STONEHEAD
Real Estate

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Private 7-Bedroom Villa Estate with 9 Bathrooms, Guesthouse, Games Room & Pool in Hin Lek Fai – Optional Extra Land

24,500,000 THB

Price reduced from THB 25,500,000 to THB 24,000,000.

Property Overview:

Situated in the peaceful Hin Lek Fai area (Soi 70), just 5 minutes from Black Mountain Golf Club, this expansive and private 7-bedroom, 9-bathroom villa estate offers exceptional value for large families or investors. Set on a 1,600 sqm land plot, the estate features a main two-story residence, a self-contained guesthouse, a multi-use games room with convertible space, and a stunning 7 x 16 m swimming pool—all sold fully furnished and ready to occupy.

Key Features:

- **Land Size:** 1,600 sqm (with option to purchase adjacent 1 Rai for 3M THB)
- **Living Area:** 454.6 sqm (covered)
- **Bedrooms:** 7 total
  - 4 bedrooms on the upper floor of the main villa
  - 2 en-suite bedrooms in a separate guesthouse
  - 1 additional multi-use room (games room) that can serve as an extra bedroom
- **Bathrooms:** 9 (including outdoor facilities)
- **Swimming Pool:** 7 x 16 m central pool surrounded by landscaped garden
- **Kitchen:** Western-style kitchen with island and built-in rising extractor
- **Living Space:** Open-plan lounge and dining area with pool and garden access
- **Guesthouse:** Separate 2-bedroom structure with private en-suites
- **Games Room:** Detached entertainment area with adjacent room and outdoor lounge
- **Carport:** Covered parking for up to 5 vehicles
- **Furnishing:** Fully furnished
- **Ownership Options:** Thai Freehold or Foreign Leasehold available

Pricing:

24,500,000 THB REDUCED FROM 25,500,000 THB
Optional Adjacent 1 Rai Land: 3,000,000 THB
Ownership: **Thai Freehold or Foreign Leasehold**

Reasons to Choose This Property:

- Rare combination of 7 bedrooms and 9 bathrooms on a single estate
- Ideal for large family use, group rental, or boutique hospitality project
- Spacious land, flexible design, and optional land expansion for future growth

Nearby Attractions and Amenities:

- Black Mountain Golf Club – 5 minutes
- Hua Hin International School – 7 minutes
- Hua Hin Town, Market Village, and Bluport – within 15 minutes
- Waterparks, restaurants, and daily conveniences nearby

Contact us today to arrange a private viewing of this expansive 7-bedroom, 9-bathroom pool estate in Hin Lek Fai and explore its potential for investment or multi-family living.

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Contact us

Features

- Fitted Kitchen
- Storage Space
- Covered Terrace
- Outside Thai-Style Kitchen
- Swimming Pool
- Landscaped Gardens
- Walk In Wardrobe
- Covered Parking

Additional Details

Furnishing	Furnished
View	Pool and Garden View, Mountain View
Number of Parking Spaces	5
Year of Build	2025

At a Glance

Listing Type	Sale
Location	Hua Hin
Bedrooms	7
Bathrooms	9
Living Area	455 sqm
Land Area	1,600 sqm