

Nai Harn Baan-Bua

for Tranquil Living and Blissful Lifestyle!



BAAN-VARIJ

4 Bedroom Pool Villa



Exclusive only 3 plots !



BAAN-VARIJ

PRICE LIST

Plot	Bedroom	Floor	Land size (sq.m.)	House size (sq.m.)	Price (THB)
W01	4	1	714.8	460.11	37,300,000
W02	4	1	716	460.11	37,330,000
W03	4	1	716	460.11	37,330,000

Remarks

- : All prices are in Thai baht.
- : Prices listed above include built-in wardrobe, built-in air conditioner, hot water system, sanitary ware, built-in kitchen item (hood, stove, oven, dishwasher, microwave, tap&sink), outlet for EV charging equipment at the carport, and landscape.
- : Prices listed above don't include curtain and loose furniture.
- : The house design plan adjustment and modification works will be quoted separately with design fee applied.
- : Prices listed are as of 26 November 2024 and are subject to change without prior notice.
- : The land area and sales prices above could be adjusted following the final land area after land subdivision.

PAYMENT SCHEDULE

1. Booking deposit **5% OF TOTAL PRICE** (*non-refundable except on default by developer.*)
2. Signing of contract within 30 days period from booking date **25% OF TOTAL PRICE**
3. Upon completion of pilings and superstructure **15% OF TOTAL PRICE**
4. Upon completion of main structure **15% OF TOTAL PRICE**
5. Upon completion of roofs, walls, partitions **15% OF TOTAL PRICE**
6. Upon completion of floors, paint, and finishing work **15% OF TOTAL PRICE**
7. Upon completion of electrical and plumbing fixtures, build-in furniture and appliances, landscaping **10% OF TOTAL PRICE**

ADDITIONAL EXPENSES AFTER THE HOUSE COMPLETION

Infrastructure & Sinking Fund

• Reserved Fund	50,000	baht per plot
• Yearly Reserved Fund	30,000	baht per year
• 1 Fiber Optic Line	19,626.17	baht
• Electricity Meter	20,957.48	baht
• 2 Water Meters	10,000	baht
<i>Total</i>	<i>130,583.65</i>	<i>baht</i>
<i>Vat 7%</i>	<i>9,140.86</i>	<i>baht</i>
GRAND TOTAL	139,724.51	baht

Monthly Expenses

• Common Area	8,250	baht per house
• Treated Water/Garden water	37-100 / 32-100	baht per unit
• Electricity	By government meter	
• Residence Services Package (optional)	25,000 – 30,000	baht per month
: House Cleaning Service	to be advised	
: Swimming Pool Maintenance	to be advised	
: Garden Maintenance	to be advised	
: Preventive Maintenance Check	to be advised	
: Payment Service	65	baht per bill

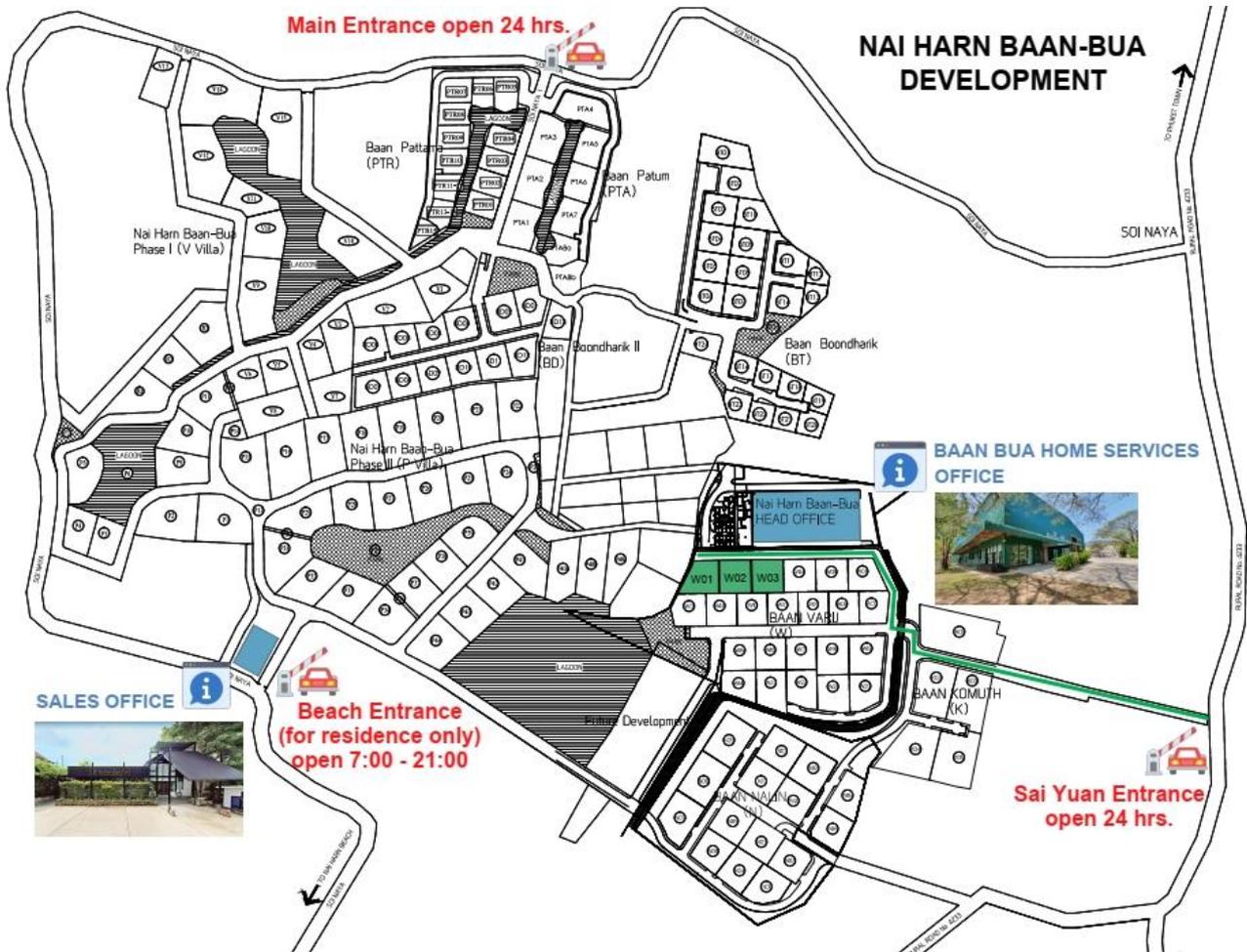
Remarks

- : Charges listed for monthly expenses are not inclusive of 7% vat.
- : Prices subject to change without advanced notice.



BAAN-VARIJ

MASTER PLAN and LOCATION

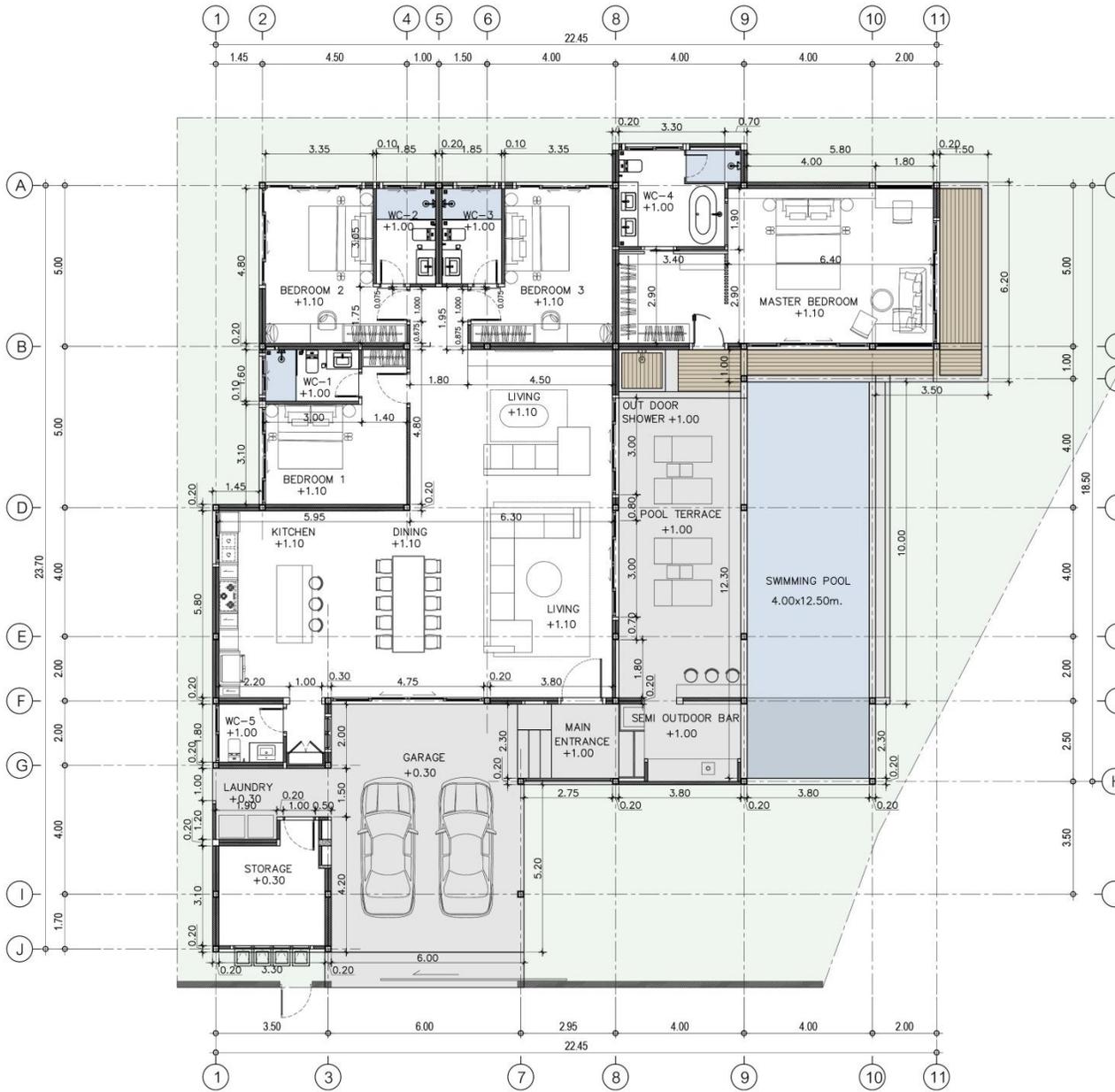




Nai Ham Baan-Bua
for Tranquil Living and Blissful Lifestyle

BAAN-VARIJ PLOT W01

	UNDER ROOF AREA	398.26 sq.m.
	TOTAL AREA	460.11 sq.m.
1. GARAGE	52.51 sq.m.	
2. STORAGE	14.07 sq.m.	
3. LAUNDRY	7.02 sq.m.	
4. MAIN ENTRANCE	7.87 sq.m.	
5. LIVING	60.13 sq.m.	
6. DINING	30.06 sq.m.	
7. KITCHEN	25.74 sq.m.	
8. WC-5	4.60 sq.m.	
9. POOL TERRACE	38.00 sq.m.	
10. SEMI OUTDOOR BAR	10.80 sq.m.	
11. SWIMMING POOL & GUTTER	54.50 sq.m.	
12. OUT DOOR SHOWER	2.92 sq.m.	
13. BEDROOM 1	17.12 sq.m.	
-BEDROOM 1 TOILET	5.43 sq.m.	
14. BEDROOM 2	20.70 sq.m.	
-BEDROOM 2 TOILET	6.66 sq.m.	
15. BEDROOM 3	20.70 sq.m.	
-BEDROOM 3 TOILET	6.66 sq.m.	
16. MASTER BEDROOM	36.50 sq.m.	
-MASTER BEDROOM TOILET	12.18 sq.m.	
-WALK-IN CLOSET	8.37 sq.m.	
17. MASTER BEDROOM TERRACE	17.57 sq.m.	



GROUND FLOOR PLAN

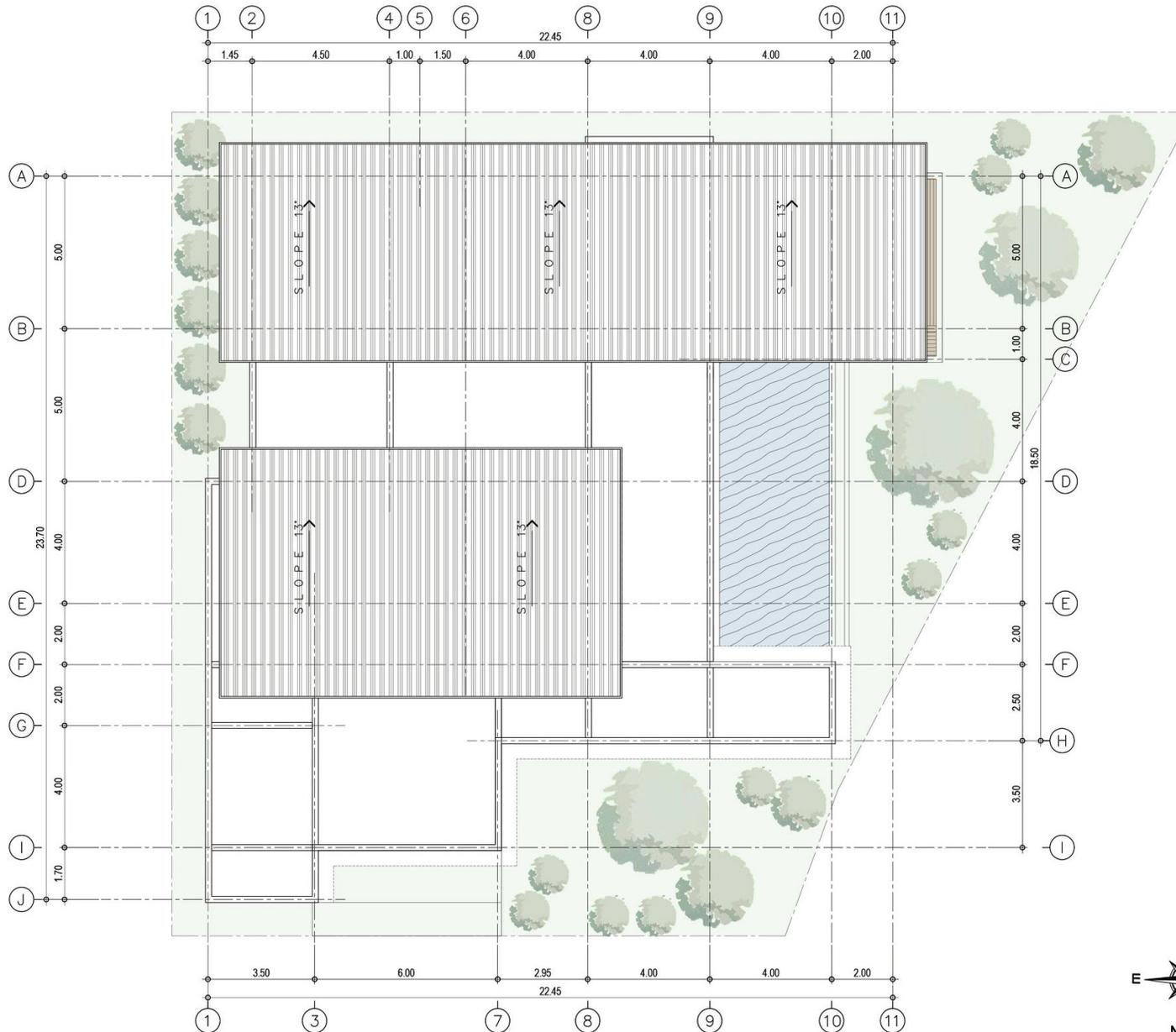
4 BEDROOM

250617

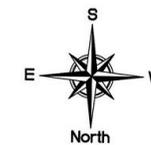


Nai Ham Baan-Bua
for Thriving Living and Meaningful Lifestyle!

BAAN-VARIJ PLOT W01



	398.26 sq.m.
UNDER ROOF AREA	398.26 sq.m.
TOTAL AREA	460.11 sq.m.
<hr/>	
1. GARAGE	52.51 sq.m.
2. STORAGE	14.07 sq.m.
3. LAUNDRY	7.02 sq.m.
4. MAIN ENTRANCE	7.87 sq.m.
5. LIVING	60.13 sq.m.
6. DINING	30.06 sq.m.
7. KITCHEN	25.74 sq.m.
8. WC-5	4.60 sq.m.
9. POOL TERRACE	38.00 sq.m.
10. SEMI OUTDOOR BAR	10.80 sq.m.
11. SWIMMING POOL & GUTTER	54.50 sq.m.
12. OUT DOOR SHOWER	2.92 sq.m.
13. BEDROOM 1	17.12 sq.m.
-BEDROOM 1 TOILET	5.43 sq.m.
14. BEDROOM 2	20.70 sq.m.
-BEDROOM 2 TOILET	6.66 sq.m.
15. BEDROOM 3	20.70 sq.m.
-BEDROOM 3 TOILET	6.66 sq.m.
16. MASTER BEDROOM	36.50 sq.m.
-MASTER BEDROOM TOILET	12.18 sq.m.
-WALK-IN CLOSET	8.37 sq.m.
17. MASTER BEDROOM TERRACE	17.57 sq.m.



ROOF
4 BEDROOM

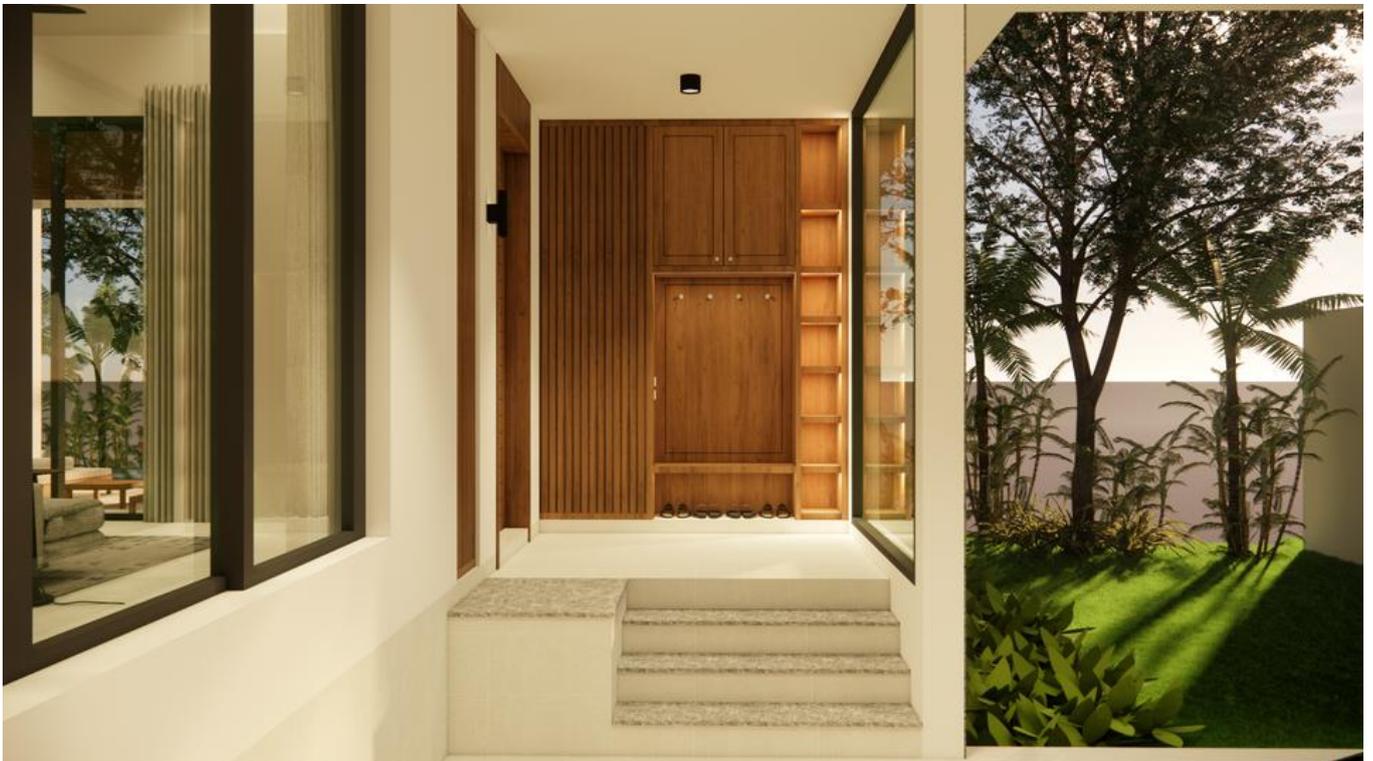
PLAN
250617

BAAN-VARIJ *Special*



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

BAAN-VARIJ *Special*



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

Special
BAAN-VARIJ



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

Special
BAAN-VARIJ



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

Special
BAAN-VARIJ



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

BAAN-VARIJ



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

Special
BAAN-VARIJ



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

BAAN-VARIJ *Special*



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.

BAAN-VARIJ *Special*



Note: The photo is for the understanding of the overall design concept only. The construction details could be different.