



Baan u Yen Pool Villas

~ 2nd Development ~

Starting at 4,900,000

- ✓ Only 6 Kilometres to the Beach
- ✓ Several House Designs to Choose From
- ✓ Well-Constructed with Quality Materials
- ✓ Flexibility with your Design Ideas
- ✓ Flexibility with Payment Schedule
- ✓ Developer Financing Available
- ✓ No Maintenance or Association Fees

 +66 (0) 91-231-6151 (Eng)

 +66 (0) 62-936-2461 (Thai)

- 305 - 610 m² Plots ✓
- Fitted European Kitchen ✓
- Swimming Pool & Landscaped Gardens ✓
- Inside & Outside Storage ✓
- U-PVC Windows ✓
- High Vaulted Ceilings ✓
- Covered Balconies ✓

Welcome to our next development of modern style pool villas by Baan Yu Yen.

Baan Yu Yen is located on Petchkasem Road & Wangpong Soi #20, only 15 minutes south from Bluport Mall between Hua Hin and Pranburi. The Bangkok Bypass and Pranburi are less than 5 minutes away with all services and conveniences including, Tesco Mall, Makro, Global House and a lot more to experience.

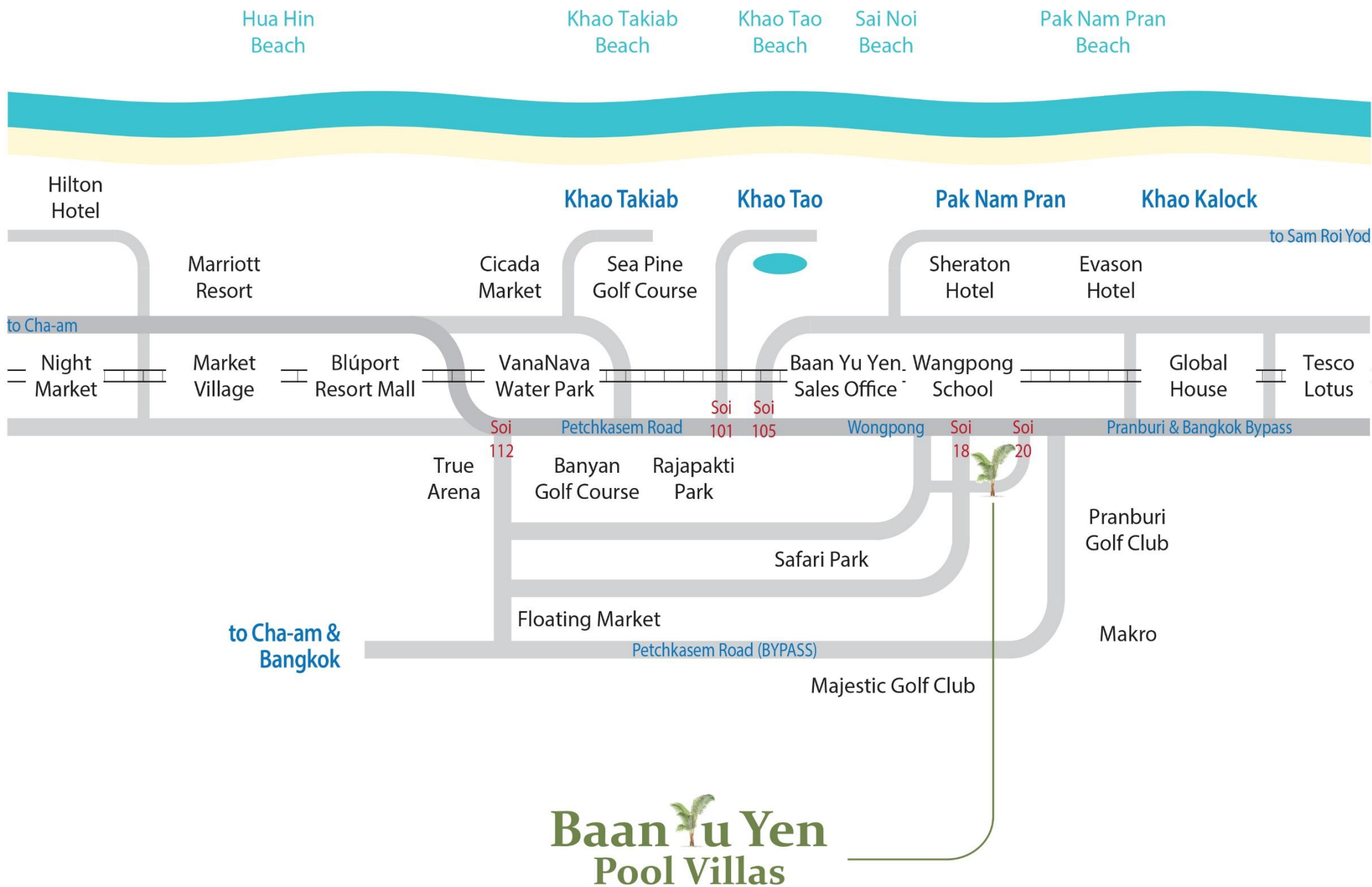
The white sandy beaches of Khao Tao and Had Soi Noi are only 6 kms away and within minutes from Baan Yu Yen you can discover many more local beaches such as Hua Hin, Khao Takiab, Suan Son Pradipat, Paknampran, Khao Kalok and Samroi-yod. You will also find several national parks and international golf courses all within a short drive.

Once you have settled on a land plot for your villa and a floor plan that is best for you, we discuss any changes to the design and work out the final details to create a villa that suits your lifestyle. Then you have your own personal customization options like deciding on appliances, designing your kitchen and choosing the tiles and granite counter tops throughout...

There are no monthly project maintenance fees or association fees, and we are flexible with the payment schedule during construction so that the building process goes smoothly from start to finish making it an enjoyable experience for everyone.

Please contact us for more information or to arrange an appointment.





15 minutes from Blúport Resort Mall - Wangpong Soi #20

Project Overview

*Baan Yu Yen Pool Villas
1st Development:*

- Sales & Construction complete.
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*Baan Yu Yen Pool Villas
2nd Development:*

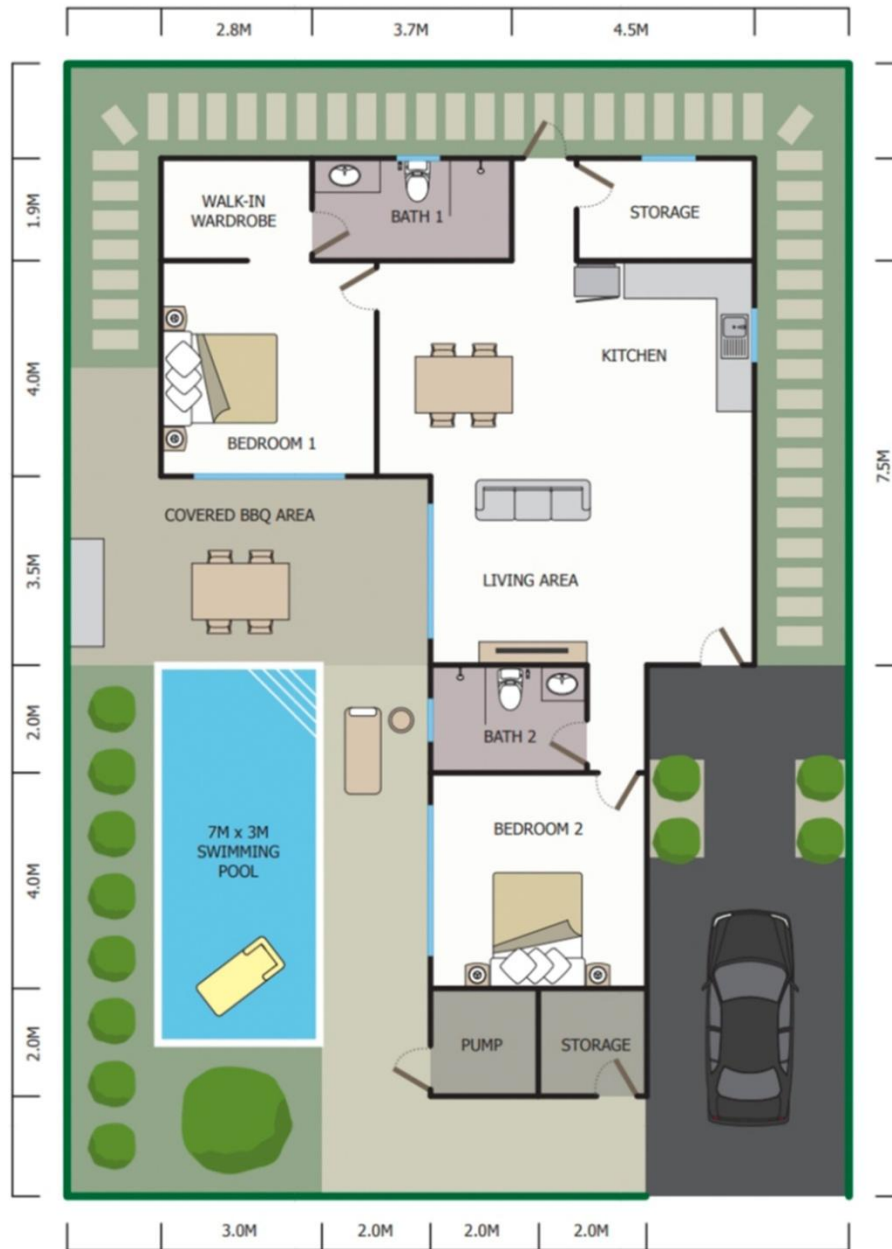
- 2 bedroom & 3 bedroom floor plans or custom design.
- 320 – 630 sq.m. land plots with Chanote title deeds.
- 20 pool villas on 6 Rai.
- 8 meter wide project road.
- 3 phase electric & mains water to the project.
- Fibre optic internet, telephone & TV service to the project.
- 500 metres off Petchkasem road with public transportation concrete road access.

Villa Specification

*Some of the things you can expect in your villa
with extras and upgrades available:*

- European fitted kitchen with soft close hardware (extraction fan, gas cooker, stainless steel sink & fridge).
- U-PVC windows with fly screens.
- Large corner glass windows with open plan designs.
- Remote controlled air conditioning.
- Swimming pool with outside shower & pump house.
- Landscaped gardens.
- Private driveway with privacy gate.
- Tiled floors throughout | Tiled bathrooms (floor - ceiling).
- Conwood window & door casing on inner & outer edges.
- Conwood skirting board trim through out.
- Large 220 c.m. x 80 c.m. hardwood doors.
- Ceiling fans.
- Hot water boiler (all interior taps).
- Recessed 3.0 metre high ceilings.
- Indoor & outdoor storage.
- Upper & Lower structural ring beams.
- 14 cm thick blocked walls, rendered inside and outside.
- Interior plaster wall finish.
- Box steel roof structure with c-Pac tiles & foil insulation.
- All electric in conduit and grounded.

Pool Villa 305 "A"



Bedrooms: 2

Bathrooms: 2

Internal area: 104 m²

Covered terrace: 24 m²

Living area: 128 m²

Car park: 24 m²

External storage: 4 m²

Pump room: 4 m²

Private pool: 21 m²

Outside area: 53 m²

Total built area: 181 m²

Priced: 4,900,000 Baht

Price is based on land plots 15a & 15b (305m²)

Pool Villa 305 "B"



Bedrooms: 2

Bathrooms: 3

Internal area: 107m²

Covered terrace: 24 m²

Living area: 131 m²

Car park: 24 m²

External storage: 4 m²

Pump room: 4 m²

Private pool: 21 m²

Outside area: 53 m²

Total built area: 184 m²

Priced: 5,250,000 Baht

Price is based on land plots 15a & 15b (305m²)

Pool Villa 320 "A"



Bedrooms:	2
Bathrooms:	2
Internal area:	103 m ²
Covered terrace:	24 m ²
Living area:	127 m ²
Car park:	24 m ²
External storage:	4 m ²
Pump room:	4 m ²
Private pool:	21 m ²
Outside area:	53 m ²
Total built area:	180 m ²
Priced:	5,300,000 Baht

Price is based on a standard 320m² land plot

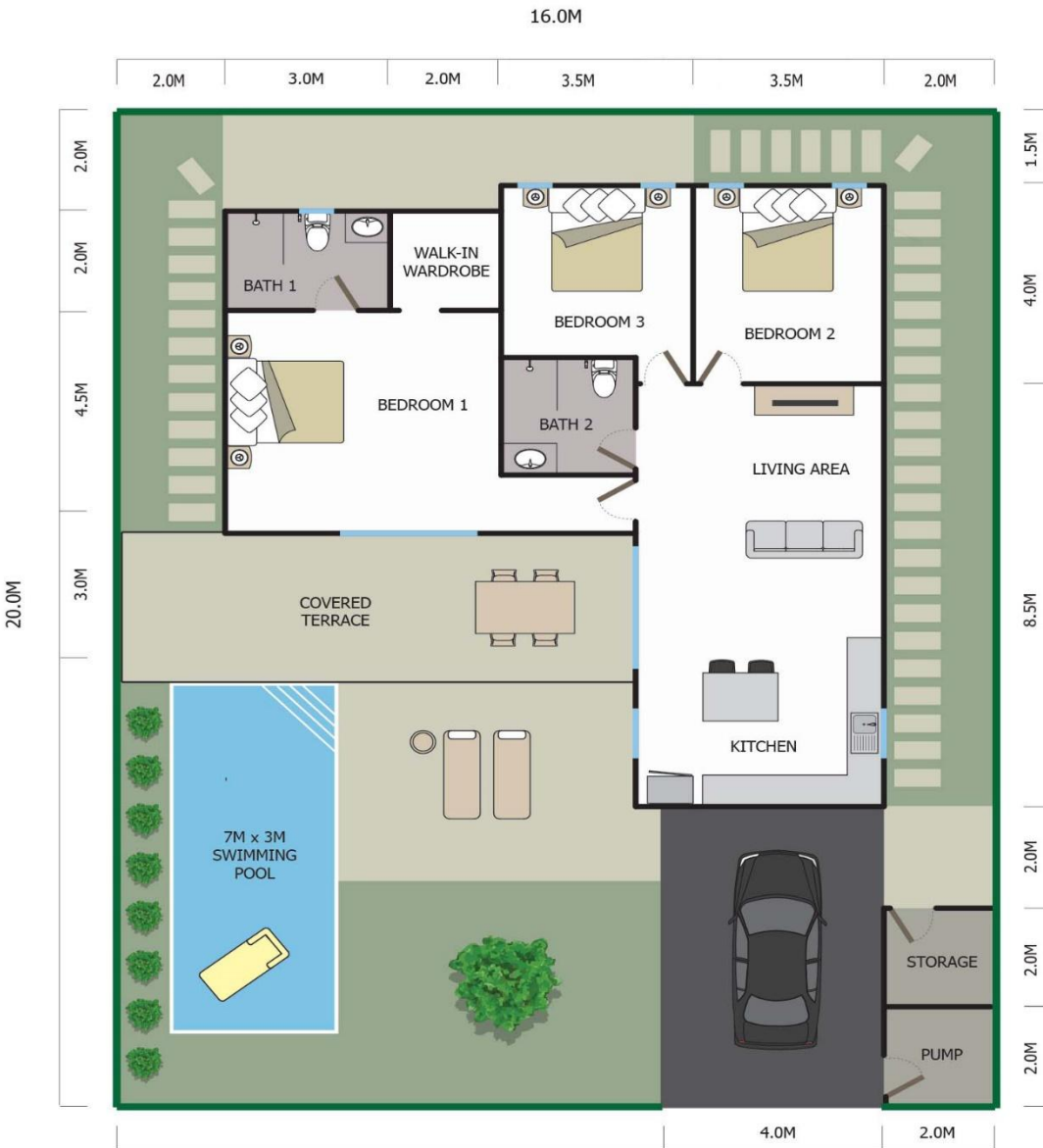
Pool Villa 320"B"



Bedrooms:	2
Bathrooms:	2
Internal area:	105 m ²
Covered terrace:	24 m ²
Living area:	129 m ²
Car park:	24 m ²
External storage:	4 m ²
Pump room:	4 m ²
Private pool:	21 m ²
Outside area:	53 m ²
Total built area:	182 m ²
Priced:	5,300,000 Baht

Price is based on a standard 320m² land plot

Pool Villa 320"C"



Bedrooms:	3
Bathrooms:	2
Internal area:	106 m ²
Covered terrace:	29 m ²
Living area:	135 m ²
Car park:	24 m ²
External storage:	4 m ²
Pump room:	4 m ²
Private pool:	21 m ²
Outside area:	53 m ²
Total built area:	188 m ²
Priced:	5,450,000 Baht

Price is based on a standard 320m² land plot

Baan Yu Yen Pool Villas

Phase 1 (7 plots)

Phase 1 & 2 Project Masterplan

VILLA -P1	VILLA -P2	VILLA -P3	VILLA -P4
489.7 Sq.m	362.7 Sq.m	357.5 Sq.m	356.2 Sq.m
122.42 Sq.wah	90.67 Sq.wah	89.37 Sq.wah	89.05 Sq.wah

VILLA-P5

545.1 Sq.m
136.27 Sq.wah

VILLA-P6

418.8 Sq.m
104.7 Sq.wah

VILLA-P7

273.2 Sq.m
68.3 Sq.wah



- Show House
- Plot Available
- Plot Reserved
- Plot Sold



PLOT-01

668 Sq.m
167 Sq.wah

PLOT-02

400 Sq.m
100 Sq.wah

PLOT-03

400 Sq.m
100 Sq.wah

PLOT-04

400 Sq.m
100 Sq.wah

PLOT-05

400 Sq.m
100 Sq.wah

PLOT-06

320 Sq.m
80 Sq.wah

PLOT-07

320 Sq.m
80 Sq.wah

PLOT-08

320 Sq.m
80 Sq.wah

PLOT-09

320 Sq.m
80 Sq.wah

PLOT-10

524 Sq.m
131 Sq.wah

Office

PLOT - 11

336 Sq.m
84 Sq.wah

PLOT-12

420 Sq.m
105 Sq.wah

PLOT-14

420 Sq.m
105 Sq.wah

PLOT-15(a)

305 Sq.m
76 Sq.wah

PLOT-15(b)

305 Sq.m
76 Sq.wah

PLOT-16

555 Sq.m
138 Sq.wah

PLOT-17

336 Sq.m
84 Sq.wah

PLOT-18

336 Sq.m
84 Sq.wah

PLOT-19

336 Sq.m
84 Sq.wah

PLOT-20

524 Sq.m
131 Sq.wah

Phase 2 (20 plots)





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for
Quality Living*

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