

Fact Sheet – Aqualina Samui

- The monthly management fee is THB 45 per sq.m.
- The sinking funds are THB 200,000 for a two-bedroom villa and THB 250,000 for a three-bedroom villa.

Amenities and Additional Services

- Rental programme and letting management provided by a top management company of your choice.



Legal Ownership

No foreigner is allowed to directly own freehold land in Thailand. However, a foreigner can own the structure that is separate from the land. A foreigner may also register leasehold on the title deed in their own name. A registered leasehold may also be structured such that it essentially gives the person leasing “freehold value” by including a “freehold option” clause in the lease. The freehold option clause then allows the person leasing the land to transfer the freehold title to anyone lawfully allowed to receive it at any time during the lease.

Such registered leaseholds are very easy to setup. Aqualina Villas are sold on such basis. Owners are offered a twice-renewable lease which will allow up to 90 years of legal leasehold ownership or to transfer the freehold to someone of their choosing. Thus, the lease with a freehold option offers the owner security, flexibility, and freehold value.

Construction Date

- October 2007.

Legal Consultants

- Mcevely & Collins
(02) 305-2300
(077) 484-510
www.legalthai.com

