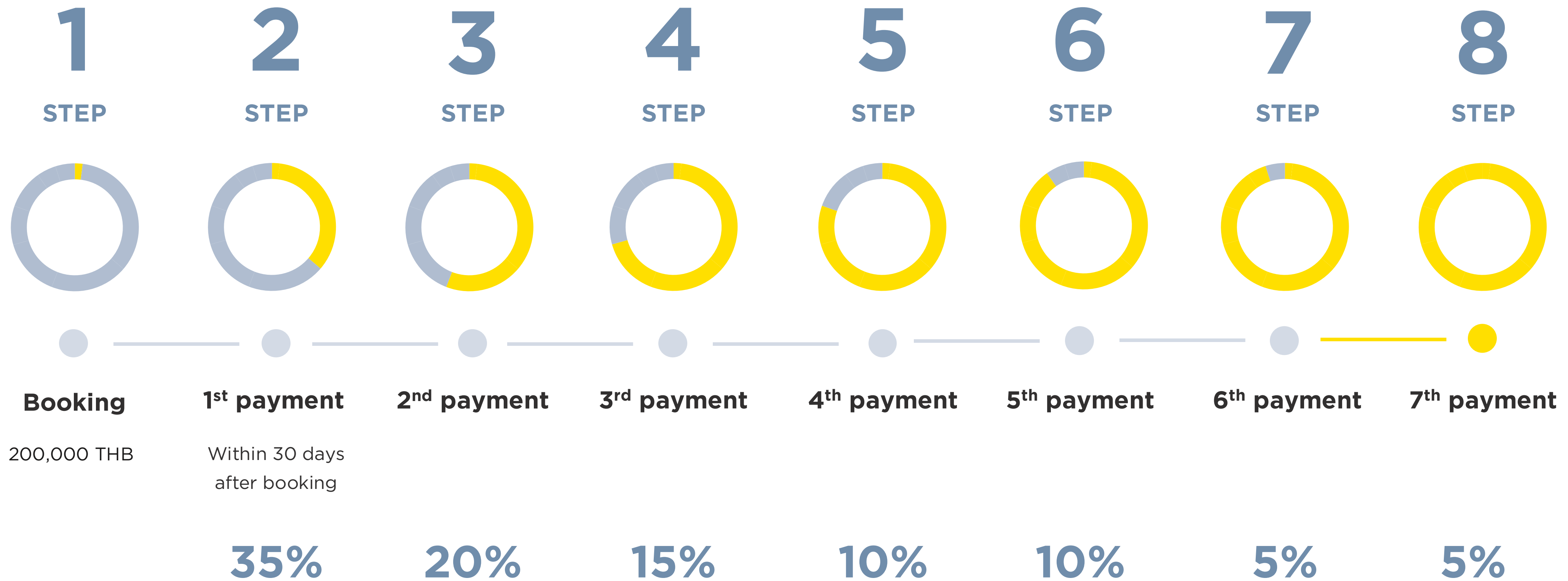
**60.000 THB**

Annual payment

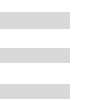
**~1.500 THB**

One-time pool cleaning

# Payment schedule



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# KARON SEAVIEW VILLAS & GARDEN

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