



NA RAYA HILLS

**A PREMIUM RESORT RESIDENCE**  
CONTEMPORARY THAI STYLE.



**THE JOURNEY**  
to Serenity 2026



## **NA RAYA HILLS**

### RESORT RESIDENCE THAI STYLE.

Contemporary Thai-style private villas in Hua Hin,  
set on 7,788 sqm. just minutes from the golf course.  
Limited in number for ultimate privacy.



A premium resort-style residence with contemporary Thai design, close to golf and leisure in Hua Hin. Framed by mountain views and nature, offering refined luxury and exceptional privacy.

## General Project Information

**Developer :** Berlayar Estate

**Location :** HuaHin Soi 112

**Project Area :** 1,947 sq.wah or 7,788 sqm.

**House area :** 330 sqm.

**One storey house (Type A , Type B)**  
with swimming pool 3.5 x 10 m.

**Start Price :** 14.9 mb.

**Units :** 13 Units

**Common Fee :** None

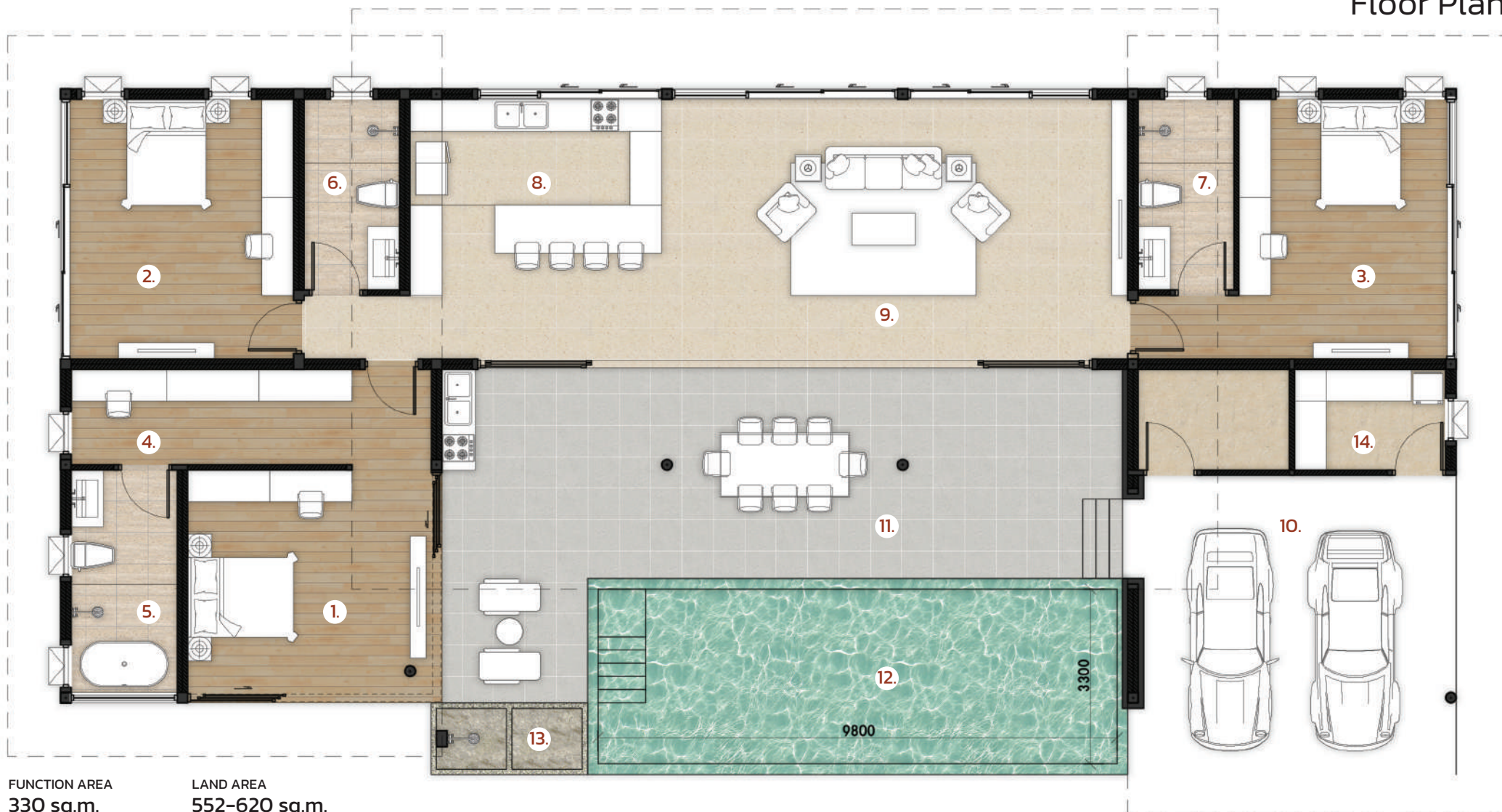
**Reservation Fee :** THB 500,000

**Payment Conditions :**

Freehold (Thai Nationals) or

Leasehold (Non-Thai Nationals)

# Floor Plan



Type A

|                   |            |                |            |                      |                   |
|-------------------|------------|----------------|------------|----------------------|-------------------|
| 1.Master Bedroom  | 24.64 sqm. | 6.Bathroom 02  | 7.60 sqm.  | 11.Terrace           | 61.21 sqm.        |
| 2.Bedroom 02      | 23.40 sqm. | 7.Bathroom 03  | 7.22 sqm.  | -Dining Space        | -BBQ+Thai Kitchen |
| 3.Bedroom 03      | 24.50 sqm. | 8.Kitchen      | 28.54 sqm. | 12.Swimming Pool     | 36.72 sqm.        |
| 4.Walk in Closet  | 10.45 sqm. | 9.Living Space | 45.76 sqm. | 13.Outdoor Shower    | 4.10 sqm.         |
| 5.Master Bathroom | 10.35 sqm. | 10.Garage      | 35.08 sqm. | 14.Storage & Laundry | 6.20 sqm.         |

# Floor Plan



FUNCTION AREA  
330 sq.m.

LAND AREA  
552-620 sq.m.

Type B

|                   |            |                |            |                      |                   |
|-------------------|------------|----------------|------------|----------------------|-------------------|
| 1.Master Bedroom  | 24.64 sqm. | 6.Bathroom 02  | 7.60 sqm.  | 11.Terrace           | 61.21 sqm.        |
| 2.Bedroom 02      | 23.40 sqm. | 7.Bathroom 03  | 7.22 sqm.  | -Dining Space        | -BBQ+Thai Kitchen |
| 3.Bedroom 03      | 24.50 sqm. | 8.Kitchen      | 28.54 sqm. | 12.Swimming Pool     | 36.72 sqm.        |
| 4.Walk in Closet  | 10.45 sqm. | 9.Living Space | 45.76 sqm. | 13.Outdoor Shower    | 4.10 sqm.         |
| 5.Master Bathroom | 10.35 sqm. | 10.Garage      | 35.08 sqm. | 14.Storage & Laundry | 6.20 sqm.         |



## A PREMIUM RESORT RESIDENCE CONTEMPORARY THAI STYLE.

The central living area features an open-plan design, connecting the Living, Dining, and Kitchen spaces with the Terrace, pool, and surrounding garden.

Large openings bring in natural light and breeze, while offering uninterrupted views, creating a relaxing and nature-integrated living experience.



1 Storage



1 Laundry



Garage



BBQ &  
Thai Kitchen



3 Bathrooms &  
Guest WC



Living Space



Swimming pool



Outdoor  
Shower



3 Bedrooms



Kitchen Space



Semi-Outdoor &  
Dining Space



Walk-in Closet



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3 Bedrooms



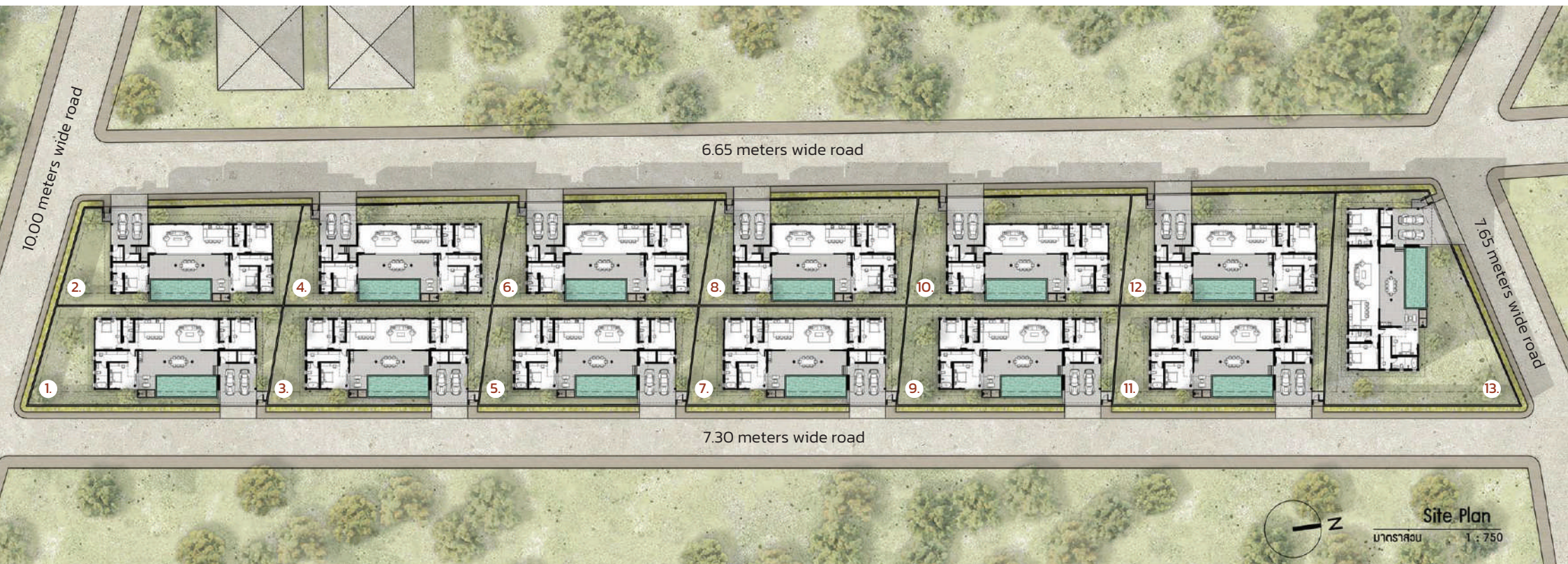
Kitchen Space



Semi-Outdoor &  
Dining Space



Walk-in Closet



## MASTER PLAN

13 Units. / 7,788 sqm.

Set amid rolling hills and open vistas, where serenity can be felt from every perspective.

### Land Area

|        |     |      |         |     |      |
|--------|-----|------|---------|-----|------|
| Unit 1 | 620 | sqm. | Unit 8  | 584 | sqm. |
| Unit 2 | 592 | sqm. | Unit 9  | 560 | sqm. |
| Unit 3 | 560 | sqm. | Unit 10 | 620 | sqm. |
| Unit 4 | 560 | sqm. | Unit 11 | 560 | sqm. |
| Unit 5 | 552 | sqm. | Unit 12 | 616 | sqm. |
| Unit 6 | 572 | sqm. | Unit 13 | 832 | sqm. |
| Unit 7 | 552 | sqm. |         |     |      |

# PRICE LIST

Project : NA RAYA HILLS

## Fully Furnished :

LAND+BUILDING + INTERIOR+  
GARDEN +FENCE & GATE +AC

## Without Furniture :

LAND+ BUILDING+ GARDEN +  
FENCE & GATE +AC

## Promotional Prices :

-Plot 5 and 7 Building only,  
includes Fences and Gate, Garden,  
and AC : 14,900,000 THB

-Add-on for built-in and loose  
furniture: 2,000,000 THB

| Description     |                      | Fully Furnished<br>Sale Price | Without Furniture<br>Sale Price |
|-----------------|----------------------|-------------------------------|---------------------------------|
| <b>Unit 1</b>   | <b>Type A</b>        |                               |                                 |
| Land Area       | 155 sq.w / 620 sqm.  | 19,270,000 THB                | 17,650,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 2</b>   | <b>Type B</b>        |                               |                                 |
| Land Area       | 148 sq.w / 592 sqm.  | 19,000,000 THB                | 17,400,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 3</b>   | <b>Type A</b>        |                               |                                 |
| Land Area       | 140 sq.w / 560 sqm.  | 18,740,000 THB                | 17,120,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 4</b>   | <b>Type B</b>        |                               |                                 |
| Land Area       | 140 sq.w / 560 sqm.  | 18,740,000 THB                | 17,120,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| * <b>Unit 5</b> | <b>Type A</b>        |                               |                                 |
| Land Area       | 138 sq.w / 552 sqm.  | 18,670,000 THB                | 17,050,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 6</b>   | <b>Type B</b>        |                               |                                 |
| Land Area       | 143 sq.w / 572 sqm.  | 18,850,000 THB                | 17,230,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |
| * <b>Unit 7</b> | <b>Type A</b>        |                               |                                 |
| Land Area       | 138 sq.w / 552 sqm.  | 18,670,000 THB                | 17,050,000 THB                  |
| Function Area   | 82.5 sq.w / 330 sqm. |                               |                                 |

# PRICE LIST

Project : NA RAYA HILLS

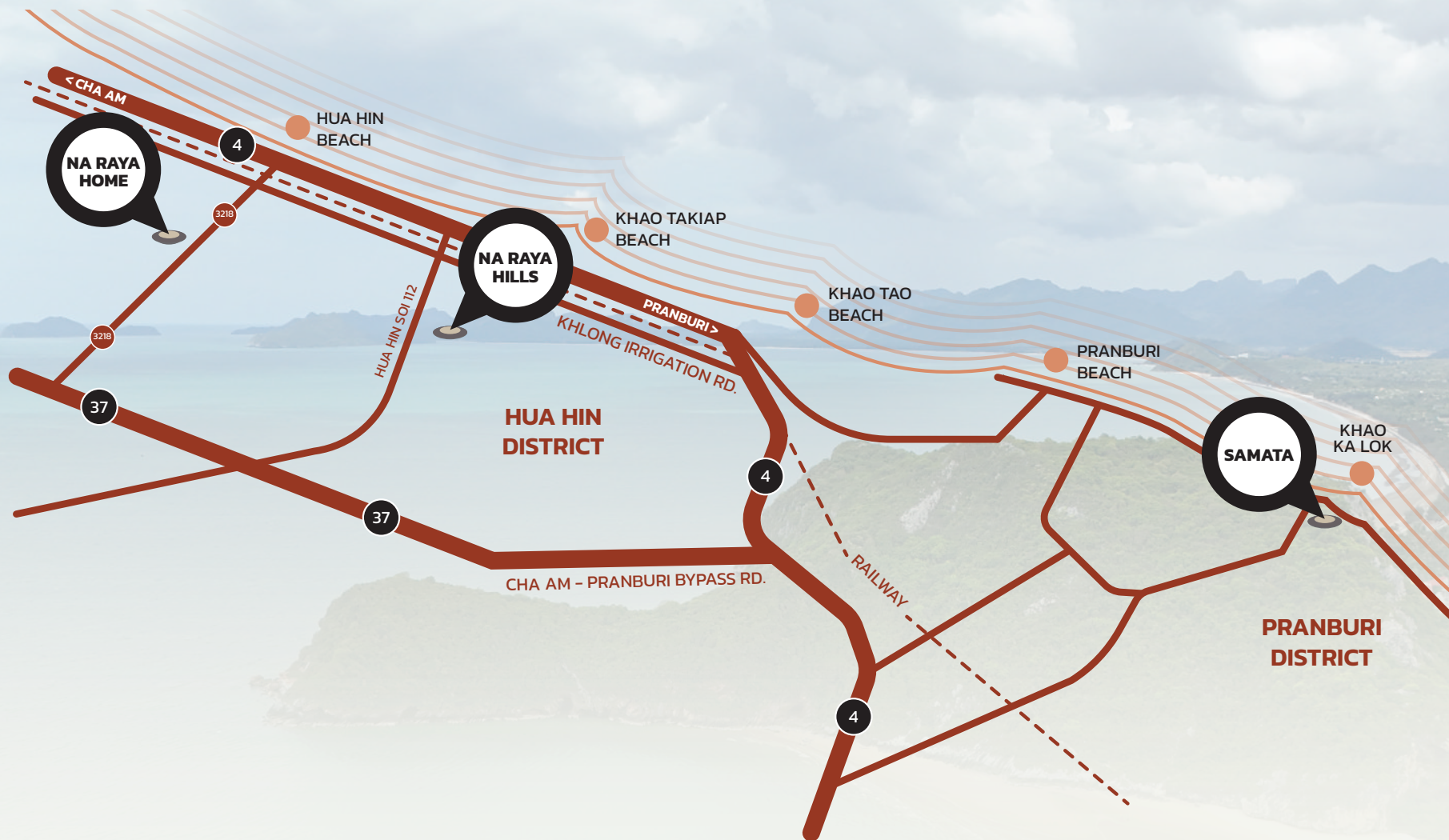
## Fully Furnished :

LAND+BUILDING + INTERIOR+  
GARDEN +FENCE & GATE +AC

## Without Furniture :

LAND+ BUILDING+ GARDEN +  
FENCE & GATE +AC

| Description    |                      | Fully Furnished<br>Sale Price | Without Furniture<br>Sale Price |
|----------------|----------------------|-------------------------------|---------------------------------|
| <b>Unit 8</b>  | <b>Type B</b>        |                               |                                 |
| Land Area      | 146 sq.w / 584 sqm.  | 18,950,000 THB                | 17,330,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 9</b>  | <b>Type A</b>        |                               |                                 |
| Land Area      | 142 sq.w / 560 sqm.  | 18,810,000 THB                | 17,190,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 10</b> | <b>Type B</b>        |                               |                                 |
| Land Area      | 155 sq.w / 620 sqm.  | 19,270,000 THB                | 17,650,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 11</b> | <b>Type A</b>        |                               |                                 |
| Land Area      | 140 sq.w / 560 sqm.  | 18,740,000 THB                | 17,120,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 12</b> | <b>Type B</b>        |                               |                                 |
| Land Area      | 154 sq.w / 616 sqm.  | 19,230,000 THB                | 17,610,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |
| <b>Unit 13</b> | <b>Type A</b>        |                               |                                 |
| Land Area      | 208 sq.w / 832 sqm.  | 21,120,000 THB                | 19,500,000 THB                  |
| Function Area  | 82.5 sq.w / 330 sqm. |                               |                                 |

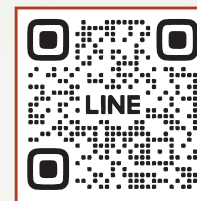


## BERLAYAR ESTATE

Head Office :  
26/72 Soi Hua Hin 68, Phetkasem Road,  
HuaHin, Prachuap Khiri Khan 77110

Sale Gallery :  
41/1 Naebkehad Road, Hua Hin,  
Prachuap Khiri Khan, Thailand 77110

☎ 085 297 9595  
☎ 088 645 5599  
🌐 [berlayarestate.co.th](http://berlayarestate.co.th)



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