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HORIZON  

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RESIDENCE

# INTRODUCTION

Horizon Residence is Koh Samui's premier condominium development. Located only a 4 minute walk to Koh Samui's most beautiful beach, "Choeng Mon". The Horizon Residence location could not be better situated, the airport is only minutes away, as are the main restaurants, bars, shopping areas, and the night life of Chaweng.

Horizon Residence is offering its owners a fully managed investment and lifestyle opportunity. The stunning apartments and town houses will offer an unrivaled build quality, with a contemporary design. Providing modern living in an idyllic setting, the beautiful gardens and inviting pools will encapsulate the surroundings, and provide a peaceful environment for owners and guests to enjoy.

The high quality accommodation and ambient communal areas, including 3 communal swimming pools, a bar/restaurant, gym, and a professional team of hotel experienced staff, we will ensure that Horizon Residence will be a great place to stay for the abundance of tourists and owners that prefer the independence of staying in a "home from home".





The computer generated images in this document are merely an artist's impression and are not an exact representation of the appearance of the finished project, units or common areas and the appearance and design of the finished project will differ from the images in this documents.

# HR

# HORIZON RESIDENCE



The town house designs, have been conceptualized to provide the perfect living space for a two story home. The living areas are both spacious and functional, providing plenty of room to be utilized and enjoyed. The kitchen and dining areas are separated from the living room, to allow for different activities to unfold simultaneously. The kitchen is separated from the walled in private garden by a glass panel sliding door, allowing for natural light, as well as creating a feeling of indoor-outdoor space. The bedrooms and en-suite bathrooms, are beautifully designed, and provide ample space for the occupants.

Great effort has been taken to provide each house its absolute privacy. The shared cavity walls between the houses are 250 mm thick, and extend well above the insulated ceilings, therefore providing high levels of sound insulation between each unit.

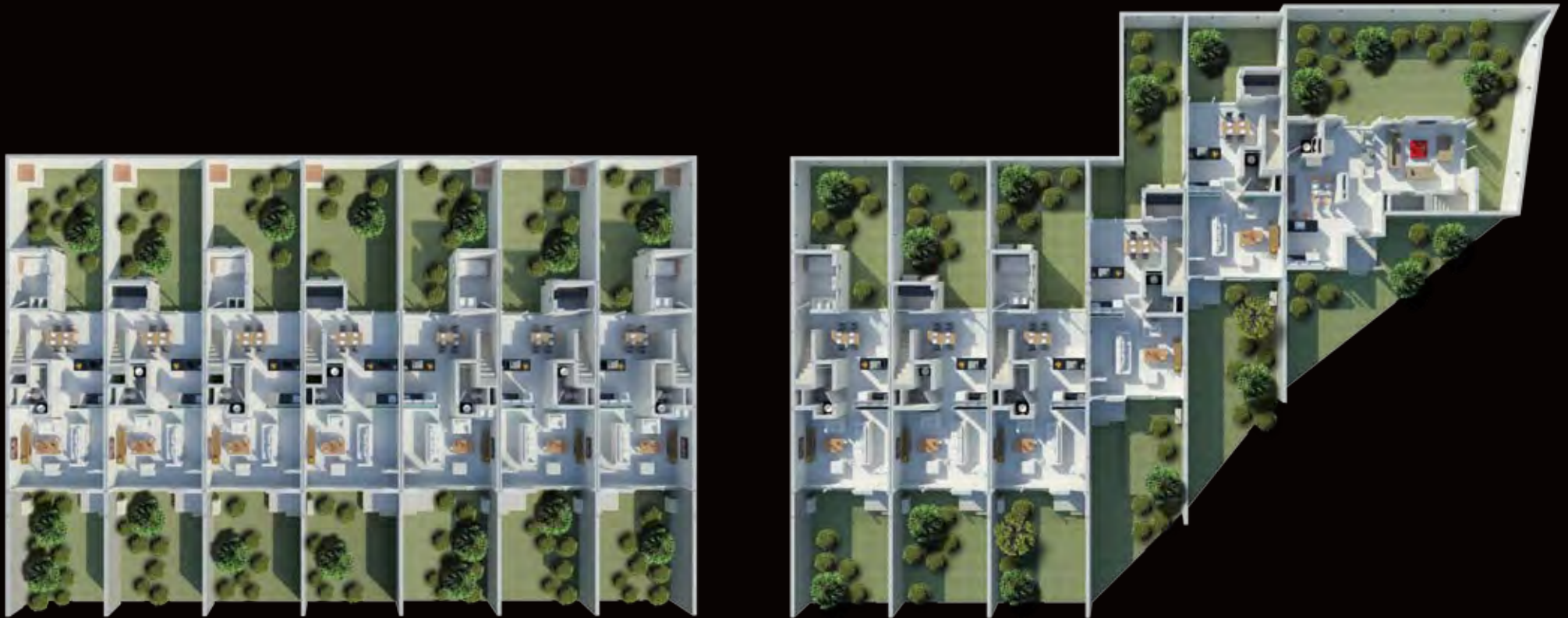
The town houses will be built utilizing high quality finishing and workmanship, whilst using only well documented quality materials. All electrical and plumbing works will be overseen by European foremen, providing all owners with the peace of mind that all of the technical work in the houses, are of the highest standards.





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# Town House Floor Plans



UNIT TYPE

AREA

Town House A

123 sqm.

Town House B

127 sqm.

Town House C

143 sqm.

# FLOOR PLAN

## 2 Bedroom Town House A



1st Floor



2nd Floor

# FLOOR PLAN

## 3 Bedroom Town House B



1st Floor



2nd Floor

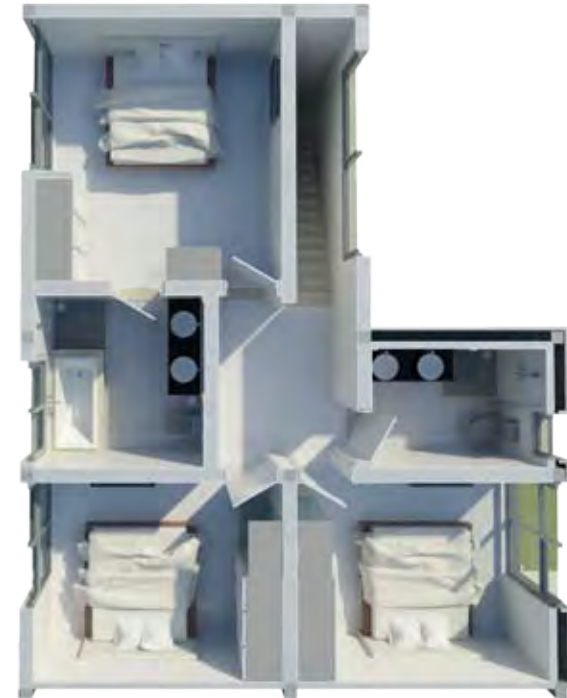


# FLOOR PLAN

## 3 Bedroom Town House C



1st Floor



2nd Floor

A serene tropical beach scene under a clear blue sky. In the foreground, two wooden lounge chairs with light-colored cushions are positioned on the sand. A large, white patio umbrella with a wooden frame stands behind them, casting a shadow on the sand. The ocean is a vibrant turquoise color, meeting a deep blue sky at the horizon. The overall atmosphere is peaceful and luxurious.

Discover Luxury in Paradise

# Horizon Residence Samui's premier condominiums

Location is always at the forefront of a property purchaser's mind, and in this regard the Horizon Residence does not disappoint.

Located 4 minutes' walk away from Choeng Mon beach and restaurants, and within a short drive to the Samui International Airport, Tesco Lotus, Home Pro, Cinema, Chaweng, Fisherman's Village and the Santiburi 18 Hole International Golf Course, it is no wonder why Choeng Mon is the preferred location for discerning tourists and residents alike.



# MAINTENANCE

The Horizon Residence Maintenance Company will ensure that the Horizon Residence stays in tip top condition by maintaining all the cleaning and maintaining all the communal spaces, including the swimming pools, gym, gardens, roads, building interiors, walkways, lifts, generators, as well as providing pest control and 24hr security.

In addition, for a small fee, we will be on hand to assist with any maintenance jobs within your Condo unit, such as changing light bulbs, hanging pictures and any other tasks that you need help with.

Maintenance Fees = 70 Thb per Sqm of the unit, per month

Sinking Fund = 500 Thb per Sqm (one off payment at point of transfer)

The sinking fund is a communal fund that covers unexpected repairs or replacement of communal equipment such as the generators and the electrical transformers etc. If money from the Sinking Fund has to be utilized, then each owner will receive notice and evidence of the repair/replacement cost, and be required to top up the fund to the amount that was previously held, prior to the expenditure.

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The maintenance fee is subject to annual increases to account for the increased costs of maintaining the common areas and/or inflation.

## MANAGEMENT

The Horizon Residence Management Company will have an onsite office so they can take care of the residents and guests needs and to ensure that they have a pleasant of a stay as possible.

The management team will provide; a shuttle service from Horizon Residence to the airport and beach, maid service, room service as well as organize such services as a chauffeur, baby sitter, in-house spa treatments, tours and car and motorbike hire.

In addition the management team will take care of bill payments for the owners as well as each owner's accounts.

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Please be aware that the above mentioned services will be charged to those that request them.

# METHOD OF OWNERSHIP

## DEAR PROSPECTIVE BUYER,

Thank you for taking the time to consider investing in Horizon Residence.

This letter serves as an introduction to the fundamental legal structure of Horizon Residence and the legal interests that buyers will own to secure their assets. If you have any questions after reading through the following information, please feel free to contact us and we will be pleased to answer your questions.

## INTRODUCTION TO PROPERTY OWNERSHIP IN THAILAND

According to Thai law, foreign investors are generally not permitted to own land outright. However, foreign investors may acquire up to 49 percent of the private living space in a registered condominium project. The remaining 51 percent of the private living space of a condominium must be owned by Thai individuals or Thai companies, although foreign investors are permitted to acquire a registered lease over this 51 percent. In Thailand, the longest leasehold period for a residential unit is 30 years, although investors can acquire lease renewal options to take effect upon the expiry of the first 30 year term.

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The Horizon Residence will be a luxury condominium project and therefore will offer foreign investors the opportunity to purchase freehold title for those able to acquire the first 49 percent of the private living space in the project.

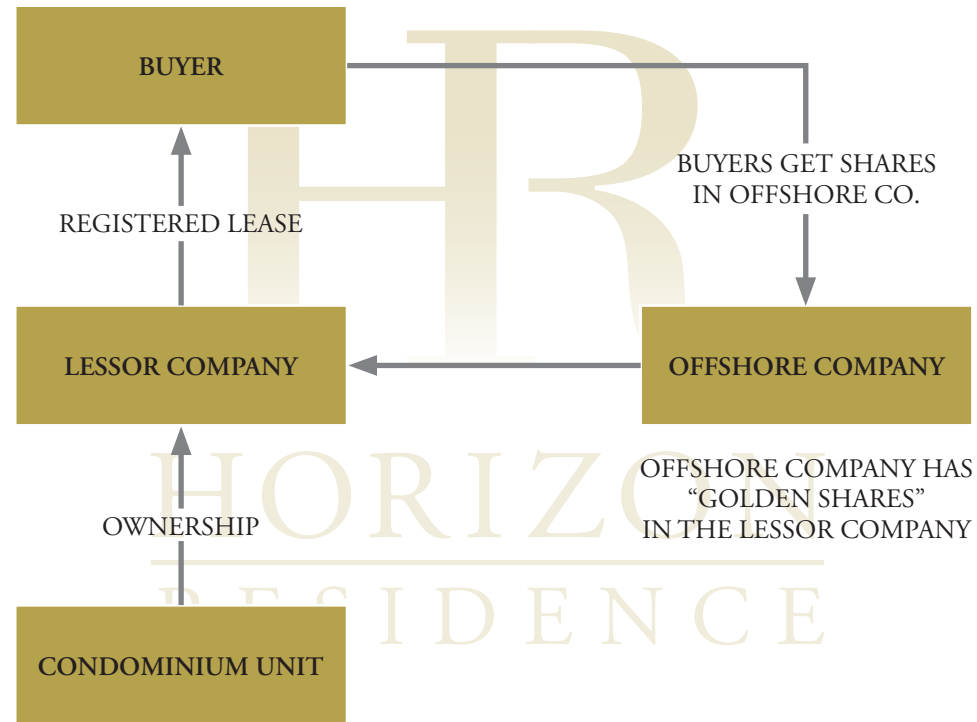
For those foreign investors who are unable to acquire within the 49 percent foreign-freehold quota, the Horizon Residence offers a savvy alternate legal structure called the “secured leasehold structure”.

Under the “secured leasehold structure”, a portion of the condominium units falling in the 51 percent Thai quota will be held by a Thai company (as noted, a Thai company may own 51 percent or more of a condominium project). The foreign investors will acquire a registered lease over their respective condominium units, in addition to lease renewal options.

In order to secure the lease renewal options, the investors will acquire equity and voting rights in the Thai “Lessor” company and therefore the ability to vote to protect the lease renewal options. The combined force of a registered lease and equity in the Lessor company provides the next best alternative to freehold title.

A more detailed description of the secured leasehold structure is shown on the next page. We would be happy to answer any questions that you might have regarding the secured leasehold structure.

## Diagram of Legal Structure of Secured Leasehold Structure



Note:

\*The offshore company will hold 49 percent of the shares in the Thai Lessor company, which is the maximum foreign ownership permitted at law.

The remaining shares will be held by the developer or related companies and investors. The shares held by the offshore company will be "Golden Shares" with special rights: before the Lessor can undertake any major decision, the positive vote of the foreign investors through the offshore company will be required, such major decisions including but not limited to the a) sale or encumbrance of the condominium and b) the decision to breach the lease renewal options.

# PAYMENT - FINANCE - FURNITURE PACKAGE

## PURCHASE PAYMENT SCHEDULE

200,000 Thb Holding Deposit per unit, the HD reserves the unit whilst the purchaser employs a lawyer to carry out Due Diligence.

30% payment (minus HD): upon signing the contracts.

20% payment: upon the completion of the building structure and roof.

50% payment: upon the handover of the unit.

## FINANCE

We have direct access to one of Thailand's biggest lenders to expatriates. Based in Bangkok and publicly listed, the lender can offer finance on foreign quota condo units. Available to foreigners (no work permit or residence required) for up to 50% of the valuation, for up to a maximum term of 10 years.

Please contact us for more information.

## FURNITURE PACKAGE

For those owners that are keen to rent their condo's out, it will be important that all the owners have a similar standard of furnishings and audio visual equipment, to this end, we will put together a furniture-AV-linen package that is suited to the rental market. The selected furnishings will be stylish, durable and not too expensive as we will be able to get better prices when we purchase in bulk. We currently have several companies putting together furniture-AV-linen packages so that we can select the best option for you.

We cannot guarantee that a loan will be provided in every case and approval will be based on criteria determined by the lending institution.



## RENTAL RETURNS

Due to our location, quality and services provided, we are fully expecting our condos to achieve net rental yields of 8% per annum; we have based the figures upon 80% occupancy in high season and 60% in the low season. (See the rental return breakdown on the next page for full details).

We already have an established network of agents in place to assist us with advertising the Horizon Residence for rentals, these include agents that specialise in French, Korean, Russian and English customers.

In addition we will advertise for rental customers via a Horizon Homes linked website, and rental sites including Agoda and Trip Advisor.

Of course, we are mindful that this will be your property and as such, we will not tie you into any restrictive rental programs. You simply tell us when you do, and do not want to use the condo and what dates you would like us to find you rental income for. You are also free to source your own rental customers if you so wish.

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We have based the rental projections based on our experience in the Koh Samui market. While the projections are not exaggerated, we provide not representations or guarantees that the rental projections or returns will be realized in any case.

## RENTAL RETURN BREAKDOWN

Type	Unit Size	Bed's	Daily Rental Rate Thb		Occupancy Level %		Annual Income	Gross Rental	Sale Price
Town House	Sqm's		High Season	Low Season	High Season	Low Season	Thb Gross	%	Thb
A	123	2	5,750	4,500	80	60	1,276,600	14.83	8,610,000
B	127	3	6,000	4,750	80	60	1,339,050	15.06	8,890,000
C	143	3	6,500	5,250	80	60	1,463,950	14.62	10,010,000

High Season = Jan, Feb, Jul, Aug & Dec

Low Season = Mar, Apr, May, Jun, Sep, Oct & Nov

Type	Annual Income	Management Fee	Maintenance Fee	Utilities	UBC/Internet	Annual	Gross Rental	Net Rental	Sale Price
Town House	Thb Gross	30%	Annual	Annual (approx)	Annual (approx)	Thb Net	%	ROI %	Thb
A	1,276,600	382,980	103,320	75,000	30,000	685,300	14.83	7.96	8,610,000
B	1,339,050	401,715	106,680	80,000	30,000	720,655	15.06	8.11	8,890,000
C	1,463,950	439,185	120,120	80,000	30,000	794,645	14.62	7.94	10,010,000

We have based the rental projections based on our experience in the Koh Samui market. While the projections are not exaggerated, we provide not representations or guarantees that the rental projections or returns will be realized in any case.

# Price List

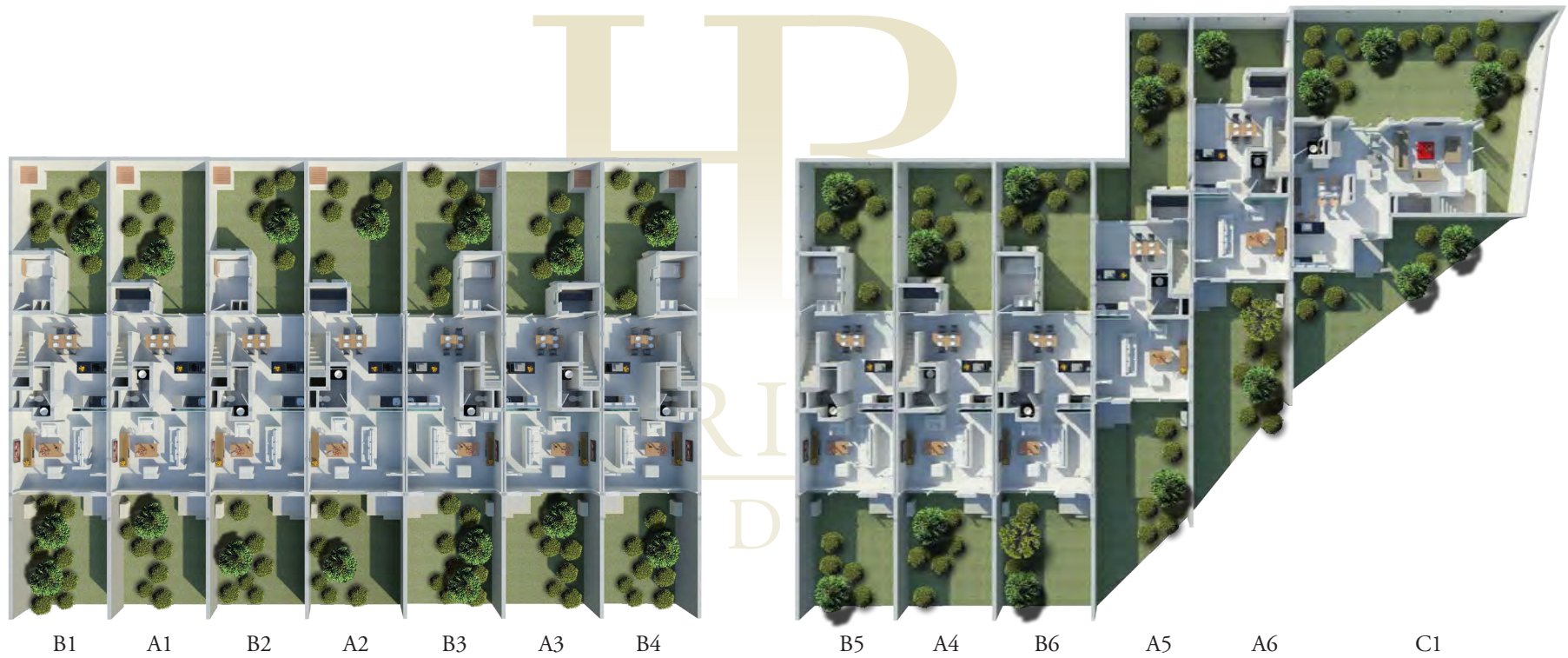
## HORIZON RESIDENCE TOWN HOUSES

Unit	Size Sqm's	Bedrooms	Price Thb
A1	123	2	8,610,000
A2	123	2	8,610,000
A3	123	2	8,610,000
A4	123	2	8,610,000
A5	123	2	8,610,000
A6	123	2	8,610,000

Unit	Size Sqm's	Bedrooms	Price Thb
B1	127	3	8,890,000
B2	127	3	8,890,000
B3	127	3	8,890,000
B4	127	3	8,890,000
B5	127	3	8,890,000
B6	127	3	8,890,000
C1	143	3	10,010,000

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# TOWN HOUSE PLAN





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[www.horizon-residence.com](http://www.horizon-residence.com)