

SMART HAMLET HUA HIN

SMART HAMLET

2

LUXURY POOL VILLAS · BLACK MOUNTAIN · HUA HIN, THAILAND

21 Private Pool Villas · Solar System Included · Freehold & Leasehold Available

Moo.2 HinLexFai, Hua Hin, Prachuap Khiri Khan 77110 | smarthamlethuahin.com

INTRODUCING

Smart Hamlet 2

Building on the success of Smart Hamlet 1 and other notable projects, Smart Hamlet 2 is an exclusive community of 21 luxury pool villas nestled near the prestigious Black Mountain Golf Course area in Hua Hin — Thailand's most beloved coastal resort town.

Designed for modern retirees and investors seeking quality, comfort, and a sustainable lifestyle, every villa combines contemporary Thai architecture with European-standard construction quality and resort-inspired living.

21

Private Pool Villas

10 Rai

Total Land (16,000 m²)

3 Types

Villa Designs



OUTDOOR LIVING

Private Pool & Outdoor Living

- ▶ Private swimming pool in every villa
- ▶ LED pool lighting for evening ambiance
- ▶ Covered outdoor sala & lounge area
- ▶ Landscaped garden with banyan tree screening
- ▶ 24V safety LED garden lighting (4 sets)
- ▶ Stainless steel gate & secure perimeter
- ▶ Porcelain tile terrace & carport (18 mm)





INTERIOR

European Kitchen & Living Spaces

Each villa includes a fully-fitted European-style kitchen — custom-designed with premium materials and quality built-in appliances for stylish, functional living.

- ▶ European kitchen (valued at 306,000 THB)
- ▶ Black marble mosaic backsplash
- ▶ Quartz stone countertop & island bar
- ▶ Built-in wardrobe per bedroom (200,000 THB)
- ▶ Loose furniture package (350,000 THB)
- ▶ Elevated ceilings with LED up-lighting
- ▶ LG Inverter air conditioning — every room

BEDROOMS

Elegant Bedrooms Designed for Rest

Choose from 2 or 3 bedroom configurations. Each bedroom is designed for comfort with built-in wardrobes, quality furnishings, and individual air conditioning.

- ▶ Villa A3: 3 bed / 2 bath — 123 m² living
- ▶ Villa L2: 2 bed / 2 bath — 124 m² living
- ▶ Villa L3: 3 bed / 3 bath — 159 m² living
- ▶ Built-in wardrobe in every bedroom
- ▶ Loose furniture package included
- ▶ LG Inverter A/C in each bedroom
- ▶ Remote-control ceiling fans throughout





BATHROOMS

Spa-Inspired Luxury Bathrooms

Premium marble-effect tiles, backlit LED mirrors, and designer fittings create a spa-quality bathroom experience in every villa.

- ▶ Full marble-effect tile walls & floors
- ▶ Backlit LED anti-fog mirror
- ▶ Vessel sink with designer chrome fittings
- ▶ Walk-in rain shower enclosure
- ▶ Cotto & Hafele premium sanitary ware
- ▶ Hot water boiler system (100 L, whole house)
- ▶ 2,000L water reserve tank & pump

Find Your Perfect Villa

Villa A3

3 Bed / 2 Bath

Living Area: 123 m²

Terrace: 48 m²

Land from 528 m²

from 9,868,000

THB

Land: 6,000 THB / m²

Freehold / Leasehold

Villa L2

2 Bed / 2 Bath

Living Area: 124 m²

Terrace: 19 m²

Land from 528 m²

from 9,668,000

THB

Land: 6,000 THB / m²

Freehold / Leasehold

Villa L3

3 Bed / 3 Bath

Living Area: 159 m²

Terrace: 32 m²

Land from 528 m²

from 10,968,000

THB

Land: 6,000 THB / m²

Freehold / Leasehold

Site Plan – Smart Hamlet 2



10 Rai

21 Villas

3 Types

16,000 m²

All 21 Plots – Price List

Plot	Land m ²	Type	Price (THB)	Plot	Land m ²	Type	Price (THB)	Plot	Land m ²	Type	Price (THB)
1	624 m ²	A3	10,444,000	8	594 m ²	L2	10,264,000	15	557 m ²	A3	10,042,000
2	594 m ²	A3	10,264,000	9	528 m ²	A3	9,868,000	16	623 m ²	L2	Sold
3	528 m ²	A3	9,868,000	10	594 m ²	L2	10,264,000	17	551 m ²	A3	10,006,000
4	594 m ²	L2	10,264,000	11	1,076 m ²	L3	14,256,000	18	617 m ²	L3	11,502,000
5	528 m ²	A3	9,868,000	12	635 m ²	L3	Sold	19	546 m ²	A3	Sold
6	594 m ²	L3	11,364,000	13	562 m ²	A3	10,072,000	20	575 m ²	A3	Sold
7	528 m ²	A3	9,868,000	14	629 m ²	L2	10,474,000	21	631 m ²	A3	Sold

Villa A3 – 3 Bed / 2 Bath
Villa L2 – 2 Bed / 2 Bath
Villa L3 – 3 Bed / 3 Bath

Everything Included as Standard

- ✓ Q-Con Super-Block Walls
- ✓ Aluminium single glass doors & windows
- ✓ Mosquito / Fly sliding screens
- ✓ LG Inverter A/C — every room
- ✓ LED lighting & emergency lighting
- ✓ Elevated ceilings with LED uplighting
- ✓ Under-roof tile foil insulation
- ✓ Solar System 3kW / 5kW Hybrid
- ✓ Electric 30/100 amp safety breaker
- ✓ Smoke alarm & fire extinguisher
- ✓ Underfloor piped pest control
- ✓ Hot water boiler 100L (whole house)
- ✓ 2,000L water tank & pump
- ✓ 4 x CCTV cameras
- ✓ European kitchen (306,000 THB)
- ✓ Built-in wardrobes (200,000 THB)
- ✓ Loose furniture (350,000 THB)
- ✓ Curtains (50,000 THB)
- ✓ Landscaped garden & banyan wall
- ✓ 24V LED garden lighting (4 sets)
- ✓ Stainless steel sliding gate

Optional upgrades available: double glazing, sprinkler system, infinity pool, smart home system, BBQ area & more.

FREE UP-SPEC & EXTRA OPTION

UP-SPEC	
System & Infrastructure Upgrades	
 Underground Water Tank 6,000 Litres capacity	100,000 THB
 Sprinkler System Full coverage, automatic	100,000 THB
 Waterfall on Pool Decorative water feature	100,000 THB
 Smart System Smart Life app control	200,000 THB
Total	THB 500,000

EXTRA OPTION	
Premium Interior & Exterior Add-ons	
 Double Glazing All doors & windows	150,000 THB
 Smart Toilet Master bedroom	30,000 THB
 Solar Battery 5 kW Hybrid solar system	60,000 THB
Total	THB 240,000

TOTAL PACKAGE VALUE

THB 740,000

COMMUNITY & LOCATION

Black Mountain, Hua Hin

COMMUNITY FACILITIES

- ▶ 24/7 security guards + CCTV
- ▶ Fitness center with scenic views
- ▶ terra Restaurant (exclusive discounts)
- ▶ Management & maintenance team
- ▶ Housekeeping & gardening services
- ▶ Laundry service available

Common Fee

36,000 THB/yr

Sinking Fund

30,000 THB



PRIME LOCATION

- ◆ Black Mountain Golf Course — nearby
- ◆ Hua Hin Beach — 15 min
- ◆ Hua Hin Town Centre — 10 min
- ◆ Bangkok (expressway) — 3 hrs
- ◆ PWA water / PEA electricity
- ◆ Internet: 3BB · TRUE · AIS

CONTACT US

Start Your Journey Today

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