

PRE-LAUNCH · KOH SAMUI, THAILAND · BANGRAK / BO PHUT

The Nomads *Residence*



[View Location on Google Maps](https://maps.app.goo.gl/gDPFzA8V5MLmr99D8)

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Project Overview

- 16 Eco-friendly Villas — 4 bedrooms per villa
- Private pool & garden for each villa
- Secure 24/7 and well-maintained residence

Ownership Options

8 VILLAS — CHANOTE TITLE

Freehold

฿ 9,900,000

Ou ฿ 9,500,000 via direct lease

8 VILLAS — 30-YEAR LEASE

Sub-Leasehold

฿ 8,500,000

฿ 50,000 / an / villa — +5% tous les 3 ans

The Nomads Residence Villa Specifications

LAND PLOTS

BUILT AREA

225 – 310 m ²	235 m ²
INTERIOR AREA 180 m ²	COVERED TERRACE 30 m ²
PRIVATE POOL 24 m ² – 3.5 × 6.5 m	FLOOR TILES Premium 120×60 cm
ELECTRICITY Public PEA tariff	PARKING 1 car + motorbikes

Insulation & Energy

- 20 cm AAC insulated walls
- Insulated roof + optional ceiling insulation
- UV-reflective roof coating

Indoor-Outdoor Living

- Large sliding glass doors onto pool terrace
- High ceilings — 280 cm windows
- Clean minimalist lines, warm tropical materials
- Private landscaped garden

Spacious Interiors — 180 m²

- Open-plan kitchen, living & dining
- 4 bedrooms — 3 bathrooms + guest WC
- Laundry space
- Fitted wardrobes throughout

Included Features

- Built-in kitchen: Fridge, microwave, gas stove, hood
- Built-in wardrobes
- Landscaping — plants & lawn
- Ceiling fans throughout
- 5 air-conditioning units

The Nomads Residence Optional Features & Services

Optional Upgrades

High-end furniture package	฿ 790,000 — full pack
<ul style="list-style-type: none"> ◦ Beds, tables, chairs, bedside tables, TV stand, living room TV ◦ Crockery & kitchenware ◦ Curtains & decoration 	
Solar energy system	Price on request
All-in-one water dispenser	Price on request
Salt pool system	Price on request
Rockwool ceiling insulation	Price on request

Monthly Service Fee

฿ 4,000 / villa / month
ALL-INCLUSIVE RESIDENCE MANAGEMENT

Includes:

- Waste collection twice per week
- CCTV surveillance throughout 24/7
- Cleaning of communal areas
- Maintenance of roads & greenery
- Water: 120 m³ / year included — additional: ฿ 200 / m³

With Pool maintenance option — 2× per week

฿ 2,500 / villa / month — all-inclusive with pool care

On-Site Management

- Long-term professional management provided on site
- Dedicated team ensuring smooth operations year-round