



*Sivana Hills*  
— HUA-HIN —

LUXURY MADE ACCESSIBLE

[WWW.SIVANAVILLAS.COM](http://WWW.SIVANAVILLAS.COM)

## ● INFORMATION

DEVELOPER \_\_\_\_\_ BLD CO., LTD

LOCATION \_\_\_\_\_ SOI 126 PHETKASEM RD. (KHAO TAO AREA)

ARCHITECT \_\_\_\_\_ IN HOUSE

UNITS \_\_\_\_\_ 56 UNITS

VILLAS TYPE \_\_\_\_\_ TYPE A  
TYPE AS  
TYPE B  
TYPE C

LAND SIZE \_\_\_\_\_ FROM 507.96 SQ.M. TO 934.35 SQ.M.

OWNERSHIP \_\_\_\_\_ FREEHOLD

COMPLETION DATE \_\_\_\_\_ DECEMBER 2025

FURNITURE PACKAGE \_\_\_\_\_ INCLUDED ( AS PER SHOW VILLAS )

MAINTENANCE FEES \_\_\_\_\_ 10 THB/ MONTH / SQ.M. OF LAND

STARTING PRICE \_\_\_\_\_ 12,600,000 THB



Sivana Hills  
— HUA-HIN —





KUNCHANABURI

AYUTTHAYA

BANGKOK

PATTAYA

HUA-HIN

KANCHANABURI

AYUTTHAYA

BANGKOK

PATTAYA

3 HOURS

HUA-HIN

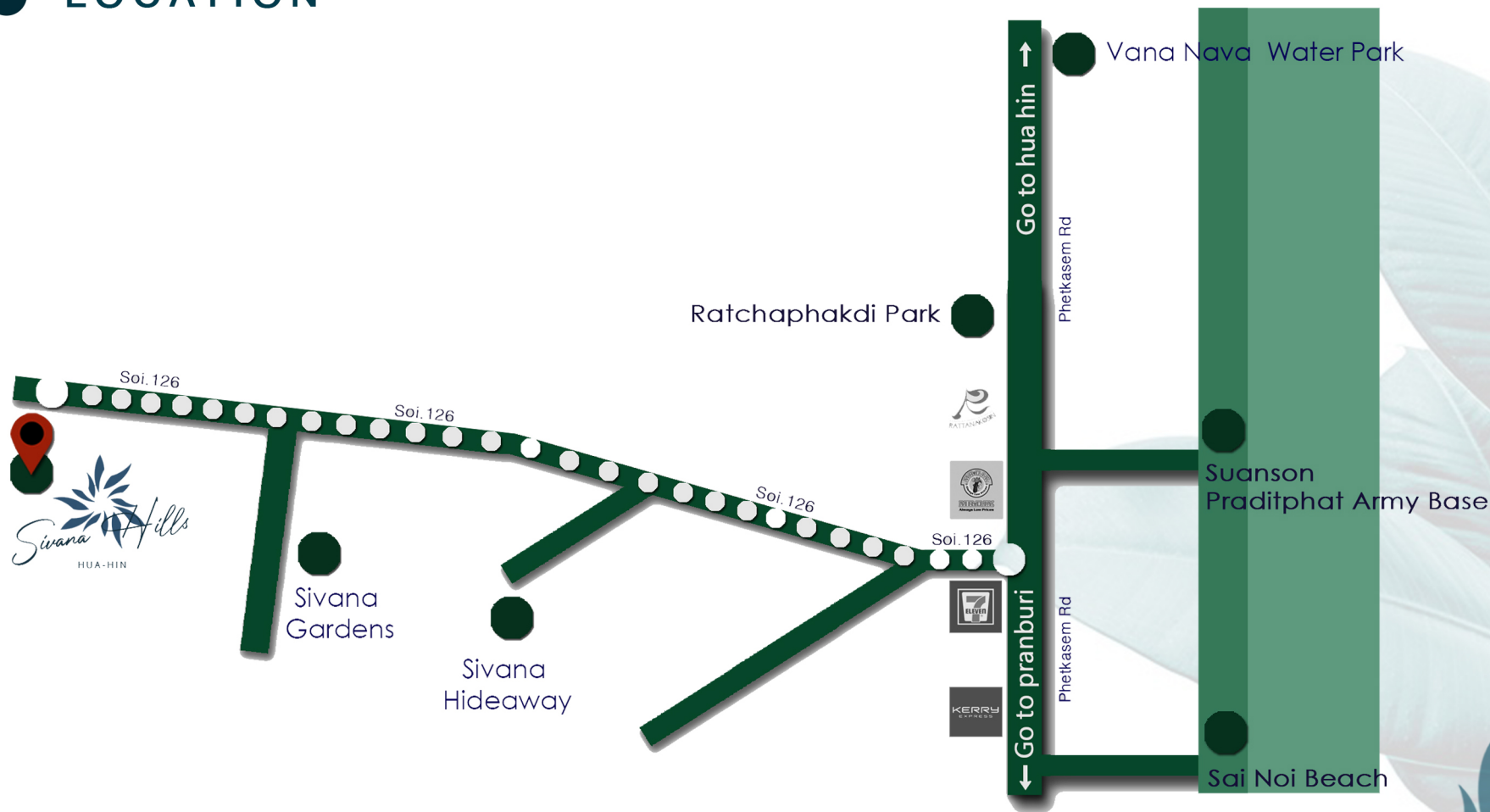
PHUKET

*Sivana Hills*

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WWW.SIVANAVILLAS.COM

## ● LOCATION



SIVANA HILLS : HUA HIN 126 PHETKASEM ROAD, NONGKAE,  
PRACHUABKIRIKHAN THAILAND 771100

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## ● NEARBY TOURIST ATTRACTIONS



Rachapakdi Park



Vana Nava Water Park



Sai Noi Beach



Banyan Golf Club



Cicada Market



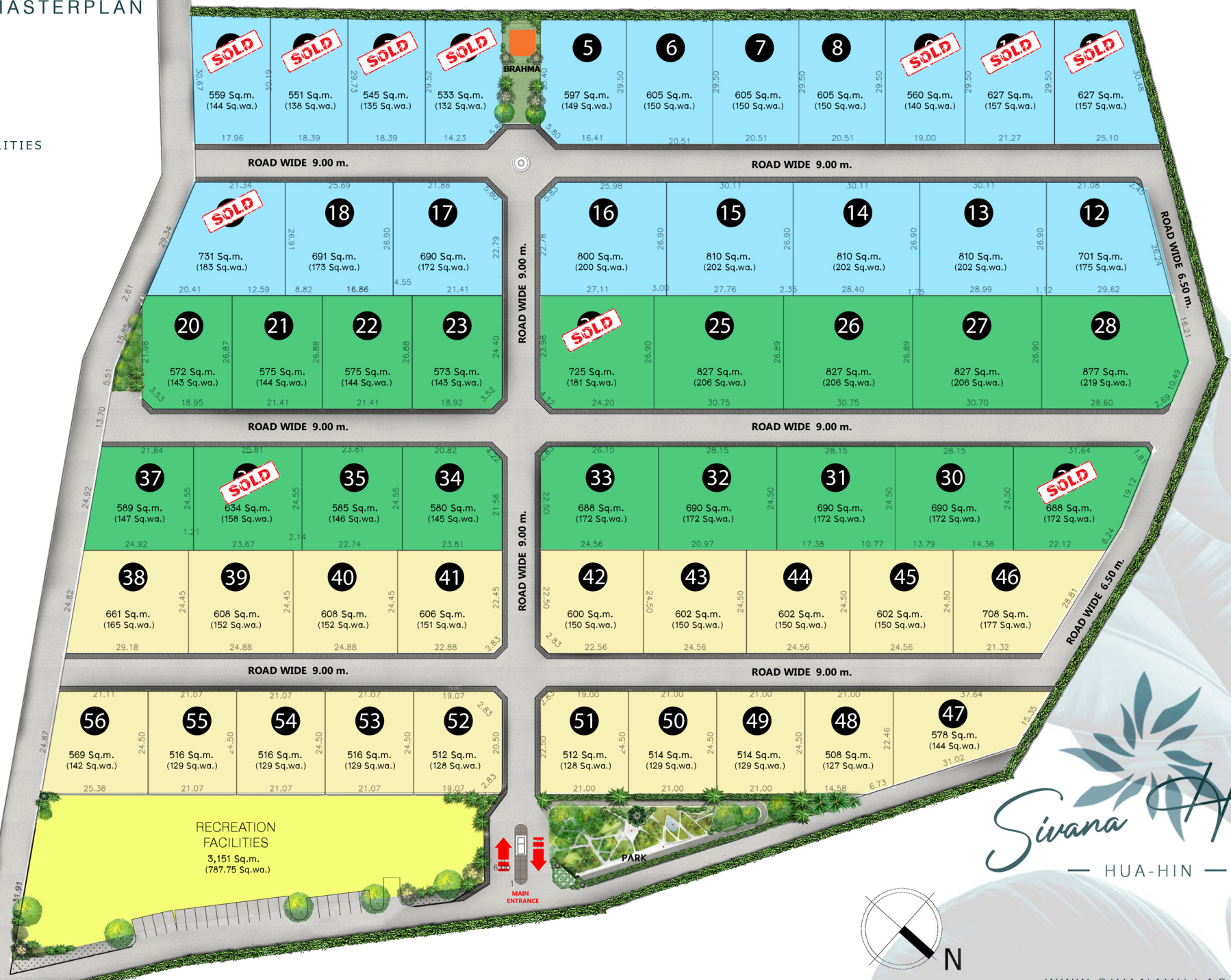
Hua-Hin Train Station

  
— HUA-HIN —



# SIVANA HILLS - MASTERPLAN

- HIGH ZONE
- MIDDLE ZONE
- LOW ZONE
- RECREATION FACILITIES
- PARK





● AWARD



Sivana Hills  
— HUA-HIN —

# ● TYPE A



## 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.**



# ● TYPE AS



## INDOOR : 150.15 SQ.M.

MASTER BEDROOM	18.15 SQ.M.
WALK-IN CLOSET	6.40 SQ.M.
WC 1	9.90 SQ.M.
BEDROOM 2	13.10 SQ.M.
WC 2	4.50 SQ.M.
BEDROOM 3	14.60 SQ.M.
WC 3	4.50 SQ.M.
LIVING ROOM	24.30 SQ.M.
DINING ROOM	17.70 SQ.M.
KITCHEN	23.15 SQ.M.
LAUNDRY / MDB	5.60 SQ.M.
STORE	8.25 SQ.M.

## OUTDOOR : 133.95 SQ.M.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	48.30 SQ.M.
BACK TERRACE	9.95 SQ.M.
PARKING	33.15 SQ.M.
PUMP ROOM	6.55 SQ.M.

**TOTAL AREA : 284.00 SQ.M.**

# ● TYPE B



## INDOOR : 170.35 SQ.M.

MASTER BEDROOM	20.95 SQ.M.
WALK-IN CLOSET	7.45 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	19.30 SQ.M.
WC 2	4.75 SQ.M.
BEDROOM 3	14.30 SQ.M.
WC 3	5.35 SQ.M.
LIVING ROOM	26.00 SQ.M.
DINING ROOM	21.35 SQ.M.
KITCHEN	21.60 SQ.M.
LAUNDRY / MDB	7.00 SQ.M.
STORE	9.00 SQ.M.
CORRIDOR	4.30 SQ.M.

## OUTDOOR : 162.50 SQ.M.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	76.70 SQ.M.
BACK TERRACE	7.65 SQ.M.
PARKING	35.60 SQ.M.
PUMP ROOM	6.55 SQ.M.

**TOTAL AREA : 332.85 SQ.M.**



# ● TYPE C



## INDOOR : 176.90 SQ.m.

MASTER BEDROOM	22.80 SQ.M.
WALK-IN CLOSET	12.55 SQ.M.
WC 1	8.10 SQ.M.
BEDROOM 2	22.60 SQ.M.
WC 2	6.00 SQ.M.
BEDROOM 3	19.20 SQ.M.
WC 3	5.85 SQ.M.
LIVING ROOM	28.50 SQ.M.
DINING ROOM	17.40 SQ.M.
KITCHEN	16.90 SQ.M.
LAUNDRY / MDB	5.05 SQ.M.
STORE	8.05 SQ.M.
CORRIDOR	3.90 SQ.M.

## OUTDOOR : 142.60 SQ.m.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	56.15 SQ.M.
BACK TERRACE	8.15 SQ.M.
PARKING	37.20 SQ.M.
PUMP ROOM	5.10 SQ.M.

**TOTAL AREA : 319.50 SQ.m.**

# SIVANA HILLS - PRICE LIST

PRICE  
(THB)

- HIGH ZONE
- MIDDLE ZONE
- LOW ZONE

PLOT	LAND *(SQ.WH.)	LAND *(SQ.M.)	PRICE (THB)				*CAM FEE/MONTH (THB)
			TYPE A	TYPE AS	TYPE B	TYPE C	
SOLD							
SOLD							
SOLD							
SOLD							
05	149	597				14,900,000	5,970
06	150	605				14,950,000	6,050
07	150	605				14,950,000	6,050
08	150	605				14,950,000	6,050
SOLD							
SOLD							
SOLD							
12	175	701	16,100,000	15,300,000	16,700,000	16,300,000	7,010
13	202	810	17,200,000	16,400,000	17,800,000	17,500,000	8,100
14	202	810	17,200,000	16,400,000	17,800,000	17,500,000	8,100
15	202	810	17,200,000	16,400,000	17,800,000	17,500,000	8,100
16	200	800	17,200,000	16,400,000	17,800,000	17,500,000	8,010
17	172	690	16,000,000	15,200,000	16,600,000	16,200,000	6,900
18	173	691	16,000,000	15,200,000	16,600,000	16,200,000	6,910
SOLD							
20	143	572		13,500,000		14,500,000	5,720

( Price list subject to change without prior notice )

\* CAM FEE = Common Area Management Fee  
 \* SQ.WH. = Square Wah  
 \* SQ.M. = Square Meter

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 Sivana Villas Hua Hin   
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PRICE  
(THB)

- HIGH ZONE
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PLOT	PRICE (THB)		TYPE A	TYPE AS	TYPE B	TYPE C	*CAM FEE/MONTH (THB)
	LAND *(SQ.WH.)	LAND *(SQ.M.)					
21	144	575		13,500,000		14,500,000	5,760
22	144	575		13,500,000		14,500,000	5,760
23	143	573		13,500,000		14,500,000	5,730
<b>SOLD</b>							
25	206	827	17,100,000	16,100,000	17,400,000	17,100,000	8,270
26	206	827	17,100,000	16,100,000	17,400,000	17,100,000	8,270
27	206	827	17,100,000	16,100,000	17,400,000	17,100,000	8,270
28	219	877	17,500,000	16,600,000	17,900,000	17,600,000	8,770
<b>SOLD</b>							
30	172	690	15,700,000	14,700,000	16,100,000	15,700,000	6,900
31	172	690	15,700,000	14,700,000	16,100,000	15,700,000	6,900
32	172	690	15,700,000	14,700,000	16,100,000	15,700,000	6,900
33	172	688	15,700,000	14,700,000	16,100,000	15,700,000	6,880
34	145	580		13,700,000			5,800
35	146	585		13,700,000			5,840
<b>SOLD</b>							
37	147	589		13,700,000			5,890
38	165	661	14,900,000	14,000,000	15,300,000	14,900,000	6,010
39	152	608	14,500,000	13,500,000	14,800,000	14,500,000	6,080
40	152	608	14,500,000	13,500,000	14,800,000	14,500,000	6,080

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PRICE  
(THB)

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PLOT	PRICE (THB)		TYPE A	TYPE AS	TYPE B	TYPE C	*CAM FEE/MONTH (THB)
	LAND *(SQ.WH.)	LAND *(SQ.M.)					
41	151	606	14,500,000	13,500,000	14,800,000	14,500,000	6,060
42	150	600	14,500,000	13,500,000	14,800,000	14,500,000	6,000
43	150	602	14,500,000	13,500,000	14,800,000	14,500,000	6,200
44	150	602	14,500,000	13,500,000	14,800,000	14,500,000	6,200
45	150	602	14,500,000	13,500,000	14,800,000	14,500,000	6,200
46	177	708	15,400,000	14,400,000	15,700,000	15,400,000	7,080
47	144	578	14,100,000				5,780
48	127	508		12,600,000		13,500,000	5,080
49	129	514		12,600,000		13,500,000	5,150
50	129	514		12,600,000		13,500,000	5,150
51	128	512		12,600,000		13,500,000	5,130
52	128	512		12,600,000		13,500,000	5,120
53	129	516		12,600,000		13,500,000	5,160
54	129	516		12,600,000		13,500,000	5,160
55	129	516		12,600,000		13,500,000	5,160
56	142	569		13,100,000		14,100,000	5,690

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## ● PAYMENT TERMS

PAYMENT AMOUNT	SCHEDULE PAYMENT
200,000 BAHT (NON-REFUNDABLE)	DEPOSIT PAID UPON RESERVATION
25% PAYMENT OF CONTRACT	SIGN CONTRACT & BEFORE START FOUNDATION
20% PAYMENT OF CONTRACT	BEFORE START OF ROOF (3-4 MONTHS AFTER START CONSTRUCTION)
25% PAYMENT OF CONTRACT	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	HANDOVER 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 10 BAHT/SQ.M. OF LAND PER MONTH

- POOL CLEANING : 2 TIMES A WEEK
- GARDEN MAINTENANCE : 3 TIMES A WEEK
- DAILY TRASH DISPOSAL
- 24 HR SECURITY

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 )



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## ● WHAT'S INCLUDED

- FULLY FURNISHED ( SOFA, COFFEE TABLE, CARPET, DINING TABLES & CHAIRS, BAR STOOLS, OUTDOOR TABLES & CHAIRS )
- BUILT - IN WARDROBE BEDS & MATTRESS
- EUROPEAN KITCHEN WITH ISLAND
- APPLIANCES: INDUCTION STOVE / HOOD / OVEN / MICROWAVE / DISHWASHER AND WASHING MACHINE
- INVERTER AIR COND IN ALL BEDROOMS & LIVING AND DINING AREA
- CEILING FANS IN EVERY BEDROOM, POOL TERRACE, LIVING AND DINING AREA
- CURTAINS AND BLINDS IN ALL ROOMS
- FULL TROPICAL LANDSCAPE GARDEN
- STIEBEL HOT/COLD WATER SYSTEM
- LED INDOOR LIGHTING & EMERGENCY LIGHT IN EACH ROOM
- LED GARDEN LIGHTING
- SAFETY CIRCUIT BREAKER
- SOLAR PANELS 5kw ON GRID SYSTEM
- UNDERGROUND FIBER OPTIC INTERNET WIRING
- 4 X 9 METER POOL ( SALT WATER SYSTEM )
- 3,000 LITERS UNDERGROUND WATER STORAGE TANK
- HIGH PRESSURE WATER PUMP SYSTEM
- UNDERGROUND PEST CONTROL PIPING WITH 1 YEAR FREE SERVICE
- TILING: INDOOR / OUTDOOR / POOL TERRACE
- LARGE PANELS ALUMINUM SLIDING WINDOWS
- TV 65"
- DOUBLE DOOR FRIDGE

  
— HUA-HIN —





091-819-9810 K.DANNY  
081-848-9993 K.AMITH



sivana hideaway villas



sivanavillas



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