

YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin Soi 88



UNIVERSE VILLA

By Sansani Elmstrom

Mrs. Universe Thailand

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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.



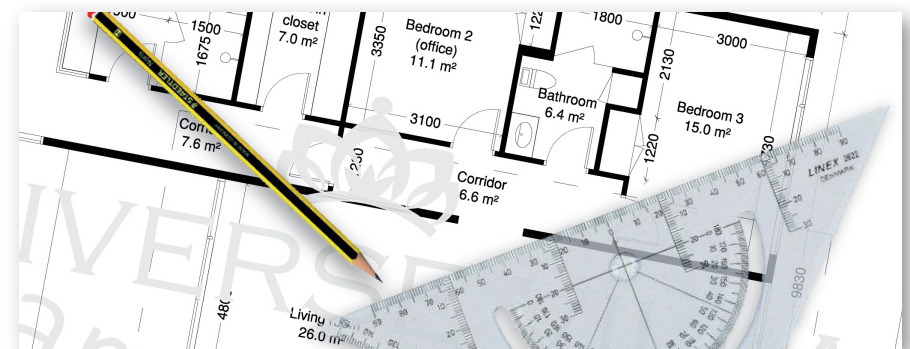
Livingroom, kitchen and entrance



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.

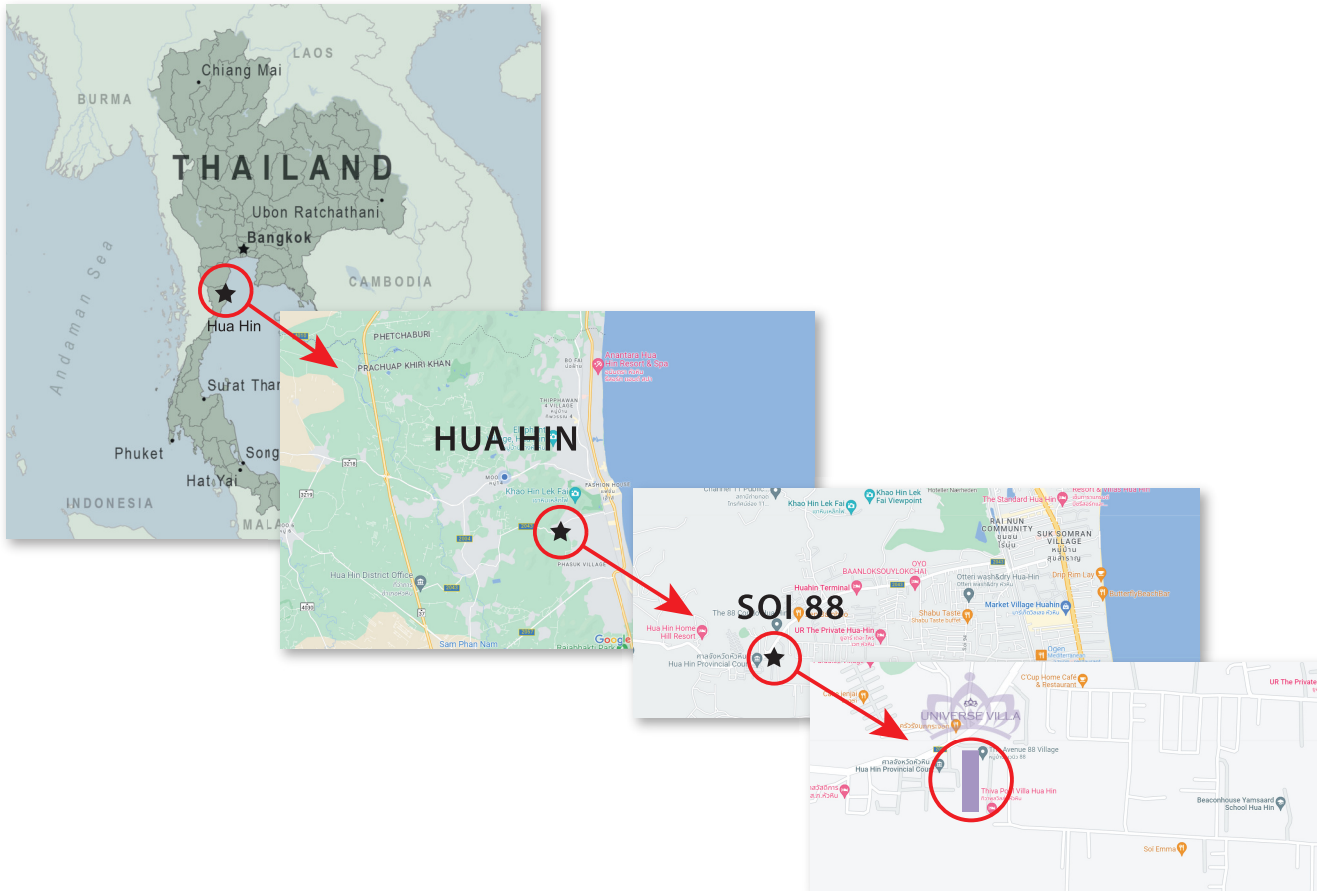
In summary, the comfortable atmosphere in this beautiful house is one of peace and tranquility. That makes you feel at home from the moment you step inside. The minimalist Scandinavian design, coupled with Thai design elements, creates a space that is both elegant and comfortable. Every detail has been 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

Yamsaard School Hua Hin

Restaurants:

Many different eateries with almost everything you want and of course a lot of Thai eateries.

Shopping:

7 - 11 store

Markede Village

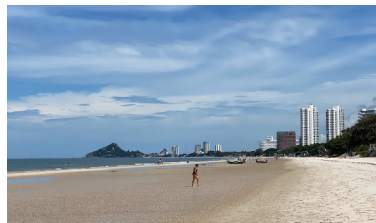
Blue Port

CJ Express

Boucherie Jean-Pierre

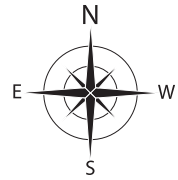
Thai markede

as well as a lot of smal shopp

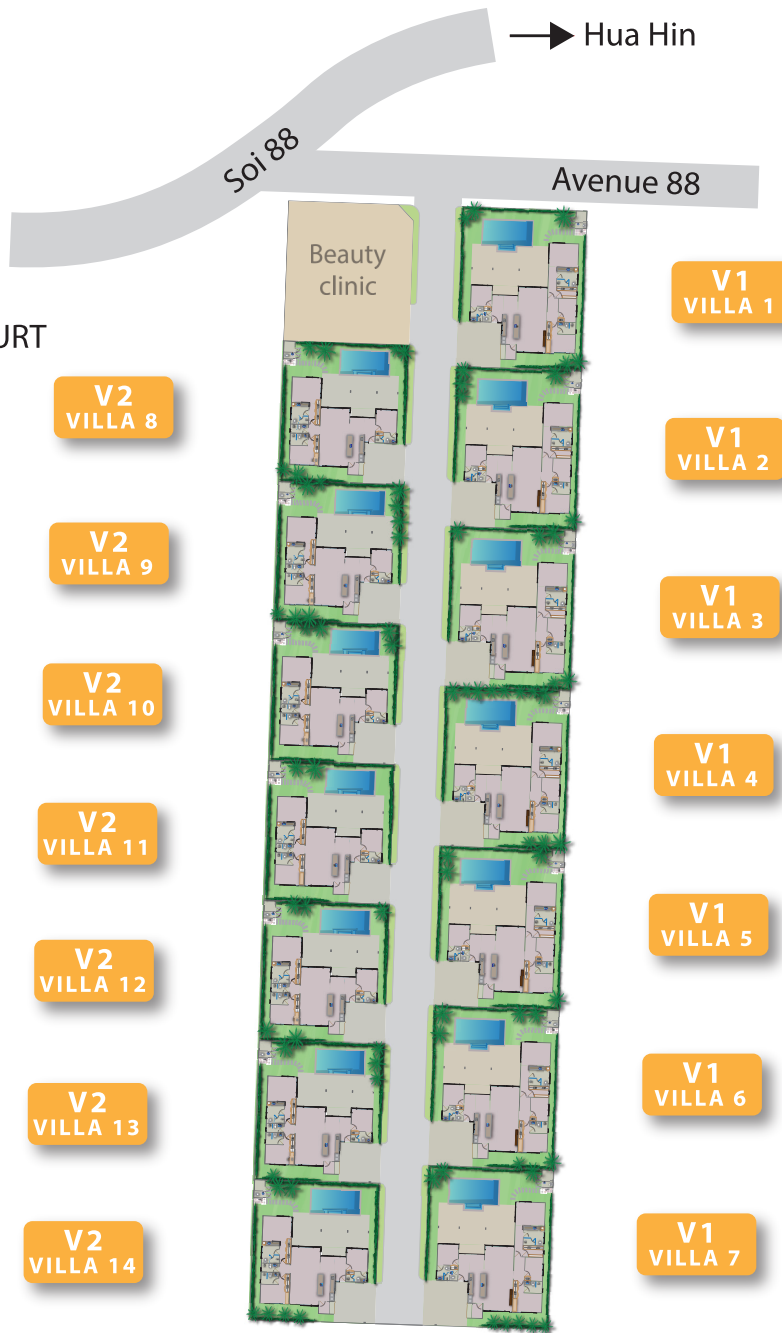


LOCATION





HUA HIN
PROVINCIAL COURT



YOUR NEW DREAM HOME IN THAILAND

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14 new exclusive Universe villas in developed area on Soi 88, Hua Hin.

The villas are located between Avenue 88 and Hua Hin Provincial Court.

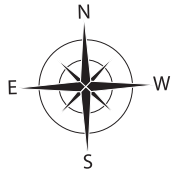
There is very little noise from Soi 88 but still very close to Hua Hin shopping and night life.

Very good location in Soi 88

Only 3 km to the beach and Hua Hin center and Mareked Village.

MASTERPLAN





**V1
VILLA
1 - 7**



	Build Area 307 m²		Bedrooms 4
	Plot size 561 sqm		Bathrooms 3
	Carpark 2		Toilet 2
	Pool size 4 x 8 m + 5 = 37 m²		Outdoor shower 1

POOL VILLA 307

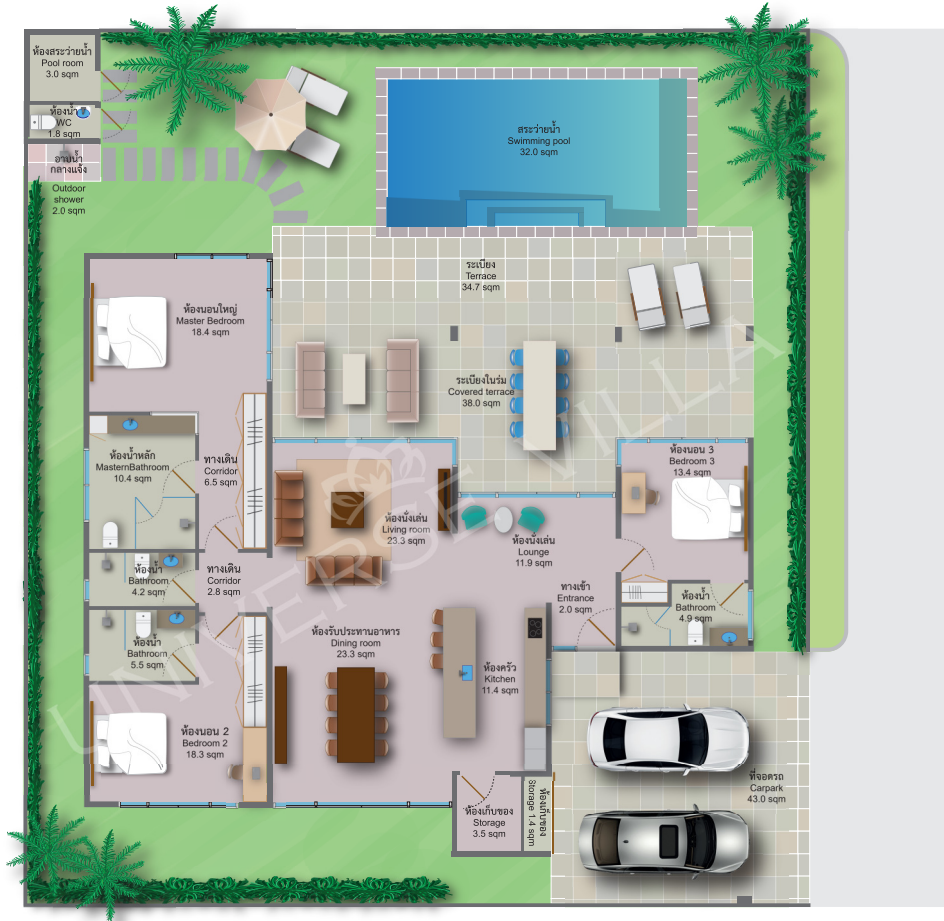
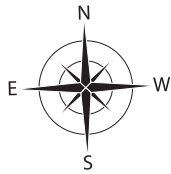
Plot Size (140,3 sqw)	561 sqm
House Area	208 sqm
Covered Terrace	45 sqm
Terrace	45 sqm
Car Park	48 sqm
Storage	2 sqm
Outdoor Shower	2 sqm
Pool Room	3 sqm
WC outdoor	2 sqm
Swimming Pool	37 sqm
TOTAL AREA	392 sqm

INSIDE LIVING AREA

Master Bedroom - ห้องนอนใหญ่	18.5 sqm
Corridor - ทางเดิน	7.6 sqm
Master bathroom - ห้องน้ำหลัก	11.4 sqm
Walk in closet -	7.0 sqm
Bedroom 2 (office) - ห้องนอน	11.1 sqm
Bathroom - ห้องน้ำ	6.4 sqm
Bedroom 3 - ห้องนอน	15.0 sqm
Corridor - ทางเดิน	6.6 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 3 - ห้องนอน	15.0 sqm
Bathroom - ห้องน้ำ	4.9 sqm

FLOOR PLAN • V1 307





V2
VILLA
8 - 14

Build Area 265 m²	Bedrooms 3
Plot size 491 sqm	Bathrooms 4
Carpark 2	Toilet 1
Pool size 4 x 8 m = 32 m²	Outdoor shower 1

POOL VILLA V2 265

Plot Size (122,8 sqw)	491 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



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

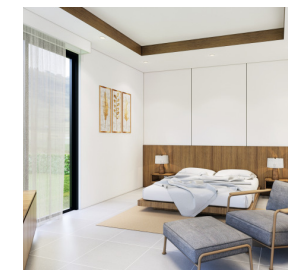


CONSTRUCTION PERIOD:

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



PRICE		V1	V2	
		16,650,000 THB	14,850,000 THB	
TERM OF PAYMENT				
1.	Reservation Fee (Non-Refundable) max. for one md	2%	333,000	297,000
2.	Signing the contract and before start the fundation	23%	3,829,500	3,415,500
3.	Before start of the roof	25%	4,162,500	3,712,500
4.	Before start of the interior	25%	4,162,500	3,712,500
5.	Completion of the villa	15%	2,497,500	2,227,500
6.	Transfer the Ownership - Land registry	10%	1,665,000	1,485,000
Total		100%	16,650,000	14,850,000

There will be a maintenance fee for electric entrance gate, street lights and maintenance of the road.

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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Sansani Elmstrom

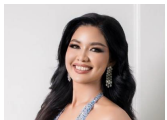
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จ.ประจวบคีรีขันธ์ 77110

คีนสนีย์ แอลมัสโตรม

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.



Sansani Elmstrom
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