

Investment Overview — Bougainville Terrace, 6th Floor Penthouse

Premium 4-bedroom penthouse with panoramic ocean views

Price: THB 16,000,000 ≈ EUR 424,000

Area: 350 m² (325 m² living area + 25 m² private garage)

Tenure: Leasehold — 30 + 30 + 30 years

1. Property Overview

Bougainville Terrace is a private residence on the top (6th) floor of a residential complex, with breathtaking views of the Andaman Sea and spectacular sunsets. The terrace is ready for a private plunge pool, with all utility connections already in place. Seclusion, natural tranquillity and architectural comfort create the atmosphere of premium resort living.

The penthouse is designed as a contemporary tropical retreat — spacious and light-filled, with floor-to-ceiling windows and a clean, minimalist interior. It is fully furnished, finished in natural materials and equipped with modern appliances, ready for immediate occupancy. Every evening the sunset unfolds right in front of the open terrace.

Key features:

- **Total area:** 350 m² (325 m² living area + 25 m² private garage)
 - **Layout:** 4 bedrooms, 3 bathrooms
 - **Spacious living room with open-plan kitchen**
 - **Panoramic terrace with ocean and sunset views**
 - **Floor:** 6th, top floor (maximum privacy)
 - **Tenure:** leasehold 30 + 30 + 30 years
 - **Additional:**
 - Separate private garage of 25 m²
 - Pre-installed connections for a private plunge pool on the terrace
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2. Location

The property is located in the very heart of Koh Lanta, in a quiet setting close to restaurants and all essential amenities.

Koh Lanta is an island with 25 kilometres of beautiful beaches and picturesque bays. A European community has been established here for more than 30 years, and well-developed infrastructure makes the island comfortable both for holidays and for year-round living.

Krabi International Airport is about 1 hour 20 minutes away by car. Phuket can be reached by speedboat in approximately 1.5 hours, with regular speedboat services between the islands.

In August 2026, a contract was signed for the construction of a bridge linking Koh Lanta to the Krabi mainland (approx. 1.8 km, budget THB 1.85 billion). Completion is scheduled for 2029. The bridge will replace the current car ferry and provide direct, year-round road access to the island. It is expected to become a significant driver of property value growth and liquidity. The capital growth forecast in this model (10% per year) does not include the potential effect of the bridge opening.

3. Complex and Amenities

Bougainville Terrace is a gated boutique development of only 10 villas, set amid unspoilt tropical nature. Its expansive 20,000 m² private grounds feature walking trails, peace and quiet, and the feel of a true tropical paradise. There is no dense development, no busy roads and no visual clutter — only sky, ocean, greenery and seclusion.

On-site amenities:

- Natural landscaped pool in front of the building
 - Large pool with a floating bar in the restaurant area
 - Chef's restaurant with a healthy menu and locally sourced produce
 - Modern fitness centre
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4. Financial Summary

- **Asking price:** THB 16,000,000 $\approx$ EUR 424,000
 - **Status:** building completed and officially commissioned
 - **Net rental yield:** 11–12% per annum (short-term rental, net of management fee)
 - **Average annual capital growth from 2027:** 10%
 - **Exchange rate used:** EUR 1 $\approx$ THB 37.77 (as of 5 October 2026)
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5. Running Costs (self-managed)

- **Service charges:** THB 6,000 / month
 - **Water:** THB 500 / month
 - **Electricity:** THB 7 per kWh
 - **Deep cleaning:** THB 2,000 (on request)
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6. Rental Income via Management Company

Management services include:

- Guest check-in and check-out
- Daily and departure cleaning
- Maintenance
- Marketing on Airbnb, Booking.com and other platforms
- Owner reporting and full oversight

Management fee: 25% of gross revenue

Scenario A: Long-term rental

- **Rent:** THB 125,000 / month
- **Occupancy:** 100%
- **Annual gross revenue:** THB 1,500,000 $\approx$ EUR 39,700
- **Net income (75%):** THB 1,125,000 $\approx$ EUR 29,800 ($\approx$ 7% p.a.)

Scenario B: Short-term rental (base case)

- **Average daily rate:** THB 11,500 / night
- **Occupancy:** 60% ($\approx$ 219 nights per year)
- **Annual gross revenue:** THB 2,518,500 $\approx$ EUR 66,700
- **Net income (75%):** THB 1,888,875 $\approx$ EUR 50,000 ($\approx$ 11.8% p.a.)

Yield is calculated on the purchase price of THB 16,000,000, net of the 25% management fee. After fixed service and water charges (THB 6,500/month, THB 78,000/year), the net short-term rental yield is $\approx$ 11.3%, within the 11–12% range. Electricity is charged on actual consumption.

7. Capital Value Forecast (2026–2030)

The building is fully completed and officially commissioned. The current value of the property is THB 16,000,000. From 2027, assuming stable market conditions and proper positioning, the property value is projected to grow by an average of 10% per year.

Indicative value projection:

- **2026:** THB 16,000,000 $\approx$ EUR 424,000 (purchase price)
- **2027:** $\sim$ THB 17.60M $\approx$ EUR 466,000
- **2028:** $\sim$ THB 19.36M $\approx$ EUR 513,000
- **2029:** $\sim$ THB 21.30M $\approx$ EUR 564,000
- **2030:** $\sim$ THB 23.43M $\approx$ EUR 620,000

Cumulative return 2027–2030 (indicative):

- **Capital appreciation:** +THB 7,425,600 (+46%)
- **Rental income (Scenario B, 4 years):** $\approx$ THB 7,555,500
- **Total:** $\approx$ THB 14.98M $\approx$ EUR 397,000 — approximately 94% of the purchase price

Figures assume no rental rate indexation and are shown before running costs and taxes.

8. Investment Highlights

- **Tenure:** 30-year leasehold with 30 + 30-year renewal options
- **Location:** central Koh Lanta, 1 h 20 min to Krabi Airport, $\approx$ 1.5 hours by speedboat to Phuket
- **Mainland bridge:** construction contract signed in 2026, opening scheduled for 2029 — an additional driver of capital growth and liquidity
- **Capital growth:** average 10% per year from 2027 ($\approx$ +46% by 2030)
- **Yield:** 11–12% net per annum from short-term rental (after management fee)
- **Boutique format:** only 10 villas on 20,000 m² of private gated grounds
- **Exceptional personal comfort:** tranquillity, ocean views, option to add a private plunge pool
- **Full-service amenities:** restaurant, two pools, fitness centre
- **Ready now:** building completed and commissioned; ready to move in or rent out
- **Fully managed:** hands-off ownership with transparent reporting
- **Furnishing:** the penthouse is fully furnished, equipped with new appliances and ready for immediate occupancy