

YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin Baan Mio, Hin Lek Fai




UNIVERSE VILLA
By Sansani Elmstrom Mrs. Universe Thailand

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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

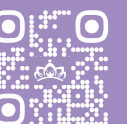


Villa seen from the garden



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

Quality

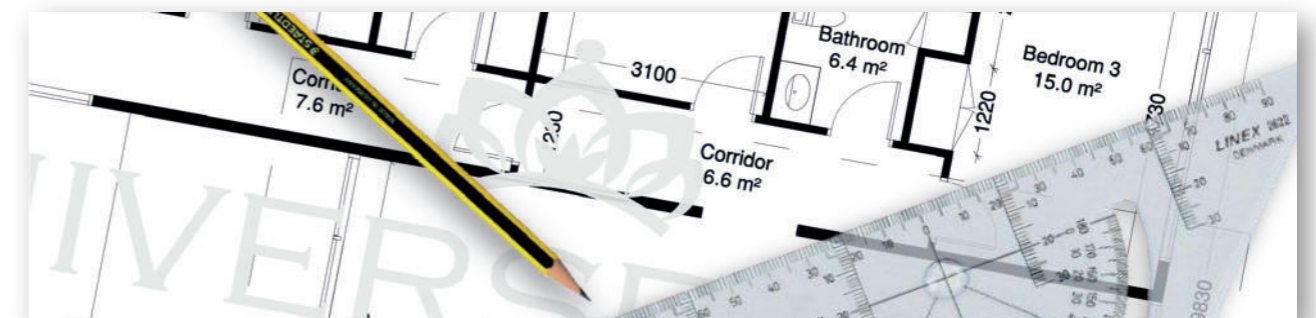
We know that the perfect quality is not an accident but the result of meticulous planning and execution.

During both the design and construction phases, our team works through every detail with extraordinary care and precision.

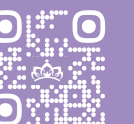
This thorough approach ensures that each project not only meets but exceeds client expectations.



Dinning room



TEAM BEHIND





Master bedroom



Master bathroom

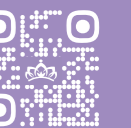


Master bedroom- Walk in closet



Master bathroom

INTERIOR PICTURES





Bedroom 2



Bedroom 3



Bedroom 2

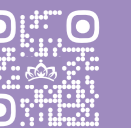


Guest toilet - V1



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 ambience 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.

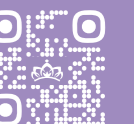
Whether you're lounging by the pool or enjoying a meal in the spacious dining room, the atmosphere in this beautiful house is both inviting and serene. It's a space that allows you to escape the stresses of everyday life and embrace the beauty of nature and design.

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.

Baan Mio surrounding area

Artists Village (Baan Sillapin)

Restaurants:

Daddy Deli (4 km to new location)

L'occitan

Marzipan Patisserie

Esan Ban Suan

Baan Bua

Anjana Coffee

Pollitos

Father & Son

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

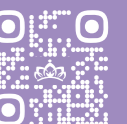
CJ Express

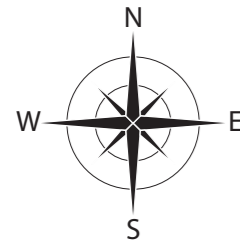
Big C (3,5 km)

as well as a lot of smal shoppo



LOCATION





**V1
PLOT 1**
Land: 899 m²
House: 329 m²

**V2
PLOT 2**
Land: 625 m²
House: 271 m²

**V2
PLOT 4**
Land: 512 m²
House: 271 m²

**V2
PLOT 3**
Land: 512 m²
House: 271 m²

YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin

These luxury Universe Villas offer an exclusive opportunity within the established Baan Mio community.

With only four new villas available, residents will enjoy a tranquil, private setting at the lower end of the community, distanced from the main road to ensure a peaceful atmosphere free from traffic noise.

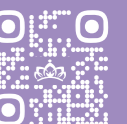
Despite the serenity, access to the main road is conveniently close.

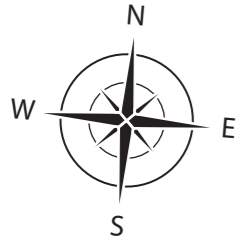
The villas are located at the bottom of the community at a suitable distance from the main road.

The location in Hin Lek Fai is highly desirable, just 5 km from the beach and Hua Hin center.

Additionally, quick access to Bypass Road 37 offers a seamless route to Bangkok and Pranburi.

MASTER PLAN





**V1
PLOT 1**
Land: 899 m²
House: 329 m²

	Build Area 329 sqm		Plot size 899 sqm
	Bedrooms 4		Bathrooms 3
	Pool size 5 x 10 + 5 = 55 sqm		Carpark 2

POOL VILLA 329

Plot Size	899 sqm
House Area	219 sqm
Covered Terrace	55 sqm
Car Park	48 sqm
Storage	2 sqm
Pool Room	3 sqm
WC outdoor	2 sqm

TOTAL BUILD AREA 329 sqm

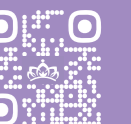
Terrace	48 sqm
Driveway	68 sqm
Outdoor Shower	2 sqm
Swimming Pool	55 sqm

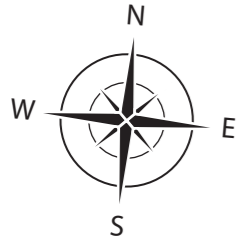
INSIDE LIVING AREA

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
Bathroom - ห้องน้ำ	5.5 sqm
Bedroom 3 - ห้องนอน	18.6 sqm
Corridor - ทางเดิน	6.8 sqm
Living Room - ห้องนั่งเล่น	26.0 sqm
Dining Room - ห้องรับประทานอาหาร	26.0 sqm
Kitchen - ห้องครัว	15.6 sqm
Storage - ตู้เทคนิค	4.1 sqm
Lounge - ห้องนั่งเล่น	15.8 sqm
Entrance - ทางเข้า	2.2 sqm
Toilet - ห้องน้ำ	2.1 sqm
Bedroom 4 - ห้องนอน	15.0 sqm
Bathroom - ห้องน้ำ	6.1 sqm

**V1
PLOT 1**

FLOOR PLAN • POOL VILLA 329





**V2
PLOT 2**
Land: 625 m²
House: 271 m²

	Build Area 271 sqm		Plot size 625 sqm
	Bedrooms 3		Bathrooms 3
	Pool size 4 x 8 m = 32 sqm		Carpark 2

POOL VILLA 271

Plot Size	625 sqm
House Area	178 sqm
Covered Terrace	45 sqm
Car Park	43 sqm
Pool Room	3 sqm
WC outdoor	2 sqm

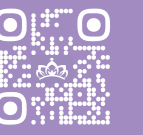
TOTAL BUILD AREA 271 sqm

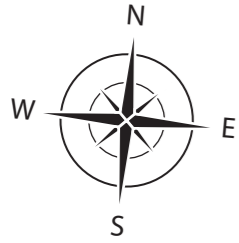
Terrace	24 sqm
Outdoor Shower	2 sqm
Driveway	65 sqm
Swimming Pool	32 sqm

INSIDE LIVING AREA

Master Bedroom - ห้องนอนใหญ่	17.9 sqm
Corridor - ทางเดิน	6.3 sqm
Master bathroom - ห้องน้ำหลัก	9.7 sqm
Bathroom - ห้องน้ำ	3.8 sqm
Bedroom 2 - ห้องนอน	16.8 sqm
Bathroom - ห้องน้ำ	5.1 sqm
Corridor - ทางเดิน	3.8 sqm
Living Room - ห้องนั่งเล่น	22.8 sqm
Dining Room - ห้องรับประทานอาหาร	21.7 sqm
Kitchen - ห้องครัว	13.1 sqm
Storage - ตู้เทคนิค	2.9 sqm
Lounge - ห้องนั่งเล่น	13.8 sqm
Entrance - ทางเข้า	2.0 sqm
Bedroom 3 - ห้องนอน	13.4 sqm
Bathroom - ห้องน้ำ	4.9 sqm

**V2
PLOT 2
FLOOR PLAN • POOL VILLA 271**





**V2
PLOT 3**
Land: 512 m²
House: 271 m²

**V2
PLOT 4**
Land: 512 m²
House: 271 m²

Build Area 271 sqm	Plot size 512 sqm
Bedrooms 3	Bathrooms 3
Pool size 4 x 8 m = 32 sqm	Carpark 2

POOL VILLA 271

Plot Size	512 sqm
House Area	178 sqm
Covered Terrace	45 sqm
Car Park	43 sqm
Pool Room	3 sqm
WC outdoor	2 sqm

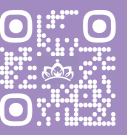
TOTAL BUILD AREA 271 sqm

Terrace	23 sqm
Outdoor Shower	2 sqm
Driveway	7 spm
Swimming Pool	32 sqm

INSIDE LIVING AREA

Master Bedroom - ห้องนอนใหญ่	17.9 sqm
Corridor - ทางเดิน	6.3 sqm
Master bathroom - ห้องน้ำหลัก	9.7 sqm
Bathroom - ห้องน้ำ	3.8 sqm
Bedroom 2 - ห้องนอน	16.8 sqm
Bathroom - ห้องน้ำ	5.1 sqm
Corridor - ทางเดิน	3.8 sqm
Living Room - ห้องนั่งเล่น	22.8 sqm
Dining Room - ห้องรับประทานอาหาร	21.7 sqm
Kitchen - ห้องครัว	13.1 sqm
Storage - ตู้เทคนิค	2.9 sqm
Lounge - ห้องนั่งเล่น	13.8 sqm
Entrance - ทางเข้า	2.0 sqm
Bedroom 3 - ห้องนอน	13.4 sqm
Bathroom - ห้องน้ำ	4.9 sqm

**V2
PLOT 3 - 4
FLOOR PLAN • POOL VILLA 271**



UNIVERS VILLA DELIVER YOUR PERFECT LUXURY HOME

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.

Scandinavian design kitchen with a granite countertop.
 Appliance in the kitchen: Induction stove, hood, oven, microwave, dishwasher, built-in fridge-freezer. Washing machine.

All built in wardrobe and bathroom cabinets.

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 55 sqm. swimmingpool).

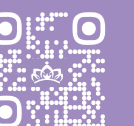
Thai tropical landscape garden.
 Tiles on outdoor terrasse and carpark.
 Wall and iron fens around the property.

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

The luxury Universe Villa offers an optional, fully furnished package, providing a seamless and effortless move-in experience.



INCLUDED IN THE VILLA



PROPERTY OWNERSHIP OF A LUXURY UNIVERSE VILLA

TERMS AND CONDITIONS

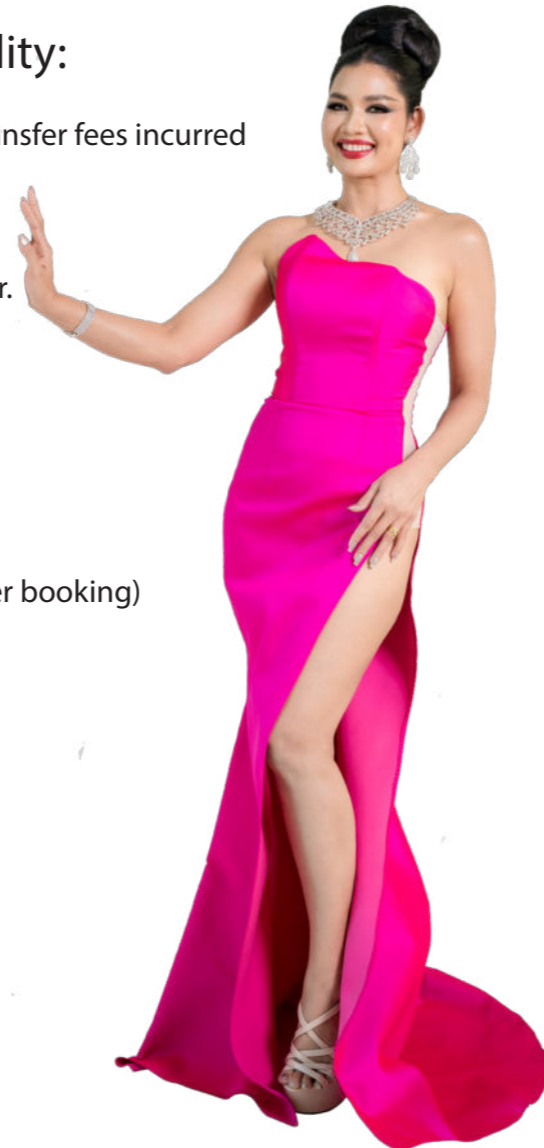
Ownership Types:

Freehold ownership: The freehold title is exclusively available to Thai buyers and Thai companies.

Leasehold ownership: The leasehold title is available to both foreigners and Thai individuals, subject to a 30 year land lease period (3 * 30 years)

Tax and Transfer Fee Responsibility:

Upon the transfer of ownership, all taxes and transfer fees incurred shall be shared equally 50/50 between the developer and the buyer/lessee. Both parties shall bear an equal share of the financial obligations associated with the transfer.



Payment Terms (Finished Villa).

- 1 2% Reservation deposit
- 2 48% Signing the contract within 30 days after reservation
- 3 50% Transfer of ownership

Construction period

The construction period for a Universe Villa is 10 months from the signing of the contract until the key is handed over.

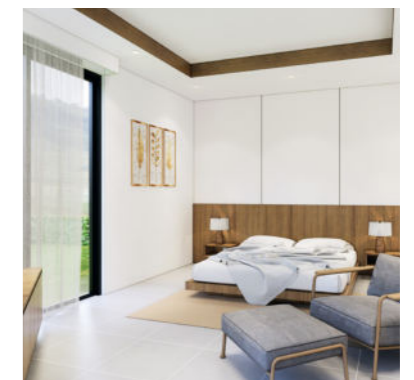
Notes

All luxury Universe Villas are finished with swimming pool, air-condition, built-in wardrobe, Scandinavian design kitchen and landscape garden. The luxury Universe Villa offers an optional, fully furnished package, providing a seamless and effortless move-in experience. This option ensures that all interior spaces are thoughtfully equipped with high-quality furniture and decor, tailored to match the luxury Universe Villa's aesthetic and lifestyle needs.

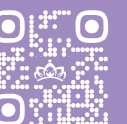
All selling prices are in Thai baht.

Price

Type	Land	Building	Date 01.02.2025 Price
V1 - Plot 1	899 sqm	329 sqm	17,400,000 THB
V2 - Plot 2	625 sqm	271 sqm	14,950,000 THB
V2 - Plot 3	512 sqm	271 sqm	14,550,000 THB
V2 - Plot 4	512 sqm	271 sqm	14,550,000 THB



PROPERTY OWNERSHIP



YOUR NEW DREAM HOME IN THAILAND

Exclusive living in Hua Hin

CONTACT

UNIVERSE VILLA

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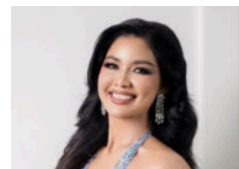
W. universevilla.com

338/4 ม.4 ต.หิน เหล็ก ไผ่

อ.หัวหิน

จ.ประจวบคีรีขันธ์ 77110

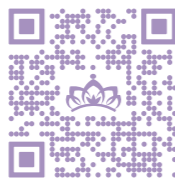
ศันสนีย์ แอล์มสตรอม



Sansani Elmstrom

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Scan QR code for contact info

Info about Sansani Elmstrom beauty pageant.

Sansani Elmstrom achieved recognition in the beauty pageant circuit by being crowned Mrs. Universe Thailand 2022. This title granted her the honor of representing Thailand at the Mrs. Universe 2022 contest, held in Sofia, Bulgaria, at the beginning of 2023. The competition featured participants from over 100 countries, showcasing global diversity and cultural exchange.



CONTACT

