

READY TO
MOVE IN

VILLA KEMALA NR. 174

with lifetime
golf membership

For further information:

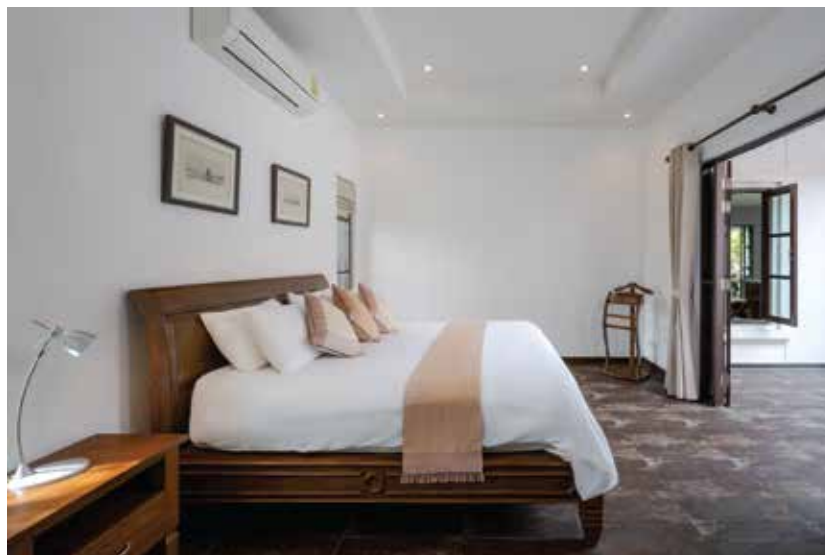
68/35 Mooban Hua Na, Nong Gae,
Petchkasem Road, Hua Hin
Prachuabkirikhan 77110
Thailand

T: +66 (0) 3253 8888

F: +66 (0) 3253 8889

E: sales@banyan thailand.com

www.banyan thailand.com



Specs villa

LIVING AREA	(m ²)
Living room	40
Kitchen	14
Master bedroom	18
Master bathroom	13
Walk in closet	5
Bedroom 1	18
Bedroom 2	13
Bedroom 3	16
Bedroom 4	7
TV Room	20
Bathroom shared	8
Guest Toilet	3
TOTAL indoor	175
Terrace (covered)	64
Courtyard	68
TOTAL outdoor	132
Carpport	36
Pool	40
<i>(Note: The above figures are only round up figures)</i>	
PLOT SIZE	1,102m²

"Disclaimer : This brochure is meant only for promotional purpose and has no legal value. The plans, specifications, images and the details herein are only indicative and for general information and no warranties or representations are made, express or implied, as to the correctness thereof and are no substitute for physical inspection by the recipient. Banyan reserves the right to change any or all of these in the interest of the development without prior notice or obligation. This printed material does not constitute an offer and/or contract of any type between Banyan and the recipient. Any purchase/lease of this development shall solely be governed by the terms and conditions of the Agreement for Sale/Lease between the relevant parties and no details mentioned in this printed material shall in any way govern or apply in such transaction."

READY TO
MOVE IN

**VILLA
KEMALA
NR. 174**
with lifetime
golf membership

For further information:

68/35 Mooban Hua Na, Nong Gae,
Petchkasem Road, Hua Hin
Prachuabkirikhan 77110
Thailand

T: +66 (0) 3253 8888
F: +66 (0) 3253 8889
E: sales@banyan-thailand.com

www.banyan-thailand.com

Relevant information

- Fully furnished
- Completed in 2011
- Lifetime membership at the Banyan Golf Club
- Membership for 4 guests staying / renting the villa (13 years remaining)
- Land is paid in full for a period of 90 years

General Project information:

- Development: Banyan Residences Villas
- Developer: Blue Lotus Hua Hin (Thailand) Company Limited
- Site: Location 200 km drive from Bangkok, 5 minutes drive from Hua Hin center and the beach
- Project Proposition: The Banyan Residences Villas and Golf Club brings a touch of worldly sophistication to Hua Hin, while staying true to the city's laidback charm.

Backed by an international group of investors, Banyan introduced a world-class golf course to Hua Hin, while also giving families, golfers and retired couples the possibility to live or spend time in the villa of their dreams.

Development Area: 70,000 m²

Number of villas: 110 villas



"Disclaimer : This brochure is meant only for promotional purpose and has no legal value. The plans, specifications, images and the details herein are only indicative and for general information and no warranties or representations are made, express or implied, as to the correctness thereof and are no substitute for physical inspection by the recipient. Banyan reserves the right to change any or all of these in the interest of the development without prior notice or obligation. This printed material does not constitute an offer and/or contract of any type between Banyan and the recipient. Any purchase/lease of this development shall solely be governed by the terms and conditions of the Agreement for Sale/Lease between the relevant parties and no details mentioned in this printed material shall in any way govern or apply in such transaction."

READY TO
MOVE IN

VILLA
KEMALA
NR. 174

with lifetime
golf membership

For further information:

68/35 Mooban Hua Na, Nong Gae,
Petchkasem Road, Hua Hin
Prachuabkirikhan 77110
Thailand

T: +66 (0) 3253 8888

F: +66 (0) 3253 8889

E: sales@banyanthailand.com

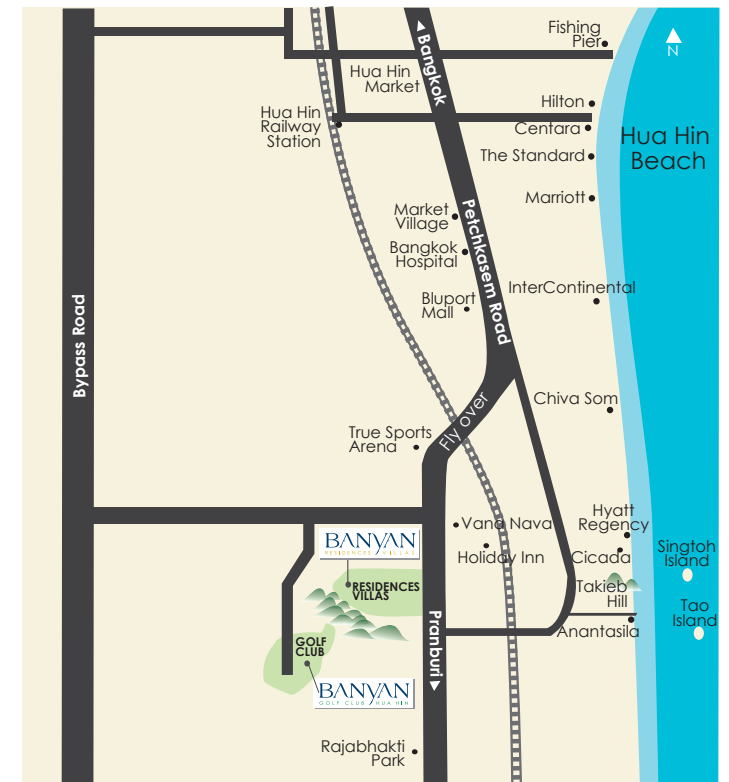
www.banyanthailand.com



Maintenance and utilities:

Common area maintenance fee	THB 59,000.-/ year
Electricity	THB 5 per Kw/h
Water	THB 18 per m³

Price (villa + land) THB 24,900,000.-



"Disclaimer : This brochure is meant only for promotional purpose and has no legal value. The plans, specifications, images and the details herein are only indicative and for general information and no warranties or representations are made, express or implied, as to the correctness thereof and are no substitute for physical inspection by the recipient. Banyan reserves the right to change any or all of these in the interest of the development without prior notice or obligation. This printed material does not constitute an offer and/or contract of any type between Banyan and the recipient. Any purchase/lease of this development shall solely be governed by the terms and conditions of the Agreement for Sale/Lease between the relevant parties and no details mentioned in this printed material shall in any way govern or apply in such transaction."