



Welcome to The Hill, The private resort

The hill dominate the horizon with a magical panoramic view toward the ocean. With over 1700 M2 of living area, the villa has the power to surprise, provoke and inspire. From Olympic size bowling, 17 seat home theater, oversized free form pool and so much more, the Hill was specifically designed to provide a spacious living and exquisite lifestyle.

Setting on a 2500 M2 land, the Hill is considered the most luxurious Villa for sale in Thailand. Life is too short , spoil yourself with pure luxury at The Hill.

Luxury private resort | Pattaya | Thailand

THE HILL



The best
party start
with the
best place

Sophistication
and tranquility



1750 sqm of
Unparalleled
amenities

THE HILL



Immerse
Yourself
in pure
luxury



Choose you
cocktail and
enjoy

Play or
just do
nothing



THE HILL



Shall we ?



Let's the
party begin

Dine
and drink



THE HILL



A game
of ball ?



Let's the
party begin

Dj is on



THE HILL

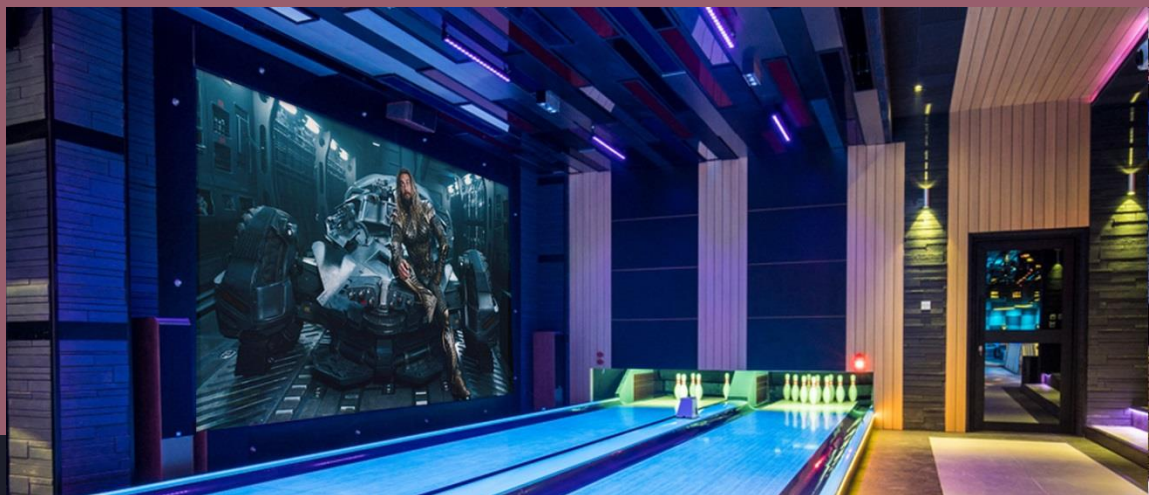


A game
of ball ?



Showing now

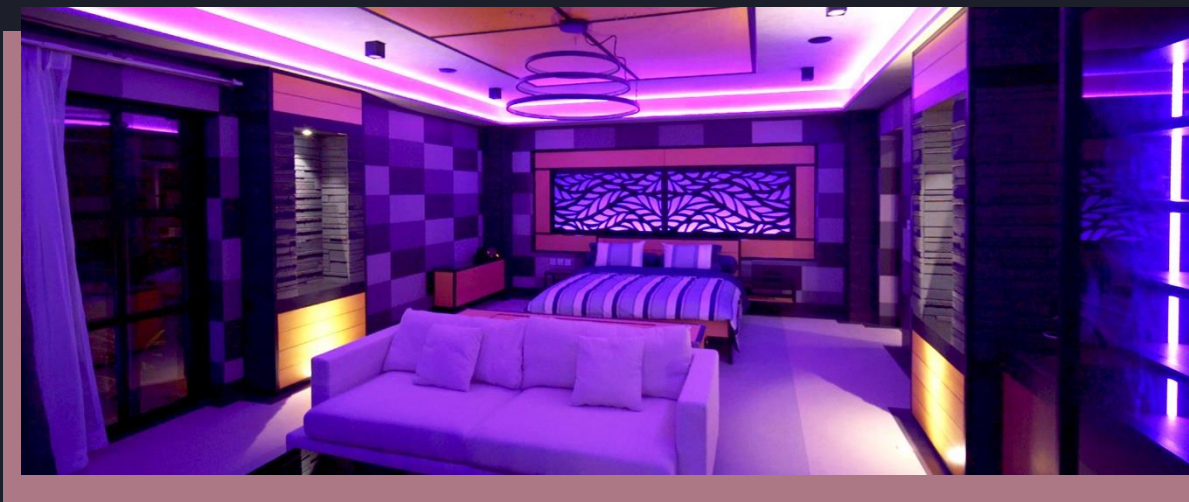
All night
along



THE HILL



10 bedrooms



Fully equipped

Around
The pool



Features



Living area
1,700 sqm



Land area
2,400 sqm



10
bedrooms



13
bathrooms



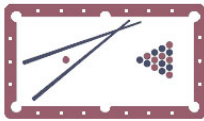
Night club
500 sqm



2 lanes
bowling



17 seats
hometheater



2 pool table
9 ft. 1
football
table



1 pool
jacuzzi, 1
heated
jacuzzi



10 seats
sauna



150 sqm
salted pool



80 sqm
private
beach



3 Bars



Deck lounge
12 seats



BBQ 8
burners



Walk in wine
cellar 400
bottles



Wood fired
oven



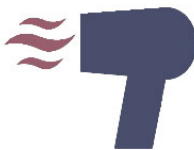
Massage
room



13 smart tv



Light glass
panel



Hair dryer



Nespresso
in room



12 Mini bar



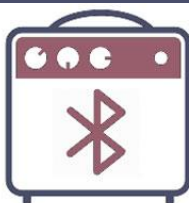
Spotify



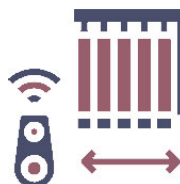
4 cars
parking

NETFLIX

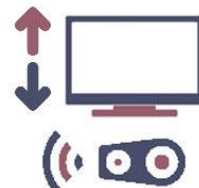
Netflix
premium



Amplifier in
room



Motorized
curtains



Motorized tv

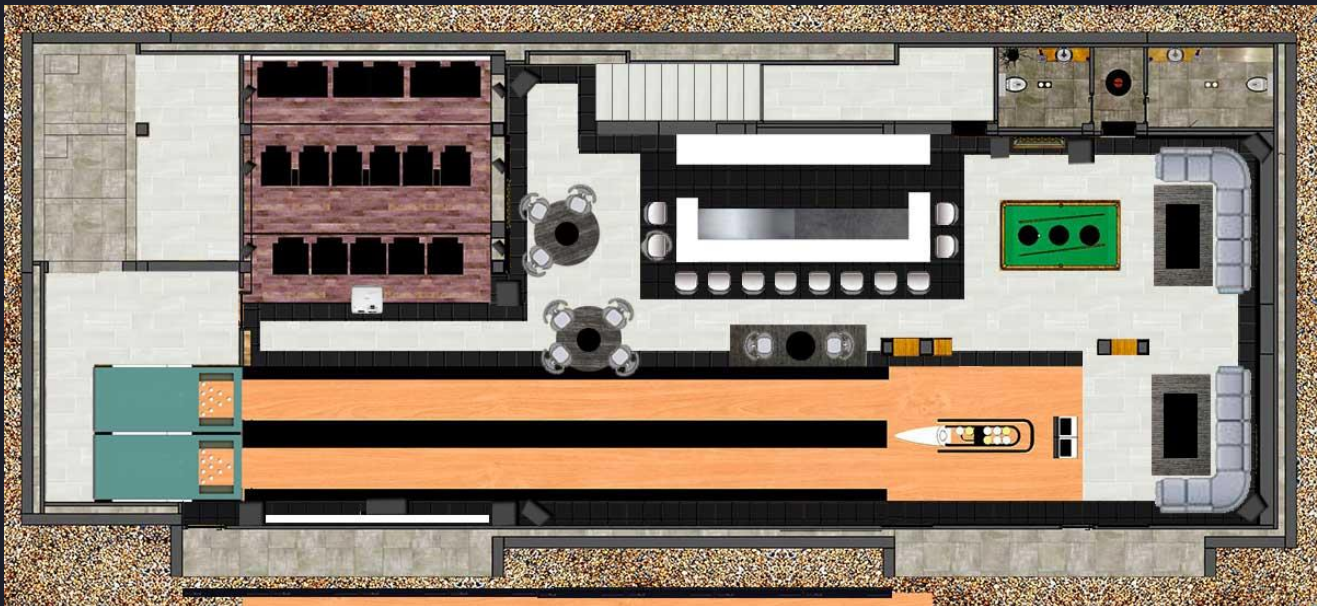


Internet
Fiber 1 Gb

FLOOR PLAN



CLUB FLOOR PLAN





MONTHLY RUNNING COSTS

HUMAN RESSOURCES	
Management villa	60,000.00
maintenance (1 staff)	25,000.00
Cleaning (2 staffs)	23,000.00
MAINTENANCE	
Swimming pool (product included)	8,000.00
Air conditionning	3,000.00
Spare part(lighting, miscellaneous)	15,000.00
Pest control	1,920.00
ENERGY AND COMMUNICATION	
water	6,000.00
electricity	25,000.00
gaz	3000.00
cable tv	8,000.00
internet fiber 1 Gbps	1,800.00
CONSOMMABLES	
Cleaning products	5,000.00
LEGAL FEES	
Siam Royal view village services	12,500.00
accounting	3,000.00
work permit villa manager	2,100.00
insurance villa	5,900.00
TOTAL	208,220.00



The Hill is located in the Siam Royal View Village

Recognised as Pattaya's most prestigious residential community, Siam Royal View offers the utmost in stylish urban living. Enjoying an exclusive hilltop setting, these Pattaya villas benefit from stunning panoramic views amid a carefree resort ambience.

Siam Royal View Pattaya is just minutes from the shopping and entertainment districts of one of Asia's most vibrant cities, and within easy reach of the beaches, golf courses and an array of other exhilarating leisure pursuits in Pattaya.

LEGAL SERVICES



Siam Royal View is one of the most trusted names in Thai property and we believe in taking care of our villa owners with a whole range of ancillary services and customer care. In close collaboration with our partner firms, we are able to help our customers with all of the following :

- Obtain professional legal advice and services, Assist with visas, permits, creation of a local bank account and credit card.

- Assistance with tax advice and help file tax returns

- Obtain insurance coverage including healthcare, property, car insurance
- Company formation as well as providing corporate accounting and tax advisory services

- Assist with obtaining a Thai driver's licence

- Help with travel and hotel accommodation arrangements

Generally, we will share our experience and connections as long-term expats with you and give you hints and tips so that you can organise your new expat life with ease.

MAINTENANCE



Ongoing maintenance of the village is handled by a team of well-trained European and Thai technicians including specialists in the fields of IT, electrical work and plumbing and sanitation systems.

The residents of our Pattaya villas demand the highest standards and the entire team at Siam Royal View is dedicated to ensuring village infrastructure is maintained in superior state.

The landscaping and communal areas are maintained by a team of gardeners and cleaners. This ensures that at all times the village green, recreational areas and all community facilities are kept in top condition. The well-trained village maintenance team is also available to villa owners to keep their homes in perfect condition on request. Everything from burnt-out light bulbs, swimming pool, garden to clogged drains can be handled by the Siam Royal View crew for reasonable fees, leaving you free to enjoy worry-free leisure time.

INVESTMENT MANAGEMENT



Residents that are away from their villa for extended periods or who purchased The Hill as an investment for rental returns can rely on Siam Royal View's maintenance team to look after their property.

Our team can ensure the property remains in prime condition by airing it out and performing regular maintenance checks to ensure that everything is functioning properly. We also run a rentals service to assist finding and manage tenants, collect rent revenues and keep the accounts up to date.

Our team will identify both the challenges and opportunities facing your property and offer proactive advice and recommendations to enhance the investment yield. With you, we will set goals and objectives for portfolio performance appropriate to the specific issues and life cycle requirements of the properties within the portfolio and then we will closely monitor operations with a creative, disciplined and pragmatic approach.



Offered at 160 M Thai Baht

94,000 Thai Baht per sqm.

Discover more at www.hillthai.com

Licenced resort

