

BAAN - KOMUTHI



Modern Contemporary Design

start
48
Million THB



“Perfect home for all generation in the family”



Only 2 Villas!!!



4 Bedroom



1 Working Room



Home automation



3 minutes to the beach

contact us: sales@naiharnbaanbua.com

BAAN – KOMUTH *Special*

Modern Contemporary Design

PRICE LIST

Plot	Bedroom	Floor	Land size (sq.m.)	House size (sq.m.)	Price (THB)
K06	4	2	Approx.939.20	760.07	49,300,000
K07	4	2	Approx.828.40	789.92	48,000,000

Remarks

- : All prices are in Thai baht.
- : Prices listed above include built-in wardrobe, built-in air conditioner, hot water system, sanitary ware, built-in kitchen item (hood, stove, oven, dishwasher, microwave, tap&sink), outlet for EV charging equipment at the carport, and landscape.
- : Prices listed above don't include curtain and loose furniture.
- : The house design plan adjustment and modification works will be quoted separately with design fee applied.
- : Prices listed are as of 20 January 2026 and are subject to change without prior notice.
- : The land area and sales prices above could be adjusted following the final land area after land subdivision.

PAYMENT SCHEDULE

1. Booking deposit **5% OF TOTAL PRICE** (*non-refundable except on default by developer.*)
2. Signing of contract within 30 days period from booking date **25% OF TOTAL PRICE**
3. Upon completion of pilings and superstructure **15% OF TOTAL PRICE**
4. Upon completion of main structure **15% OF TOTAL PRICE**
5. Upon completion of roofs, walls, partitions **15% OF TOTAL PRICE**
6. Upon completion of floors, paint, and finishing work **15% OF TOTAL PRICE**
7. Upon completion of electrical and plumbing fixtures, build-in furniture and appliances, landscaping **10% OF TOTAL PRICE**

ADDITIONAL EXPENSES AFTER THE HOUSE COMPLETION

Infrastructure & Sinking Fund

• Reserved Fund	50,000	baht per plot
• Yearly Reserved Fund	30,000	baht per year
• 1 Fiber Optic Line	19,626.17	baht
• Electricity Meter	20,957.48	baht
• 2 Water Meters	10,000	baht
<i>Total</i>	<i>130,583.65</i>	<i>baht</i>
<i>Vat 7%</i>	<i>9,140.86</i>	<i>baht</i>
GRAND TOTAL	139,724.51	baht

Monthly Expenses

• Common Area	14,000	baht per house
• Treated Water/Garden water	37-100 / 32-100	baht per unit
• Electricity	By government meter	
• Residence Services Package (optional)	35,000 – 40,000	baht per month
: House Cleaning Service	to be advised	
: Swimming Pool Maintenance	to be advised	
: Garden Maintenance	to be advised	
: Preventive Maintenance Check	to be advised	
: Payment Service	65	baht per bill

Remarks

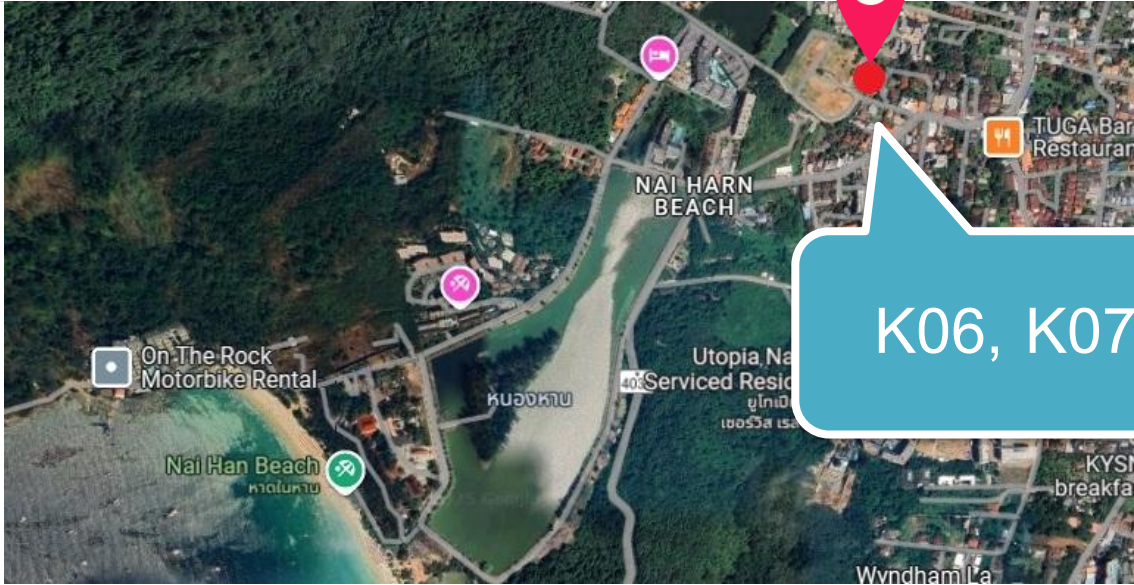
- : Charges listed for monthly expenses are not inclusive of 7% vat.
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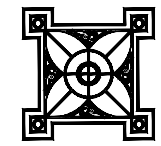
BAAN – KOMUTH Special

Modern Contemporary Design



MASTER PLAN and LOCATION

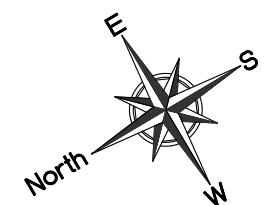
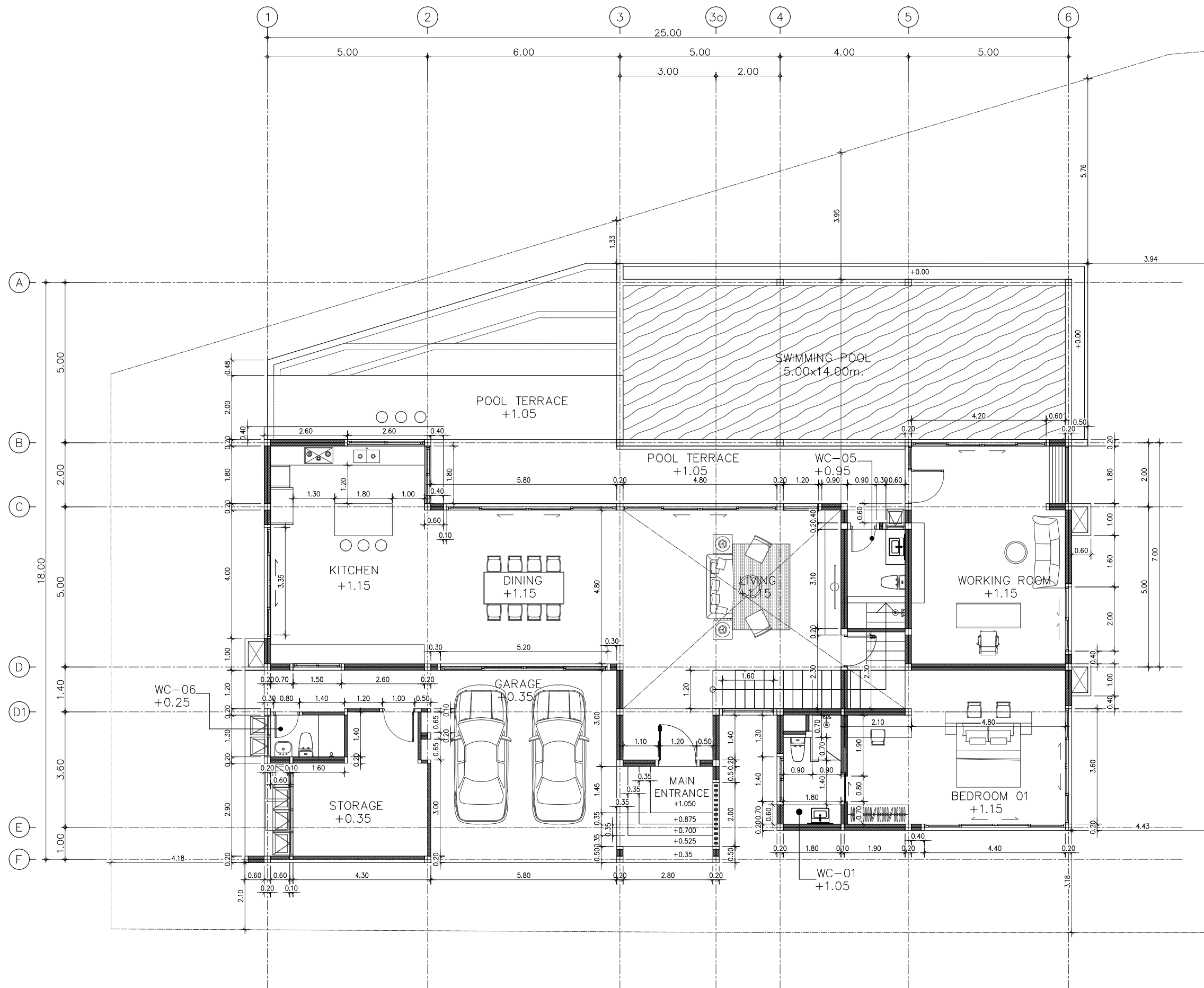




Nai Harn Baan-Bua
for Tranquil Living and Blissful Lifestyle!

BAAN KOMUTH SPECIAL K06

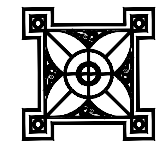
UNDER ROOF AREA	611.06 sq.m.
TOTAL AREA	760.07 sq.m.
1. GARAGE	42.00 sq.m.
2. MAIN ENTRANCE	9.00 sq.m.
3. STORAGE	18.00 sq.m.
4. LAUNDRY AREA	2.50 sq.m.
5. WC-6	4.42 sq.m.
6. LIVING	44.08 sq.m.
7. DINING	31.19 sq.m.
8. KITCHEN	37.44 sq.m.
9. WC-5	9.02 sq.m.
10. STAIR	20.11 sq.m.
11. BEDROOM 1	31.00 sq.m.
-BEDROOM 1 TOILET	7.56 sq.m.
-WALK-IN CLOSET	7.55 sq.m.
12. WORKING ROOM	35.90 sq.m.
13. POOL TERRACE	70.61 sq.m.
14. SWIMMING POOL&GUTTER	83.79 sq.m.
15. BEDROOM 2	24.44 sq.m.
-BEDROOM 2 TOILET	11.73 sq.m.
-WALK-IN CLOSET	8.54 sq.m.
-BEDROOM 2 TERRACE	8.60 sq.m.
16. BEDROOM 3	24.44 sq.m.
-BEDROOM 3 TOILET	11.73 sq.m.
-WALK-IN CLOSET	8.54 sq.m.
17. BEDROOM 4	27.04 sq.m.
-BEDROOM 4 TOILET	11.96 sq.m.
-WALK-IN CLOSET	16.85 sq.m.
18. CORRIDOR	9.37 sq.m.
19. TERRACE 01	42.00 sq.m.
20. TERRACE 02	100.42 sq.m.



GROUND FLOOR PLAN

4 BEDROOM

26-01-19

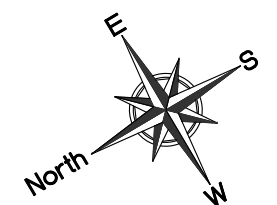
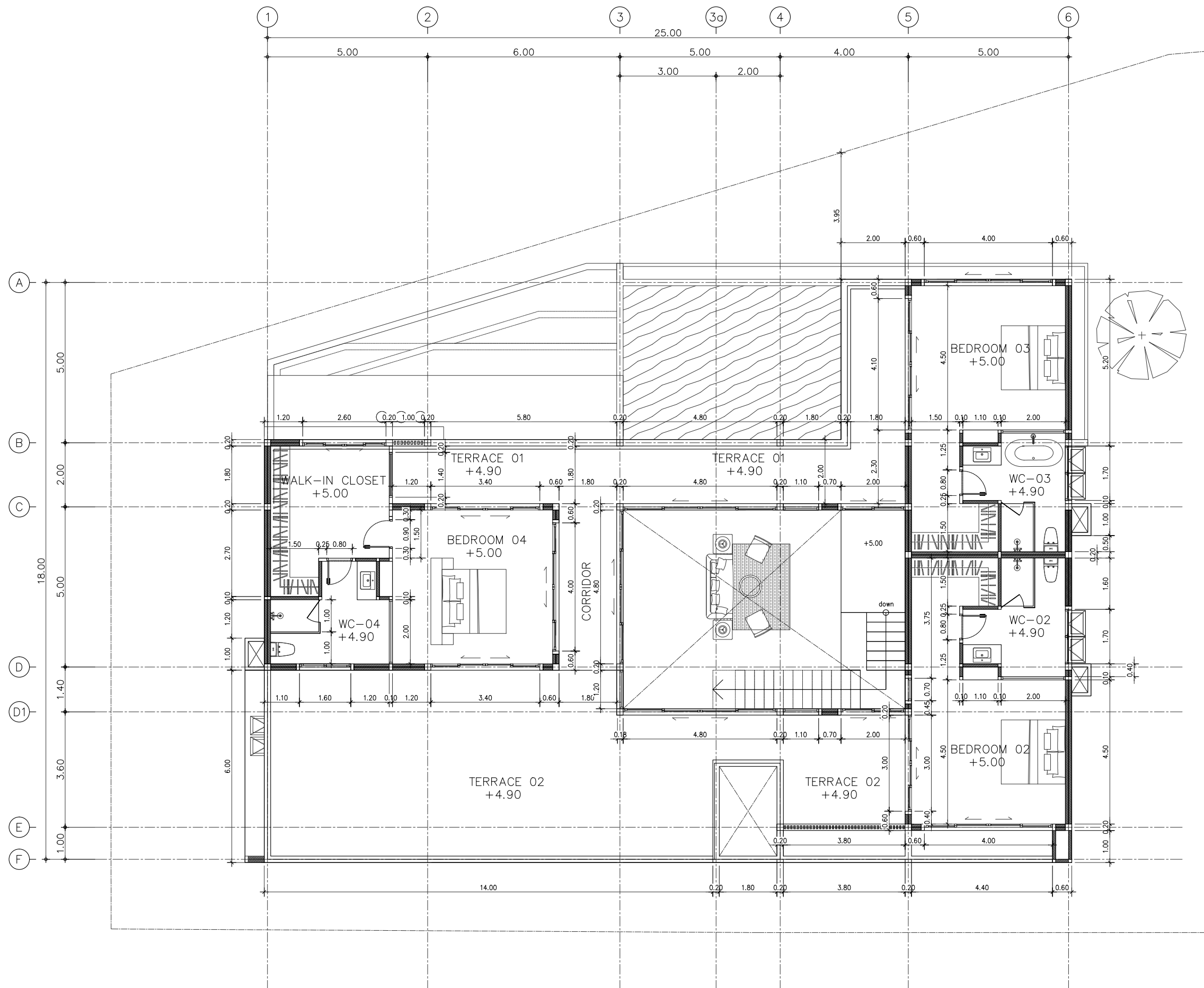


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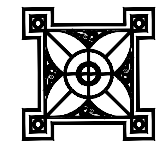
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SECOND FLOOR PLAN

4 BEDROOM

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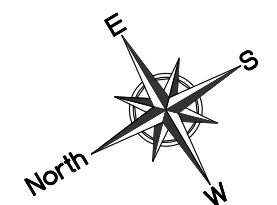
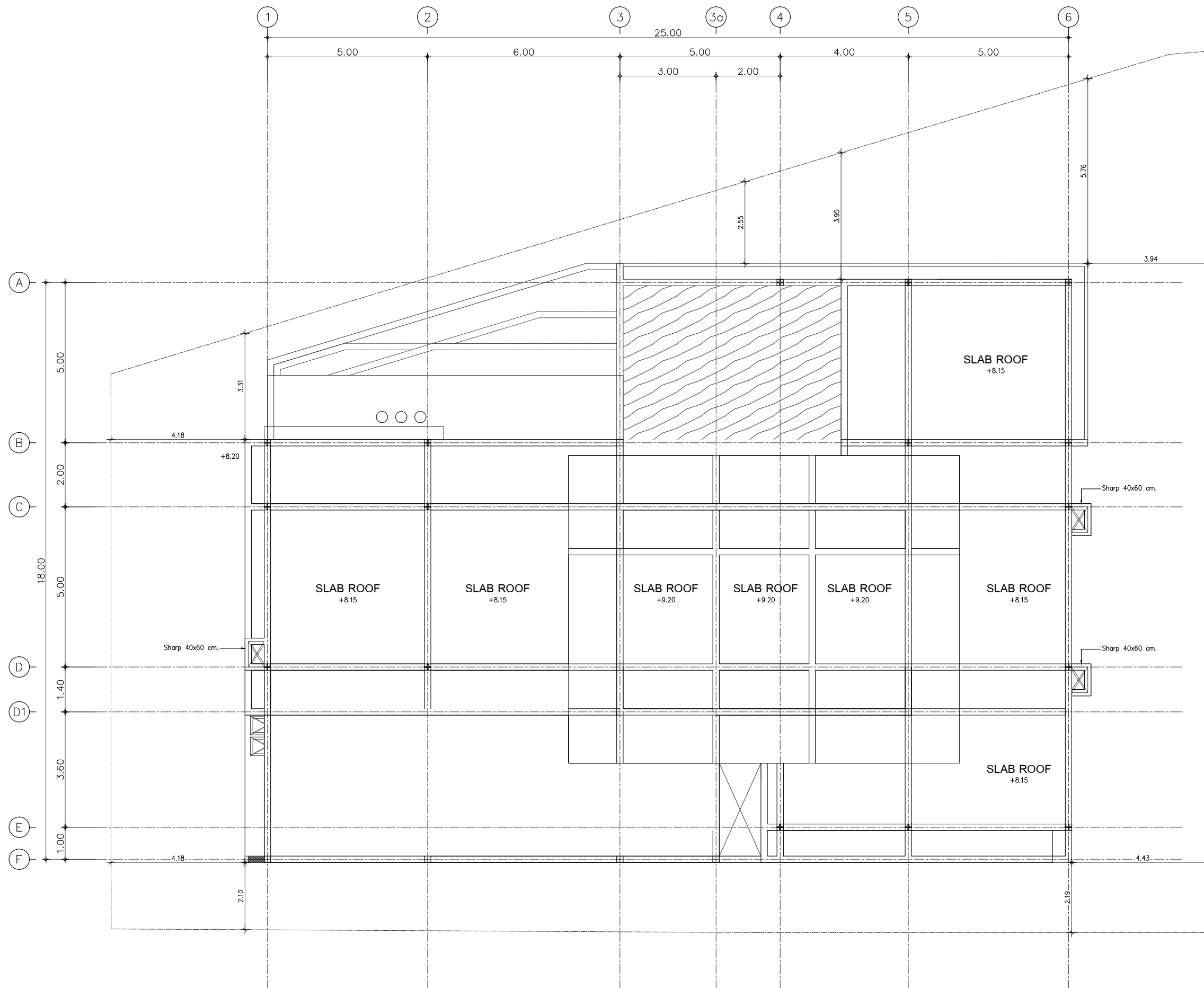


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SECOND FLOOR PLAN

4 BEDROOM

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BAAN – KOMUTH (Villa K06)

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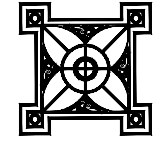
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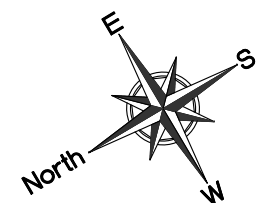
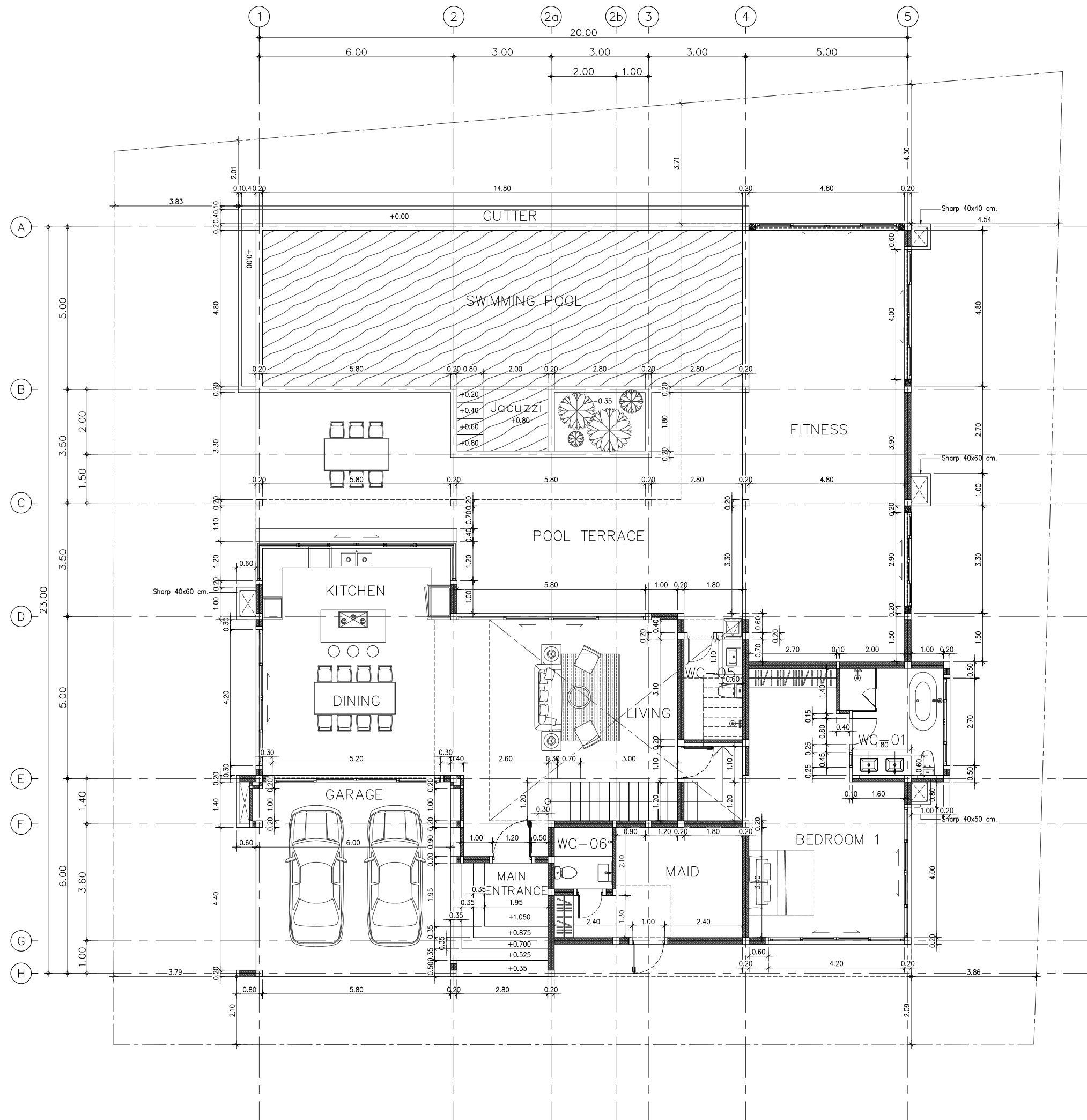


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BAAN KOMUTH SPECIAL K07

UNDER ROOF AREA	619.03 sq.m.
TOTAL AREA	789.92 sq.m.

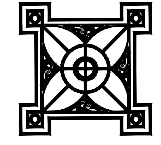
1. GARAGE	37.02 sq.m.
2. MAIN ENTRANCE	11.00 sq.m.
3. STORAGE /LAUNDRY	15.20 sq.m.
4. WC-6	4.60 sq.m.
5. LIVING	42.22 sq.m.
6. DINING	31.00 sq.m.
7. KITCHEN	14.88 sq.m.
8. WC-5	7.00 sq.m.
9. STAIR	17.60 sq.m.
10. BEDROOM 1	30.60 sq.m.
-BEDROOM 1 TOILET	12.11 sq.m.
-WALK-IN CLOSET	11.56 sq.m.
11. FITNESS	70.20 sq.m.
12. POOL TERRACE	77.04 sq.m.
13. PLANTER BOX	6.40 sq.m.
14. SWIMMING POOL&GUTTER	95.52 sq.m.
15. BEDROOM 2	26.51 sq.m.
-BEDROOM 2 TOILET	11.96 sq.m.
-WALK-IN CLOSET	8.84 sq.m.
16. BEDROOM 3	24.44 sq.m.
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18. WORKING ROOM	22.88 sq.m.
19. CORRIDOR	12.08 sq.m.
20. TERRACE 01	51.28 sq.m.
21. TERRACE 02	81.94 sq.m.



GROUND FLOOR PLAN

4 BEDROOM

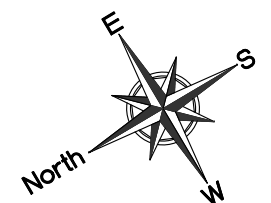
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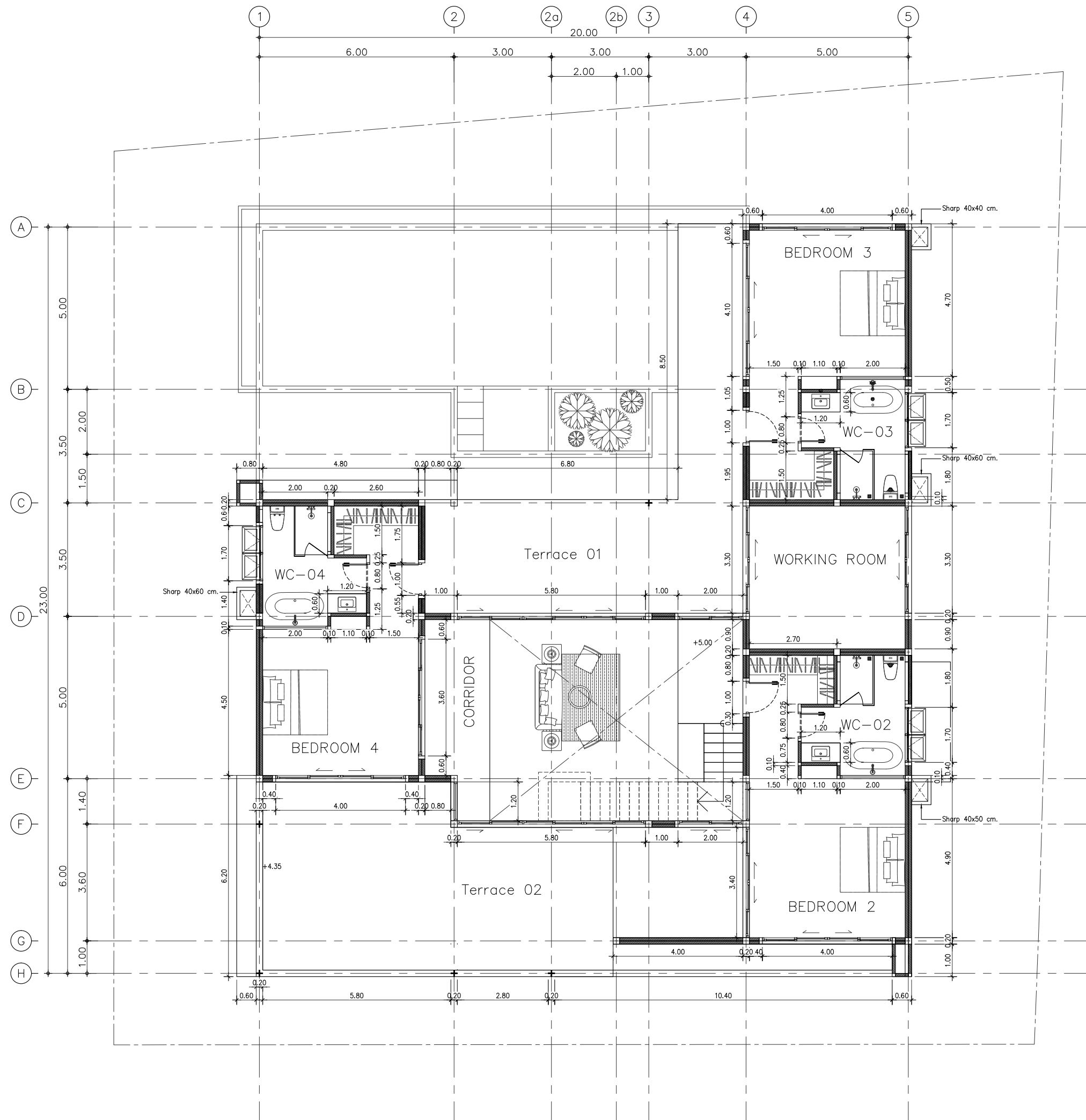
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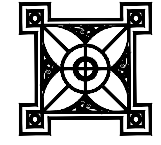


SECOND FLOOR PLAN

4 BEDROOM

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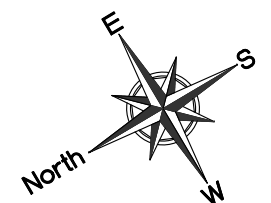




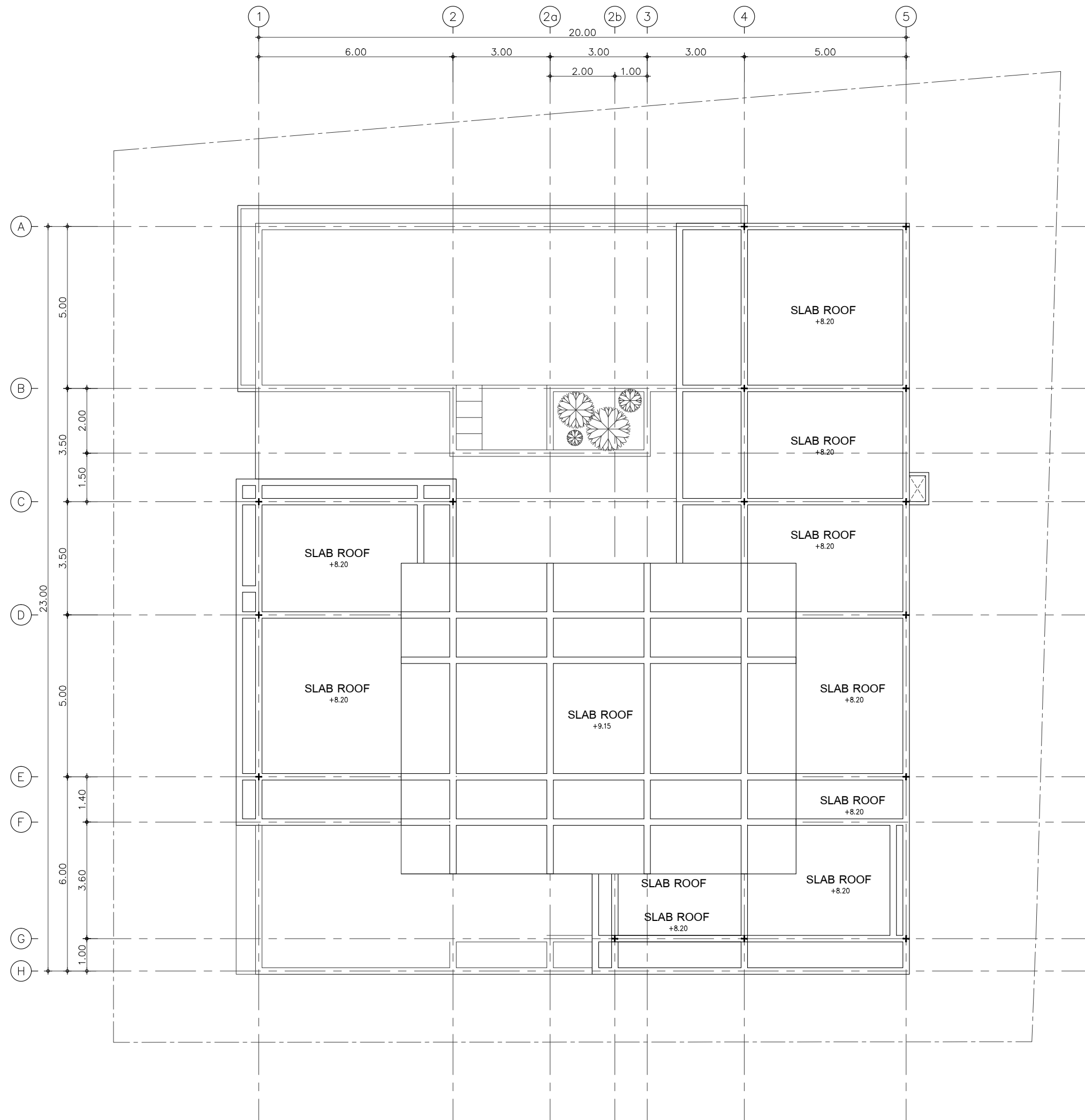
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ROOF PLAN
4 BEDROOM 26-01-19



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