




HUA HIN - KHAO TAO
A RARE LUXURY SUNSET VILLAS

A QUIET HOME, SHAPED BY NATURE

Crafted around nature, shaped
by timeless architecture, and
inspired by sunsets that always
feel like coming home.

PRIVATE SINGLE-STOREY POOL VILLAS

WANG PONG · PRAN BURI · THAILAND

THE MONTIVA STORY

Life feels different when nature leads the design.

MONTIVA is a private hillside community created for calm, comfortable living—where generous spaces, warm architecture and open sunset views come together naturally.

Each residence is planned as a personal sanctuary: easy to live in, connected to the outdoors and supported by thoughtful community services.

DEVELOPER-LED QUALITY

Created by a civil engineer with hands-on experience developing and caring for pool-villa communities in Hua Hin.

From construction quality to long-term home care, every detail is considered from an owner's point of view.



WARM · ELEGANT · QUIET · NATURAL · TIMELESS



LOCATION & LIFESTYLE

Close to Hua Hin.
Closer to a calmer
rhythm.

Set in Wang Pong, Pran Buri, MONTIVA offers peaceful hillside surroundings while keeping Hua Hin and everyday destinations within comfortable reach.

ABOUT 15 MINUTES

to Hua Hin and its dining, shopping and services

EVERYDAY WELLNESS

golf, cafés, local markets and nature nearby

OUTDOOR LIVING

walking, running, cycling and dog-friendly routes

SUNSET ORIENTATION

open hillside views designed into daily living ₀₃

COMMUNITY & WELLBEING

More than a villa.
A more connected way to live.



CLUBHOUSE & FITNESS

A welcoming place for movement, relaxation and everyday wellbeing.

EDIBLE COMMUNITY GARDEN

Seasonal herbs, vegetables and fruit bring nature into daily life.

24-HOUR SECURITY

A private community supported by attentive estate management.

CONCIERGE & HOME CARE

Practical support for pool, garden, housekeeping and villa care.

COMMUNITY WORKSHOP

Curated activities that help neighbours connect naturally.

HILLSIDE ACTIVITIES

Walk, run, cycle or simply enjoy the landscape at your own pace.

MASTER PLAN

Choose the plot that fits your view of home.

29 private residences plus clubhouse, edible garden, green space, wide internal roads and a central water-treatment system.

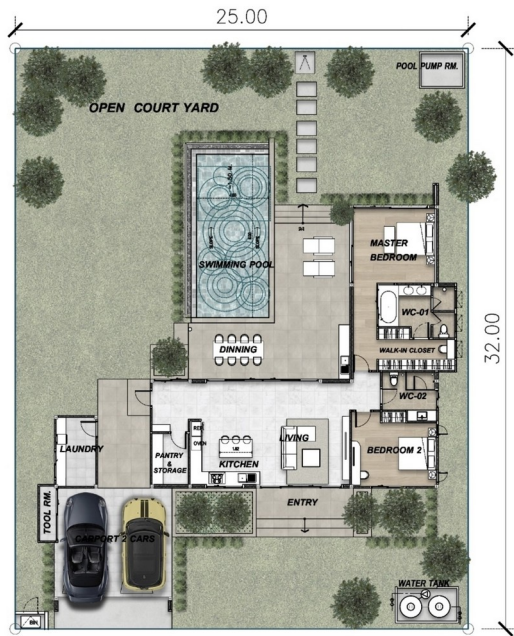


Plot sizes and availability are subject to the latest sales update.

THE VILLA COLLECTION

Three homes. One timeless way to live.

Single-storey private pool villas with generous indoor-outdoor living, thoughtful layouts and a natural connection to the landscape.



SERA

TYPE A · 2 BR · 2 BA

305 SQ.M.

THB 14.5 MILLION



ALTA

TYPE B · 3 BR · 3 BA

343 SQ.M.

THB 15.5 MILLION



ALTA GRAND

TYPE B+ · 3 BR · 4 BA

412 SQ.M.

THB 18.5 MILLION

Land size, plot premium and availability are subject to the final quotation from our sales team.

SERA COLLECTION

Easy, elegant living
with space for what
matters.

MONTIVA SERA

LAYOUT 2 Bedrooms · 2 Bathrooms

USABLE AREA 305 sq.m.

A refined villa for couples, retirees or second-home owners who value privacy, simple circulation and a seamless connection to the pool terrace.

PRICE

THB 14.5 MILLION

FULLY FURNISHED





ALTA COLLECTION

Generous spaces for hosting and living beautifully.

MONTIVA ALTA

LAYOUT	3 Bedrooms · 3 Bathrooms
USABLE AREA	343 sq.m.

A balanced residence with generous social spaces, private bedroom zones and a natural flow toward the terrace and swimming pool.

PRICE THB 15.5 MILLION

FULLY FURNISHED



ALTA GRAND

3 BEDROOMS · 4 BATHROOMS · 412 SQ.M.

PRICE THB 18.5 MILLION

PREMIUM INCLUSIONS & PURCHASE

Ready for the way you want to live.



PREMIUM INCLUSIONS

- Built-in furniture throughout
- Air-conditioning systems
- Kitchen appliances and side-by-side refrigerator
- Washing machine and dryer
- 75-inch television
- Automatic gate motor
- CCTV system with 8 cameras
- Complete landscaping, curtains and loose furniture

PURCHASE TERMS

RESERVATION

THB 200,000

CONTRACT

20% upon signing the SPA

CONSTRUCTION

5 progress-based instalments

FINAL DRAWINGS

Within 1 month after SPA signing, if adjusted

BUILD PERIOD

12 months after final drawings

COMMON FEE

THB 16 / sq.wah / month; 1 year in advance

FEE START

After clubhouse completion

Water charges follow a progressive tariff equivalent to the Provincial Waterworks Authority. Terms are subject to the final Sale and Purchase Agreement.



FIND YOUR PLACE AT MONTIVA

Arrange a private presentation,
choose your preferred plot and
explore the villa design that best
fits your lifestyle.

SALES CONTACT

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