

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

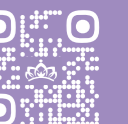


Villa seen from the garden



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



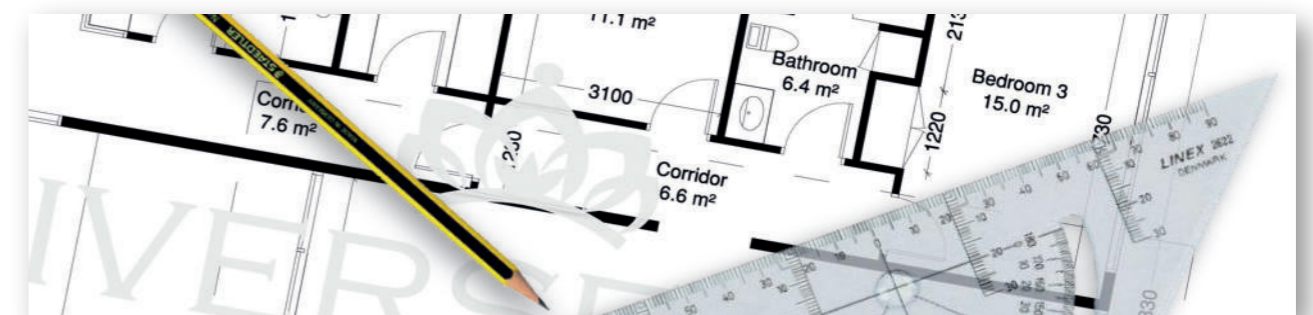
Dinning room

Quality

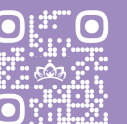
We know that the perfect quality is not an accident but the result of meticulous planning and execution.

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.



TEAM BEHIND





Master bedroom



Master bathroom

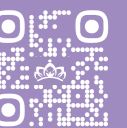


Master bedroom- Walk in closet



Master bathroom

INTERIOR PICTURES





Bedroom 2



Bedroom 3



Bedroom 2

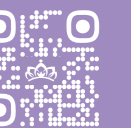


Guest toilet - V1



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.

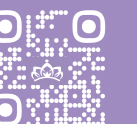
Whether you're lounging by the pool or enjoying a meal in the spacious dining room, the atmosphere in this beautiful house is both inviting and serene. It's a space that allows you to escape the stresses of everyday life and embrace the beauty of nature and design.

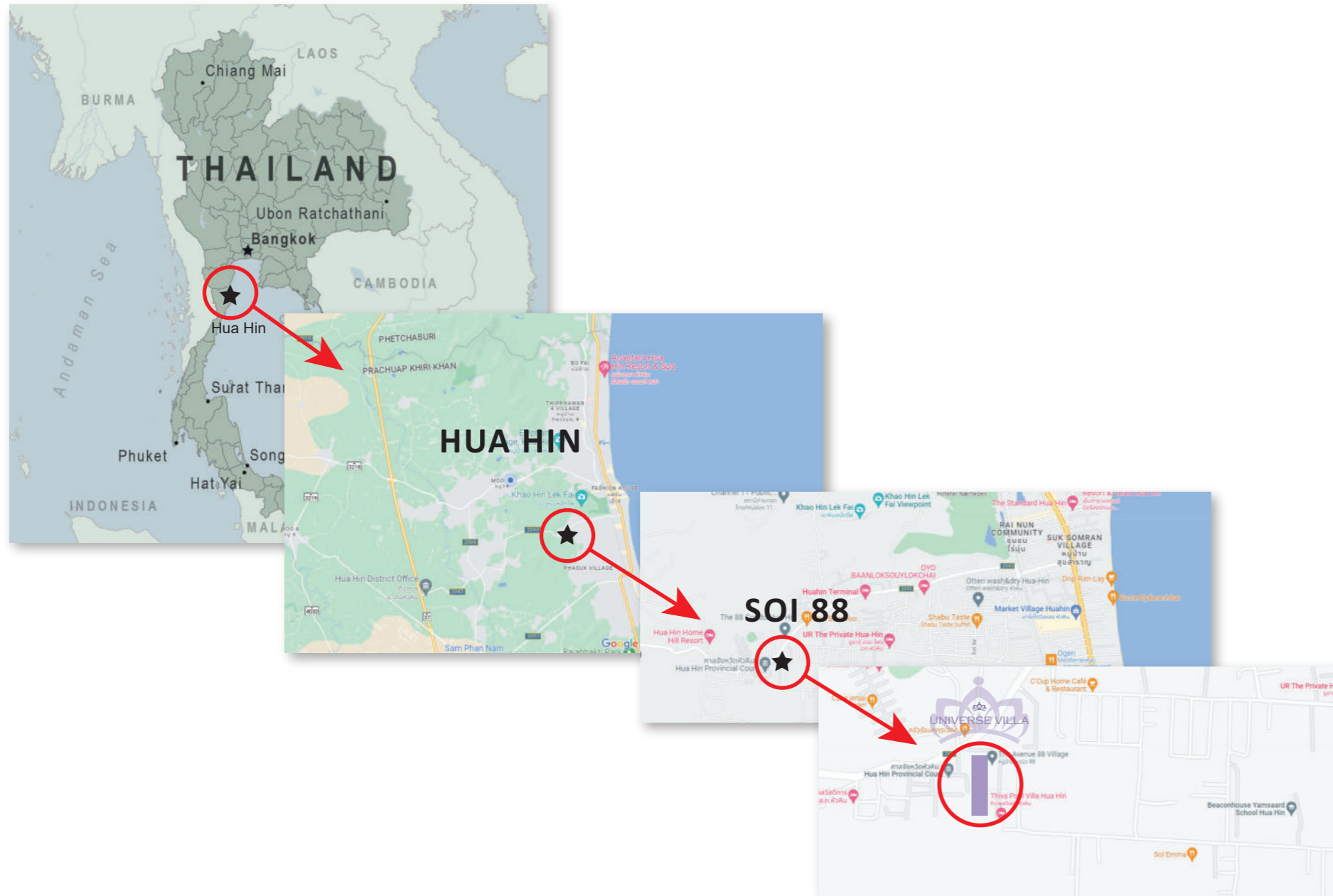
In summary, the comfortable atmosphere in this beautiful house is one of peace and tranquility. That makes you feel at home from the moment you step inside. The minimalist Scandinavian design, coupled with Thai design elements, creates a space that is both elegant and comfortable. Every detail has been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

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

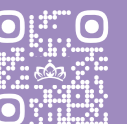
Boucherie Jean-Pierre

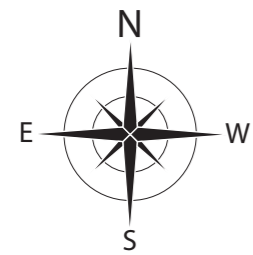
Thai markede

as well as a lot of smal shoppes

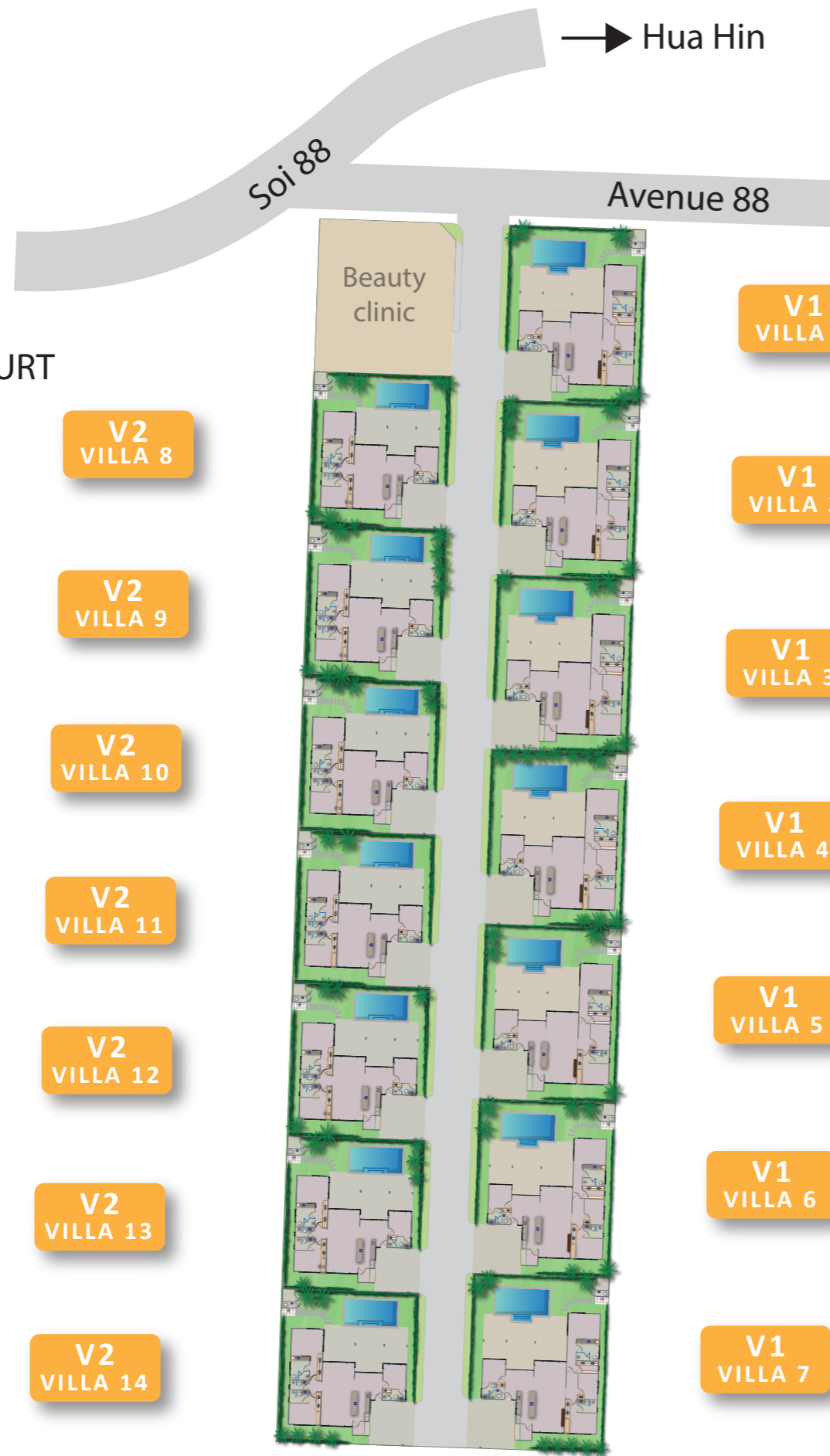


LOCATION





HUA HIN
PROVINCIAL COURT



YOUR NEW DREAM HOME IN THAILAND

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14 Exclusive Universe Villas

Discover a modern living experience with luxury Universe Villas nestled in a developed and peaceful area on Soi 88, Hua Hin.

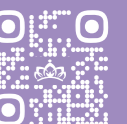
Located just between the Avenue 88 area and the Hua Hin Provincial Court, these villas provide the perfect balance of tranquility and accessibility.

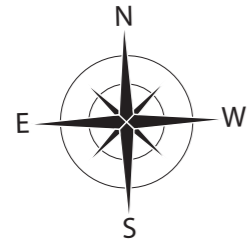
While the villas are just a short distance from the vibrant heart of Hua Hin, with shopping centers and nightlife close by, they offer a serene atmosphere with minimal noise from Soi 88.

The development is only 3 km from the beach, Hua Hin city center, and Market Village, ensuring easy access to all amenities while maintaining a relaxed, private lifestyle.

Ideal for those seeking modern comfort in an excellent location, the Universe Villas offer an unparalleled opportunity to live in Hua Hin.

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

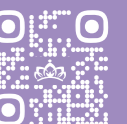
POOL VILLA 307

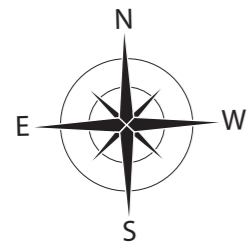
Plot Size (140,3 sqw)	561 sqm
House Area	208 sqm
Covered Terrace	45 sqm
Terrace	45 sqm
Car Park	48 sqm
Storage	2 sqm
Outdoor Shower	2 sqm
Pool Room	3 sqm
WC outdoor	2 sqm
Swimming Pool	37 sqm
TOTAL AREA	392 sqm

INSIDE LIVING AREA

Master Bedroom - ห้องนอนใหญ่	18.5 sqm
Corridor - ทางเดิน	7.6 sqm
Master bathroom - ห้องน้ำหลัก	11.4 sqm
Walk in closet - ห้องตู้เสื้อผ้า	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 266 m²	Bedrooms 3
Plot size 491 sqm	Bathrooms 4
Carpark 2	Toilet 1
Pool size 4 x 8 m = 32 m²	Outdoor shower 1

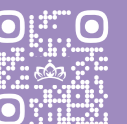
POOL VILLA V2 266

Plot Size (122,8 sqw)	491 sqm
House Area	178 sqm
Covered Terrace	38 sqm
Storage	2 sqm
Outdoor Shower	2 sqm
Pool Room	3 sqm
WC outdoor	2 sqm
TOTAL AREA	266 sqm
Terrace	35 sqm
Car Park	43 sqm
Swimming Pool	32 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 266



UNIVERSE VILLA DELIVER A LUXURY 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.

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 - 37 sqm. swimmingpool with pump and saltwater system.

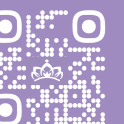
Thai tropical landscape garden.
 Tiles on outdoor terrasse and carpark.
 Wall and iron fens around the property.

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 AT LUXURY UNIVERSE VILLA

PRICE, TERMS AND CONDITIONS

Ownership Types:

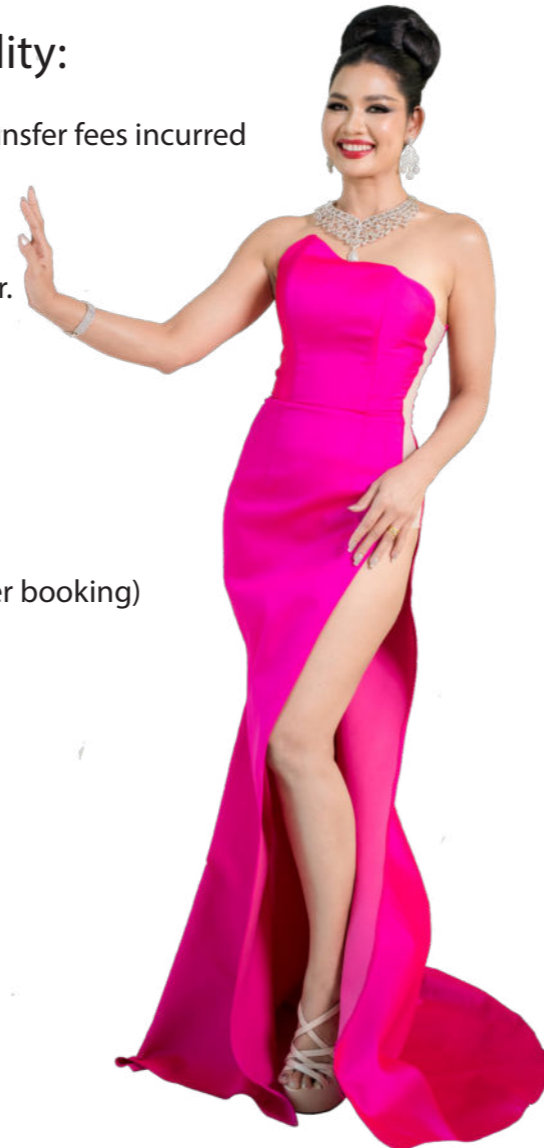
Freehold ownership: The freehold title is exclusively available to Thai buyers and Thai companies.

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 (Off-Plan Villa).

1	2%	Reservation fee
2	18%	Signing the contract (30 days after booking)
3	20%	Foundation complete
4	20%	Roof closed
5	15%	Windows and doors installed
6	15%	Interior finished
7	10%	Transfer ownership

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.

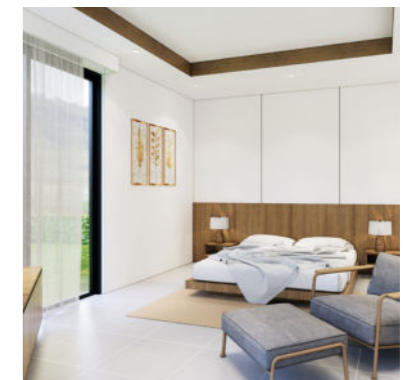
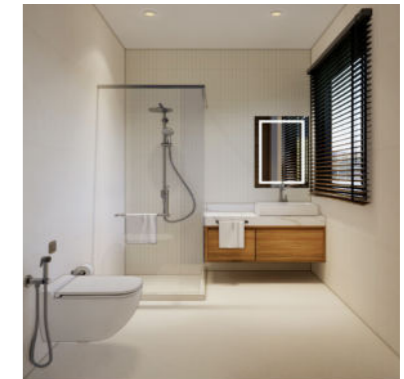
Notes

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.

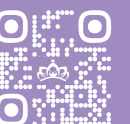
All selling prices are in Thai baht.

Price

Type	Land	Building	Date 01.02.2025	Price
V1 - VILLA 1 - 7	561 sqm	307 sqm		18,400,000 THB
V2 - VILLA 8 - 14	491 sqm	265 sqm		15,950,000 THB



PROPERTY OWNERSHIP



YOUR NEW DREAM HOME IN THAILAND

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CONTACT

UNIVERSE VILLA

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Hua Hin
Prachuap Khiri Khan 77110

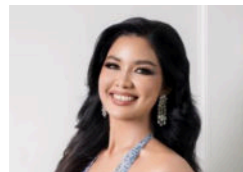
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จ.ประจวบคีรีขันธ์ 77110

ต้นสนีย์ แอลมัสตรอม

Sansani Elmstrom is a notable figure in the world of beauty pageants, particularly in the Mrs. Universe competitions.

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

