

Smart Hamlet 2



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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.

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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.

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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.



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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

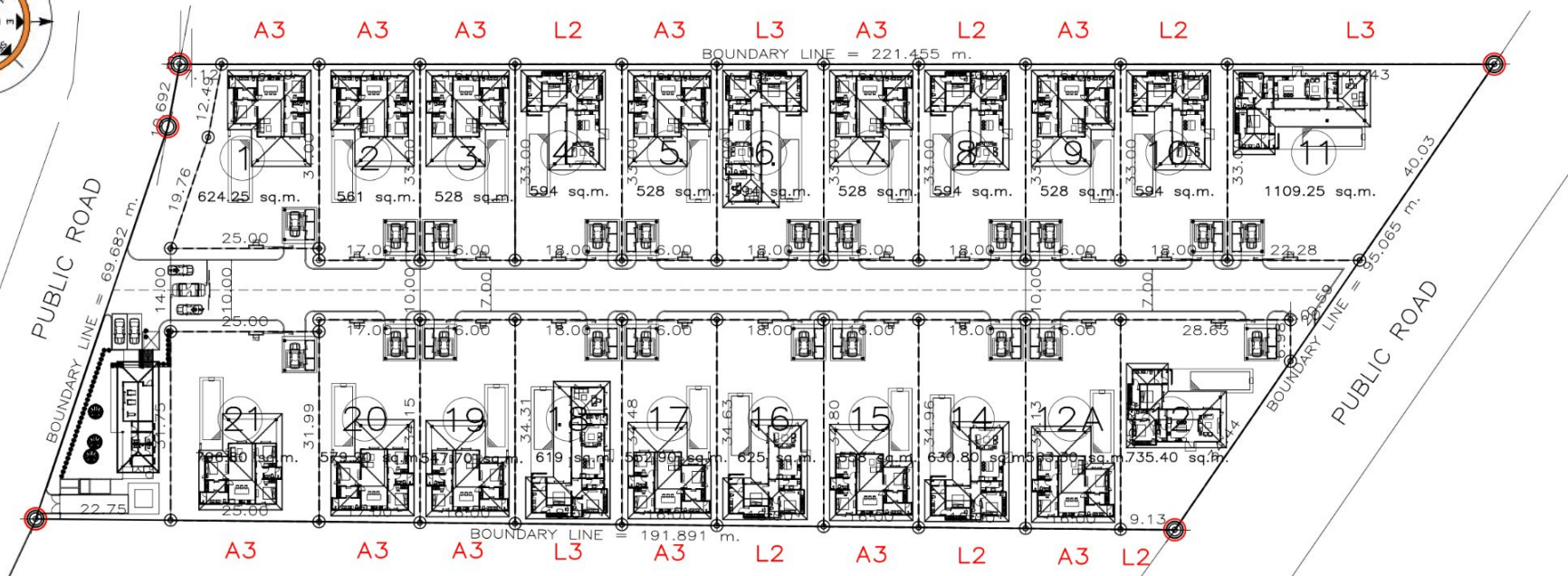
Driven by a commitment to crafting homes that perfectly suit retirement lifestyles, **Smart Hamlet 2 is more than just a real estate project—it is truly the “dream home community for modern retirees”** you can trust.



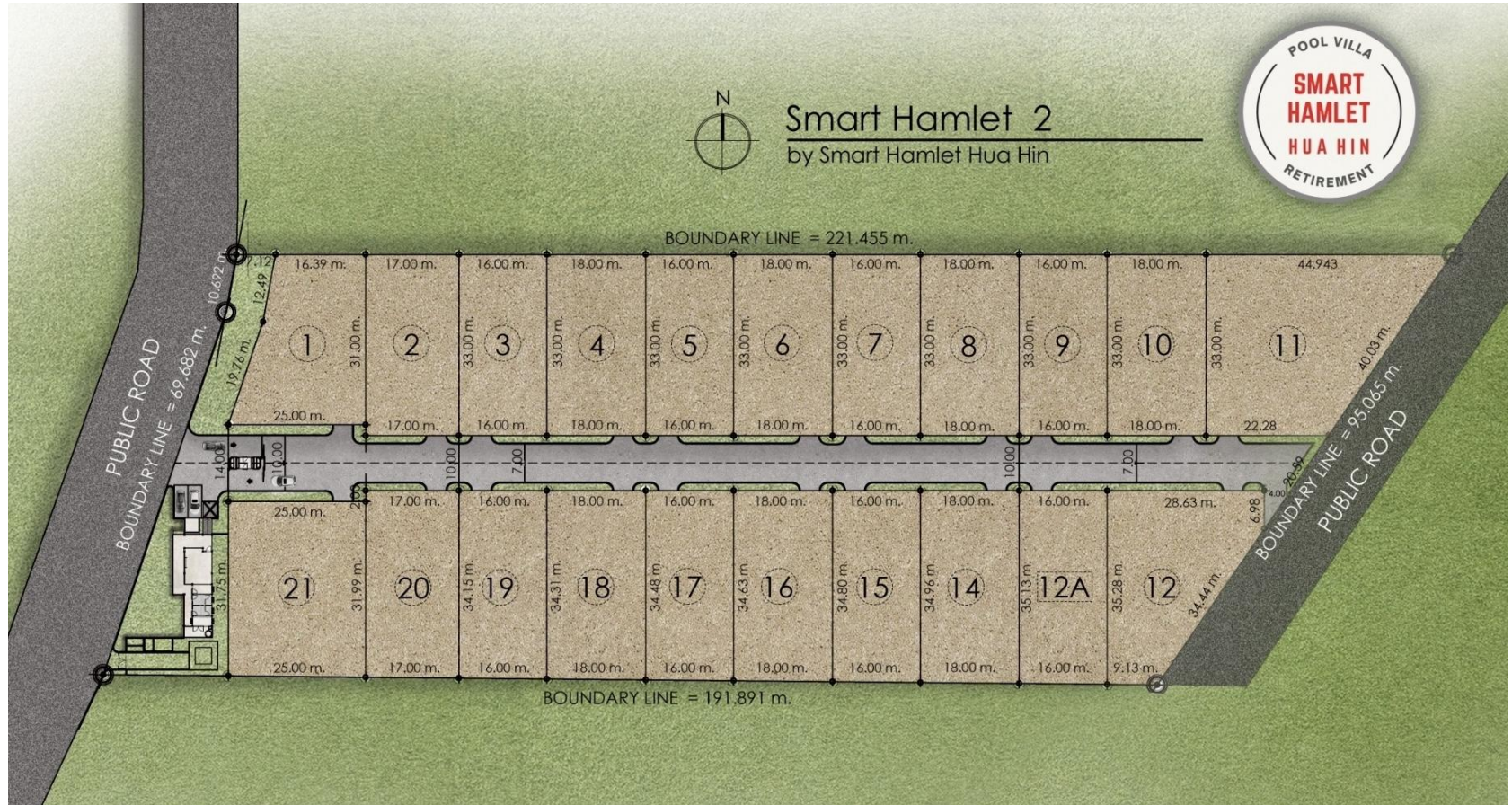
Smart Hamlet 2

Master Plan

- Land area 10 Rai (16,000 m²)
- 21 private pool villa



Smart Hamlet 2



Villa L2





Villa L2

Land 16x33 = 528 m² Living = 222 m²
 2 bedrooms 2 bathrooms 1 carport with store room



Villa L2

Land 16x33 = 528 m² Living = 222 m²
2 bedrooms 2 bathrooms 1 carport with store room

Villa L3





Villa L3

Land 16x33 = 528 m2 Living = 293 m2
 3 bedrooms 3 bathrooms 1 carport with store room



Villa L3

Land 16x33 = 528 m² Living = 293 m²
3 bedrooms 3 bathrooms 1 carport with store room



Villa L3

Land 16x33 = 528 m² Living = 293 m²
3 bedrooms 3 bathrooms 1 carport with store room



Villa L3

Land 16x33 = 528 m² Living = 293 m²
3 bedrooms 3 bathrooms 1 carport with store room

Villa A3





Villa A3

Land 16x33 = 528 m² Living = 222 m²
 3 bedrooms 2 bathrooms 1 carport with store room

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Sale Price Smart Hamlet 2

House Type	Land area m2	Land Price 5,500	House Price	Living m2	Terrace m2	outdoor m2	Pool m2	Store Carport m2	Total area m2	Price/unit
Villa A3 3 bed 2 bath	528	2,904,000	8,100,000	117	32	18	30	25	222	11,004,000
Villa L2 2 bed 2 bath	528	2,904,000	8,000,000	124	19	24	30	25	222	10,904,000
Villa L3 3 bed 3 bath	528	2,904,000	9,200,000	159	32	47	30	25	293	12,104,000

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PLOT	Land area Sq.m	Common fee per month	Land 5,500	House			Sale price
				A3	L2	L3	
1	624	4,000	3,432,000	8,100,000			11,532,000
2	561	4,000	3,085,500	8,100,000			11,185,500
3	528	4,000	2,904,000	8,100,000			11,004,000
4	594	4,000	3,267,000		8,000,000		11,267,000
5	528	4,000	2,904,000	8,100,000			11,004,000
6	594	4,000	3,267,000			9,200,000	12,467,000
7	528	4,000	2,904,000	8,100,000			11,004,000
8	594	4,000	3,267,000		8,000,000		11,267,000
9	528	4,000	2,904,000	8,100,000			11,004,000
10	594	4,000	3,267,000		8,000,000		11,267,000

Smart Hamlet 2

PLOT	Land area Sq.m	Common fee per month	Land 5,500	House			Sale price
				A3	L2	L3	
11	1,109	4,000	6,099,500			9,200,000	15,299,500
12	735	4,000	4,042,500		8,000,000		12,042,500
13	563	4,000	3,098,150	8,100,000			11,198,150
14	631	4,000	3,469,400		8,000,000		11,469,400
15	558	4,000	3,069,000	8,100,000			11,169,000
16	625	4,000	3,437,500		8,000,000		11,437,500
17	553	4,000	3,040,950	8,100,000			11,140,950
18	619	4,000	3,404,500			9,200,000	12,604,500
19	548	4,000	3,012,350	8,100,000			11,112,350
20	579	4,000	3,185,600	8,100,000			11,285,600
21	797	4,000	4,382,400	8,100,000			12,482,400

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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
- American Standard Bathroom Furniture
- Hafele Internal Door Furniture handle
- Roof Supporting Concrete and Steel Ring Beam
- Underfloor Piped Pest Control
- Carport Stamp Concrete
- Terrace Surround Granite
- 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
- Over ceiling 3 inch aluminum insulation
- *European Kitchen*
- *Fixed furniture*
- *Loose furniture*
- *Curtain*
- *4 CCTV*
- *EV charger 7 kW*

Smart Hamlet 2

Including Spec L2

Kitchen	450,000
Wardrobe	150,000
Wall decorate master bedroom	60,000
Wall decorate bedroom 2, TV	120,000
Wall decorate living room TV	100,000
Loose furniture (Bueatiful World)	700,000
EV Charger 7kW	50,000
Curtains	60,000
4 CCTV	40,000

Including Spec L3

Kitchen	450,000
Wardrobe	150,000
Wall decorate master bedroom	60,000
Wall decorate bedroom 2, TV	120,000
Wall decorate living room TV	100,000
Loose furniture (Bueatiful World)	800,000
EV Charger 7kW	50,000
Curtains	60,000
4 CCTV	40,000

Smart Hamlet 2

Including Spec A3

Kitchen	300,000
Wardrobe	150,000
Wall decorate master bedroom, TV	120,000
Wall decorate bedroom 1,2 , TV	240,000
Wall decorate living room TV	100,000
Loose furniture (Beautiful World)	800,000
EV Charger 7kW	50,000
Curtains	60,000
4 CCTV	40,000

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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

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Facilities Services

(Common fee 48,000 Baht/Plot/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
- Underground electricity system 3 Phase 15/45 amp meter from PEA
- Internet service by 3BB, TRUE, AIS

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Details	2025						2026												2027											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma y	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma 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 & construction</i>																														
<i>Completed Project</i>																														

Thank You

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