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Smart Hamlet 2 – Private Pool Villa Development Near Black Mountain, Hua Hin

9,900,000 THB

Property Overview

Smart Hamlet 2 is a boutique residential development located in Moo 2, Hin Lek Fai, Hua Hin, Prachuap Khiri Khan. The project is positioned within the Black Mountain area, one of Hua Hin's established residential zones.

The development comprises **21 private pool villas** set on a total land area of **10 Rai (16,000 sqm)**. The project is developed by Mr. Eakkarat Suppagarn, a civil engineer with over 35 years of experience in construction and real estate development in Hua Hin.

Smart Hamlet 2 follows the success of Smart Hamlet 1, Smart House (5 developments), and Baan Phu Thara (Phases 1–3).

Master Plan & Project Size

- Total Project Land: 10 Rai (16,000 sqm)
- Total Villas: 21 private pool villas
- Plot Sizes: 528 sqm – 1,076 sqm
- Location: Moo 2, Hin Lek Fai, Hua Hin
- Underground electrical system

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Common Fee: **THB 36,000 per house per year**
Sinking Fund: **THB 30,000 per house**

Villa Types & Pricing

Villa A3 – 3 Bedrooms | 2 Bathrooms

- Land Size (standard): 528 sqm
- Living Area: 123 sqm
- Terrace: 48 sqm
- Starting Price (528 sqm plot): **THB 9,868,000**

Villa L2 – 2 Bedrooms | 2 Bathrooms

- Land Size (standard): 528 sqm
- Living Area: 124 sqm
- Terrace: 19 sqm
- Starting Price (528 sqm plot): **THB 9,868,000**

Villa L3 – 3 Bedrooms | 3 Bathrooms

- Land Size (standard): 528 sqm
- Living Area: 159 sqm
- Terrace: 32 sqm
- Starting Price (528 sqm plot): **THB 10,968,000**

Available Plot Sizes & Total Prices

Plots range between **528 sqm and 1,076 sqm**, with total sale prices ranging from:

- **THB 9,868,000**
- Up to **THB 14,256,000** (1,076 sqm plot with L3 house)

(Land price fixed at THB 6,000 per sqm)

Standard Specifications (Included)

- Q-Con Super Block Walls
- UPVC external doors and windows (single glass)
- Sliding mosquito/fly screens on sliding doors
- LG inverter air conditioning units
- LED lighting and emergency lighting
- 30/100 amp single phase electrical system with safety circuit breaker
- Elevated ceilings with LED up-lighting
- Roof tile foil insulation
- Smoke alarm and fire extinguisher
- Internal plastered wall finish
- Tiling throughout
- Remote control ceiling fans
- Concrete and steel ring beam roof structure
- Underfloor piped pest control system
- Carport and terrace porcelain tiles (18 mm)
- Landscaped garden with grass and banyan tree around perimeter wall
- 24V LED garden lighting (4 sets)
- Stainless steel gate and sliding doors
- 100 litre hot water boiler system
- 2,000 litre water reserve tank with pump
- Solar system 3 kW with 5 kW hybrid inverter
- European kitchen
- Wardrobe

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- Loose furniture
- 4 CCTV cameras

Optional Upgrades (Additional Cost)

- Underground 6,000 litre water tank – THB 100,000
- Sprinkler system – THB 100,000
- Waterfall feature in swimming pool – THB 100,000
- Infinity pool – THB 200,000
- Smart home system – THB 200,000
- Pure air system – THB 100,000
- Double glazing doors and windows – THB 150,000
- Aluminium terrace screen – THB 300,000
- 3” aluminium foil ceiling insulation – THB 50,000
- BBQ area (2.5m x 3m with granite counter) – THB 300,000

Facilities & Services

- 24-hour security with CCTV
- Fitness center
- Project management services
- Maintenance services
- Housekeeping services
- Gardening services
- Laundry service
- Restaurant
- Water meter from PWA (Pranburi)
- Electricity meter from PEA
- Internet service available via 3BB, TRUE, AIS
- Underground electric system within project

Construction Timeline

According to the project schedule:

- Infrastructure: 2025–2026
- Sale & Construction: 2025–2027
- Project Completion Target: 2027

Ownership

Purchasing options available:

- Freehold
- Leasehold

Reasons to Choose Smart Hamlet 2

1. Limited 21-villa development on 10 Rai
2. Solar system included in standard specification
3. Located in the Black Mountain area
4. Fixed land price at THB 6,000 per sqm
5. Established developer with previous completed projects in Hua Hin

Contact **Stonehead Real Estate** today for full price list, plot availability update, and private viewing of the completed show villa at Smart Hamlet 2.

Contact us

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Features

- ✓ Fitted Kitchen
- ✓ Storage Space
- ✓ Covered Terrace
- ✓ Bathtub
- ✓ Swimming Pool
- ✓ Landscaped Gardens
- ✓ Walk In Wardrobe
- ✓ Covered Parking

Additional Details

Name of Development	Smart Hamlet 2
Furnishing	Furnished
View	Pool and Garden View
Number of Parking Spaces	1
Year of Build	2026

At a Glance

Listing Type	Sale
Location	Hua Hin
Bedrooms	3
Bathrooms	3
Living Area	123 sqm
Land Area	528 sqm