



Green Leaves
CO-LIVING SAMUI
co-living-samui.com

HOUSE COMPONENTS



Pool

the community pool – measuring 12 x 6 m – it features a 50cm – deep entrance, gradually deepening to 150 cm. The organic, modern and natural design invites relaxation and casual enjoyment.



Kitchen

the concrete kitchen is equipped with a dishwasher, gas stove, oven and a refrigerator. The countertop is made of stone. But not only the spacious kitchen offers plenty of storage, there is also an additional storage room of nearly 9 sq.m., providing ample room for household items.



Work Office

the 4th bedroom on the ground floor can also be used as an office space – connected with a sliding glass door to the terrace and has one more window on the other side, creating a beautiful, bright and motivating atmosphere.



60 sq.m. Living-Room

the 60 sq.m. living room features a modern kitchen and an open concept design connected to the terrace by two large sliding glass doors, offering a seamless indoor-outdoor experience.



4 Bedrooms

the spacious villa offers four bedrooms. The master bedroom features a walk-in closet and ensuite huge bathroom, while the 2 children's rooms have also a huge shared bathroom. The bedroom on the ground floor can be utilized as an office space.



3 Baths

the villa features 3 bathrooms – 2 of them are located on the upper floor, one serves as the master bedroom's ensuite, while the other serves the 2 kids' bedrooms. Additionally, there is a guest WC on the ground floor.

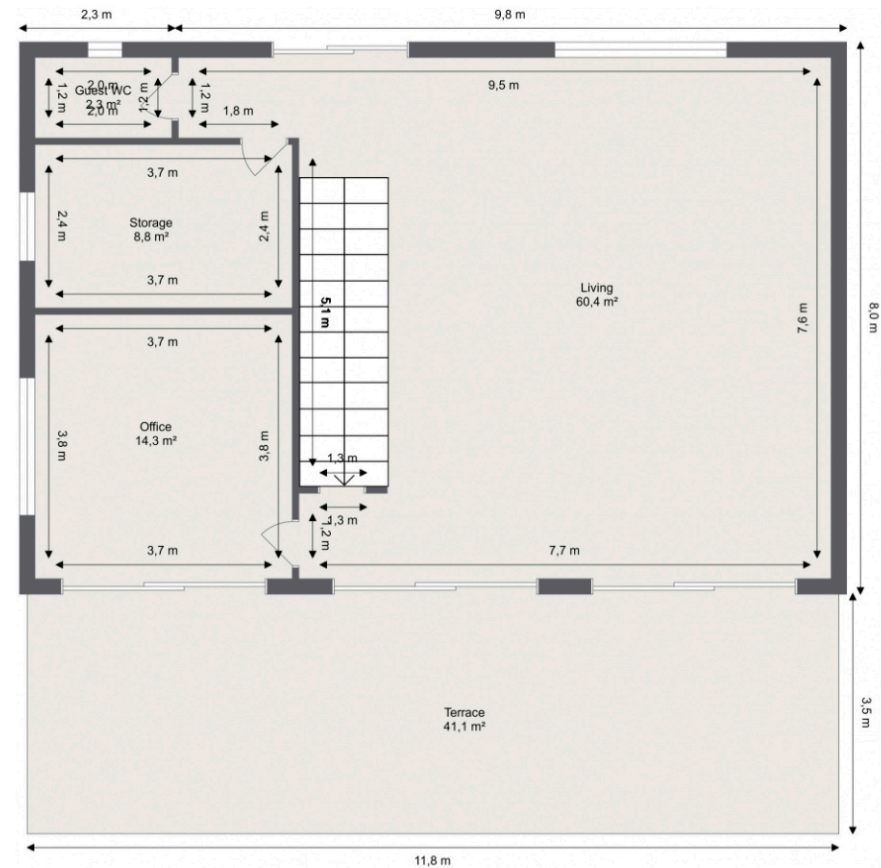
4 BEDROOM VILLA - VILLA SIZE 170 SQ.M.

GROUND FLOOR / SQ.M.

1. living and dining area	60,4
2. office / Bedroom	14,3
3. storage	8,8
4. Guest WC	2,3
5. terrace	41,1

LIVING AREA 85,8

USAGE AREA 126,9



3D LAYOUT BASEMENT

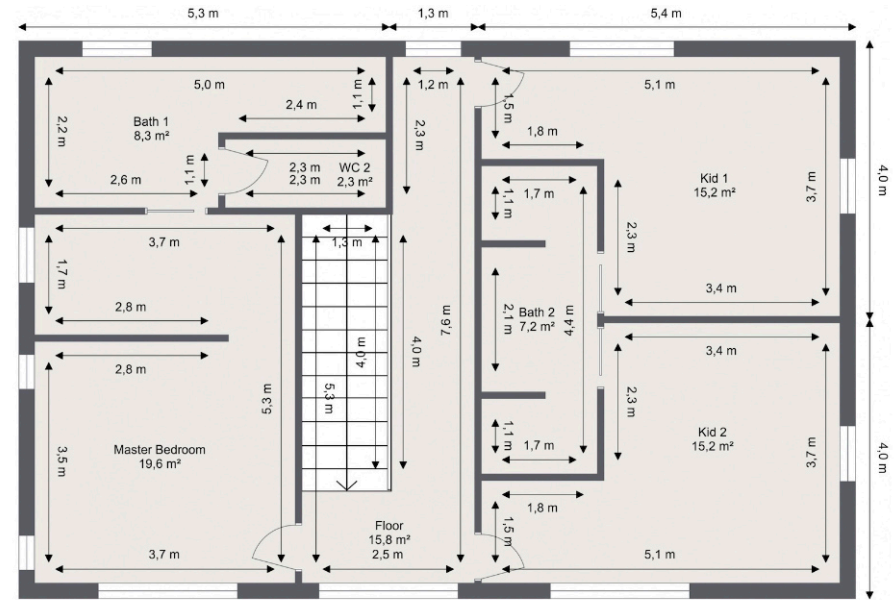


4 BEDROOM VILLA - VILLA SIZE 170 SQ.M.

1. FLOOR / SQ.M.

1. master bedroom	19,6
2. master bathroom	10,6
3. kid 1	15,2
4. kid 2	15,2
5. bathroom kids	7,2
6. floor	15,8

LIVING AREA **83,6**



3D LAYOUT 1st FLOOR





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GREEN LEAVES - SPECIFICATIONS

- pool service, gardening (3,000 THB / monthly)
- EURO Profile aluminium windows with sideway integrated mosquito nets
- concrete high end kitchen
- HDPE / PE water system (non PVC)
- sophisticated state of the art switch panels in every room to control aircons, blinds, fans and light themes
- outside yield 23 cm thick heat and noise protected plastered walls
- thoughtful choosing building materials for high isolation and comfort
- tailor made teak wood bath top finishing
- quality floor tiles - 60 x 120 cm
- spacious and modern community pool - 12 x 6 m
- community sala for public events and come togethers
- illuminated garden area
- spacious terrace area 41 sq.m.
- tropical designed garden layout



GREEN LEAVES - CONDITIONS

INCLUDED

- contemporary modern villa design
- fully furnished / all rooms
- kitchen (spacious and modern design)
- spacious swimming pool
- sensibly designed living and kitchen area
- community sala
- large terrace can also be used as a dining area
- beautiful landscaped garden
- air-condition
- deep water well
- car park

ADDITIONAL COSTS

- pool service, gardening (3,000 THB / monthly)
- sinking fund for infrastructure, community electricity, maintainence (30,000 THB / annually)

EXTRA PACKAGE

- cleaning service (1,000 THB / service)



CONDITIONS OF PAYMENT

11,000,000 THB

1. Reservation Fee 200,000 THB*

2. Signing contract 50%

3. Start 15%

- land clearance
- public road, electric, water
- footings, columns, beams
- ground level pre-slab / casting floor
- community pool structure
- ground floor waste water / water installation
- columns & beams for 2nd floor
- septic & waste water ground

4. Completed Roof Concrete 15%

- 2nd level flooring
- 2nd level pre-slab / casting floor
- 2nd floor waste water & water
- electring wiriing ground & C18
- floor tilling
- wall tilling bath
- gypsum ceiling installation

5. Payment 15%

- wall painting
- window installation
- facet, kitchen & wardrobe installation
- doors installation
- terrace sandwash
- aricon & fan installation
- community pool & sala
- garden design & lights

6. Payment 5% **

- completion hand over

* Our reservation fee is non-refundable if contract terms are not met. This policy ensures fairness and covers administrative costs.

** 5% - Reservation Fee

GREEN LEAVES - CO-LIVING SAMUI COMPANY

Welcome to Green Leaves Samui, the pinnacle of German-Thai excellence where precision and warmth converge to create an exceptional Co-Living Community in the heart of Taling Ngam. Beyond the construction of our 6 exclusive villas, we envision a sustainable haven that promotes connections and collaboration among residents.

Our real estate company is comprised of a highly qualified team of 3 experts, each with over 15 years of experience in the fields of construction, marketing and design, specifically within the vibrant real estate market of Thailand. Through this combined expertise, we are capable of delivering top-notch real estate projects that are both aesthetically appealing and functional. Our team places great emphasis on innovation, quality, and customer satisfaction, and we constantly strive to surpass our clients' expectations. With our extensive experience and holistic approach, we are able to develop tailored solutions that fully meet our clients' needs. From conception to completion, we ensure that each project embodies a unique and high-quality character, reflecting our outstanding work and commitment to excellence.

Experience the beauty of natural light streaming through modern, energy-efficient windows, enhancing the ambiance of every space. Our dedication to detail extends beyond individual homes; discover the joy of community living with our inviting communal pool—a shared oasis for relaxation and creating lasting memories.

At Green Leaves Samui, our commitment to German craftsmanship extends to every aspect of our homes, including a cutting-edge wastewater system built to German standards and roofs constructed with robust concrete. We take pride in using only the finest materials, ensuring that each villa is a testament to modern luxury and enduring quality.

Discover the joy of community living with our inviting communal pool - a shared oasis for relaxation and creating lasting memories. As part of our pledge to sustainable living, Green Leaves Samui invites you to join us in building a tomorrow where quality living meets environmental consciousness. Our Co-Living Community isn't just about homes, it's an investment in a lifestyle that embraces the best of German precision and Thai warmth.





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GREEN LEAVES - CO-LIVING SAMUI - COMPANY

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