

## Fact Sheet – Aqualina Samui

### Developer

- Exclusive Developments Co., Ltd.

### Development Type

- Luxury hill side development

### Location

- The development is located on Maenam Beach area in the northern part of the Samui Island.
- Santiburi Golf Course is five minutes away.
- Fisherman's village is just next door.
- Chaweng is 15 minutes away.
- The Four Seasons Hotel is 5 minutes away.
- The International Airport is 10 minutes away.



### Project Area

- 10 Rai 85 Sq.wah

### Unit Types and Sizes \*

Unit Types	Plot Size (sq.m)	Internal Living area (sq.m.)	External Area (sq.m.)
2 bedrooms	590 - 643	241.40	135.70
3 bedroom A.1	741 - 743	287.10	150.70
3 bedroom A.2	724 – 793	280.90	185.10
3 bedroom B	760 – 1,099	280.90	223.78

### Property Management Services

- Professional estate management team will be appointed on-site to provide the following services;
  - Insurance
  - Rental Services
  - Property Management
  - Pool Maintenance
  - Full gardening & Landscaping Services
  - Security Team
  - Concierge Services
  - Personal Chefs
  - Housekeeping



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- The monthly management fee is THB 45 per sq.m.
- The sinking funds are THB 200,000 for a two-bedroom villa and THB 250,000 for a three-bedroom villa.

### Amenities and Additional Services

- Rental programme and letting management provided by a top management company of your choice.



### Legal Ownership

No foreigner is allowed to directly own freehold land in Thailand. However, a foreigner can own the structure that is separate from the land. A foreigner may also register leasehold on the title deed in their own name. A registered leasehold may also be structured such that it essentially gives the person leasing “freehold value” by including a “freehold option” clause in the lease. The freehold option clause then allows the person leasing the land to transfer the freehold title to anyone lawfully allowed to receive it at any time during the lease.

Such registered leaseholds are very easy to setup. Aqualina Villas are sold on such basis. Owners are offered a twice-renewable lease which will allow up to 90 years of legal leasehold ownership or to transfer the freehold to someone of their choosing. Thus, the lease with a freehold option offers the owner security, flexibility, and freehold value.

### Construction Date

- October 2007.

### Legal Consultants

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