



LAMAI
HILLSIDE
a p a r t m e n t s



eide / loken
p r o p e r t i e s

Lamai Hillside apartments

Sales information

Project developer and seller

The project is owned, developed and sold by:
Eide Loken Properties Ltd – Thailand.
Norwegian owned company.

Koh Samui

Koh Samui is a tropical island located outside the south-east coast of Thailand. From the islands international airport there are plane connections with Bangkok (50 min), Phuket, Singapore, Kuala Lumpur and Hong Kong.

Chaweng and Lamai are the most popular tourist destinations on the island, situated 7km from each other. They offer a large scale offer of watersports, restaurants, shopping, bars and nightclubs. The island also offers several diving centers, golf court and go-kart.

The property

Lamai-Hillside apartments –Lamai Beach, Koh Samui, 84310 Thailand.
The land plot is approximately 1700m² (1 rai) and is located in Lamai, south-east on Koh Samui (see attached map).
The land plot is situated in a hill south in Lamai with views over the ocean south-east.

Distance to main road and Lamai center is 800m and distance to the beach is 1km.

Airport: 15km, (20min)

Chaweng: 7km

The project

Lamai Hillside apartments will contain 2 identical buildings (phase 1 and 2) with 7 and 6 apartments of high standard. The facilities will be infinity swimmingpool with jacuzzi, carport for each unit, large outdoor area with sala and dining by the pool.

The project will be shaped in a modern cutting edge style with white-painted concrete, glass and aluminium details.

Number of floors will be 4 + main floor level which contains the pool area.

The apartments

The apartments are 80m² + 40m² outdoor area.

The units will include 2 bedrooms, kitchen, living room/dining area and bathroom.

All floors and outdoor areas have tile finish, white concrete walls.

Windows and balcony doors in aluminium finish, teak interior doors, wardrobe facilities in bedrooms. Tile-bathroom finish and European kitchen with all facilities.

Air condition with remote control installed in all rooms. Downlights in roof ceiling with dim light switch.

Architect and design

The architect of the project is Khun Wat with residence at Koh Samui. He has several reference projects on the island as Samui Garden Home and knows the local building traditions.

Lawyer

All juridical matters is taken care of by DLA Piper Thailand. The law firm helps with the legal matters of the buying process according to Thai law.

DLA Piper is an international recognized law firm represented in 24 countries. Among those Norway with offices in Oslo and Bergen.

For more details: www.dlapiper.com

Ownership details

The apartments will be sold on leasehold for 90 years or freehold.

In the leasehold purchase is a 90 year lease for the apartments. The lease will be renewed for 3 periods of 30 years and gives juridical safety for 90 years. This will be built into the buying contract.

When the buyer gets a leasehold contract for the apartment it can be transmitted free to others, if the apartment is sold.

When transmitting the leasehold the juridical rights must be renewed at the land office.

Eide Loken Properties Ltd. are responsible for all the contract and the buying process according to Thai law.

The contract

Contract between buyer and developer is written and signed in English.

Any non-agreements will be solved according to Thai law. Contracts are formed by DLA Piper in cooperation with Eide Loken Properties Ltd.

Interior space

Interior space on drawings is measured as total interior space which contains interior walls, half outside wall and wall against other apartment. According to Thai law the outdoor balcony is included in the apartments total space.

Price

The payment for the apartment will be in Thailand Baht (THB). The buyer is aware that all prices in Norwegian Kroner (NOK) or euros is estimated prices and that the exchange rate can change. The price will be paid in THB at settled dates according to Bangkok Banks currency rate on the transfer date.

Price for apartment 80 m² + 40m² balcony: 5,5mill THB, approximately 110 000 €.

The prices are pre construction prices according to terms of payment and payment plan.

All payments will be transferred to Eide Loken Properties bank account at KrungThai Bank in Thailand which are described in the buying contract. The payments shall be marked with buying of apartment. The seller is at all time free to change prices of units that are not sold. These will be sold at market price when the project is finished.

Payment plan

25% payment when contract is signed.
25% when ground works are finished.
25% when interior work are beginning.
25% when apartments are completed.

1000 € is paid when apartment is reserved. These will be refunded when apartments are completed.

Other taxes

Taxes regarding registration of leasing at the Land office in Thailand will be additional to the buying price. This is approximately 1,5 % of the buying price.

Insurance

Eide Loken properties Ltd. is responsible for insurance for the property and building project during construction.

After construction is completed insurance will be covered by the monthly expenses of the apartments.

Monthly expenses

An accountant will be hired to control the daily expenses and incomes. These monthly expenses will cover cleaning, garden, pool maintenance, and electricity.

Electricity is paid by each apartment owner for his/her apartment.

Rental

It will be possible for a whole year round rental at Lamai Hillside apartments.

At www.eide-loken.com you have the possibility to book apartments online. Rental through Eide Loken Properties Ltd is possible for a fee (including taxes) of 30%. Assistance of cleaning, keys, and depositum will be taken care of by Eide Loken Properties Ltd.

Eide Loken Properties Ltd. Is responsible for any loss or damage followed from rental through the company.

Construction plan

Water and electricity was completed in 2008.

The building permit is approved by Thai authorities and Koh Samui Land office in 2008.

Start of construction is estimated in winter 2009 when this information is printed.*

We will inform of a more exact date and construction plan.

The buyer is aware that expected construction plan can be changed without any consequences for the project developer.

At www.eide-loken.com pictures and information of the building process will be updated.

Additional options

The apartments will be offered with a standard package of floor plan, materials, kitchen and bathroom.

If buyer choose additional options, this is possible if buyer covers the extra costs.

Terms and conditions

*Construction start is depending of enough pre construction sold apartments, and that the project gets all necessary documents and approvals according to the law of Thailand.

All information in this prospect is given with right to do changes that are necessary as long as it do not reduce the standard for the buyer.

The buyer accepts that this can be done by the project developer.

Norway December 2008.

Lamai Hillside apartments



Bedroom



Kitchen



Pictures from construction site





Eide Loken Propeerties Ltd
No. 45/123 Moo 3, Tambol Bo Phut, Koh Samui Thailand
www.eide-loken.com