


---

THE  
**ESTATES**  
SAMUI

---

The background of the entire page is a close-up photograph of several large, overlapping leaves. The leaves are a vibrant teal color and are covered with numerous water droplets of various sizes, creating a fresh and natural aesthetic. A vertical dashed white line runs down the center of the page, separating the text on the left from the text on the right.

Southern Thai-inspired estates nestled amidst tropical greenery.  
The services, facilities and management of Four Seasons.

Luxury, privacy, natural beauty – a life of privilege at The Estates Samui.



## Life beyond the everyday

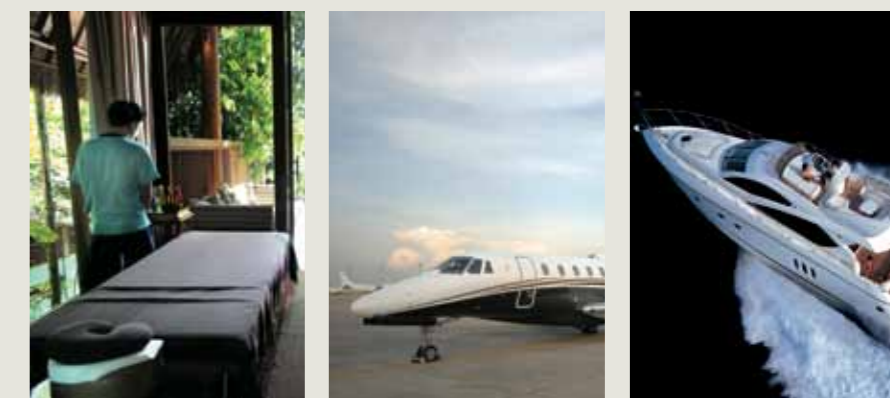
Above a secluded cove of powder-white sands and crystal-blue waters, thatched roofs and palm trees rise up from the cliffside. Masterpieces of traditional Thai design blended with contemporary luxury, villas at The Estates Samui provide complete privacy and spectacular panoramic views. With its own stretch of beach and the services, facilities and management of Four Seasons Resort Koh Samui, The Estates Samui offers sublime living for the select few.



Sprawling private villas surrounded by verdant palms



The secluded cove of Laem Yai Bay



## Southern Thai charm on tropical Samui

Amidst the clear waters of the Gulf of Siam, one of 60 islands, Koh Samui is a picturesque destination of both natural beauty and a rich history. The Estates Samui lies perched on the northwest tip of the island above Laem Yai Bay, known for its stunning views. Discover the island's unique charm at close by Fisherman's Village, with rows of antique shophouses, little cafés and boutiques exuding local colour. Explore the island's ancient temples, or trek by elephant to unearth dramatic waterfalls deep in the jungle.

With miles of white sand, virgin rainforest, and waters rich with exotic marine life, the island of Samui offers plenty of diversions as well as a serene retreat. Residents also enjoy full access to neighbouring Four Seasons Resort Koh Samui, including use of the resort's award-winning facilities such as the spa, memorable dining options and its fleet of luxury yachts. Only 30 minutes from the island's internationally connected airport, The Estates Samui remains tranquil yet easily accessible by dozens of daily flights as well as by private jet.



Reflections on private infinity pool



## Unique villas against an unrivalled backdrop

Each of The Estates Samui's 14 villas features floor-to-ceiling glass with uninterrupted ocean views and hardwood pool decks surrounded by hundreds of carefully preserved coconut palms. With villas ranging in size from two to five bedrooms, each master bedroom opens onto a plunge pool, while the separate sala with dining and living areas and a sunken dining pavilion look out over your private infinity pool.



## Traditional Thai design meets island bliss

Designed by award-winning architect and landscape designer Bill Bensley, who was recently included in Architectural Digest's AD100 list, each villa is unique in design and layout, yet all boast only the most luxurious of materials – tropical hardwood, teak and terrazzo interiors, customized bathtubs and ensuite rainshowers – custom-designed décor providing the perfect finishing touches. The Estates Samui has twice been recognized by the Thailand Property Awards for Best Villa Development (Samui), and in 2010 received the award for Best Interior Design. The Estates Samui has also received regionwide recognition, winning the Asia Pacific Property Awards 2010 for Best Development in Thailand and Best Development overall in the region.



The master bedroom adorned with rare art pieces



Hardwood finishings and elegant curios



## Classic elegance married with modern comforts

State-of-the-art entertainment systems pervade each villa, while integrated home management technology ensures ease of use.

Two to five bedrooms, each bedroom set in its own villa • Some villas offer a study, media room or spa pavilion • One-inch thick teakwood interiors and flooring with terrazzo borders • Two-inch thick hardwood pool decks • Four-metre high ceilings and floor-to-ceiling windows providing views of the Gulf of Thailand • Customized bed and expansive built-in his-and-hers wardrobe • Dual vanity, customized bathtub, and indoor rainshower connecting to outdoor hardwood deck with shower • Private infinity pool with unique water sculptures and private plunge pool • LCD flatscreen TVs, cable, stereo system with CD/DVD player and iPod docking • Fully equipped kitchen with in-villa catering service



## A lifestyle renowned – Four Seasons privileges

Enjoy exclusive access to adjacent Four Seasons Resort Koh Samui's services and facilities: massage and beauty treatments in the serene spa or on the beach, a yoga pavilion with private classes, private yachts. Dine beachside with an abundant array of seafood fresh from local waters – or in the privacy of your villa. Renowned service extended to your luxury home.

Lan Tania and Italian hillside dining • Pla Pla al fresco Thai restaurant • Beach Bar • The Spa • Health Club • Yoga pavilion • Hotel pool • Floodlit tennis courts • Golfing • Sailing • Beach sports • Water sports • Cultural classes • Library • Business facilities • 24-hour security • Valet parking • 24-hour in-villa room service • Private housekeeper





# Frequently Asked Questions

## General Information

- Q** What is The Estates Samui and where is the project located?
- A** The Estates Samui is an exclusive collection of 14 villas situated in Laem Yai Bay on the island of Samui, in a secluded cove above a private beach adjacent to Four Seasons Resort Koh Samui, just 15 minutes from the airport. These Bill Bensley-designed masterpieces are crafted from the finest tropical hardwoods to exacting specifications and fuse traditional Southern Thai style with modern luxury. Each villa is exceptionally private, set on 1-2 rai of land amidst lush coconut groves, with 2-5 bedrooms offering breathtaking vistas of the Gulf of Thailand. Each villa also features a private infinity pool with large sundeck, sunken dining pavilion, spacious living and dining areas, state-of-the-art entertainment and technology, indoor-outdoor bathrooms, and your very own butler.
- Q** What are some of the facilities and services available to residents?
- A** Residents can access the extensive amenities of nearby Four Seasons Resort Koh Samui. This includes a wide range of luxurious facilities and services such as a fully equipped fitness centre, tennis courts, library and reading room, a world-class spa, water sports amenities and some of the best beachside dining options in Thailand. Owners will also enjoy a world of five-star service, including all-day room service, bell attendant service, 24-hour telephone operator, cable television, 24-hour security, car parking and housekeeping.
- Q** When will the project be completed?
- A** Construction is now complete. This means that buyers can take immediate possession, and more significantly, view the villa prior to purchase.

## Ownership Structure

- Q** What ownership structure is available at The Estates Samui?
- A** The Estates Samui offers both freehold and leasehold structures, depending on the eligibility of the purchaser. Under the present law, freehold ownership is available to Thai nationals or Thai registered companies. For non-residents, we provide 90-year leasehold ownership comprising three successive 30-year terms. Through leasehold arrangements, non-residents can acquire a villa without the hassles of having to set up a Thai company (non-Thai nationals can only own up to 49% of a company, the remaining balance owned by Thais).
- Q** Are there charges related to freehold and leasehold registration?
- A** Yes, charges associated with the registration of both freehold and leasehold interests are payable to the Land Department. For freehold interest, the associated costs include transfer fee and stamp duty (approximately 1% of the appraisal price), while for leasehold interest, registration fee and stamp duty amount to 1.7% of the leasehold amount.
- Q** Can leasehold interest be assigned or converted to freehold interest?
- A** After registering the lease agreement at the Land Department, the purchaser will have unfettered rights to use the land in accordance with the terms and conditions of the lease agreement. Leasehold rights can be transferred to a third party but the new owner shall remain bound to the conditions and provisions stipulated in the initial lease agreement.
- An option clause to convert the property to freehold status during the term of the lease is included in the agreement, providing the Lessee is qualified under Thai law. The Lessee would be responsible for all taxes, legal and administrative costs associated with such conversion.

- Q** Is there a warranty offered by the developer?

**A** Yes, a one-year warranty on the main structural parts of the building, including piles, footing, slabs, roof structure and load-bearing walls is offered by the developer.

- Q** Are additions to the villas permitted?

**A** Our villas have been meticulously designed by architect Bill Bensley and construction was undertaken by Italian Thai Development PCL., one of the leading contractors in the country. As such, we would like to maintain the consistency of our design, as well as the overall look and feel of the project. Any addition would detract from its original design and purpose.

## The Rental Programme

- Q** Is there a rental programme offered to villa owners?

**A** Owners have the option of putting their whole villa or just a lock-off unit into the rental programme. The rental programme is a one-year contract with an option to renew.

- Q** Are there any restrictions on the use of villas if owners join the rental programme?

**A** Upon signing of the rental agreement, owners are asked to provide a schedule of when they want to use their villas over the next 12 months. Thus, owners are free to reside in the villa for as long as they like. Owners can always choose to back out of the programme with 90 days written notice, but any reservation made prior to the termination must be honoured.

- Q** How are rental revenues shared?

**A** Revenues received by the resort management are allocated to the owner (60%) and the resort operator (40%) after the expenses associated with marketing of the villa have been deducted.

## Maintenance & Service Charges

- Q** Who is responsible for maintenance of The Estates Samui?

**A** The external area of the villas and common area facilities are managed by dedicated staff trained and supervised by the management team of Four Seasons Resort Koh Samui, ensuring the same superior standard of service. This includes general administration, landscaping maintenance, routine and preventive maintenance, general repairs, pest control, refuse collection, pool cleaning and 24-hour security.

- Q** What charges are owners responsible for?

**A** Owners are responsible for the payment of maintenance and management fees to properly maintain common area infrastructure and amenities. Owners are also responsible for specific individual charges such as electricity, water and sundries for their individual villa. A sinking fund contribution will also be required from owners for major infrastructure repairs and/or improvements.



The Residences at The St. Regis Bangkok



Residences at Four Seasons Resort Chiang Mai



Anantara Phuket Villas



Naladhu Maldives



Anantara Bali Uluwatu Resort & Spa



Four Seasons Resort Chiang Mai

## A wealth of experience

Minor International PCL. is one of Thailand's largest hospitality and leisure companies in the Asia Pacific region with over 1,000 restaurants and 35 hotels and resorts meeting the growing needs of consumers in these dynamic markets. From its founding in 1978 with a single beachfront resort in Pattaya, the company has expanded to include hotel and resorts under the Anantara, Four Seasons, Marriott, St. Regis, Elewana and other brands in Asia, Middle East and Africa. The Company mixed-use development including The Estate Samui and St. Regis Residence are currently in the market. In addition to our award winning hotel and resort properties, the Company is the leading premium destination spa operator with over 30 Anantara and Mandara Spa that have consistently been named as the best in Asia and among the best in the world. Complementing our resort and hotel operations, are over 1,000 restaurants world wide restaurants under The Pizza Company, Swensen's, Sizzler, Dairy Queen, Burger King, The Coffee Club and Thai Express. Minor is the market leader in Thailand with nearly all of our concepts being leaders in their respective segments. In addition to our large presence in the retail market, we are also the largest players in the airport and remotesite catering segments together with having our own large ice cream and cheese factories to support both our own restaurants and third parties.

## Portfolio

### Residences

The Estates Samui  
Residences at Four Seasons Resort Chiang Mai  
The Residences at The St. Regis Bangkok

### Four Seasons

Four Seasons Hotel Bangkok  
Four Seasons Resort Chiang Mai  
Four Seasons Tented Camp Golden Triangle  
Four Seasons Resort Koh Samui

### St. Regis

The St. Regis Bangkok

### Marriott

Bangkok Marriott Resort & Spa  
Hua Hin Marriott Resort & Spa  
Pattaya Marriott Resort & Spa  
JW Marriott Phuket Resort & Spa

### OAKS

Australia  
New Zealand  
UAE

### Anantara

#### China

Anantara Xishuangbanna Resort & Spa, Yunnan

#### Indonesia

Anantara Seminyak Resort & Spa, Bali  
Anantara Bali Uluwatu Resort & Spa

#### Maldives

Anantara Dhigu Resort & Spa  
Anantara Veli Resort & Spa  
Anantara Kihavah Villas

#### Thailand

Anantara Bangkok Sathorn  
Anantara Baan Rajprasong Serviced Suites, Bangkok  
Anantara Golden Triangle Resort & Spa  
Anantara Hua Hin Resort & Spa

Anantara Bophut Resort & Spa, Koh Samui  
Anantara Lawana Resort & Spa, Koh Samui  
Anantara Phuket Villas  
Anantara Sikao Resort & Spa  
Anantara Rasananda Resort & Spa, Koh Phangan

#### Anantara Vacation Club

Anantara Bophut Resort & Spa, Koh Samui, Thailand  
Anantara Phuket Villas, Phuket, Thailand

#### United Arab Emirates

Desert Islands Resort & Spa by Anantara, Abu Dhabi  
Anantara Qasr Al Sarab Desert Resort, Abu Dhabi  
Al Sahel Lodge by Anantara, Abu Dhabi  
Al Yamm Lodge by Anantara, Abu Dhabi

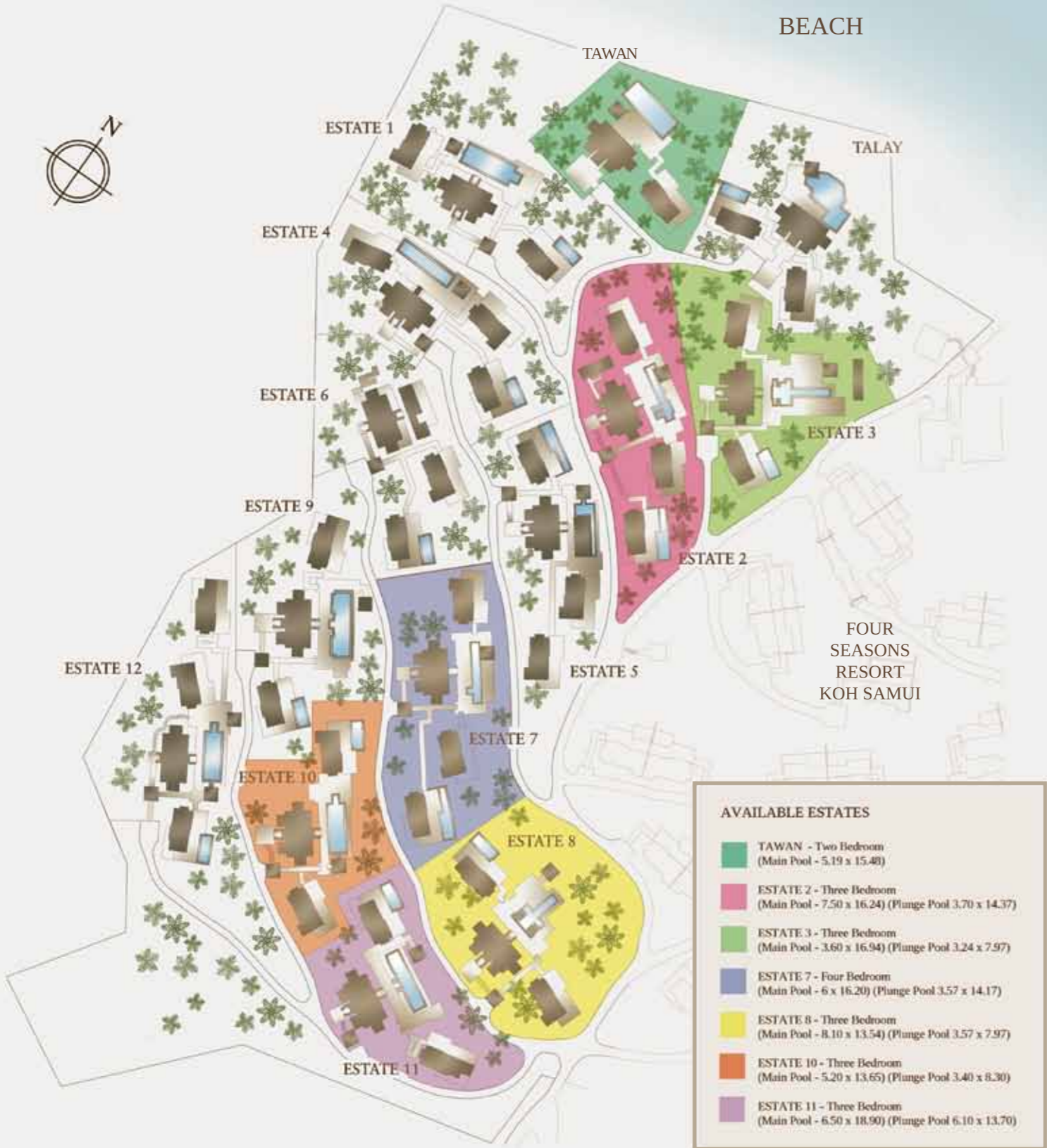
#### Vietnam

Anantara Mui Ne Resort & Spa

#### Others

AfroChic at Diani Beach, Kenya  
Marula Manor, Kenya  
Arusha Coffee Lodge, Tanzania  
Tarangire TreeTops, Tanzania  
Serengeti Migration Camp, Tanzania  
The Manor at Ngorongoro, Tanzania  
Masai Mara Camp, Tanzania  
Amboseli Camp, Tanzania  
Kilindi Zanzibar  
Naladhu Maldives  
Club Hotel Dolphin, Sri Lanka  
Kani Lanka Resort & Spa, Sri Lanka  
Hotel Serendib, Sri Lanka  
Hotel Sigiriya, Sri Lanka  
Harbour View Hotel, Haiphong, Vietnam

# SITE PLAN



All images, plans and maps are for guidance purposes only. All measurements have been taken from the most recent architectural plans, and whilst every effort has been made to ensure their accuracy these cannot be guaranteed. While all details in this package, our website and in the video are believed to be correct we reserve the right to make changes or modifications at any time.

## A lifestyle as exquisite as its surroundings

Contact us today to schedule a private viewing and to discuss opportunities for ownership or rental.

16th Floor, Berli Jucker Building  
99 Soi Rubia, Sukhumvit 42 Road  
Bangkok 10110, Thailand  
Tel: +66 (0) 2 365 7500  
Mobile: +66 (0) 8 5484 8752  
Email: [propertysales@minor.net](mailto:propertysales@minor.net)  
[www.theestates-samui.com](http://www.theestates-samui.com)

Project name: The Estates Samui • Developer: Samui Beach Residence Ltd • Registered capital: 1,000,000 Baht • Registered address: 16th Floor, Berli Jucker Building, 99 Soi Rubia, Sukhumvit 42 Road, Bangkok 10110, Thailand • Project location: Laem Yai, Anghong Sub-district, Koh Samui District, Surat Thani Province • Plot no: 20, 14 and 5 • Title deed no: 26104m, 18107 and 15302 • Project area: 23 rai, 3 ngan and 8.4 square wah • Number of villas: 14 • Completion date: completed.