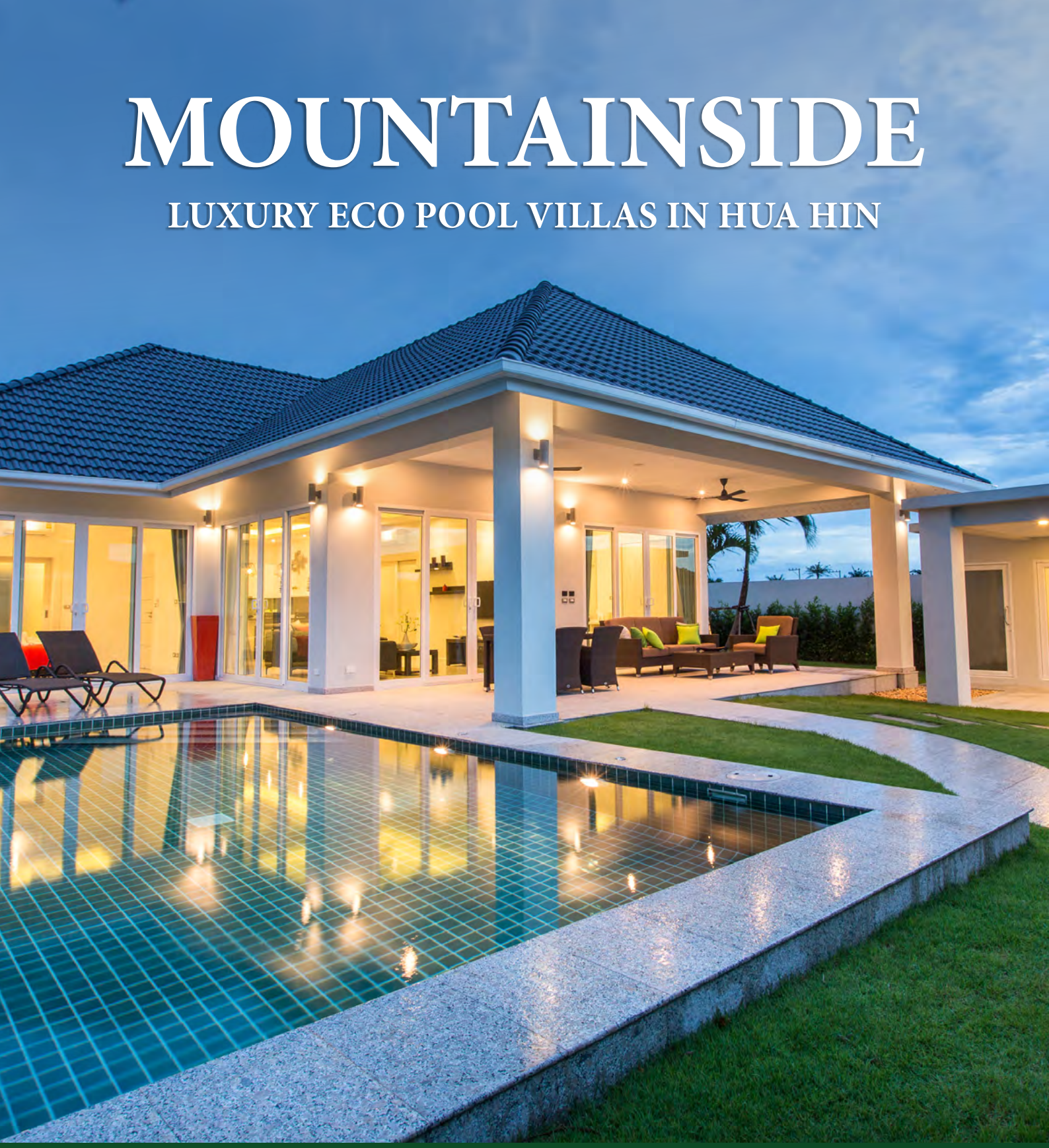
MOUNTAINSIDE

LUXURY ECO POOL VILLAS IN HUA HIN



Custom-built private villas in a peaceful mountain-view setting

Award-winning developer | Low-maintenance eco living

LOCATION

Mountainside enjoys a peaceful, open setting in one of Hua Hin's most desirable residential areas, close to Black Mountain Golf Course, Hua Hin International School, the water park, medical services, and everyday conveniences.

The development offers mountain views, cooling breezes, and a quieter lifestyle setting, while still being within easy reach of Hua Hin town centre, beaches, supermarkets, cafés, restaurants, petrol stations, and pharmacies.

For buyers seeking a balance of privacy, convenience, and long-term lifestyle appeal, this is one of the most attractive locations in the area.

DRIVE

4 min to International school & water park
7 min to Black Mountain golf course
10 min to town centre and beaches

HUA HIN LIFESTYLE VIDEO

MASTER PLAN

Mountainside has been planned to combine privacy, openness, and attractive plot positioning within a well-considered residential layout.

Selected plots benefit from mountain views, while others offer excellent orientation, privacy, and flexibility for tailored villa designs. Plot sizes may be adjusted to suit budget, lifestyle requirements, and preferred villa configuration.

Please contact us for current availability and recommendations on the most suitable plots for your preferred villa type and budget.

*Plot availability and layout are subject to change.

DESIGNED AROUND YOUR REQUIREMENTS

We offer three proven villa layouts as a starting point, with the flexibility to tailor the design to suit your lifestyle, requirements, and budget.

Plot sizes can be adjusted, and we can incorporate a wide range of bespoke options including guest houses, customized pools, outdoor kitchens, and other layout enhancements. Buyers can also personalize key finishes such as tiling, kitchen design, fitted furniture, loose furniture, and bathroom fittings.

This gives you the reassurance of an established villa concept, while still allowing you to create a home that feels personal and practical for the way you want to live.

PRACTICAL LUXURY FOR LOW-MAINTENANCE LIVING IN HUA HIN

TAKE A 360° VIRTUAL TOUR

Step inside. Look up, down, and around.

VILLA BOUTIQUE

A well-balanced villa design offering comfortable indoor-outdoor living with an efficient layout and attractive garden and pool setting.

Ideal for buyers seeking a lower-maintenance luxury villa without compromising on privacy, quality, or lifestyle appeal.

Min plot size: 550 m² | Living area: 166 m² | Pool size: 8x4 m | Carports: 2

BOUTIQUE TYPE A
3 bedrooms, 3 bathrooms

BOUTIQUE TYPE B
3 bedrooms, 2 bathrooms, Laundry Room

VILLA DELUXE

A spacious and highly practical villa design with excellent flow between the indoor living area, terrace, garden, and swimming pool.

This is an excellent choice for buyers who want additional entertaining space, guest comfort, and a strong balance between practicality and premium lifestyle.

Min plot size: 600 m² | Living area: 188 m² | Pool size: 10x4 m | Carports: 2

DELUXE TYPE A
3 bedrooms, 3 bathrooms

DELUXE TYPE B
3 bedrooms, 2 bathrooms, Laundry Room

VILLA EXECUTIVE

Our most generous standard villa concept, for buyers who value larger living spaces, strong entertaining potential, and a more premium long-stay lifestyle.

The layout is attractive for full-time living, hosting family and guests, and buyers who want a more substantial villa footprint within a private plot setting.

Min plot size: 700 m² | Living area: 211 m² | Pool size: 12x4 m | Carports: 2

EXECUTIVE TYPE A
3 bedrooms, 4 bathrooms,
Laundry Room and Office

EXECUTIVE TYPE B
3 bedrooms, 4 bathrooms,
Laundry Room and Office

PREMIUM STANDARD FEATURES & OPTIONAL UPGRADES

Designed to improve comfort, reduce maintenance, and lower long-term running costs.

Many items that were optional on previous projects are now included as standard at Mountainside. These include the underground water tank, automated sprinkler system, CCTV, EV charger, additional insulation, Eco pool pump, high-pressure water pump, underfloor pest control, and the upgraded solar system with battery backup.

These are the kinds of features that make a real difference once you are living in the villa — improving comfort, reducing maintenance, and enhancing day-to-day practicality.

STANDARD SPECIFICATIONS

Mountainside has been designed to offer more than just visual appeal. Our standard specification includes a carefully selected range of construction, comfort, energy-saving, and practical lifestyle features that improve everyday living, reduce maintenance, and support long-term value.

ECO & PRACTICAL FEATURES

- ☑ Solar system with 5kW panels, 10kW inverter, and 10kW battery
- ☑ Electric vehicle (EV) charger
- ☑ High-pressure automatic pump with inverter motor
- ☑ Over-ceiling 3-inch aluminum insulation to all rooms and hallways, excluding bathrooms and terrace areas
- ☑ Low-energy Eco swimming pool pump
- ☑ 17,000-litre underground water storage tank with filtration unit
- ☑ Automated garden sprinkler system
- ☑ Underfloor piped pest control

SAFETY & SECURITY

- ☑ Safety electric circuit breaker
- ☑ LED lighting and emergency lighting
- ☑ Smoke alarm and fire extinguisher
- ☑ 4 CCTV cameras & Security alarm
- ☑ Stainless steel automatic gate with safety stop sensor
- ☑ Safety 12v LED garden lighting

FURNITURE PACKAGE

Retail package values:

- ☑ Executive: 500,000 THB
- ☑ Deluxe: 400,000 THB
- ☑ Boutique: 350,000 THB

CONSTRUCTION & COMFORT

- ☑ Q-Con super-block walls
- ☑ Single glazed units
- ☑ Expandable mosquito / fly screens on external sliding doors and windows
- ☑ Inverter air-conditioning units
- ☑ Elevated ceilings with LED up-lighting
- ☑ Internal plastered wall finish with painted walls and ceilings
- ☑ High-end tiling throughout
- ☑ Internal and external remote-control ceiling fans
- ☑ Walk-in master closet and fitted bedroom wardrobes
- ☑ European or Thai bespoke fitted kitchen
- ☑ American Standard bathroom furniture
- ☑ Hafele internal door furniture
- ☑ Roof-supporting concrete and steel ring beam
- ☑ Under-roof tile insulation

OUTDOOR & LIFESTYLE

- ☑ Swimming pool skimmer system
- ☑ Executive pool 12m x 4m
- ☑ Deluxe pool 10m x 4m
- ☑ Boutique pool 8m x 4m
- ☑ Granite terrace, carport, pathways, and pool surround
- ☑ Landscaped gardens, wall hedges, trees, and grass

ADDITIONAL BUILD OPTIONS

Popular additions for buyers wanting more privacy, entertaining space, or enhanced comfort.

- Guest house 4m x 6m: 720,000 THB
- Sala / BBQ pavilion 5m x 5m: 600,000 THB
- Outdoor kitchen with granite countertop: 400,000 THB
- Swimming pool waterfall: 100,000 THB

OPTIONAL UPGRADES

- Double glazing: 170,000 THB
- Smart home system: 200,000 THB
- Air purification system: 100,000 THB
- Curtain and blinds package:
  Boutique 80,000 THB
  Deluxe 90,000 THB
  Executive 100,000 THB

PRICE CALCULATOR

Use our online calculator to estimate your villa, plot, and upgrade combination.

WHAT BUYERS ARE SAYING?

"We like the team here, they listen, respond & have been proactive to any queries that we may have."

- Plot 8

"We bought a pool villa on Baan Phu Thara and we love it. A great lifestyle in a beautiful area surrounded by fields, mountains and cooling breezes. The on-site management is really friendly and helpful."

- Plot 21

"The more I look at Baan Phu Thara, the more I realize we made the absolutely perfect choice. Both Peter and I agree how easy and pleasant it has been working with you and Scott."

- Audra & Peter

SEE WHY THEY BOUGHT

Hear from real owners in their own words

WHY BUYERS FEEL CONFIDENT PURCHASING AT MOUNTAINSIDE?

AWARD-WINNING BACKGROUND
Baan Phu Thara won 2 awards at the 2017 Thailand Property Awards.

PROVEN DEVELOPER TRACK RECORD
The developer brings 24 years' construction experience and multiple completed developments in Hua Hin.

AFTER-SALES SUPPORT
Dedicated after-sales care and on-site development management continue after handover.

STRUCTURED PURCHASE PROCESS
Reservation deposit, staged payments, legal guidance available, and a 5-year structural guarantee on house and pool.

STANDARD PAYMENT STRUCTURE

☑ 200,000 Baht non-refundable reservation deposit

☑ 20% payable on contract signing

☑ Balance paid over 9 monthly stage payments during construction

This staged structure gives buyers a practical and transparent route to securing and building their villa.

COMMON FEE

The monthly common fee is 3,000 Baht per plot and covers:

☑ Membership / discount card for the restaurant & sports centre

☑ 24-hour security

☑ Office management staff

☑ Full-time maintenance staff

☑ Fitness room access

☑ Daily garbage collection

The on-site facilities also include a social setting with restaurant access, sauna, ice bath, and Pétanque courts.

Private garden and swimming pool maintenance are arranged separately. Please ask for current indicative costs.

FLEXIBLE TIMING & STRAIGHTFORWARD PAYMENT STRUCTURE

We understand that some buyers are ready to proceed immediately, while others may wish to secure a plot now and begin construction later. Where required, we can be flexible on timing and agree contracts in advance while delaying the construction start to suit your schedule.

☑ Typical build period: 9–12 months from agreed construction start date.

☑ 5-year structural guarantee on house and pool.

☑ Independent legal review is encouraged for all purchases.

REQUEST CURRENT AVAILABILITY & PRICING

We would be pleased to recommend the most suitable villa type, plot options, and estimated price range based on your requirements.

To receive tailored guidance, please contact us with:

- your preferred villa type or size
- approximate plot preference
- any optional extras you are considering
- your target budget range
- your preferred purchase or move-in timeframe

REQUEST AVAILABILITY & PRICING

Marketing and Customer Support:

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BAAN PHU THARA
Thai Country Homes