

INTRODUCING

AMALE[®]

GULF OF THAILAND

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www.amalfisiam.com

THE MASTER PLAN AMALFI, GULF OF THAILAND



A1	02-02-00	RAI	(4,000 SQ.M.)
A2	02-00-00	RAI	(3,200 SQ.M.)
A3	02-02-00	RAI	(4,000 SQ.M.)
B1	02-00-00	RAI	(3,200 SQ.M.)
B2	01-00-00	RAI	(1,600 SQ.M.)
B3	03-00-00	RAI	(4,800 SQ.M.)
B4	03-00-00	RAI	(4,800 SQ.M.)
B5	04-00-61.5	RAI	(6,646 SQ.M.)
M	MANAGEMENT AREA		
	85.3 SQ.WA.		
	(341.2 SQ.M.)		



AMLFI_PROJECT

SCALE 1:1000

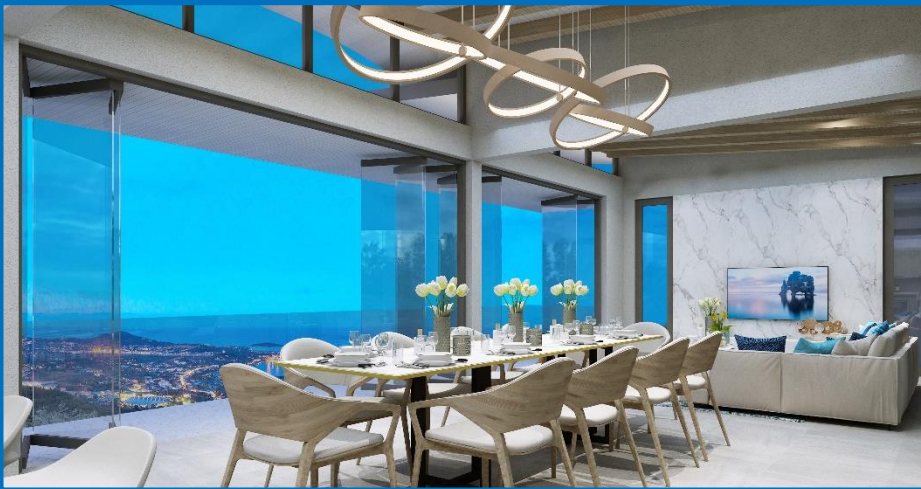


AMALFI, Gulf Of Thailand

Inspired by the region of Naples in Italy and its jaw-dropping Amalfi Coast, the estate overlooks the city of Chaweng, its gorgeous lake and Samui's East- and North-East coasts, Ko Phangan, Koh Som, Koh Matlang and the Gulf of Thailand beyond.

This private gated community at the crest of the Bophut Ridge, will feature some of the most luxurious and iconic private homes in this fast-growing elite segment of the Samui property market.

This iconic estate will consist of just 8 large residential lots with 180 degree views of the entire Bophut District with a strict code for design, quality and upkeep for each luxury residence, making it among the finest, tailor-made boutique luxury residential estates on the island of Koh Samui, with an average plot size of 4000 SQM (2.5 rai) , a wide 7 meter internal road, underground electricity, 24-hour security, water management system, and state-of-the-art home automations and security systems, with owners-only access to the sister, AMRITA Versace-Inspired estate's exclusive AMRITA SPA and pre-approved guests permitted only in specific locations of the estate. Our residents have the option of building their own villa from scratch or using our design and style and having their villa completed to the finest quality by a select team of accomplished builders and with several options of finishing. One thing is certain, no substandard homes will be permitted within this estate and we assure all residents of a strict adherence to both statutory environmental regulations and the **Resident's Charter**, our rules and regulations which are signed at purchase.



Our policy of anonymity guarantees the privacy of each owner and is an integral part of living at the estate and also underscores the design, planning and location of this estate. Each villa will feature multiple parking spaces, Grecian-Italian coastal designs for outdoor spaces, and where our resident subscribes to our construction and completion plan, terraced homes furnished by internationally renowned design house Versace for each of the 5-8 bedrooms, plenty of secret outdoor spaces, lovely curated gardens with gazebos covered by grapevines, bougainvillea's and other climber plants, and a home office with the most breathtaking views where you may get inspiration. Following the increasingly popular concept of hide-away estates surrounded by fresh air and nature, the estate is within 12-15 minutes of everything that truly matters to a Samui Resident: Beaches, Nightlife, Shopping, Restaurants, Schools, Hospitals, Wellness Centers, Night Markets, Airport and Ferries and the inviting lake below where romantic walks, jogging and dog walking await.



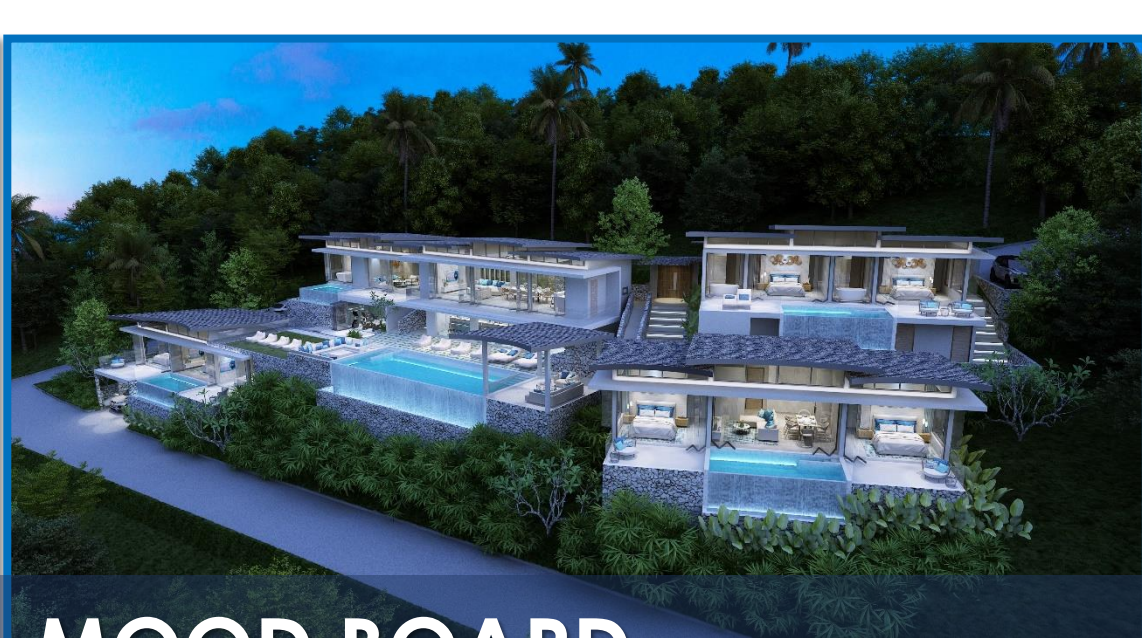
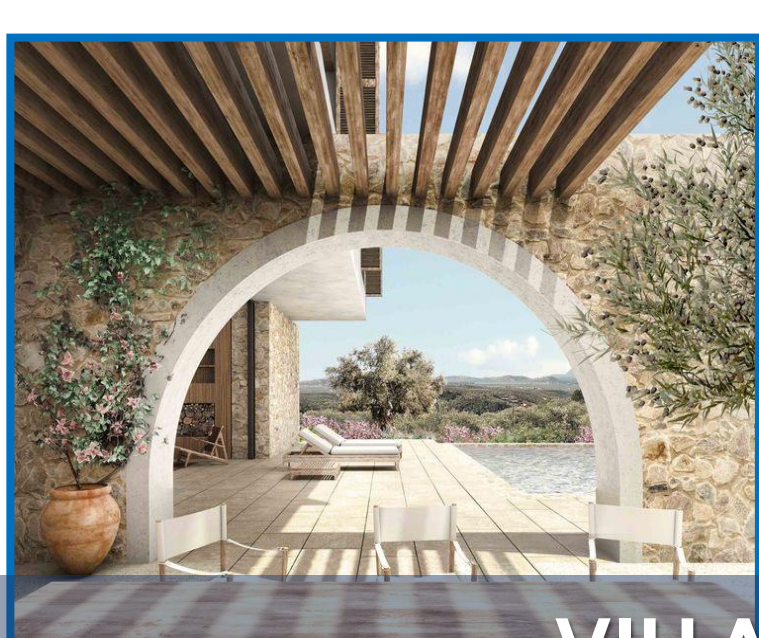


One thing is certain, from these lofty heights, you will be away from traffic noise, congestion, and the hustle and bustle.

Your day begins with the crack of dawn and as the sun rises over the horizon, the city lights that have kept vigil over you overnight dim and go off as the rising sun brings the spectacular view into light. Chaweng Lake shows its dominance while the airport begins its hustle and bustle with the first flight lifting off at 6 A.M. and shortly after an arrival touches down noiselessly from Bangkok.

The golden temple spires over Khao Hua Juk start to glisten as the mist lifts off the lake and the sea, and Samui awakens to another glorious tropical day.

Though out the day, the hues of these spectacular views will change as the sun travels across the sky. At sunset the mountain behind the estate takes on a beautiful orange-to-red glow as the sunset paints its glow on the mountain top.



VILLA MOOD BOARD





Dusk sets in and the view in front of you takes on a different animation as the city lights go on one by one and the lake is traced by the street lights and every street below comes into glowing view and the green lights of fishing boats glow on the horizon.

The evening has arrived and fine dining, nightlife, and the night markets beckon you to the city below.

This story restarts each day, giving you this beautiful *shangrila*, an “Oasis of Peace”, to escape it all and have some peace of mind and watch it all from a distance.

Each designer villa will feature several areas to entertain and also to enjoy peace and quiet.

But most of all, we invite you to Amalfi, to get a new lease on life and LIVE your wildest and most beautiful life yet!



PROJECT VILLA CONCEPT DESIGN REGULATIONS

In order to remain compliant with the Government's rules regarding construction in this zone and to be in full compliance with the project's *Community Charter*, all residents must ensure that their intended house follows the following regulations.

1. LAND USAGE:

The government environmental regulation regarding the construction relevant to this project are as follows:

- a) Land 80-140 meters above sea level – The land size has to be a minimum of 100 square wah (400sqm) and for a single family home. The structure cannot exceed 6 meters and 50% of the land must be left green. The architectural design has to be based on traditional Thai, tropical or local aesthetics and the roof must cover 80% of the building. A water drainage system has to be in place to prevent flooding.
- b) Land 140 meters or more above sea level – Same as above, however the property footprint should not exceed 90sqm. If the land gradient is 35-50 degrees, a 6-meter-high, single family home is permitted. 75% of the land cannot be built on and 50% of it must have native trees and greenery. If the gradient is more than 50 degrees, construction is not permitted.

2. SIZE OF BUILDINGS AND HOW TO CONNECT THEM:

In light of 1. a) The villas shall be designed as split pavilions with each pavilion not exceeding 90sqm and may be connected only by the method prescribed by the government. You may use a roof to connect the buildings but not walls are permitted and a minimum 2 metre distance between buildings must be maintained, so therefore use of foldable glass to seal the connecting space for air conditioning and safety is recommended.

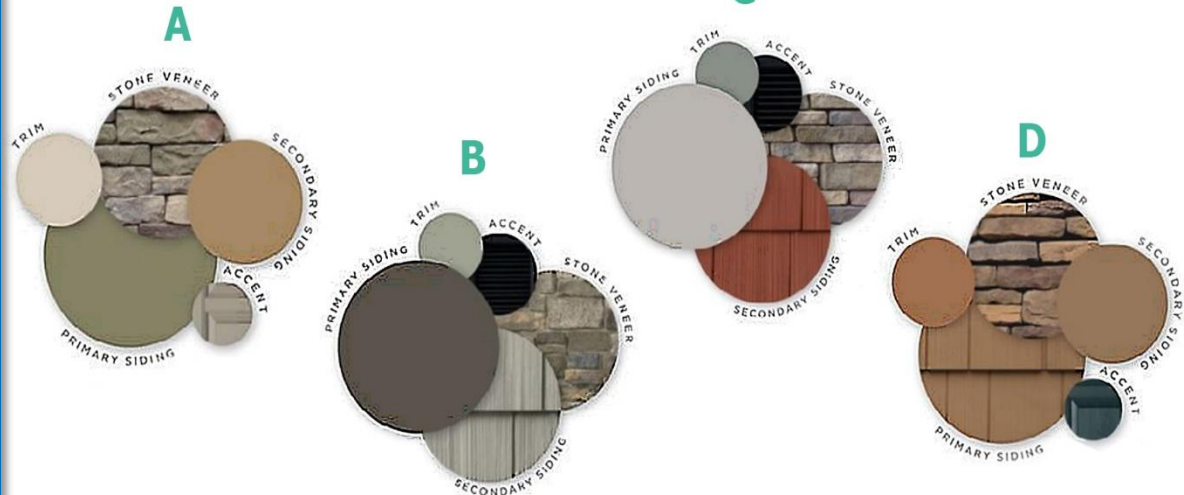
3. ROOF STYLES:

The only roofs permitted in the estate are thai style, Balinese style or Chinese style roofs and must be steeped. Flat roofs are strictly forbidden by law as per 1.a) and all residents must comply. Roof Colors/materials have to be either natural cedar color or any earth color except for red, sharp greens or other colors that may be visually offensive to the eye for those above.

4. BUILDING COLOR:

We have a very specific color code permitted throughout the estate. Natural stone colors, browns, and shades of grey, black, and green as per color spectrum below are permitted. All colors must strictly follow this and absolutely no variations will be permitted from the main color spectrum.

COLOR SPECTRUM:



5. HEDGING:

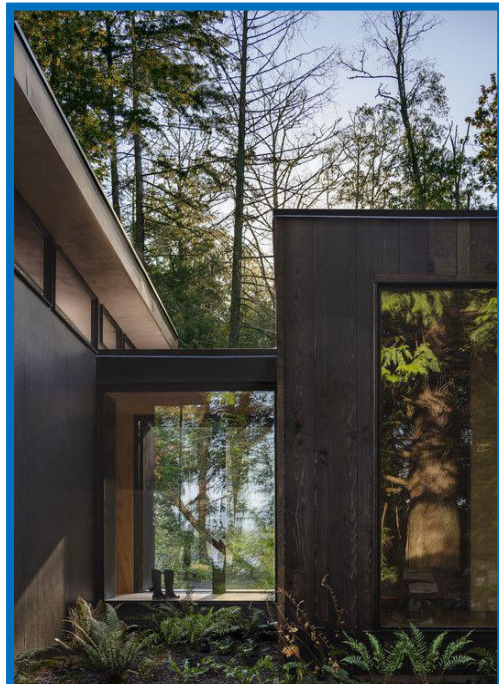
High unsightly wall fences to separate plots are prohibited. You can build a natural stone wall not higher than 120 cm topped with green plants for screening of not higher than 80cms; or a green plant fence of not higher than 200 cm, which must be regularly maintained to prevent the loss of views for neighbors.

6. SUBDIVIDING A PLOT:

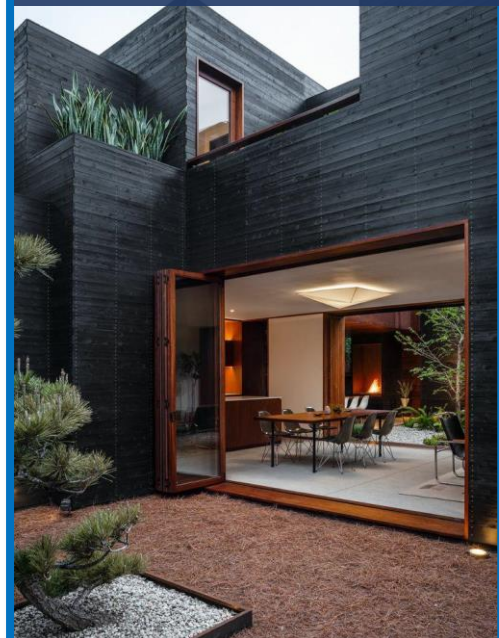
1 rai plots are prevented from further subdivision. 2 rai plots may be subdivided with a maximum of two homes build on 2 rai and the subdivision not being less than 1 rai (1600sqm) ; 2.5 rai (4000sqm) may also be subdivided as per 2 rai. 3 rai plots may subdivide into not more than 3 plots with a maximum of 3 homes build with subdivision of each part not being less than 1 rai. 4 rai plots may be subdivided into 4 plots not smaller than 1 rai in size each and a maximum of 4 homes is allowed. All subdivisions and homes planned for these subdivisions must be fully compliant with 1. a) and b).

Our team is on hand to approve, check and provide guidance on all villa plans to ensure a harmonious project design and to ensure that this community has beautiful homes that may be the envy of other projects.





CONNECTING SEPARATE PAVILIONS





Watch the video
Please click here:

<https://drive.google.com/file/d/1LLTangdUUNPiRU53g2ru7g7tbVk9WM2t/view?usp=sharing>

LAND INVESTMENT

Land ownership opportunities at the time of this production show 2 plots as completed sales, and currently one under reservation. The price of each development plot includes the provision of a 6 meter concrete common area road, electrification to the estate and to. each plot, and a water supply to each home and well as the provision of chargeable communications supply. Below is a schedule and guideline highlighting availability and development guidelines. **Please inquire directly with our team regarding the latest availability at info@amalfisiam.com .**

AMALFI GULF OF THAILAND PRICING AND OWNERSIP AND CONSTRUCTION GUIDELINES (CURRENCY : THAI BAHT)

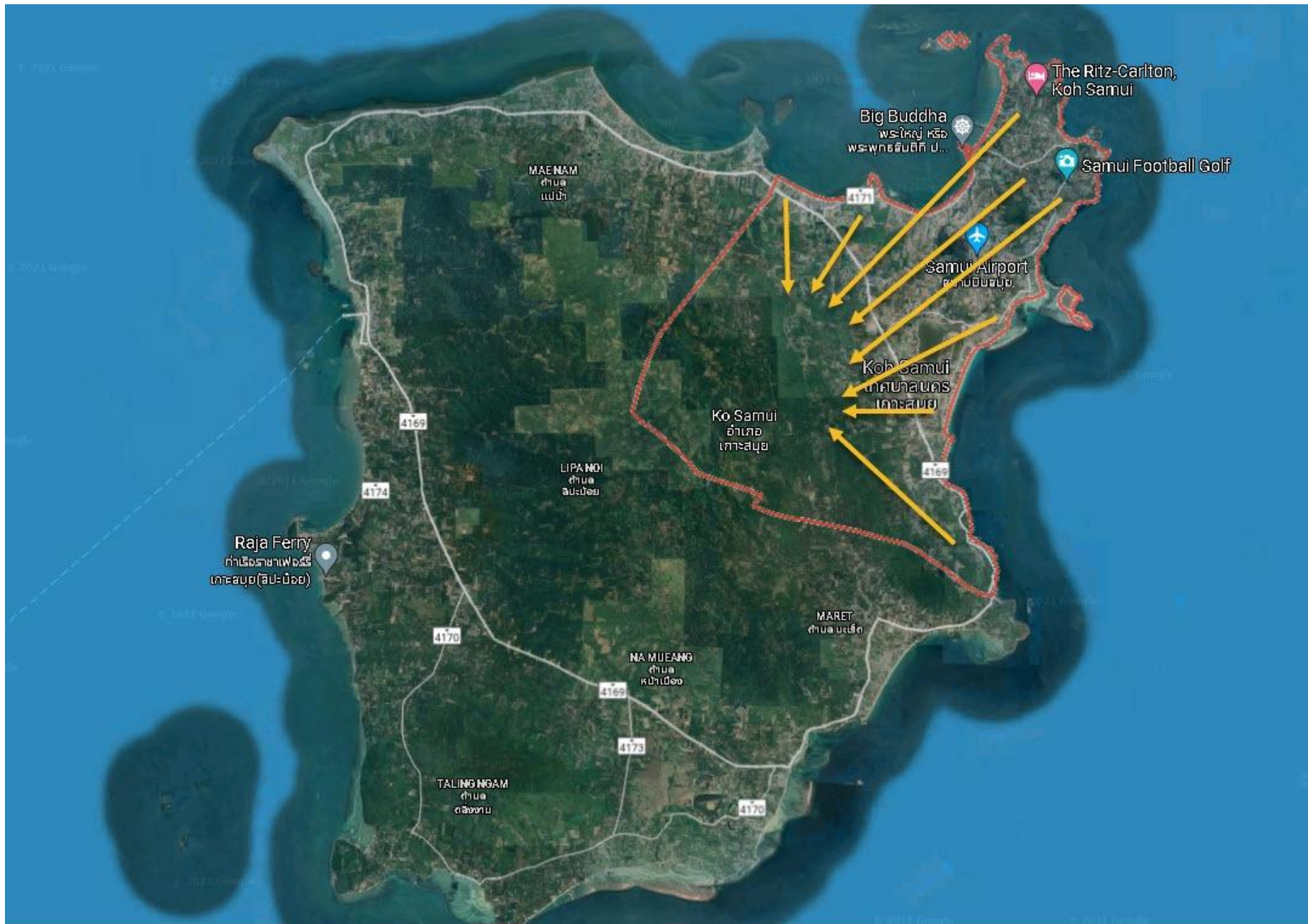
LOT NUMBER	LAND PLOT		STATUTORY BUILT AREA	VILLA FOOTPRINT (SQ.M.)	LAND PRICE (THB / ฿)	VIEW	INCLUSIONS	EXCLUSIONS	STATUTORY BUILDING FOOTPRINT (SQ.M.)	MINIMUM BUILD COST (THB / ฿)	RECOMMENDED QUALITY COST (THB / ฿)	VERSACE FINISH AND FURNITURE INCL. COST (THB / ฿)	REQUIRED MINIMUM VILLA SIZE (SQ.M.)
	RAI	SQ.M.											
A1	02-02-00	4,000	30%	1,200	20,000,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	900
A2	2	3,200	30%	1,200	16,000,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	900
A3	02-02-00	4,000	30%	960	20,000,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	500
B1	SOLD	SOLD	30%	SOLD	SOLD	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	500
B2	1	1,600	30%	480	9,500,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	300
B3	SOLD	SOLD	30%	SOLD	SOLD	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	1,000
B4	3	4,800	30%	1,440	24,000,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	1,000
B5	04-00-61.5	6,646	30%	1,440	33,230,000	STUNNING SEAVIEW	LAND,ROAD,ELECTRIC,COMPANY	TAX (6.7%), LEGAL FEES	90	42,000 /SQM	56,000 /SQM	282,143 /SQM	1,000

ADDITIONAL COSTS

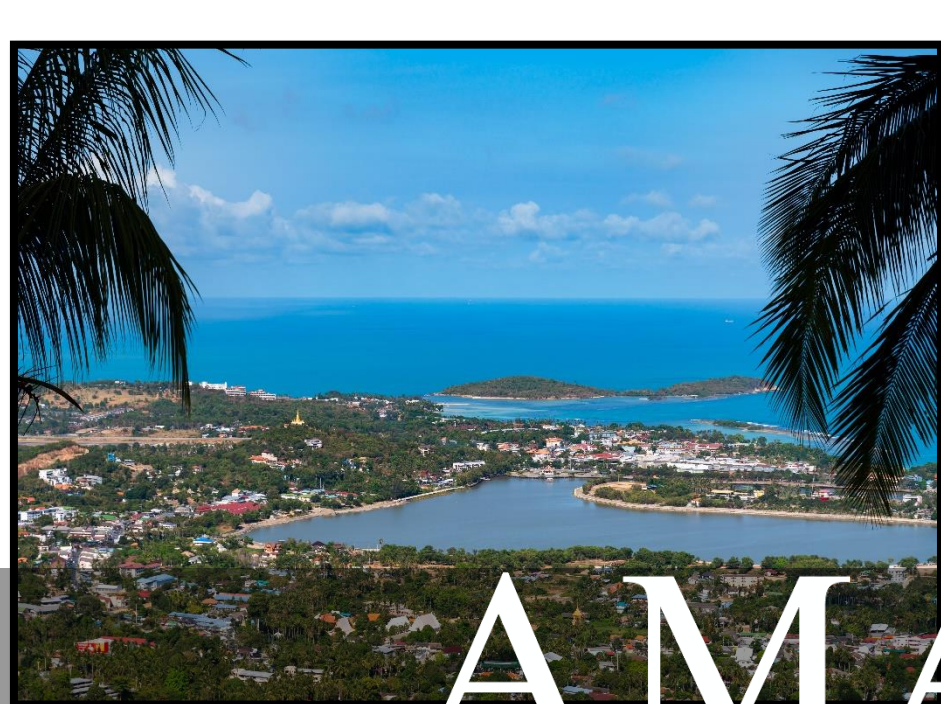
O.T. SINKING FUND	THB 100.00 / Sq.m.
WATER CHARGE	THB 50.00 / Cubic Litre
ELECTRIC	THB 6.50 / Unit
COMMON AREA FEES	THB 10.00 / Sq.m. / Month (Upto 1,600 Sq.m.)
	PLUS
	THB 2.00 / Sq.m. / Month (Anything over 1,600 Sq.m.)
	E.G. 3,200 Sq.m. Land = THB 16,000 + 3,200
	= THB 19,200 / Month

MAINTENANCE FEES INCLUDING:

- ▶ POOL CLEANING TWICE PER WEEK
- ▶ GARDENING TWICE PER WEEK
- ▶ GARBAGE COLLECTION
- ▶ 24 HOURS MANNED SECURITY
- ▶ COMMON AREA LANDSCAPING AND LIGHTING

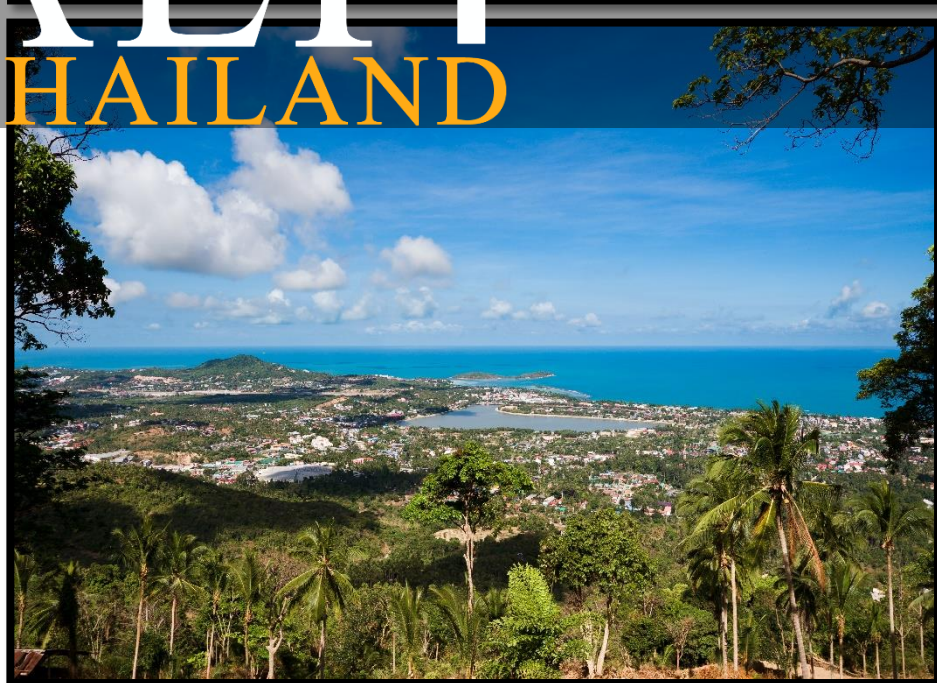
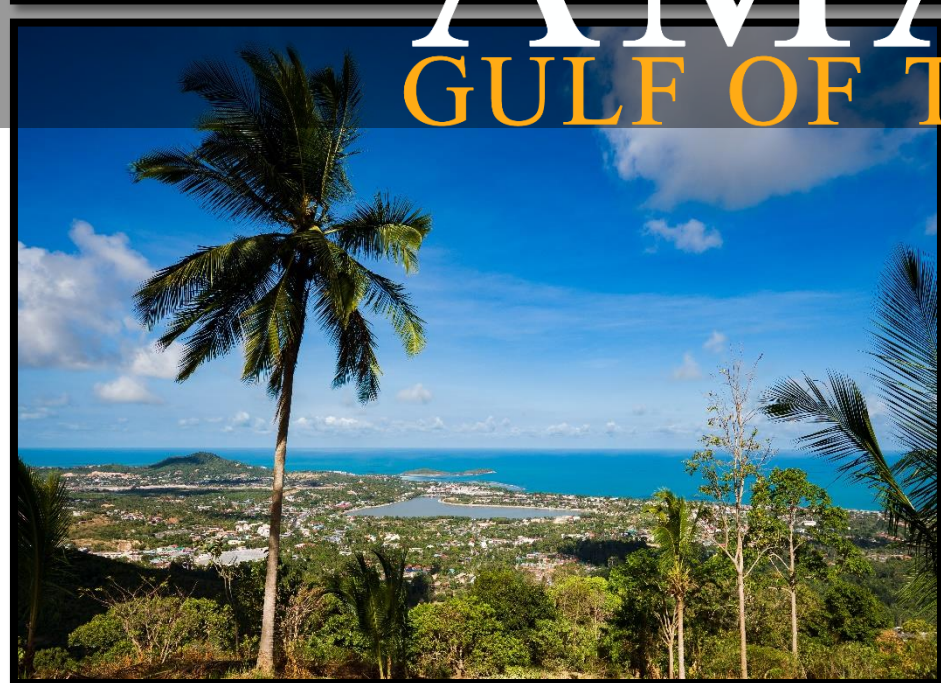


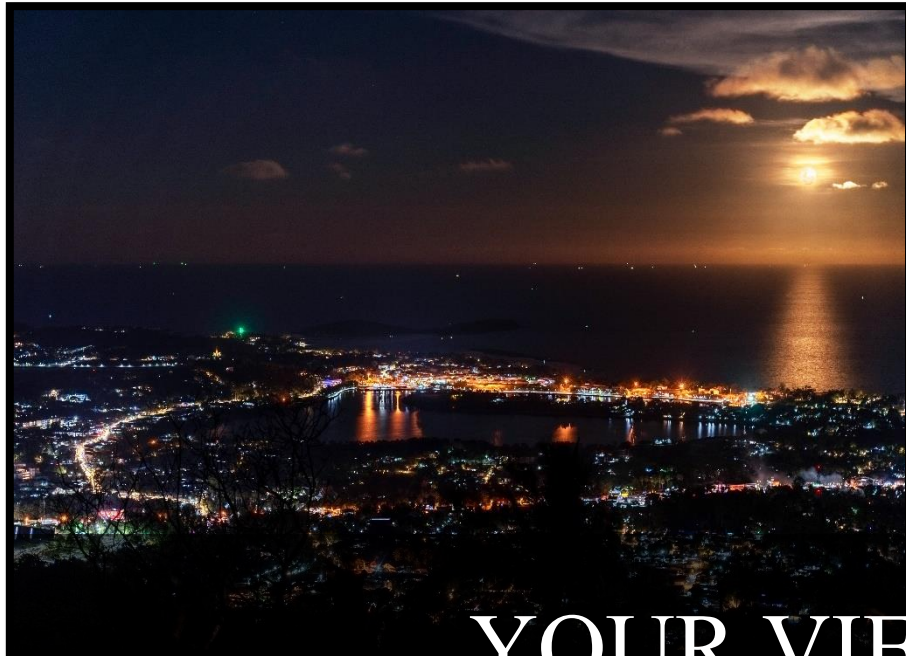
MOVEMENT OF HIGH-END HOMES IN THE LAST 36 MONTHS



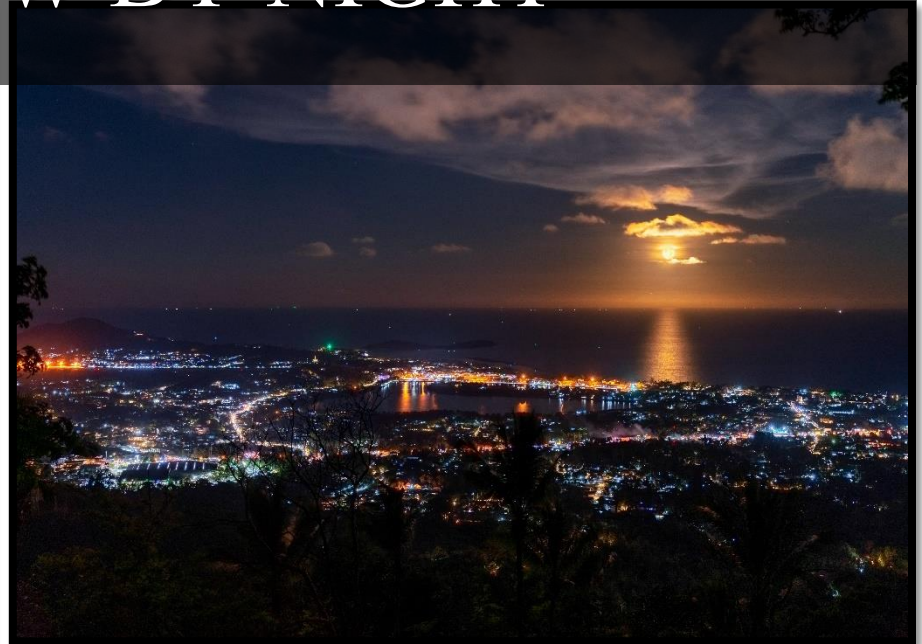
AMALFI[®]

GULF OF THAILAND





YOUR VIEW BY NIGHT





EXCLUSIVE AMRITA SPA USAGE



The residents of the estate will also enjoy access to the exclusive Amrita Jungle Spa and Wellness Centre in the neighboring **The Khao Phra Estate** development. This very unique spa is to be located in the stream sides of the estate, nestled in banks of the stream surrounded by large boulders and thick tropical foliage.

Offering a myriad of treatments and accessible through a private member only access gate, it also features a health food restaurant serving locally produced organic food.



DEVELOPMENT CONCEPT BY :



EXCLUSIVELY MARKETED BY :



Islands of Siam Property Group.

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