



# ANAMAYA

SAMUI

*The Ultimate Tropical Lifestyle*

# Welcome to Anamaya

A beautiful tropical island sheltered in the crystal clear waters of the Gulf of Thailand with secluded coves and white sandy beaches; fringed with palm trees are beaches that holidaymakers dream about. Inland Koh Samui boasts lush green rolling hillsides and coconut groves, picturesque waterfalls, and magnificent ocean views. Anamaya is located in the islands' prime northeast area. The site itself is blessed with 360-degree panoramic sea views, has its own pristine 100m beach, and is located minutes from the island's favourite beaches and most popular tourist attractions on Koh Samui.

The resort development consists of five components: luxury apartments, the hotel & reception, beach side condos with beach club, the residences with 17 large villas, and the clubhouse that includes a boutique shopping area with multiple restaurants and fitness amenities like no other in Asia.

Anamaya's vision is to create a prestigious estate with accommodations of the highest quality that will be recognized as the most desirable place to stay in Southeast Asia.











View of Thongson Bay



## Anamaya Location

Nestled within its tranquil, natural surroundings, Anamaya is only minutes from Koh Samui's most famous beaches, tourist attractions, and restaurants. Take a stroll along beautiful Thongson Bay beach, visit the golden statue of Big Buddha, dine in the charming restaurants of Fisherman's Village, and enjoy the nightlife of Chaweng.





# The Vision

The vision for Anamaya is to create a luxury hotel and residential community of the highest quality with world-class amenities combined with the services of a 5-star hotel that will be recognized as the most desirable place to stay on Koh Samui.

The villas combine the natural beauty of the island and beaches with stylish, contemporary architecture. At the heart of each villa is a spacious living and entertaining area, which can be opened up entirely to the outdoor terrace, garden, and private infinity pool.

Residents and holidaymakers get to enjoy the best of the beach and hilltop views. Anamaya has 100m of beautiful, white sandy beach and a grand beach club that offers dining, relaxation areas, pools, and access to the boats and other sea sports.

Our clubhouse has spectacular views of the sunset over Angthong Marine Park and Koh Phangan and offers a selection of restaurants, shopping, and fitness.











# ANAMAYA

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# The Masterplan

The resort development consists of five components: luxury apartments, the hotel & reception, beach side condos with beach club, the residences with 17 large villas, and the clubhouse that includes a boutique shopping area with multiple restaurants and fitness amenities like no other in Asia.

The objective is to create a prestigious estate with residences of the highest quality that will be recognized as the most desirable place to stay on Koh Samui.

All parking is underground allowing for large, landscaped gardens and pool areas between buildings creating a safe and peaceful environment.

## Total Unit Count

- 1 Supreme events villa with 8 bedrooms
- 1 Deluxe beach villa with 5 bedrooms
- 15 Large pool villas
- 89 Apartments
- 50 Hotel suites
- 12 Beach pool villas
- 24 Beachside apartments





# Anamaya Luxury Villas

Anamaya villas combine the natural beauty of a tropical paradise with stylish, contemporary architecture. At the heart of each villa is a spacious living & entertaining area, which can be opened up entirely to the outdoor terrace, garden, and private infinity pool.

Residents and holidaymakers get to enjoy the best of the beach and hilltop views. The Anamaya estate has 100m of beautiful white, sandy beach and a grand beach club that will offer dining, relaxation areas, pools, and access to boats and other seaports.

Combining the best of a luxury villa holiday with the natural beauty of Koh Samui, the Anamaya estate features both sunrise and sunset sea views.



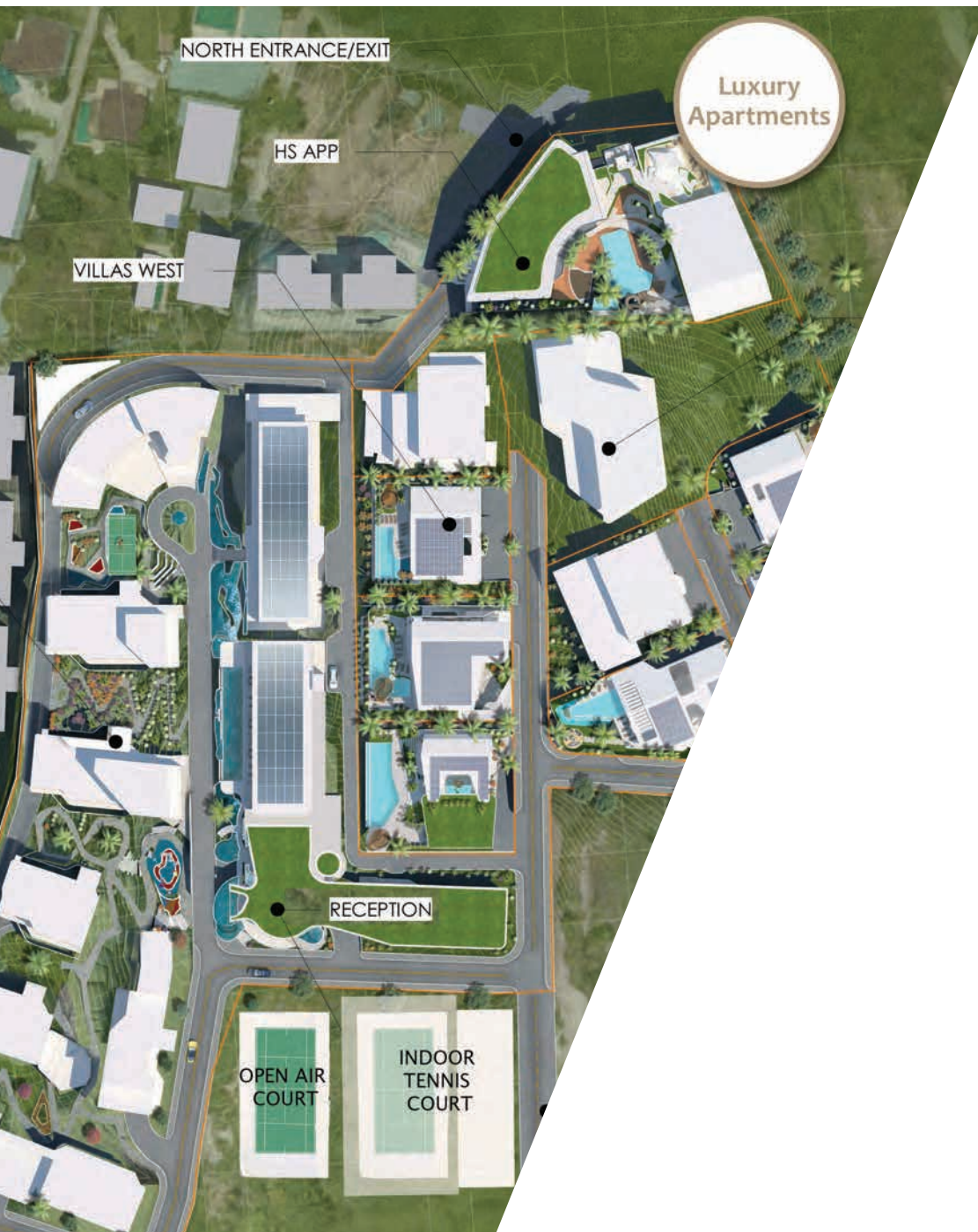












## Anamaya Luxury Apartments

The architecture of the Anamaya apartment blocks represents a solid link between environmental design, landscaping, interior design, and production; coming together to create a truly holistic, luxury product with a spiritual connection to the environment. At the heart of each apartment are the living areas and bedrooms, which can be opened up entirely to expansive terraces.

The layout of the Master Plan is designed with priority of sea view from each apartment; at the same time providing high-level privacy and maximizing natural cooling.

Each apartment block has car parking spaces under cover and a charging station for electric cars. The charging station is part of the smart house technology.

# Anamaya Eco Ethos and Smart Tech Integration

**Smart, meaningful architecture and design.**

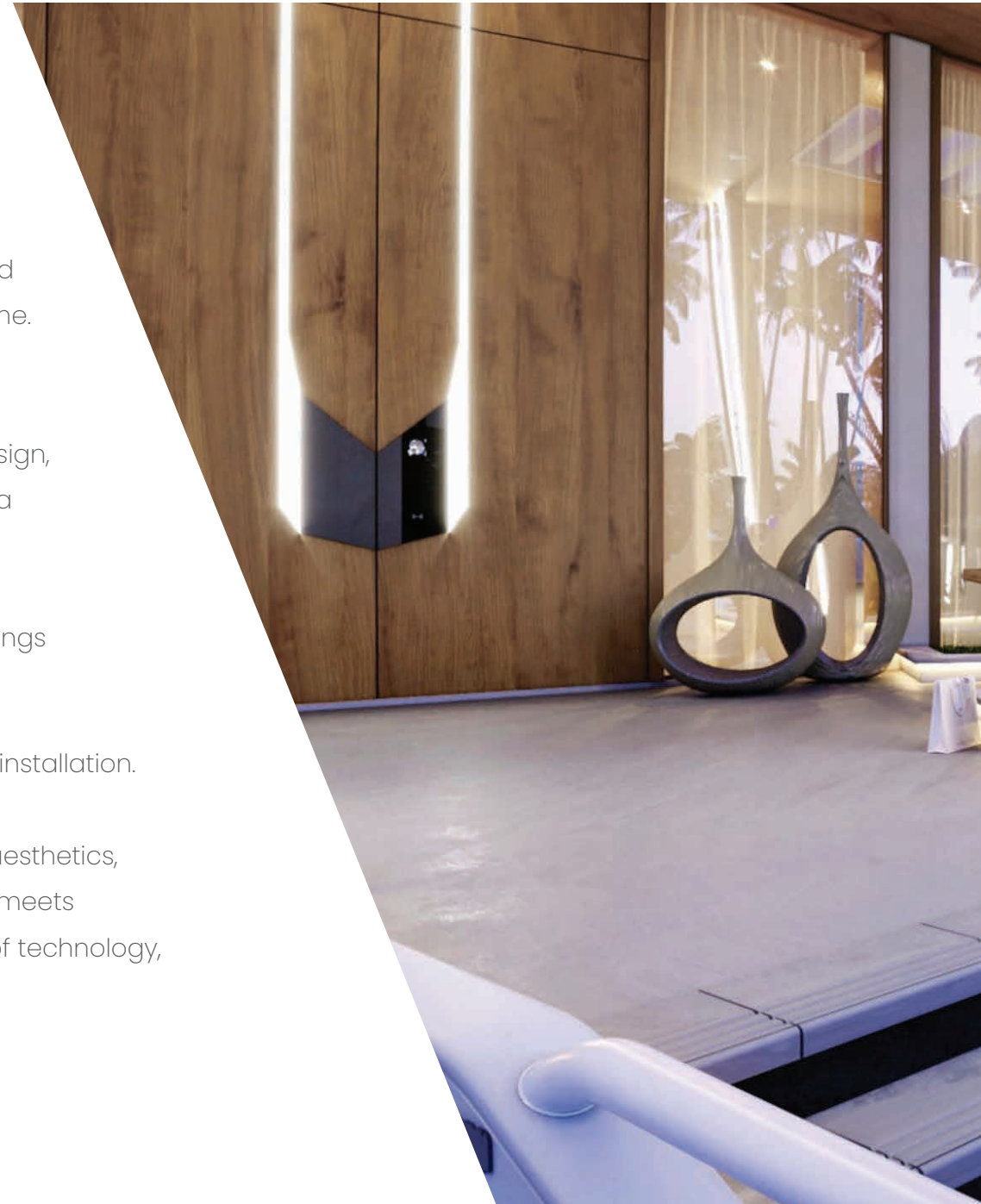
Anamaya villas and apartments are manufactured, delivered, and factory-assembled with the highest quality in a short period of time.

Anamaya Smart Design provides a reliable solution in which environmental design, architecture, landscape design, interior design, and manufacturing create the unique characteristics of each villa and apartment.

A-MDM Factory Manufacturing constructs all elements of its buildings with the utmost quality and precision.

Their management facilitates delivery and ensures rapid, on-site installation.

Pre-Crafted buildings incorporate luxurious design, functionality, aesthetics, and exceptionally durable materials. Each Pre-Crafted structure meets modern safety requirements by applying the highest standards of technology, engineering, sustainability, and environmental friendliness.









# Anamaya Interiors

Orchid House Design & Interiors was launched in 2013 by owners Natalie Stevenson and Glen Morgan when they discovered a niche in the industry for lavish, exotic, island-style design.

Following on their success in the interior design space, they expanded and opened the doors to Orchid House Island Boutique in April 2018 in the popular area of Bangrak. They now continue to lead the Koh Samui market in providing natural, tropical island-style homewares and aesthetic design to an ever-growing, upmarket clientele.

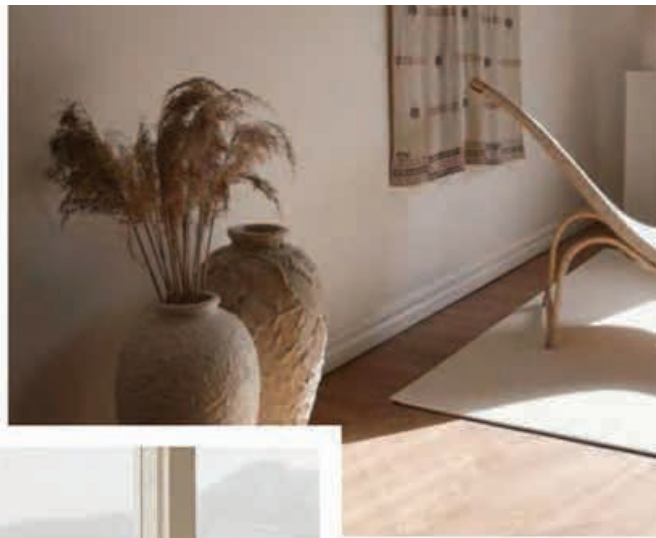
Natalie & Glen work with local artisans and collect wares from India, Indonesia, and Thailand. A short visit to their showroom transports you to foreign lands of exotic island style & charm, while making you feeling right at home on Koh Samui. They have fashioned their own, signature sense that compliments contemporary villas to create timeless and sophisticated island homes.

ORCHID HOUSE

— INTERIORS & ISLAND BOUTIQUE —











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## Anamaya Interiors Brand Partners Aston Martin

Anamaya owners will have the option to upgrade to the Aston Martin Limited Edition furniture package.

Exclusive and luxurious products inspired by the Aston Martin “Art of Living” philosophy. The Aston Martin Interiors collection is created using the finest of Italian tradition and material selection, and combines design and luxury. The collection embodies the shared values of a British icon and Formitalia, with unrivalled attention to detail.



## Amenities & Services

When holidaymakers are ready to take their vacations to the next level, Anamaya Samui has a vast array of entertainment in store.

Enjoy a morning walk on the private beach, followed by brunch at the Anamaya Beach Club. Experience a large selection of water sports, island tours, sporting activities, or shop for souvenirs at one of Anamaya's boutique shops throughout the afternoon. At the end of the day, indulge in a professional massage, then take in the beautiful sunset at the Rooftop Pool Bar.

Night-time brings 5-star dining at Anamaya's signature restaurant. Cap off a glorious day with cocktails and fine company at the Aston Martin Club for members and VIPs.









# Anamaya Beach Club

Villa owners and guests will have access to the Anamaya Beach Club, an exclusive collection of facilities and services including:

## **Beach-side restaurant**

Serving lunchtime favourites and romantic dinners on the beach daily. Also perfect for special events.

## **Large Infinity Swimming Pools**

Multiple pools with swim-up bar, sunbeds, relax areas with towel service.

## **Massage**

Enjoy a relaxing massage on the beach.

## **Beach-side Park**

We have a park dedicated to the owners of Anamaya that can be used for BBQ's and events.

View of Thongson Bay















## Anamaya Water Club

Villa owners and guests will have access to the Anamaya Water Club, an exclusive collection of boats and water sports including:

### **Jet skis**

We offer jetski service to owners that include jetski maintenance and service PLUS on demand ride prep (in and out).

### **Boats**

Anamaya has a fleet of boats including speed boats, solar powered catamarans, and luxury cruisers that can be privately chartered to the surrounding islands for fishing, snorkeling, scuba diving, a sunset cruise or dinner party.

We also offer a range of group tours.

Our staff will ensure a smooth cart ride from your villa or apartment directly to the tender or boat.

# Shopping & Lifestyle

Villa owners and guests will have access to the Anamaya Mall, an exclusive collection of shops and restaurants including:

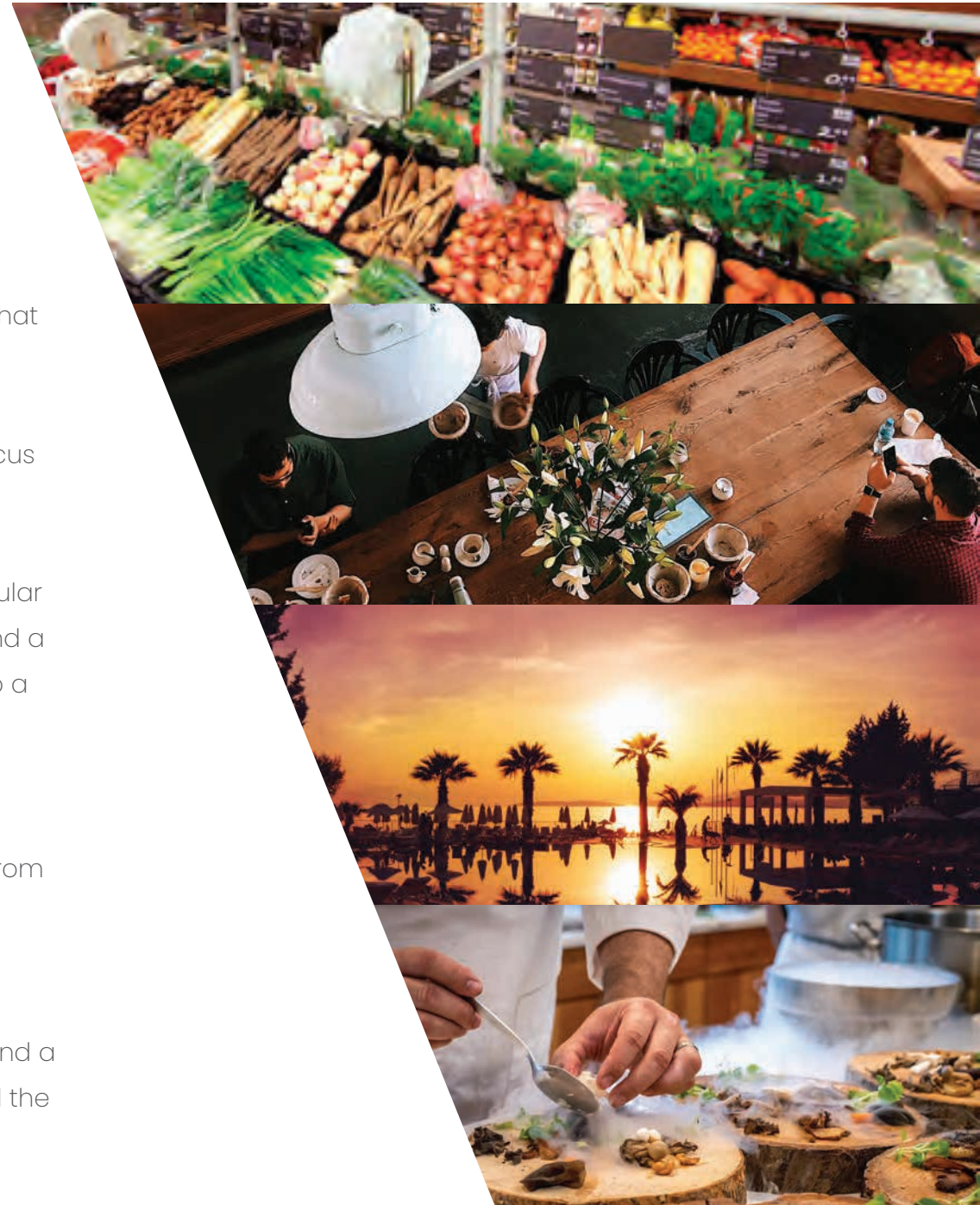
**General Store** – Shopping area with a boutique general store offering standard goods, fresh produce, souvenirs, and a bakery that connects to the café. Serving fresh lunch boxes daily.

**Café** – Casual, all-day service 6am-12pm. Casual & social with focus on both healthy and popular dishes.

**Sunset Pool Bar & Restaurant** – Food: Casual with focus on a popular food menu during the daytime. Bar: Full-bar style with cocktails and a vast selection of local and imported beer. Evenings transform into a lively bar and grill.

**Signature Restaurant** (TBD) A formal dining experience with world famous chefs offering elegant food and atmosphere operating from sunset till late

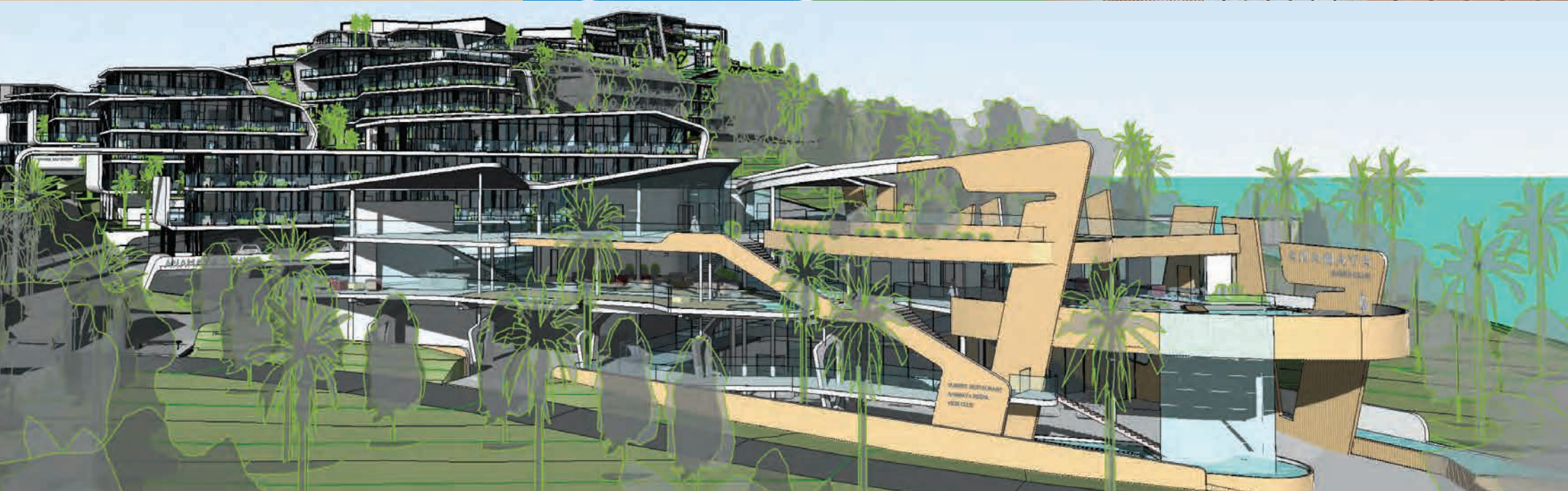
**Aston Martin Club (Members and VIP)** A perfect way to finish the evening off in style with fine company. The lounge offers snacks and a wide range of cocktails, beers, and the finest alcohol from around the world.













# Anamaya Club

Anamaya owners and guests will have access to the Anamaya Club, an exclusive collection of facilities and services including:

Rooftop pool bar with sunset sea views

Multiple restaurants

Members-only lounge

Function rooms, Business centre

Retail boutique and bakery

Children's daycare centre

Health and beauty spa

Gymnasium, Yoga studio,

Squash & racquetball court

Tennis club with one covered court, one open-air court, pro-shop, guest parking, and full clubhouse facilities.





# Property Management

Anamaya villa owners have access to full property management services including:

## Villa Operations

Management of the maintenance and repairs of the villa.

Villa and pool cleaning services during occupied and unoccupied periods.

English speaking villa manager to welcome and assist guests.

Opening and maintenance of a villa bank account and bookkeeping services up to audit level.

## Guest Management

Multiple language services including Thai, English, Chinese, Russian, French, and Japanese.

Full concierge services.







# Property Management and Rental

## Rental Program

Villa owners will have the option to join the Anamaya rental program and take advantage of the huge demand for luxury villa rentals in this market. The rental space is separated into 2 sections: Bookings/Marketing and Villa Management/Operations

### Bookings and Marketing 25% of rental income

The rental program includes:

- Marketing of the villa
- Central reservation management
- Accounting and billing

### Villa Management 20% of rental income

The services includes:

- Staffing of the villa (English speaking) including a Villa Manager
- Villa cleaning (before, during and after the booking)
- Villa inspection (check-in & check-out)
- Customer service
- Villa stocking
- Villa maintenance management



# Estate Fees And Management

## Monthly Estate Fees: 75 THB/m<sup>2</sup> based on plot size

The monthly fee includes:

24-Hour estate security

Administration and accounting

Estate insurance

Tennis courts, squash courts, basketball courts

Landscaping and pest control

General maintenance including communal areas such as parks, beaches, multiple swimming pools

Private pools and landscaping

VIP membership to the Anamaya spa, gym, childcare, and recreational facilities

## Sinking Fund: 300 THB/m<sup>2</sup> based on plot size

On completion, villa owners will be required to make an initial payment as per their villa type to the Anamaya Estate sinking fund. This fund will be held towards any future repair work or maintenance that the estate may need. Any funds used from the sinking fund will be replaced annually by the owners.



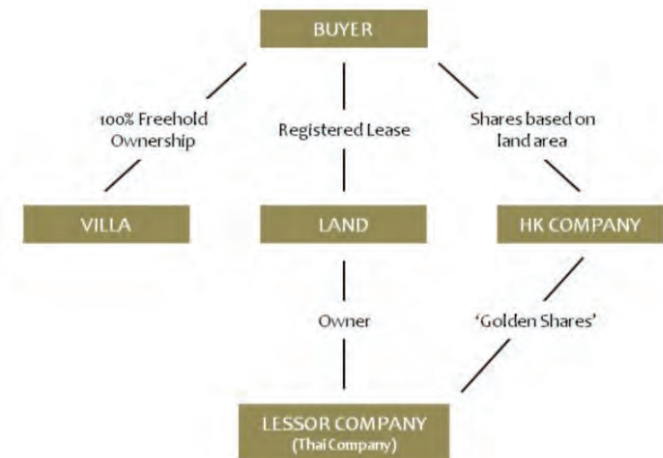


## Ownership Structure

30 years renewable leasehold in the owner's personal name; the owner is given proportionate shares in the company that owns the freehold land. We also offer freehold ownership to buyers if applicable.

## Financing

Anamaya is offer developer financing to all buyers for up to 50% of the purchase price with terms ranging from 3-7 years at very competitive interest rates. Please contact our sales team for more information.





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## Contact

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