

## Moda Portfolio

Outstanding Designs in Hua Hin  
Moda Portfolio

- Included Furniture Package



- Freehold available



- Customisation as Standard



Contact: [Anthony@modaresidences.com](mailto:Anthony@modaresidences.com)

## Projects Overview

Outstanding Designs in Hua Hin

# Overview



Each house is built with high quality materials to meet customer satisfaction.

We pride ourselves from other projects because we do not build to a fix or ridged format and understand the importance of clients customizing their dream home, so each house is unique and personal.

Our modern contemporary homes have details that compliments the clean modern style, giving touches or warmth and elegance

Our quite locations are surrounded by nature yet still have fast access to town and local amenities and golf courses

We update every step of the construction of our projects through our website, social media and private communication with our clients. You will receive 100's of photos as your build progresses



Note: Prices include a full \*\*furniture package, fully fitted kitchen, oven, hob, hood and microwave. Wardrobes in all bedrooms, air conditioning, landscaped garden with sprinkler system. Additional built-in furniture, such as TV area, book case, feature ceiling and bedroom walls and BBQ area on terrace,

\*\* Reduced spec on Ultras

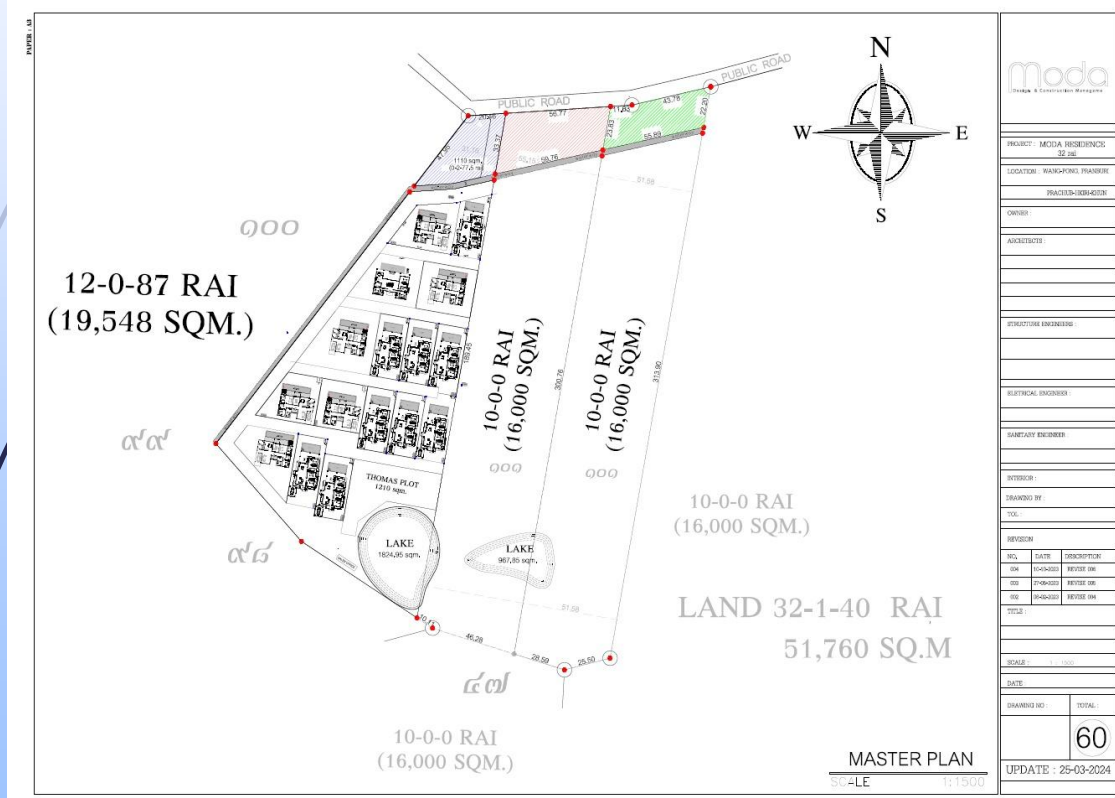
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[Anthony@modaresidences.com](mailto:Anthony@modaresidences.com)

## Project Info

Outstanding Designs in Hua Hin

Choose one of our 7 standard designs and modify or go complete custom build with our design team

# Project Info



## Site Views



Contact us now to receive complimentary custom floor plan based on your requirements

Contact: [Anthony@modaresidences.com](mailto:Anthony@modaresidences.com)

## Project Locations

Outstanding Designs in Hua Hin

# Project Location

Moda Meadows is situated only 15minutes' drive from the centre of the town and conveniently located just past the Floating Market on soi 112, in close proximity to numerous amenities and Banyan Golf Course



Meadows

Google Maps Link :- [Moda Meadows](#)

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## Moda Build Philosophy

### Outstanding Designs in Hua Hin

- Our build method is very personal to our clients and we allow full customisation throughout the project.
- We guide and advise through all the steps and process to ensure our clients are completely happy and their villa is tailored to their individual requirements.
- We assist to ensure that budget are maintained as we do not actively seek extras and always provide guidance on the most cost effective solutions or options.
- You will always receive frank advice from us as we treat each villa as if they were our own.
- From the start we will develop floor plans that turn in to +40 detailed drawings where clients are encouraged to add personal input and requirements. Although the floor plan forms part of the contract we are not bean counters and e.g. electrical extra sockets and minor mods are always catered for along the build process.
- We will send ~1,000 site photos and messages of the build progress giving plenty of scope to intervene, should a tweak be required here and there. During the build we will supply sample images or links of many materials and finishes (e.g. ceramic tiles, door laminates and finish, paint etc) with suggested budget values for guidelines.
- Customers may indulge as much or as little as they like and we will fill in any blanks based on showhouses. We allow alternatives to our kitchens or wardrobes and furniture packages too.
- We do not build houses to a ridged and fixed format. We understand the importance of personalisation to our clients and actively encourage direct dialogue and Q&A's through social media.



## Standard Specifications

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All Villas include:

Full \*\*furniture package, fitted kitchen, oven, hob, hood and microwave.

Wardrobes in all bedrooms, air conditioning,

Landscaped garden with sprinkler system.

Optional built-in furniture, such as TV area, feature ceiling detailing and bedroom walls\*\*. BBQ area on terrace.

\*\* Reduced spec on Ultra & Elle

Multiple colour options and finishes available on all decorative items.  
(Subject to Budgets)

**Dimensional Tolerances:** 1 in 200, +/- 5mm levels  
**Adhesive** >60%  
**Tolerable defect/m2:** Apparent area\*6^10-6

### Structure

Foundations: Reinforced concrete minimum 1.25m depth  
Floor: Suspended reinforced concrete  
Damp Proof Course: Plastic Membrane in wet rooms  
Roof Structure: Welded Painted Steel & Galvanised Purlins  
Roof: Concrete Roof Tiles or Preformed Metal sheet with 25mm bonded insulation  
Insulation: Heat Reflecting Sheet with 7.5cm Spun Mineral wool to roof/ceiling  
Guttering: Galvanised Steel or UPVC  
Walls: 14cm block work walls finished  
Wall finishing: ~25mm cement rendering, both sides, and painted  
External Doors and Windows: Tinted UPVC or powder coated aluminium  
Ceiling: Suspended Gypsum board with paint

### Services

Electrical Supply: 15 Amp/3Phase, 220 Volt  
Fuse Panel: MCB, RCD and earth  
Fresh Water Supply: 2 x 2,000 litre tanks with Pump  
Drainage black: Septic tanks via PVC pipes  
Drainage grey: Site Tanks via concrete pipes  
Hot and cold-water pipes: PVC  
Sockets: Multiple sockets to all rooms

### General

Air Conditioning: Inverter Wall Split System  
Hot Water Heater: Individual on demand units  
Alarms: Smoke alarm  
Gates: Electric remote main gate

### Car Parking

Reinforced Concrete Slab with decorative finish  
Sail roof as applicable

### Swimming Pool

Pool System: Skimmer system, Saltwater Chlorination and sand filtration  
Ceramic Tiles: 10cmx10cm (Budget 750 THB/sqm)  
Lighting: Under Water LED Lights

### Landscaping

Planting: Mixed Plants and shrubs with turf and sprinkler system  
Perimeter Wall: Finished Block walling with taps

### Terrace

Floor: Reinforced concrete  
Floor Finish: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Ceiling: Gypsum board and paint on covered terraces  
Light Fixtures: External Type Lighting Fixture LED  
Ceiling fans Optional on covered terrace (Budget 3000 THB each)

### Bedrooms

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Ceiling fans: Optional - (Budget 3000 THB each)  
Built-in furniture: Wardrobes/Walk-in in master  
Panelled doors with decorative inlay option

### Bathrooms

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Walls: Ceramic Tiles (Budget 400 THB/sqm)  
Light Fixtures: LED down light/Wall vanity lights to sinks  
Glass splash shower screens  
Vanity units, ceramic bowl and mixer taps  
Extraction fan

### Living and Dining

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Ceiling fans: Optional (Budget 3000 THB each)  
Panelled doors with decorative inlay option

### Kitchen

Units: European Contemporary style  
Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED Down lights  
Appliances: Hob, Hood, Oven, Microwave, Optional Fridge & Dishwasher  
Sink: Single Bowl Stainless Steel or Ceramic

### Utility room

Floor: Ceramic Floor Tiles (Budget 500 THB/sqm)  
Light Fixtures: LED down light  
Units: Worktop optional single bowl stainless steel sink

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# Design Materials

- Kitchen: Fully customizable kitchen units complete with Oven, Hob, Extractor and Microwave. Style, layout and colours are all client's personal choices.
- Bedrooms: Fitted wardrobes (Option on Ultra and Elle). layout and colours are all client's personal choices.
- Bathrooms : Complete with vanity sink cupboards and lights, mirrors and accessories
- Custom furniture packages available on request
- All ceramic tiles are all client's personal choices
- Door Frames and Laminates are all client's personal choices
- Options on window frames and glass tints

## Example of some of our bespoke options

Door Frames Options



Soft Material options



Pool Tile options



## Payment Terms

Outstanding Designs in Hua Hin

### 5 easy steps to Ownership

- Viewing and Technical Appraisal
- 30 Days Cooling Off Period
- Deposit and Contract signing
- Staged Payments
- Move in

### Common Fee's

5.25 Thbt per month per sqm

- Waste collection (bins provided)
- Site roads and Gardening
- Night security
- Gate Security and CCTV
- Customer help line and assistance

# Payment Terms

### Payment Terms - Usually over 10 months

- 200,000 THB upon reserving your plot.
- 1st payment: 25% of total of sale price
- 2nd payment: 20% of total on completion of 2nd stage of construction.
- 3rd payment: 10% of total on completion of 3rd stage of construction.
- 4th payment: 10% of total on completion of 4th stage of construction.
- 5th payment: 10% of total on completion of 5th stage of construction.
- 6th payment: 10% of total on completion of 6th stage of construction.
- 7th payment: 10% of total on completion of 7th stage of construction.
- Final payment: 5% of total land and house price when the home is completed and ready for transfer.

Note: We recommend to all our clients to appoint an approved solicitor



## Villa Ultra/Elle Summary

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This contemporary style home offers the best living space with up to 4 bedroom options.

The covered entrance area leads into the open plan lounge and modern kitchen with fitted units.

A separate family breakfast bar / island and a utility room with laundry to the side.

There is also a large covered terrace with a built-in BBQ / kitchen area for outdoor dining and entertaining.

The master bedroom has an ensuite and walk-in wardrobe. Bedrooms 2 also feature ensuite along with a guest toilet off the main living area on Ultra.

The 2 bedroom guesthouse is configurable in various options

Large Patio Doors lead off from all bedrooms and lounge to enjoy a well stocked garden with un-spoilt views

Some appliance not included, curtains not included.



## Ultra Floor Plan

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# Villa Ultra



Unique styling with optional  
2 bed guest house

### Villa Ultra

Room and Area sizes sqm

INTERNAL SQM		114.06	33.25
Lounge/Kitchen		55.50	
Guest Bathroom		3.36	
Master Bedroom		18.00	
Walkin Wardrobe		6.00	
Master Bathroom		12.00	
Bedroom 2		13.20	
Bathroom 2		6.00	
Option Bedroom 3			14.00
Option Bathroom 3			5.25
Option Bedroom 4			14.00
EXTERNAL SQM		117.70	0.00
Parking		18.00	
Terrace open		23.00	
Terrace covered		15.00	
Pool		38.00	
Pump House		4.00	
Store		6.00	
Entrance		13.70	
<b>Total Living Area SQM</b>		<b>231.76</b>	<b>33.25</b>



Bedroom 2/4 Bathroom 3/4 Washroom 1 Kitchen 1 Lounge 1

Elle Floor Plan

Outstanding Designs in Hua Hin

# Villa Elle



Unique styling with Studio/\* 2 bed guest house

## Villa Elle

Room and Area sizes sqm

INTERNAL SQM		107.00	32.36
Lounge/Kitchen	56.75		
Master Bedroom	14.00		
Walkin Wardrobe	7.00		
Master Bathroom	6.50		
Bedroom 2	12.25		
Walkin Wardrobe	5.25		
Bathroom 2	5.25		
Option Guest Bathroom		3.36	
Option Bedroom 3		12.25	
Option Bathroom 3		4.50	
Option Bedroom 4		12.25	
EXTERNAL SQM		132.50	12.75
Parking	18.00		
Terrace open	41.50		
Terrace covered	27.00		
Pool	40.00		
Pump House	3.00		
Store/Utility	3.00		
Option Terrace open		12.75	
<b>Total Living Area SQM</b>		<b>239.50</b>	<b>45.11</b>



Bedroom 2/4



Bathroom 2/3



Kitchen 1



Lounge 1



## Villa Classic/Max Summary

### Outstanding Designs in Hua Hin

This extraordinary home offers the very best living space for a tropical lifestyle. The covered entrance area leads into the open plan lounge and modern kitchen with fitted units.

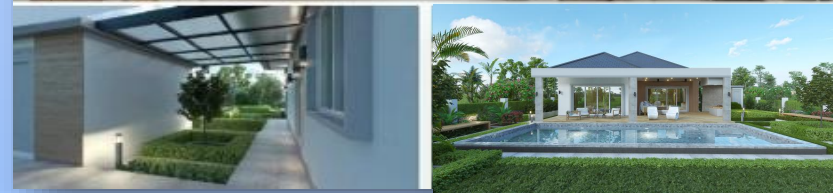
A separate family breakfast bar / island and a utility room with laundry to the side.

There is also a large covered terrace with a built-in BBQ / kitchen area for outdoor dining and entertaining.

The master bedroom has an ensuite and walk-in wardrobe. Bedrooms 2 and 3 also feature ensuites along with a guest toilet off the main living area.

Large Patio Doors lead off from all bedrooms and lounge to enjoy a well stocked garden.

\* Some appliance not included, curtains not included.



Classic Floor Plan

Outstanding Designs in Hua Hin

# Villa Classic



Classic layout with maximum conveniences and optimization for comfortable living

<u>Villa Classic</u>		
Room and Area sizes sqm		
<b>INTERNAL SQM</b>	<b>144.80</b>	<b>9.00</b>
Lounge/Kitchen	64.00	
<b>Option</b>	Utility/Store	<b>6.00</b>
<b>**</b>	Guest Bathroom	<b>3.00</b>
	Master Bedroom	23.50
	Walkin Wardrobe	5.40
	Master Bathroom	6.00
	Bedroom 2	18.00
	Bathroom 2	4.95
	Bedroom 3	18.00
	Bathroom 3	4.95
<b>** Guest Bathroom becomes internal without option</b>		
<b>EXTERNAL SQM</b>	<b>126.20</b>	<b>0.00</b>
	Parking	18.00
	Terrace covered	44.50
	Pool	40.00
	Pump House	4.00
	Store	6.00
	Entrance	13.70
<b>Total Living Area SQM</b>	<b>271.00</b>	<b>9.00</b>



Bedroom 3 
 Bathroom 3 
 Washroom 1 
 Kitchen 1 
 Lounge 1 

## Classic Max Floor Plan

Outstanding Designs in Hua Hin

# Villa Classic Max



Spacious lounge and extended covered rear terrace

### Villa Classic Max

Room and Area sizes sqm

INTERNAL SQM		
Lounge/Kitchen	77.50	0.00
Utility/Store	2.00	
Guest Bathroom	5.00	
Master Bedroom	25.00	
Master Bathroom	11.55	
Bedroom 2	25.25	
Bathroom 2	9.05	
Bedroom 3	16.00	
EXTERNAL SQM		
Parking	29.25	0.00
Terrace Covered	56.75	
Pool	40.00	
Pump House	4.00	
Store	6.00	
Entrance	3.00	
<b>Total Living Area SQM</b>	<b>310.35</b>	<b>0.00</b>



Bedroom 3 
 Bathroom 3 

 Kitchen 1 
 Lounge 1 

## Modena/Zee/Max Summary

### Outstanding Designs in Hua Hin

This modern home features a bright and spacious interior with high feature ceilings throughout.

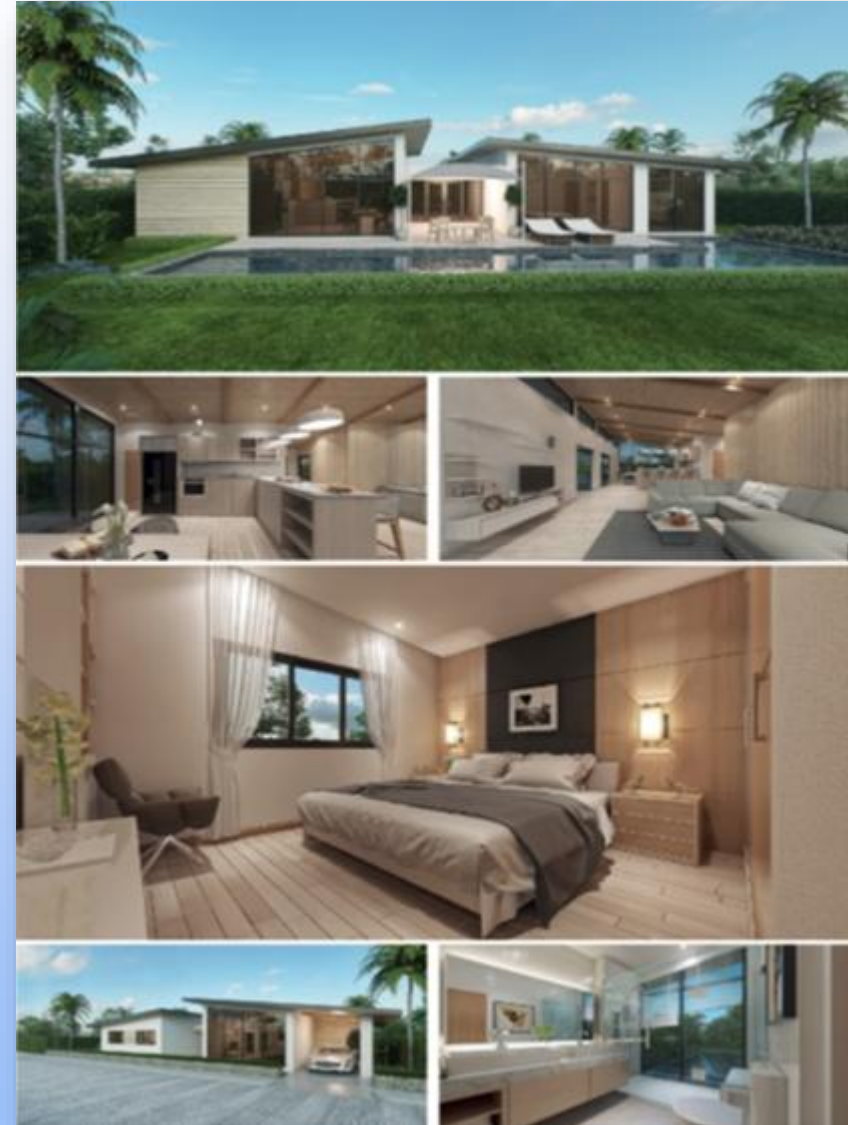
The kitchen with breakfast bar with open views to the pool area with floor to ceiling windows, while the cool lounge area is to the front of the home.

The bedrooms are located in a separate wing of the home connected by a large central foyer. The master with its own en-suite and walk-in wardrobe also features a gallery window to pool.

The home features a 15m long pool offering real swimming pool functionality for those who wish to swim laps or laze in loungers.

Large Patio Doors lead off to enjoy a well stocked garden

- Ceiling Wood Panelling Price on request. Some appliance not included and curtains not included.



## Modena Floor Plan

Outstanding Designs in Hua Hin

# Villa Modena

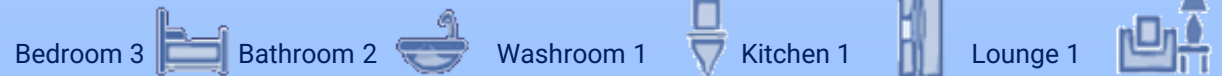


Contemporary styling, modern layout and maximum light

### Villa Modena

Room and Area sizes sqm

INTERNAL SQM		
Lounge/Kitchen	60.00	0.00
Utility/Store	14.50	
Guest Bathroom	3.00	
Foyer/Hall	30.00	
Master Bedroom	20.25	
Walkin Wardrobe	5.00	
Master Bathroom	7.50	
Bedroom 2	16.00	
Bedroom 3	15.00	
Bathroom 3	6.25	
EXTERNAL SQM		
Parking	17.50	0.00
Terrace	23.75	
Terrace covered	22.50	
Pool	50.00	
Pump House	3.75	
Store	3.75	
Entrance	9.00	
<b>Total Living Area SQM</b>	<b>307.75</b>	<b>0.00</b>





## Modena Zee Floor Plan

Outstanding Designs in Hua Hin

# Villa Modena Zee



Contemporary styling,  
modern layout, extended  
terrace and maximum light

### Villa Modena Zee

Room and Area sizes sqm

INTERNAL SQM		
Lounge/Kitchen	77.50	0.00
Guest Bathroom	5.00	
Foyer/Hall	21.00	
Master Bedroom	22.50	
Walkin Wardrobe	6.00	
Master Bathroom	7.50	
Bedroom 2	16.00	
Bedroom 3	15.00	
Bathroom 3	6.25	
Bedroom 4	17.50	
EXTERNAL SQM		
Parking	17.50	0.00
Terrace	37.00	
Terrace covered	40.50	
Pool	50.00	
Pump House	3.75	
Store	3.75	
Entrance	9.00	
<b>Total Living Area SQM</b>	<b>355.75</b>	<b>0.00</b>



Bedroom 4  Bathroom 3  Kitchen 1  Lounge 1 

## Modena Max Floor Plan

Outstanding Designs in Hua Hin

# Villa Modena Max








Contemporary styling, modern layout and multiple rooms options

### Villa Modena Max

Room and Area sizes sqm

INTERNAL SQM		
Lounge/Kitchen	72.25	0.00
Utility	5.25	
Guest Bathroom	3.00	
Study	12.25	
Foyer/Hall	36.50	
Master Bedroom	29.50	
Walkin Wardrobe	5.00	
Master Bathroom	7.50	
Bedroom 2	16.00	
Bedroom 3	15.00	
Bathroom 3	6.25	
Bedroom 4	17.50	
Bathroom 4	4.50	
Bedroom 5	17.50	
Bathroom 5	4.50	
EXTERNAL SQM		
Parking	35.00	0.00
Terrace	29.00	
Terrace covered	40.50	
Pool	55.00	
Pump House	3.75	
Store	3.75	
Entrance	9.00	
<b>Total Living Area SQM</b>	<b>428.50</b>	<b>0.00</b>

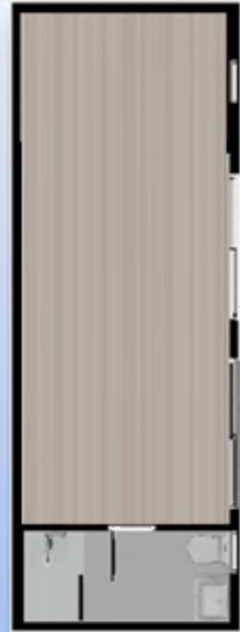


Bedroom 5 
Bathroom 4 
Washroom 1 
Kitchen 1 
Lounge 1 

## Notable Options

Outstanding Designs in Hua Hin

2 Bed Guest House or Multi-Purpose room (Option)



# Options



Customise rooms to your preferred layout

Bespoke design and multiple rooms options and configurations as standard

## Hua Hin – Leisure/Travel

Outstanding Designs in Hua Hin

### Hua Hin



### Travel

#### Bangkok International Airport

- Taxi, Limousine or Luxury coach to Hua Hin approx. 3 hours and 30 minutes
- High Speed Rail link (2023) in 2 hours

#### Kula Lumpur International Airport

- Direct flights by Air Asia most days to Hua Hin Airport, 1 hour (Suspended)

#### Visa's

- Visa on arrival for most nationalities
- Easy visa extensions with walk in service in shopping mall

#### Mobility

- Grab (Uber), Tuk Tuk and easy scooter or car hire
- Major hospital, Banks and foreign exchange easily accessible
- 7 Golf courses and 3 beaches
- All major Hotel chains

#### Shopping

- 2 Malls, Apple and Samsung Stores & many other popular shops

# Gallery Classic/Modena

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