



# ANDARA BAY VIEW RESIDENCE - HIGH-END 4-BEDROOM SEA VIEW RESORT PENTHOUSE



**Bathrooms:** 5

**Bedrooms:** 4

**Price:** 153000000

**Property size:** 845

**Year built:** 2008



## 5 STAR LUXURY LIVING WITH THAI CULTURE ON YOUR DOORSTEP

**Spectacular bay views of Kamala Bay define the unique appeal of this 5 Star luxury residence with all the privacy of a private home located along Phuket's "Millionaires Mile".**

54ft of windows/walls, a wide furnished private balcony and an infinity pool deck level sit just above the water providing the nearest, clearest, and most fascinating wide-angle views day and evening across the bay and to the surrounding mountains.

Exclusively occupied by the owner for only four months of the year the property has had only light use and it is meticulously maintained by both technical staff and a full-time, year-round dedicated housekeeper.

Elite 5-star luxury is assured by the Andara Resort Hotel and Spa team who maintain and manage the property. It is your own private home with the best help, support, service, and access to facilities whenever you find you need or want them.

The beach and Thai culture are on your doorstep in the authentic village of Kamala offering Thai and international food, massages, pubs, a fishing village and a temple just 5 minutes' walk. Supermarket shopping, international night clubs and hotels are just a short 2km taxi ride.

## FEATURES

- Spectacular Bay View (54 feet of windows/walls)
- Private five-star luxury with home privacy (4 Bedroom/3 Bedroom Home Office)
- Comfortable one-level living
- Elite 5 Star Luxury with Isolated Privacy
- Meticulously maintained (Full-time year-round maid, exclusively owner occupied for only 4 months per year)
- Custom-designed and manufactured furniture throughout
- Specialized Artwork and Artefacts
- Private Furnished Balcony with bay view (Full width of the property)
- Infinity Pool with Full Bay View of Kamala Bay and Mountains (Sala/ BBQ/Patio/Outdoor shower/Dining area)
- Elegant Arrival Entry and Courtyard
- Bay View Master Bedroom Complex (Private massage bed/His and Hers wardrobes/Indoor outdoor showers/Tub for two/Furnished Balcony)
- Bay View Guest Suite with Furnished Balcony
- Tranquil Guest Bedroom with Tropical Views
- Study/ Guest Bedroom with Garden View
- Modern Island Kitchen (Closeable, fully equipped, bright and with dining area)



- Discrete Staff and laundry Area with own entrance
- Steps Away from the Villa Hotel Facilities (Restaurant, Spa, Gymnasium and Resort pool, Concierge, Transport)
- Short Walk to the Beach and Kamala village and the fishing area
- Located on Phuket's "Millionaires Mile"

## INTERIORS

Custom designed and manufactured furniture is a feature throughout the property including sofas, chairs, tables, beds and bedsides and the outdoor balcony furniture. Design details are carried through and incorporated into the interior doors, paneling, and cabinetry to create a coherent and harmonised interior.

The extensive collection of specialized artworks is chosen to highlight the luxury setting, a combination of free-standing sculptures, statues set in lit display alcoves, paintings, and wall and floor mounted Asian artefacts all chosen specifically for this property and which complement the high ceilings and hardwood flooring for an opulent experience.

## FLOOR PLANS – SINGLE LEVEL LIVING

Experience the comfort, convenience, and luxury of 428 sqm of inside living space arranged on just one level and being able to step out to another 56 sqm of wide partially covered bay view terrace at the same level.

With nothing wasted on stairs, landings and corridors the living and relaxing spaces are very spacious and the bedroom suites benefit from being located in the four corners of the property, offering excellent privacy as well as larger rooms with an abundance of natural light and interesting viewpoints.

The upper level with the magnificent higher view of the bay, the infinity pool, BBQ kitchen and outdoor dining, sun beds and shower is easily reached by outdoor steps that are gently sloped.

## OWNERSHIP STRUCTURE

The secure ownership structure at Andara is designed specifically for international buyers who do not want the complication of setting up and managing a Thai company or finding a Thai partner.

Easily transferred, ownership comprises the villa-specific building ownership and the land lease rights as registered and easily verifiable at the Phuket land office, both of which are held within a special purpose transferable off-shore company. Transfer is by transferring the company which is made entirely offshore and free from property transfer fees or taxes in Thailand.

Buyers typically appoint a lawyer in Thailand to inspect and verify the specific ownership registrations at the land office and to oversee the execution of the company transfer, all of which



can be completed within 1 month.

This property is sold fully furnished, with existing furniture, fittings and artworks included in the sales price, save for personal items and certain artworks which will be documented.

## NUMBERS

- Built: 2008
- Area: 845sqm (428 internal airconditioned space)
- 4 Bedroom, 5 bathrooms
- Extra Housekeeper Bedroom
- Monthly CAM Fee: USD2,800 (approx. THB 86K)
- Average living costs (electric, water, room service 30-40K)

**Offered at \$4.888m USD with Thai Baht price adjusted to match the USD price.**

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