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2022

COCONUT @ COCOLANE

TROPICAL VILLA ESCAPES

01



DISCOVER COCOLANE VILLA COMPLEX



Welcome to the exquisite Cocolane villa complex, where tranquility meets modern elegance in the heart of the beautiful Koh Phangan. The project offers seven thoughtfully designed private villas, surrounded by nature to support the peaceful and comfortable lifestyle to its residents and guests.

VISION

- Creating a perfect spot for high quality life.
- Enjoying beauty of nature, peace, and unity.
- Modern and cozy interior design.

MISSION

- Creating the best conditions for joyful living in your own beautiful home.
- Combining privacy, coziness and unity with the island nature.
- Giving Koh Phangan life a comfy twist.



SCAN TO
SEE ON
GOOGLE
MAPS

PRIME LOCATION

- Sritanu District: A popular spot for its lovely nature and peaceful area.
- Located at Koh Phangan's center, it combines convenience, tranquility and well-developed infrastructure - restaurants, fresh food markets, cultural events.
- Beautiful views, stunning beaches, and fun local life at your doorstep.

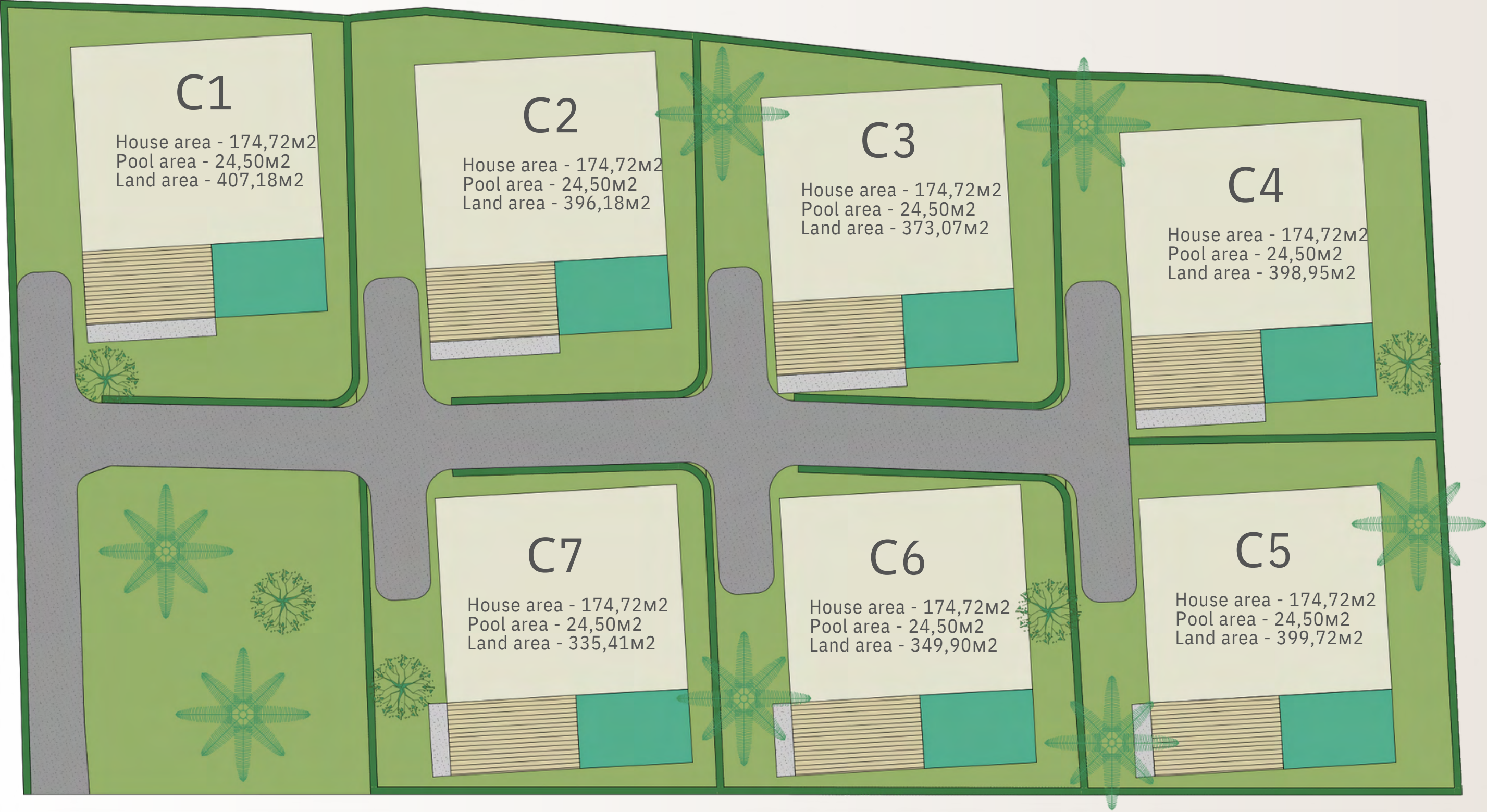


EXTERIOR



2 Bedrooms. 2 Bathrooms. 1 Carport. 1 Pool.

MASTER PLAN



LAYOUT

FLOORPLAN

2 BEDROOMS, 2 BATHROOMS,
A HUGE LIVING ROOM, OPEN PLAN
KITCHEN, PRIVATE TERRACE WITH
A SWIMMING POOL

SPACE (M2):

Terrace: 38.35

Bedroom #1: 18.81

Bathroom #1: 9.41

Living-dining room: 47.68

Bathroom #2: 9.41

Bedroom #2: 18.81

Pool: 24.50

Terrace: 28.10

TOTAL SPACE: 195,07 M2



INTERIOR

09



LIVING & DINING ROOM



BEDROOM 1





BEDROOM 2





BATHROOM 1





BATHROOM 2





C1



C2

The second villa
is currently in
the process of
implementation

C3

Ready for
construction

C4

Ready for
construction

C5

Ready for
construction

C6

Ready for
construction

C7

Ready for
construction

PRICE:

9,500,000
THB

270,000
USD

RENTAL REVENUE

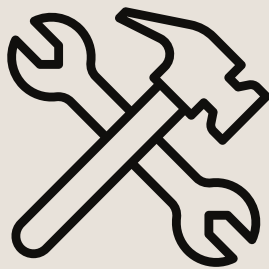
Season	Low (3 months)	Middle (6 months)	High (3 months)
Occupancy	70%	80%	90%
Daily Rental Rate	4000	5000	6000
Monthly Rental Income	120,000	150,000	180,000
Season Rental Income	252,000	720,000	486,000
Yearly Rental Income	1,458,000		
Management Fee 25%	364,500		
Maintenance Fee Per Year	45,000		
Taxes	102,000		
Net yearly income	946,500		
ROI % (in 10 years)	99,6316%		
Payback (years)	10		

QUALITY

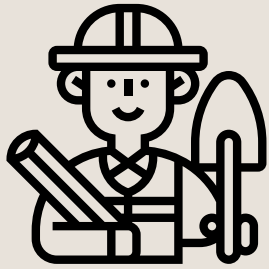
At Cocolane, we are proud to cooperate with the most reputable and trustworthy builders in the industry, ensuring the highest quality construction and finishing. Our commitment to quality is unwavering, and we guarantee the finest workmanship and materials in every inch of our luxurious villas.



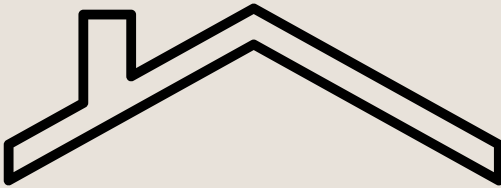
SCAN TO SEE
THE CONSTRUCTION
IN PROGRESS



high-quality fittings



eco-friendly materials



reliable building

WHY DO WE CHOOSE KOH PHANGAN?

Thailand has a variety of islands, each unique in its own way. Koh Phangan is among the safest global destinations. It stands out with its beautiful nature blended with city facilities. You can find wild untouched areas in the mountains, hidden beaches 10 minutes walk from shopping areas, local and European restaurants and leisure spots. Koh Phangan has a relaxed feel but is lively due to its community, tasty eateries, and activities that energize you.

PARADISE FOR FAMILY LIFE

More and more families chose Koh Phangan for their lives to spend more time together, raise children in a healthy surrounding and warm climate. The Island welcomes many families, both expats and long term travelers providing them with a variety of activities for kids, kindergartens and international schools. The community is rich with the European teachers of music, painting, swimming, and dancing not only for children but for their parents developing more tight family relationship.

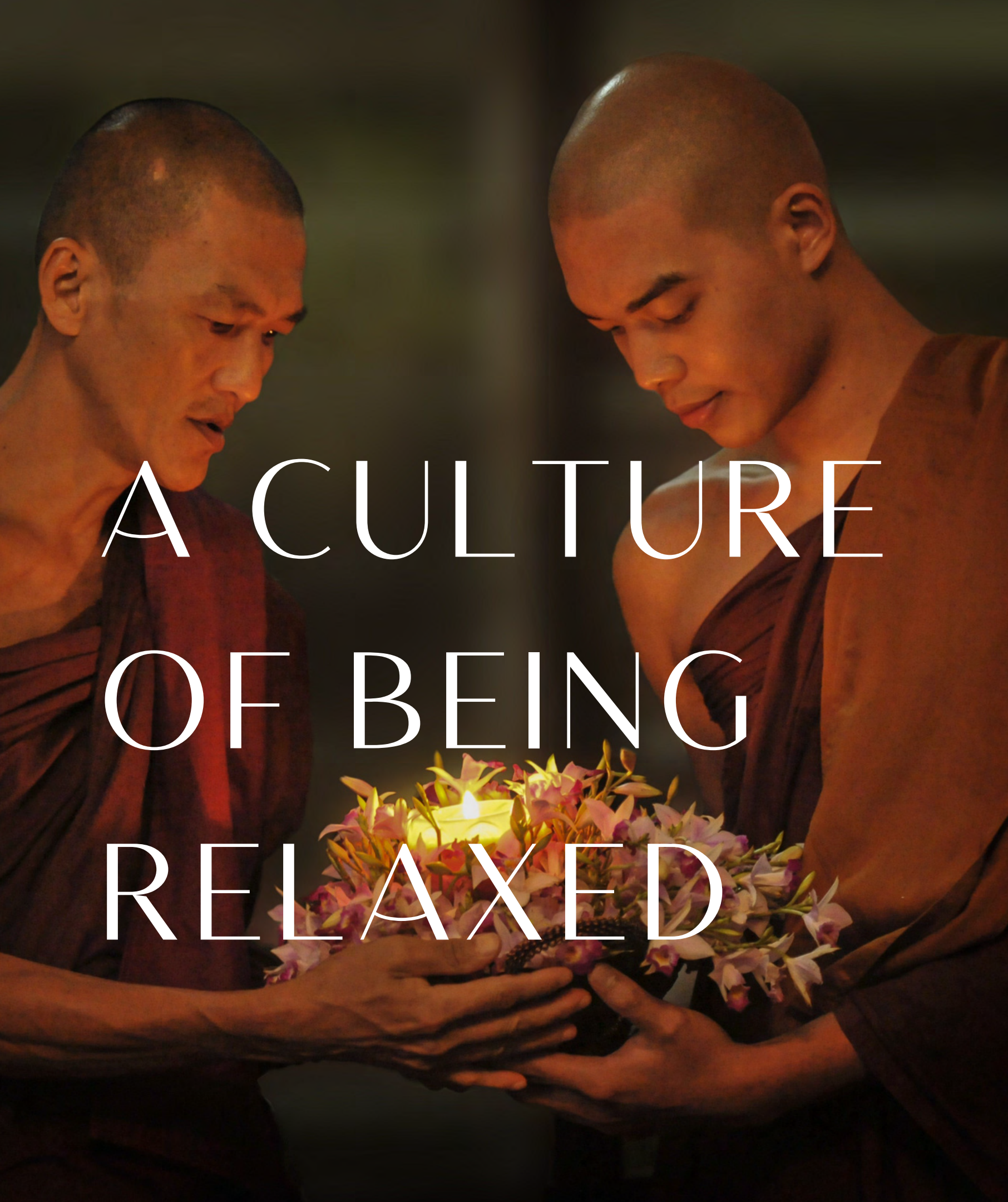


STAYING IN THAILAND

Thailand is very keen to foreign tourists and expats. 30-days visa exemption regime is set for many foreign citizens. 3-months tourist visa available in all Thai Consulates around the world. But the tourist visa is also available for a longer period — up to 15 years under the Thailand Elite Residential Program. There are many other visas for different purposes, most of them are issued for 1 year with unlimited amounts of extension.



- **Visa** for the purpose of employment **for businessmen and employees.**
- **Retirement visa** for those, who reached the age of 50 years.
- **Student visa** for those, who desire to learn English or Thai language, for example.
- **Guardian visa** for a parent of a child, studying in school.
- **10-years residential visa (LTR)** is available for wealthy foreigners, highly skilled professionals and work-from-Thailand professionals.

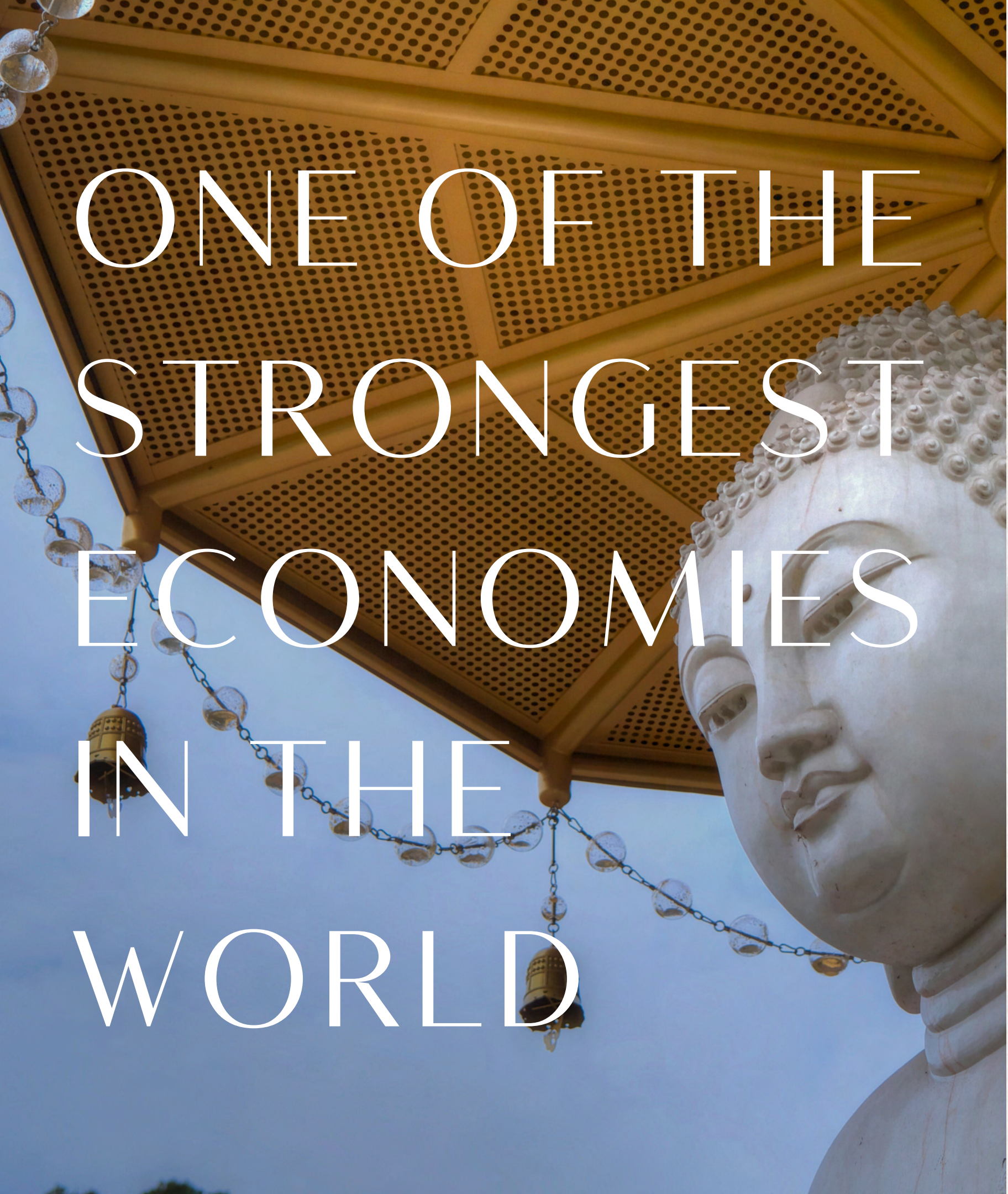


A CULTURE OF BEING RELAXED

LOCAL CULTURE

In terms of religion and culture Thailand is a liberal space with a good attitude to all the foreigners notwithstanding of their confessions and nationalities. 90% of locals are Buddhists, never in rush, leaving in ease and in peace with others.

Thais are sure that we should enjoy every moment of our lives. Without straining, without worrying, without experiencing anxiety and unrest. In Thai language they describe such principle as "sabai" - mental and physical comfort.

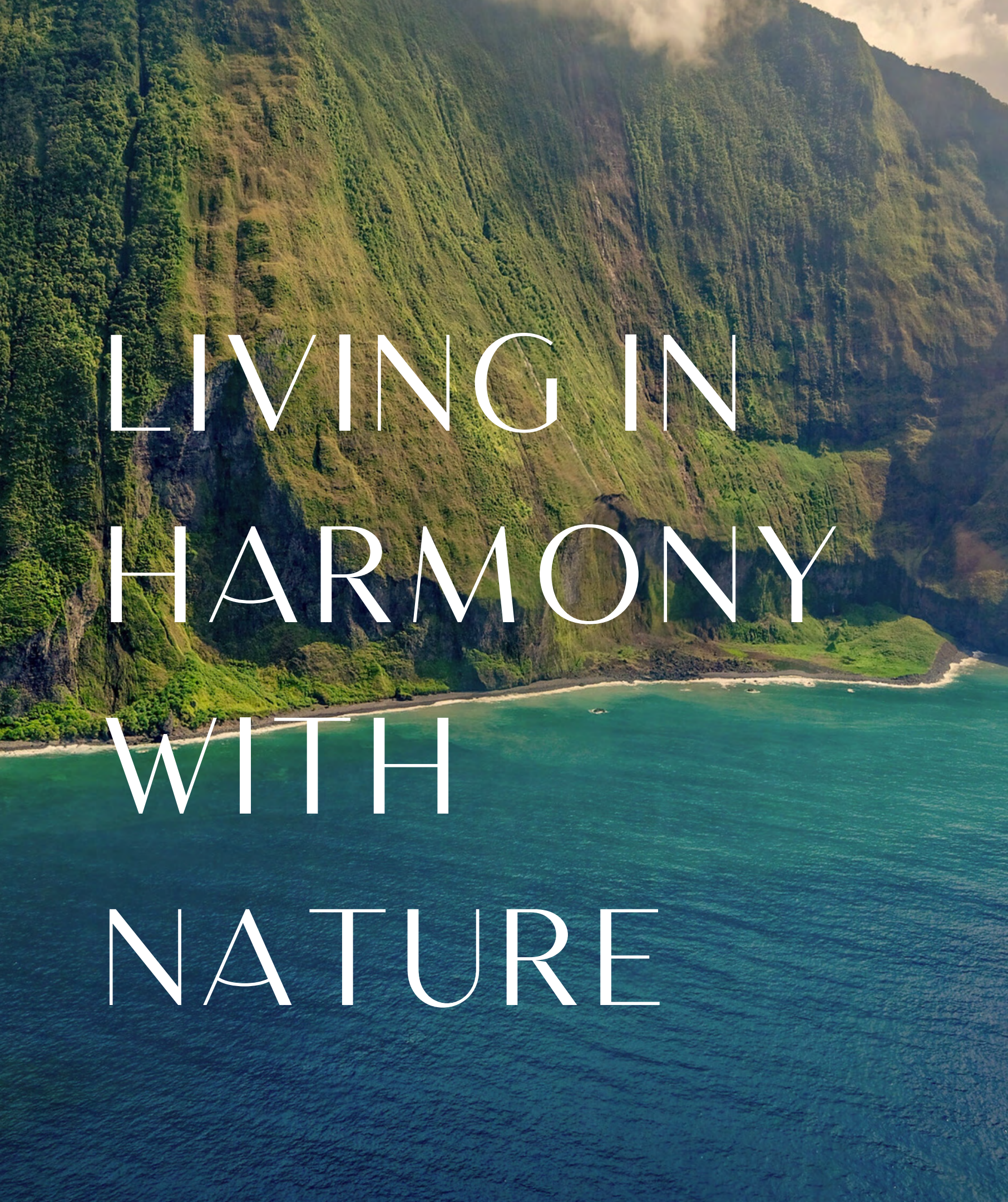


ONE OF THE STRONGEST ECONOMIES IN THE WORLD

ECONOMY

Thailand is very different from the rest of South East Asia. It is one of the few Asian countries that has never been a colony. Thai Baht is in the top of the most stable world currencies. Bangkok is a strong economic hub. The islands have a developed tourist and agricultural infrastructure.

A developed banking system, investment possibilities for foreigners to acquire real estate, Government protection of foreign investment in the country and unique island location and nature — these factors led to a construction boom on Koh Phangan. We see high potential in the development of the island and statistics show a radically high demand for real estate.



LIVING IN HARMONY WITH NATURE

ECOLOGY

Every day living on Koh Phangan is a benefit for the body and soul. Fresh ocean breezes, tropical flora, quality and affordable food. The temperature delta here fluctuates between 27 and 33 degrees, which allows you to feel comfortable all year round, abandoning the lion's share of your usual clothes. The markets are full of fresh fruits and greenery round a year.

Koh Phangan is one of the most environmentally friendly spots in the world. It is located aside of the world shipping routes. The most area of the island is in the so-called Green Zone meaning no factories are allowed in such areas.

Thailand ranks sixth in the UN Global Health Index and seventh best country to relocate.

CONTACT US

We will be happy to provide you with
the details about Cocolane

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