



Oak & Verde

Boutique Island Residences

"Where Wellness meets Paradise."

Project Overview

Location

Address: Wang Takien
Koh Phangan, Thailand

6 min from Haad Yao, Haad Salad & Chaloklum by bike or car.

Financials

Pricing ฿3,900,000 - ฿18,900,000
Net ROI **12-15%**
(expected yearly, after management fees)

Common fees ฿80 per month / SQM
Leasehold Taxes 1,1%

Bonus

Furniture **Included**
Solar Panels **Included**
Holiday-home **Included**
Full-Service **Included**
Finishing **Included**
(Plants, decorations, appliances etc.)

Sizes

Total Area 6,744 sqm

Studio 30 sqm
1 Bedroom 74-94 sqm
2 Bedroom 140-180 sqm
3 Bedroom 240 sqm

Payment Schedule

		Expected
Down-payment	10%	Within 2 weeks
Start Construction	40%	Q2, 2024
Foundation	20%	Q4, 2024
Roof Completion	20%	Q2, 2025
Interior & Landscaping <i>(Key-Handover)</i>	10%	Q3, 2025

Team

Founder	Greg
Wellness	Jen
Experiences	Kanke / Kankamon
Architect	Emily / Chulee
Legal	Divan
Construction	Richie Evans



Our Community Space & Shala

A Lifestyle Investment

Nestled in the heart of one of the world's leading wellness destinations, Koh Phangan, is an Eco-Luxury Sanctuary where Wellness & Nature come together, creating a truly timeless experience.

Oak & Verde, a beautiful haven, where people can find peace and enjoy getaways in paradise.

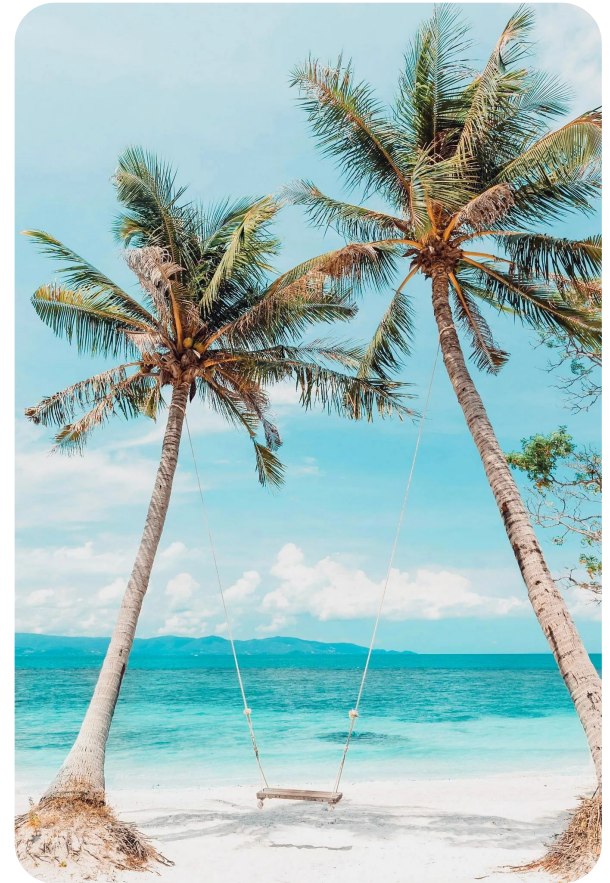
Our purpose is to provide a boutique experience, that is eco-friendly and to become a global destination for Luxury & Wellness travellers in a highly undersupplied market.

We want to invite like-minded people to embark on a journey to an extraordinary island and provide a solid investment opportunity to create long-term, high yields.

Enjoy your stay with us and while you are away, we make sure your residence is taken care of, and guests receive the ultimate relaxation & wellness experience.



~ Gregory Benjamins
Founder Oak & Verde 🌿



Haad Yao, Koh Phangan, Thailand



Sunset View on Haad Salad



Koh Phangan

"The Thailand Centre for Wellness & Yoga."

Environment

- **Picturesque island** with everything within 10 min vicinity
- **Paradise Vibe** with amazing facilities
(30+ beaches, great restaurants, infrastructure & activities)
- **75% protected National Park**
- More **lush**, no traffic & less developed compared to busy Phuket & Koh Samui

Market

- Highly emerging: **Demand > Supply** *(significant undersupply vs oversupplied Samui)*
- Still **Affordable** *(compared to Bangkok & Phuket)*
- **Travellers come Year-Round, 7 days a week** vs Weekend Only *(Hua Hin, Khao Yai etc)*
- Low standard of Hotels / **Little Competition**
(compared to Bali, Bangkok, Phuket, Samui, Hua Hin etc)
- **30% Expected Price Increase** *(due to high demand & limited land)*

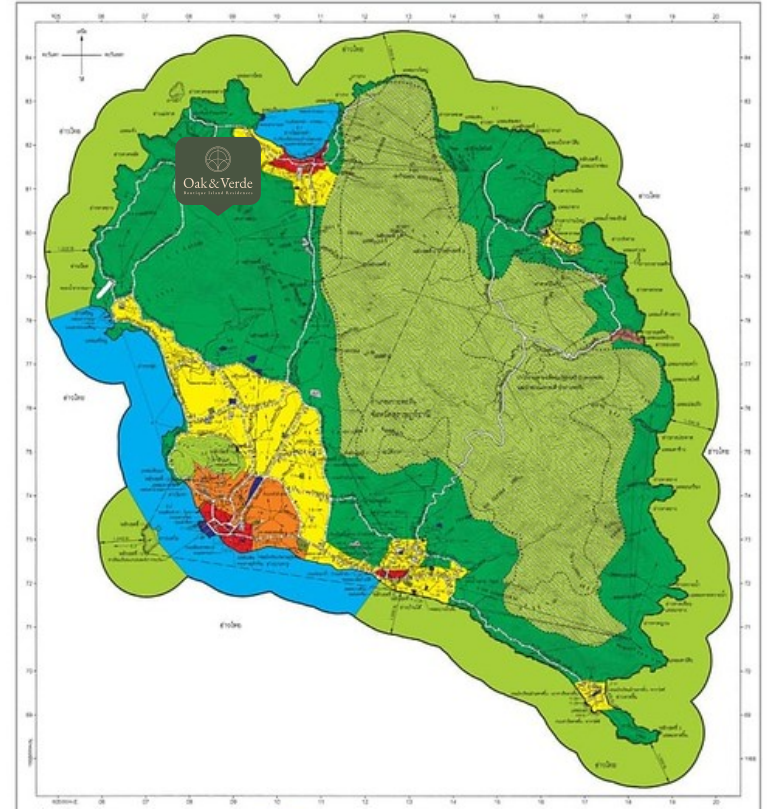
Koh Phangan Land Zoning

It's important to understand the regulations of the island, when investing in Koh Phangan.

Every colour on this map represents different building laws and regulations. For example, the yellow area is the commercial area, the dark green is mainly for houses and villas, and light green is the National Park which is protected and no one is allowed to build.

The actual building area on the island is very scarce and therefore, we can expect a high asset appreciation.

Furthermore, in the green zones you are only allowed to build on 30% of your land, 70% will always need to stay in line with nature. Thanks to this, we will always have a beautiful, green environment & view.



Source: Phanganist.com

KHO PHANGAN



View from Oak & Verde

The Location.

Within a 5-8 min drive of all of Koh Phangan's best restaurants, beaches & activities, is an immersive sanctuary where Wellness and Boutique Luxury Residences come together, to create an extraordinary experience.

Remotely located in the beautiful hills of the island, Oak & Verde is surrounded by lush greenery, with unblocked views of Haad Salad & Mae Haad, yet within 10 min of Koh Phangan's top rated places.



View from Oak & Verde land



Koh Ma



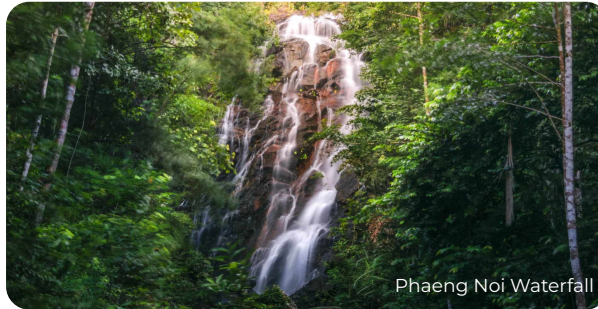
Hin Kong Beach



Chaloklum Beach



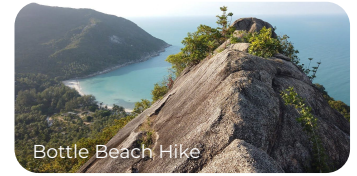
Chana Masala



Phaeng Noi Waterfall



Satipot



Bottle Beach Hike



What's Cup



Haad Salad

Beaches

Haad Yao	5-7 min
Haad Salad	5-6 min
Koh Ma	5-8 min
Chaloklum beach	5-8 min
Hin Kong Beach	8-11 min

Restaurants

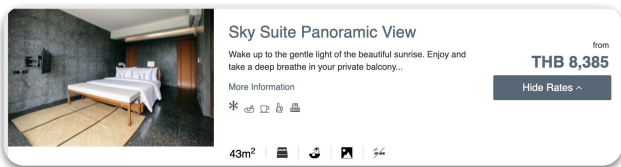
Bubba's Roastery (Coffee & Brunch)	5-7 min
What's Cup! (Coffee & Brunch)	6-8 min
Chana Masala (Creative Indian)	8-12 min
Satipot (Persian Dining)	8-12 min

Activities

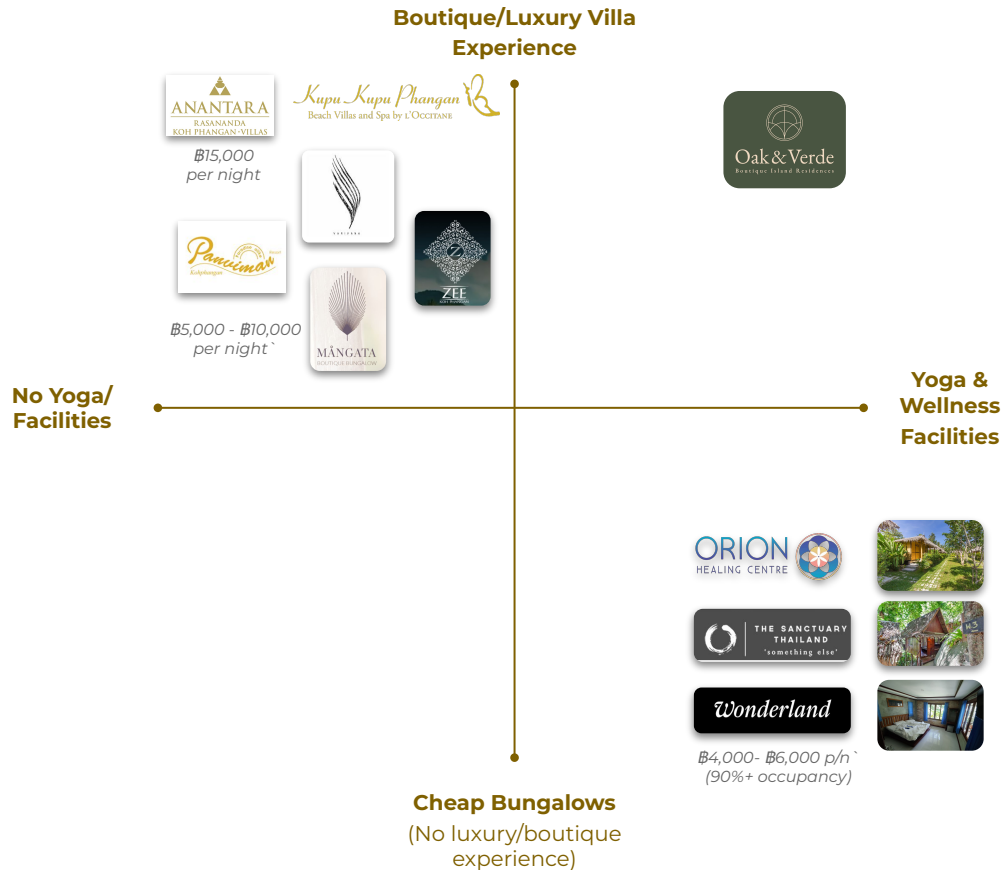
Phaeng Noi (Gorgeous Waterfall)	14-17 min
Thongsala Pier (ferry from/to Samui)	14-17 min
Bottle Beach Trek (Beautiful Hike)	10-14 min

Competitive Landscape

- **No boutique/luxury** offerings of Wellness & Accomodation.
- Mediocre hotel rooms sell at **฿8,000 p/n** (no wellness offerings).
- The best wellness places all offer **low-quality rooms**.

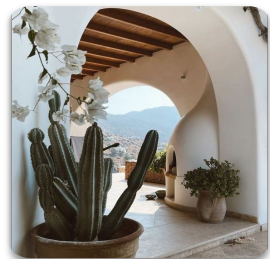
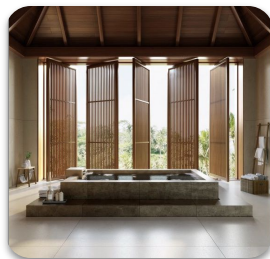
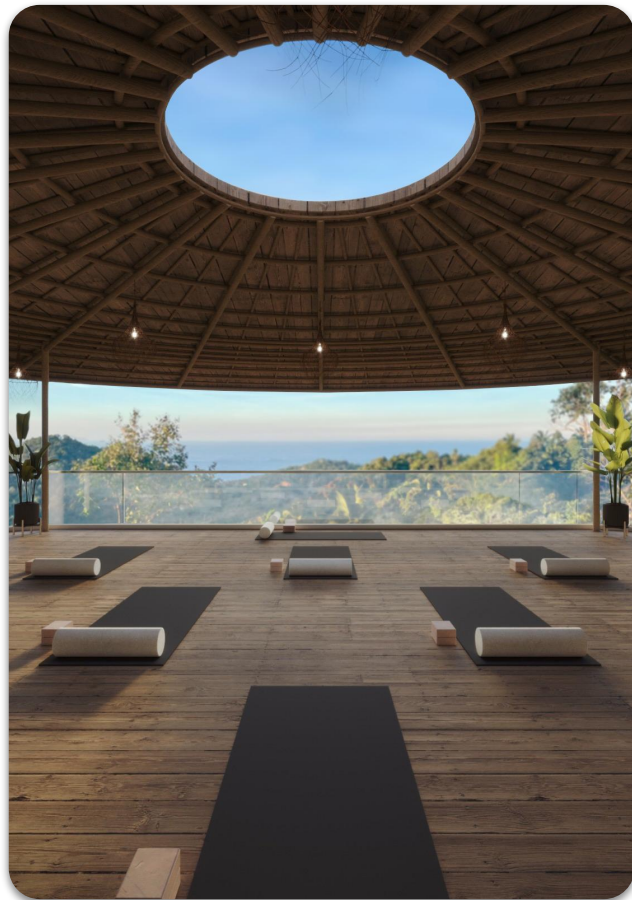


We stayed at the Varivana (image above) for market research. Few facilities, no sea view and basic finishing, while running at full occupancy.





Brunch at Bubba Roastery



Oak & Verde

*“A place where Wellness,
Luxury & Nature meet”*

Facilities

- Community Space for All-Day-Dining
- Workshops (Cooking Lessons, Art, Teacher Trainings, etc)
- Shala for Yoga, Wellness, Weddings and other events
- Hydrothermal Experiences / Onsen (Sauna, Hot, Cold & Ice Bath)
- Functional Gym

Full-Service

- Designed for Work, Wellness & Travel
- Delicious & Nutritious Meals
- Concierge Service
- Daily Personal Laundry service
- Electric Car & Motorbike rental



Our Sustainability Initiatives



Solar
Powered



(Rain)Water
Recycling



Electric
Vehicles



Plant-Based
Restaurant



No Single-Use
Plastics



Minimising
Waste



Natural
Integration



Sustainability
Education



Organic
Materials



Local
Suppliers



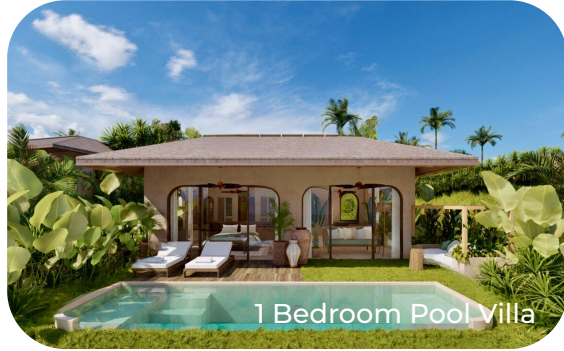
Deep Water
Well



Masterplan Phase 1

We just acquired (Q1, 2024) additional land to expand our project due to the demand and the fact that no one else is building a luxury, wellness experience with seaviews.





The Residences

Phase 1 of Oak & Verde will feature 11 boutique villas with 4 different room types that offer a luxurious & tranquil experience.

The villas are spaciously designed with a unique character and charm, reflecting our ideology of Peace & Nature. The atmosphere is intimate and exclusive, allowing guests to relax and enjoy a peaceful getaway.

Oak & Verde Design Concept

Every element and space at Oak & Verde is thoughtfully designed. Step into a haven of relaxation as you enter your private sanctuary, elegantly adorned with natural materials, soothing colors, and a calming ambience. Your villa is a second home where you can unwind and rejuvenate, with spacious living areas that merge seamlessly with outdoor spaces through natural sunlight and nature.



The Lush Studio

Affordable units, perfect for retreats and people on a smaller budget. Be part of the community, get good returns and enjoy the facilities!



Residence Details

- Total Size: **33 SQM**
- 1 Bedroom & Bathroom
- Bath Experience on Balcony

Off-Plan: **฿ 3,900,000**

Available units: **4**

Expected Annual Returns: **12-17%**

The 1 Bedroom Private Villa

Imagine waking up in your private sanctuary to unblocked views, surrounded by lush tropical greenery, and feeling an invigorating sea breeze kiss your face. This is the setting for our exceptional villa concept, meticulously crafted to harmonize with nature and inspire a profound sense of tranquility.



Residence Details

- Total Size: **72 SQM** (56 indoor + 16 outdoor)
- Master Bedroom, Bathroom & Kitchenette
- Private Lush Garden

Off-Plan: **₱ 7,900,000**

Available units: **2**

Expected Annual Returns: **10-15%**

The 1 Bedroom Pool Villa

Immerse yourself in your private infinity pool with a panorama bathroom, surrounded by lush gardens and unblocked views.



Residence Details

- Total Size: **92 SQM** (56 indoor + 36 outdoor)
- Master Bedroom, Bathroom & Kitchenette
- Private Infinity Pool

Off-Plan: **฿ 8,900,000**

Available units: **3**

Expected Annual Returns: **13-18%**



2 Bedroom Duplex Pool Villa

The 2 Bedroom Duplex Pool Villa

Perfect for families, groups of friends or couples that want a more spacious experience.



Residence Details

- Total Size: **160 SQM** (112 indoor + 48 outdoor)
- Kingsize Bed + Ensuite Outdoor Bathroom
- Private Infinity Pool & Outdoor Lounge

Off-Plan: **฿ 12,900,000**

Available units: **2**

Expected Annual Returns: **12-17%**

The 2 Bedroom Pool Villa Layout

The 2 Bedroom Pool villas include a large living room, kitchen & open space and have 2 bedrooms upstairs with a nice balcony.



Ground Floor



2nd Floor

**Various layouts are available and changes can be made upon request.
Please message us for more details.*

The 3 Bedroom Duplex Pool Villa

Immerse yourself in our ultimate family or friend get-away luxury 3-bedroom villa, catering up to 6 people. Exclusively available just for 2 buyers.



Residence Details

- Total Size: **240 SQM** (180 indoor + 60 outdoor)
- 3 Rooms + Spacious Living Room, Private Kitchen, Lounge, 3 Bathrooms and more.
- Private Infinity Pool & Outdoor Lounge

Off-Plan: **฿ 18,900,000**

Available units: **Only 1 left**

Expected Net Annual Returns: **13-18%**

The 3 Bedroom Pool Villa Layout

The 3 Bedroom Pool villas include a large living room, kitchen & open space. They are ideal for private events and can be rented out as 3 separate studios during retreats, events & workshops.



Ground Floor



2nd Floor

**Various layouts are available and changes can be made upon request.
Please message us for more details.*

The Investment Financials

Below you can find projected financials & ROI based on **70%** occupancy average throughout the year with Oak & Verde taking care of the full Management. Realistically, we anticipate **75-80%** occupancy, based on current market conditions.

<u>Villa Type</u>	<u>Studio</u>	<u>1BR Pool Villa</u>	<u>2BR Pool Villa</u>	<u>3BR Pool Villa</u>
Total Area Sqm	33	92	160	240
Sales Price*	฿3,900,000	฿8,900,000	฿12,900,000	฿18,900,000
<u>Rental Yield Details</u>				
Net Average Daily Rate (ADR)	฿3,900	฿8,900	฿12,900	฿18,900
Monthly Revenue (After Common & Mgmt Fees)	฿46,740	฿104,780	฿149,740	฿218,940
Maintenance, Electricity & Misc	฿6,000	฿8,000	฿12,000	฿15,000
<u>Net Return Per Month</u>	<u>฿40,740</u>	<u>฿96,780</u>	<u>฿137,740</u>	<u>฿203,940</u>
Net Return Per Year	฿488,880	฿1,161,360	฿1,652,880	฿2,447,280
<u>Net Conservative ROI per Year</u> (based on 70% occupancy)	<u>12.54%</u>	<u>13.05%</u>	<u>12.81%</u>	<u>12.95%</u>
<u>Net Expected ROI per Year</u> (80% occupancy & ADR+20%*)	<u>17.19%</u>	<u>17.90%</u>	<u>17.57%</u>	<u>17.76%</u>

*Price includes turn-key solution, including Solar-Power, Furniture & Landscaping.

**The Residence Fee is a common area fee of 80thb psqm and includes security, infrastructure, gardening, facilities, IT, etc. to guarantee a top-notch customer experience.

***The Management & Operations Fee will be 40% (Owner will get 60%) and includes operations, reception, marketing, advertising, laundry, cleaning and more to maximise the rental return.



Market Analysis

Comparing Poolvillas with a seaview on the island



Accommodation Type	Number of guests	Today's price
Sunset Pool Villa	2	THB 13,622 Includes taxes and charges
1 extra-large double bed		
60 m² Private pool		
Balcony Garden view		
Air conditioning		
Ensuite bathroom		
Flat-screen TV Terrace		
Free WIFI		

1 Bedroom Pool Villa @ Kupu Kupu

- No Wellness
- Outdated & small
- Dark interior and no private garden



Accommodation Type	Number of guests	Today's price
Pool Villa Grande with Sea View	2-3	THB 27,000 THB 12,690 Includes taxes and charges
Only 1 left on our site		
1 large double bed		
Cot available on request		
The pool with a view is a top feature of this villa. Boasting a private entrance, this air-		
53% off		
Early 2024 Deal		

1 Bedroom Pool Villa @ Panviman

- Old Property
- Other side of the island
- No Facilities



Accommodation Type	Number of guests	Today's price
Bay Villa 3 Bedroom Flex	6	THB 23,931 Includes taxes and charges
Bedroom 1: 1 extra-large double bed		
Bedroom 2: 1 extra-large double bed		
Bedroom 3: 2 single beds		
Bathrooms: 3		

3 Bedroom Pool Villa @ Bay Villas

- No Facilities
- No Wellness
- >85% occupancy



An Extraordinary Experience

Our mission is to provide the best Wellness & Hospitality Experience of Koh Phangan. Below an overview of just a few services that we will provide, which will be funded from the Management Fees to offer our Guests a 5 Star experience. We also show how other service-providers usually operate. As a result, we can charge a higher rate per night and achieve a higher occupancy.

	Oak & Verde	Traditional Management Companies	Branded Residences
<u>Guest Feeling</u>	<i>Luxury & Personal Experience</i>	<i>Classic Airbnb & transactional</i>	<i>Corporate 5 Star</i>
Personal Welcome (We identify the intentions of the guest and will design their stay accordingly)	✓	Check-in/Check-out only	Formal Reception
Welcome Drinks, snacks & fresh flowers	✓	X	✓
Free Mini bar inc unlimited coconut water & refreshments	✓	X	X
Departure Gift	✓	X	X
Local Island Experiences (Guidebook, Special hikes, Yoga in Nature, Picnics, Sunsets & more)	✓	X	X
Wellness Activities (Yoga, Soundhealing, Icebaths, Workshops & more)	✓	X	X
Concierge Services (complimentary personal laundry, turndown service, candle-service, free shuttle service to the beach & pier, etc.)	✓	X	Paid
Word of Mouth, Customer Return Rate, Value per Night & Occupancy as a result of an extraordinary experience?	High	Low	Medium

Residence Owner Benefits



10-15%
Expected ROI



100%
Hands-off



28 Days
Free Stay*

**Owner can stay longer, but will then not be entitled to year-round rental income.*

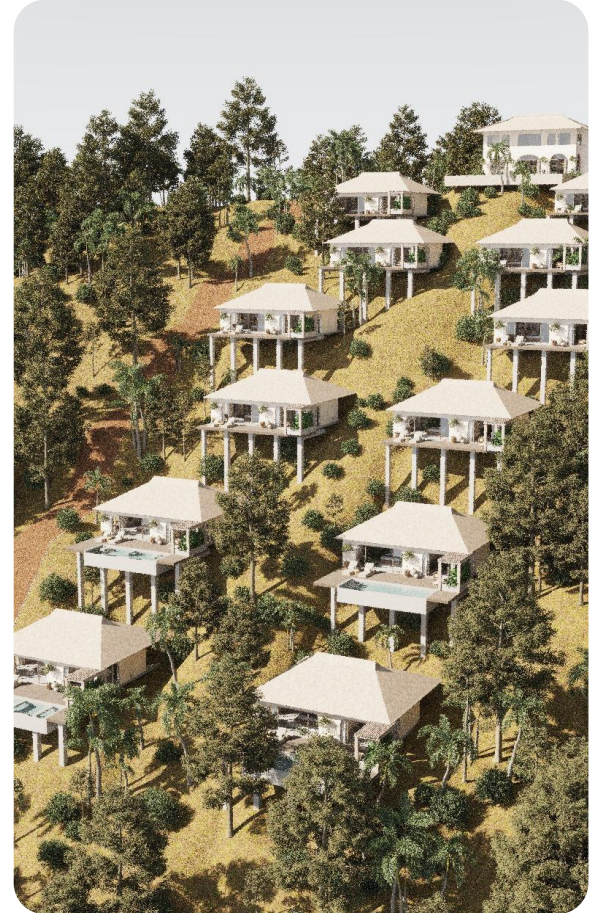
Flexible Allocation of rooms (upgrade, multiple rooms etc upon availability)

Financially

- Expected Returns of **10-14%** per annum (based on 70-85% occupancy).
- Expected property value appreciation of **10-30%**
- **100% Hands-off** investment
- **4 weeks free accommodation** a year per year, off-peak (to guarantee high returns)
- **Lifetime Leasehold** & Freehold available (at additional cost).

Extra's

- **Get paid** while staying with us or when your unit is not rented out thanks to our **Pooling Structure**
- **Residency Membership:** Unlimited Yoga, Gym & Wellness Facilities
- **20% Discount** on F&B, Retreats, Workshops & More
- **15% Friends & Family** Discount
- Be part of creating a **community** of like-minded people





The Team

"The Green Society Projects Team"



Introducing our International Team of Thai & Expats, a dedicated group that is passionate about Wellness & Hospitality, based in Thailand.

With expertise in the industry, we help deliver an incredible customer experience and offer personalized wellness services like yoga and spa treatments. Investors can enjoy their properties hassle-free, knowing that every aspect is meticulously managed by the team.

The Contractor

Richie Evans, 18 years on Koh Phangan

No 1 Contractor of Koh Phangan, referred by various people/business-owners/home-owners on the island

Built over **40 villas** on the island, including **Bay Villas** and **5 Elements/**



BAY VILLAS
KOH PHANGAN

Bay Villas
Koh Phangan's most popular
luxury villas



 **5 ELEMENTS**

5 Elements
Exclusive 5 bedroom villa



Oak & Verde Birds'Eye View

“Become Part Of An Extraordinary Journey”

Total Units: 22 Villas
Available for Sale: 7 Villas

Expected Timeline



Expected Full Project
Completion Date

Q4, 2025

Expected Annual ROI

12% - 18%



Payment Terms

Reservation Fee - THB100,000

Down-Payment - 10%

Start Construction - 40%

Retaining Walls & Foundation - 20%

Roof Completion & Exterior - 20%

Interior & Landscaping - 10%

(Key Handover)

Transfer to be made in Thai Baht to local Bank Account.

Bank Account Details

Kasikorn:
175-3-80392-7

Recommended for Foreigners

Wise

Final Words

*"It is time to escape the ordinary and embrace a world of **wellness & luxury**. Our eco-luxury villas concept on this remarkable island offers an unparalleled opportunity to immerse yourself in a **haven of well-being**, while enjoying a low-risk, yet **high return investment**.*

***Join us** on this magical journey and experience something you have never seen before."*



*~ **Jen & Greg** 🌿*

Founders Oak & Verde

The Green Society Projects Co., Ltd.