

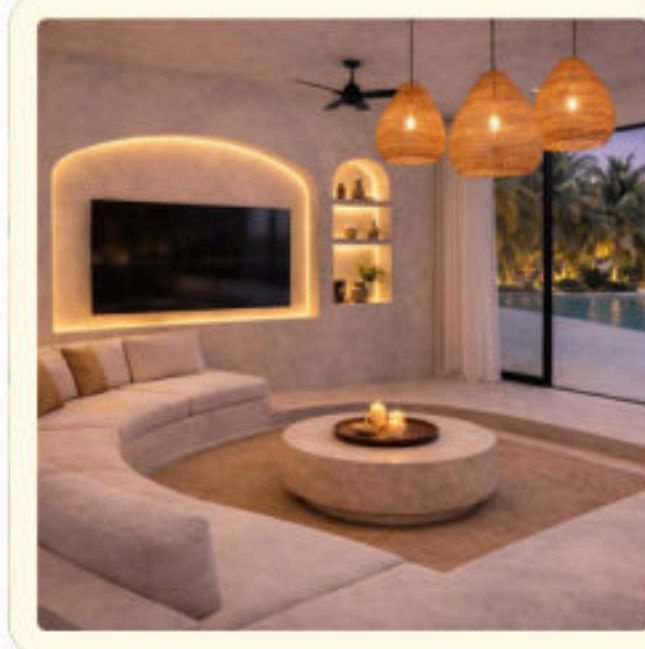
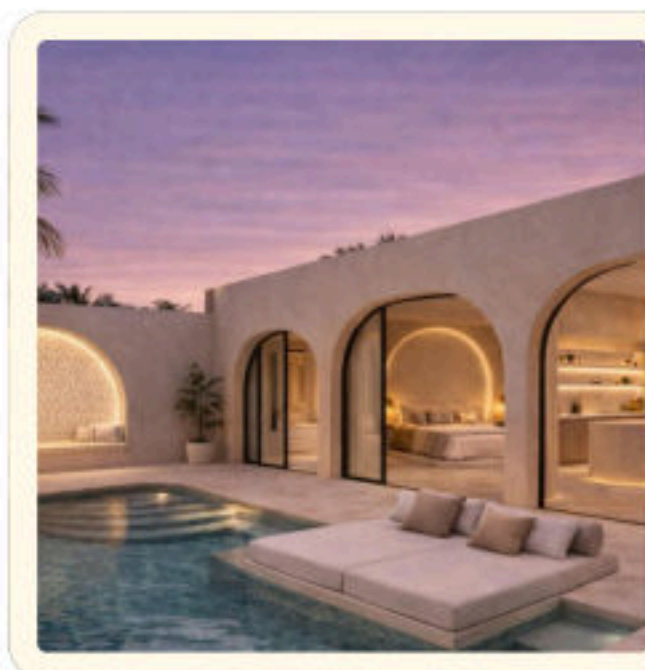
CASA
UNA

WELCOME TO CASA UNA RESIDENCE

CASA UNA is an exclusive collection of luxury villas located in Chaweng, in the heart of Koh Samui, designed for those seeking far more than just a property.

Inspired by the elegance of Balinese resorts and contemporary architecture.

Discover More



ONE VILLA. ONE STORY.

Nestled in a peaceful and slightly elevated setting, CASA UNA is a private collection of luxury villas designed for those seeking both an emotional escape and a smart investment.

Inspired by the intimacy of Balinese resorts and the purity of contemporary architecture, the project offers a concept still rare on the island: private villas created to deliver a unique experience.

Every space has been designed to feel personal, immersive and timeless - where design meets profitability.



KOH SAMUI

Koh Samui is now emerging as one of Thailand's most promising real estate markets, driven by sustained tourism growth, limited land supply and rising demand for premium villas. The island welcomes millions of international visitors every year, creating a dynamic and resilient rental market. New direct air routes to strategic hubs such as Dubai and Bali, major infrastructure projects such as the future bridge to the mainland, and the presence of renowned international schools all strengthen its long-term appeal.

Investing in Koh Samui today means positioning early in a destination moving upmarket, with strong potential for capital appreciation and rental yield.

LEARN MORE





INGOUDE COMPANY

CHAWENG

Chaweng remains the most strategic and sought-after location in Koh Samui, combining tourist activity, premium rental demand and the best prospects for capital appreciation.

CASA
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CHAWENG: KOH SAMUI NO. 1 ADDRESS

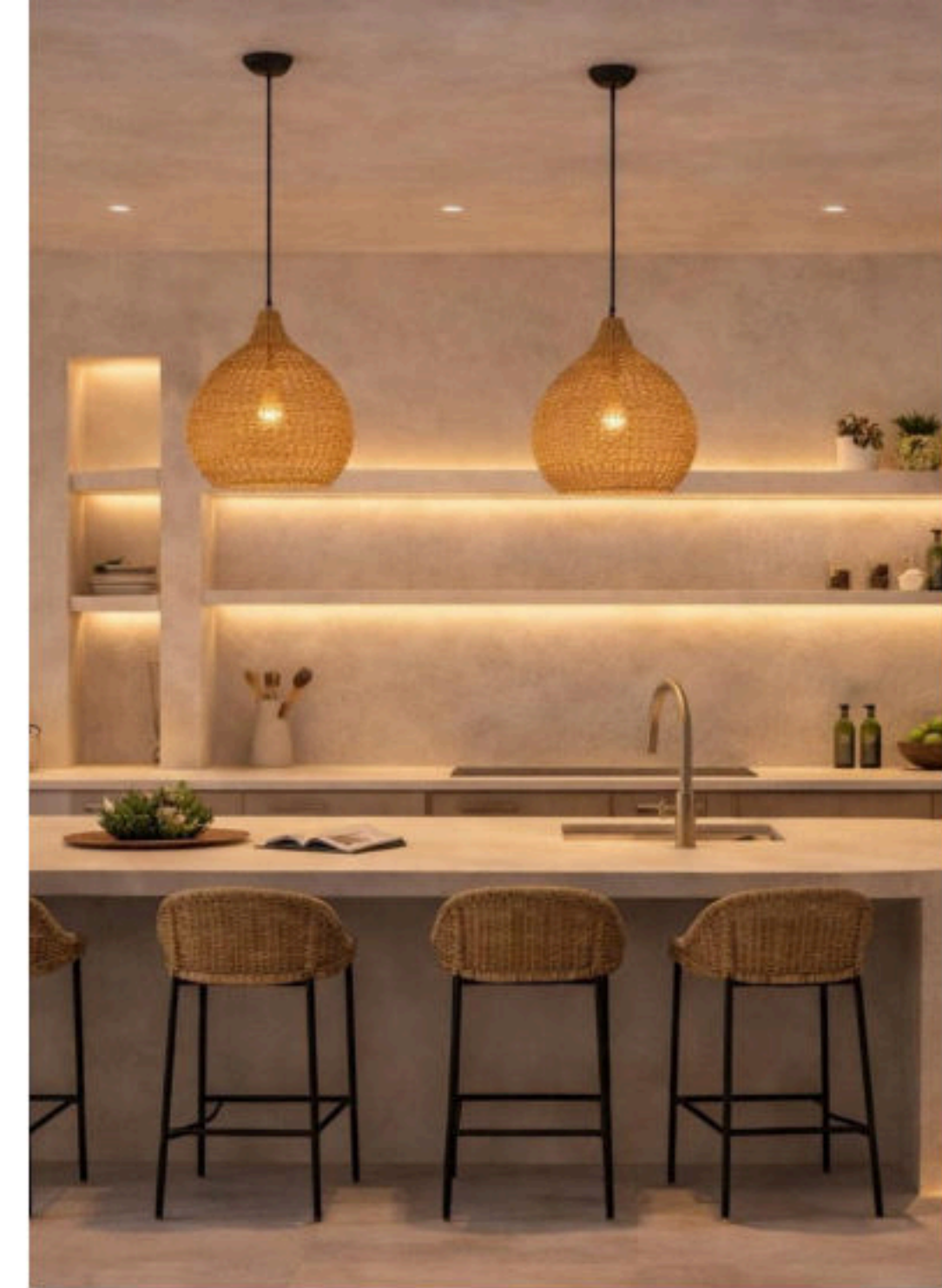
The true economic heart of the island, Chaweng offers quick access to the international airport, the most famous beaches, upscale restaurants, beach clubs, shopping centers and essential infrastructure. This centrality makes it the strongest area for short-term rentals, with constant demand throughout the year from international guests. Investing in Chaweng today means choosing Koh Samui's number one location: rare, highly sought-after and offering strong resale potential as well as rental returns.

CASA
UNA

THE CONCEPT

CASA UNA introduces a new way to live... and to invest. It is neither a large, impersonal resort, nor a dense, standardized development. Instead, it is a carefully designed collection of villas where each unit tells its own story.

From intimate one-bedroom sanctuaries to larger signature residences, the project creates a complete and coherent lifestyle offering.





THE COLLECTIONS

UNA Nest Villas - 1 Bedroom

Private cocoon villas designed for couples, solo travelers and strong premium short-term rental demand. - intimate and emotional configuration

- private pool and tropical garden
- strong occupancy potential
- memorable guest experience

Ideal for honeymoon stays, digital nomads and returning guests.



UNA Signature Villas - Limited Collection

Bold architectural residences designed for owners seeking prestige, generous volumes and long-term positioning.

- panoramic outlooks
- design inspired by international resorts
- rare heritage asset



UNA Horizon Villas - 2 Bedrooms

Slightly elevated villas offering open views and flexible use for families or shared investment strategies.

- generous living spaces
- greater sense of openness
- balance between lifestyle and returns

A modern luxury home at dusk. The scene features a swimming pool with a floating lounge, an outdoor lounge area with a curved wall and a palm tree, and an indoor living area with a large sofa and a television. The sky is a mix of purple and blue, and the interior lights are warm and glowing.

INVESTMENT STRATEGY & PROFITABILITY

PRICING - RETURN ON INVESTMENT - PROJECT TIMELINE - PAYMENT TERMS - OFF-PLAN ADVANTAGES

RETURN ON INVESTMENT

Purchase price : 5,5M THB (145,000 €)

Furniture package : 370 000 THB (10 000 €)

Total investment : 5 537 000 THB (155,000 €)

Estimated passive income over 30 years

938,000 € - 1,345,000 €
(36,585,000 - 52,470,000 THB)

UNA NEST VILLAS - 1 BEDROOM

Occupancy rate	65% (Low)	75% (Medium)	85% High)
Nightly rate	4,500 THB (115e)	5,500 THB (141e)	6,500 THB (167e)
Monthly revenue	87,750 THB (2,250e)	123,750 THB (3,170e)	165,750 THB (4,250e)
Monthly expenses*	6 000 THB (150e)	6 000 THB (150e)	6 000 THB (150e)
Monthly profit	67,750 THB (1740e)	103,750 THB (2,660e)	145,750 THB (3,740e)
Annual profit	813,000 THB (20,850e)	1,245,000 thb (31,920e)	1,749,000 THB (44,850e)
Annual yield (ROI)	13.9%	21,3%	29,9%
Payback period	7.2 years	4.7 years	3.3 years

*Estimates exclude applicable taxes and rental management fees.

RETURN ON INVESTMENT

Purchase price : 6,3 M THB (166,000 €)

Furniture package: 530 000 THB (14,000 €)

Total investment : 6 830 000 THB (180,000 €)

Estimated passive income over 30 years

1,407,000 € - 1,887,000 €
(54,870,000 - 73,620,000 THB)

UNA HORIZON VILLAS - 2 BEDROOMS

Occupancy rate	65% (Low)	75% (Medium)	85% (High)
Nightly rate	6,500 THB (167e)	7,500 THB (192e)	9,000 THB (230e)
Monthly revenue	126,750 THB (3,250e)	168,750 THB (4,330e)	229,500 THB (5,890e)
Monthly expenses*	6 000 THB (150e)	6 000 THB (150e)	6 000 THB (150e)
Monthly profit	101,750 THB (2610e)	143,750 THB (3,690e)	204,500 THB (5,250e)
Annual profit	1,221,000 THB (31,300e)	1,725,000 thb (44,230e)	2,454,000 THB (62,920e)
Annual yield (ROI)	17.4%	24,6%	34,9%
Payback period	5.7 years	4.1 years	2.9 years

*Estimates exclude applicable taxes and rental management fees.

RETURN ON INVESTMENT

Purchase price : 9,9 M THB (261,000 €)

Furniture package : 1M THB (28,000 €)

Total investment : 10 900 000 THB (287,000 €)

Estimated passive income over 30 years

2,215,000 € - 3,208,000 €
(84,400,000 - 125,100,000 THB)

UNA SIGNATURE VILLAS - LIMITED COLLECTION 4 BEDROOMS

Occupancy rate	65% (Low)	75% (Medium)	85% (High)
Nightly rate	10,000 THB (256e)	12,000 THB (308e)	15,000 THB (385e)
Monthly revenue	195, 000 THB (5,000e)	270, 000 THB (6,920e)	382,500 THB (9,810e)
Monthly expenses*	6 000 THB (150e)	6 000 THB (150e)	6 000 THB (150e)
Monthly profit	160,000 THB (4,100e)	235,000 THB (6,020e)	347,500 THB (8,910e)
Annual profit	1,920,00 THB (49,200e)	2,820,000 thb (72,300e)	4,170,000 THB (106,900e)
Annual yield (ROI)	17.4%	25,6%	37,9%
Payback period	5.7 years	3.9 years	2.6 years

*Estimates exclude applicable taxes and rental management fees.

INVESTMENT TIMELINE

A woman in a white swimsuit and straw hat stands by a swimming pool. The pool water is clear and blue, and the surrounding area is paved with light-colored tiles. The woman is looking towards the camera with a slight smile.

01

STEP 1: CHOOSE YOUR IDEAL PROPERTY

Find the perfect villa from our premium collection, aligned with your vision and investment objectives.

02

STEP 2: RESERVE WITH A DEPOSIT

With an initial deposit of only 5%, the property is reserved exclusively for you.

03

STEP 3: SPREAD PAYMENTS DURING CONSTRUCTION

Payments are staged according to project progress:

- 10% upon contract signing
- 20% at the start of construction
- 30% at construction progress phase 2
- 30% at construction progress phase 3
- 5% upon key handover and land transfer

04

GENERATE INCOME OR ENJOY YOUR VILLA

Your investment begins generating attractive rental income from delivery, while giving you the possibility to enjoy it at any time as a private tropical residence.

DEVELOPMENT CALENDAR

A WELL-MANAGED PROJECT, DELIVERED ON TIME

01



JULY 2026

CONSTRUCTION START

Invest from the pre-launch phase and benefit from the best purchase conditions.

02



Q4 2027

CONSTRUCTION COMPLETION

Construction is expected to take approximately 12 to 18 months, with delivery scheduled for the end of 2027.

03



+ 4 TO 8 WEEKS

FURNISHING & RENTAL SETUP

Complete preparation of the property including: furniture, equipment, and setup for rental. Your villa will be ready to generate rental income quickly.



SECURE PROJECT
RELIABLE AND TRANSPARENT
DEVELOPMENT



PREMIUM QUALITY
HIGH-GRADE MATERIALS
AND PREMIUM FINISHES



TROPICAL DESIGN
MODERN ARCHITECTURE
IN HARMONY WITH NATURE



ATTRACTIVE PROFITABILITY
DYNAMIC RENTAL MARKET
IN KOH SAMUI

THE ADVANTAGES OF A PROJECT ON PLAN

INVEST TODAY, REAP TOMORROW



SECURE, WELCOMING AND EXCLUSIVE RESIDENCE

A private domain designed for your comfort and peace of mind every day.



DEVELOPER WARRANTY

Benefit from quality construction with a ten-year structural warranty.



ON-SITE RECEPTION & SECURITY

A dedicated team ensures your safety and welcomes you and your guests.



CAPITAL APPRECIATION

A real estate investment in one of Thailand's most attractive and fast-growing markets.



ATTRACTIVE PURCHASE PRICE

Preferential launch prices before market prices rise.



OPTIONAL RENTAL MANAGEMENT

Maximise your rental income with our turnkey rental management service.



PRIVATE PARKING + VISITORS

Secure parking spaces for you and your visitors.



REDUCED SERVICE FEES

Controlled maintenance costs for optimised long-term rental profitability.



HIGH-END FITTINGS

Modern finishes and premium fittings for absolute comfort.



FLEXIBLE PAYMENT PLANS

A flexible payment plan adapted to your construction timeline.





PREMIUM GUEST EXPERIENCE

THE CASA UNA EXPERIENCE - CONCIERGE SERVICE

THE CASA UNA EXPERIENCE

CASA UNA goes far beyond a simple villa development: it is a true living destination designed as a complete experience. At the heart of the project, owners and their guests will enjoy dedicated spaces for well-being and social connection, including a lifestyle cafe, yoga area, spa and fitness room. This approach creates a unique atmosphere where each villa belongs to a living, aesthetic and coherent environment.

By integrating these services, CASA UNA significantly strengthens its rental appeal, meeting the expectations of an international clientele seeking experiences, not just accommodation. The project is positioned as a genuine destination, encouraging longer stays, optimized occupancy and higher perceived value. Investing in CASA UNA therefore means joining a global vision: a place designed as a community, where lifestyle, profitability and long-term value meet.



CONCIERGE SERVICE

To fully optimize profitability and the guest experience, CASA UNA offers an on-site concierge service designed as a true performance driver for owners. This management includes check-in and check-out, reservation management, dynamic pricing adjustments, communication around the villas, and coordination of general maintenance such as housekeeping, pool care, gardening and repairs. The model is based on a transparent structure, with a fixed fee dedicated to the general maintenance of the estate, complemented by a commission on rental income. This approach aligns interests: the better the villa performs, the more beneficial the collaboration becomes for all parties. Using this concierge service is not mandatory, giving every owner complete freedom of management. However, having an on-site team fully familiar with the villas and their operation is a major strategic advantage for ensuring smooth management, a high-quality guest experience and optimized rental performance. In addition, a wide range of tailor-made services is offered to enrich the guest experience and generate additional income: scooter and car rentals, private transfers, private chefs, massages and wellness treatments, excursion organization, nanny services and various personalized services. This turnkey approach meets the expectations of a demanding international clientele while increasing the average spend per stay and the overall profitability of each villa.



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