





Koh Phangan is often suggested as a place to visit during a stay in Thailand, which makes it the ideal tropical island escape.

Haad Yao

Haad Salad

🖓 Sri Thanu

KOH PHANGAN

Thong Sala

Mae Haad

🛛 Baan Tai

Haad Rin

The west coast location of Hin Kong offers stunning sunset views over the Gulf of Thailand.

> Enjoy watching the sun dip below the horizon from beachfront bars and restaurants, just few minutes away from the Villas—alongside the beach, mangroves, and a charming fishing port.

PRIME LOCATION

PRIME LOCATION



- Sunset West Coast Location
- Lush Tropical Surroundings
- Peaceful, Yet Close to All Amenities

WOK TUM - KOH PHANGAN

- 2 min drive from a fishing port marina
- 2 min drive from the beach and mangrove
- 2 min drive from restaurant, beach bars and shops
- 5 min from the Hospital
- 10 min from the Thong Sala Pier

(connections to Koh Samui, Koh Tao and the main land).





Just a **1-minute** drive to **Hin Kong** – a laid-back, authentic destination where you can immerse yourself in local culture. Explore traditional Thai temples, meet friendly locals, and experience the unique lifestyle of Koh Phangan.

Wok Tum is known for its **peaceful and serene** setting, and our villas are nestled amongst the coconut roads, in a quiet spot, set back from the main road to ensure a peaceful stay while providing easy access to nearby amenities.



ERA Tropical Residence features 21 villas available in 1,2 and 3 bedroom and a Reception.

OUR PROJECT

ERA TROPICAL



At ERA Tropical, every aspect of the residence has been thoughtfully designed to blend harmoniously with the lush, tropical environment. Beyond the beauty of the villas, we place great importance on the quality of engineering and infrastructure behind the scenes.

Each villa is carefully adapted to the tropical climate and built with an eco-responsible approach, combining comfort, durability, and sustainability.



Thanks to smart design features, the villa naturally protects itself from heat and direct sunlight, ensuring cooler interiors and greater energy efficiency.

Water for the residence will be sourced from a deep well equipped with filtration systems, ensuring clean water is distributed to all villas.

Every home will also feature a rainwater collection system, with gutters connected to private tanks preserving one of the island's most precious resources in a sustainable way.



All villas have tropical garden



Palm Roof



Sala bed

T R O P I C A L D E S I G N



Eco-Friendly by ERA Design

Our villas are built with sustainability at the core—from ecoresponsible materials to energyefficient systems. Every detail is designed to reduce environmental impact without compromising on comfort or style

Solar-Powered Autonomy

Thanks to integrated solar panels, each villa enjoys energy independence, reducing electricity costs and ensuring a cleaner, greener way of living. A smart investment for both the planet and your wallet.

- Fully Solar-powered villa.
- Solar water heating system.
- Solar-powered outdoor illumination.



Sustainable Materials

We use durable, eco-conscious materials chosen for their performance and minimal environmental footprint. Beauty, strength, and sustainability—all in one.



Tropical Harmony

We've preserved as much natural vegetation as possible, allowing each villa to blend seamlessly into the tropical landscape. Wake up surrounded by lush greenery and feel truly connected to nature.

7-Meter High Ceilings

Our villas feature impressive 7-meter high ceilings that instantly create a sense of openness and freedom.

Smart Roof Design

The extended roof structure provides natural shade, significantly reducing heat inside the villa and helping maintain a cool, comfortable interior—all while lowering energy usage. Beyond their visual impact, they're designed to enhance natural airflow—allowing hot air to rise and escape through smart ventilation features. This keeps the interior cool, fresh, and comfortable, even on the hottest tropical days, while letting in plenty of natural light.



Lagoon-Style Swimming Pool

Our lagoon-style pool brings the feel of a natural oasis right to your doorstep. With its soft curves and tropical integration, it offers a relaxing, organic vibe—ideal for cooling off, lounging in the sun, or simply enjoying the calm, natural setting that surrounds you. Terrazzo

Seamless terrazzo floors inside and out for a unified, elegant look.

Combines durability, environmental friendliness, humidity resistance, easy maintenance, and comfortable and aesthetic appearance.

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THE RECEPTION AREA

More than just a reception—our shared space is designed to elevate your lifestyle.



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WORKSPACE

Enjoy access to a fully equipped Gym, a Game room for fun and relaxation, a cozy Bar to unwind, and a dedicated workspace for when inspiration strikes.

Whether you're here to recharge or stay productive, this space brings comfort, connection, and convenience all in one place.

OUTSIDE AREA

Step onto your private terrace where sun and shade meet. Enjoy a lagoon-style pool with a beach-like feel, and relax on the sala bed in tropical calm.











OUTSIDE A REA



L I V I N G A R E A

BEDROOMS AREA

All three bedrooms offer a warm, minimalist design with natural materials and calming tones. Each room includes a king-size bed, soft lighting, build in wardrobe and a private en-suite bathroom, combining comfort with simplicity.



ERA TROPIC A







BEDROOMS AREA





Embrace ultimate space and luxury in this elegant 3bedroom villa, designed for both relaxation and entertaining, featuring:



ERA TROPICAL

3 BEDROOM VILLA

Luxury, privacy, and tropical elegance combined in one perfect space.

ER It's Yours to Own ! ROPICA **1 BED VILLA 2 BED VILLA 3 BED VILLA** from from from 7.39M THB **4.99M THB 6.29M THB** Furniture package available Furniture package available Furniture package available at 580,000 THB at 395,000 THB at 485,000 THB Turnkey package available Turnkey package available Turnkey package available at 705,000 THB at 450,000 THB at 575,000 THB



RESIDENCE FEES

To ensure the quality, cleanliness, and smooth operation of the residence, there is **a mandatory Residence fee**. This fee covers the maintenance of the common areas, including landscaping, cleaning, and waste disposal, ensuring a clean and welcoming environment for all residents. It also includes the upkeep of shared infrastructure such as CCTV security systems and the deep well that supplies water to the villas. In addition, basic maintenance is regularly carried out, including routine checks, small repairs, and necessary replacements.

Residents also enjoy full access to on-site amenities such as the gym, game room, and co-working space, all included in the fee offering a convenient, secure, and enjoyable living environment.





Rental management

For property owners looking to generate income, we offer a complete **Rental Management Service** charged at **17%** of the rental income. This service includes everything needed to operate a smooth and successful rental business: from professional marketing and advertising of the villa, to handling booking requests and rental agreements. We also manage check-ins and check-outs, provide detailed inventory and condition reports, and maintain ongoing communication with tenants to ensure their satisfaction.

Our approach is designed to offer complete peace of mind to owners, knowing their investment is well-managed, profitable, and cared for at every stage.

Estimated Investment Forecast

RESIDENCE	This forecast is based on a conservative estimate, ensuring a realistic and transparent outlook.									
	1	1 bedroom			2 bedroom			3 bedroom		
Seasons	LOW	HIGH	PEAK	LOW	HIGH	PEAK	LOW	HIGH	PEAK	
Occupancy %	50%	80%	90%	50%	80%	90%	50%	80%	90%	
Daily rental rate	3 800	4 800	5 800	4 800	6 800	8 800	5 800	7 800	9 800	
Yearly rental income forecast		1 120 000			1 540 000			1 780 500		
Land lease (yearly)		64 000			76 000			85 000		
Residence fees (yearly)		75 000			90 000			105 000		
Charges (yearly) (pool maintenance, garden, elec., water, insurance, pest control, general maintenance		88 000			119 400			156 800		
Rental Management fee (17%)		190 400			261 800			302 685		
Yearly income forecast		702 600			992 800			1 131 015		
AVERAGE RETURN ON INVESTMENT (%ROI)		12			15			15		

Figures are based on the current situation in Thailand and may evolve depending on internationnal circumstances and government decisions

(Rates are in Thai Baht)



PROPERTY OWNERSHIP

Owning property in Thailand can be a secure and profitable investment for foreigners, especially when choosing the right legal structure. At ERA Tropical, we ensure complete transparency and legal compliance for our buyers.

In Thailand, foreigners have two main options for owning land and building on it. The first is through Freehold ownership, which is restricted to Thai citizens. Foreigners can only hold Freehold land through a Thai company, which requires having Thai partners, strong legal representation, and ongoing tax compliance.

The second option is Leasehold ownership, where the Thai government grants foreigners full rights to the leased land for a period of 30 years. This is the ownership model we have chosen at ERA Tropical. It offers multiple advantages, with the most important being SECURITY—your personal name is officially registered on the land title for the entire 30year period.

PAYMENT TERMS

- 10 % Booking (contract signature)
- 30 % Registration of the land and construction beginning
- 20 % Start of the block construction
- 20 % Start of roof construction
- 17 % Work of Interiors / Finitions
- 3 % Handover of the villa.

The payment schedule is spread to the construction phases. Construction duration : between 15 and 18 months.

CONTACT US



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