

THE RICE

— MAENAM – KOH SAMUI —





We are excited to announce the launch of The Rice.

A collection of 10 contemporary residences set in a charming, private and peaceful gated development, nestling in the tranquil coconut groves of Maenam.

The striking, modern and meticulously presented pool villas have been designed with exacting attention to detail for relaxation and care-free living.

These unique and exceptional 2 & 3 bedroom villas have extensive living areas and en-suites to all bedrooms.

Conceived, delivered and fully serviced by the established & reputable developers of the neighbouring Samran Gardens residences (est. 2003).

Plot sizes ranging from 582-1,300 sq. m.

Welcome



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Striking, modern and meticulously presented villas, designed with incisive attention to detail for carefree living.


Unique, contemporary and exceptionally designed 2 & 3 bedroom pool villas with en-suites to all bedrooms.



Expansive plots combined with creative design present exceptional interior & exterior living spaces.

Luxurious master en-suite with double shower.
Spacious walk-in wardrobe.



A modern outdoor living space featuring a swimming pool, lounge chairs, and a glass-fronted interior. The scene is set in a bright, sunny environment. In the foreground, two wooden lounge chairs with blue cushions and a small wooden table with a potted plant are positioned on a light-colored stone patio. To the left, a swimming pool with a dark wooden deck is visible. In the background, a white pergola with a dining table and chairs is situated. To the right, a large glass wall provides a view into a modern interior with a television and a potted plant. The overall design is clean, minimalist, and emphasizes the connection between indoor and outdoor spaces.

Overflow pools with beautiful outlook from all rooms. Spacious terraces and salas present a myriad of dining and entertainment options.

Expansive opening glass frontages provide a light and harmonious flow between interior and exterior living spaces.



Generous-sized bedrooms with contemporary design and serene outlook onto the pool



Contemporary kitchen and dining area with utility room

Beautifully proportioned space creates light and open ambience blending seamlessly with the outdoors



VILLA SPECIFICATIONS

Exterior

- Overflow swimming pools starting at 7m x 3.25m and 1.4m deep
- Double-sized carport for two vehicles
- 2m high garden walls on three sides
- Garden dining sala with ceiling fan and covered access from kitchen
- Spacious terrace and garden with fusion of grass, tiles and sand wash
- Storage room housing water pump, underground holding tank and pool system
- Refuse bin storage room located to the front of each plot for easy access
- Rainwater drainage management integrated to all aspects of design

Interior

- High quality construction with full 3-year building warranty
- High specification, bespoke fitted kitchen options
- High-quality powder coated aluminium sliding &/or bi-fold glass doors
- Natural hardwood doors throughout
- Feature vaulted ceiling in kitchen and dining area with LED lighting
- Ceramic tiling throughout the villa

Electrical Specification

- Air conditioning to all bedrooms, living room optional
- Ceiling fans fitted to all bedrooms, living, kitchen and dining room
- Comprehensive electrical and lighting specification throughout
- Options for alarm and smart systems (if required)

Optional Extras

- Air-conditioning to living room, kitchen and dining room
- Security alarm systems
- Ceiling insulation
- Fitted wardrobes to bedrooms
- External bi-fold doors to all rooms
- Outdoor poolside shower
- Built-in termite and pest control systems



SITE & SERVICES

Site Infrastructure

- Remote-controlled electric security entrance gate
- Feature 8 metre wide project road
- 3-phase underground electricity and pre-laid fibre optic internet cabling
- Deep well water and main water holding tank
- Electric and water are metered to each property and charged at government rates
- Household refuse collection twice weekly
- Recycling collection depositories at main entrance
- Full project and infrastructure maintenance provided
- Fully managed by The Rice Service Team

Villa Management Services Available

- Full property and rental management
- Monthly swimming pool maintenance
- Monthly gardening maintenance
- House cleaning services - weekly & monthly
- Deep cleans and Spring clean provided





PURCHASE TERMS

Purchase Schedule

1. Following completion of all legal checks, full payment of the land is required (inclusive of full infrastructure costs).

Plus the first 20% construction instalment (this will be coordinated to align with the day of the land title ownership transfer).

Construction instalment payments

2. 30% Completion of foundations and pillars, pool structure and ground breams.
3. 20% Completion of floor structure, roof, perimeter wall (block work) electrical cabling and water piping.
4. 15% All interior & exterior wall rendering, completion of electrical wiring and completion of interior & exterior ceilings.
Completion of all villa tiling and completion of swimming pool including tiling.
5. 10% Completion of all painting and kitchen installation.
6. 5% Payable upon review and approval of all work.



LAND & BUILDING OWNERSHIP TITLES

- Chanote – Nor Sor Jor 4 Land Titles to all plots
- Registered Servitude agreement (full road access) to all plots within the project
- Building permit and ownership possible in foreign national's name
- Freehold and leasehold purchase options available

Legal Services

For more information, please contact **Calem Brooks** at:

Samui Law Firm

Plaza The Green, 86/11 Moo 5, Bophut
Koh Samui, 84320, Surat Thani, Thailand

(+66) 093 542 8719 (Thai) | (+66) 091 837 6127 (English)

E-mail: office@samuilawfirm.com | Web: samuilawfirm.com



ADDITIONAL INFORMATION

Information Packs (available upon request)

- Full payment and construction stage schedules
- Details and terms of construction warranties
- The Rice Gardens covenants and site regulations
- Property maintenance and rental management
- Legal information outlining due diligence and conveyancing process
- Foreign ownership options, rental options and license requirements



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All Sales Enquiries

Stuart J A Evans

Mobile/WhatsApp: +66 (0) 81 7978 199

E-mail: info@the-rice.com

Web: the-rice.com

19/7 Moo 3, Maenam Soi 5 | Tambon Maenam, Koh Samui, 84330 | Suratthani, Thailand

