

# Smart Hamlet 2



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[smarthamlethuahin.com](http://smarthamlethuahin.com)

# Smart Hamlet 2

## Introducing “Smart Hamlet 2”

Thailand has established itself as a premier destination for individuals seeking high-quality homes at affordable prices, complemented by an idyllic tropical lifestyle. However, many developments in Hua Hin focus on large, expensive villas with private pools, which may not cater to those prioritizing convenience, comfort, and are working to a budget.



Building on the success of **Smart Hamlet 1** and other notable projects within the Smart House and Baan Phu Thara networks, we are pleased to introduce "**Smart Hamlet 2.**" This innovative development aims to foster a supportive community, emphasizing the principles of sustainable living in a beautiful, natural environment.

# Smart Hamlet 2

## Why Choose Smart Hamlet 2?

### Tailored Design for Comfort and Functionality

The villas are meticulously designed to maximize space, ensuring full functionality. We prioritize quality materials and offer the flexibility to customize every aspect of your home, from tiles and kitchens to built-in furniture and green spaces around the property, ensuring that your home truly reflects your lifestyle.

- **Sustainable Living**

Environmental sustainability is at the core of our vision. Smart Hamlet 2 integrates cutting-edge technologies and eco-friendly solutions:

- **Solar panels** to reduce electricity costs
- **Underground Electrical systems** and **reinforced concrete (Q-Con) walls** for energy efficiency

- **Security and Premium Services**

- 24/7 security guards, CCTV coverage, and alarm systems in every villa for complete peace of mind
- Exclusive discounts at **terra Restaurant**, ensuring a delightful dining experience
- A dedicated management team to assist with all aspects of life in Thailand,

# Smart Hamlet 2

- **Inviting Common Areas for Relaxation and Socializing**

Our thoughtfully designed communal areas include a **fitness center** with scenic views to enhance your wellness journey. It's the perfect space to meet your neighbors, relax, and enjoy the sense of community that sets Smart Hamlet 2 apart.

## The Prime Black Mountain Location

The exclusive area surrounding **Black Mountain Golf Course** in Hua Hin is rapidly developing into a premier luxury destination, attracting discerning investors and residents. This upscale neighborhood features high-end residential estates, resort-style properties, and convenient amenities, positioned amidst lush greenery and scenic landscapes. As Hua Hin continues to grow as a sought-after vacation and retirement destination, the Black Mountain area is poised for further development.



# Smart Hamlet 2



## Trust in Our Expertise

**Mr. Eakkarat Suppagarn**, the founder and principal engineer of this project, brings over 35 years of experience in the real estate industry. Having started his career as an engineer in Bangkok, he returned to his hometown of Hua Hin to develop high-quality housing tailored to the needs of modern retirees.

With a proven track record of successful developments such as **Smart House 5 Projects**, **Baan Phu Thara**, and **Smart Hamlet 1**, our team excels in design, construction, and after-sales service. Our **dedicated legal team** ensures smooth transactions, whether you're purchasing with **Freehold** or **Leasehold** options. We even offer will-writing services to provide you with peace of mind for the future.

# Smart Hamlet 2

## Developer Background & Credibility – Smart Hamlet 2

**Mr. Eakkarat Suppagarn** is the visionary behind many high-quality real estate developments in Hua Hin. With over **35 years of experience** in construction and property development, he is a highly skilled civil engineer and a native of Pranburi. Known for his **integrity and professionalism**, he has built a solid reputation in the local real estate community.

### A Journey of Success

- Graduated with a degree in **Civil Engineering**, Mr. Eakkarat began his career with one of Thailand's leading property developers, **Quality Houses Public Company Limited**, in Bangkok.
- In **1989**, he founded **Suppagarn Real Estate Service Co., Ltd.**, marking the beginning of his real estate journey in Hua Hin.
- In **2004**, he established **Hua Hin Quality House Construction Co., Ltd.** to expand into villa and residential project design and construction.



# Smart Hamlet 2

## Notable Projects

Mr. Eakkarat and his experienced team have successfully delivered numerous well-regarded projects, including:

- **Smart House Hua Hin** (5 developments)
- **Baan Phu Thara** (Phases 1–3), **Mountainside**
- **Smart Hamlet 1**
- Several other projects in partnership with local developers

### Why Smart Hamlet 2 is a Trusted Investment

Smart Hamlet 2 is built on the foundation of more than just quality homes—it's about creating a **"community of quality living"**. What makes it stand out:

- **Experienced architects and engineers** ensuring well-thought-out design
- **Skilled construction teams** delivering on-time and to high standards
- **Dedicated after-sales service** attentive to residents' every need

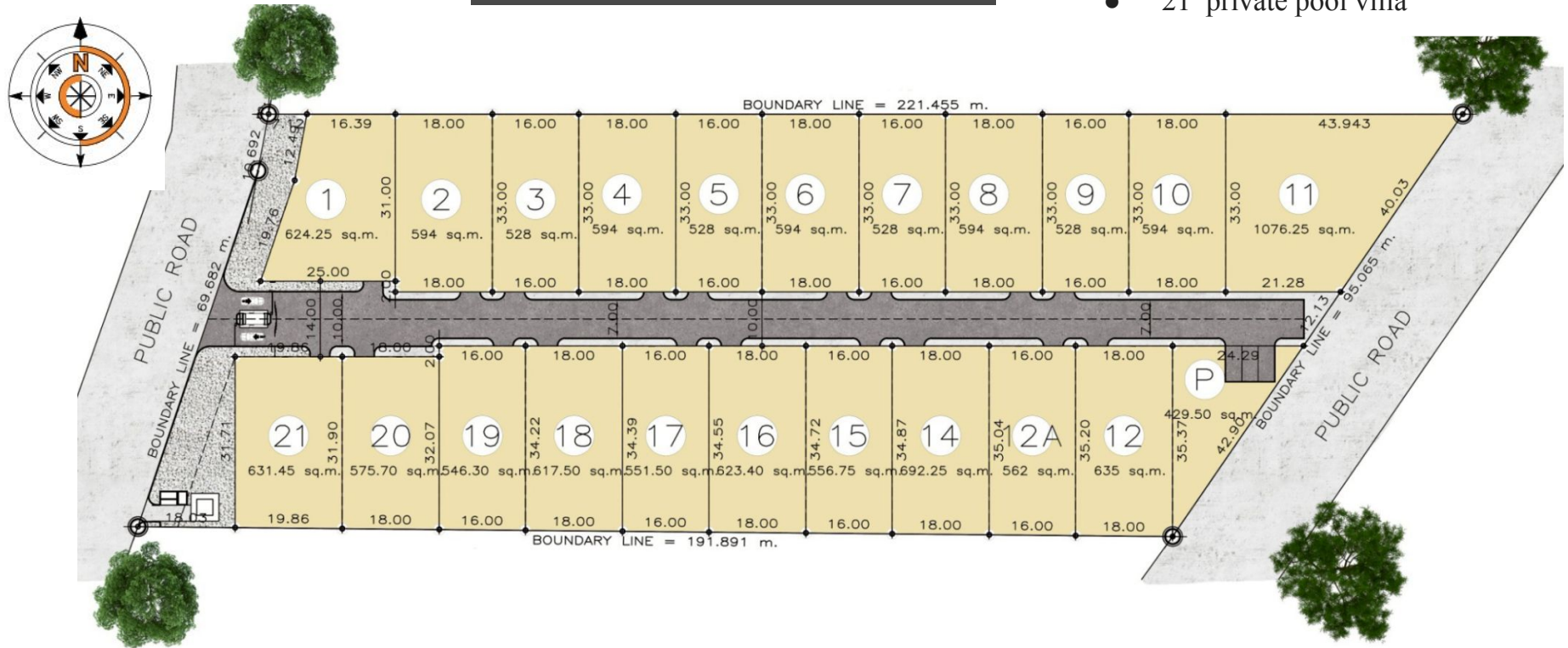
Driven by a commitment to crafting homes that perfectly suit retirement lifestyles, **Smart Hamlet 2 is more than just a real estate project—it is truly the “dream home community for modern retirees”** you can trust.



# Smart Hamlet 2

## Master Plan

- Land area 10 Rai (16,000 m<sup>2</sup>)
- 21 private pool villa

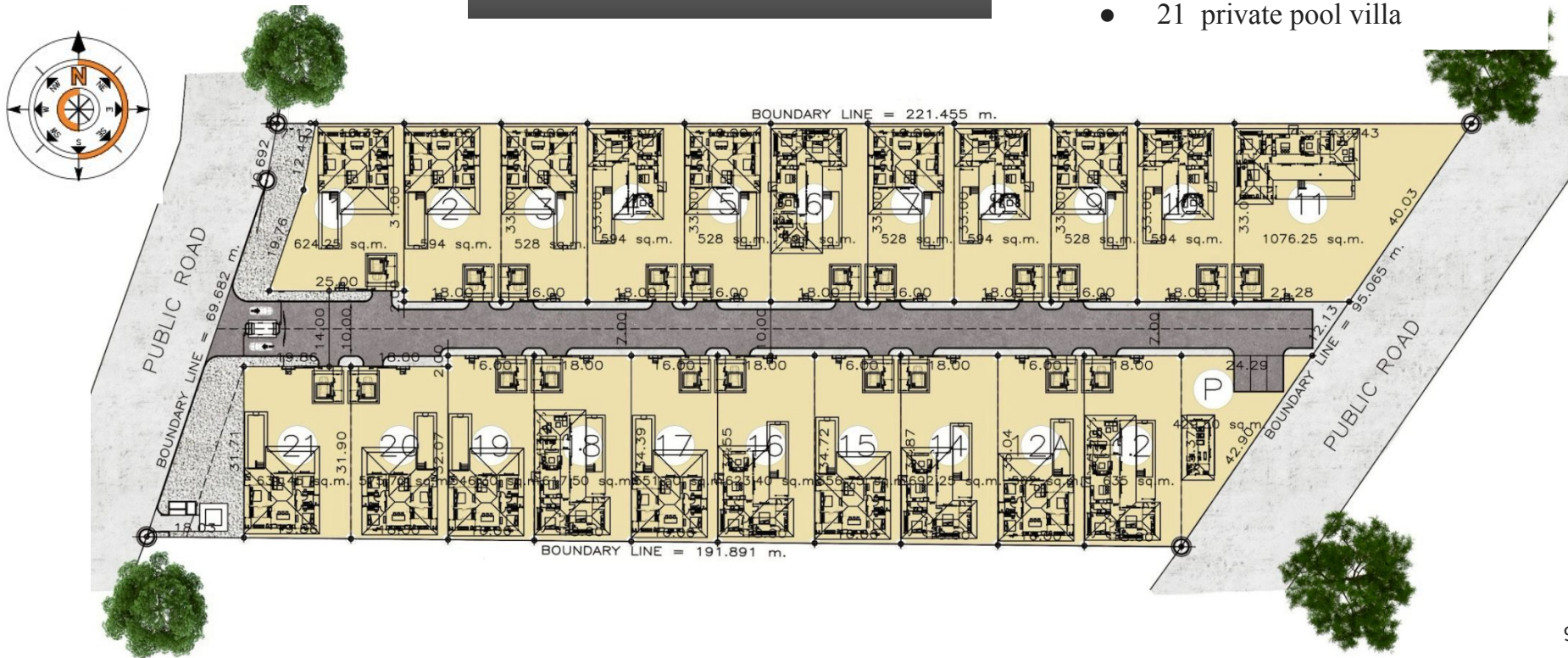




# Smart Hamlet 2

## Master Plan

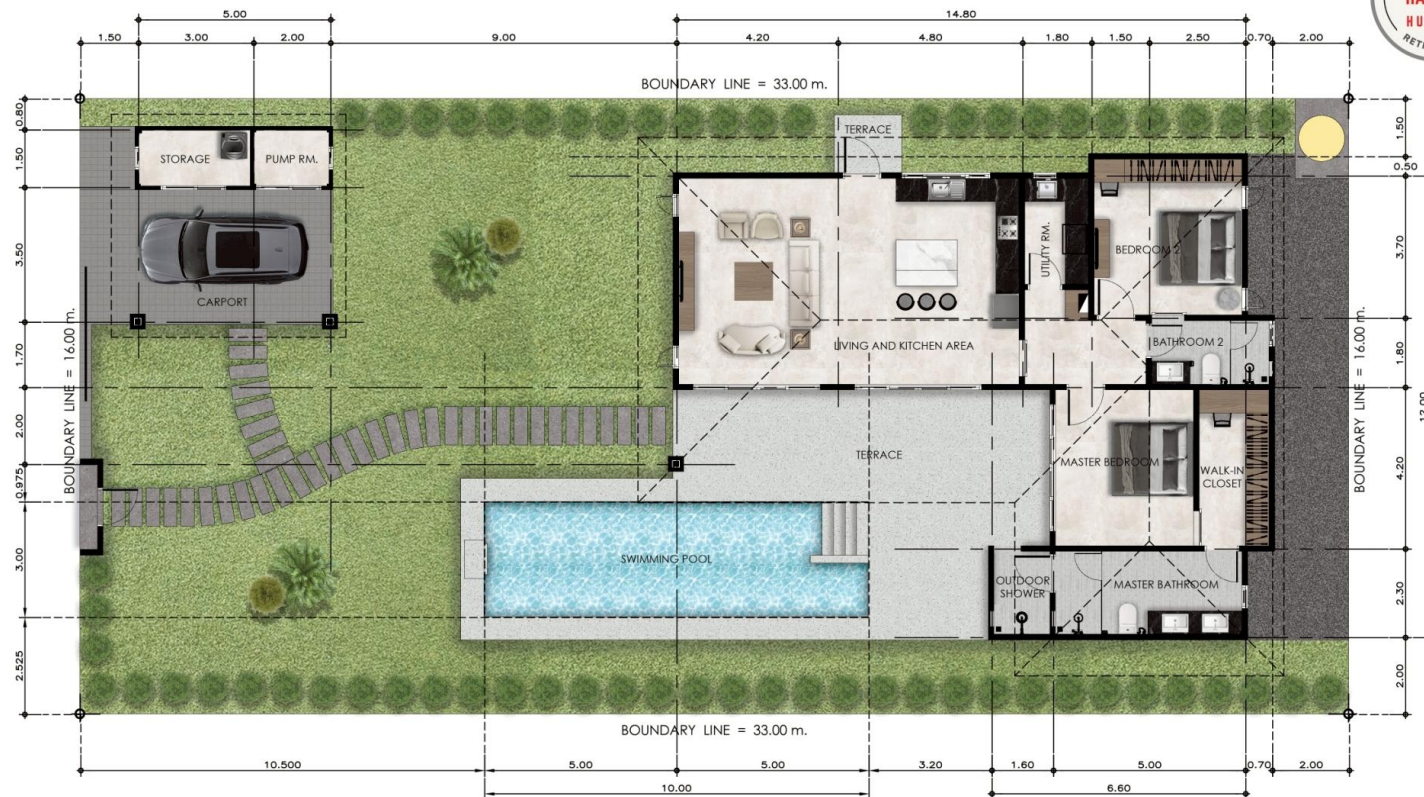
- Land area 10 Rai (16,000 m<sup>2</sup>)
- 21 private pool villa



# Villa L2







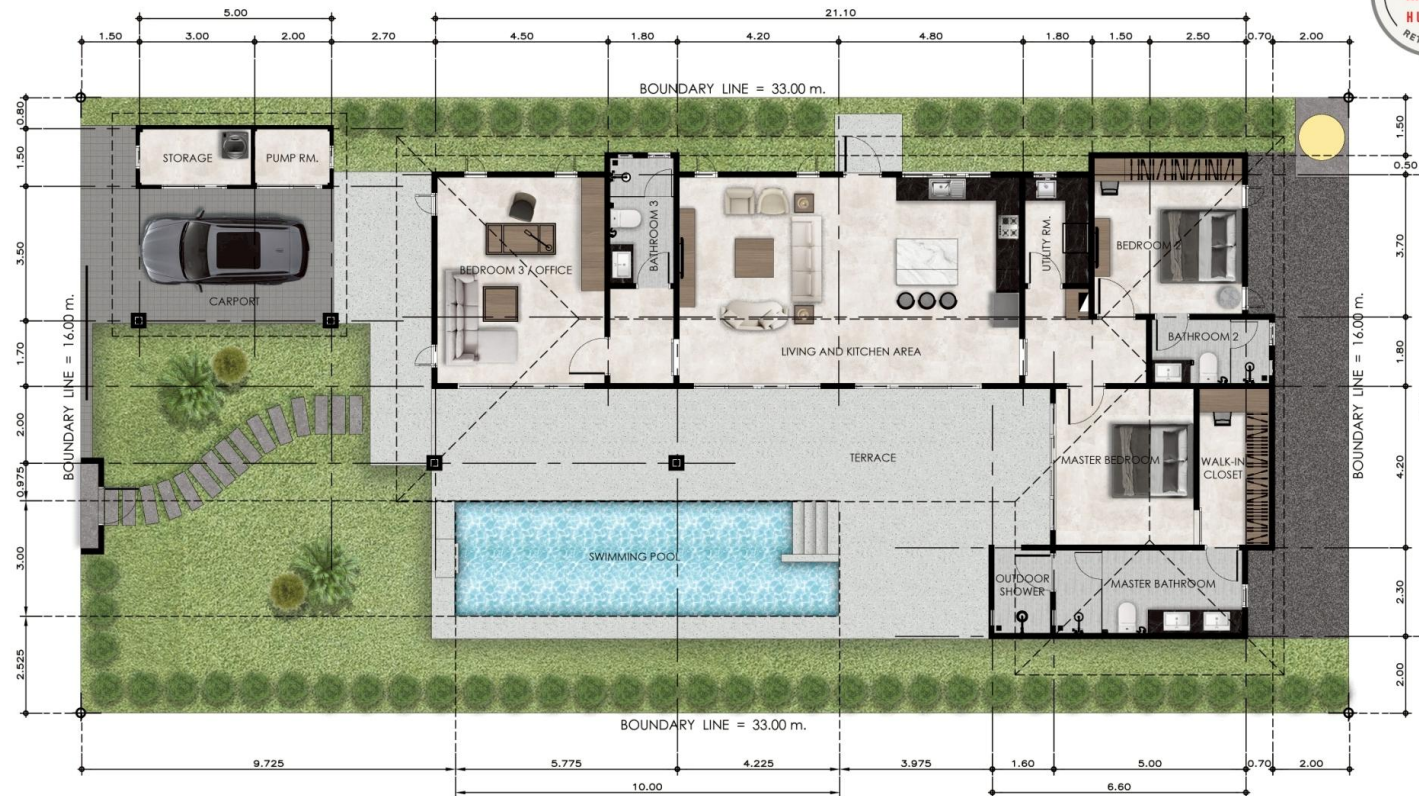
VILLA L2 FLOOR PLAN





# Villa L3





VILLA L3 FLOOR PLAN







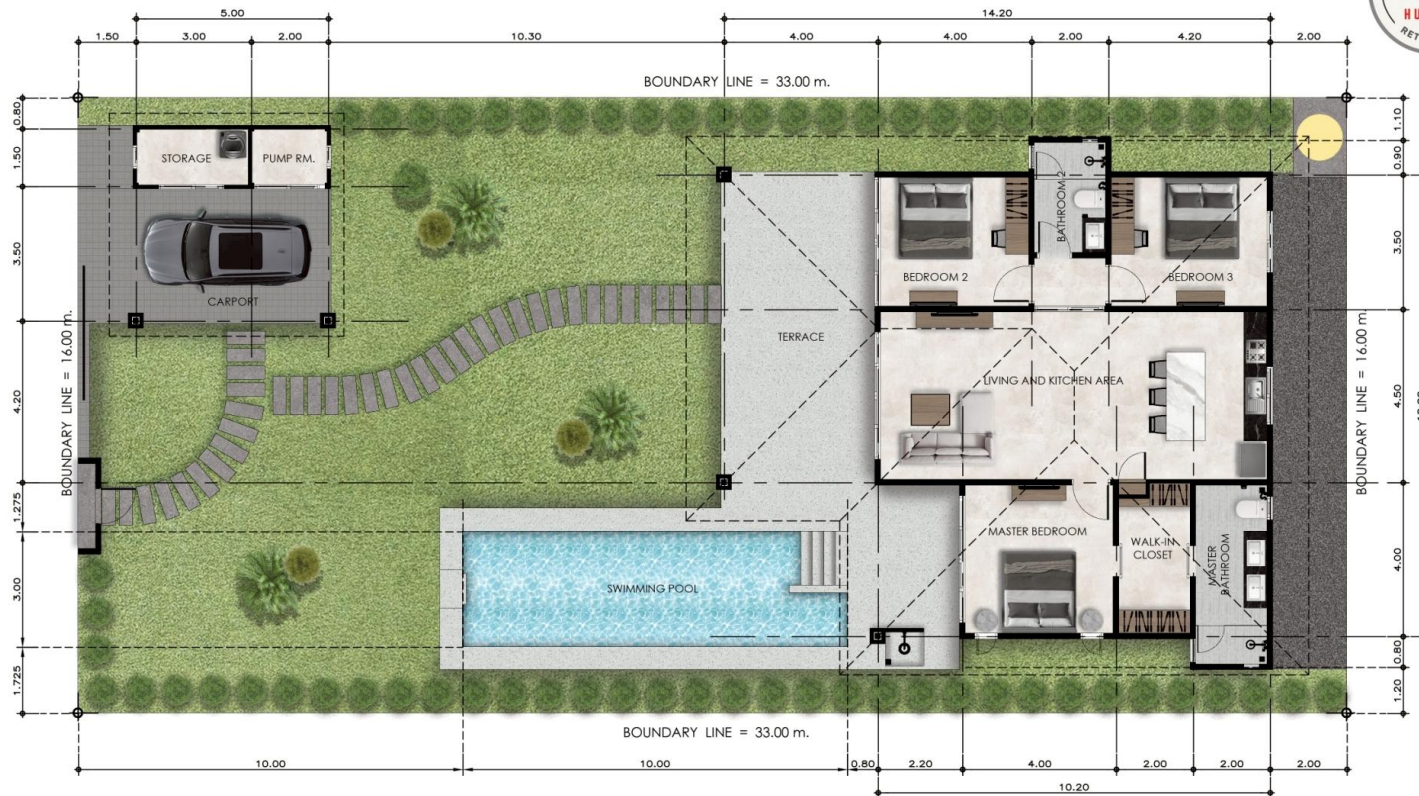




# Villa A3







VILLA A3 FLOOR PLAN

# Smart Hamlet 2

## Sale Price Smart Hamlet 2

| House Type            | Land area | Land Price       | House            | Living | Terrace | Price/unit        |
|-----------------------|-----------|------------------|------------------|--------|---------|-------------------|
|                       | m2        | 6,000            | Price            | m2     | m2      |                   |
| Villa A3 3 bed 2 bath | 528       | <b>3,168,000</b> | <b>6,700,000</b> | 117    | 41      | <b>9,868,000</b>  |
| Villa L2 2 bed 2 bath | 528       | <b>3,168,000</b> | <b>6,700,000</b> | 124    | 19      | <b>9,868,000</b>  |
| Villa L3 3 bed 3 bath | 528       | <b>3,168,000</b> | <b>7,800,000</b> | 159    | 32      | <b>10,968,000</b> |



# Smart Hamlet 2

| PLOT | Land area<br>Sq.m | Common fee<br>per month | Land<br>6,000 | House     |           |           | Sale price |
|------|-------------------|-------------------------|---------------|-----------|-----------|-----------|------------|
|      |                   |                         |               | A3        | L2        | L3        |            |
| 1    | 624               | 4,000                   | 3,745,200     | 6,700,000 |           |           | 10,445,200 |
| 2    | 594               | 4,000                   | 3,564,000     | 6,700,000 |           |           | 10,264,000 |
| 3    | 528               | 4,000                   | 3,168,000     | 6,700,000 |           |           | 9,868,000  |
| 4    | 594               | 4,000                   | 3,564,000     |           | 6,700,000 |           | 10,264,000 |
| 5    | 528               | 4,000                   | 3,168,000     | 6,700,000 |           |           | 9,868,000  |
| 6    | 594               | 4,000                   | 3,564,000     |           |           | 7,800,000 | 11,364,000 |
| 7    | 528               | 4,000                   | 3,168,000     | 6,700,000 |           |           | 9,868,000  |
| 8    | 594               | 4,000                   | 3,564,000     |           | 6,700,000 |           | 10,264,000 |
| 9    | 528               | 4,000                   | 3,168,000     | 6,700,000 |           |           | 9,868,000  |
| 10   | 594               | 4,000                   | 3,564,000     |           | 6,700,000 |           | 10,264,000 |

# Smart Hamlet 2

| PLOT | Land area<br>Sq.m | Common fee<br>per month | Land<br>6,000 | House     |           |           | Sale price |
|------|-------------------|-------------------------|---------------|-----------|-----------|-----------|------------|
|      |                   |                         |               | A3        | L2        | L3        |            |
| 11   | 1,076             | 4,000                   | 6,456,000     |           |           | 7,800,000 | 14,256,000 |
| 12   | 635               | 4,000                   | 3,810,000     |           |           | 7,800,000 | 11,610,000 |
| 13   | 562               | 4,000                   | 3,372,000     | 6,700,000 |           |           | 10,072,000 |
| 14   | 692               | 4,000                   | 4,152,000     |           | 6,700,000 |           | 10,852,000 |
| 15   | 557               | 4,000                   | 3,340,200     | 6,700,000 |           |           | 10,040,200 |
| 16   | 623               | 4,000                   | 3,738,000     |           | 6,700,000 |           | 10,438,000 |
| 17   | 551               | 4,000                   | 3,306,000     | 6,700,000 |           |           | 10,006,000 |
| 18   | 617               | 4,000                   | 3,702,000     |           |           | 7,800,000 | 11,502,000 |
| 19   | 546               | 4,000                   | 3,276,000     | 6,700,000 |           |           | 9,976,000  |
| 20   | 575               | 4,000                   | 3,450,000     | 6,700,000 |           |           | 10,150,000 |
| 21   | 631               | 4,000                   | 3,786,000     | 6,700,000 |           |           | 10,486,000 |

# Smart Hamlet 2

## Specification

- Q-Con Super-Block Walls
- External Doors and window *UPVC Double glass*
- Sliding Mosquito / Fly Screening on External Sliding Doors
- Inverter Air Conditioning Units brand LG
- LED Lighting & Emergency Lighting
- Electric 3 phase 15/45 amp with safety Circuit Breaker
- Elevated Ceilings with LED Up-Lighting
- Under Roof Tile foil Insulation
- Smoke Alarm – Fire Extinguisher
- Internal Plastered Wall Finish
- Tiling Throughout
- Internal Remote Control Ceiling Fans, External Switch control
- Roof Supporting Concrete and Steel Ring Beam
- Underfloor Piped Pest Control
- Carport Stamp Concrete
- Terrace Surround Thick Tile 18 mm
- Landscaped Gardens grass and banyantree around the wall
- Safety 12v LED Garden Lighting 4 sets
- Stainless Steel Gate External Sliding Doors
- Hot water boiler system 150 lites for the whole house
- A water reserve tank of 2,000 liters and a pump
- Solar System 3 kW 5kW invertor Hybrid
- *European Kitchen*
- *Wardrobe*
- *Loose furniture*
- *Curtain*
- *4 CCTV*

# Smart Hamlet 2

## *Including Spec L2*

|                 |         |
|-----------------|---------|
| Kitchen         | 200,000 |
| Wardrobe        | 150,000 |
| Loose furniture | 200,000 |
| Curtain         | 50,000  |

## *Including Spec A3*

|                 |         |
|-----------------|---------|
| Kitchen         | 200,000 |
| Wardrobe        | 150,000 |
| Loose furniture | 200,000 |
| Curtain         | 60,000  |

## *Including Spec L3*

|                 |         |
|-----------------|---------|
| Kitchen         | 200,000 |
| Wardrobe        | 150,000 |
| Loose furniture | 200,000 |
| Curtain         | 60,000  |



# Smart Hamlet 2

## *Up Spec*

|                                     |         |
|-------------------------------------|---------|
| Underground Water Tank 17,000 lites | 150,000 |
| Sprinkler system                    | 100,000 |
| Waterfall on Swimming pool          | 100,000 |
| Infinity Pool                       | 200,000 |
| Smart system                        | 200,000 |
| Pure Air                            | 100,000 |

# Smart Hamlet 2

## Facilities Services

*(Common fee 48,000 Baht/house/year)*  
*Sinking fund 30,000 Baht /house*

- Fitness
- Security 24 hrs with CCTV
- Services management

## Extra Services

- Maintenance
- Housekeeping
- Gardening
- Laundry service
- Restaurant

## Utilities Services

- Water meter from PWA  
Pranburi
- Electricity from PEA
- Internet service by 3BB,  
TRUE, AIS

# Smart Hamlet 2

| Details                        | 2025 |     |     |     |     |     | 2026 |     |     |     |         |     |     |     |     |     |     |     | 2027 |     |     |     |         |     |     |     |     |     |     |     |
|--------------------------------|------|-----|-----|-----|-----|-----|------|-----|-----|-----|---------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|---------|-----|-----|-----|-----|-----|-----|-----|
|                                | Jul  | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | Ma<br>y | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | Ma<br>y | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| <i>Transfer land</i>           |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |
| <i>Show House</i>              |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |
| <i>Infrastructure</i>          |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |
| <i>Open House</i>              |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |
| <i>Sale &amp; construction</i> |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |
| <i>Completed Project</i>       |      |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |      |     |     |     |         |     |     |     |     |     |     |     |