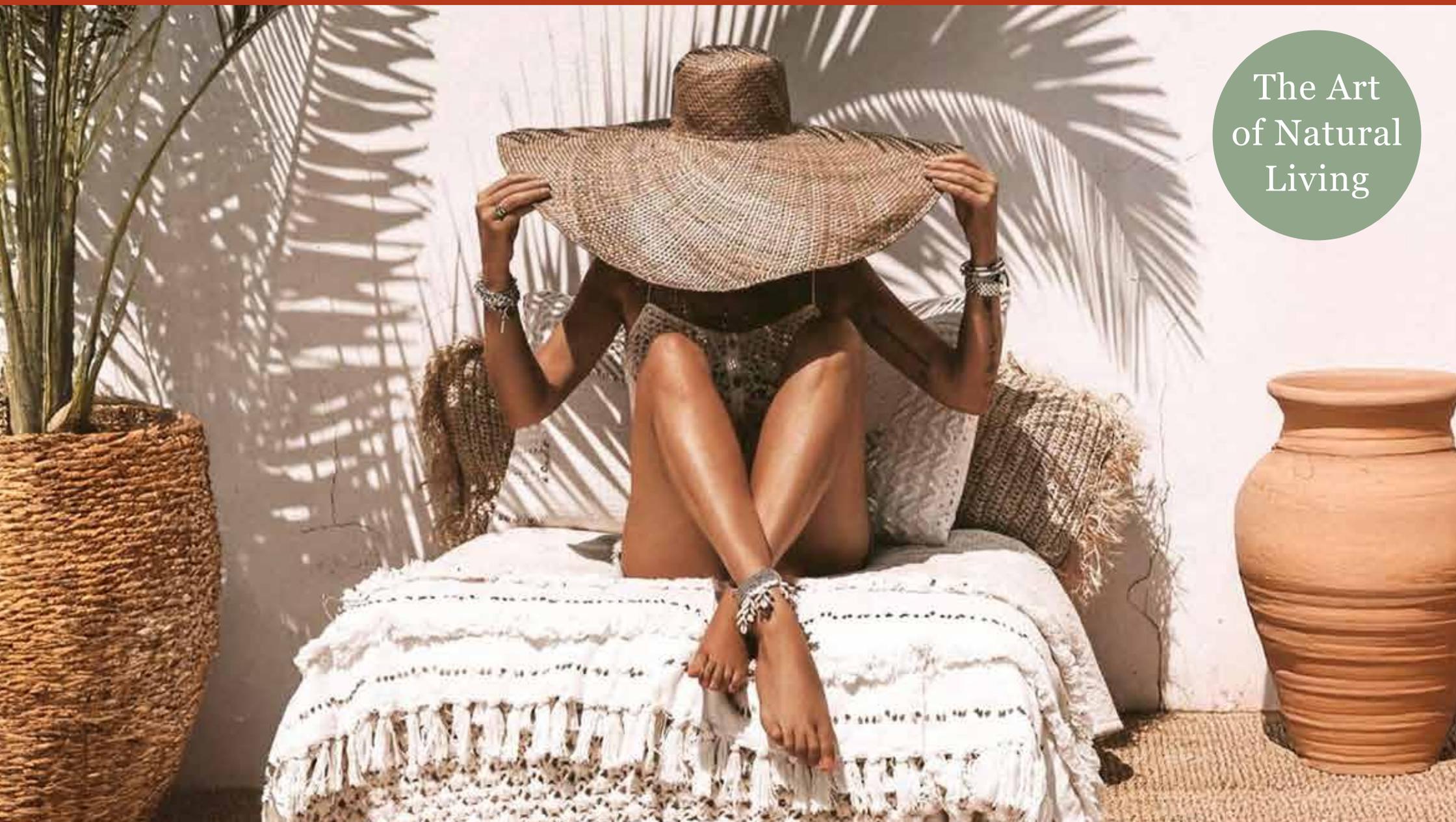


# BELVIDA

PARQUE HUA HIN

The Art  
of Natural  
Living





## GENERAL PROJECT INFORMATION

### Development

BelVida Parque Hua Hin

### Developer

Blue Lotus Hua Hin (Thailand) Company Limited

### Site Location

200 km drive from Bangkok, 5 minutes drive from Hua Hin center and the beach

### Number of villas

64 villas

### Common Services

- Residences management
- Maintenance common areas and infrastructure
- 24/7 security service

### Residential Services *(optional)*

- Housekeeping
- Pest control

*(Prices are based on a customized package)*

### Utilities

- Electricity: THB 6 per kWh\* (subject to 7% VAT)
- Water: THB 28 per m<sup>3</sup>\*\* (subject to 7% VAT)

\* Price level effective as of 1 January 2024

\*\* Price level effective as of 12 April 2024

## PAYMENT CONDITIONS SURIYA

### Reservation fee

THB 200,000

### Payment Land Lease

at execution of the Land Lease Agreement

### Payment Villa

- 90% at the execution of the Villa Renovation Agreement
- 10% at the handover of the Villa

### Common fee

- THB 2,985.13/month for the land area up to 500 m<sup>2</sup>. Subject to 7% VAT
- Additional THB 2.50/m<sup>2</sup> for land in excess of 500 m<sup>2</sup>. Subject to 7% VAT
- Mandatory pool and garden maintenance: THB 3,720/month. Subject to 7% VAT
- Sinking fund (yearly) THB 10,000\* Subject to 7% VAT  
\*(Lagoon Pool villas only)

### Registration fee land (lease)

1.1% of the total land price

## EXCLUSIVE MEMBERSHIP OPTIONS AT PINEAPPLE VALLEY GOLF CLUB

### Joining fee 3-year membership

- Single: THB 300,000 (incl. VAT)
- Family: THB 450,000 (incl. VAT)

### Annual fee

- Single: THB 32,901.32 (incl. VAT)
- Family: THB 52,700 (incl. VAT)

*\*The membership will be non-public/non-tradable and will have to be registered and paid for at the handover of the BelVida Parque villa. It is up to the discretion of the golf club whether to allow extension/renewal or not after 3 years.*

## PRIVILEGED RATES AT PINEAPPLE VALLEY GOLF CLUB FOR BELVIDA PARQUE RESIDENTS

- 20% off on green fees
- 10% off on food & drinks

## BELVIDA PRIVILEGE CLUB BENEFITS

BelVida Privilege Club Membership for Residents giving access to privileged rate at Pineapple Valley Golf Club and discounts at numerous businesses in Hua Hin.

[www.belvidahuahin.com/belvida-privilege-club](http://www.belvidahuahin.com/belvida-privilege-club)

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## VILLA PRICES SURIYA PRIVATE POOL VILLA ZONE 3

PLOT NO.	SIZE m <sup>2</sup>	OPTION 1	OPTION 2	OPTION 3
3086	612	8,391,000	8,595,000	8,910,000
3087	511	7,969,000	8,173,000	8,488,000
3088	458	7,746,000	7,950,000	8,265,000
3089	538	8,081,000	8,285,000	8,599,000
3090	491	7,882,000	8,086,000	8,400,000
3091	485	7,857,000	8,061,000	8,376,000
3092	551	8,135,000	8,339,000	8,654,000
3093	499	7,916,000	8,120,000	8,435,000
3094	528	8,038,000	8,242,000	8,556,000
3095	530	8,048,000	8,252,000	8,567,000
3096	480	7,837,000	8,041,000	8,355,000

### Price includes:

- Land
  - Villa + items included (see page 5)
- All prices are in Thai Baht and including 7% VAT

### Terms and conditions:

The prices as expressed herein are a combination of the land lease price and the villa price and may be changed from time to time without prior notice.

## VILLA PRICES SURIYA LAGOON POOL VILLA ZONE 4

PLOT NO.	SIZE m <sup>2</sup>	OPTION 1	OPTION 2	OPTION 3
4067	460	7,847,000	8,051,000	8,365,000
4068	447	7,791,000	7,995,000	8,309,000
4069	420	7,677,000	7,881,000	8,196,000
4070	418	7,671,000	7,874,000	8,189,000
4071	550	8,225,000	8,429,000	8,743,000
4072	648	8,638,000	8,841,000	9,156,000
4073	418	7,668,000	7,871,000	8,186,000
4074	380	7,509,000	7,713,000	8,027,000
4075	396	7,576,000	7,780,000	8,095,000
4076	416	7,660,000	7,864,000	8,179,000
4077	442	7,769,000	7,973,000	8,288,000
4078	559	8,261,000	8,465,000	8,779,000
4079	534	8,157,000	8,361,000	8,676,000
4080	457	7,833,000	8,037,000	8,352,000
4081	571	8,313,000	8,517,000	8,832,000
4082	774	9,168,000	9,372,000	9,686,000
4083	539	8,178,000	8,382,000	8,697,000
4084	449	7,800,000	8,003,000	8,318,000
4085	400	7,593,000	7,797,000	8,112,000



## VILLA SIZE DETAILS

	OPTION 1 AREA m <sup>2</sup>	OPTION 2 AREA m <sup>2</sup>	OPTION 3 AREA m <sup>2</sup>
Interior	106	106	110
Terrace	39	39	35

# SPECIFICATIONS

## GENERAL INFORMATION

Walls	In/outdoor - lightweight block 20 cm thick with cement plaster, skimming & paint finishing
Ceiling	<ul style="list-style-type: none"> <li>Indoor (dry areas) - plasterboard with primer and paint</li> <li>Outdoor and bathrooms - moisture resistant plasterboard with primer and paint</li> </ul>
Doors / windows	Exterior doors & windows - aluminium powder coat frame single glazed multi lock system (double glazed optional)
Roofing	Steel structure with galvanized sheets covered by Roman style clay rooftiles (plain color)

*Applies to all villa types*



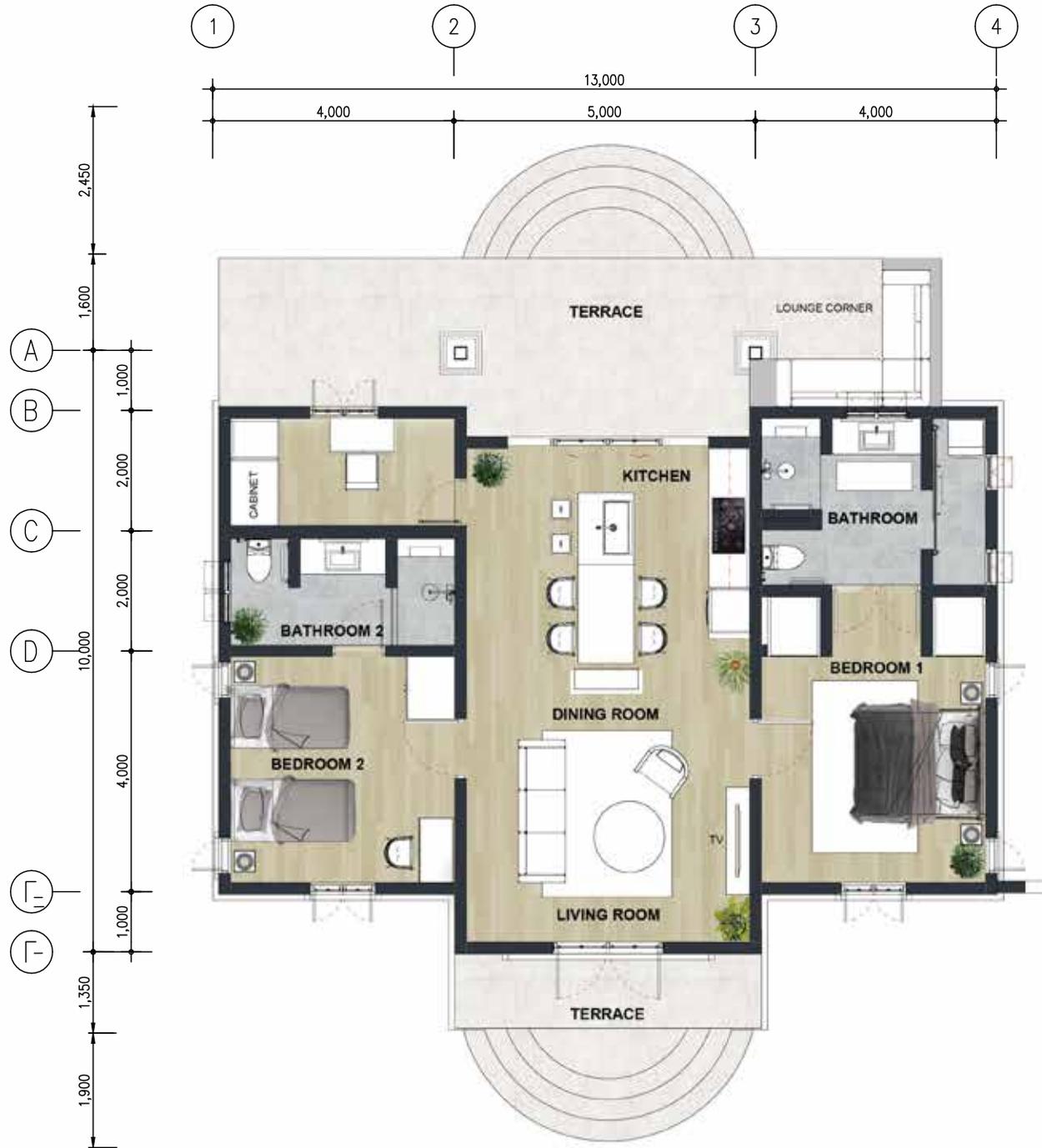
## LIST OF ITEMS INCLUDED

Floor finishing	Ceramic tile 60 x 60 cm or vinyl wood (optional)
Wall finishing bathroom	Ceramic tile 60 x 60 cm
Water filter	Installed in kitchen for drinkable water
Water heater	Electric tankless heater 6000 - 8000 W
Kitchen	<ul style="list-style-type: none"> <li>Cabinets with Formica laminate</li> <li>Granite counter</li> </ul>
Appliances	<ul style="list-style-type: none"> <li>EVE undermount composite sink</li> <li>Eletrolux induction hob</li> <li>Eletrolux built-in hood</li> <li>Eletrolux oven</li> <li>Eletrolux 2-door top freezer refrigerator</li> </ul>
Bathrooms	<ul style="list-style-type: none"> <li>Undermount cabinet with doors with Formica laminate</li> <li>Granite counter</li> <li>Grohe shower mixer with hand and rainshower</li> <li>Grohe faucet</li> <li>Cotto top counter lavatory</li> <li>Cotto floorstanding toilet</li> </ul>
Bedrooms	Cabinets with Formica laminate
Airconditioning	Daikin concealed split inverter unit
Solar panels	5 KW solar panels and 10 KW battery backup
Lighting	Smart light system "Mi-light"
Rainwater gutters	Galvanized spray paint at main roof only
Swimming pool	Private or lagoon pool depending on the zone

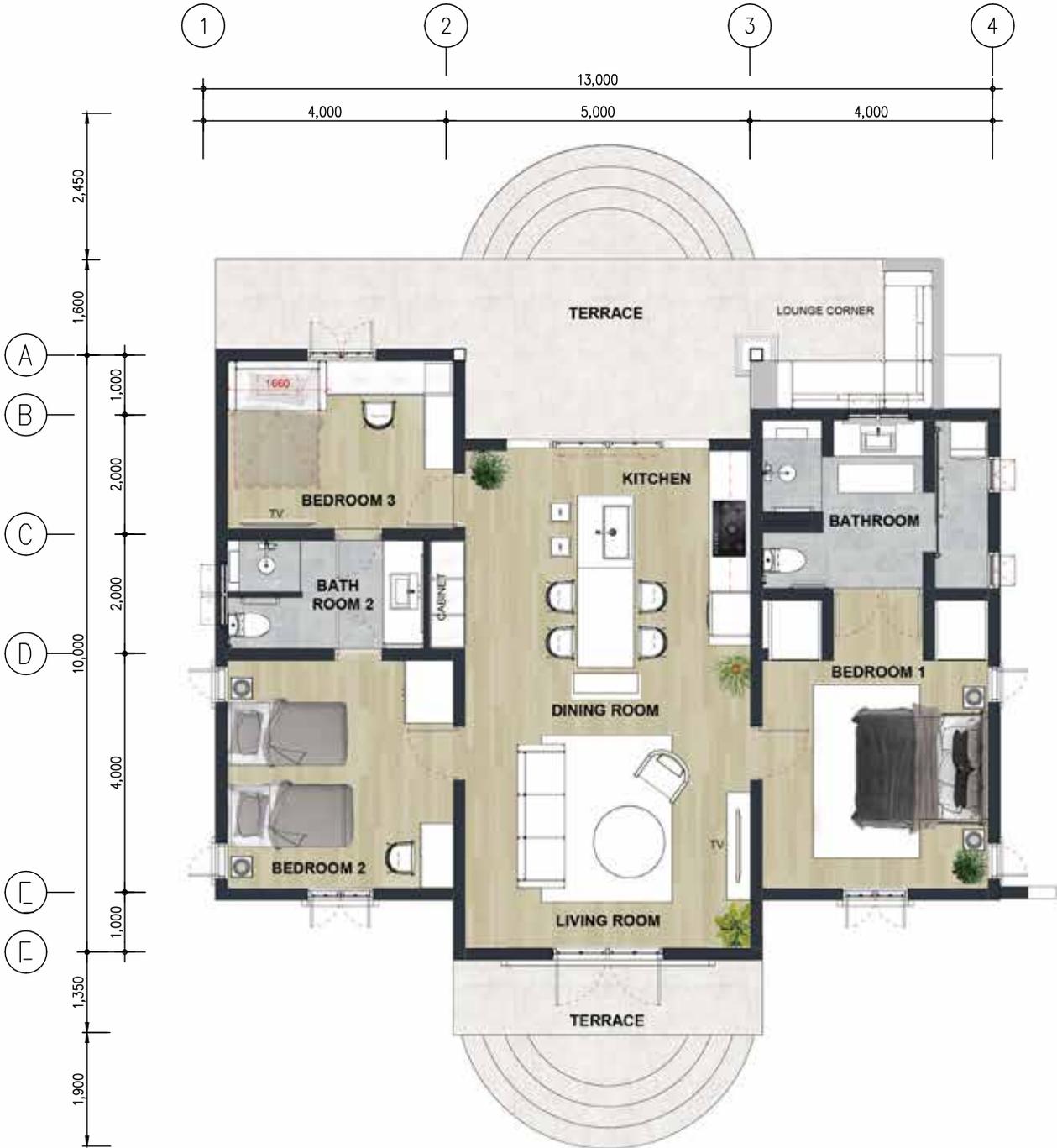
# SURIYA I | 2-BEDROOM FLOORPLAN



# SURIYA II | 2-BEDROOM FLOORPLAN



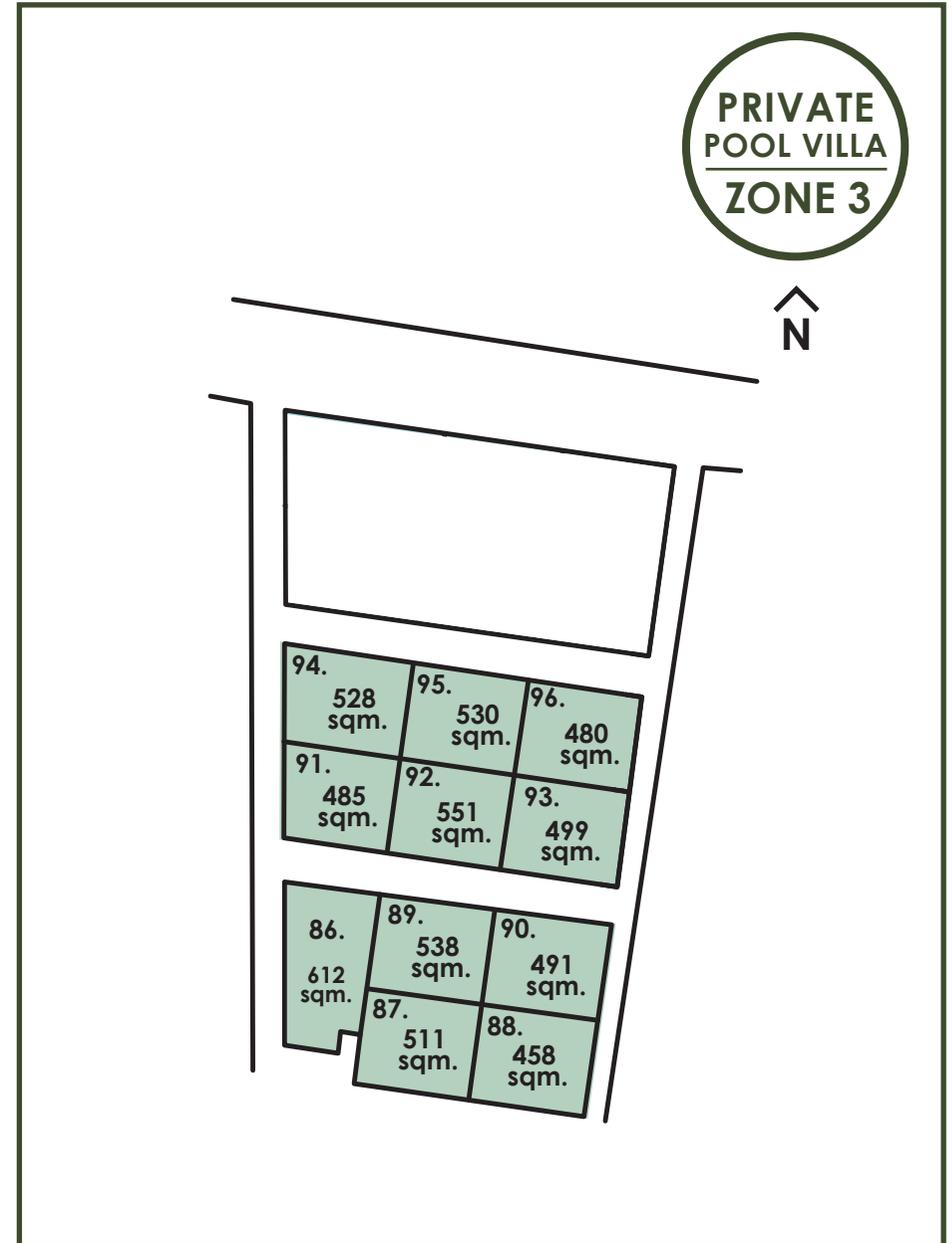
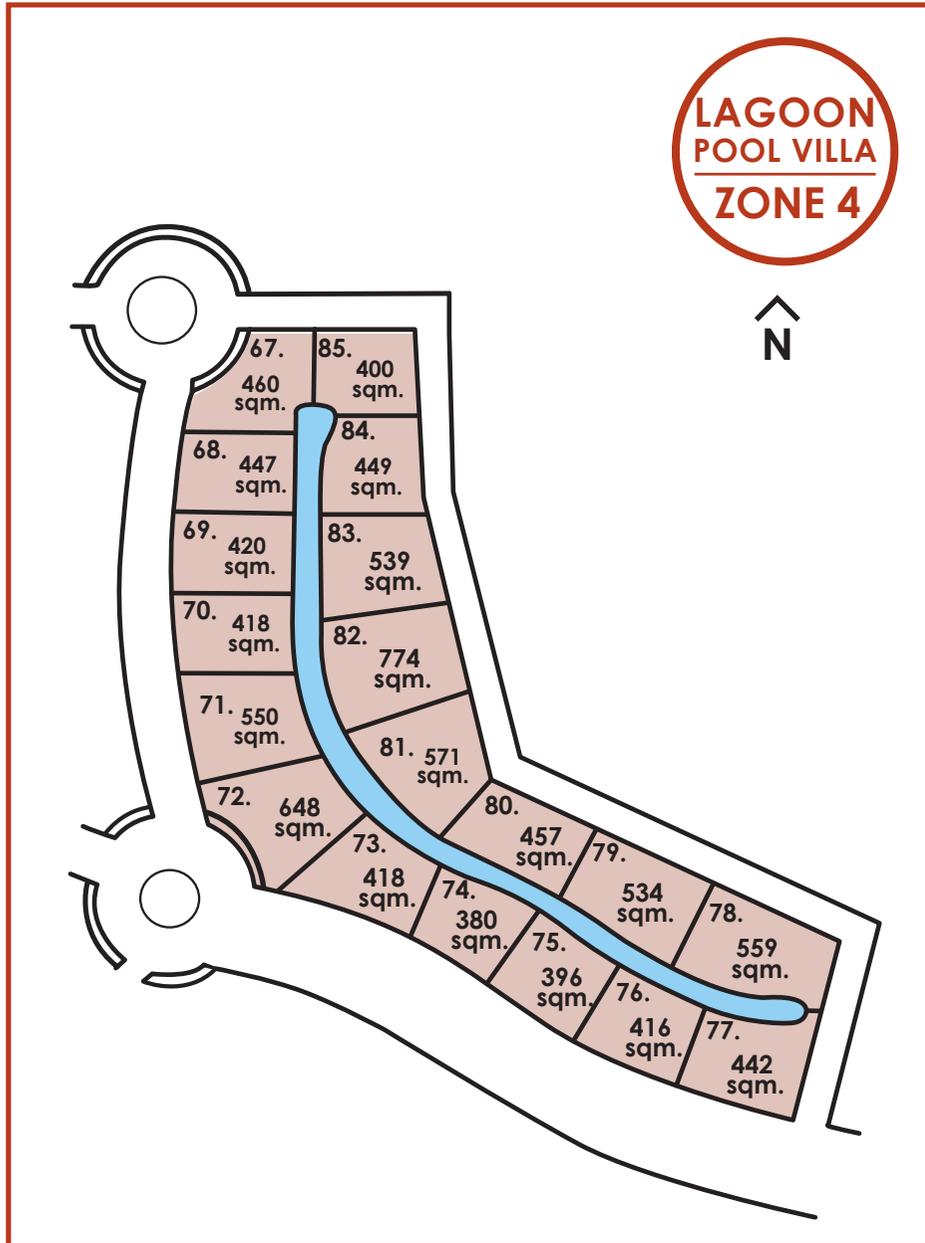
# SURIYA III | 3-BEDROOM FLOORPLAN







# MASTER PLAN



# MASTER PLAN



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