



HUA HIN, THAILAND



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WWW.SIVANAHILLS.COM



POOL VILLAS

INFORMATION

LOCATION

SOI 126 PHETKASEM RD. (KHAO TAO AREA)

ARCHITECT

IN HOUSE

UNITS

56 UNITS

VILLAS TYPE

TYPE A , TYPE B , TYPE C

LAND SIZE

FROM 467 SQ.M. TO 750 SQ.M.

OWNERSHIP

FREEHOLD

PROJECT COMPLETION DATE

DECEMBER 2027

FURNITURE PACKAGE

FULLY FURNISHED AS PER SHOW VILLAS

COMMON AREA MANAGEMENT (CAM) FEES

6 THB/MONTH/SQ.M. OF LAND

STARTING PRICE

12,800,000 THB



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POOL VILLAS

FACILITIES



GUARANTEE

**WANT TO RENT YOUR VILLA?
JOIN OUR RENT PROGRAM FOR
PASSIVE INCOME**

- 5% ROI per/year.
- Paid out monthly in your designated account.
- 30 days personal use per year.
- Managed by our experienced rental team.
- Option to renew after 3 years.



**24H
SECURITY GUARD**



RESTAURANT
THAI/INDIAN/ITALIAN



**HI SPEED
INTERNET**



**RECREATIONAL
FACILITIES**



**RENTAL
PROGRAM**



**FREE SHUTTLE
BUS SERVICE**



**HOUSEKEEPING
SERVICE**



**RESORT
MANAGEMENT**



**FAMILY
PARK**



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POOL VILLAS

MASTERPLAN



POOL VILLAS

 **3**
BEDROOMS
 **3**
BATHROOMS
 **CAR PARK**
 **POOL**

TYPE A

FULLY FURNISHED



INDOOR : 148.75 SQ.M.

MASTER BEDROOM	18.55 SQ.M.
WALK-IN CLOSET	6.90 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	19.00 SQ.M.
WC 2	4.65 SQ.M.
BEDROOM 3	13.30 SQ.M.
WC 3	6.85 SQ.M.
LIVING ROOM	26.85 SQ.M.
DINING ROOM	18.75 SQ.M.
KITCHEN	18.40 SQ.M.
LAUNDRY / STORAGE	6.50 SQ.M.

OUTDOOR : 169.65 SQ.M.

SWIMMING POOL	36.00 SQ.M.
TERRACE	77.00 SQ.M.
PARKING	36.00 SQ.M.
PUMP ROOM	2.50 SQ.M.
STORE	8.50 SQ.M.
CAR PARK TERRACE	9.65 SQ.M.

TOTAL AREA : 318.40 SQ.M.



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POOL VILLAS

TYPE B

 **3** BEDROOMS
  **3** BATHROOMS
  **P** CAR PARK
  **POOL**

FULLY FURNISHED

INDOOR : 134.82 SQ.M.

MASTER BEDROOM	17.85 SQ.M.
WALK-IN CLOSET	6.00 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	14.70 SQ.M.
WC 2	4.50 SQ.M.
BEDROOM 3	12.90 SQ.M.
WC 3	4.50 SQ.M.
LIVING ROOM	19.50 SQ.M.
DINING ROOM	15.60 SQ.M.
KITCHEN	17.50 SQ.M.
LAUNDRY / MDB	4.00 SQ.M.
STORE(BOILER)	2.40 SQ.M.
STORE	6.37 SQ.M.

OUTDOOR : 130.90 SQ.m.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	49.00 SQ.M.
BACK TERRACE	6.20 SQ.M.
PARKING	27.00 SQ.M.
PUMP ROOM	6.55 SQ.M.
FOYER	6.15 SQ.M.

TOTAL AREA : 265.72 SQ.M.



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POOL VILLAS

TYPE C

 **3**
BEDROOMS

 **3**
BATHROOMS

 **P**
CAR PARK


POOL

FULLY FURNISHED

INDOOR : 130.50 SQ.m.

MASTER BEDROOM	18.35 SQ.M.
WALK-IN CLOSET	6.00 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	14.70 SQ.M.
WC 2	4.50 SQ.M.
BEDROOM 3	12.90 SQ.M.
WC 3	4.50 SQ.M.
LIVING ROOM	24.30 SQ.M.
DINING ROOM	16.40 SQ.M.
KITCHEN	10.65 SQ.M.
LAUNDRY / MDB	3.20 SQ.M.
STORE	6.00 SQ.M.

OUTDOOR : 123.50 SQ.m.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	51.55 SQ.M.
FOYER	2.40 SQ.M.
PARKING	27.00 SQ.M.
PUMP ROOM	6.55 SQ.M.

TOTAL AREA : 254.00 SQ.m.



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PRICE LIST

PLOT	LAND (SQ.W.)	LAND (SQ.M.)	HILLS 1 (THB)	HILLS 2 (THB)	HILLS 3 (THB)	CAM FEE/M.
4	134.65	538.27	-	-	16,000,000	3,230.40
25	141.19	564.76	-	14,850,000	-	3,388.56
30	137.55	550.20	-	14,600,000	13,800,000	3,301.20
30A	137.66	550.67	-	14,600,000	13,800,000	3,304.02
31	137.78	551.12	-	14,600,000	13,800,000	3,306.72
32	137.90	551.61	-	14,600,000	13,800,000	3,309.66
33	137.00	548.02	-	14,600,000	13,700,000	3,288.12
35	150.52	602.11	-	15,200,000	14,300,000	3,612.22

(PRICE LIST SUBJECT TO CHANGE WITHOUT PRIOR NOTICE)

*CAM FEE = COMMON AREA MANAGEMENT FEE

* SQ.M. = SQUARE METER

* SQ.W. = SQUARE WAH

 HIGH ZONE

 MIDDLE ZONE

 LOW ZONE

PRICE LIST

PLOT	LAND (SQ.W.)	LAND (SQ.M.)	TYPE A (THB)	TYPE B (THB)	TYPE C (THB)	CAM FEE/M.
39	116.22	464.91	-	13,700,000	12,800,000	2,789.46
40	116.21	464.84	-	13,700,000	12,800,000	2,789.04
40A	116.21	464.84	-	13,700,000	12,800,000	2,789.46
41	115.75	463.03	-	13,700,000	12,800,000	2,788.18
42	149.22	596.91	16,100,000	15,100,000	14,300,000	3,581.46
43	149.58	598.32	16,200,000	15,200,000	14,300,000	3,589.92
44	149.58	598.32	16,200,000	15,200,000	14,300,000	3,589.92
45	149.58	598.32	16,200,000	15,200,000	14,300,000	3,589.92
47	145.71	582.87	-	-	-	3,497.22
48	126.40	505.60	-	14,200,000	13,300,000	3,033.60
49	129.12	516.49	-	14,200,000	13,300,000	3,098.94
50	128.65	514.62	-	14,200,000	13,300,000	3,087.72
51	127.47	509.88	-	14,200,000	13,300,000	3,059.28
52	132.13	528.55	-	14,400,000	13,500,000	3,171.30
53	128.48	513.82	-	14,200,000	13,300,000	3,082.92
54	128.55	514.20	-	14,200,000	13,300,000	3,085.20
55	128.55	514.21	-	14,200,000	13,300,000	3,085.26

* PRICE LIST SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.

 HIGH ZONE

 MIDDLE ZONE

 LOW ZONE

POOL VILLAS – PAYMENT TERM

CONSTRUCTION TIME: 12-13 MONTHS

PAYMENT AMOUNT	SCHEDULE PAYMENT
200,000 BAHT (NON-REFUNDABLE)	DEPOSIT PAID UPON RESERVATION
25 % PAYMENT OF CONTRACT	SIGN CONTRACT & BEFORE START OF FOUNDATION
20 % PAYMENT OF CONTRACT	BEFORE START OF ROOF (3-4 MONTHS AFTER START CONSTRUCTION)
25 % PAYMENT OF CONTRACT	BEFORE START OF INTERIOR (7-8 MONTHS AFTER START CONSTRUCTION)
20 % PAYMENT OF CONTRACT	COMPLETION OF UNIT (12-13 MONTHS AFTER START CONSTRUCTION)
10 % PAYMENT OF CONTRACT	TRANSFER OF UNIT AT LAND REGISTRY

- 1.1 LEASEHOLD UP TO 90 YEARS, FOR FOREIGN BUYERS.
- 1.2 FREEHOLD FOR THAI BUYERS OR THAI COMPANY.
2. TRANSFER FEE AT LAND OFFICE 50/50 TO BE SHARED EQUALLY BUYER AND SELLER
3. COMMON AREA MANAGEMENT FEE 6 BAHT/SQ.M. OF LAND PER MONTH
 - DAILY TRASH DISPOSAL
 - 24 HR SECURITY
 - CLEANING OF COMMON AREA
4. THE WATER METER, ELECTRICITY METER DEPOSIT WILL BE PAID BY BUYERS (20,000 THB)
5. SINKING FUND WILL BE CHARGED TO AT 100 BAHT/ SQ.M. OF LAND
(ONE TIME PAYMENT DURING HANDOVER OF HOUSE AT LAND REGISTRY)

SIVANA VILLAS – WHAT'S INCLUDED

INDOOR

- Fully furnished: sofa, coffee table, carpet, dining table set & bar stools.
- Built-in wardrobe beds & mattress
- Modern european kitchen with island
- Appliances: induction stove, hood, oven, microwave, dishwasher and washing machine and dryer
- Inverter air conditioner in all bedrooms, living & dining area
- Ceiling fans in every bedrooms & Living Dining area
- Curtains and blinds in all rooms
- Stiebel hot/cold water system
- LED Lighting & emergency light in each room
- Safety circuit breaker
- Large panels aluminium sliding windows
- TV 65"
- Double door fridge
- Mosquito screens
- Digital door lock for house door

OUTDOOR

- Fully furnished: tables & chairs
- Ceiling fan in pool terrace
- LED Garden light
- Solar panels 5KW on grid system
- Underground fiber optic internet wiring
- 4 X 9 meter pool (salt water system)
- 5,000 litres underground water storage tank
- High pressure water pump system
- Underground pest control piping with 1 year free service
- Full tropical landscape garden
- BBQ Gas grill
- Auto car gate













