



The Clouds 3 : High Quality Luxury Pool Villas in Hua Hin – Villa Type B

11,800,000 THB

The Clouds 3 – High Quality Luxury Pool Villas for Sale in Hua Hin

This development is brought to you by one of Hua Hin's most respected property developers. It is located just a 15-minute drive from Hua Hin city center and only 5 minutes from Black Mountain Golf Course. The project comprises 36 plots and offers off-plan villas with high-quality construction.

These exceptional villas feature a minimum of 3 bedrooms, 3 bathrooms (including en-suites), a spacious lounge area, and a fully equipped European-style kitchen. Each villa boasts a generous private saltwater swimming pool and landscaped gardens, set on land plots starting at 728 square meters.

Development Features

- **Private swimming pool** (larger options available)
- **Professionally designed landscaped gardens**
- **Spacious shaded patio areas**
- **Stunning natural stone driveways and pool surrounds**
- **Blue Sky Stone swimming pools** with a natural cobalt blue hue
- **Saltwater swimming pool system**
- **24/7 security**
- **Double-glazed windows**

Sustainability Features

- **Solar panels:** 5.45 kW system (10 x 545-watt panels)
- **DC inverter air conditioning units** for energy-efficient cooling

Villa Prices and Styles

Plan A

- **Price from:** 10.4m Baht unfurnished
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Living Size:** 244 sqm
- **Land Size from:** 728 sqm
- Fully fitted kitchen and bathrooms
- 5 AC units
- 6,000-liter underground water tank
- Optional furniture package: 800,000 Baht

Plan B

- **Price from:** 11.8m Baht unfurnished
- **Bedrooms:** 3
- **Bathrooms:** 3

- **Living Size:** 283.65 sqm
- **Land Size from:** 836 sqm
- Fully fitted kitchen and bathrooms
- 6 AC units
- 6,000-liter underground water tank
- Optional furniture package: 900,000 Baht

Plan C

- **Price from:** 12.1m Baht unfurnished
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Living Size:** 305 sqm
- **Land Size from:** 829 sqm
- Fully fitted kitchen and bathrooms
- 5 AC units
- 6,000-liter underground water tank
- Optional furniture package: 800,000 Baht

Land Plots

- **Title Deed:** Full Chanote
- **Sizes Range:** 728 sqm to 1,266 sqm

Key Details

- **Common Fee:** 2 baht per sqm of land
- **Standard Build Time:** 12 months

Payment Schedule

Milestone	Amount
Reservation Fee	200,000 Baht
Contract Signing	17.5% of the total price
Construction Milestones	52.5% spread across build time
Final Payment on Completion	30% of the total price

- **Electricity Supply:** Direct from the government at government rates
- **Water Supply:** Direct from Pran Buri Water
- **Government Transfer Fees and Related Taxes:** Shared equally between the buyer and the developer

Additional Costs

- Extra land beyond the standard 728 sqm plots: **5,500 Baht per sqm**
- Extra build on the villa: **35,000 Baht per sqm**
- Extra build on the swimming pool: **15,000 Baht per sqm**

Contact Us

Contact us for more information or to arrange a viewing.

[Contact us](#)

Features

- ✓ Fitted Kitchen
- ✓ Swimming Pool
- ✓ Bath tub
- ✓ Covered Parking
- ✓ Storage Space
- ✓ Covered Terrace

- ✓ Landscaped Gardens

Additional Details

Listing ID	TC3-3
Name of Development	The Clouds 3
Furnishing	Unfurnished
View	Pool & Garden View
Year of Build	2025

At a Glance

Listing Type	Sale
Location	Hua Hin
Bedrooms	3
Bathrooms	3
Living Area	284 sqm
Land Area	836 sqm