

EMINENCE LUXURY POOL VILLAS





About Us

Welcome to DCR Group Co. Ltd, your esteemed partner for construction, real estate, and luxury property development on Koh Samui. Founded and led by Dean Russell, boasting 25+ years of industry experience, we blend quality, innovation, and a profound Thai connection, living here for 12+ years.

Our Three Sectors:

1. High-End Aluminium Door and Window Systems:

We excel in aluminium door and window systems that enhance both aesthetics and durability, tailored to Koh Samui's unique climate.

2. Real Estate:

Our comprehensive real estate services offer market expertise and smooth transactions, whether buying or selling.

3. Luxury Property Development: Eminence Luxury Pool Villas:

Eminence Luxury Pool Villas epitomizes luxury living, blending architecture, sustainability, and island beauty.

Our Values:

Built on integrity, professionalism, and customer focus, we exceed expectations with craftsmanship, innovation, and sustainability.

Get in Touch:

Explore our aluminium systems, real estate services, or Eminence Luxury Pool Villas. Join us in making your Koh Samui dreams a reality.

Thank you for choosing DCR Group Co. Ltd.

Your Vision, Our Expertise, Koh Samui's Beauty – Together, We Build Dreams.



12.9 MILLION

EMINENCE LUXURY VILLAS



9.9 MILLION

SINGLE STORY POOL VILLAS

Sea View Luxury Pool Villas



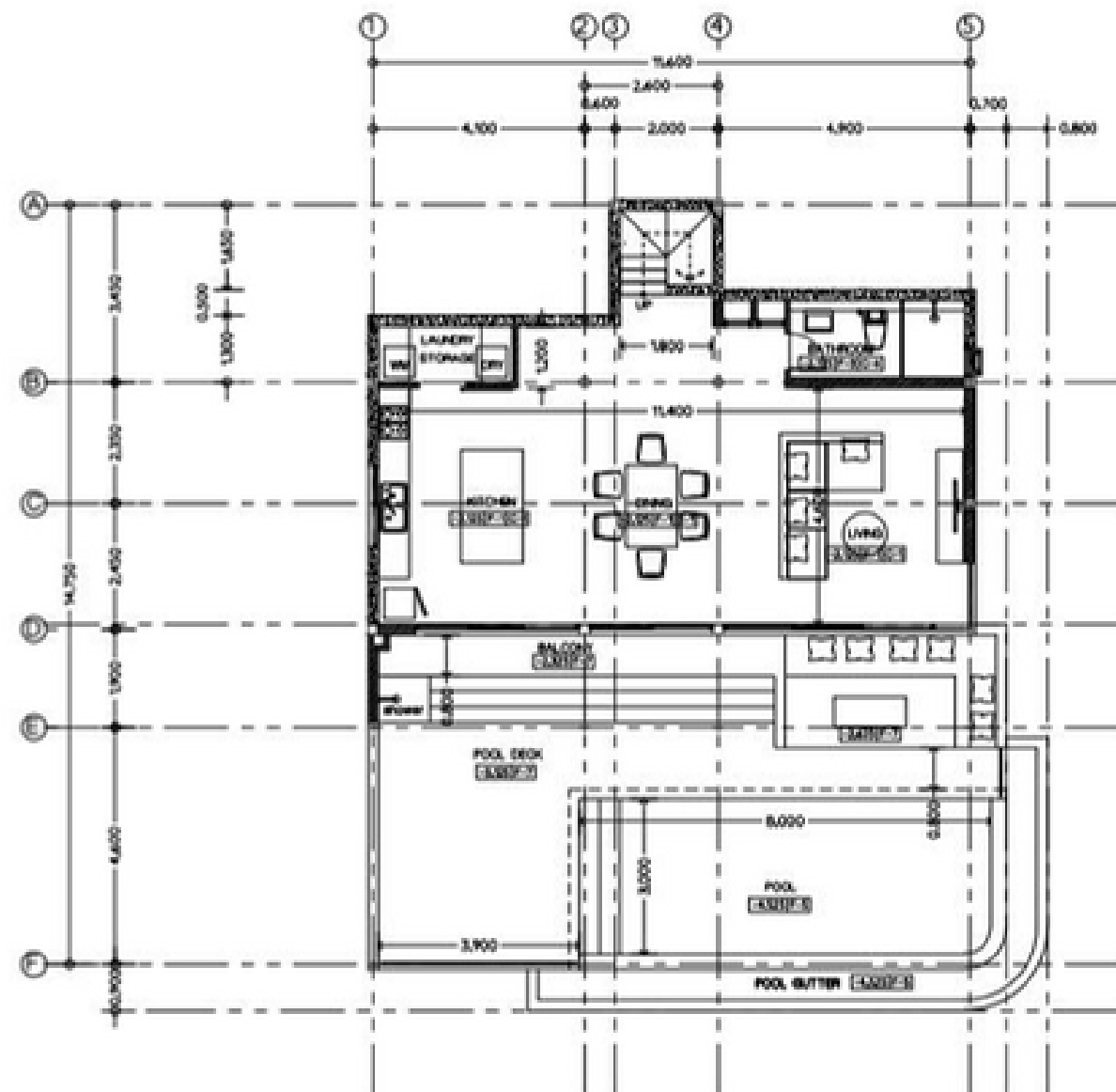
Let me help you find
Your dream home

Bathroom



Floor Plan

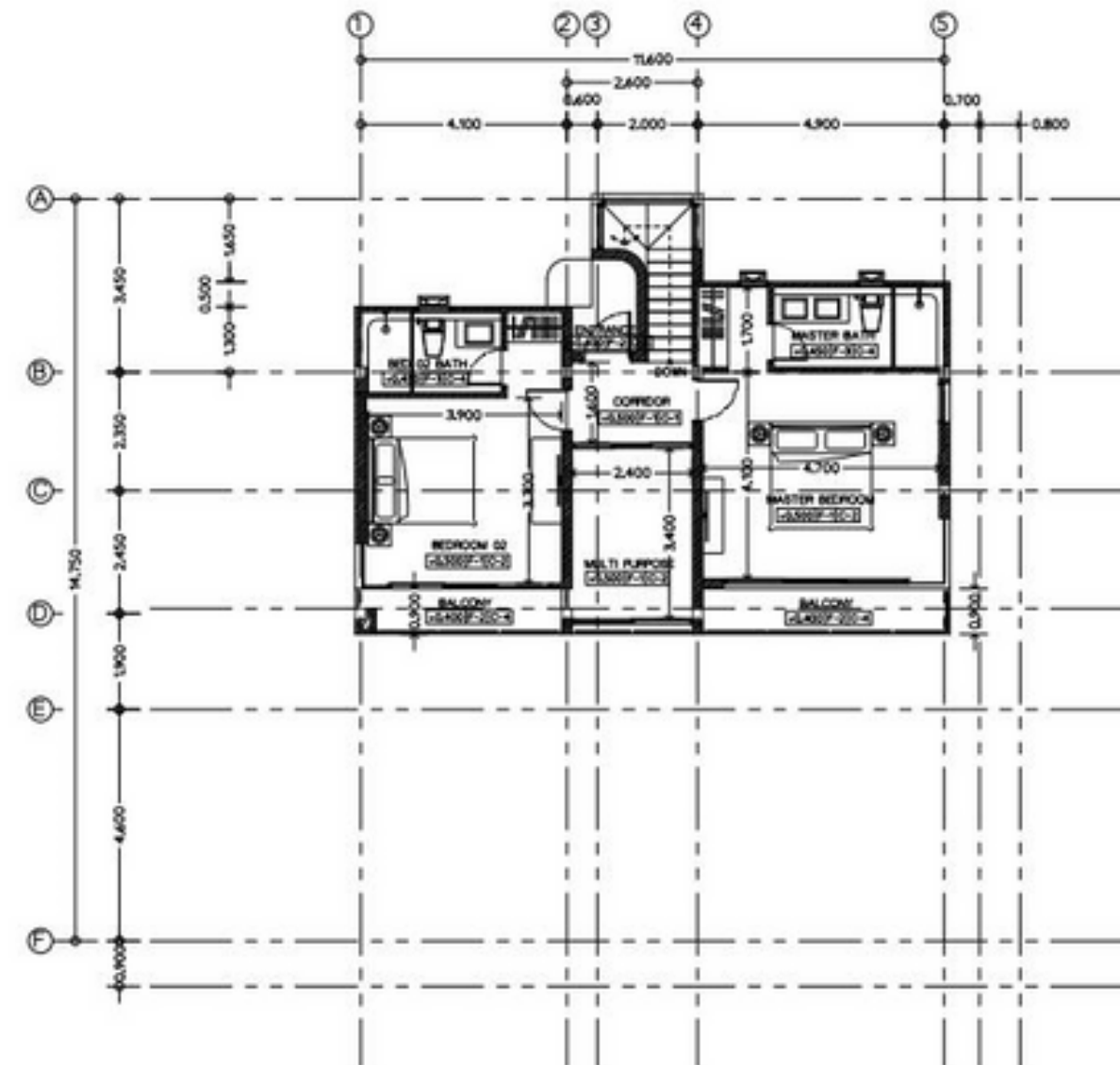
EMENENCE LUXURY POOL & VILLAS



TYPE A, 2 BEDROOMS
BASEMENT FLOOR PLAN

1. LAUNDRY AND STORAGE	4.06	SQM.
2. STAIR	5.39	SQM.
3. BATHROOM	7.03	SQM.
4. KITCHEN DINING LIVING	64.08	SQM.
5. POOL DECK	53.33	SQM.
6. POOL AND POOL GUTTER	38.32	SQM.

Type A, 2 Beds
BASEMENT FLOOR PLAN
scale 1 : 100



TYPE A, 2 BEDROOMS
GROUND FLOOR PLAN

1. ENTRANCE	1.98	SQM.
2. CORRIDOR	4.10	SQM.
3. STAIR	5.25	SQM.
4. BEDROOM 02	18.68	SQM.
5. BED 02 BATH	5.40	SQM.
6. BED 02 BALCONY	3.87	SQM.
7. MULTI PURPOSE	9.12	SQM.
8. MASTER BATH	6.48	SQM.
9. MASTER BEDROOM	24.63	SQM.
10. MASTER BED BALCONY	4.59	SQM.

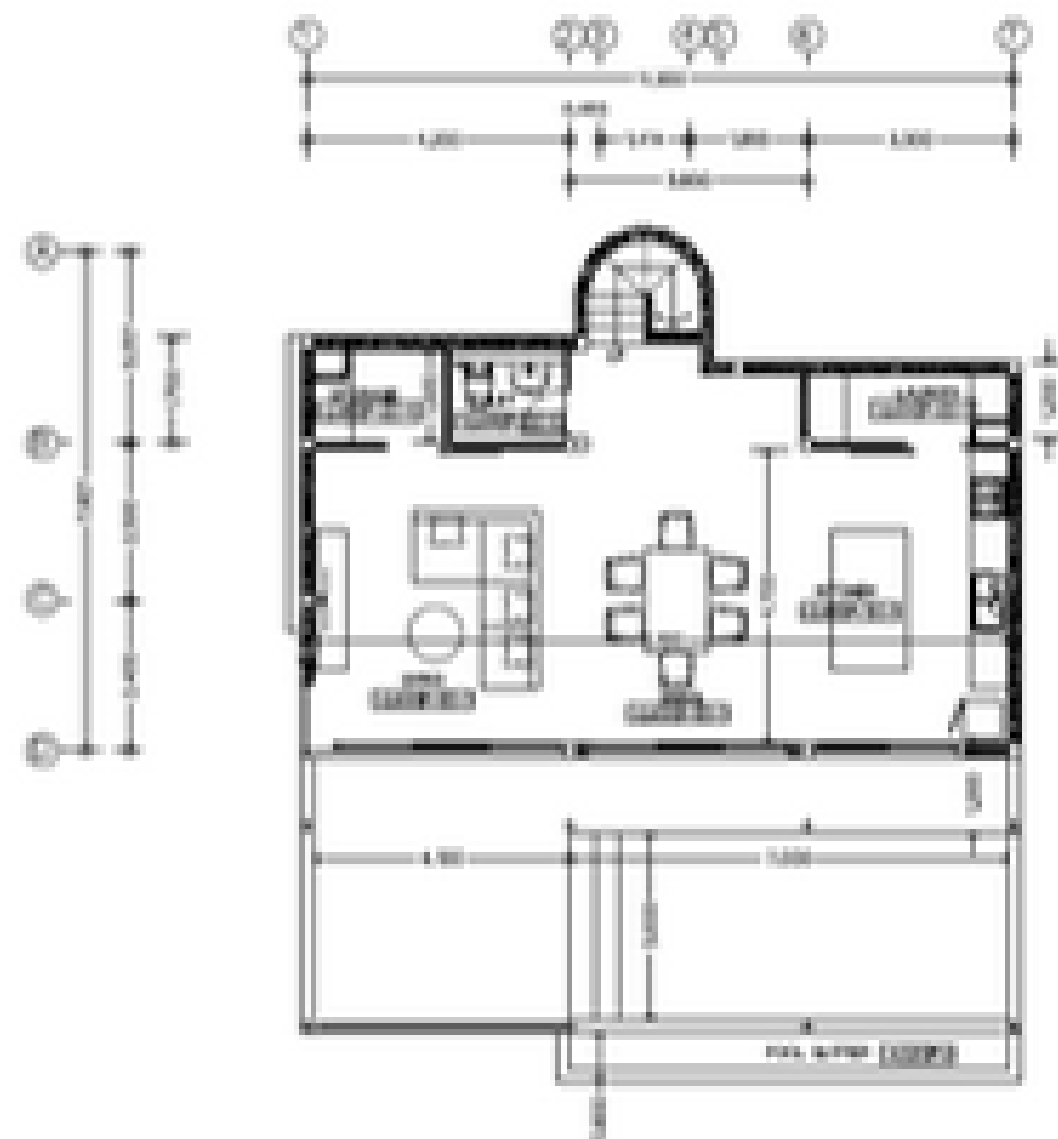
Type A, 2 Beds
GROUND FLOOR PLAN
scale 1 : 100

Option I

Floor Plan

Option 2

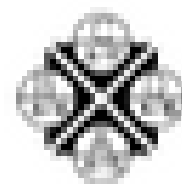
TWO STORES 25/04/2024
OPTION 2 (JACK & JILL Option)



BASEMENT FLOOR AREA = 75.43 SQM

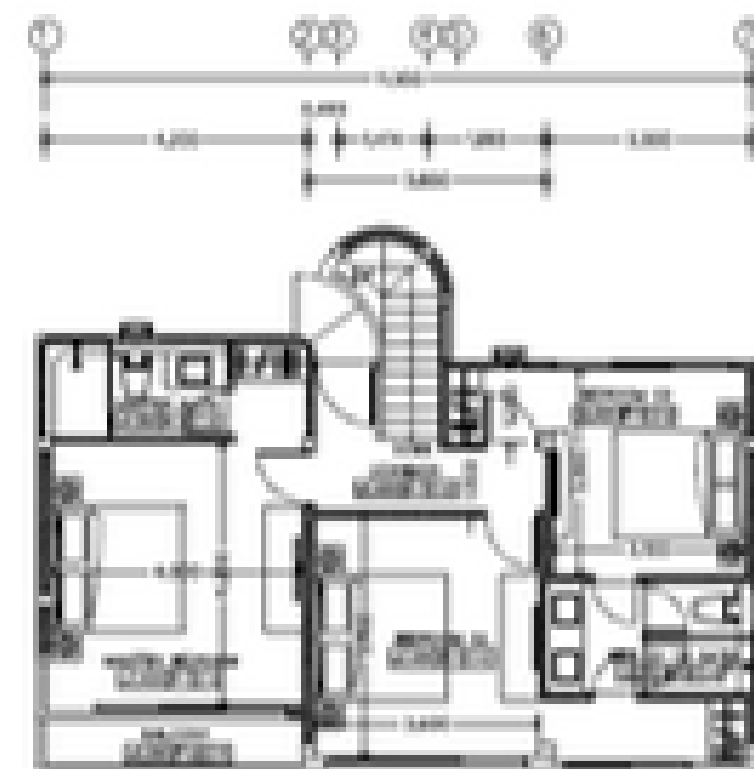
ELWATHA LINA
BASEMENT FLOOR PLAN
OPTION 2

scale 1 : 100



Therefore footprint area = 80.73 SQm

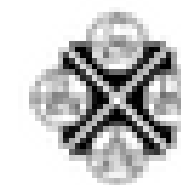
Total house area = 109.16 SQm



BASEMENT FLOOR AREA = 80.73 SQM

ELWATHA LINA
GROUND FLOOR PLAN
OPTION 2

scale 1 : 100

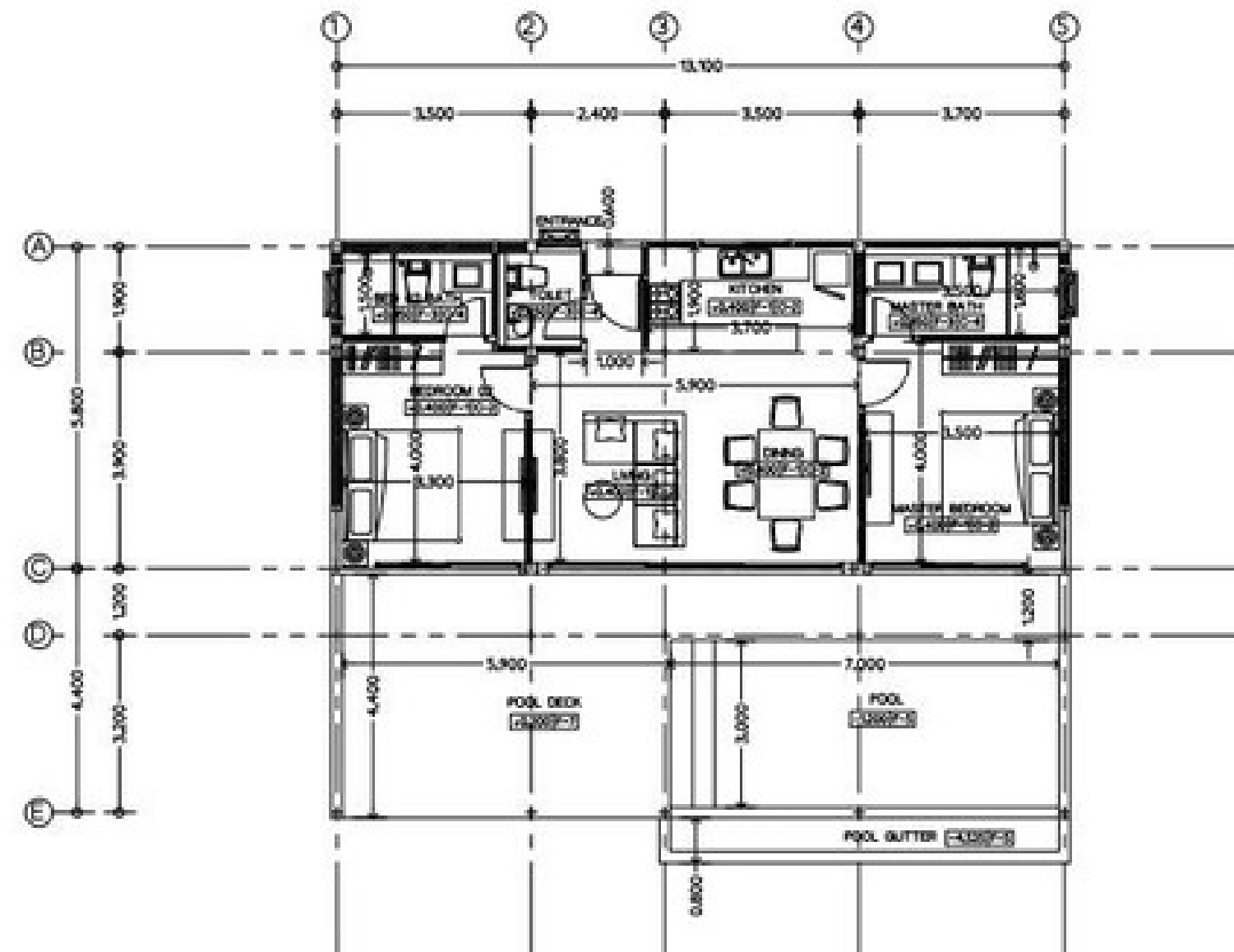


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5	25/04/2024	6	25/04/2024	7	25/04/2024	8	25/04/2024
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EMENENCE LUXURY
POOL & VILLAS

Option 3

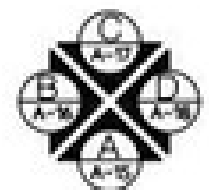
EMENENCE LUXURY POOL & VILLAS



indoor house area only living area = 79.2 Sgm.
Therefore footprint area = 79.2 Sgm.

Outdoor area as Pool deck, Pool and Gutter- 69.08 Sgm.

แปลนพื้นที่
GROUND FLOOR PLAN
scale 1 : 100



PROJECT TITLE ប្រតិបត្តិការសាងសង់ ផ្ទះ ២ ជាន់	ARCHITECT	STRUCTURE ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	OWNER	LOCATION	DATE
	ឈ្មោះ អ្នករៀបចំ ឈ្មោះ អ្នករៀបចំ	ឈ្មោះ អ្នករៀបចំ ឈ្មោះ អ្នករៀបចំ			ឈ្មោះ អ្នកប្រើប្រាស់ ឈ្មោះ អ្នកប្រើប្រាស់	ទីតាំង ទីតាំង	ថ្ងៃខែឆ្នាំ ថ្ងៃខែឆ្នាំ
REVISIONS កំណែសម្រួល			SANITARY ENGINEER	DRAWING	DRAWING TITLE		DRAWING NO.
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Villas include

1. Full air conditioning and ceiling fans in all bedrooms and living area
2. European Kitchen inc oven and hob
3. Hot water and water filtration system
4. Water Tank and pump system
5. High End Aluminium Door and window systems (by DCR Aluminium and Gass)
6. Salt water infinity swimming pool
7. Pool side seating area
8. multi purpose room which could be a guest bedroom/office/gym/library/Zen room up to you.
9. Sela with the company or private

PRICE 🇹🇭 9,900,000 (THB) 2 BED / SINGLE STORY

PRICE 🇹🇭 12,900,000 (THB) 2 BED / 2 STORY

PRICE 🇹🇭 13,500,000 (THB) 3 BED / 2 STORY

-SALE OFF PLAN BUILD TIME 8-10 MONTHS

FEATURES

- 2 BEDROOMS 3 BATHROOM
- GOVERNMENT ELECTRIC
- DEEP WELL WATER
- PRIVATE PARKING
- EUROPEAN KITCHEN OPEN PLAN
- INFINITY POOL
- AIRCONDITION IN EVERY BEDROOMS AND LIVING ROOM
- TERRACE
- BBQ AREA
- 1 MULTIPURPOSE ROOM CAN BE / GYM, OFFICE, BEDROOMS
- / 2 STOR
- RAIN SHOWER / 2 STORY
- SALE AREA / 2 STORY
- BATH TUB / 2 STORY
- UTILITIES ROOM / 2 STORY
- CEILING FAN
- WATER TANK
- WATER PUMP
- NO COMMON FEE

✓ Build area: 136-256 sqm

✓ Land size: 515-520 sqm

✓ Chanote title

✓ Sale with the company

📍 Location - Maenam soi 4,
koh samui, Thailand

1 minutes to tanrua waterfall

9 minutes to the main road

10 minutes to the beach

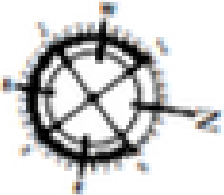
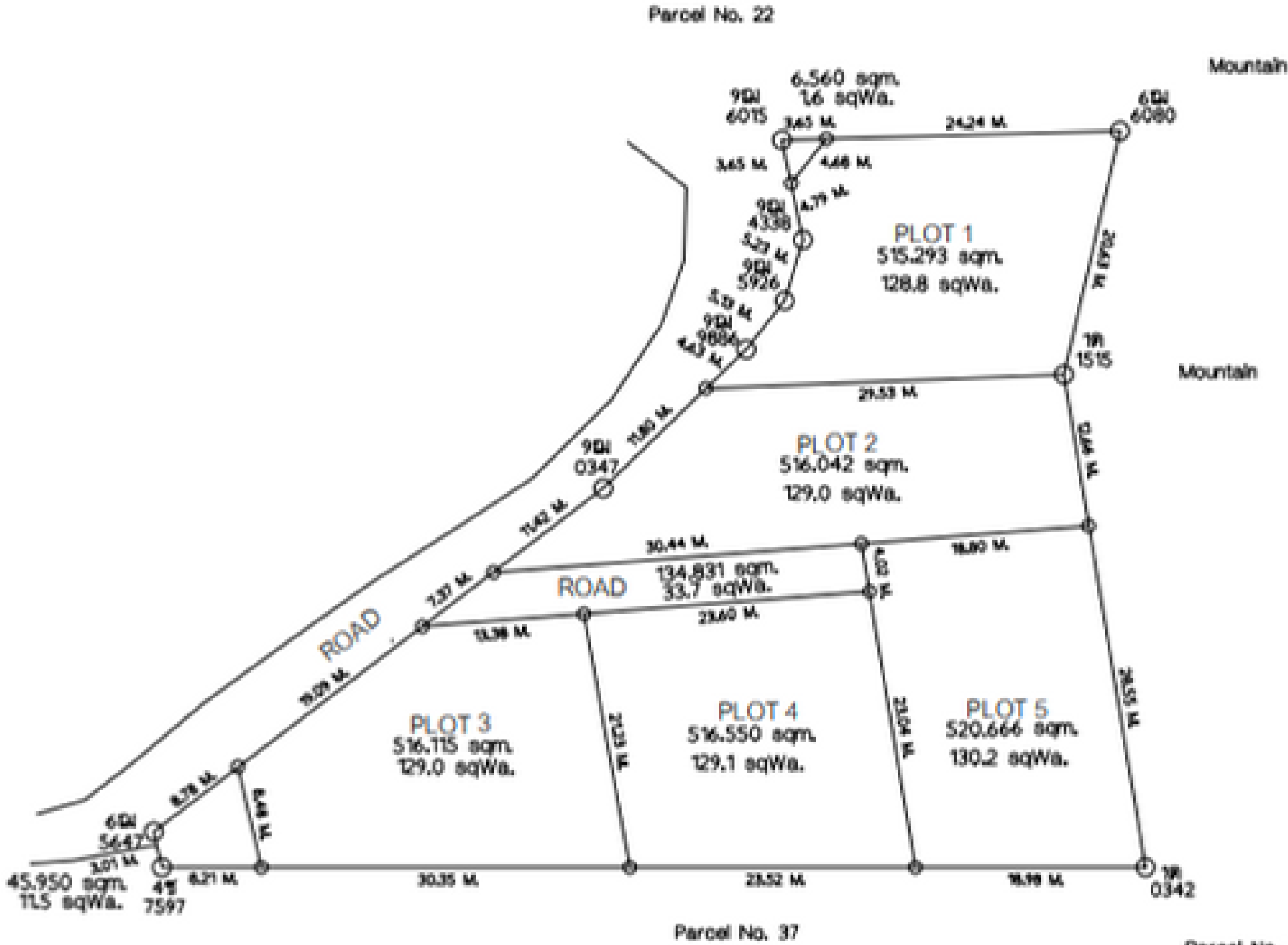
11 minutes to small Tesco

12 minutes to suntiburi golf 🏌️

12 minutes to fresh morning markets

25 minutes to the Airpo

All
Plots
Are
Seaview



Option 2.
ผังบริเวณ
MASTER PLAN
scale 1 : 400

PROJECT TITLE โครงการบ้านตากอากาศ	ARCHITECT นาย วิชาญ วัฒนศิริกุล	STRUCTURE ENGINEER นาย วิชาญ วัฒนศิริกุล	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	OWNER	LOCATION ตำบลบางช้าง อำเภออัมพวา จังหวัดสมุทรสงคราม	DATE 11/07/2022
							REVISION DATE
APPROVED BY นาย วิชาญ วัฒนศิริกุล	นาย วิชาญ วัฒนศิริกุล	นาย วิชาญ วัฒนศิริกุล	SANITARY ENGINEER	DRAWING	DRAWING TITLE โครงการบ้านตากอากาศ	SCALE 1 : 400	DRAWING NO. A-01
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Google map

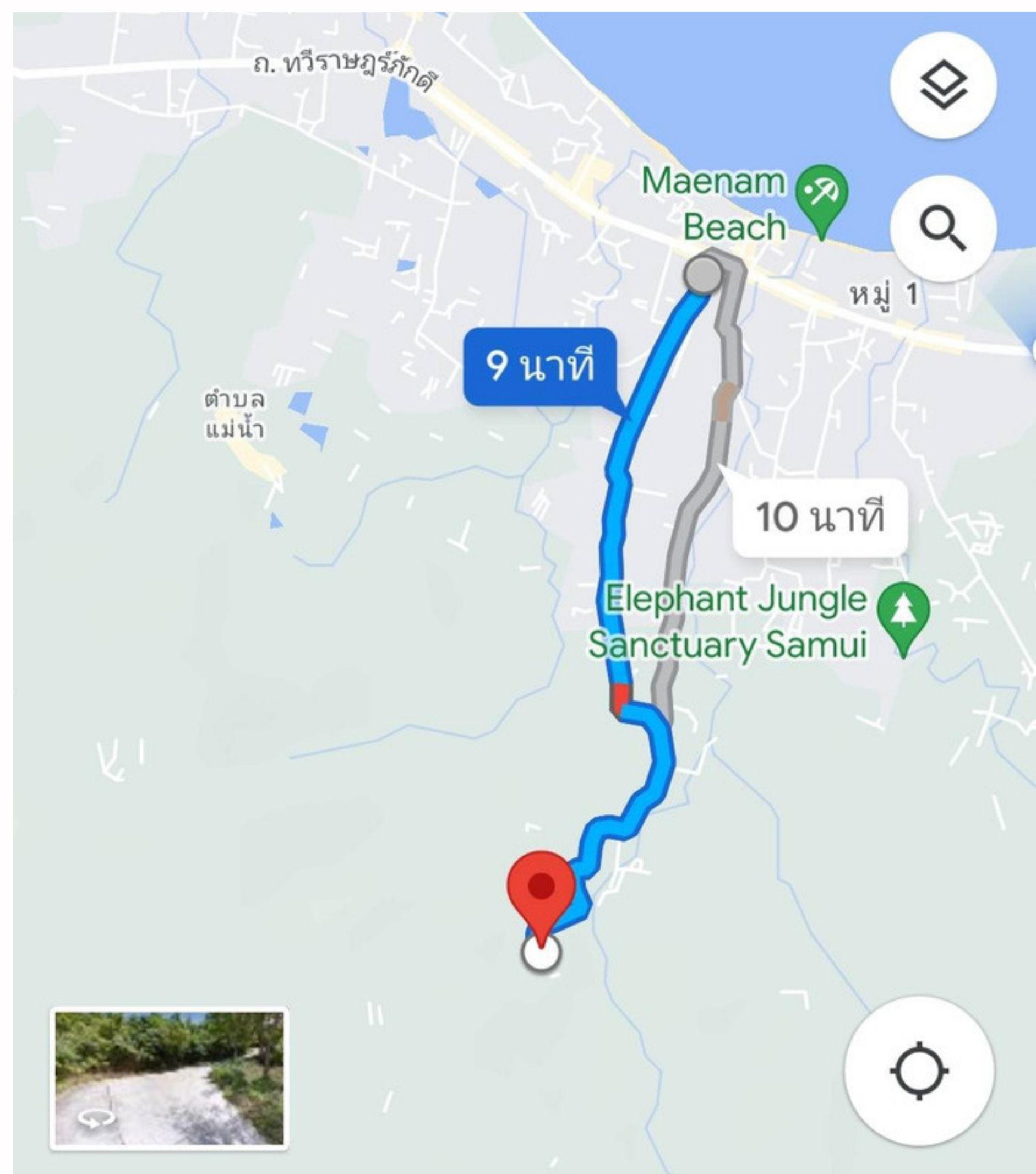
MAE NAM SOI 4

Entrance road

<https://goo.gl/maps/3bpVidk2GfVVDYmv5>

Land

<https://goo.gl/maps/Y4VwFghKtvWih7La7>



Payment Terms

Thank you for your interest in Eminence luxury pool villas

- RESERVATION FEE 200,000 THB (60 day DD period) VILLA PRICE 9.9 MILLION
- LAND CONTRACT- 3,500,000 THB. After this is paid we will transfer the land to the buyer.
PRICE INCLUDES THAI LIMITED COMPANY.

CONSTRUCTION CONTRACT 6,200,000 THB:

- 30%- Concrete structure to roof level.
- 30%- Block work, full MEP (1st fix) rendering.
- 30%- Aluminum Doors & Windows, Tiling, skim coat walls.
- 5%- Finishing work/painting.
- 5%- Handover.

Full details of payment terms are within the contract.

Please Contact About Your Dream Home



EMINENCE LUXURY POOL VILLA

PHONE NUMBER + WHATSAPP

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ADDRESS

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EMAIL ADDRESS

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