

YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin Baan Mio, Hin Lek Fai



UNIVERSE VILLA

By Sansani Elmstrom

Mrs. Universe Thailand

YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin

Concept

Our concept is design and decoration in minimalist Scandinavian style with a touch of Thai design.

Functional and comfortable to stay in and around with independent and open interior spaces where outside and inside spaces merge

The design adapts to the modern resident's situations and lifestyle with the center of the villa around the kitchen.



Villa seen from the garden



Villa seen from the garden



Villa seen from the road- entrance

OUTSIDE PICTURES OF THE VILLA



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Team to ensure the best

The team responsible for the development of Universe Villa boasts a wealth of experience, spanning over more than two decades, in the field of construction and the creation of high-end residential projects.

Throughout the entire process, the Universe Villa team is driven by a deep sense of professionalism and a commitment to excellence. They take pride in their work and are dedicated to delivering the highest quality homes possible, ensuring that each client is completely satisfied with their new dream home.



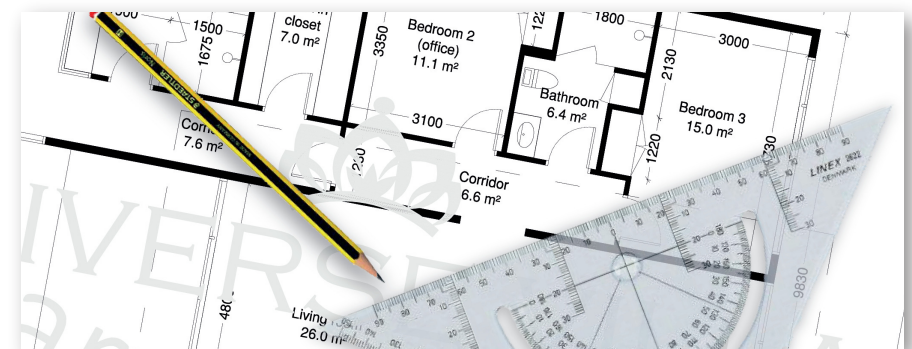
Livingroom, kitchen and entrance



Dinning room

Quality

We work through every detail in the design and construction phase very thoroughly to achieve the perfect quality.



TEAM BEHIND





Master bedroom



Master bathroom



Master bedroom- Walk in closet



Master bathroom

INTERIOR PICTURES





Bedroom 2



Bedroom 3



Bedroom 2



Guest toilet - V1



Bathroom 3

INTERIOR PICTURES



Description of a Universe Villa

As you step into this beautiful Universe Villa, you are immediately struck by the calming and inviting atmosphere. The minimalist Scandinavian design of the space is evident in the clean lines and neutral color palette, creating an uncluttered and airy feel. The use of white walls and large windows allow natural light to flood in, creating a sense of serenity and calm.

In the living and dining room you're greeted with a bright and airy space, thanks to the large windows that bring in ample amounts of natural light. The light bouncing off the walls and floors, creates a warm and welcoming ambiance, making the house feel spacious and open.

The windows are strategically placed to let in light but also to provide shade, creating a beautiful play of light and shadow. The sun's rays filter through the window coverings, casting soft patterns on the floor, walls, and furniture, adding depth and character to the space.

In addition to the beautiful light, the house also has a natural ventilation system with windows under the ceiling, which keeps the air fresh and cool. The large windows allow for a constant flow of air, creating a natural breeze that keeps the house comfortable and fresh. The cross ventilation also helps to circulate the air, which prevents stale or stuffy smells.

The combination of natural light and ventilation creates an inviting atmosphere that is perfect for relaxation and rejuvenation. It's a place where you can curl up with a book, take a nap, or simply bask in the beauty of your surroundings.

The kitchen is the center of the house and a chef's dream, with high-end appliances and a spacious layout that makes cooking and entertaining a pleasure. The counters are clean and uncluttered, and the cabinets are well-stocked with everything you need to whip up a delicious meal.

The bedrooms are private retreats that offer a comfortable and restful environment. The large windows provide views of the lush outdoors, bringing the outside in.

The bathrooms are spacious and luxurious, with modern fixtures and ample storage space for personal items.

The master bathroom is a tranquil oasis, featuring a walk-in shower, sleek white fixtures, and light wood cabinetry. The earthy tones and natural materials used in the bathroom

As you walk through the living room, your eyes are drawn to the large windows that overlook the lush green garden. The swimming pool is the centerpiece of the garden, and its crystal-clear waters beckon you to take a dip.

The garden is landscaped with tall palm trees, vibrant tropical plants, and fragrant flowers, creating a peaceful oasis that feels worlds away from the hustle and bustle of the city. The sound of water from the pool adds to the soothing ambiance of the space.

As you sit by the pool, sipping on a cool drink, you can't help but feel completely at ease. The minimalist design and thoughtful decor create a tranquil environment that is both aesthetically pleasing and functional.

Whether you're lounging by the pool or enjoying a meal in the spacious dining room, the atmosphere in this beautiful house is both inviting and serene. It's a space that allows you to escape the stresses of everyday life and embrace the beauty of nature and design.

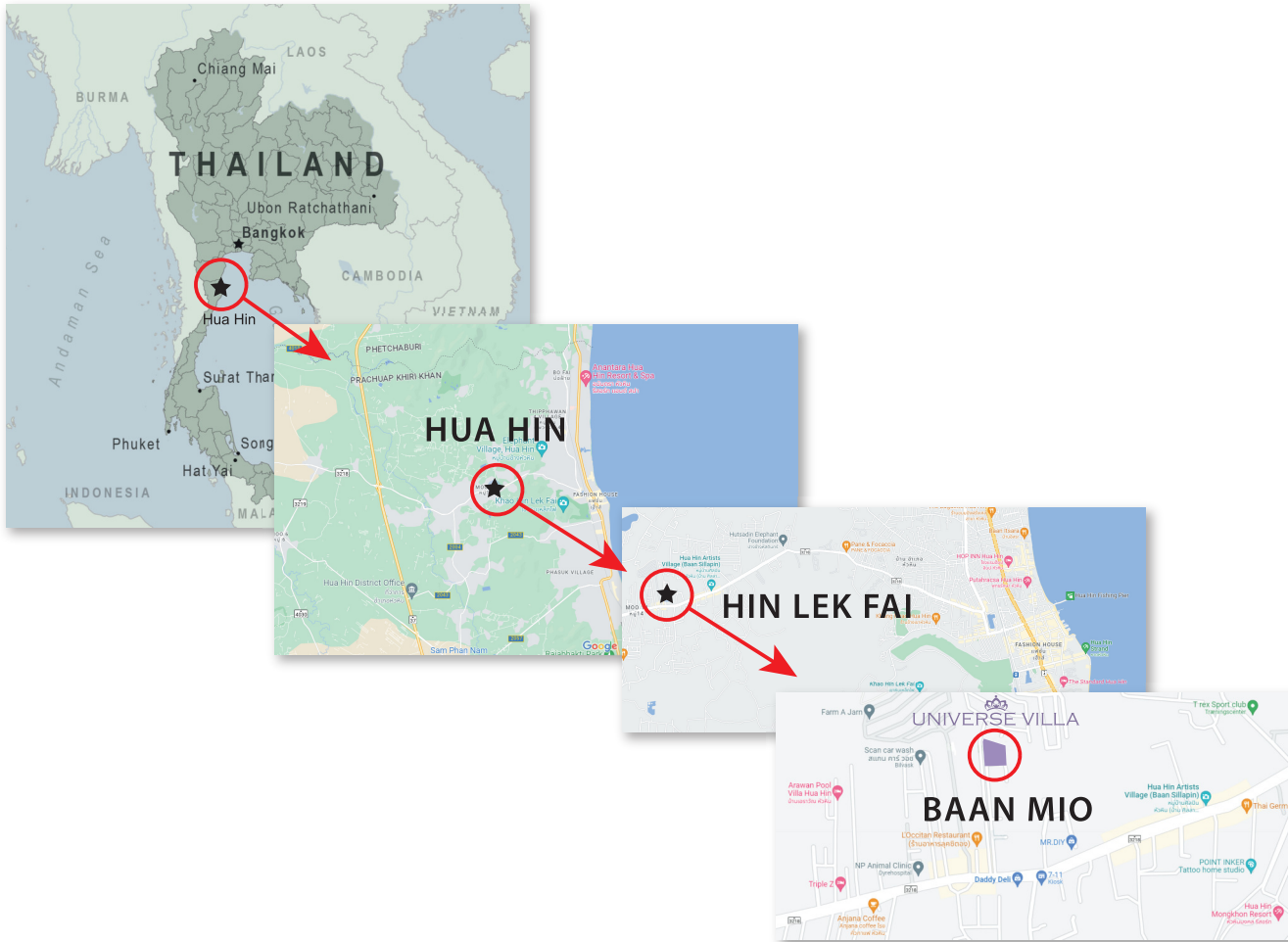
In summary, the comfortable atmosphere in this beautiful house is one of peace and tranquility. That makes you feel at home from the moment you step inside. The minimalist Scandinavian design, coupled with Thai design elements, creates a space that is both elegant and comfortable. Every detail has been carefully curated to create a calming and inviting environment, making it the perfect place to relax and unwind. Whether you're relaxing in the garden or enjoying a meal with loved ones, this house is a true sanctuary of comfort and style.



Office- V1

DESCRIPTION





Hua Hin

Features a beautiful, powdery sand Beach, numerous seaside Seafood restaurants, a lively night market, numerous beach activities, and some great inland activities, not least of which is golfing at some of Thailand's most renowned courses.

Surrounding area

Artists Village (Baan Sillapin)

Restaurants:

Daddy Deli

L'occitan

Marzipan Patisserie

Esan Ban Suan

Anjana Coffee

Pollitos

Foxes International Restruant, Sky Bar
as well as a lot of smal Thai eateries.

Shopping:

7 - 11 store

MR. DIY

Gas station

Lotus's go fresh

CJ Express

Big C (3,5 km)

as well as a lot of smal shopp

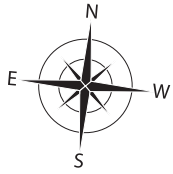


LOCATION



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Exclusive living in Hua Hin



La Vallée Light

1-V1

Land: 754 m²
House: 307 m²



2-V3

Land: 537 m²
House: 262 m²

4-V2

Land: 477 m²
House: 265 m²

3-V2

Land: 477 m²
House: 265 m²

Mondara

Entrance

Only four new exclusive Universe villas in the established Baan Mio.

The villas are located at the bottom of the community at a suitable distance from the main road.

There is no traffic noise from the main road but very easy access.

Very good location in Hin Lek Fai

Only 5 km to the beach and Hua Hin center and to the bypass road (37) to Bangkok / Pranburi.

MASTER PLAN





1-V1
 Land: 754 m²
 House: 307 m²

| | |
|----------------------------------------------------|----------------------------|
| Build Area 307 m² | Bedrooms 4 |
| Plot size 754 sqm | Bathrooms 3 |
| Carpark 2 | Toilet 2 |
| Pool size 4 x 8 m + 5 = 37 m² | Outdoor shower 1 |

POOL VILLA 307

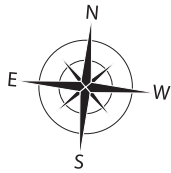
| | |
|-------------------|----------------|
| Plot Size | 754 sqm |
| House Area | 208 sqm |
| Covered Terrace | 45 sqm |
| Terrace | 45 sqm |
| Car Park | 48 sqm |
| Storage | 2 sqm |
| Outdoor Shower | 2 sqm |
| Pool Room | 3 sqm |
| WC outdoor | 2 sqm |
| Swimming Pool | 37 sqm |
| TOTAL AREA | 392 sqm |

INSIDE LIVING AREA

| | |
|----------------------------------|----------|
| Master Bedroom - ห้องนอนใหญ่ | 18.2 sqm |
| Corridor - ทางเดิน | 6.8 sqm |
| Master bathroom - ห้องน้ำหลัก | 10.7 sqm |
| Walk in closet - | 6.2 sqm |
| Bedroom 2 (office) - ห้องนอน | 11.1 sqm |
| Bedroom 3 - ห้องนอน | 18.3 sqm |
| Bathroom - ห้องน้ำ | 5.5 sqm |
| Corridor - ทางเดิน | 6.7 sqm |
| Living Room - ห้องนั่งเล่น | 26.0 sqm |
| Dining Room - ห้องรับประทานอาหาร | 26.0 sqm |
| Kitchen - ห้องครัว | 12.4 sqm |
| Storage - ตู้เทคนิค | 4.1 sqm |
| Lounge - ห้องนั่งเล่น | 13.4 sqm |
| Entrance - ทางเข้า | 2.2 sqm |
| Bedroom 4 - ห้องนอน | 12.8 sqm |
| Bathroom - ห้องน้ำ | 4.7 sqm |
| Toilet - ห้องน้ำ | 2.1 sqm |

FLOOR PLAN • V1 307





3-V2
Land: 477 m²
House: 265 m²

4-V2
Land: 477 m²
House: 265 m²

| | |
|------------------------------------------------|----------------------------|
| Build Area 265 m² | Bedrooms 3 |
| Plot size 477 sqm | Bathrooms 4 |
| Carpark 2 | Toilet 1 |
| Pool size 4 x 8 m = 32 m² | Outdoor shower 1 |

POOL VILLA V2 265

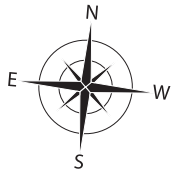
| | |
|-------------------|----------------|
| Plot Size | 477 sqm |
| House Area | 178 sqm |
| Covered Terrace | 38 sqm |
| Terrace | 35 sqm |
| Car Park | 43 sqm |
| Storage | 2 sqm |
| Outdoor Shower | 2 sqm |
| Pool Room | 3 sqm |
| WC outdoor | 2 sqm |
| Swimming Pool | 32 sqm |
| TOTAL AREA | 333 sqm |

INSIDE LIVING AREA

| | |
|----------------------------------|----------|
| Master Bedroom - ห้องนอนใหญ่ | 18.4 sqm |
| Corridor - ทางเดิน | 6.5 sqm |
| Master bathroom - ห้องน้ำหลัก | 10.4 sqm |
| Bathroom - ห้องน้ำ | 4.2 sqm |
| Bedroom 2 - ห้องนอน | 18.3 sqm |
| Bathroom - ห้องน้ำ | 5.5 sqm |
| Corridor - ทางเดิน | 2.8 sqm |
| Living Room - ห้องนั่งเล่น | 23.3 sqm |
| Dining Room - ห้องรับประทานอาหาร | 23.3 sqm |
| Kitchen - ห้องครัว | 11.4 sqm |
| Storage - ตู้เทคนิค | 3.5 sqm |
| Lounge - ห้องนั่งเล่น | 11.9 sqm |
| Entrance - ทางเข้า | 2.0 sqm |
| Bedroom 3 - ห้องนอน | 13.4 sqm |
| Bathroom - ห้องน้ำ | 4.9 sqm |

FLOOR PLAN • V2 265





2-V3
 Land: 537 m²
 House: 262 m²

| | |
|---------------------------------------------------|----------------------------|
| Build Area 262 m² | Bedrooms 3 |
| Plot size 537 sqm | Bathrooms 4 |
| Carpark 2 | Toilet 1 |
| Pool size 3 x 10.6 m = 32 m² | Outdoor shower 1 |



POOL VILLA V3 262

| | |
|-------------------|----------------|
| Plot Size | 537 sqm |
| House Area | 178 sqm |
| Terrace Covered | 33 sqm |
| Terrace | 51 sqm |
| Car Park Covered | 43 sqm |
| Car Park | 60 sqm |
| Storage | 2 sqm |
| Outdoor Shower | 2 sqm |
| Pool Room | 4 sqm |
| WC outdoor | 2 sqm |
| Swimming Pool | 32 sqm |
| TOTAL AREA | 404 sqm |

INSIDE LIVING AREA

| | |
|----------------------------------|----------|
| Master Bedroom - ห้องนอนใหญ่ | 18.4 sqm |
| Corridor - ทางเดิน | 6.5 sqm |
| Master bathroom - ห้องน้ำหลัก | 10.4 sqm |
| Bathroom - ห้องน้ำ | 4.2 sqm |
| Bedroom 2 - ห้องนอน | 18.3 sqm |
| Bathroom - ห้องน้ำ | 5.5 sqm |
| Corridor - ทางเดิน | 2.8 sqm |
| Living Room - ห้องนั่งเล่น | 23.3 sqm |
| Dining Room - ห้องรับประทานอาหาร | 23.3 sqm |
| Kitchen - ห้องครัว | 11.4 sqm |
| Storage - ตู้เทคนิค | 3.5 sqm |
| Lounge - ห้องนั่งเล่น | 11.9 sqm |
| Entrance - ทางเข้า | 2.0 sqm |
| Bedroom 3 - ห้องนอน | 13.4 sqm |
| Bathroom - ห้องน้ำ | 6.1 sqm |

FLOOR PLAN • V3 262



UNIVERSE VILLA DELIVER A TURN-KEY VILLA READY TO MOVE INTO.

THIS IS INCLUDED:

Aluminium windows and large panels sliding terrace doors. Aluminum frame in your choice of color, white, black, or gray.
 Tiles on all floors, and walls in bathroom. Several different designs and colors to choose.
 All other walls are plastered and painted. In color after your choice.
 Ceilings are made of plaster and painted white. Exposed wooden rafter in living room and dining room.
 Interior doors in natural wood with stainless steel handle.

Ferior Interior Hua Hin, deliver all built in wardrobe, bathroom cabinets and a state of the art european kitchen.
 Appliance in the kitchen: Induction stove, hood, oven, microwave, dishwasher, built-in fridge-freezer.

Daikin inverter air conditioning in all bedrooms (V1 office), living room and dining room.
 Mr. Ken ceiling fan, model Ken solid wood in living room, dining room as well as outside terrace.

Led light in ceiling in all room, carpark and terrace.
 Electrical installation with safety circuit breaker.
 Solar panels 4 kw connected to the mains the power grid.
 Prepare for underground cable for power and internet.

Hot and cold water system in all bathrooms and kitchen.
 3.000 liters underground water storage tank and high pressure water pump system.

32 sqm. swimmingpool with pump and saltwater system. (V1 37 sqm. swimmingpool).

Thai tropical landscape garden.
 Tiles on outdoor terrasse and carpark.
 Wall and iron fens around the property. Iron gate at carparking.

And everything else that is needed for the villa to be ready to move into.

Furniture package can be purchased separately from Ferior Interior, Hua Hin.



INCLUDED IN THE VILLA



CONSTRUCTION PERIOD:

It takes approximately 12 months to build a Universe Villa from signing the contract until the villa is finished.

VILLA NUMBER AND TYPE

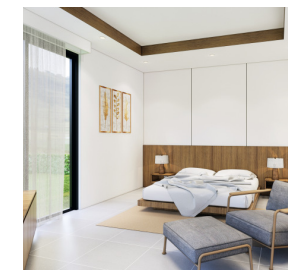
Date: 25.05.2023

1-V1
Land: 754 m²
House: 307 m²

3-V2
Land: 477 m²
House: 265 m²

4-V2
Land: 477 m²
House: 265 m²

2-V3
Land: 537 m²
House: 262 m²



| PRICE • BAAN MIO | V1 | V2 | V3 |
|--------------------------------------------------------|----------------|-------------------|-------------------|
| | 12,950,000 THB | 10,750,000 THB | 10,950,000 THB |
| TERM OF PAYMENT | | | |
| 1. Reservation Fee (Non-Refundable) max. for one md | 2% | 259,000 | 215,000 |
| 2. Signing the contract and before start the fundation | 23% | 2,978,500 | 2,472,500 |
| 3. Before start of the roof | 25% | 3,237,500 | 2,687,500 |
| 4. Before start of the interior | 25% | 3,237,500 | 2,687,500 |
| 5. Completion of the villa | 15% | 1,942,500 | 1,612,500 |
| 6. Transfer the Ownership - Land registry | 10% | 1,295,000 | 1,075,000 |
| Total | 100% | 12,950,000 | 10,750,000 |

Taxes and Transfer fee 50 / 50

Freehold for Thai buyers or Thai company.

Leasehold up to 90 years (3 x 30 years), for foreign buyers.

Furniture package can be purchased separately from Ferior Interior, Hua Hin



All amounts are in Thai Baht.

TIME, PRICE AND PAYMENT TERMS



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CONTACT

UNIVERSE VILLA

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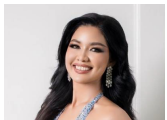
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คันทันนี แอล์มสตรอม

Info about Sansani Elmstrom
beauty pageant.

Sansani Elmstrom was crowned as
Mrs. Universe Thailand 2022 and
attended Mrs. Universe beauty
contest in Sofia, EU in the start of
2023 with participants from over
100 different destinations.



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