

# The Moonriver

## KOH SAMUI

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A PREMIUM VILLAS RESIDENCE

Koh Samui, Thailand





# WELCOME TO THE MOONRIVER

The Moonriver -  
modern residence designed for 10 villas,  
created for a comfort and relaxed living on the  
tropical island of Koh Samui in Thailand.



*“Home is where  
your heart is.”*

The Moonriver  
KOH SAMUI





# LANDSCAPING OF THE MOONRIVER

The objects placement on the territory of The Moonriver is thought out to the smallest detail.

Multifunctional playground for children.

There is a recreation area nearby, which allows parents feel comfortable keeping an eye on their children.



A large parking lot will comfortably accommodate residences guests. The fountain will decorate and give freshness to the area on a hot day.





## EACH VILLA - IS A COMFORT

Private area surrounded by a fence to ensure privacy, while each home maintains a magnificent view of the mountains.

Cozy garden and barbecue area

The swimming pool with an area of 21 square meters has depth zoning for children and adults.





## EACH VILLA - IS A SAFETY

The gate is equipped with a modern lock, which allows access to the villa using a fingerprint or code, keychain or key.

Your own covered parking space, designed for car plus bike.

Residual current device for electrical appliances and sockets that are located in close proximity to water.





## YOU WILL FIND IN THE HOUSE



Large bright living room with a view to the garden

Three bedrooms, each has its own bathroom

Storage room for stuff and equipment



## LIVING ROOM

The area is conditionally divided into three zones: dining room, kitchen, relaxation area. High ceilings in the living room create a sense of spaciousness and add elegance.

Kitchen area, by according to the client's wishes, can be equipped with modern kitchen set and built-in equipment, including everything you need for comfortable life.

In the relaxation area, we offer you to place two gorgeous and comfortable sofas, coffee table and large TV. Or we will select any another variant for you.







In the living room it is possible to install two air conditioners that can be used depending on the area where are you at.

Also, the entire room is equipped with a spotlights system for good lighting. The switches are duplicated in all areas for your comfort.





# BEDROOM

At your request, each bedroom can be fitted with a wardrobe and a chest of drawers equipped with a sensor backlight and active ventilation system for holding required level of humidity. This function will help you to save stuff in tropical climates.







king size beds with  
comfortable orthopedic  
mattresses

three types of lighting in bedrooms:  
bedside tables, bright ceiling light  
and night lighting in sleeping area



for your comfort, sockets  
for all types of charger devices  
and connectors are located  
around the perimeter





# BATHROOM

Bathroom, at your request, can be equipped with standard or smart plumbing.

Active ventilation system will help you not to worry about moisture or unpleasant odors.





**A HIGH-SPEED WATER FILLING SYSTEM WILL HELP FILL YOUR BATH IN JUST 5 MINUTES  
FOR A COMFORTABLE REST, THE BATHROOM IS PROVIDED WITH A STORAGE SYSTEM**



Artificial stone bathroom  
preserves a desired temperature  
for a long time



Shower room with glazing and  
convenient shelves for  
necessary things



All toilets are equipped  
with hygienic shower





## BASIC PRICE

### What is included in the Basic Price:

- - 3 bedroom villa, finished (Tile/Paint)
- - Pool with finishing (Tile/Paint)
- - Emaux pool equipment set
- - Pump for supplying water to the house + 3000l tank.
- - Finished terrace (Tile)
- - 2x Septic tank 1000 l.
- - 3x Sewerage made of concrete rings
- - 3x Boiler 150 l.
- - Sinks with sensor taps
- - Smart toilets
- - Hygienic showers
- - Bathroom with taps and shower head
- - Glazed and enclosed shower stall
- - Wall showers





## BASIC PRICE

- - Hand shower with mixer
- - Ventilation system in bathrooms/toilets
- - Chandelier in the bathroom
- - Mirrors in bathrooms/toilets/living room
- - Curtains and tulle
- - Air conditioning in bedrooms
- - Fans in bedrooms and living room
- - Curtains
- - Aluminum windows/sliding doors

### Technical characteristics of the installed equipment:

- - Boiler "Stiebel Eltron" 2kWh, 150 l.
- - Air conditioners Daikin FTKQ\_XV2S, 12k BTU in rooms
- - Mitsubishi C56-RW5 fans
- - Smart toilets Meligao
- - Pump MITSUBISHI WP-355R







# ADDITIONAL OPTIONS

We always have a flexible approach to every project and take into account of your wishes. We can arrange villa according to your taste or offer ready-made solutions and also make small changes into the design, if necessary.





# ADDITIONAL OPTIONS

## Additional options that available for order from the developer (not included in the base price):

- Kitchen set + 3 chairs + chandelier above the bar
- + Set of kitchen appliances:
  - HAFELE plate
  - Oven HAFELE
  - Microwave HAFELE
  - Dishwasher HAFELE
  - Hood HAFELE
  - Food waste shredder
    - /400000 THB or as a gift with a quick purchase
- Fridge
  - / 24000 THB SAMSUNG
- Washer/dryer
  - / 24000 THB SAMSUNG
- TV 75"
  - / 22000 THB SAMSUNG
- Laundry shelving set
  - / 7000 THB
- 2 air conditioners 18000 BTU in the living room
  - / 60000 THB
- A complete set of home furniture
- Dining table + set of chairs
- Coffee table
- Sofas in the living room
- A set of custom-made furniture, wardrobe/chest of drawers with lighting for the bedroom
- Ventilation system built into cabinets in rooms
- Beds with bedside tables and pendant lamps
- Small cabinets in bathrooms/toilets
  - / 500000 THB

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**- / 700,000 THB for full complectation**



### Technical characteristics of additional options.

- Air conditioners Daikin FTKQ\_XV2S, 18k BTU in the living room
  - Stove HAFELE HH-406TE
  - Oven HAFELE HBO90FUN70L
  - Microwave HAFELE HH-MWB25
  - Dishwasher HAFELE HDW-614BI
  - Hood HAFELE HH-TG1890KAC
  - Refrigerator SAMSUNG RS62R5001M9/ST
  - Washing machine with dryer SAMSUNG WD10T734DBX/ST
  - TV 75" SAMSUNG AU7700





## VILLAS AND RESIDENCE

Each Villa is connected to its own state meter with state electricity tariffs.

All Villas are connected to a common well.

The water also goes through filtration by an iron filter, a carbon filter and a resin filter, which allows you to get rid of the maximum amount of contaminants, as well as soften the water to get rid of white deposits on equipment:

- Cost 35 THB/Unit (1m<sup>3</sup>)
- Well 45 meters
- Pump 750W
- Storage 15000 liters
- Pump for distribution to villas 500W Mitsubishi
- Water filters (charcoal+resin+salt)
- 5 storage tanks with a total volume of 15,000 liters

Each villa has its own water storage tank measuring 3000 liters and a Mitsubishi 350W pump for distributing water in the house.

The following objects and are located on the territory of the residence:

- Illuminated walking park in a modern style:
  - Benches
  - Fountain
  - Sala
  - Playground
- Guest parking
- Service office

## RESIDENTAL FEE

- 4000 THB per month:
  - Gardeners (caring for parks and public areas)
  - Electricity to illuminate the village at night
  - Maintenance and depreciation of equipment installed in the park and on the territory of the residence:
    - Lighting equipment
    - Communication equipment
    - Fountain maintenance
    - Playground maintenance
    - External video surveillance
    - Maintenance of public facilities (benches, trash cans, etc.)



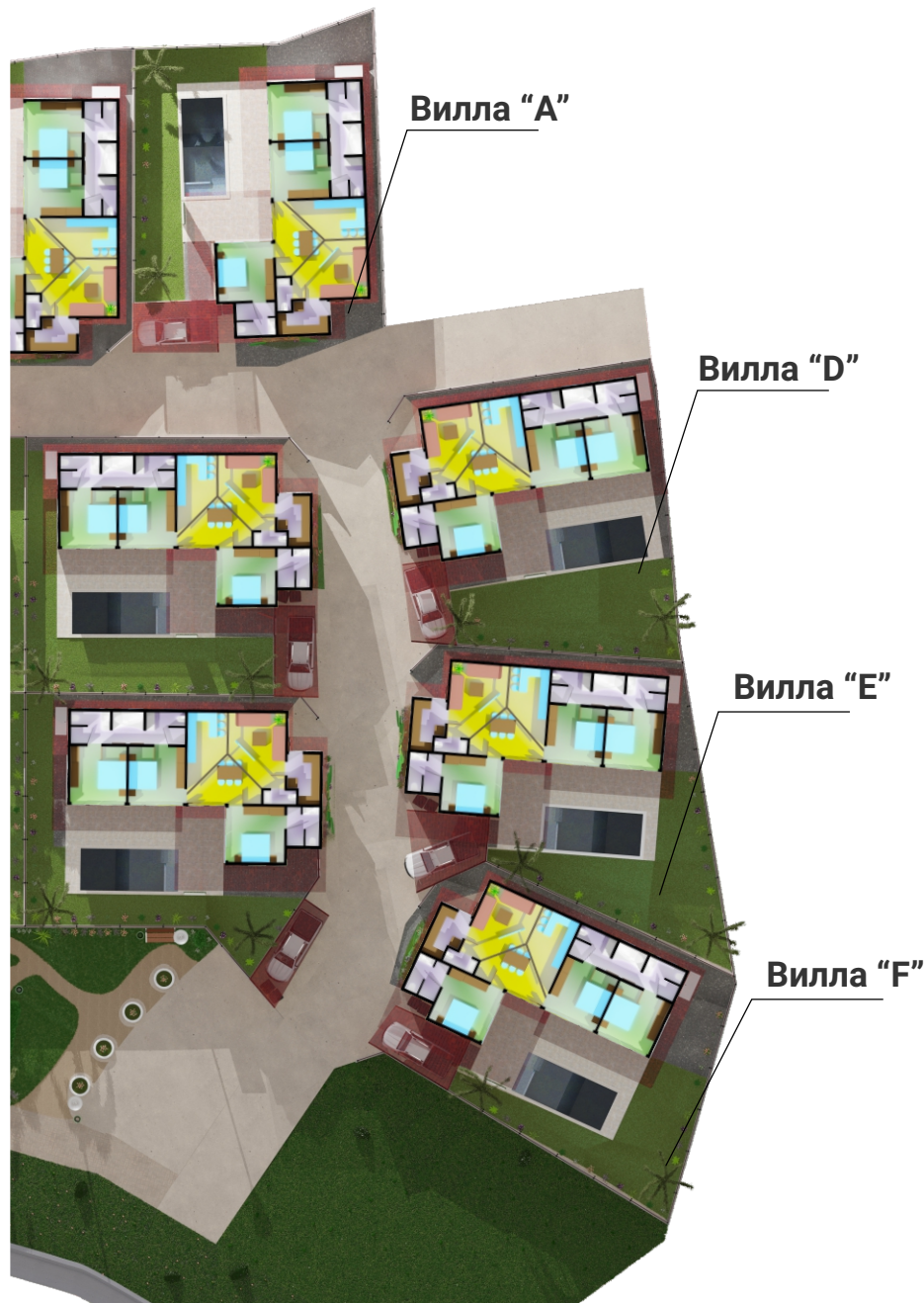
# RESIDENCE PLAN

Villa "A" - 409.8 sq.m.  
 Villa "B" - 408.7 sq.m.  
 Villa "C" - 411.7 sq.m.  
 Villa "D" - 397.1 sq.m.  
 Villa "E" - 396.1 sq.m.  
 Villa "F" - 397.8 sq.m.  
 Villa "G" - 398.1 sq.m.  
 Villa "H" - 400.8 sq.m.  
 Villa "I" - 401.5 sq.m.  
 Villa "J" - 419.9 sq.m.





# SIZES AND PRICES



Villa "A" - 409.8 sq.m.	Villa "F" - 397.8 sq.m.
Villa "B" - 408.7 sq.m.	Villa "G" - 398.1 sq.m.
Villa "C" - 411.7 sq.m.	Villa "H" - 400.8 sq.m.
Villa "D" - 397.1 sq.m.	Villa "I" - 401.5 sq.m.
Villa "E" - 396.1 sq.m.	Villa "J" - 419.9 sq.m.

Villas cost:

Villa "A" (Freehold) price is 10.9 mln THB (Maximal complectation), price includes a cost of land ownership (Chanot) + Villa

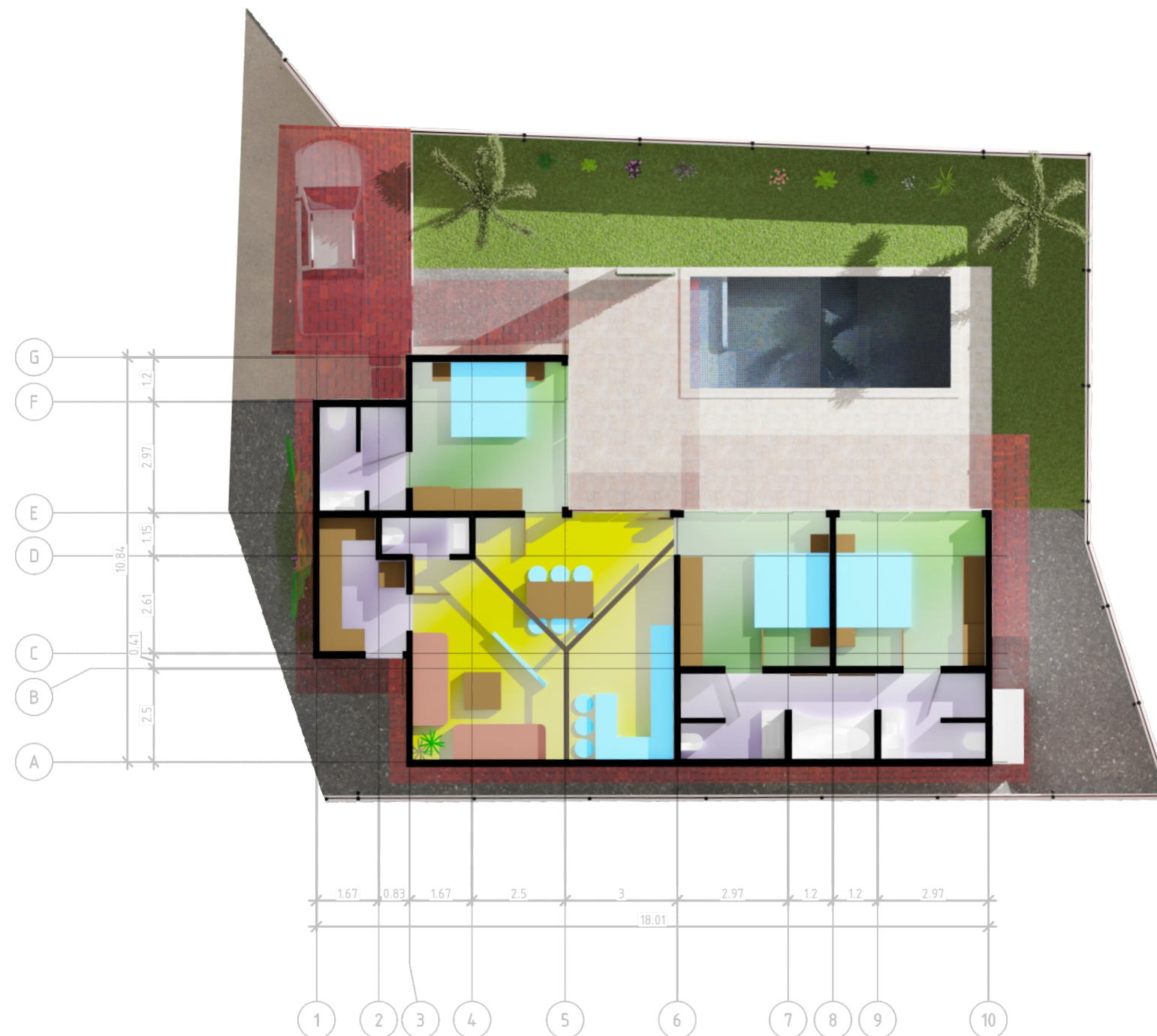
Villas "B","D","E","F" (Freehold) prices are 10.7-11.4 mln THB (Minimal - Maximal Complectation), price includes a cost of land ownership (Chanot) + Villa

Villas ,"G","I" (Leasehold) prices are 8.2-8.9 mln Baht (Minimal - Maximal Complectation), price includes Villa Land initial annual payment: 55,918.32 THB.



## VILLA "A"

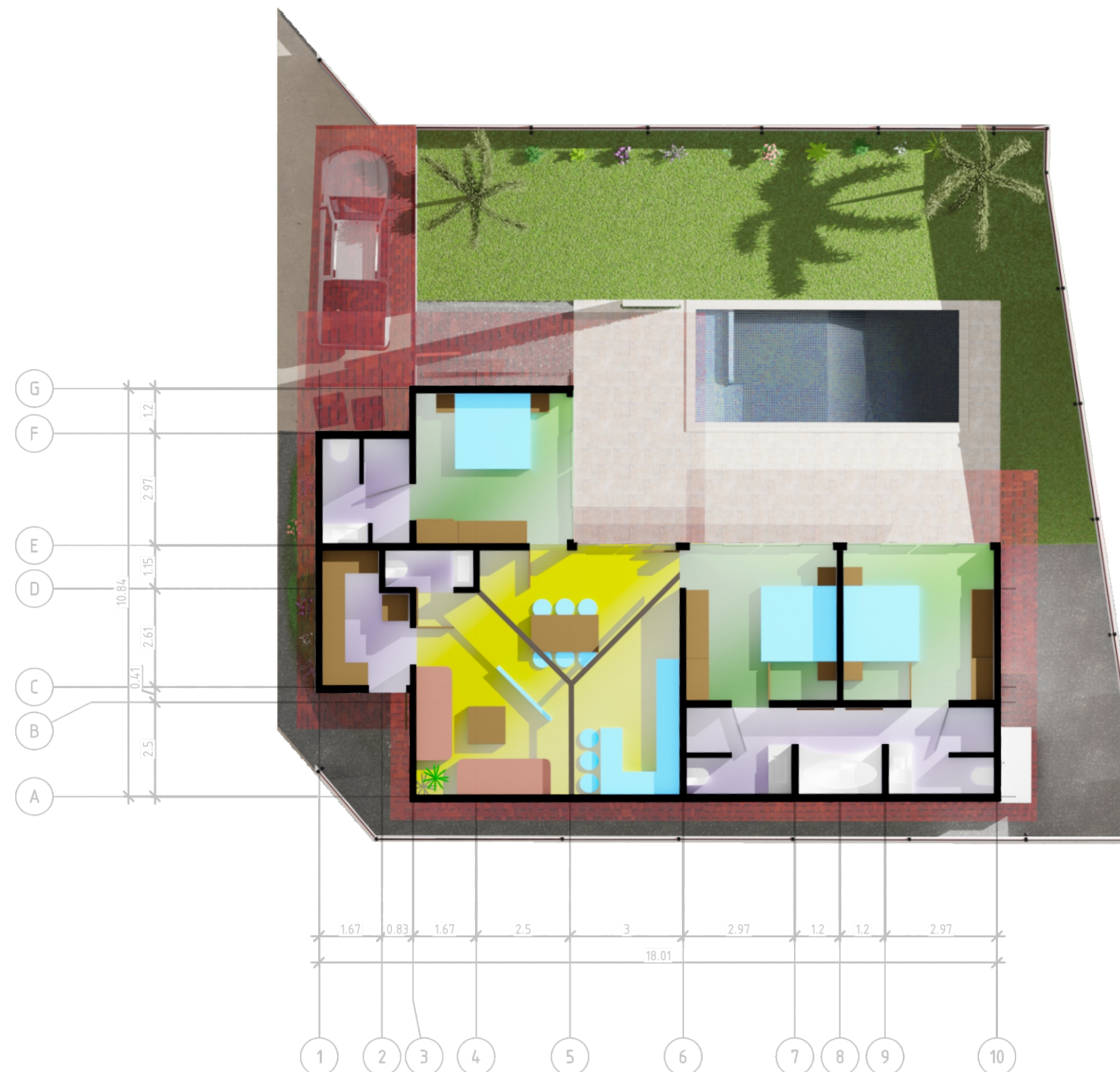
- Land area size 409.8 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "B"

- Land area size 408.7 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "C"

- Land area size 411.7 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.

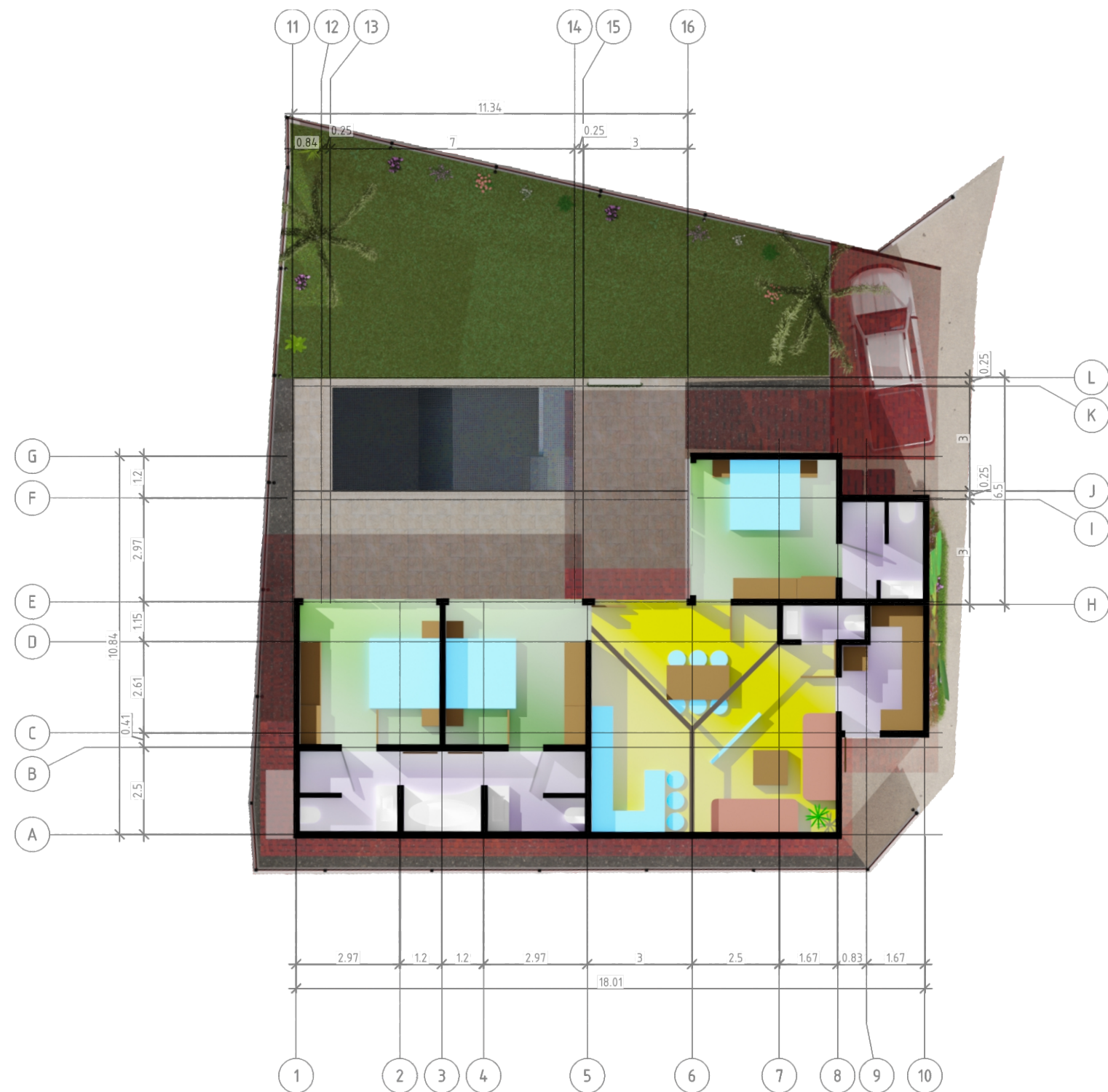






## VILLA "D"

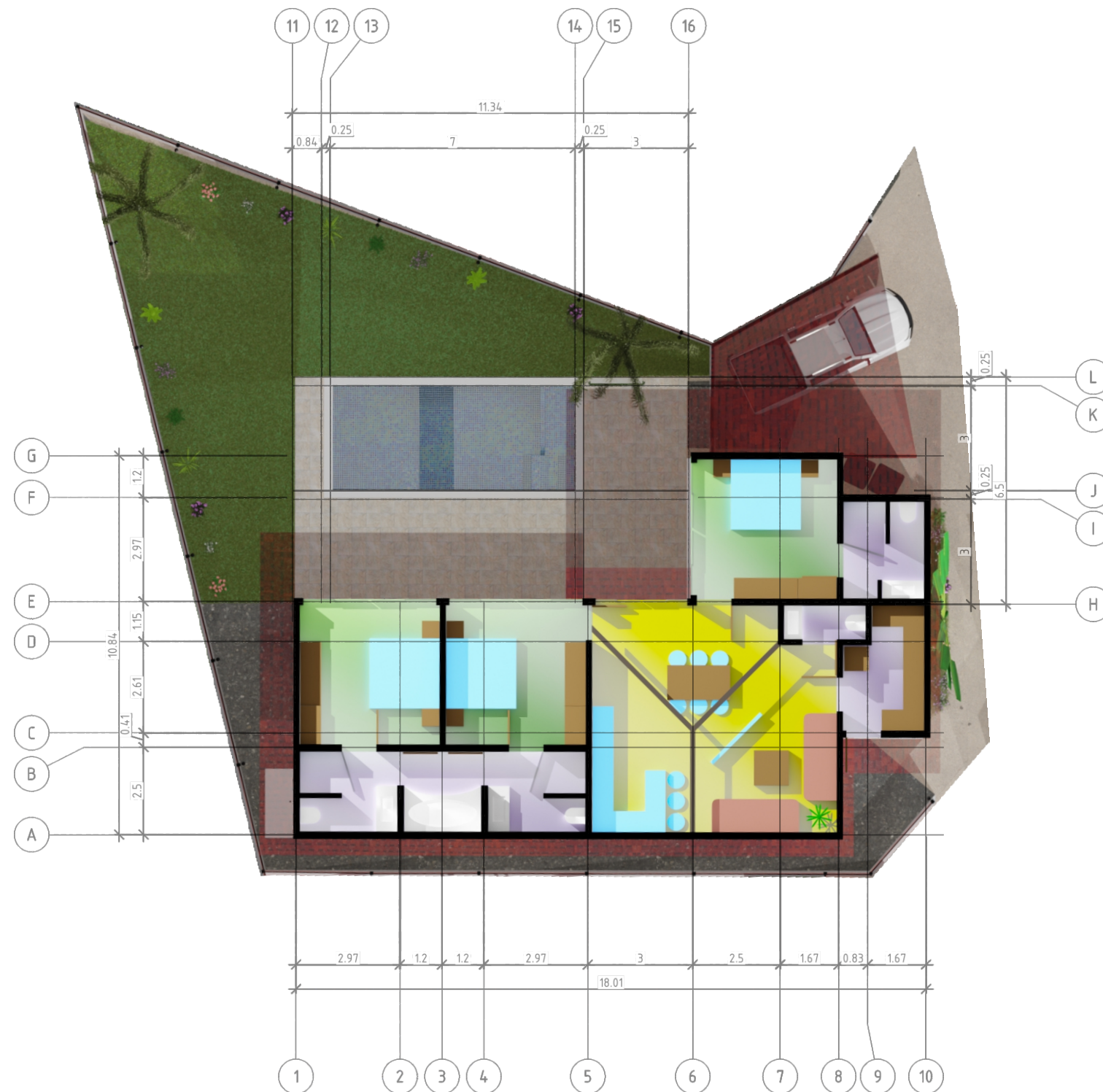
- Land area size 397.1 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "E"

- Land area size 396.1 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.

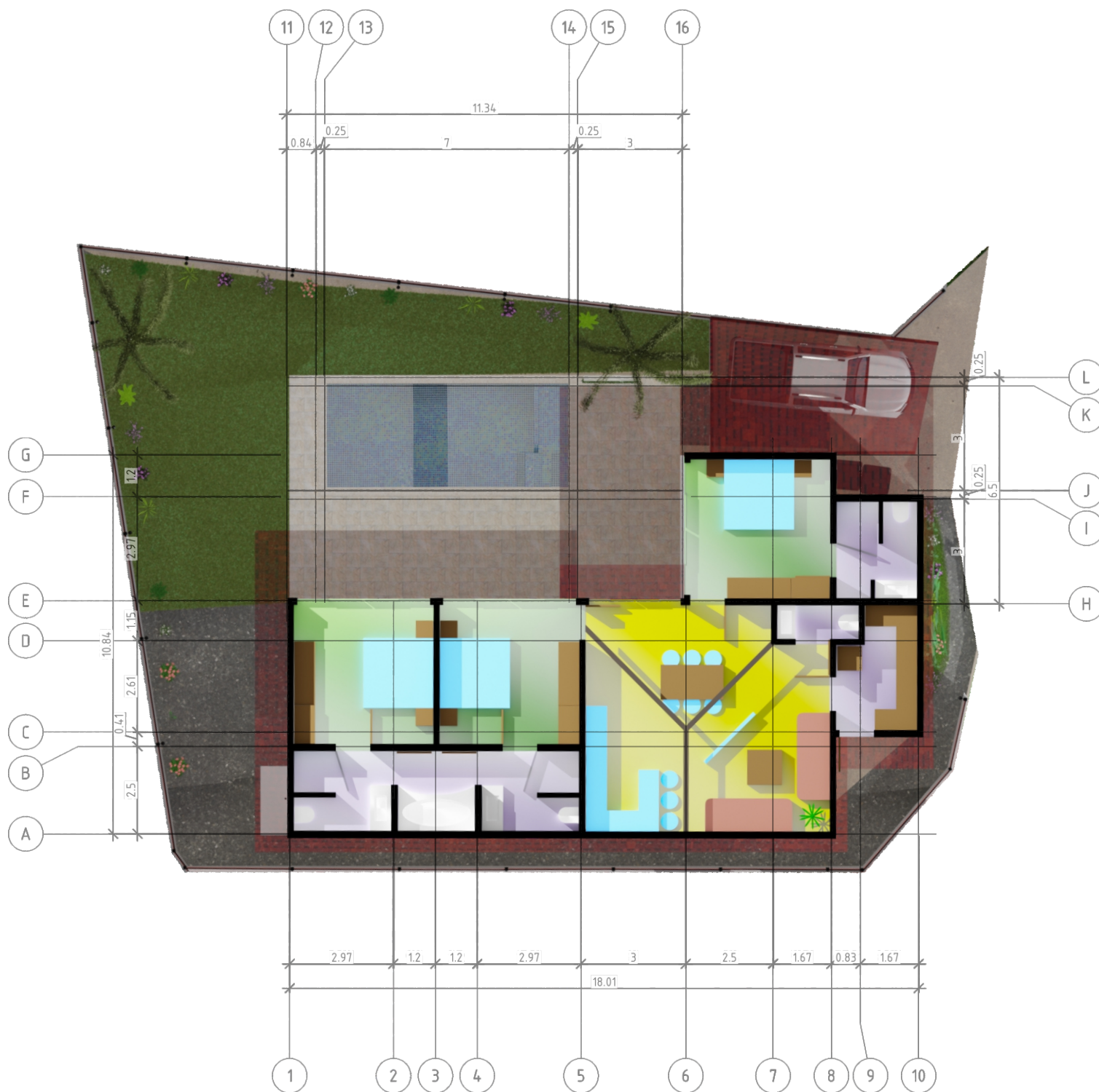






## VILLA "F"

- Land area size 397.8 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "G"

- Land area size 398.1 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.







## VILLA "H"

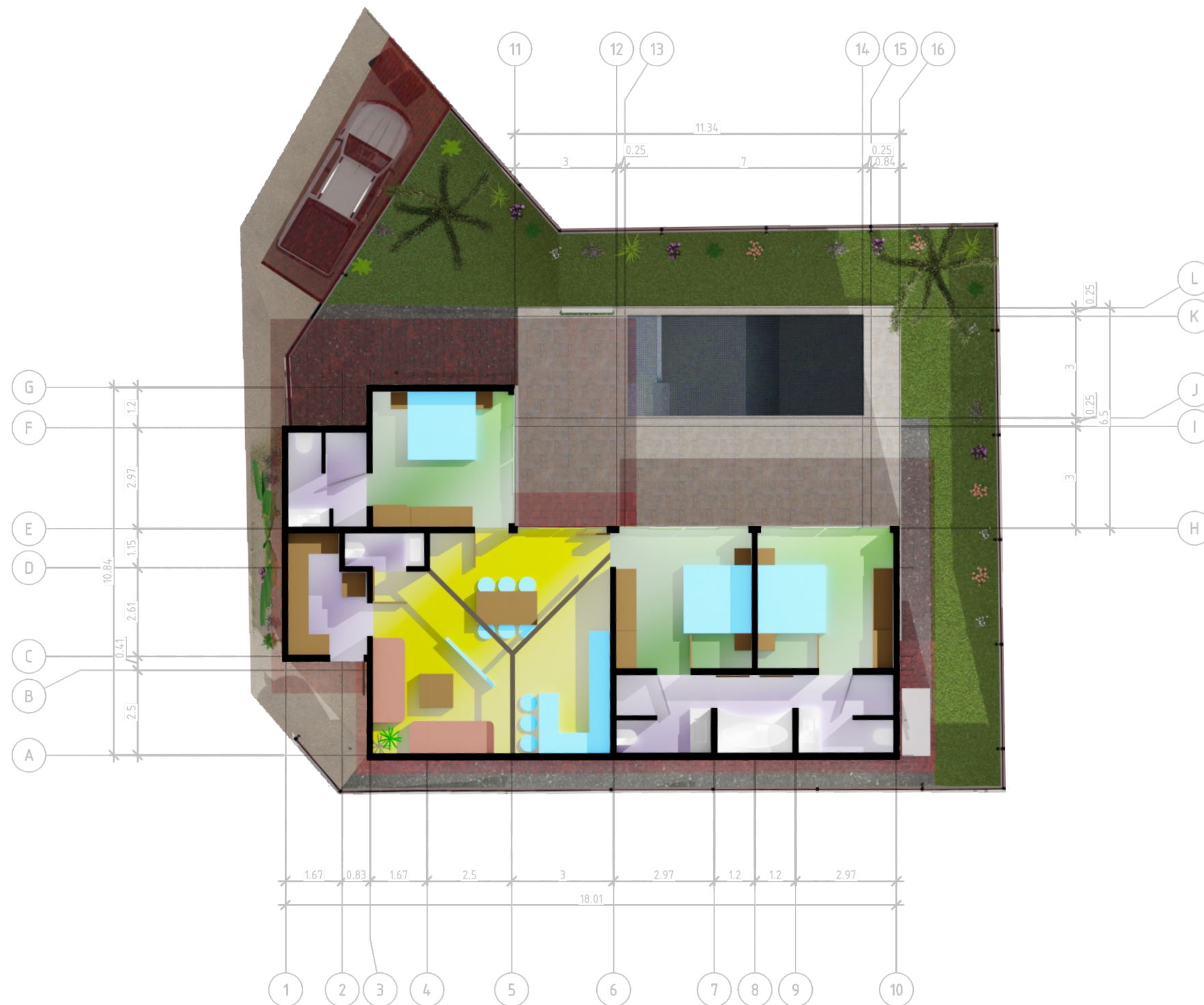
- Land area size 400.8 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "I"

- Land area size 401.5 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.





## VILLA "J"

- Land area size 419.9 sq.m.
- Villa's internal area size 142.60 sq.m.
- Villa's external area size 216.31 sq.m.
- Livingroom: 43.58 sq.m..
- Bedroom 1: 16 sq.m.
- Bedroom 2: 16 sq.m.
- Bedroom 3: 16 sq.m.
- Laundry: 7.41 sq.m.
- Bathroom 1: 6.37 sq.m.
- Bathroom 2: 6.37 sq.m.
- Bathroom 3: 6.37 sq.m.
- Bathroom 4: 5.06 sq.m.
- Toilet: 2.28 sq.m.
- Terrace: 52.72 sq.m.
- Pool 21.00 sq.m.







# LOCATION

The Moonriver residence  
is located in the East of  
Koh Samui

5 minutes away are Lamai Beach, supermarkets,  
international school

AREA LOCATION:

9°29'06.5"N 100°02'01.2"E

<https://maps.app.goo.gl/2FFVXki3MX36SxCc8>







# CONTACTS

## CAVIAR DEVELOPMENT

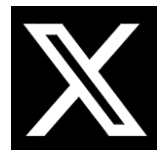
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Please follow us on social media:



 **The Moonriver**  
KOH SAMUI





**THANK YOU**

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**WE ARE WAITING FOR YOU AT OUR RESIDENCE OR BY PHONE**