

BOUTIQUE BEACH-SIDE LIVING · PLAI LAEM, KOH SAMUI, THAILAND

Malibu Villas

Live It. Rent It. Love It.



AVAILABLE

9 of 13

FROM

€299,500

TENURE

30-Year Leasehold

LAND PLOT

From 320 m²

BEACH

150m Away

Island Life, *Done Right*

Malibu Villas is a boutique collection of just 13 private pool villas nestled in a safe, established residential neighbourhood in Plai Laem — just 150 metres from the beach. This is beach-side living in the truest sense: the sea is part of daily life here. You can feel it, hear it, and reach it in moments.

You are right in the heart of one of Koh Samui's most well-connected locations — beaches, restaurants, spas, gyms, and the main mall all within easy reach. Whether you are seeking a smart rental investment, a holiday home, or a place to retire in comfort and style — Malibu Villas is worth your attention.

Only 9 villas remaining.

LOCATION

Plai Laem, Koh Samui

TENURE

30-Year Leasehold

AVAILABLE

9 of 13 villas

BEACH DISTANCE

150 metres

Every Detail *Considered*

BEDROOMS

3 (Master + 2 Ensuite)

BUILT-UP AREA

108 m²

LAND PLOT

320–428 m²

POOL PAVILION

21.5 m²

PRIVATE GATE

Each villa

BATHROOMS

4 Bathrooms

USABLE FLOOR AREA

152.6 m²

PRIVATE POOL

8.0 × 3.6 m

COVERED CARPORT

2 cars · 37 m²

FURNISHING

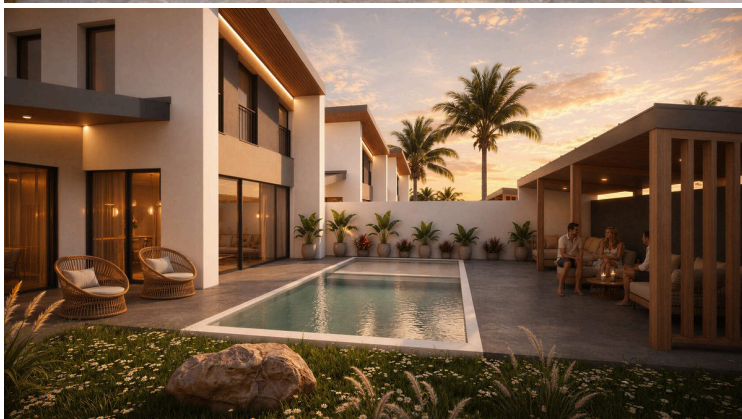
Optional package

Contemporary tropical interiors — natural stone, teak wood, rattan accents and floor-to-ceiling glazing opening onto your private pool garden.



The Community & Tropical Gardens

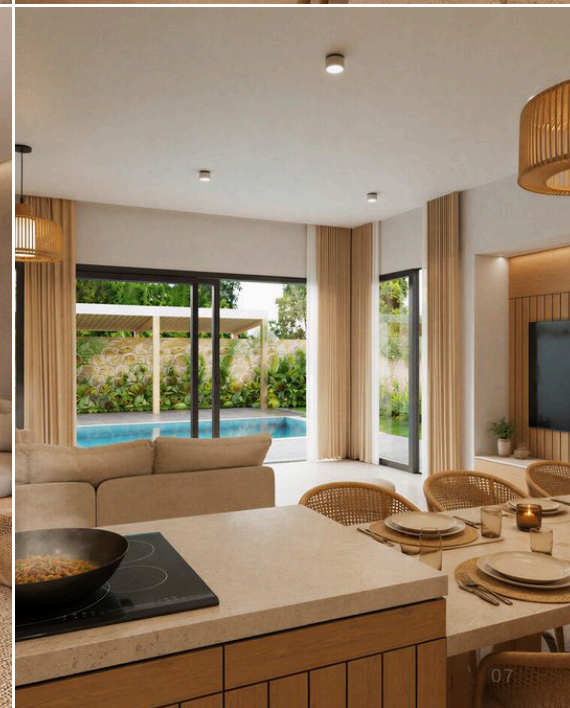
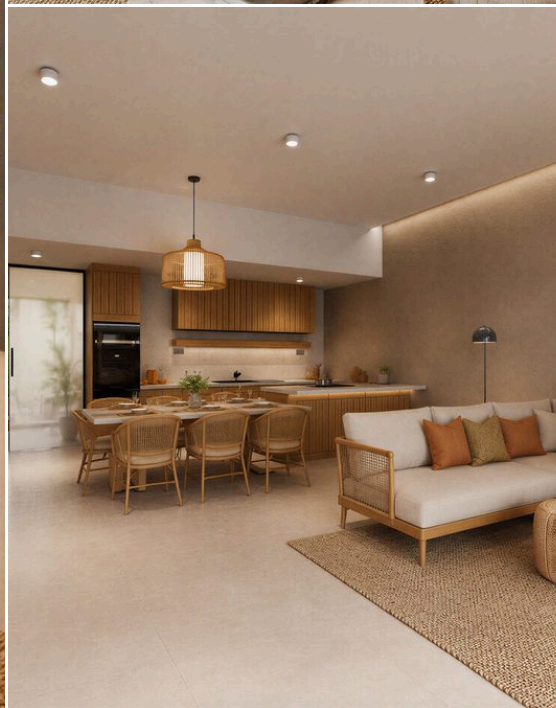


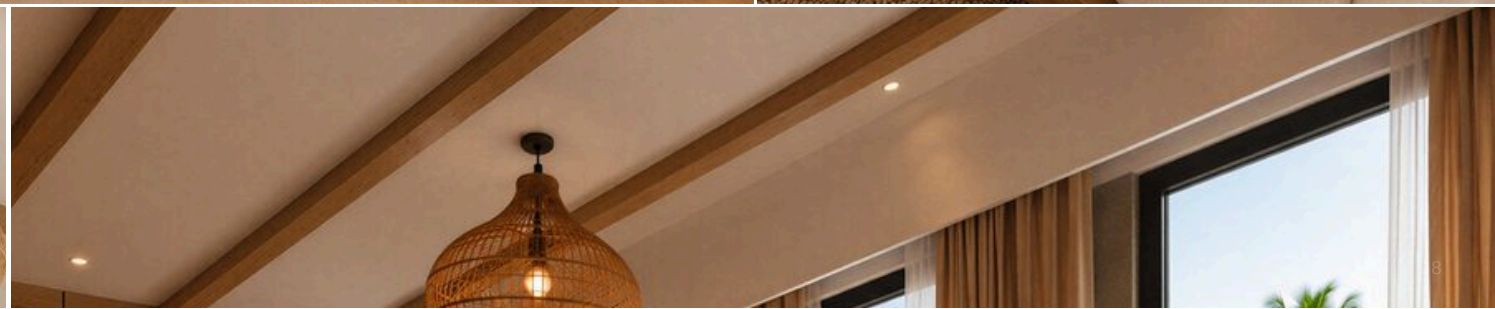
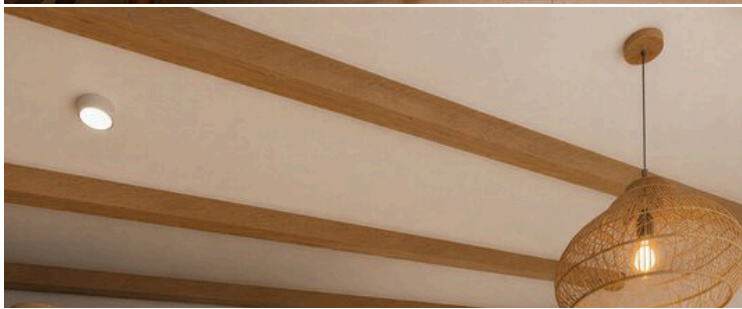


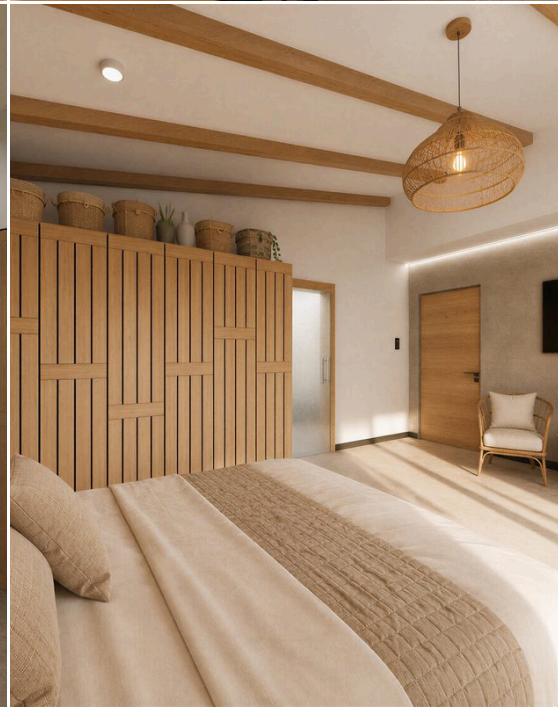
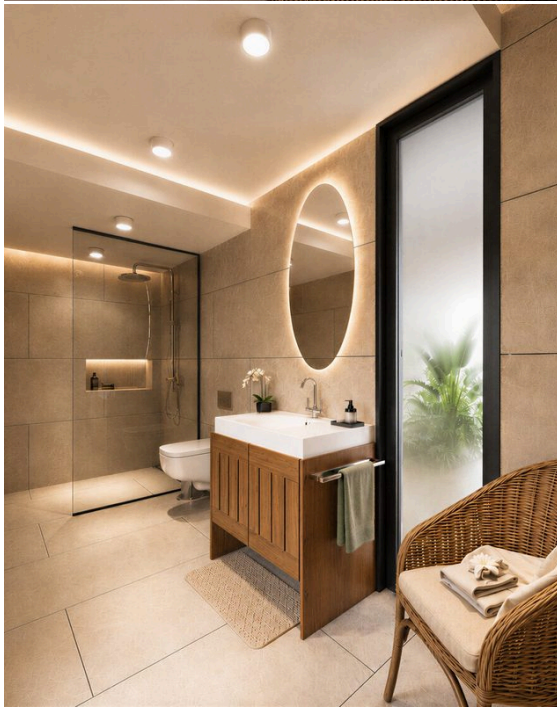
INTERIOR
Living, Kitchen & Dining

MALIBU VILLAS · KOH SAMUI









THE IDEAL BUYER

Who Is *Malibu Villas* For?

Malibu Villas appeals to a broad spectrum of buyers — each drawn to the same combination of quality, location, and lifestyle.

THE INVESTOR

Koh Samui draws millions of visitors a year. A 3-bedroom private pool villa 150m from the beach — in a safe, well-connected neighbourhood — rents consistently. The location does a lot of the work for you.

THE RETIREE

Plai Laem is peaceful, safe, and well-established — the kind of neighbourhood where you quickly feel at home. Morning walks near the beach, afternoon spa, dinner at one of dozens of nearby restaurants. Calm, comfortable, and connected.

THE HOLIDAY HOME OWNER

Your own villa in Koh Samui — available whenever you want it, generating income when you don't. Premium finishes, a private pool, and a location that makes every stay feel like a resort holiday.

THE DEVELOPER

A Team You Can *Trust*

Malibu Villas is delivered by one of Koh Samui's most experienced development teams — professionals with over 30 years of construction practice across Thailand, Slovakia, and Austria.

5 fully sold-out villa projects on the island. A consistent reputation for quality, reliability, and delivering exactly what they promise. European standards of construction brought to every build on Koh Samui.

This is a team that knows how to build well — and has the history to prove it.

5

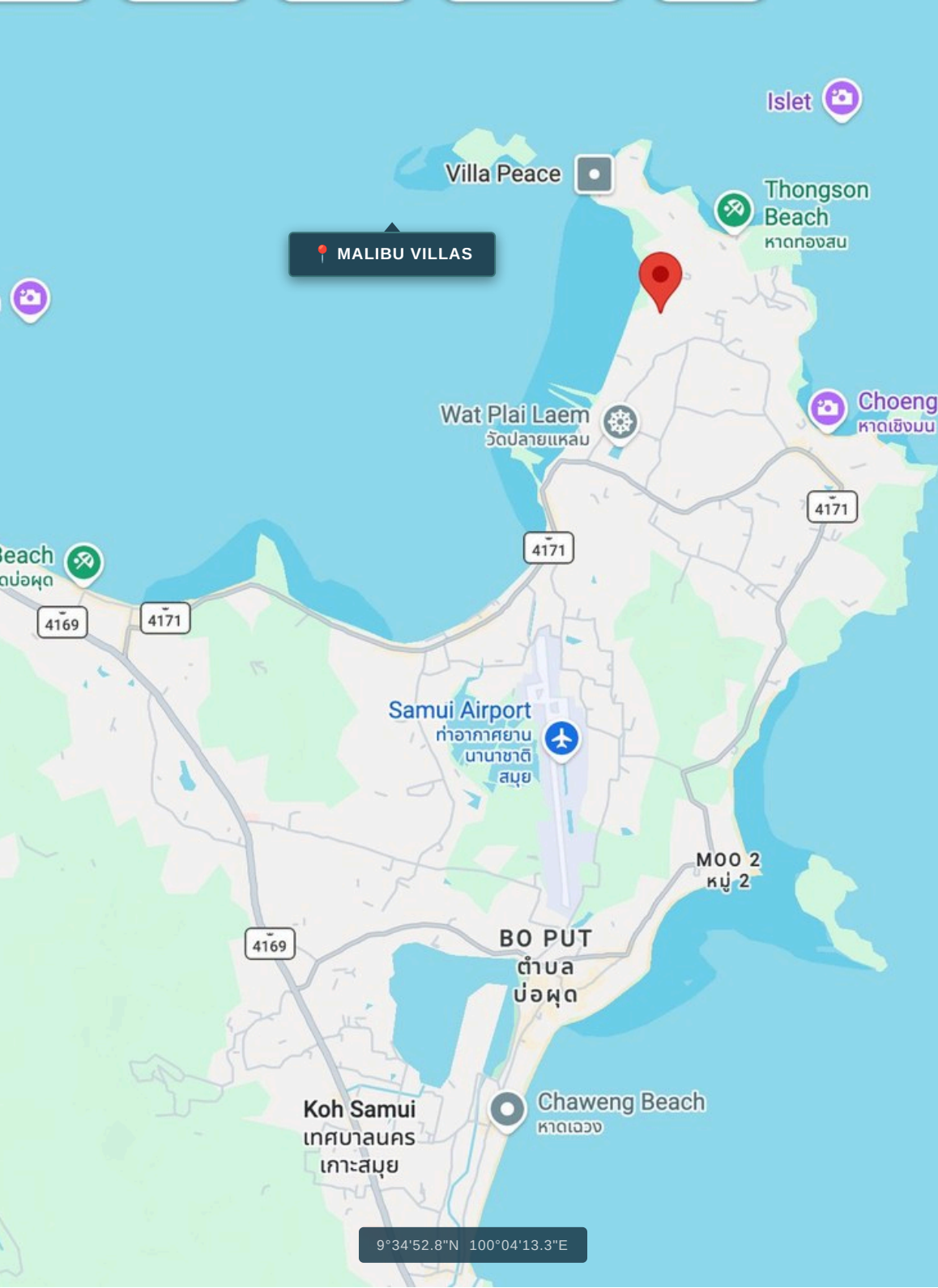
SOLD-OUT PROJECTS
ON KOH SAMUI

30+

YEARS CONSTRUCTION
EXPERIENCE

3










COUNTRIES OF
OPERATION



LOCATION

Right Where *You Want to Be*

Plai Laem sits on the north-east tip of Koh Samui — a safe, established residential neighbourhood with easy access to the very best the island has to offer.

 Beach	150 m
 Several beautiful beaches	Within 5 mins
 Legacy Gym & Spa — Samui's top wellness	7 mins
 Restaurants & Bars	Within 10 mins
 Sauna, Ice Bath & Wellness Facilities	Within 15 mins
 Samui International Airport	15 mins
 Central Samui — Main Shopping Mall	15 mins
 Fisherman's Village — favourite evening spot	15 mins
 International School of Samui	15 mins

9 Villas Available

AS OF JUNE 2026

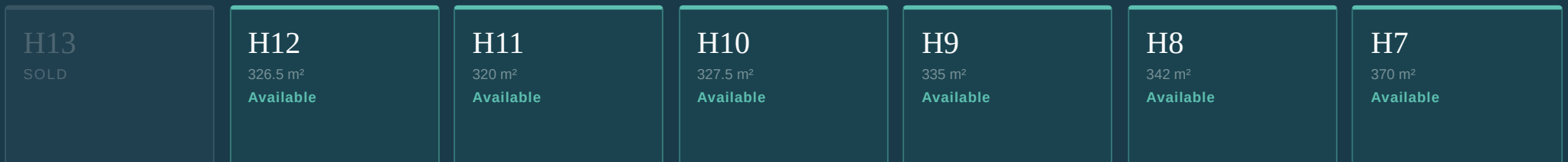
4 of 13 units sold

← BEACH NORTH ROW



— INTERNAL ROAD —

SOUTH ROW



FLOOR PLANS

Thoughtful *Space Planning*

MALIBU VILLAS KOH SAMUI



Ground Floor

Living Room, Kitchen, Dining	45.8 m ²
Master Bedroom + Bathroom	26.75 m ²
Entrance, Toilet + Storage	19.57 m ²

Second Floor

Bedroom 2 + Bathroom	25.25 m ²
Bedroom 3 + Bathroom	25.3 m ²
Corridor + Stairs	9.5 m ²

TOTAL USABLE
152.6 m²

BUILT-UP
108 m²



3

BEDROOMS



4

BATHROOMS



8 × 3.6 m
PRIVATE POOL



152.6 m²
USABLE AREA



320–428 m²
LAND PLOT



21.5 m²
POOL PAVILION



2 Cars
COVERED CARPORT



150 m
TO BEACH

13 Villas, One Community

Two facing rows of villas are arranged either side of a quiet internal road — a private lane used only by residents. No through traffic. Calm, neighbourly, and secure.

Every villa sits on its own fully enclosed plot with a private gate. No overlooking between neighbours. Each garden and pool area is completely secluded.

LAND PLOTS

H1 325 m ²	H2 325 m ²
H3 345 m ²	H4 SOLD
H5 SOLD	H6 SOLD
H7 370 m ²	H8 342 m ²
H9 335 m ²	H10 327.5 m ²
H11 320 m ²	H12 326.5 m ²
H13 SOLD	

Plots from 320–428 m² · pool garden
· pavilion · carport · tropical planting⁴



PRICING & PAYMENT SCHEDULE

FIRST 4 VILLAS SOLD

€299,500

+ land lease + €8,600 fees

NEXT 3 VILLAS SOLD

€310,000

+ land lease + €8,600 fees

LAST 2 VILLAS

€318,000

+ land lease + €8,600 fees

CONSTRUCTION-LINKED PAYMENT SCHEDULE

RESERVATION DEPOSIT

10%

€29,950–€31,800

Upon signing Reservation Agreement

SALES CONTRACT

20%

€59,900–€63,600

Within 50 days of reservation

FOUNDATIONS & POOL

15%

€44,925–€47,700

~2–3 months after contract

MAIN STRUCTURE

25%

€74,875–€79,500

Per construction progress

ROOF STRUCTURE

25%

€74,875–€79,500

Per construction progress

HANDOVER

5%

€14,975–€15,900

Upon final handover

LAND LEASE — YEARS 1-3

≈ €11,000

Paid with Sales Contract

REGISTRATION & COMPLETION FEE

€8,600

Notary · Legal · Land Office · Meters

30-Year Leasehold Schedule

Payments are in addition to the villa price · payable by the buyer in EUR or THB at buyer's discretion

PAYMENT	PERIOD	THB AMOUNT	EUR EQUIVALENT
1st Payment	Years 1–3 (at SPA signing)	415,385 THB	≈ €11,000
2nd Payment	Years 4–9	858,462 THB	≈ €22,800
3rd Payment	Years 10–15	886,733 THB	≈ €23,500
4th Payment	Years 16–20	801,433 THB	≈ €21,200
5th Payment	Years 21–25	810,735 THB	≈ €21,500
6th Payment	Years 26–30	883,579 THB	≈ €23,400
Total 30 Years		4,656,327 THB	≈ €123,400



BOUTIQUE BEACH-SIDE COMMUNITY · PLAI LAEM, KOH SAMUI

Reserve Your Villa Today

Only 9 villas remaining · From €299,500 · 30-Year Leasehold

MALIBU VILLAS

KOH SAMUI · THAILAND · LIVE IT. RENT IT. LOVE IT.

EXCLUSIVE AGENT

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