

THARA

Tropical Villas

Sept 2026

By JAM Development Ltd.

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Our STORY

As a couple, we came from different worlds. One with deep roots in international real estate, from investment & acquisition to construction & renovation. The other in strategy and operations that make businesses thrive globally. Yet we shared the same quiet longing: a connection to nature, to our roots, and the opportunity to create something truly special.

We came to realize that this desire for something beyond the ordinary was not unique to us. It is a common thread among those seeking deeper fulfillment in modern life.The allure of Samui, with its breathtaking landscapes and tranquil atmosphere, became irresistible.

It was here that we recognized what our combined experience had been quietly building toward. The ability to identify and shape exceptional investment properties meets the vision to deliver them with intention. Villas carefully crafted and thoughtfully brought to life.

Driven by this vision, we embarked on a journey to build exceptional boutique villas that capture the magic of island living, and provide a sanctuary for those seeking a different way of life.

A Life Beyond The Ordinary.



Our PROMISE

Unparalleled Experiences, Built on Quality

COMMITMENT TO QUALITY

Partnerships with a trusted and reputable local construction company to elevate building standards.

INTERNATIONAL EXPERTISE

Multifaceted expertise in international and local property investment provides a global perspective to cater to diverse clienteles.

TURNKEY SOLUTION

A comprehensive service that covers every detail of your investment, ensuring a smooth process and a home that exceeds your expectations.

FOCUS ON WELLBEING

Villas that offer customers "a true escape from the ordinary" with a focus on holistic living.

CREATE LEGACIES

Designed to be a cherished family heritage, a testament to lasting beauty, and a profound investment that appreciates over generations to come.

SUPPORT LOCAL COMMUNITIES

Prioritize tangible environmental action and support local economies through partnerships and job creation, ensuring development contributes to long-term well-being of Samui’s residents.



Thara Tropical OVERVIEW



Boutique scale, built-in exclusivity:
five villas, not twenty competing for the same guest.

PEACEFUL NEIGHBORHOOD NESTLED IN NATURE

An oasis in an exclusive neighbourhood surrounded by coconut and rubber plantations, with mountains providing a stunning natural backdrop.

MODERN ARCHITECTURE

Intertwining modern Balinese elegance with contemporary tropical allure. Every element is curated, where clean lines and expansive spaces embody a sophisticated 'less is more' philosophy, allowing natural beauty to be the focal point.

PROXIMITY TO EVERYDAY CONVENIENCE

Just a 5 minute drive to Baan Tai Beach, Maenam's hidden gem, and 10 minutes to Fisherman's Village, Samui’s vibrant centre with all its attractions.

ENGINEERED FOR ISLAND LIVING

Our interiors showcase the skill of Thai artisans, combining handcrafted pieces with locally sourced, premium finishes. All materials are selected to create a serene, natural ambiance while ensuring resilience against the island's tropical climate.

SMART INVESTMENT WITH BALANCED STRATEGY

Designed with everyone in mind – from holidaymakers to long-term residents. This broad appeal means your villa stays busy for maximized rental earnings.

OPEN LIVING SPACES

Open spaces and large windows give way to lush gardens, refreshing breezes, and abundant natural light. Designed for effortless flow, inviting the vibrant tropical environment directly into the villas.

Thara Tropical

KEY FEATURES

- *Modern Balinese designs*
- *Mountain view*
- *Fully equipped kitchen*
- *High cathedral ceiling*
- *Sunken living area for seamless flow*
- *Storage & laundry room*
- *En-suite bathrooms with outdoor soaker tubs*
- *Outdoor covered living space & Sala*
- *Private salt water pool*
- *Private parking*
- *Synthetic thatch: sustainable, fireproof & waterproof*
- *Exclusive five-villa community*
- *No community fees*
- *Deep well water supply*

The LOCATION

5 Mins	*Baan Tai Beach (Top Beaches on Samui)*
8 Mins	*Pier to Koh Tao & Koh Phagan Islands*
15 Mins	*Fisherman's Village*
15 Mins	*Samui's top international schools & Hospitals*
15 Mins	*Ferry to mainland*
25 Mins	*International Airport*



The NEIGHBORHOOD

1 Min	*Nong Bee Muay Thai Gym*
2 Mins	*Baan Nai Rai Farm & Cafe*
5 Mins	*Baan Tai Padel Court*
5 Mins	*FitKoh Gym & Cafe*
5 Mins	*Cape Away Beach Bar & Restaurant*
5 Mins	*88% Artisan Bread Cafe*












The MASTERPLAN

Plot A1	371 m²
Plot A2	367 m²
Plot B1	286 m²
Plot B2	284 m²
Plot B3	292 m²



The Floor Plan

2 - BEDROOM

Villa total build size - 185 m²

1.Kitchen & Dining - 22.6 m²

2.Living room - 11.8 m²

3.Bedroom - 16 m²

4.Bedroom - 16 m²

5.Bathroom - 12.3 m²

6.Bathroom - 11.3 m²

7.Powder Room - 2.6 m²

8.Laundry & Storage - 4.8 m²

9.Outdoor Sala - 5.9 m²

10.Parking- 21.8 m²

11.Pool - 25.6 m²

12.Pool Deck - 29.2 m²

13.Pump Room - 4.8 m²



The Floor Plan

3 - BEDROOM

Villa total build size - 270 m²

1.Kitchen & Dining - 31 m²
2.Living room - 14 m²
3.Bedroom - 17.8 m²
4.Bedroom - 16 m²
5.Bedroom - 15.8 m²
6.Bathroom - 13.2 m²
7.Bathroom - 12.1 m²
8.Bathroom - 5.4 m²
9.Powder Room - 2.6 m²
10.Laundry & Storage-4.3 m²
11.Outdoor Sala- 4.5 m²
12.Parking- 31 m²
13.Pool - 24.5 m²
14.Pool Deck - 74 m²
15.Pump Room - 4 m²




JAM DEVELOPMENT


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Material

SPECIFICATIONS

Non- Slip Tiles	High-grade, non-slip tiles emulate the elegance of natural stone, designed for both beauty and security, ensuring a stunning and safe environment.
Natural Stone	Striking accent walls crafted from natural stone, showcasing unique colors and textures, seamlessly extending the island's beauty into your living spaces and outdoor sanctuaries.
Teak Wood Finishes	Exquisite teak wood doors & finishings, carefully selected from local sources. Teak offers durability and inherent weather resistance, ensuring lasting elegance and quality in every detail.
Rattan Lighting	A testament to authentic Thai craftsmanship, our pendant lights are meticulously handcrafted by local artisans using sustainable rattan and bamboo, bringing a unique, soulful elegance to every space.
Salt-Water Pool	A gentler, more natural swimming experience with a saltwater system, offering softer water that's kid-friendly with less harsh chemicals.
Thatched Roofing	A sustainable and luxurious choice, our advanced synthetic thatched roofs provide both timeless appeal and modern protection. They are highly insulated, fireproof, waterproof, all backed by a comprehensive warranty.



Leasehold PRICING

Plot A1	9.9 M
Plot A2	Not Available
Plot B1	8.4 M
Plot B2	8.4 M
Plot B3	8.4 M

*Prices in THB



Summary of Villa Pricing:

Price Category	2 - Bedroom	3 - Bedroom
Villa List Price:	Leasehold: 8.4M Freehold: 10.5M	Leasehold: 9.9M Freehold: 12.5M
Annual Lease Payment:	75K	85K
Furniture & Landscape Package:	700K	800K
Premium Package:	750K	850K

* Prices in THB
* No third-party landlord risk - Direct lease with JAM Development, a legitimate Thai company who owns the land. 30-year term, renewable.

What's Included in the Price:

Each villa is delivered complete, down to the finishes

Interior:

- Built-in balinese style sunken lounge in living room
- Built-in 7-layer microcement kitchen counters with high-grade teak wood shelves
- Built-in closets with high-grade teak wood shelves & workstations in bedrooms
- Completed bathrooms with artificial stone double sinks & terrazzo finish countertops
- Air conditioning in all rooms

Exterior:

- Sandwashed parking floor
- Basic landscaping around the villa

Premium Package Details:

Premium Item	Premium Details
Stone Accent Walls	Natural stone feature walls in the soaker tub area, outdoor shower and outdoor sala. Adds texture and a higher-end finish that photographs well
Outdoor Soaker Tub Extensions	Extends the bathroom area outdoors to a private soaking tub open to nature. A signature feature guests typically book for and a rare design
Outdoor Shower	A dedicated shower area beside the pool. Keeps sand and chlorine out of the villa and doubles as a feature in its own right
Outdoor Sala Area	Covered outdoor seating with a eucalyptus wood roof. Usable year-round and adds genuine living space to the villa
Kitchen Island	Custom 7-layer micro-cement island with a built-in high-grade solid teak dining table. Replaces separate furnitures and makes the kitchen the centre of the villa

2-Bedroom Furniture & Landscape Package Details

Item	Furniture Detail	Included
Oven	Hafele digital built-in oven 80 liters	1
Refrigerator	Samsung 2-door refrigerator, 18.7 cubic ft.	1
Stove Top	Hafele induction digital cooktop	1
Washer & Dryer (2 in 1)	Samsung washer/dryer 12/7 kg.	1
Teak Wood Dining Chairs	Custom high-grade teak wood Chairs	4
Coffee Table in Living Room	Travertine stone table top and natural wood base	1
Living Room Seating Cushions	Linen-style fabric (Color Customizable)	1 set
Living Room Curtains	Linen-style fabric (Color Customizable)	All Doors
Outdoor Sala Seat Cushions	Weather resistant fabric (Color Customizable)	1 set
Television	Samsung 55 Inch LED TV	1
Bedframes	King size high-grade teak wood frames	2
Bedroom Curtains	Double layer light-blocking curtains (Color Customizable)	All Bedrooms
Bedside Tables	Pine wood side tables 31 x 45 cm	2 each / All Bedrooms
Powder Desk Chairs	Custom high-grade teak wood chairs	2
Pendant Lights	Custom handmade rattan pendant light shades	11
Landscaping	Tropical trees around the villa and grass covering	Around villa

3-Bedroom Furniture & Landscape Package Details

Item	Furniture Detail	Included
Oven	Hafele digital built-in oven 80 liters	1
Refrigerator	Samsung 2-door refrigerator, 18.7 cubic ft.	1
Stove Top	Hafele induction digital cooktop	1
Washer & Dryer (2 in 1)	Samsung washer/dryer 12/7 kg.	1
Teak Wood Dining Chairs	Custom high-grade teak wood chairs	6
Coffee Table in Living Room	Travertine stone table top and natural wood base	1
Living Room Seating Cushions	Linen-style fabric (Color Customizable)	1 set
Living Room Curtains	Linen-style fabric (Color Customizable)	All Doors
Outdoor Sala Seat Cushions	Weather resistant fabric (Color Customizable)	1 set
Television	Samsung 55 Inch LED TV	1
Bedframes	King size high-grade teak wood frames	3
Bedroom Curtains	Double layer light-blocking curtains (Color Customizable)	All Bedrooms
Bedside Tables	Pine wood side tables 31 x 45 cm	2 each / All Bedrooms
Powder Desk Chairs	Custom high-grade teak wood chairs	2
Pendant Lights	Custom handmade rattan pendant light shades	13
Landscaping	Tropical trees around the villa and grass covering	Around villa

The Payment Plan

10%	10%	10%	20%	20%	20%	7%	3%
Reservation	**Instalment 1**	**Instalment 2**	**Instalment 3**	**Instalment 4**	**Instalment 5**	**Instalment 6**	**Instalment 7**
✓ Reservation Agreement ✓ Pay Refundable Reservation Fee	✓ Contract Singing ✓ Building Permit Submission -	✓ Construction Start	✓ Completion of Foundation	✓ Completion of Ground Floor, Concrete & Roof	✓ Completion of Systems & Interior	✓ Land Transfer (Freehold only)	✓ Villa Handover