STONEHEAD
Real Estate

Email: agent@www.stoneheadrealestate.com
Tel: +66 (0) 971 948 835 (Eng)
Tel: +66 (0) 971 948 835 (Thai)

Mapraow Village 4 – Final Plots for Custom Luxury Villas

14,900,000 THB

Property Overview

Only two plots remain at the highly desirable **Mapraow Village 4**, a boutique development in Hua Hin surrounded by lush mountain scenery. These serviced plots provide the perfect opportunity to build a villa designed to the same high standards as the completed show home, while still allowing flexibility to customize finishes to your taste.

Land & Villa Options

- **Plot Size**: Each plot offers a spacious **1 rai (approx. 1,600 sqm)** of freehold land.
- **Proposed Villa Size**: Approx. **400 sqm of covered living area** (around 420 sqm total interior), complemented by landscaped gardens and wide-open mountain views.
- **Title Deed**: Freehold ownership (Nor Sor 4).

Villa Features & Design

The proposed villa concept combines **Thai-Bali inspired elegance** with modern comfort and eco-conscious efficiency.

- **Structure**: Reinforced concrete frame with Q-con Super Blocks for enhanced insulation and durability.
- **Roofing**: Premium tiled roofing with galvanized steel framing, reflective insulation, and ventilated roof film.
- **Bedrooms / Bathrooms**: 3 generous bedrooms and 4 bathrooms, including:
  - Master suite with bathtub, double vanity, and outdoor shower.
  - Two guest bedrooms, each with en-suite bathrooms.
- **Living & Work Spaces**: Bright, open-plan lounge and dining, private office, storage, and a dedicated laundry room.
- **Kitchen**: Premium IKEA designer kitchen with a **25-year warranty** on doors, fully equipped with appliances including refrigerator, induction hob, oven, microwave, extractor, dishwasher, and sink.
- **Climate Control**: Split-system inverter A/C in living areas and bedrooms; remote-controlled ceiling fans throughout.
- **Furnishings (Optional)**: Voucher from Apsara Art (THB 400,000 value) for fully curated interior furnishing.

Outdoor Lifestyle

Designed for both relaxation and entertaining, the outdoor areas highlight Hua Hin's year-round sunshine:

- **Infinity Pool & Jacuzzi**: Planned **12.5 × 4.5 m pool** with built-in jacuzzi.
- **Sala & Fish Pond**: Tranquil sala, accessible via a bridge over a serene koi pond.
- **BBQ & Bar**: Outdoor kitchen and bar for family gatherings and entertaining.
- **Garden**: Professionally landscaped with tropical greenery, palm trees, and automatic irrigation.
- **Sustainability**: Solar panel system for energy efficiency and long-term savings.

Reasons to Choose Mapraow Village 4

1. **Exclusive Availability** – only two plots remain in this private, peaceful development.
2. **Turnkey & Flexible** – architect-approved villa plans ensure structural integrity while offering the ability to personalize finishes and details.
3. **Prime Location** – enjoy mountain views in a quiet setting, yet remain close to Hua Hin town, pristine beaches, and world-class golf courses.

STONEHEAD
Real Estate

Email: agent@www.stoneheadrealestate.com
Tel: +66 (0) 971 948 835 (Eng)
Tel: +66 (0) 971 948 835 (Thai)

Nearby Attractions and Amenities

- Hua Hin town center – 15 minutes
- Hua Hin Beach – 15 minutes
- Black Mountain Golf Club & Water Park – 10 minutes
- Hua Hin International School – 10 minutes
- Bluport Mall & Bangkok Hospital – 15 minutes

Call to Action

This is a rare chance to secure one of the final large plots at **Mapraow Village 4**. Contact Stonehead Real Estate today to arrange a private tour and explore how you can bring your dream villa to life.

Contact us

Features

- ✓ Fitted Kitchen
- ✓ Walk In Wardrobe
- ✓ Jacuzzi
- ✓ Covered Terrace
- ✓ Outside Thai-Style Kitchen
- ✓ Storage Space
- ✓ Sala
- ✓ Landscaped Gardens
- ✓ Bathtub
- ✓ Swimming Pool
- ✓ Covered Parking
- ✓ Maids Room

Additional Details

Name of Development	Mapraow Village 4
Furnishing	Furnished
View	Pool and Garden View, Mountain View
Number of Parking Spaces	2
Year of Build	2025

At a Glance

Listing Type	Sale
Location	Hua Hin
Bedrooms	4
Bathrooms	5
Living Area	420 sqm
Land Area	1,600 sqm