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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 6th 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.

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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.

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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.



area 9.5 Rai

Pool villa



MASTER PLAN
Scale 1 : 750

Villa L2

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

Living = 96 m^2

2 bedrooms 2 bathrooms

1 carport with store room



Villa L2



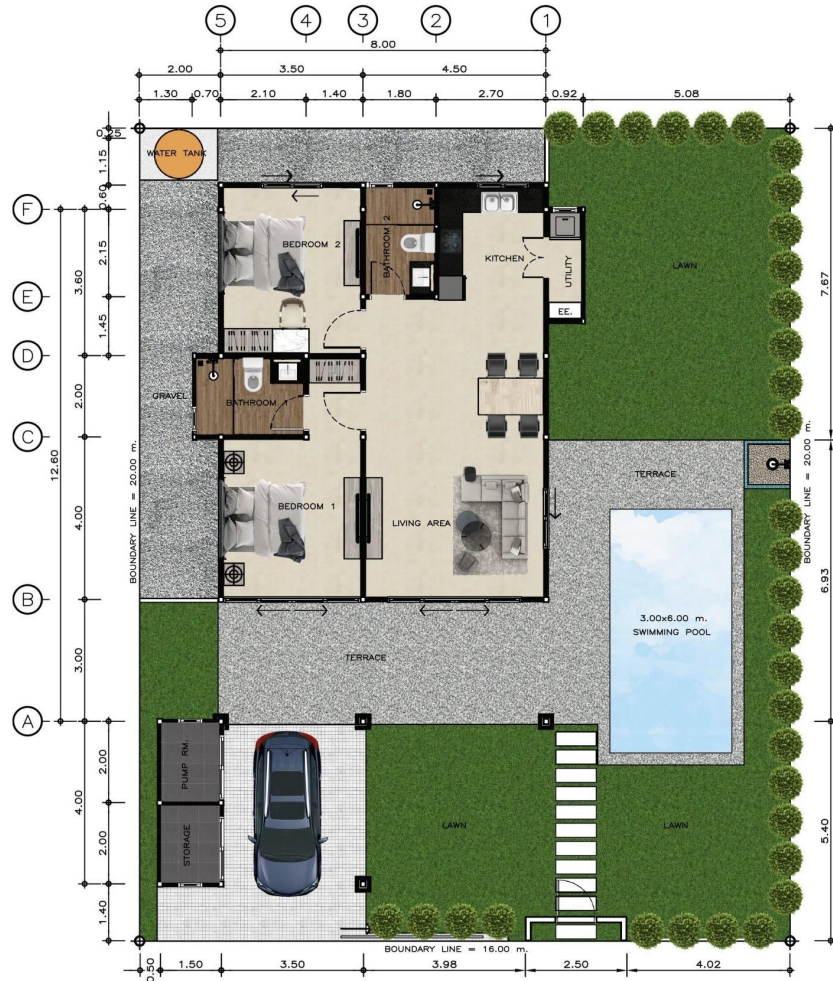
Villa A2

Land 16x20 = 320 m²

Living = 109 m²

2 bedrooms 2 bathrooms

1 carport with store room



Villa A2



Villa L3

Land 18x17 = 306 m²

Living = 121 m²

3 bedrooms 3 bathrooms

1 carport with store room



Villa L3



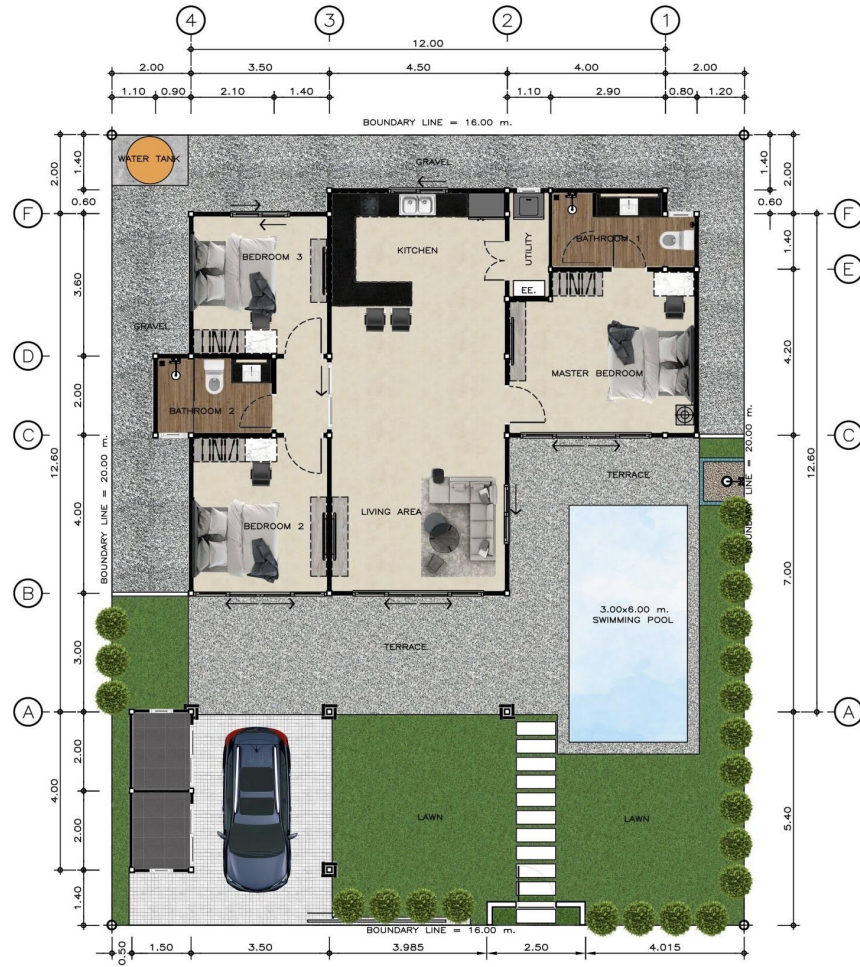
Villa A3

Land 16x20 = 320 m²

Living = 134 m²

3 bedrooms 2 bathrooms

1 carport with store room



Villa A3



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Premium Specification

- Q-Con Super-Block Walls
- External Sliding Doors and window UPVC Single 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
- Over ceiling 3 inch aluminum insulation
- *European Kitchen*
- *Fixed furniture*
- *Loose furniture (Beautiful world value 700,000 THB)*
- *Curtain*
- *Smart Home System*
- *Swimming Pool size 3x6*
- *Upvc Double glazing*

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Phase 1

| PLOT | Land area | Land | House A2 | House A3 | House L2 | House L3 | Price | Upgrade | Premium Price |
|------|-----------|-----------|-----------|----------|----------|----------|------------------|-----------|------------------|
| 5 | 320 | 1,280,000 | 3,560,000 | | | | 4,840,000 | 1,590,000 | 6,430,000 |

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Phase 2

| PLOT | Land area | Land | House A2 | House A3 | House L2 | House L3 | Price | Upgrade | Premium Price |
|------|-----------|-----------|-----------|----------|----------|----------|------------------|-----------|------------------|
| 11 | 320 | 1,280,000 | 3,560,000 | | | | 4,840,000 | 1,590,000 | 6,430,000 |
| 12 | 320 | 1,280,000 | 3,560,000 | | | | 4,840,000 | 1,590,000 | 6,430,000 |

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| Refund | | | | |
|-----------------|---------|---------|---------|---------|
| House Type | A2 | A3 | L2 | L3 |
| Kitchen | 200,000 | 200,000 | 200,000 | 200,000 |
| Fixed furniture | 60,000 | 90,000 | 60,000 | 90,000 |
| Loose furniture | 350,000 | 350,000 | 350,000 | 350,000 |
| Curtains | 40,000 | 50,000 | 40,000 | 50,000 |
| Smart System | 30,000 | 30,000 | 30,000 | 30,000 |
| - 4-CCTV | 20,000 | 20,000 | 20,000 | 20,000 |
| - Alarm | 12,000 | 12,000 | 12,000 | 12,000 |
| - Auto gate | 20,000 | 20,000 | 20,000 | 20,000 |
| Swimming Pool | 400,000 | 400,000 | 400,000 | 400,000 |
| Double Glazing | 70,000 | 80,000 | 70,000 | 80,000 |

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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. Services management

Extra Services

1. Maintenance
2. Housekeeping
3. Gardening
4. Pool service
5. Laundry service
6. Sport club
7. Restaurant

Utility Expenses

1. Water meter from PWA Pranburi
2. Underground electricity system 1 Phase 30/100 amp (+1 Baht/unit from PEA price)
3. Internet service by 3BB, TRUE, AIS

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Thank You

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