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

# Smart Hamlet HuaHin

## The Origins of the Smart Hamlet Project Hua Hin

With the ongoing Covid 19 situation many foreigners are looking to retire in Thailand yet they struggle to find high-quality at affordable prices coupled with a great, tropical lifestyle. The majority of projects available in Hua Hin are pool villas, which can be big and expensive and not designed to cater for more senior buyers. Therefore, the Smart Hamlet Hua Hin project seeks to create a community of mature, like-minded retirees seeking a tropical lifestyle in a beautiful, peaceful location.



The Smart Hamlet will be the 6<sup>th</sup> Smart House project and will run in conjunction with our project of larger pool villas Baan Phu Thara which is located nearby. What this means is that both the sales team and the construction team have a wealth of experience with looking after buyers, taking them through the sales process and building them a home. At the Smart Hamlet we can offer both freehold and leasehold purchases depending on your requirements. We have an excellent legal team that can help and advise you, not only with the purchase but also with other matters such as making a will to ensure the property is inherited by your loved ones.

# Smart Hamlet HuaHin

## Exceptional Design

The villas at Smart Hamlet are designed to maximise the use of the space available making them fully-functional. We understand the needs of our clients and the villas are economical, convenient and constructed to high standards. Plus the villas are customisable with choices of tiles, kitchen, furniture, fitted furniture and trees.

## Ecologically Advanced

We are now living in a world where we need to be a little more responsible with the environment. This is a serious consideration for us so we have included such features as solar panels, underground electrics, double glazing and Q con superblock walls which serves to lower electric bills and save energy. The project is next to the Sam Phan Nam river which we can use to water the communal areas negating the need to tap into the government supply.



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## **We have all the Bases Covered**

The Smart Hamlet aims to cater for those who require peace and quiet but also security and convenience. With 24 hr security, a shuttle bus service and full-time management staff we have taken into consideration all of your needs. Whether you need a trip into town, an appointment at the clinic or somebody to help you to open a bank account our professional, full-time staff will be happy to help.

## **The Communal Area**

The Smart Hamlet will have a large communal area where residents can socialise, enjoy a drink and have a swim in the large communal pool all while taking in the views of the surrounding mountains.

## **Security Features**

We understand the need for people to feel safe in their own homes so the project will have 24 hr security and CCTV as well as alarms on the properties as standard.



# Smart Hamlet HuaHin

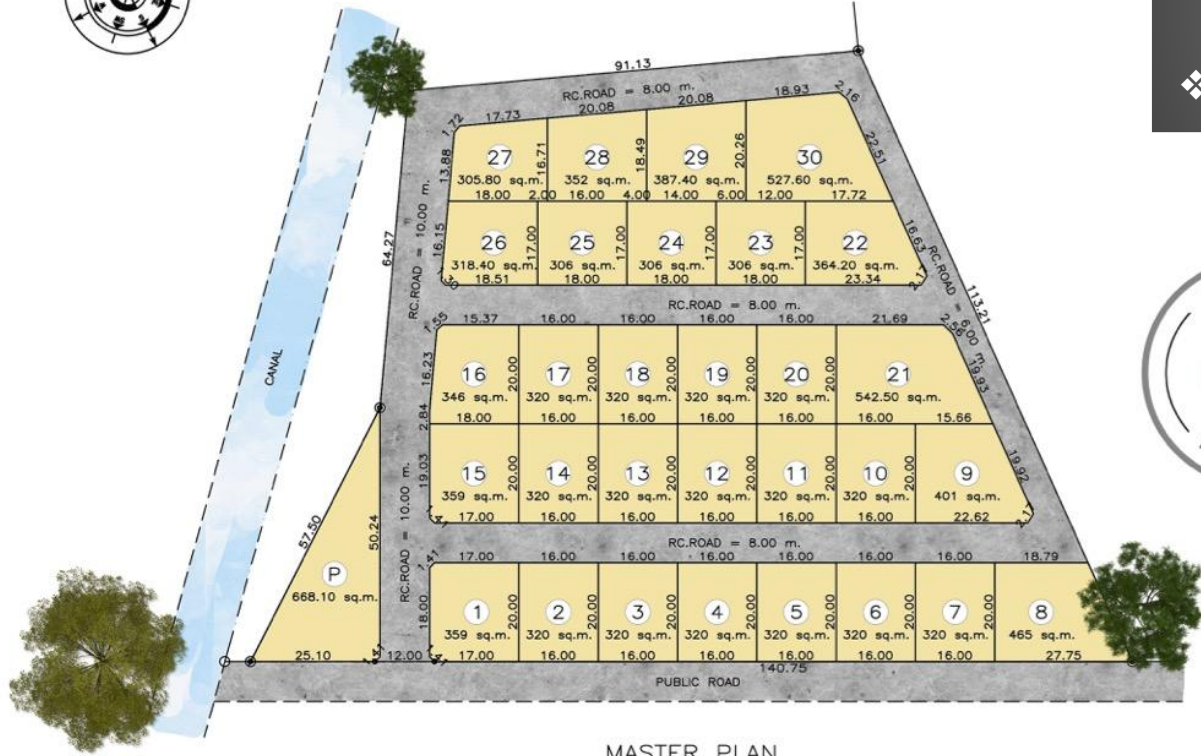


## History and background of the project owner

Mr. Ekarat Supakarn (left in picture above) is a local businessman with over 27 years of experience as a construction engineer. Born in Pranburi District south of Hua Hin His family is local in the area and has earned an outstanding reputation for honesty and professionalism. He graduated in civil engineering as a civil engineer and worked for a well-known real estate development company. Quality Houses Public Company Limited in Bangkok and started to do construction and development of land in his hometown.

In 1989, founded Supakarn Real Estate Service Co., Ltd. and in 2004 he established Hua Hin Quality House Construction, both are construction and management companies. Pool Villa Project and received construction contracts for projects that have jointly developed land for partners The past projects include 5 Smart House Hua Hin projects and Baan Phu Tara Phase 1 project and are continuing with Phase 2 and Phase 3.

He has won the trust of both domestic and foreign customers. Due to professional team He consistently delivers quality work on time. He has assembled a team of skilled architects and engineers and a team of professional builders. He carefully selected his team. Over the years they have proven their skills. professionalism and reliability expertise His contributions to the construction and development of housing, especially pool villas.



MASTER PLAN

Scale 1 : 750

- ❖ Proposed land area 9.5 Rai (15 380 m<sup>2</sup>)
- ❖ 30 private pool villa









# Smart Hamlet HuaHin





# Villa L2

Land  $18 \times 17 = 306 \text{ m}^2$

Living =  $96 \text{ m}^2$

2 bedrooms 2 bathrooms

1 carport with store room





# Villa L2





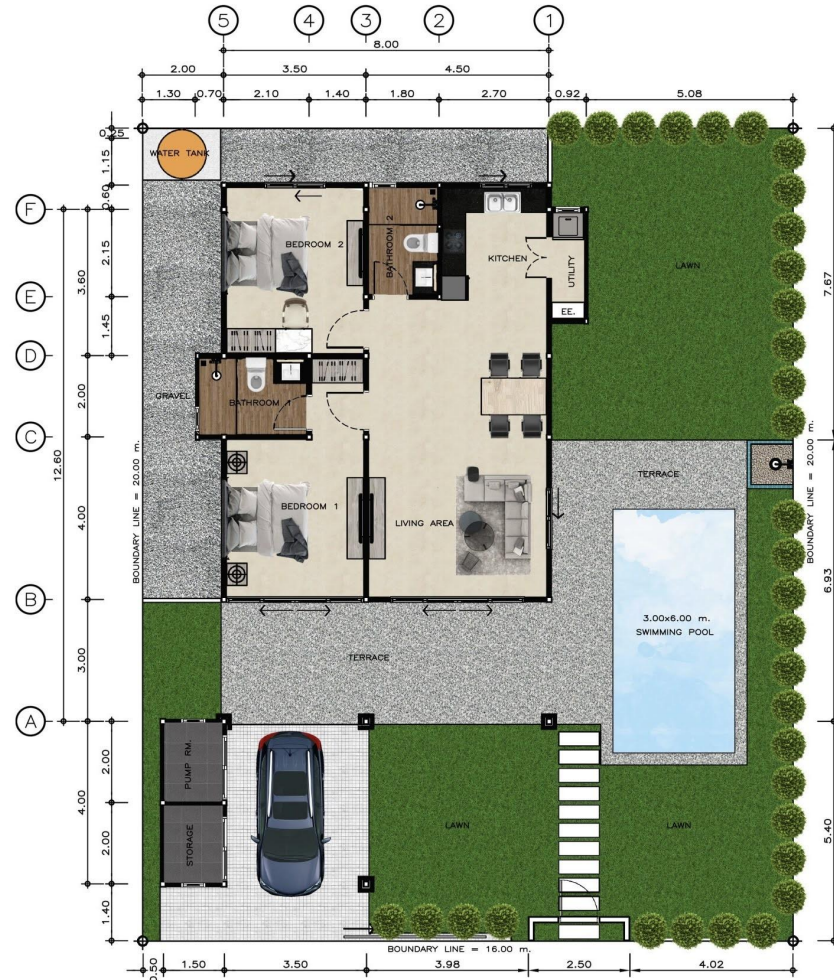
# Villa A2

Land 16x20 = 320 m<sup>2</sup>

Living = 109 m<sup>2</sup>

2 bedrooms 2 bathrooms

1 carport with store room



# Villa A2





# Villa L3

Land 18x17 = 306 m<sup>2</sup>

Living = 121 m<sup>2</sup>

3 bedrooms 3 bathrooms

1 carport with store room





# Villa L3





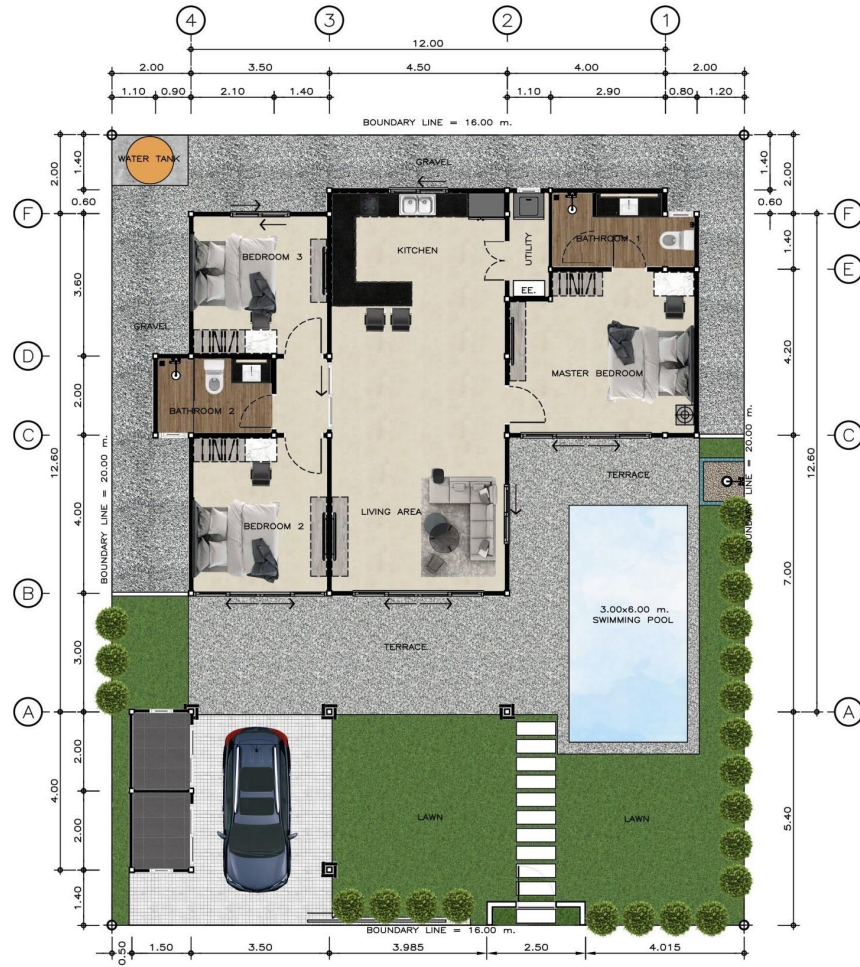
# Villa A3

Land 16x20 = 320 m<sup>2</sup>

Living = 134 m<sup>2</sup>

3 bedrooms 2 bathrooms

1 carport with store room



# Villa A3





# Smart Hamlet HuaHin

## Premuim Price

House Type		Land area m2	Land Price	House Premium	Living m2	Terrace m2	Total area m2	Price/unit
Villa L2	2 bed 2 bath	306	<b>1,224,000</b>	<b>4,590,000</b>	82	14	96	<b>5,814,000</b>
Villa A2	2 bed 2 bath	320	<b>1,280,000</b>	<b>4,900,000</b>	85	24	109	<b>6,180,000</b>
Villa L3	3 bed 3 bath	306	<b>1,224,000</b>	<b>5,320,000</b>	107	14	121	<b>6,544,000</b>
Villa A3	3 bed 2 bath	320	<b>1,280,000</b>	<b>5,590,000</b>	110	24	134	<b>6,870,000</b>

# Smart Hamlet HuaHin

## Premium Specification

- Q-Con Super-Block Walls
- External Sliding 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 1 phase 30/100 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
- 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
- Water reserve tank of 2,000 liters and pump
- Solar System 3 kW 5kW inverter Hybrid
- *European Kitchen*
- *Wardrobes*
- *Fully furnished*
- *Curtain*
- *Smart Home System*
- *Swimming Pool size 3x6*
- *Over ceiling 3 inch aluminum insulation FOC*



# Smart Hamlet HuaHin

Refund				
House Type	A2	A3	L2	L3
Kitchen	200,000	200,000	200,000	200,000
Wardrobe	65,000	97,500	65,000	97,500
Fully furnished	150,000	150,000	150,000	150,000
Curtains	70,000	80,000	70,000	80,000
Smart System	50,000	50,000	50,000	50,000
- 4-CCTV	24,000	24,000	24,000	24,000
- Alarm	12,000	12,000	12,000	12,000
- Auto gate	24,000	24,000	24,000	24,000
Swimming Pool	400,000	400,000	400,000	400,000
Solar System	0	0	0	0
Double Glazing	100,000	100,000	100,000	100,000
<b>Total</b>	<b>1,095,000</b>	<b>1,137,500</b>	<b>1,095,000</b>	<b>1,137,500</b>

# Smart Hamlet HuaHin

## Budget Price

House Type		Land area m2	Land Price	House Budget	Living m2	Terrace m2	Total area m2	Price/unit
Villa L2	2 bed 2 bath	306	<b>1,224,000</b>	<b>3,250,000</b>	82	14	96	<b>4,474,000</b>
Villa A2	2 bed 2 bath	320	<b>1,280,000</b>	<b>3,560,000</b>	85	24	109	<b>4,840,000</b>
Villa L3	3 bed 3 bath	306	<b>1,224,000</b>	<b>3,930,000</b>	107	14	121	<b>5,154,000</b>
Villa A3	3 bed 2 bath	320	<b>1,280,000</b>	<b>4,200,000</b>	110	24	134	<b>5,480,000</b>



# Smart Hamlet HuaHin

## Budget Specification

- Q-Con Super-Block Walls
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- LED Lighting & Emergency Lighting
- Electric 1 phase 30/100 amp with safety Circuit Breaker
- Elevated Ceilings with LED Up-Lighting
- Under Roof Tile foil Insulation
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- Internal Plastered Wall Finish
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- American Standard Bathroom Furniture
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- 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
- Water reserve tank of 2,000 liters and pump
- Solar System 3 kW 5kW inverter Hybrid

# Smart Hamlet HuaHin

<b>Upgrade</b>				
House Type	A2	A3	L2	L3
Kitchen	270,000	270,000	270,000	270,000
Wardrobe	90,000	130,000	90,000	130,000
Fully furnished	200,000	200,000	200,000	200,000
Curtains	70,000	80,000	70,000	80,000
Smart System	50,000	50,000	50,000	50,000
- 4-CCTV	24,000	24,000	24,000	24,000
- Alarm	12,000	12,000	12,000	12,000
- Auto gate	24,000	24,000	24,000	24,000
Swimming Pool	500,000	500,000	500,000	500,000
Solar System	0	0	0	0
Double Glazing	100,000	100,000	100,000	100,000
<b>Total</b>	<b>1,340,000</b>	<b>1,390,000</b>	<b>1,340,000</b>	<b>1,390,000</b>



# Smart Hamlet HuaHin

## Furniture Details

House Type		Kitchen	Island	Standard Furniture	Full Furnished	Price/unit
Villa L2	2 bed 2 bath	200,000	70,000	170,000	120,000	<b>550,000</b>
Villa A2	2 bed 2 bath	200,000	70,000	170,000	120,000	<b>550,000</b>
Villa L3	3 bed 3 bath	200,000	70,000	200,000	130,000	<b>600,000</b>
Villa A3	3 bed 2 bath	200,000	70,000	200,000	130,000	<b>600,000</b>

### ***Full furnished***

- Wardobe
- tv shelf
- Dressing table

### ***Furniture***

- Head bedside
- Mattress
- Sideboard TV
- Sofa
- Dining Table
- Dining Chair

# Smart Hamlet HuaHin

Show  
House

Plot	Land (sq.m)	Land	House	<b>Total price</b>	Upgrade	Premium Price	<b>Discount</b>	<b>Sale Price</b>
P16 Type A3	346	1,384,000	4,200,000	<b>5,584,000</b>	1,390,000	6,974,000	<b>(697,400)</b>	<b>6,276,600</b>
P17 Type A2	320	1,280,000	3,560,000	<b>4,840,000</b>	1,340,000	6,180,000	<b>(618,000)</b>	<b>5,562,000</b>
P27 Type L2	306	1,223,200	3,250,000	<b>4,473,200</b>	1,340,000	5,813,200	<b>(581,320)</b>	<b>5,231,880</b>
P28 Type L3	352	1,408,000	3,930,000	<b>5,338,000</b>	1,390,000	6,728,000	<b>(672,800)</b>	<b>6,055,200</b>



# Smart Hamlet HuaHin

## Project Facilities Services

*(Common fee 36,000 Baht/year)*

*(Sinking fund 30,000 baht when moving in)*

1. Fitness
2. Swimming Pool
3. Security 24 hrs with CCTV
4. Free springer system into garden
5. Internet for Smart Home System
6. Services management

## Extra Services

1. Maintenance
2. Housekeeping
3. Gardening
4. Pool service
5. Laundry service
6. Sport club
7. Restaurant
8. Nursing care and SOS service

## Utility Expenses

1. Water meter from PWA Pranburi
2. Underground electricity system 1 Phase 30/100 amp 5 baht/unit
3. Internet service by 3BB, TRUE, AIS

# Smart Hamlet HuaHin Timeline

Details	2021						2022												2023											
	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
Office & Show House						█																								
Phase 3											█	█	█	█	█	█	█	█	█	█	█	█								
Phase 4,5											█	█	█	█	█	█	█	█	█	█	█	█								
Phase 1,2																							█	█	█	█	█	█	█	█
Completed Project																														█

# Smart Hamlet HuaHin

## Phase 1

PLOT	Land area	Land	House A2	House A3	House L2	House L3	Price	Upgrade	Premium Price
1	359	1,436,000				4,200,000	<b>5,636,000</b>	1,390,000	<b>7,026,000</b>
2	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
3	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
4	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
5	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
6	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
7	320	1,280,000				4,200,000	<b>5,480,000</b>	1,390,000	<b>6,870,000</b>
8	465	1,860,000				4,200,000	<b>6,060,000</b>	1,390,000	<b>7,450,000</b>



# Smart Hamlet HuaHin

## Phase 2

PLOT	Land area	Land	House A2	House A3	House L2	House L3	Price	Upgrade	Premium Price
9	401	1,604,000		4,200,000			<b>5,804,000</b>	1,390,000	<b>7,194,000</b>
10	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
11	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
12	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
13	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
14	320	1,280,000		4,200,000			<b>5,480,000</b>	1,390,000	<b>6,870,000</b>
15	359	1,436,000		4,200,000			<b>5,636,000</b>	1,390,000	<b>7,026,000</b>

# Smart Hamlet HuaHin

## Phase 3

PLOT	Land area	Land	House A2	House A3	House L2	House L3	Price	Upgrade	Premium Price
16	346	1,384,000		4,200,000			<b>5,584,000</b>	1,390,000	<b>6,974,000</b>
17	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
18	320	1,280,000		4,200,000			<b>5,480,000</b>	1,390,000	<b>6,870,000</b>
19	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
20	320	1,280,000	3,560,000				<b>4,840,000</b>	1,340,000	<b>6,180,000</b>
21	542	2,168,000		4,200,000			<b>6,368,000</b>	1,390,000	<b>7,758,000</b>

# Smart Hamlet HuaHin

## Phase 4

PLOT	Land area	Land	House A2	House A3	House L2	House L3	Price	Upgrade	Premium Price
22	364	1,456,000			3,250,000		<b>4,706,000</b>	1,340,000	<b>6,046,000</b>
23	306	1,224,000			3,250,000		<b>4,474,000</b>	1,340,000	<b>5,814,000</b>
24	306	1,224,000			3,250,000		<b>4,474,000</b>	1,340,000	<b>5,814,000</b>
25	306	1,224,000			3,250,000		<b>4,474,000</b>	1,340,000	<b>5,814,000</b>
26	318	1,272,000				3,930,000	<b>5,202,000</b>	1,390,000	<b>6,592,000</b>



# Smart Hamlet HuaHin

## Phase 5

PLOT	Land area	Land	House A2	House A3	House L2	House L3	Price	Upgrade	Premium Price
27	306	1,223,200			3,250,000		<b>4,473,200</b>	1,340,000	<b>5,813,200</b>
28	352	1,408,000				3,930,000	<b>5,338,000</b>	1,390,000	<b>6,728,000</b>
29	387	1,548,000				3,930,000	<b>5,478,000</b>	1,390,000	<b>6,868,000</b>
30	527	2,108,000				3,930,000	<b>6,038,000</b>	1,390,000	<b>7,428,000</b>

# Thank You

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<https://goo.gl/maps/etTRGKBqqLrQcb9EA>