



Building Quality Homes

SeaRidge – Your Very Own Private Resort

SeaRidge is an exclusive resort community of luxury condominiums and villas on a beautiful hillside setting in Hua Hin, Thailand. Surrounded by nature and overlooking the Gulf of Thailand, SeaRidge is a wonderful place to live and an excellent investment.

Under Construction Now - Ready in 2009

SeaRidge is well under construction – our condominiums will be completed by mid-2009. Our first group of villas will also be finished at the same time. So you won't have to wait very long to begin enjoying your beautiful new home.

An Uncompromising Commitment to Quality

We've brought an uncompromising commitment to quality to SeaRidge. This commitment extends right through the entire project. It starts with the planning and design of SeaRidge. We then select the ideal site. We use the best construction materials so that you'll have years of trouble free enjoyment from your SeaRidge home. We hire the best contractors and supervise their work closely with our own staff of professional engineers and architects. And then we stand behind our work with our 3 year quality assurance program.

Unsurpassed Value for Money

At SeaRidge, we've combined our superb quality with surprisingly affordable prices to give you the very best value for money in Hua Hin. We provide extra features as part of our standard designs that are typically offered only as expensive upgrades. And our quality standards mean low maintenance costs for years to come.

Find Out More About SeaRidge Quality

We'd like to tell you more about what our quality commitment really means. We hope you find this introduction to SeaRidge quality interesting and informative. If you'd like to find out more, please contact us at: searidge@theSeaRidge.com.

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Jasmine Condo Bathroom

Get More at SeaRidge

At SeaRidge, we provide extra features unheard of homes in our price range, or even those costing significantly more. For example, all of our condos come with:

- **Full European kitchen** - from Swedish owned cabinet supplier.
- **Concealed air conditioners** - heavy duty Trane brand from the United States, with elegant drop ceilings.
- **Separate air conditioner enclosures** - Air conditioner units located in separate outside enclosure – not on the balcony as in most projects.
- **Deluxe bathrooms** – see the top right of this page for details.
- **Huge sliding glass doors** in living room and both bedrooms. Our sliding glass doors are 2.3 – 2.4 meters high compared to the standard 2 meters used in most homes.
- **Aluminum frame windows and sliding glass doors** – Our heavy duty frames will give you years of use with no maintenance. We don't use wood frame because they are very prone to warping and cracking, even over the first 1 - 2 years of use.
- **High quality tiles** in living room and kitchen, beautiful **wooden floors** in both bedrooms.

These are just some of the many extras that are standard with every SeaRidge condo. [Contact us](#) to find out more.

www.theSeaRidge.com

SeaRidge Luxury Bathrooms

At SeaRidge, you get much more than just a basic home. Let's take our condominium bathrooms as an example. Here's what our standard installation includes:

- Separate bathtub and showers in master bathrooms.
- Luxury American Standard bathtub with spa design pull-out shower and faucet set.
- Huge shower stalls – about twice the size of most projects
- Luxury tempered glass shower doors – installing just a single door yourself would cost THB 30,000 (€670).
- High quality cabinets with granite counter tops.
- Large counter to ceiling mirrors in a stylish wood frame.

This goes far beyond the typical "standard installation" provided in most condominiums. However, it's just one part of our commitment to give our clients the very best value in Hua Hin.

Build Your Dream Home at SeaRidge

Don't just buy a house, build your dream home. At SeaRidge, we can make your dream home come to life.

Villas - For villa owners, we offer an almost unlimited range of custom options. Change room layouts and interior finishings, modify kitchen and bathroom designs, create larger terrace and balconies, resize or even add additional rooms to your home. Just tell us about your lifestyle and what is important to you in a home. We'll then create customized solutions to meet your unique needs.

Condos - SeaRidge is also pleased to be the only condominium project in Hua Hin offering a wide range of custom modifications to our condominium owners. These include:

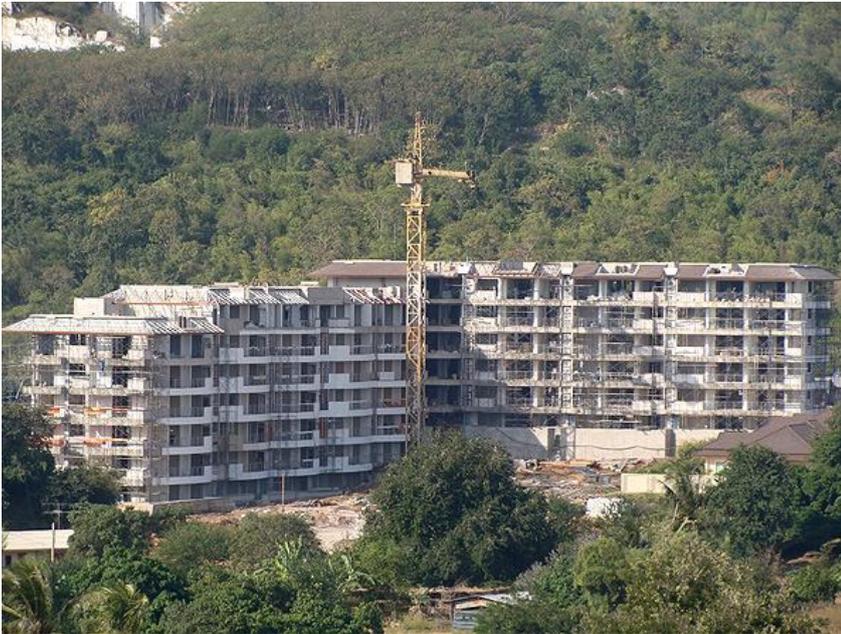
- **Kitchen** – choose from a range of layouts and designs.
- **Bathroom** – add a luxurious Jacuzzi, or change your bathroom tiles to suit your own unique tastes. We have a beautiful selection to choose from.
- **Flooring** – our standard design is high quality tile in the living, dining and kitchen areas with beautiful teakwood flooring in the bedrooms. However, you can change this – all wood, all tile, or whatever combination you'd like.
- **Built-in Furnishings** – we offer a tremendous range of custom built-in furnishings made from teakwood and other high quality materials.
- **Furniture Packages** – a range of furniture packages to suit every taste and budget, all custom made for SeaRidge by some of Thailand's best furniture manufacturers.



Furniture Package with Beautiful Built-In Teak Woodwork



Crescent Villa – Floor Plan Can Be Modified to Meet Individual Tastes



SeaRidge Condo Under Construction – Completion by mid-2009

Reliable Water Supply at SeaRidge

Hua Hin's rapid growth means that the town's water supply system just can't provide enough water to everyone. As a result, individual developments have to take their own measures to provide a reliable water supply to their residents. We believe that the measures taken by SeaRidge are unsurpassed in Hua Hin and will ensure the highest levels of reliability to our homeowners. Let us tell you why.

Supply - SeaRidge has its own dedicated water supply line that runs 700 m directly from the main town supply line on Petchkasem Road right into SeaRidge. This line will serve only SeaRidge and has about 3 times the estimated maximum capacity needed for our project. Constructing a dedicated line is expensive, but it is the only way to ensure the highest degree of supply security for homeowners.

Storage - Our dedicated supply line feeds into our own large central storage tank that will protect homeowners from potential disruptions in the town supplies. Water will be supplied from the tank to each villa and condo through our pipe network.

Backup - To provide even greater security, we've drilled two deep wells (110 m and 140 m deep!) on the SeaRidge site that access natural underground water supplies.

Alternative Systems - Most residential developments in Hua Hin simply tap into the nearest existing water line and then may provide small individual water tanks to each villa. While this much less expensive system saves the developer money, it provides a less reliable supply of lower quality water at a higher cost to homeowners. Why?

- Tapping into the nearest water line, which is usually a secondary branch line, rather than the main line, often does not provide an adequate supply of water.
- Individual household tanks provide much less effective capacity than the large central SeaRidge tank, which increases the risk of having no water.
- When residents are not using their homes, the water in individual tanks becomes stagnant and can quickly develop potentially harmful bacteria. Because the SeaRidge central tank will always be in use, the water will never become stagnant.
- Homeowners have to pay the cost of electricity needed to operate the water pump required for each individual tank. Homeowners also have to bear the cost and inconvenience of maintaining this equipment themselves. The SeaRidge central tank is operated and maintained by SeaRidge.

Come and visit SeaRidge and we'll show you how our approach to water supply is better.

Heavy Duty Electrical System in Every Condo

Every SeaRidge condo comes with a heavy duty 100 amp electrical system. Most condos in Hua Hin are equipped with only 30 – 50 amps, even those costing much more than SeaRidge.

What Does this Mean for You? With our 100 amp system, you can safely run a number of appliances, as well as the air conditioners at the same time. You won't overload our system.

Typical Systems - With the typical 30 – 50 amp system installed in most condos, you need to be careful about what appliances you turn on at the same time. For example, you might not be able to turn on both an oven and microwave at the same time. If you do, they may overload the electrical system. This will then cause the circuit breaker to shut your power off to prevent the possibility of an electrical fire.

Installing this heavy duty system is more expensive, but we think it's worth it. It gives our homeowners a better, safer and more reliable system.

Upgraded Condo Lifts

Even during construction, we're always looking for ways to ensure our homeowners have the best built homes in Hua Hin.

For example, our original design incorporated Sigma lifts, owned by Korea's LG. However, we've now upgraded this to an even better model from Otis of the United States, the world's leading lift manufacturer.

Why did we make the upgrade? While Sigma is good, Otis is better, in terms of reliability and long-term performance. Otis has installed over 100 lifts in Hua Hin giving it the ability to provide better and more reliable maintenance. Otis has 2 full time service staff in Hua Hin available on a 7 day / 24 hour basis.



Crescent Villa – 3 Bedrooms & 4 Bathrooms

Quality Materials

At SeaRidge, we build high quality low maintenance homes so that you can relax and enjoy your vacation or retirement.

High quality starts with the best materials. For example, all of our SeaRidge villas include:

- Best quality concrete block construction (see article below).
- Heavy duty zero maintenance aluminum frame windows and sliding glass doors.
- Copper piping for internal water system.
- Modern style, energy efficient roof tiles with 10 year warranty.
- Top end TOA Super Shield paint, both internal and external.
- Heavy duty Trane air conditioners (USA).

Contact us to find out more about our quality materials to go into every SeaRidge home.

Concrete Block Construction is Best

All SeaRidge villas, as well our condos, are built with high quality concrete blocks (see photo upper left). Many other developers use much less expensive red bricks (see photo lower left) for external and internal walls. Why is concrete block construction better?

- **Energy Efficiency** - 6 times more insulating capacity than red brick, which can reduce air conditioning by up to 60%. Therefore, you might pay less for a red brick house, but you'll pay a lot more for electricity.
- **Safety** - Concrete block has 4 – 8 times greater resistance to fire than red brick. A fire in a red brick house can very quickly get out of control increasing the risk of injury and death.
- **Appearance** - Plastered walls over red bricks are much more likely to crack than homes built with concrete blocks. Therefore, concrete block homes look better and require lower maintenance.
- **Sound** - Greater sound insulation, both between inside and outside, and between interior rooms. Therefore, concrete block homes provide a quieter and more comfortable living space.



SeaRidge Uses Only High Quality Concrete Block



Low Quality Red Brick Construction

Find Out More

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