

Birdie

POOL VILLAS

II



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Hin Lek Fai, Hua Hin District, Prachuap
KhiriKhan 77110

COMPANY PRESENTATION



PANORAMA
DEVELOPMENTS
YOUR HOME OUR PASSION
Project Value: 830 M THB.

First development
in Khao Tao, Hua Hin.
56 Villas fully sold.

Established in 2007.



PANORAMA
DEVELOPMENTS
YOUR HOME OUR PASSION
Project Value: 230 M THB.

Second development in
Black Mountain, Hua Hin.
27 Plots fully sold.



Birdie
POOL VILLAS
Project Value: 300 M THB.

Third development
next to Black Mountain Hua Hin,
12 Plots. : 3 available plots.



Birdie II
POOL VILLAS

Forth development
Hin Lek Fai, Hua Hin. District
5 Plots available

Practical Information

Project name : Birdie Pool villas II

Location : Hin Lek Fai, Hua Hin. District,
Prachuap KhiriKhan

Land area : 5,200 sq.m. (3.25 Rai)

Number of plot: 5 Plots

House type : Single house

- Land area start at 740 sq.m.
- Useable area 381 sq.m.
- 3 Bedrooms, 4 Bathrooms

Common Fees Per Month :3,500 THB (Per Year: 42,000 THB)

This includes trash removal and disposal, Automatic gate access during the day, professional security guard service at night and public area maintenance.

Pool and Garden Maintenance

Per Month 5,500 THB (Per Year: 66,000 THB)

- Water & Electric is paid directly to the government.
- Villas can be either lease or free hold at no extra cost.
- Sinking Fund : 100,000 THB (One Time Payment)

Price : One storey house

Start at 11.5 MB - 14.6 MB





Every House Fully Furnished! – Single Storey House with 3 bedrooms 4 bathrooms.

*****Plot 1 & 4 & 5 Are corner plots.*****

Birdie II

POOL VILLAS

Single storey house



FLOOR PLAN

Indoor area

1.Foyer & Corridor	19 sq.m.
2.Common room (Living-Dining-Kitchen)	57 sq.m.
3.Guest WC.	4 sq.m.
4.Bedroom-2	18 sq.m.
5.Bathroom-2	5 sq.m.
6.Bedroom-3	24 sq.m.
7.Bathroom-3	10 sq.m.
8.Master Bedroom	34 sq.m.
9.Master Bathroom	12 sq.m.
10.Laundry room	6 sq.m.

Total Indoor area **189 sq.m.**

Outdoor area

11.Carpark	30 sq.m.
12.Terrace + Entrance area	65 sq.m.
13.Sala	18 sq.m.
14.Golf Bag/Shoes Cabinet/Storage	3.5 sq.m.
15.Outdoor Shower/WC./Pump room	8 sq.m.

Total Outdoor area **124.5 sq.m.**

Swimming pool **55.5 sq.m.**

Swimming pool size 5x10 m.
Sun desk + Step down size 2.90x5.30 m.

Total building **369 sq.m.**



Payment Schedule

Reservation Deposit :	300,000 THB
Payable to reserve a Plot & Home (Nonrefundable unless extenuating circumstances prevail meaning contracts cannot be signed)	
First Stage Payment:	25% of Purchase Price
This payment is normally made at contract signing taking place within 45 days maximum of deposit.	
Second Stage Payment:	20% of Purchase Price
This payment is normally made upon completion of the foundations and floor beams.	
Third Stage Payment:	20% of Purchase Price
This payment is normally made upon completion of the main structure, roof, concrete areas and pool first stage.	
Fourth Stage Payment:	20% of Purchase Price
This payment is normally made upon completion of windows, doors, tiles in all rooms and pool.	
Last Stage Payment: 15% of Purchase Price – Initial Reservation Deposit (-300,000 THB)	
Payable upon completion & customer inspection of works and handover	

Plot No.	Sq.wa	Sq.m	Price
1	185	740	11.9 MB.
2	185	740	11.9 MB.
3	185	740	11.9 MB.
4	319.3	1277.3	14.6 MB.
5	176.6	706.4	11.5 MB.

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******Plot 1 & 4 & 5 Are corner plots.******