

CRYSTAL BAY VIEW

Hillside residences

Na Mueang, Koh Samui

CONCEPT DESIGN SET

Revision A · 06.11.2026

Prepared for Premium Investment Samui

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Concept / sales drawings, not for construction. Geometry and levels from the 3D site model; not a topographic survey. Structure to be designed and certified by a licensed Thai engineer.





N

SCALE 1:500

0 5 10 15 20 m

- Plot boundary
- Residence, roof parapet
- Green roof
- Terrace
- Pool
- Communal timber deck
- Estate road (asphalt)
- Paving
- Landscaped garden
- Stone base
- Palm / feature planting
- Contour, 5 m
- Contour, 1 m

BLOCK SCHEDULE

BLOCK	UNITS	FOOTPRINT m²	FFL
U1	2	83.4	+44.20
U2	2	83.4	+44.20
U3	2	83.4	+44.20
U4	2	83.4	+38.51
U5	2	83.4	+38.51
U6	2	83.4	+38.51
U7	2	83.4	+38.51
W1	4	165.2	+32.91
W2	4	165.2	+25.51
1	2	83.4	+24.54
2	2	83.4	+8.72
3	2	83.4	+12.70
4	2	83.4	+18.48
5	2	83.4	+18.48
Total	**32**	**1331.6**	

Unit = 10.30 × 8.10 m = 83.4 m² incl. terrace and pool, one unit per floor (architect DD v1.10 + developer site). FFL = main floor level, m above model site datum.

CRYSTAL BAY VIEW
Hillside residences · Na Mueang, Koh Samui
Owner Premium Investment Samui

Masterplan · general layout

Drawn site plan and photoreal top view at the same scale and framing

STAGE
Concept design

SCALE (A3)
1:500

DATE
06.11.2026

REVISION
A

SHEET
CBV-01
Not for construction

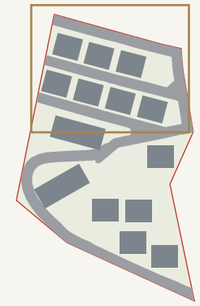


N

SCALE 1:200

0 2 4 6 8 10 m

KEY PLAN



BLOCKS ON THIS SHEET

BLOCK	TYPE	UNITS	W × D (m)	FOOTPRINT m²	FFL
U1	1 per floor	2	10.3 × 8.1	83.4	+44.20
U2	1 per floor	2	10.3 × 8.1	83.4	+44.20
U3	1 per floor	2	10.3 × 8.1	83.4	+44.20
U4	1 per floor	2	10.3 × 8.1	83.4	+38.51
U5	1 per floor	2	10.3 × 8.1	83.4	+38.51
U6	1 per floor	2	10.3 × 8.1	83.4	+38.51
U7	1 per floor	2	10.3 × 8.1	83.4	+38.51
Total		**14**		**584.0**	

- Plot boundary
- Residence, roof parapet
- Green roof
- Terrace
- Pool
- Communal timber deck
- Estate road (asphalt)
- Paving
- Landscaped garden
- Stone base

Dimensions in metres, to outer face of upper slab. FFL = finished floor level (ground floor), m above model site datum.

CRYSTAL BAY VIEW
Hillside residences · Na Mueang, Koh Samui
Owner Premium Investment Samui

Building layout 1/3 · upper rows

Blocks U1–U7: two terraced rows facing the sea

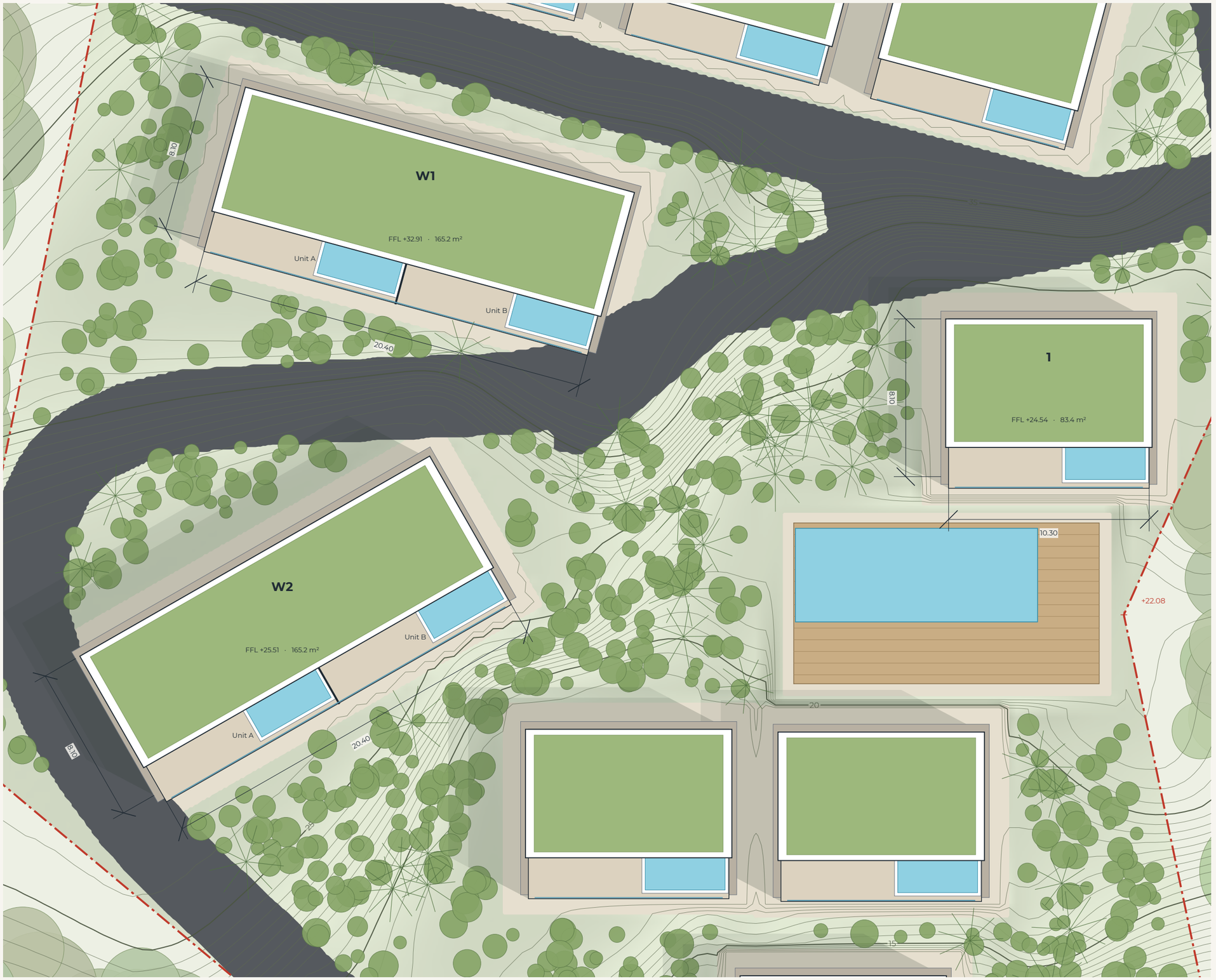
STAGE
Concept design

SCALE (A3)
1:200

DATE
06.11.2026

REVISION
A

SHEET
CBV-02
Not for construction

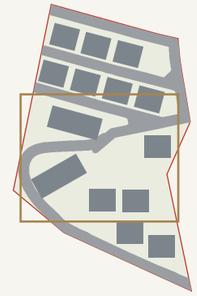


N

SCALE 1:200

0 2 4 6 8 10 m

KEY PLAN



BLOCKS ON THIS SHEET

BLOCK	TYPE	UNITS	W × D (m)	FOOTPRINT m²	FFL
W1	2 × 2 units	4	20.4 × 8.1	165.2	+32.91
W2	2 × 2 units	4	20.4 × 8.1	165.2	+25.51
1	1 per floor	2	10.3 × 8.1	83.4	+24.54
Total		**10**		**413.9**	

- Plot boundary
- Residence, roof parapet
- Green roof
- Terrace
- Pool
- Communal timber deck
- Estate road (asphalt)
- Paving
- Landscaped garden
- Stone base

Dimensions in metres, to outer face of upper slab. FFL = finished floor level (ground floor), m above model site datum.

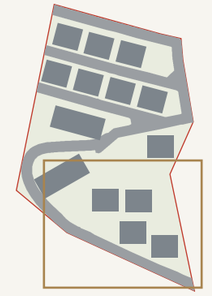


N

SCALE 1:200

0 2 4 6 8 10 m

KEY PLAN



BLOCKS ON THIS SHEET

BLOCK	TYPE	UNITS	W × D (m)	FOOTPRINT m²	FFL
2	1 per floor	2	10.3 × 8.1	83.4	+8.72
3	1 per floor	2	10.3 × 8.1	83.4	+12.70
4	1 per floor	2	10.3 × 8.1	83.4	+18.48
5	1 per floor	2	10.3 × 8.1	83.4	+18.48
Total		**8**		**333.7**	

- Plot boundary
- Residence, roof parapet
- Green roof
- Terrace
- Pool
- Communal timber deck
- Estate road (asphalt)
- Paving
- Landscaped garden
- Stone base

Dimensions in metres, to outer face of upper slab. FFL = finished floor level (ground floor), m above model site datum.

CRYSTAL BAY VIEW
Hillside residences · Na Mueang, Koh Samui
Owner Premium Investment Samui

Building layout 3/3 · lower residences

Residences 2–5 at the foot of the estate road

STAGE: Concept design
SCALE (A3): 1:200
DATE: 06.11.2026
REVISION: A
SHEET: CBV-04
Not for construction



Sea view over the estate

Renders from the 3D model at the verified unit module. Landscape, surroundings and sea distance are illustrative.

CRYSTAL BAY VIEW

Hillside residences · Na Mueang, Koh Samui

Owner Premium Investment Samui

Concept renders · sea view

Looking out from the upper rows over the estate to the bay

STAGE
Concept design

SCALE (A3)
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DATE
06.11.2026

REVISION
A

SHEET
CBV-05

Not for construction



Arrival along the estate road



Front aerial from downhill



Side aerial, west



Side aerial, east

Renders from the 3D model at the verified unit module. Landscape, surroundings and sea distance are illustrative.

CRYSTAL BAY VIEW

Hillside residences · Na Mueang, Koh Samui

Owner Premium Investment Samui

Concept renders · aerials

Arrival, front and both side aerials of the terraced rows

STAGE
Concept design

SCALE (A3)
—

DATE
06.11.2026

REVISION
A

SHEET
CBV-06

Not for construction





THE ESTATE AT A GLANCE

— 32 two-bedroom units, 83 m² each, one unit per floor

— 12 single blocks (U1–U7, 1–5) and 2 double blocks (W1, W2)

— Private pool and covered terrace for every unit

— Rows stepped so every main floor sees the sea over the roofs in front

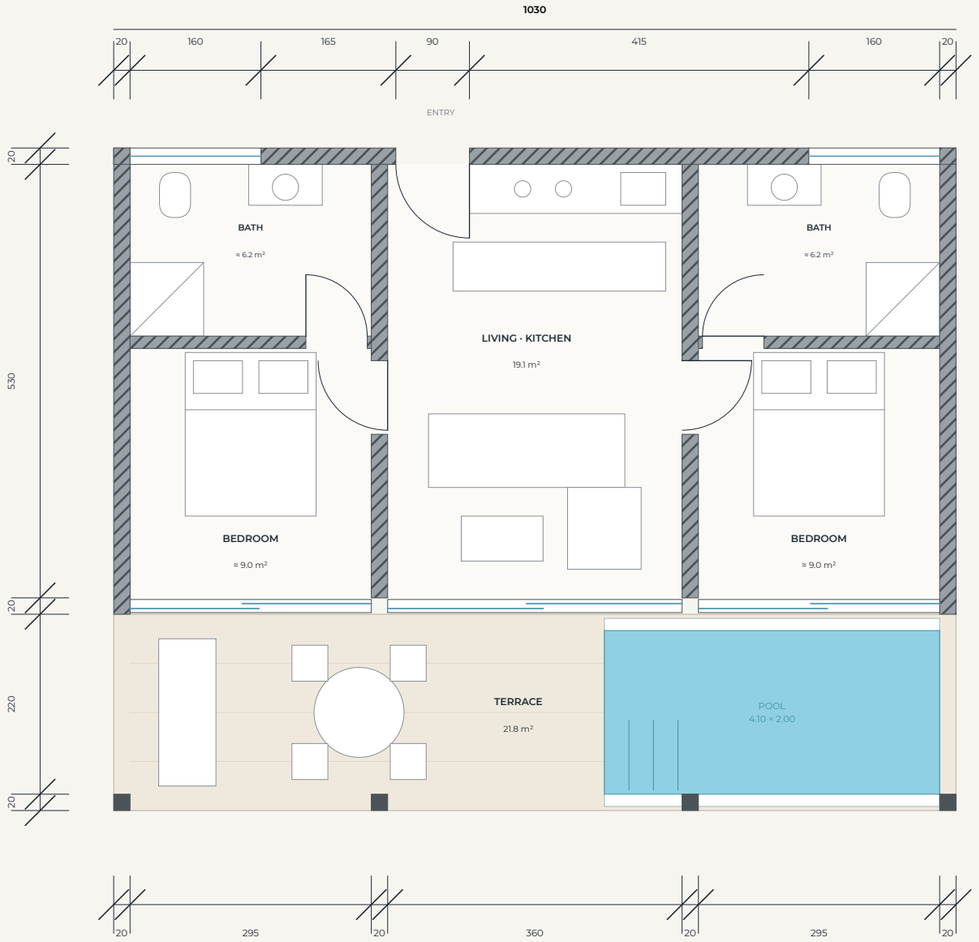
— Green roofs, white render, full-height glazing

— Communal pool on a timber deck at the heart of the site

Renders from the 3D model at the verified unit module. Landscape, surroundings and sea distance are illustrative.

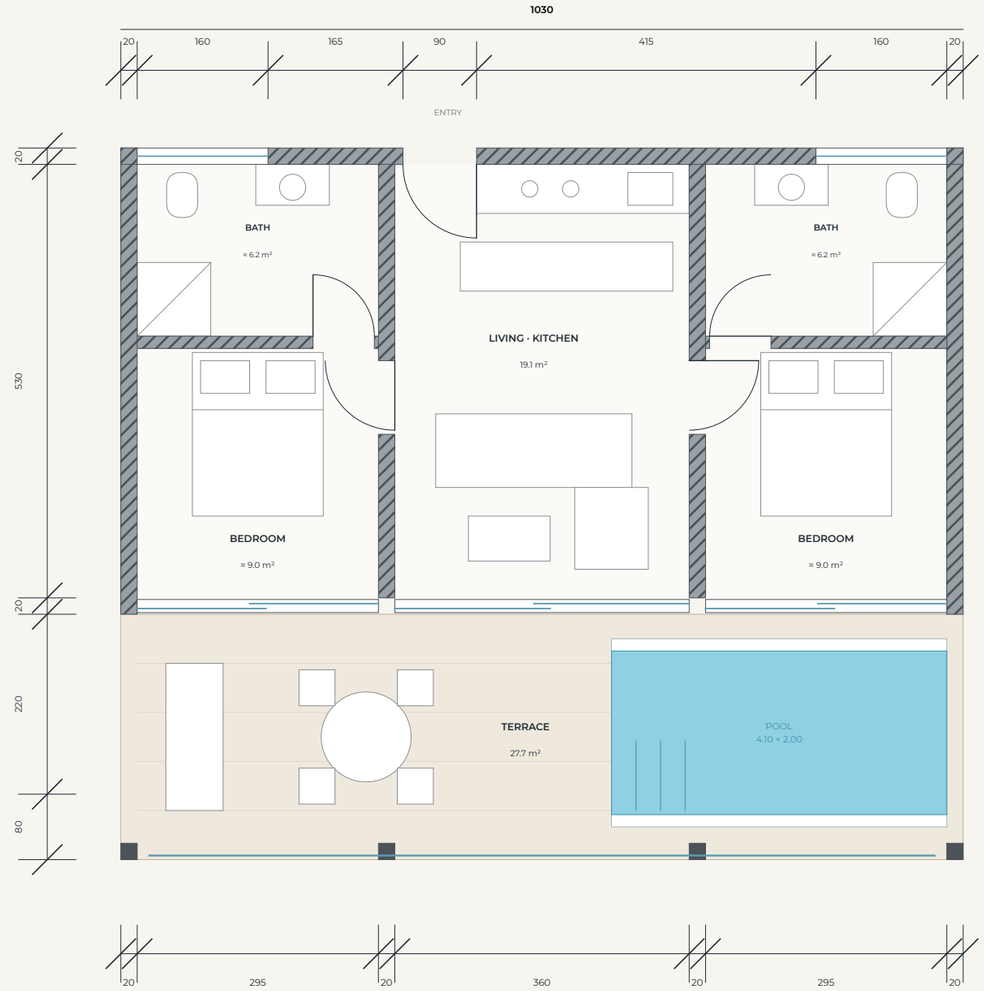
F0 Main floor

unit ·1 (ground)



F1 First floor

unit ·2 (above, terrace +0.60 m)



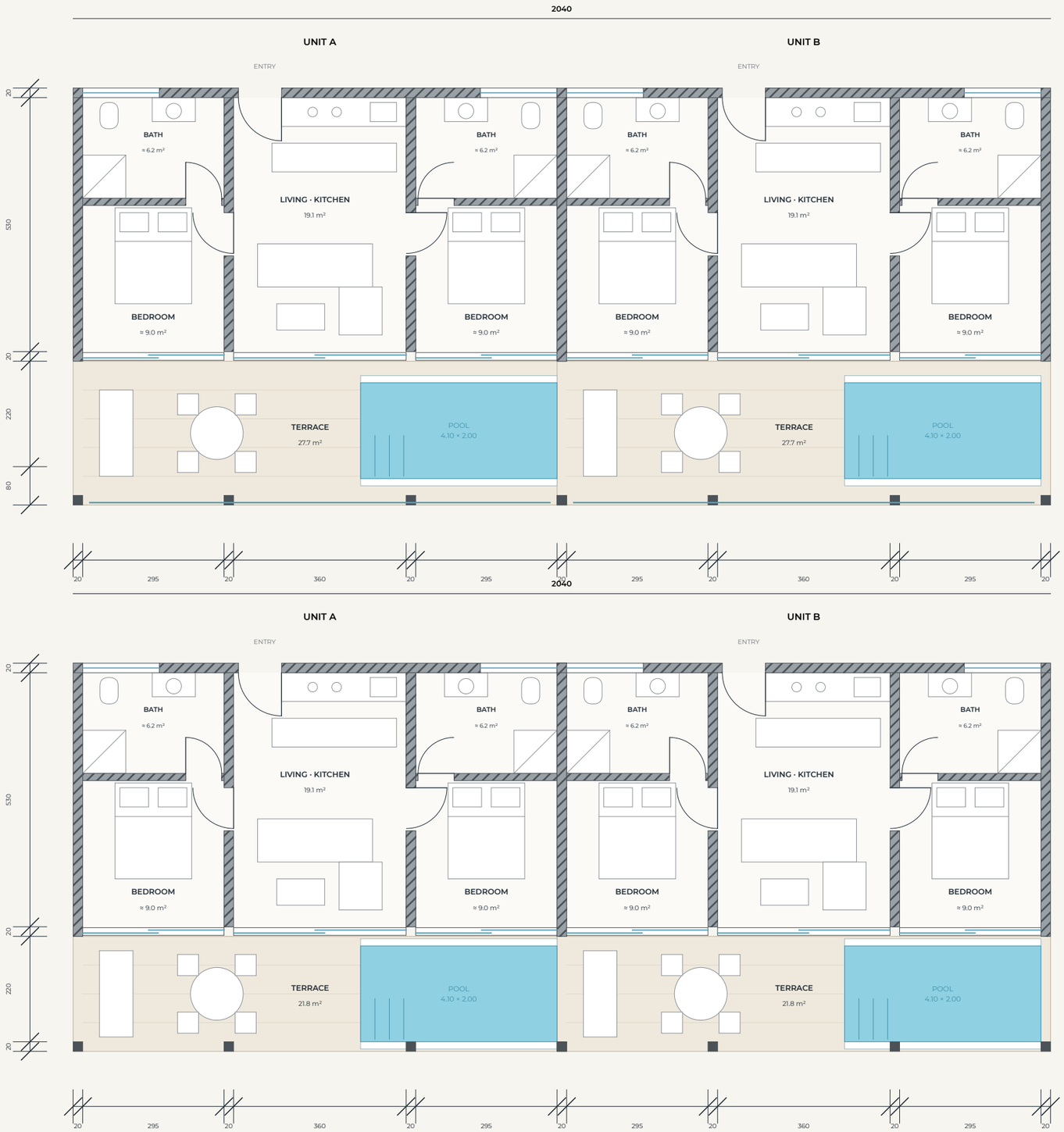
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ROOM SCHEDULE · ONE UNIT

ROOM	m	m²
Bedroom 1	2.95 × 3.05	≈ 9.0
Bedroom 2	2.95 × 3.05	≈ 9.0
Bath 1 (en-suite)	2.95 × 2.10	≈ 6.2
Bath 2 (en-suite)	2.95 × 2.10	≈ 6.2
Living · kitchen	3.60 × 5.30	19.1
Covered terrace (F0)	9.90 × 2.20	21.8
incl. private pool	4.10 × 2.00	8.2
Unit, gross (F0)	**10.30 × 8.10**	**83.4**

Module, dimension chains and room layout per architect DD-17 (v1.10) and premiuminvestmentsamui.com (83 m², 2 bedrooms, 2 bathrooms).
≈ bedroom / bath split read off DD-17. F1 terrace is 0.60 m deeper (cantilevered slab, as in the 3D model).
F1 access: external stair or bridge from the uphill path, to be fixed in the next stage.

F1



F0

N

DOUBLE BLOCK

Units per block	4
Units per floor	2 (A + B)
Block footprint	20.40 × 8.10 m
Block area per floor	165.24 m²
Unit, gross	≈ 82.6–83.4 m²
Bedrooms / baths per unit	2 / 2
Private pool per unit	4.10 × 2.00 m

20.40 × 8.10 = 165.24 m² matches the architect's double plots (DD-02). Room layout as the single unit, see CBV-08.

CRYSTAL BAY VIEW

Hillside residences · Na Mueang, Koh Samui

Owner Premium Investment Samui

Floor plans · double block

W1 and W2: two units side by side per floor, shared 0.20 m party wall (4 units per block)

STAGE
Concept design

SCALE (A3)
1:100

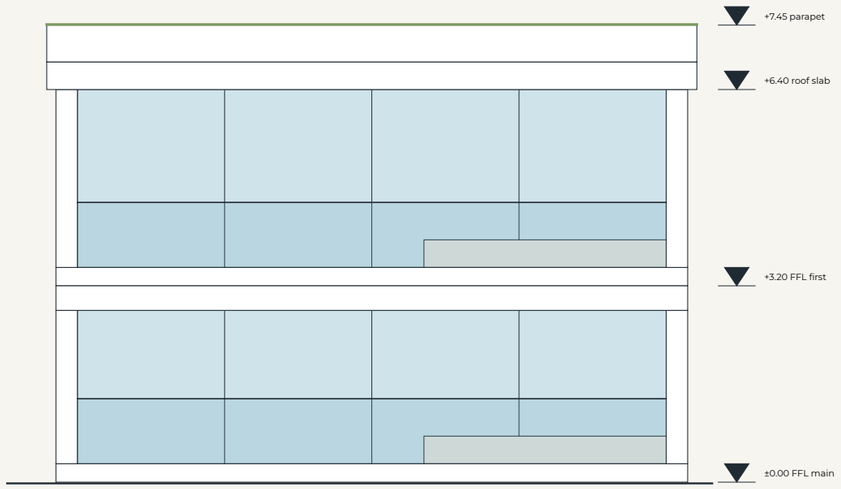
DATE
06.11.2026

REVISION
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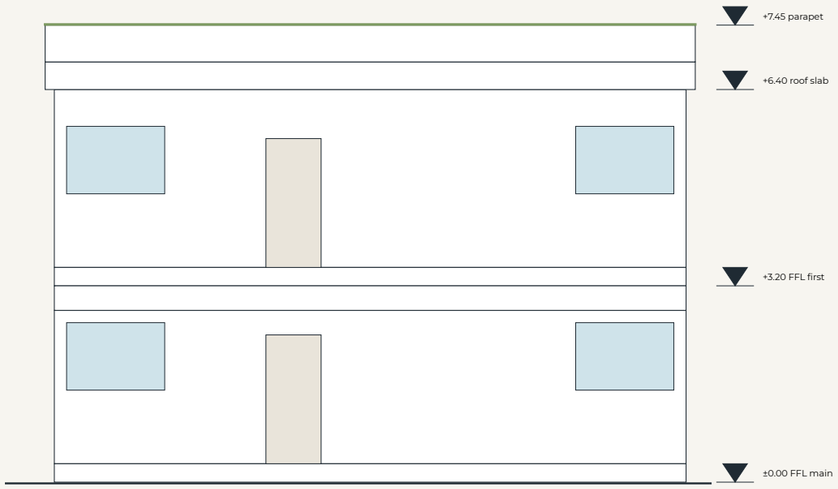
SHEET
CBV-09

Not for construction

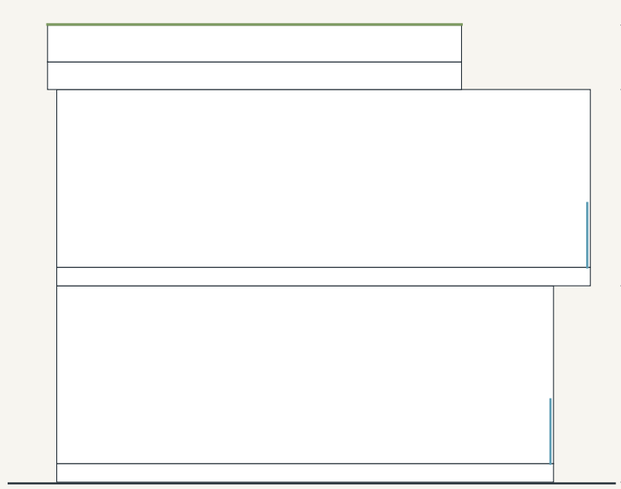
Single block · front (downhill)



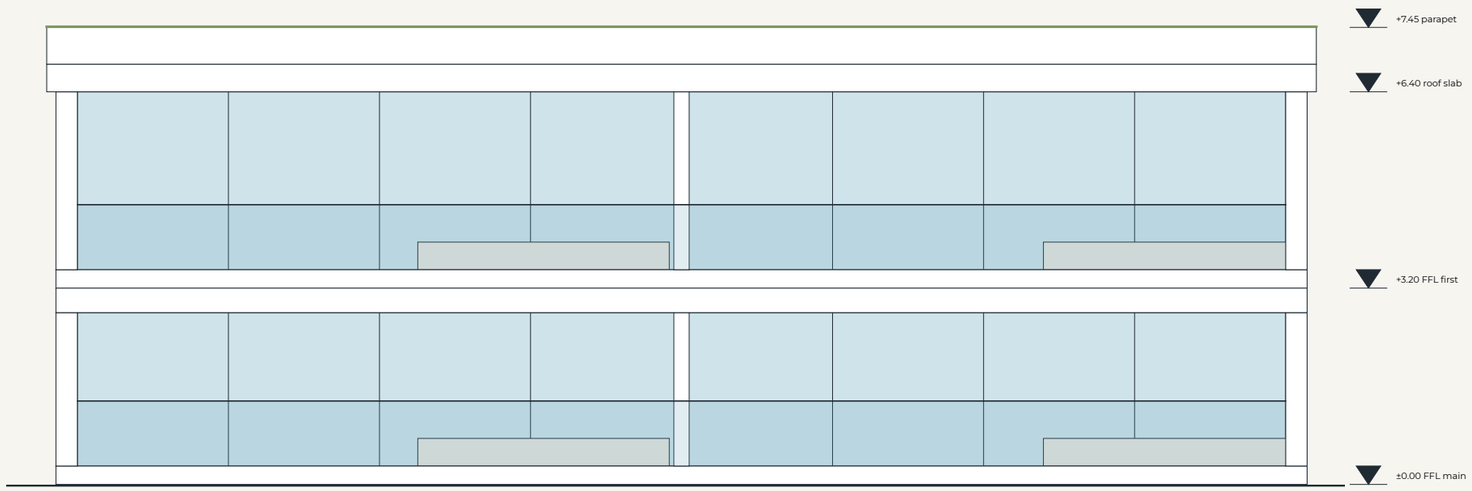
Single block · rear (uphill)



Single block · side



Double block W1 / W2 · front (downhill)



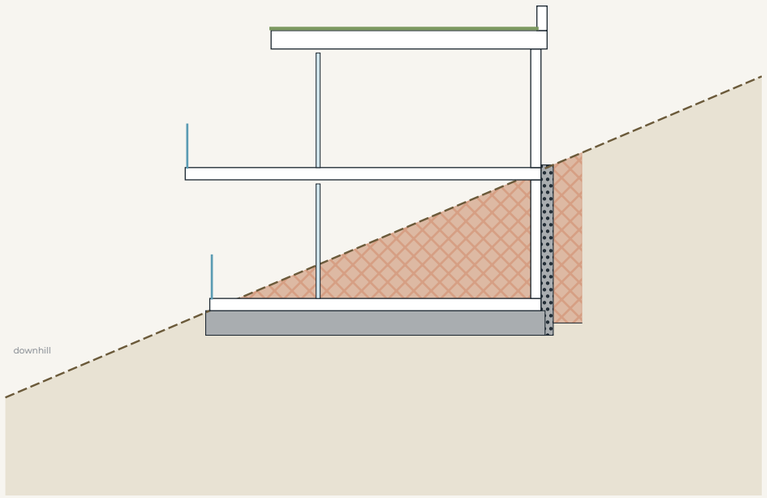
MATERIALS

- Extensive green roof
- Raised pool basin with stone coping
- Frameless glass balustrade, steel cap
- Full-height glazing, slim aluminium frames
- White render, flat roof with parapet

Ground line shown flat; how each block meets the slope is shown on the foundation options sheet.

Embedded (v1.10 approach)

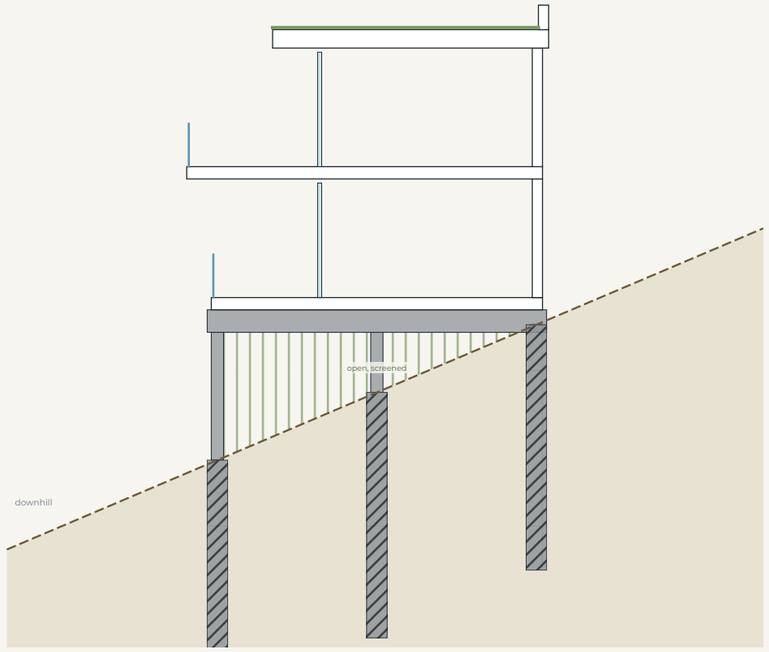
Block cut into the slope to a level platform; full-height rear retaining wall.



Cut 17.6 m³ per m run
Fill 0.0 m³ per m run
Retaining 3.4 m high

Option A · piers on natural slope

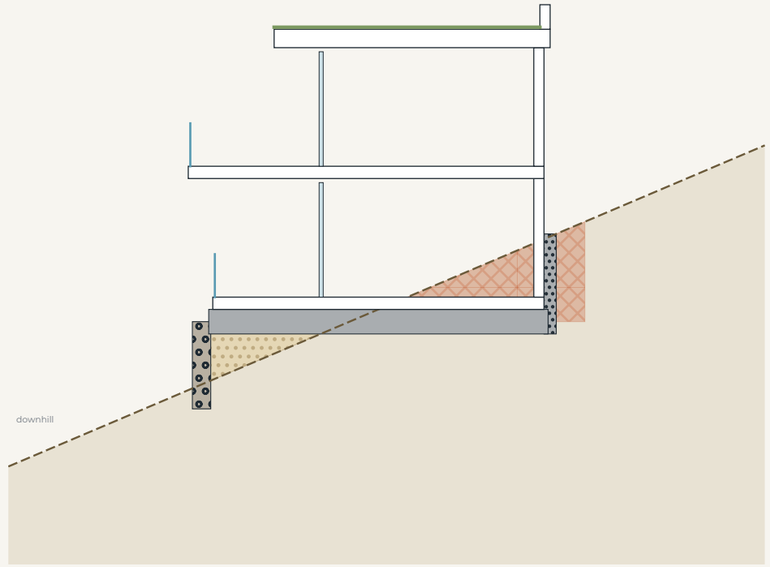
RC frame on bored piles; ground left as is, underside screened with stone and planting.



Cut 0.0 m³ per m run
Fill 0.0 m³ per m run
Piers up to 3.7 m above ground

Option B · half-level plinth

Shallow cut at the back, fill at the front behind a low stone plinth; cut = fill.



Cut 5.4 m³ per m run
Fill 3.5 m³ per m run
Retaining 1.7 m high

Excavation (cut) · Fill, reused from the cut · Concrete: slab, wall, column · Bored pile · Stone plinth wall · Natural ground

Sections drawn on a 23° slope (42% grade), the 3D site model's hillside.

WHOLE ESTATE · 12 SINGLE + 2 DOUBLE BLOCKS (164.4 m OF FRONTAGE), EXCAVATION FOR THE BUILDINGS ONLY

SLOPE	EMBEDDED · CUT m³	OPTION B · CUT / FILL m³	B PLINTH	OPTION A · CUT m³	OPTION A	EMBEDDED WALL
16° · DEM at developer pin	1952	601 / 387	1.2 m	0	piers ≤ 2.6 m	2.3 m
21° · DEM at best-fit site	2613	805 / 518	1.6 m	0	piers ≤ 3.4 m	3.1 m
23° · 3D site model	2889	890 / 572	1.7 m	0	piers ≤ 3.7 m	3.4 m

Indicative, from geometry: block depth 8.10 m on a uniform slope, 1.0 m working space behind every cut, roads and pools excluded. Option B reuses its cut as fill, so nothing leaves the site. Real volumes need the topographic survey behind the v1.10 drawings.

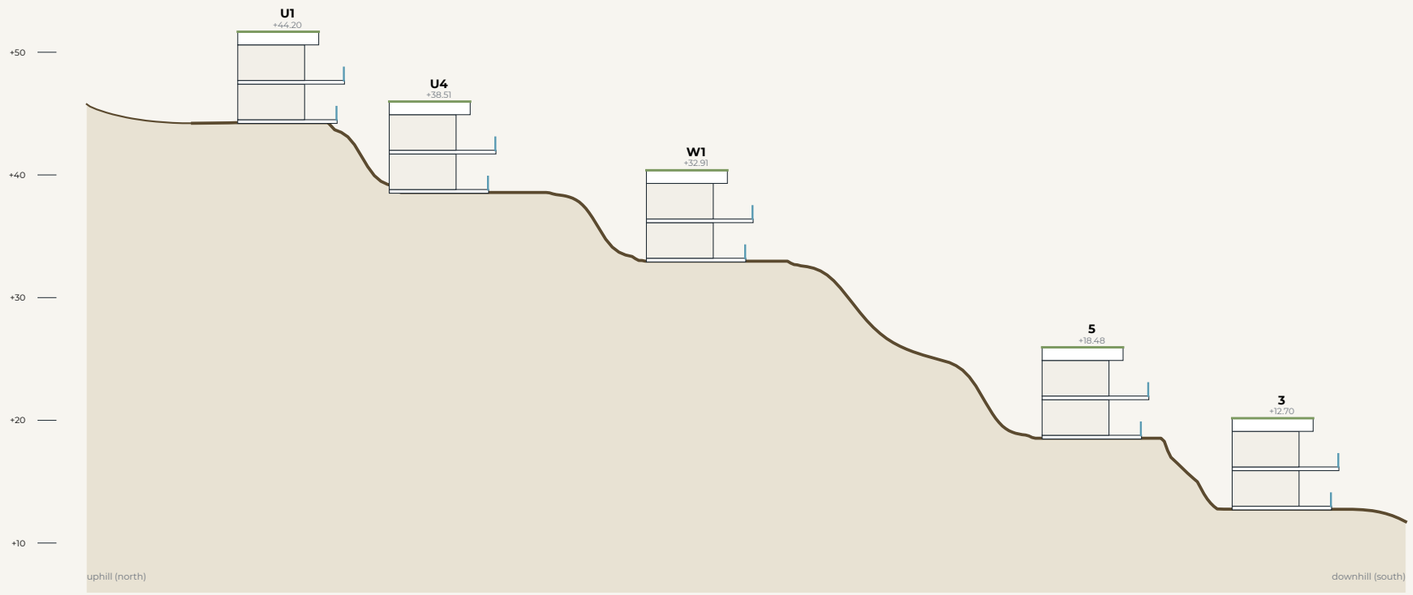
CRYSTAL BAY VIEW
Hillside residences · Na Mueang, Koh Samui
Owner Premium Investment Samui

Foundation options · typical section

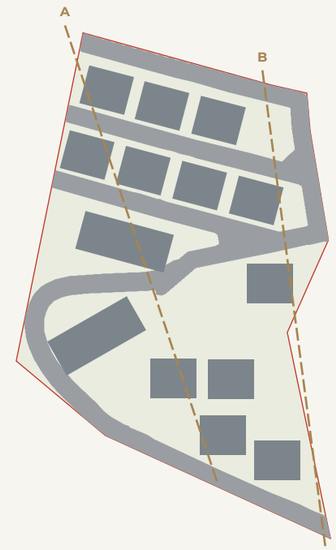
The same block on the same slope, three ways: why the v1.10 excavation is not needed

STAGE Concept design
SCALE (A3) 1:150
DATE 06.11.2026
REVISION A
SHEET CBV-11
Not for construction

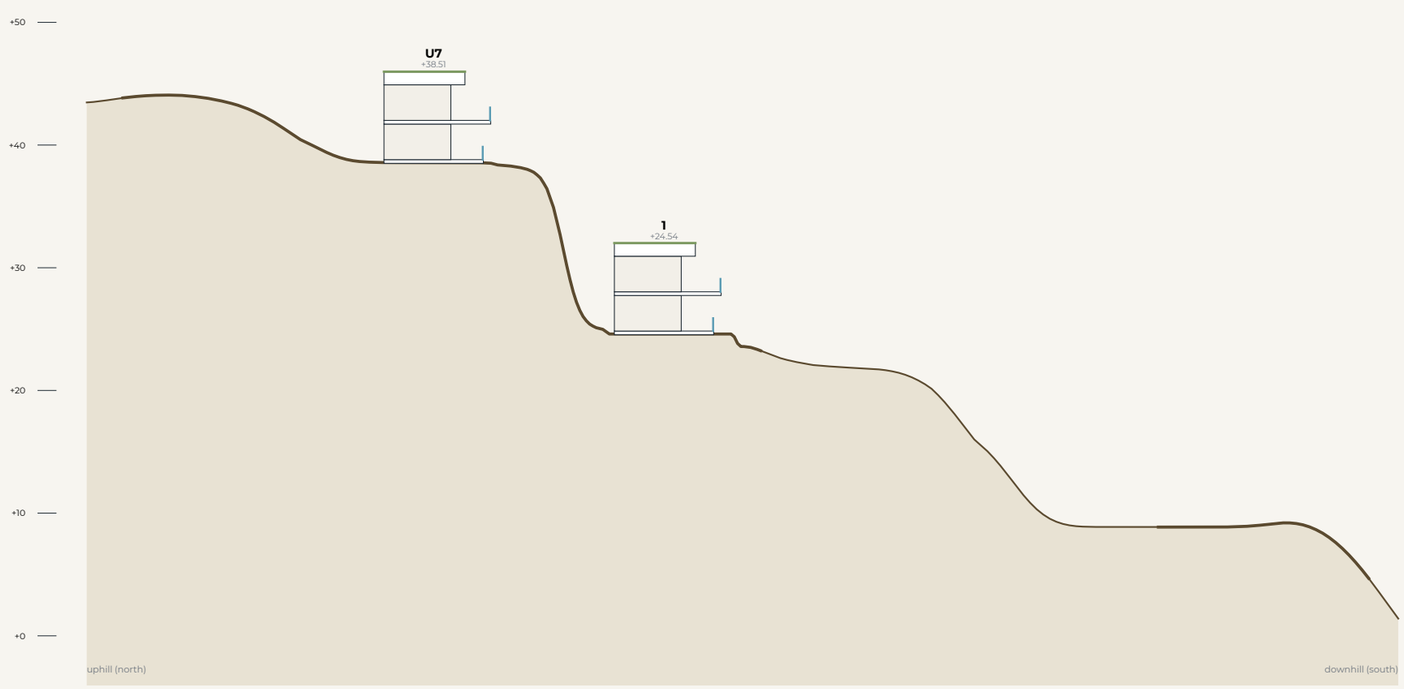
SECTION A–A



KEY PLAN



SECTION B–B



Levels in m above model site datum. Finished ground and building levels from the 3D model (not a survey). Buildings within ±half a block of the cut line are shown in section.

CRYSTAL BAY VIEW

Hillside residences · Na Mueang, Koh Samui

Owner Premium Investment Samui

Site sections

Longitudinal sections down the slope through the rows; finished ground from the 3D model

STAGE
Concept design

SCALE (A3)
1:500

DATE
06.11.2026

REVISION
A

SHEET
CBV-12

Not for construction