



Sivana Hills
— HUA-HIN —

LUXURY MADE ACCESSIBLE

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SIVANA HILLS – INFORMATION

DEVELOPER	BANGKOK LIVING DEVELOPMENT CO.,LTD
LOCATION	SOI 126 PHETKASEM RD. (KHAO TAO AREA)
ARCHITECT	IN HOUSE
UNITS	58 UNITS
VILLAS TYPE	TYPE A, TYPE AS, TYPE B, TYPE C
LAND SIZE	FROM 467 SQ.M. TO 750 SQ.M.
OWNERSHIP	FREEHOLD
PROJECT COMPLETION DATE	DECEMBER 2026
FURNITURE PACKAGE	INCLUDED AS PER SHOW VILLAS
COMMON AREA MANAGEMENT(CAM) FEES	15 THB/MONTH/SQ.M. OF LAND
STARTING PRICE	12,600,000 THB



091-819-9810 – DANNY
081-848-9993 – AMITH
SIVANAVILLAS@GMAIL.COM
SIVANA VILLAS HUA HIN
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SIVANA HILLS – MAP



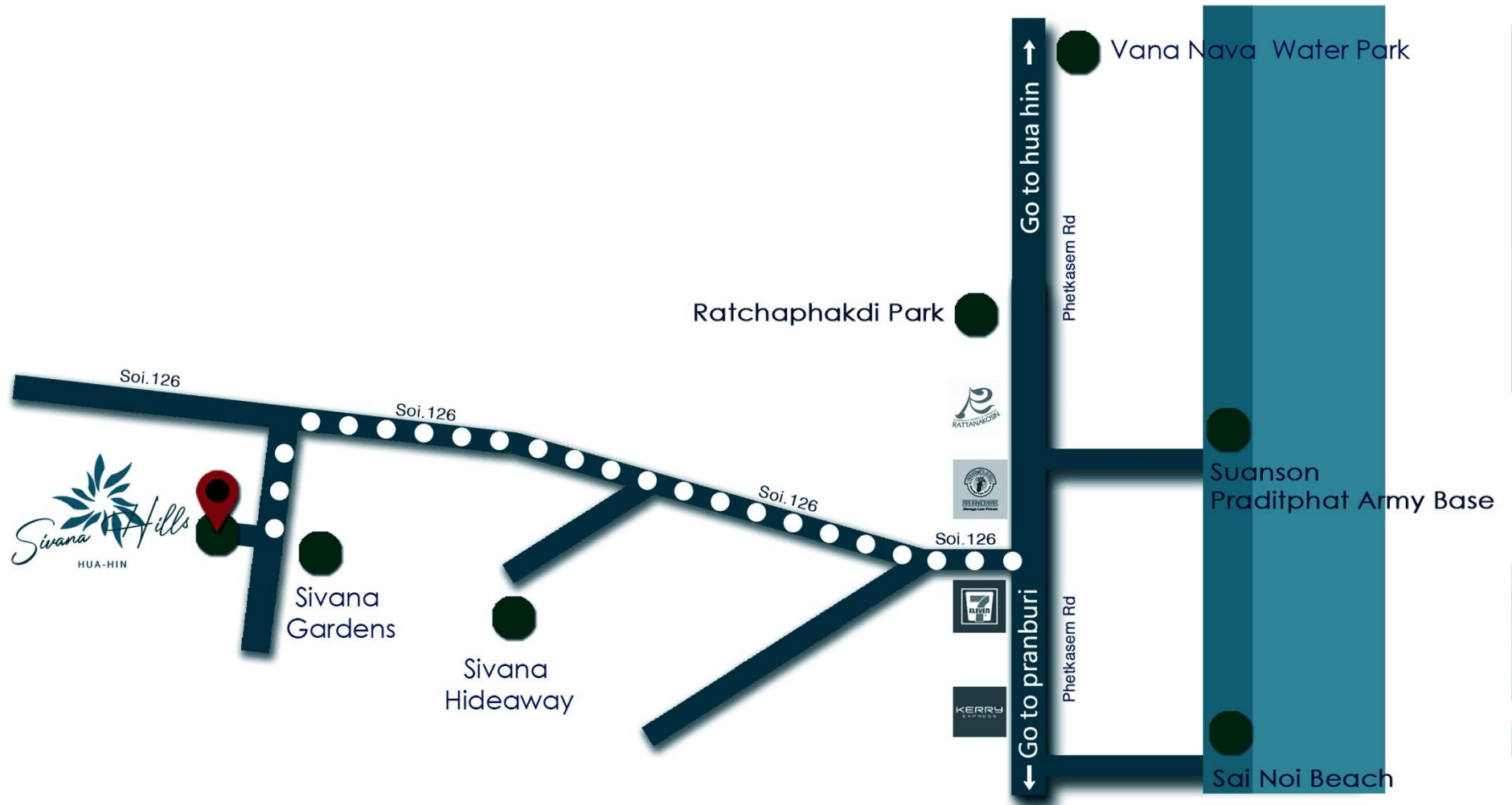
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SIVANA HILLS – NEARBY TOURIST ATTRACTIONS



10 KM.

HUA HIN BEACH



11 KM.

HUA HIN CITY CENTRE



3.8 KM.

SEE PINE GOLF



2.8 KM.

SAI NOI BEACH



11 KM.

HUA HIN NIGHT MARKET



18 KM.

BLACK MOUNTAIN GOLF



3.4 KM.

BANYAN GOLF CLUB



3.6 KM.

RAJABHAKDI PARK

SIVANA HILLS: HUA HIN 126 PHETKASEM ROAD, NONGKAE,
PRACHUABKIRIKHAN THAILAND 77110

SIVANA HILLS – NEARBY TOURIST ATTRACTIONS



VANA NAVA WATER JUNGLE



**MONSOON VALLEY
VINEYARD HUA HIN**



HUA HIN TRAIN STATION



**TAMARIND MARKET
CICADA MARKET**

FACILITIES



**24/7
SECURITY GUARD**



**RESTAURANTS
THAI/INDIAN/ITALIAN KITCHEN**



**HI SPEED FIBER
OPTIC INTERNET**



**RECREATIONAL FACILITIES
PICKLEBALL/BADMINTON/GYM**



PET FRIENDLY



SHUTTLE BUS SERVICE



HOUSEKEEPING SERVICE



RESORT MANAGEMENT



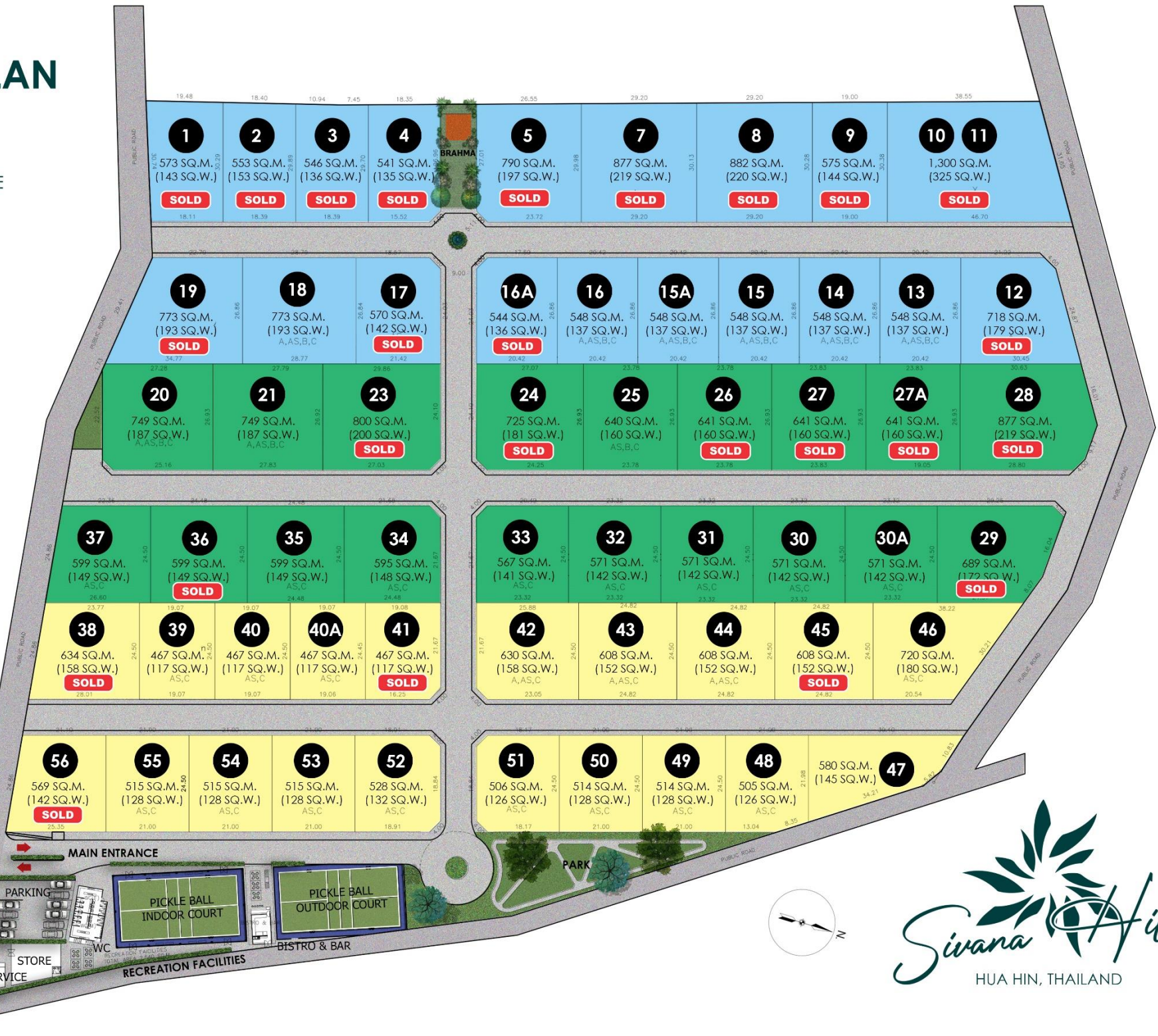
FAMILY PARK



RENTAL PROGRAM

MASTERPLAN

- HIGH ZONE
- MIDDLE ZONE
- LOW ZONE



● TYPE A



INDOOR : 148.75 SQ.M.

MASTER BEDROOM	18.55 SQ.M.
WALK-IN CLOSET	6.90 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	19.00 SQ.M.
WC 2	4.65 SQ.M.
BEDROOM 3	13.30 SQ.M.
WC 3	6.85 SQ.M.
LIVING ROOM	26.85 SQ.M.
DINING ROOM	18.75 SQ.M.
KITCHEN	18.40 SQ.M.
LAUNDRY / STORAGE	6.50 SQ.M.

OUTDOOR : 169.65 SQ.M.

SWIMMING POOL	36.00 SQ.M.
TERRACE	77.00 SQ.M.
PARKING	36.00 SQ.M.
PUMP ROOM	2.50 SQ.M.
STORE	8.50 SQ.M.
CAR PARK TERRACE	9.65 SQ.M.

TOTAL AREA : 318.40 SQ.M.

● TYPE AS



INDOOR : 134.82 SQ.M.

MASTER BEDROOM	17.85 SQ.M.
WALK-IN CLOSET	6.00 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	14.70 SQ.M.
WC 2	4.50 SQ.M.
BEDROOM 3	12.90 SQ.M.
WC 3	4.50 SQ.M.
LIVING ROOM	19.50 SQ.M.
DINING ROOM	15.60 SQ.M.
KITCHEN	17.50 SQ.M.
LAUNDRY / MDB	4.00 SQ.M.
STORE(BOILER)	2.40 SQ.M.
STORE	6.37 SQ.M.

OUTDOOR : 130.90 SQ.m.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	49.00 SQ.M.
BACK TERRACE	6.20 SQ.M.
PARKING	27.00 SQ.M.
PUMP ROOM	6.55 SQ.M.
FOYER	6.15 SQ.M.

TOTAL AREA : 265.72 SQ.M.

● TYPE B



INDOOR : 169.55 SQ.M.

MASTER BEDROOM	21.00 SQ.M.
WALK-IN CLOSET	7.00 SQ.M.
WC 1	8.75 SQ.M.
BEDROOM 2	23.45 SQ.M.
WC 2	5.40 SQ.M.
BEDROOM 3	12.90 SQ.M.
WC 3	5.10 SQ.M.
LIVING ROOM	18.25 SQ.M.
DINING ROOM	15.35 SQ.M.
KITCHEN	18.05 SQ.M.
LAUNDRY / MDB	5.60 SQ.M.
FOYER	14.60 SQ.M.
CORRIDOR	7.35 SQ.M.
TERRACE	6.75 SQ.M.

OUTDOOR : 123.60 SQ.M.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	55.80 SQ.M.
STORE	6.35 SQ.M.
PARKING	22.00 SQ.M.
PUMP ROOM	3.45 SQ.M.

TOTAL AREA : 293.15 SQ.m.

● TYPE C



INDOOR : 130.50 SQ.m.

MASTER BEDROOM	18.35 SQ.M.
WALK-IN CLOSET	6.00 SQ.M.
WC 1	9.00 SQ.M.
BEDROOM 2	14.70 SQ.M.
WC 2	4.50 SQ.M.
BEDROOM 3	12.90 SQ.M.
WC 3	4.50 SQ.M.
LIVING ROOM	24.30 SQ.M.
DINING ROOM	16.40 SQ.M.
KITCHEN	10.65 SQ.M.
LAUNDRY / MDB	3.20 SQ.M.
STORE	6.00 SQ.M.

OUTDOOR : 123.50 SQ.m.

SWIMMING POOL	36.00 SQ.M.
POOL TERRACE	51.55 SQ.M.
FOYER	2.40 SQ.M.
PARKING	27.00 SQ.M.
PUMP ROOM	6.55 SQ.M.

TOTAL AREA : 254.00 SQ.m.

SIVANA HILLS – PAYMENT TERM

CONSTRUCTION TIME: 12-13 MONTHS

PAYMENT AMOUNT	SCHEDULE PAYMENT
200,000 BAHT (NON-REFUNDABLE)	DEPOSIT PAID UPON RESERVATION
25 % PAYMENT OF CONTRACT	SIGN CONTRACT & BEFORE START OF FOUNDATION
20 % PAYMENT OF CONTRACT	BEFORE START OF ROOF (3-4 MONTHS AFTER START CONSTRUCTION)
25 % PAYMENT OF CONTRACT	BEFORE START OF INTERIOR (7-8 MONTHS AFTER START CONSTRUCTION)
20 % PAYMENT OF CONTRACT	COMPLETION OF UNIT (12-13 MONTHS AFTER START CONSTRUCTION)
10 % PAYMENT OF CONTRACT	TRANSFER OF UNIT AT LAND REGISTRY

1.1 LEASEHOLD UP TO 90 YEARS, FOR FOREIGN BUYERS.

1.2 FREEHOLD FOR THAI BUYERS OR THAI COMPANY.

2. TRANSFER FEE AT LAND OFFICE 50/50 TO BE SHARED EQUALLY BUYER AND SELLER

3. COMMON AREA MANAGEMENT FEE 15 BAHT/SQ.M. OF LAND PER MONTH

- POOL CLEANING: 2 TIMES A WEEK
- GARDEN MAINTENANCE: 3 TIMES A WEEK
- DAILY TRASH DISPOSAL
- 24 HR SECURITY

4. THE WATER METER, ELECTRICITY METER DEPOSIT WILL BE PAID BY BUYERS (20,000 THB)

5. SINKING FUND WILL BE CHARGED TO AT 100 BAHT/ SQ.M. OF LAND

(ONE TIME PAYMENT DURING HANDOVER OF HOUSE AT LAND REGISTRY)

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SIVANA HILLS – WHAT'S INCLUDED

INDOOR

- Fully furnished: sofa, coffee table, carpet, dining table set & bar stools.
- Built-in wardrobe beds & mattress
- Modern european kitchen with island
- Appliances: induction stove, hood, oven, microwave, dishwasher and washing machine
- Inverter air conditioner in all bedrooms, living & dining area
- Ceiling fans in every bedrooms & living dining area
- Curtains and blinds in all rooms
- Stiebel hot/cold water system
- LED lighting & emergency light in each room
- Safety circuit breaker
- Large panels aluminium sliding windows
- TV 65"
- Double door fridge
- Mosquito screens

OUTDOOR

- Fully furnished: tables & chairs
- Ceiling fan in pool terrace
- LED garden light
- Solar panels 5KW on grid system
- Underground fiber optic internet wiring
- 4 X 9 meter pool (salt water system)
- 5,000 litres underground water storage tank
- High pressure water pump system
- Underground pest control piping with 1 year free service
- Full tropical landscape garden
- BBQ Gas grill

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091-819-9810 K.DANNY
081-848-9993 K.AMITH



sivana hideaway villas



sivanavillas



www.sivanavillas.com



sivanavillas@gmail.com

Sivana Hideaway : Soi HuaHin 126, Phetkasem Road, Nongkae, HuaHin, Prachuabkirikhan Thailand 77110

Bangkok Living Development Co., Ltd (BLD Co., Ltd) : TAX : #010 554 6089 47 3 ,
Address: Home Place Building, Unit1004-3, 10FL, Thonglor13, Sukhumvit Soi 55, Bangkok Thailand 10110