



# Sanctuary Lakes Hua Hin



MASTER PLAN  
Scale 1:20

PHASE 1 = 32 Villas ; ● Hummingbird = 24, ● Kingfisher = 7, ● Dream Home = 1





Sanctuary Lakes  
Hua Hin



## HUMMINGBIRD VILLA

### 3 BEDROOM, 3 BATHROOM

LIVING AREA

**285** sq.m

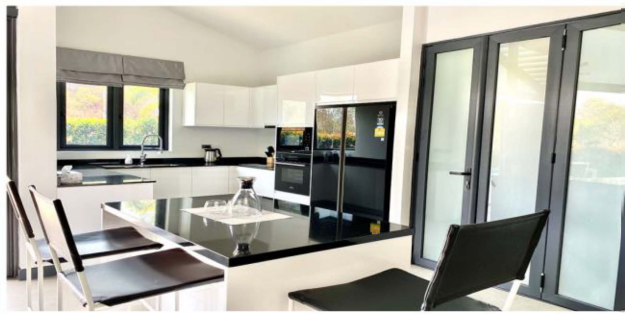
LAND SIZE

From **500** sq.m

From

**THB 9,100,000**

(Eur 260,000 / US 285,000)





# HUMMINGBIRD FLOOR PLAN



## Living area : 285 sq.m

- Internal 152 sq.m
- External 133 sq.m

## The Villa consists of

- 2 Bedroom
- 1 Convertible room
- 3 Bathroom
- Swimming pool 3 x 9 m.





## KINGFISHER VILLA

4 BEDROOM, 3 BATHROOM

LIVING AREA

**431** sq.m

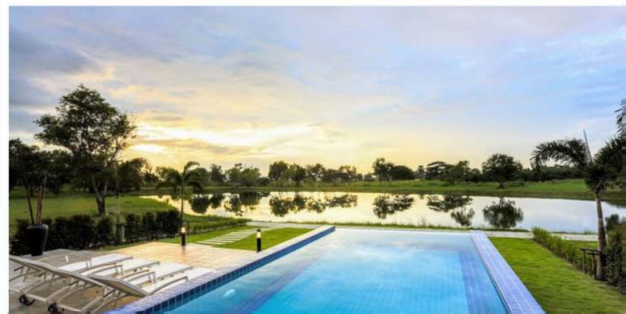
LAND SIZE

From **1,030** sq.m

From

**THB 20,100,000**

(Eur 575,000 / US 628,000)





# KINGFISHER FLOOR PLAN

**Living area : 431 sq.m**

- Internal 222 sq.m
- External 209 sq.m

**The Villa consists of**

- 3 Bedrooms
- 1 convertible room
- 3 Bathrooms
- 1 guest toilet
- Large outdoor terrace
- Swimming pool 4 x 10 m.



## **SLHH PAYMENT TERMS**

Thank you for your “trust” in purchasing your dream home at Sanctuary Lakes Hua Hin.

### **IN HARMONY WITH NATURE**

Please find for your ease of understanding “Our easy payment terms at Sanctuary Lakes”

#### **PAYMENT TERMS:**

Initial Holding Deposit (Payable to reserve a Plot & Home) 150,000 THB\*\*\*

(All deposit paid to Sanctuario Properties Co., Ltd. are Non-Refundable unless specified in writing by us.)

#### **FIRST STAGE PAYMENT: 30% OF PURCHASE PRICE**

(This payment is normally made at contract signing within 30 days maximum of initial holding deposit)

#### **SECOND STAGE PAYMENT: 30% OF PURCHASE PRICE**

(This payment is normally made upon completion of main structure, roof, concrete areas and pool first stage)

#### **THIRD STAGE PAYMENT: 30% OF PURCHASE PRICE**

(This payment is normally made upon completion of windows, doors, final finishing, pool and fixtures/fittings etc.)

#### **FINAL PAYMENT: 10% OF PURCHASE PRICE\*\*\***

(Payable upon final completion & customer inspection of works. Inspection within 30 days of customer being notified as completed.)

#### **LEGAL TRANSFER TO TAKE PLACE WITHIN 30 DAYS OF FINAL PAYMENT.**

\*\*\* The 150,000 THB Initial holding deposit is deducted from your final payment \*\*\*

## **ADDITIONAL PAYMENT**

1. Maintenance Fee (Monthly)	From 5000 THB (from 10 Baht/ sq.m.)
2. Sinking fund (One-Time fee)	30,000 THB
3. Sinking fund (Monthly installment)	250 THB per month
4. Electricity deposit	25,000 THB for 6 months advance
5. Water deposit	3,000 THB for 6 months advance
6. Registration Fee for Land and Villas	Buyer and Seller will equally share the official registration fee and taxes from Land Office

Wishing you all peace, happiness and prosperity in your new home.

*The Sanctuary Lakes Team*

QUESTION	ANSWER												
<b><u>About the Development</u></b>													
Who is the developer & Landowner of Sanctuary Lakes Hua Hin (SLHH)?	Sanctuario Properties Co., Ltd. is the owner of the land and is the company that will be leasing the land to our homeowners. Sanctuario Properties Co., Ltd. is also the developer of Sanctuary Lakes Hua Hin.												
How big is the SLHH development?	The development is approx. 40 Rai (16 acres) of Land and in addition 16 Rai (6 acres) of Lakes. Having 32 villas in phase 1												
What are the villa plot sizes?	The villa plot size is from 500 sq.m. to 2,253 sq.m.												
<b><u>About the Villas</u></b>													
How many designs do you have?	We have 2 designs - Hummingbird and Kingfisher design												
What are the villa built-up sizes?	Each villa area is divided into internal living area (living room, bedrooms, kitchen, laundry, etc.) and external living area (terrace, pool deck, car porch).												
	<table><tr><th>Villa Type</th><th>Total Living Area sq. m.</th><th>Internal Living Area sq. m .</th><th>External Living Area sq. m .</th></tr><tr><td>Hummingbird</td><td>285</td><td>152</td><td>133</td></tr><tr><td>Kingfisher</td><td>431</td><td>222</td><td>209</td></tr></table>	Villa Type	Total Living Area sq. m.	Internal Living Area sq. m .	External Living Area sq. m .	Hummingbird	285	152	133	Kingfisher	431	222	209
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Hummingbird	285	152	133										
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When will the villa be completed?	The construction of the villa shall be completed within 10 months from the contract upon receiving the first payment from the Buyer.												
What is the kitchen and wardrobe package?	Each villa comes with :- A walk-in wardrobe for the Master Bedroom. The kitchen comes with high quality cabinets, electrical components. The package include the following items : Kitchen cabinet, Hob, Hood, Sink, Tap, Oven, Refrigerator & Microwave.												
Are there any warranty on the Villa and for how long?	SLHH will provide a warranty period of 10 (Ten) years for the Villa structure i.e. foundation pile, base, beam pile and roof structure from the Handover Date.												

QUESTION	ANSWER
<p><b><u>Maintenance &amp; Lifestyle</u></b></p> <p>How much are the maintenance fees and what are the services provided?</p> <p>What is a sinking fund?</p> <p>What are the cost for Electricity &amp; Water. And How will each villa be charged?</p> <p><b><u>Legal</u></b></p> <p>What is the ownership rights when purchasing a villa?</p> <p>What contracts do I have to sign?</p>	<p>The maintenance fees is to be paid to a maintenance company for maintaining SLHH., payable 6 months in advance. The fees may vary depending on the size of the plot. In general, the maintenance fees for villas is from 5,000 THB per month. (10 THB/ sq.m.) The maintenance fees cover the following services:</p> <ul style="list-style-type: none"> <li>• 24-hour security</li> <li>• Electricity and Water usage for common area</li> <li>• Gardening to common garden area</li> <li>• Up keeping of the Lake</li> <li>• Maintenance of internal roads and drains</li> <li>• Garbage collection</li> <li>• Pest control to private villas and common area</li> </ul> <p>If you pay 15 THB/ sq.m. it will cover Garden and Swimming pool services;</p> <ul style="list-style-type: none"> <li>• Swimming pool cleaning and also including chemicals</li> <li>• Garden service for your villa.</li> </ul> <p>The sinking fund is a reserved fund to repair or replace any major equipment and utilities that needs to be done for common area. There is a one-time fee of 30,000 THB when purchasing a villa and a monthly fee of 250 THB to maintain the sinking fund.</p> <p>SLHH only charge the Homeowners the same rate for electricity and water as the government charges. All homeowners in SLHH will pay 6 months in advance for their electricity and water bill. It will be deducted according to the meter and Homeowners will be informed on a monthly basis on their usage and account status.</p> <p>Homeowner will have ownership of the building, the land will be leased from the landowner which is Sanctuario Properties Co, the land lease is for 30 years. It can be renewed 2 times for a total of 90 years. Each 30 years lease contract will be registered at the Land Office.</p> <p>When purchasing a villa, there are 3 contracts to be signed.</p> <ol style="list-style-type: none"> <li>1. Land Lease contract (English &amp; Thai)</li> <li>2. Sale &amp; Purchase of Villa contract</li> <li>3. Maintenance contract</li> </ol>