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### Optional Extras

Samui's growth can be measured by the choices now available in every area of life.



### So What's New?

A monthly round-up of the latest Samui information.



### Bring On The Expert

Meet Michael Egli, Samui's expert in professional dog training and pet boarding.



### Onwards and Upwards

Showing optimism for the future Surat Baansuy keeps improving its products and services.



### Hot Property

April's Hot Property is one with universal appeal.



### Six Of The Best

Mathematically, six is a perfect number and the six properties at The Headland in Ban Taling Ngam certainly live up to this.



### Innovation Station

"The science of today is the technology of tomorrow." Edward Teller.



## HOT PROPERTY

**April's Hot Property is one with universal appeal.**

Wednesday, April 1, 2009

Many people buy homes on Samui for a variety of different reasons and it's therefore very difficult for developers to create a home which attracts a broad range of potential buyers. However, with this month's featured property at *Maenam Hills*, the developer *Samui Island Estates* may just have hit on the perfect formula for the current climate.

Any property with wide ranging appeal must provide flexible and practical accommodation, be correctly priced, have been given attention to detail and generally represent an exceptional financial opportunity.

On approaching this private and secure project, the first thing that strikes you is the overall appearance of style and quality. Tall tropical plants peek over the high cream walls and give a hint of the tropical landscaping within.

Large wooden doors sit in the centre of the wall and with glimpses of the properties behind they entice you to open them and see what lies inside. Once the doors open, the immediate reaction is one of pleasant surprise. Samui has seen a number of town-house projects spring up around the island in recent years and most involve a few blocks of



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### Sailing In Style

Bophut Diving School provides a high-end diving experience to meet higher traveller expectations.



### Discreet Designs

Creating good-looking, stylish interiors is getting easier thanks to advances in technology.



### Education Endorsed

PanyaDee, The British School of Samui, gets the stamp of approval from the University of Cambridge.



### Metamorphosis

Reusing and recycling old items can result in an original stylish interior.



### Seaside Sophistication

A new living and design concept makes the properties at The Sea a sensational beachfront investment.



### Staying Within The Law

Which visa is the most appropriate for you?



### Legal Information

#### Foreign Ownership of Land

#### Leasehold Property

#### Company Ownership of Freehold Property

#### Land Title Deeds

#### Ownership of Condominiums

town-houses neatly and snugly sat around a central pool. The shock here is the immediate view of the expansive landscaped gardens and the particularly large blue-tiled swimming pool.

Around the pool is a deep terrace with ample room and sun beds for lounging on. Beyond the pool is a beautiful sala complete with comfortable furniture providing the ideal shady haven for enjoying a drink or reading a book.

Bordering the terrace area are neatly manicured lawns and stepping stone pathways which lead in turn to the elevated properties that are set well back from the pool area.

This is an exquisite and very spacious development and this month's hot property is the first house situated on the left as you enter. In total, there are just ten properties on the project in five units housing two semi-detached homes. Each unit is off-set against the others so there's no restrictive uniformity. In fact, the positioning just adds to the privacy and outlook of each home.

Steps lead up through the lawn area to the private front garden and entrance terrace of the property. This front terrace and garden area provides plenty of space for a table and chairs and is therefore a perfect place for an afternoon drink or outdoor dining in the evening. This particular property also benefits from a sizeable garden area at the side of the house which is laid with lawn and tropically landscaped.

Architecturally, this house is modern in appearance and yet the use of natural materials, such as wood and stone, enables the house to look at home in the tropical environment.

Doors open to reveal an extremely flexible open-plan space which contains the lounge, dining and kitchen areas. This is a large room and with the lounge at the front you can easily fit a good-sized dining table before you reach the kitchen. A breakfast bar and fully-fitted western kitchen define that space but there's also room in this area for a dining table if you prefer a larger lounge space. Beyond the kitchen, sliding doors lead out to a private rear terrace and to the side garden.

Large doors and windows create a light and airy ambience within the property which is enhanced by the central winding wooden staircase with gallery landing area above. Under the stairs there's a useful storage cupboard and there's also a



Ownership of Structures

Transfer of Ownership

Leases

Mortgages

Property Taxation

downstairs guest bathroom.

As you wind your way up the staircase, windows on the left give views over the side gardens and you arrive on the open corridor which links two double bedrooms at the front and rear. The bedroom at the back of the house has a narrow balcony and a well finished en-suite bathroom. The one at the front has a larger balcony overlooking the gardens and the pool. This room also has an en-suite shower room.

The choice of tiles, the quality of finishes and the attention to detail really stand out in this property. For example, the whole project has wifi internet access and each house has a telephone line, TV points in the bedrooms and UBC TV access already installed.

And another of the advantage of buying this house is that it's an incredibly low maintenance option. All gardening and maintenance work is done by full time staff; this includes removing all ripe coconuts from the trees, all pool maintenance and generally keeping the whole project looking clean, tidy and beautiful.

In fact, the very reasonable maintenance charge is just Bt4,000 per month. And this also includes all household water usage, communal electricity for the outdoor lighting and running of the pool, plus all garbage collection.

Whatever your budget, this house could well be your ideal Samui property. And at Bt6.9 million it represents excellent value-for-money. The property is only one mile from the beach and a wide choice of restaurants and bars in Maenam. And it's only a few hundred metres from the entrance to the famous *Santiburi Golf Course*, which is potentially of even greater significance.

The project is reached via a concrete government road, making access easy whatever the weather conditions, and the low maintenance, facilities, privacy, security; convenient location and the golf course being nearby, all combine to make this home ideal for retirees; people who live and work on the island; and for those looking for a good rental investment.

In fact, even buyers with a higher budget may struggle to find a more attractive property purchase. Another attraction is the financial aspect of buying this home. Finance terms are available whereby you only pay 50% as a down payment



Samui Property February 2009



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Samui Property December 2008



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and then pay the remainder over a four-year period.

Anyone who has been deterred by rising prices or who wants to invest in a low risk property will definitely be interested in this practical offer. And, as if that wasn't enough, the developer is also offering guaranteed rental returns of 6% a year for two years.

Each fact you discover about this house seems to make it an even more attractive option. The guaranteed return is a minimum figure. Should the property generate more than that, then, as the owner, you will receive more. And, judging by the demand for holiday rentals with other properties on this project, the possibilities of greater returns seem most likely.

When you buy this property, the opportunity is there for you to use it as you wish. There's no obligation to have the property managed by the developer: you can live in it full time; manage the rentals yourself; employ someone else to manage it; or even leave it empty and only use it for your own holidays. The choice is yours. But what *is* guaranteed is that whenever you or anyone else visits they will be surprised and impressed not only by the quality of the home but also by the size, space and immaculate appearance of the whole project.

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