

Short-Term Villa Setup Essentials & Estimated Costs

A smooth rental experience starts with the right setup. Below is a complete checklist of essentials — from furniture and linens to kitchenware and guest comfort items — including estimated prices and suggested suppliers.

1. Linen, Towels & Bedding (For 4 guests — scale as needed)

Item	Qty	Est. Price (THB)	Where to Buy
Bath Towels (good quality)	8	800–1,600	IKEA, Robinson, Makro, H&M Home
Hand/Face Towels	8	400–600	Index Living Mall, HomePro
Bedding Sets (full)	4	3,200–4,800	IKEA, Lotus Bedding, Shopee
Pillow (standard)	4	800–1,200	Lotus, Dunlopillo, Central
Pillow/Mattress Protectors	4	800–1,200	IKEA, Big C, Shopee
Throw Blankets	2	600–1,000	HomePro, H&M Home

2. Furniture & Interior Decoration

Item	Est. Price (THB)	Where to Buy
Double Bed Frame & Mattress	10,000–15,000	IKEA, SB Furniture, Koncept, Index
Bedside Tables + Lamps (x2)	3,000–4,000	IKEA, Index, Thai Watsadu
Wardrobe or Hanging Rail	4,000–8,000	Koncept, Shopee (custom options available)
Sofa (L-shape or sofa-bed)	8,000–20,000	SB Design Square, Koncept, IKEA
Coffee Table	1,000–2,500	IKEA, Index, Local Furniture Stores
TV Console	2,500–5,000	DoHome, SB Furniture, Thai Watsadu

Dining Table & 4 Chairs	5,000–9,000	SB Furniture, Thai Furniture Mall
Artwork (per piece)	400–1,000	Chatuchak Market, HomePro, Local Artists
Mirrors (full-length / bedroom)	800–1,500	IKEA, HomePro, Thai Watsadu
Artificial Plants / Vases	300–800 each	Index, Shopee, Baan & Beyond, JJ Market
Decorative Ornaments	100–400 each	Chatuchak, IKEA, street/home decor shops

3. Appliances & Electrical

Item	Est. Price (THB)	Where to Buy
Air Conditioner (inverter)	12,000–18,000	Power Buy, HomePro, Thai Watsadu
Smart TV (43–55")	7,000–15,000	Power Buy, Lazada, Big C
Wi-Fi Router	1,000–2,000	J.I.B, Banana IT, AIS Shop
Fridge/Freezer (med–large)	6,000–12,000	Power Buy, Big C, Tesco Lotus
Microwave	1,500–3,000	HomePro, Power Buy
Toaster	400–800	IKEA, Makro
Coffee Machine (capsule)	2,500–5,000	Nespresso, Shopee, Lazada
Rice Cooker	800–1,800	Makro, Big C, HomePro
Blender	700–1,500	Shopee, Power Buy, Makro

4. Kitchenware & Utensils (Full set for 4–6 people)

Item	Est. Price (THB)	Where to Buy
Dish Set (plates, bowls, mugs)	1,500–2,500	IKEA, Makro, Shopee
Cutlery Set	600–1,000	HomePro, Lotus, Shopee

Cooking Utensils Set	400–800	Shopee, IKEA
Pots & Pans (set of 3–4)	1,500–3,000	Makro, IKEA, HomePro
Chopping Board (x2)	200–500	Shopee, Lotus
Food Containers (Tupperware set)	300–600	Big C, Shopee, Makro
Salad Bowl & Serving Spoons	300–600	Index Living Mall
Dish Rack	300–800	IKEA, Makro, Shopee
Bin with Lid + Bags	200–500	Thai Watsadu, Big C

5. Laundry & Cleaning

Item	Est. Price (THB)	Where to Buy
Washing Machine	6,000–12,000	Power Buy, HomePro
Iron & Ironing Board	800–1,500	Big C, Makro
Laundry Basket	150–400	IKEA, Index
Drying Rack	300–800	HomePro, Thai Watsadu
Cleaning Kit (mop, broom)	600–1,200	Thai Watsadu, DoHome, Shopee
Vacuum Cleaner (optional)	1,800–4,500	Power Buy, Shopee

6. Safety & Guest Comfort

Item	Est. Price (THB)	Where to Buy
Safe Box (small–medium)	1,200–2,000	Lazada, Shopee, Home Security Shops
Hangers (pack of 20)	150–300	IKEA, Shopee

Fire Extinguisher	500–1,000	Thai Watsadu, DoHome
Smoke Detector	300–600	HomePro, Shopee
First Aid Kit	200–400	Pharmacy, Shopee
USB Bedside Chargers	200–400	Shopee, Banana IT

7. Outdoor / Pool Essentials

Item	Est. Price (THB)	Where to Buy
Sun Loungers (pair)	4,000–8,000	Global House, Index, Shopee
Outdoor Table + Chairs (4)	5,000–10,000	DoHome, Thai Watsadu, Koncept
Pool Towels	400–600 each	IKEA, H&M Home, Shopee
Umbrella / Shade	2,000–4,000	Thai Watsadu, Outdoor Stores
BBQ Grill (gas)	5,000–12,000	BBQ Plaza, Shopee, DoHome
Outdoor Lighting (solar)	100–300 per set	Lazada, Thai Watsadu
Planters / Garden Decor	300–800 each	Chatuchak, JJ Garden Section

8. Optional High-Value Extras

Item		Where to Buy
Robes & Slippers (per guest)	800–1,200	Central, Shopee, Wholesale Textiles
Welcome Basket (per guest)	300–600	Makro, Big C, Custom suppliers
Yoga Mats / Beach Mats	300–600 each	Decathlon, Shopee, Lotus
Bluetooth Speaker	800–2,000	JBL, Shopee, Power Buy
Board Games / Cards	200–500	Toys R Us, Shopee, Bookazine

Scent Diffuser / Oils	500–1,000	Muji, Shopee, Wellness Shops
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Estimated Total Setup Cost (Mid-Range 2-Bedroom Villa)

Setting up a short-term rental property involves more than just furnishing rooms — it’s about creating a guest-ready space that’s comfortable, complete, and appealing. For a 2-bedroom villa, the basic functional setup typically costs between **70,000–90,000 THB**, covering all the essential furniture, appliances, and linens needed to start hosting.

For hosts looking to go the extra mile, a fully styled setup with decorative accents, upgraded amenities, and thoughtful extras ranges from **120,000–160,000 THB**. This investment not only enhances the guest experience but also helps increase bookings, nightly rates, and overall return.

Setup Budget Summary & ROI Potential

A well-prepared villa doesn’t just look good — it performs better. This setup cost is an investment in smoother operations, higher guest satisfaction, and stronger long-term returns.

At Inter Property, we help owners get it right from day one. From sourcing essentials to styling and full-service management, we ensure your property is not only guest-ready — but guest-loved. Learn more at interpropertyphuket.com.