

— 01 — PALMA

The Proper Palma

Mid-Century Soul. Tropical Life.

HUA HIN
THAILAND

FROM ฿9.9M
FULLY FURNISHED

— 02 – AT A GLANCE

A boutique collection of 17 pool villas.

Palm Springs-inspired residences set across Hua Hin's lush green landscape — each with a private pool, designed for an iconic forever home.

BEDROOMS 3-5	VILLA TYPES 4
LIVING AREA 220-440 sqm	PLOT SIZE 420-760 sqm

Designed to let the landscape in.

We believe the best homes are designed to let the landscape in. Inspired by the golden era of California Modernism, The Proper Palma brings the effortless elegance of Palm Springs to the tropical serenity of Hua Hin.

With clean horizontal lines, expansive glass, and seamless indoor-outdoor living, these boutique villas are designed for those who appreciate design as much as comfort.

Three pillars, one quiet philosophy.

P ·
01

California Modernism

Golden-era Palm Springs DNA — clean horizontal lines, low rooflines, and a love of glass.

P ·
02

Cross-Ventilation Design

Built for the tropical breeze. Every villa is oriented to the prevailing wind and morning light.

P ·
03

10-Metre Private Pool

Infinity-edge, pool-deck living. The pool is the spine of the home — not an afterthought.



PLATE 01 · OPEN-PLAN LIVING &
TROPICAL GARDEN

A home that opens
outward.

Hua Hin. Tab Tai.

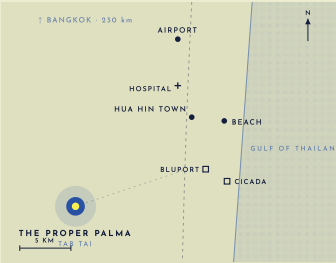
Set in the tranquil Tab Tai pocket — a quiet, leafy enclave just inland from the coastline. Close enough to the beach for breakfast, far enough to forget the city.

Three hours from Bangkok by car. Forty-five minutes from Hua Hin Airport. A world away from everything else.

12.49783° N · 99.91153° E

— 07 – KEY DISTANCES

Easy reach,
quiet retreat.



– AROUND THE CORNER

Bluport SHOPPING MALL 12 min · 8 km

Cicada Market KHAO TAKIAB 15 min · 9 km

Hua Hin Beach BY CAR 15 min · 11 km

Hua Hin Town CENTRE 15 min · 11 km

Bangkok Hospital HUA HIN 18 min · 13 km

– TRAVEL HUBS

Hua Hin Airport HHQ 22 min · 17 km

Bangkok VIA MOTORWAY 7 2h 30 · 230 km

The first residence of the edition.

A study in light, volume, and seamless indoor-outdoor living — thoughtfully placed to capture the mountain breezes. A second residence type will be unveiled in the next edition.

Residence 01

The Courtyard

An intimate sanctuary of mid-century design.

BEDS	STOREYS	LIVING
3	1	220 sqm

Residence 02

To be revealed

Details for the second residence type will follow in the next edition.

BEDS	STOREYS	LIVING
—	—	—

RESIDENCE TYPE 01

The Courtyard

An intimate sanctuary of mid-century design.



The Courtyard reimagines the classic mid-century ranch by balancing connection and seclusion. The vibrant living area and tranquil bedroom wing sit in distinct spaces, gracefully connected by a pathway that frames a central swimming pool.

- Distinct separation between living and sleeping areas for maximum privacy.

— 10 — INSIDE THE COURTYARD

Morning light,
tropical calm.



The soft, low-angle light of a Hua Hin morning — the way the villa will be lived in.

INDICATIVE
RENDERINGS

— 11 — SPECIFICATIONS

The Courtyard, in numbers.

BEDROOMS

3

1 storey

LIVING AREA

220 sqm

PLOT SIZE

472 - 560 sqm

Exclusive use · no shared facilities

POOL

Courtyard
Pool

ARCHITECTURE

Mid-Century
Modern

Desert-ranch style

FROM

B\$9.9M fully furnished

— 12 — FLOOR PLAN

The Courtyard
floor plan.



3 BR · 220 SQM · 1 STOREY ·
INDICATIVE

FP – 01 /
02

— 13 — THE ECO-SYSTEM

A digital *conciierge* that never sleeps.

Every Proper owner gains private access to Palm Sphere — a 24/7 lifestyle membership. Six rooms of service, one quiet hand.

 SPHERE

LIVE · 24/7

Good afternoon.

A tropical mist is moving in from the Gulf. We've placed umbrellas by the entrance.

TONIGHT · VINYL AT ROMAN'S · 7:30

6 MIN
→

<i>01</i> SANCTUARY	<i>02</i> JOURNEY	<i>03</i> CURATE
<i>04</i> PRIVILEGES	<i>05</i> SERVICE	<i>06</i> VALET

INCLUDED WITH EVERY
PROPER RESIDENCE.

PALMSPHERE.CO
→

— 14 – GET IN TOUCH

The next chapter begins here.

Speak with our sales team for floor plans,
pre-launch pricing, and a private site
visit invitation.

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THE PROPER PALMA
HUA HIN · 2026

EDITION 26
V1.0