



# BAAN KATA - OCEANFRONT 4-BEDROOM SUPER VILLA - PRICE CUT!



**Bathrooms:** 5

**Bedrooms:** 4

**Lot size:** 900

**Price:** 195600000

**Property size:** 982



**This beautiful luxury ocean front villa is ideally located within an upscale private development only a few minutes' walk from two of Phuket's premier white sand beaches, Kata and Kata Noi.**

The villa enjoys uninterrupted 180-degree panoramic ocean views. Spacious airy living space of this 4 bedrooms villa blends seamlessly with outdoor area, complete with private infinite-edge swimming pool plus sizable decking, a living sala and large manicured tropical garden with direct ocean access.

Slender teak wooden beams shade a lush vertical orchid garden at the entrance of Baan Kata Villa B6. Surrounded by tropical beauty, large marble steps lead over a pond filled with water plants and graced by a small waterfall duct that welcome guests to the front door.

This unique U-shaped villa has two main floors, the upper level consists of the master bedroom, then dining/living room and then the 2 guest rooms on the opposite side of the 'U'. The lower level below master bedroom is the entertainment room, outdoor dining area, then followed by office/library. On the left side another study/office/bedroom and a delightful outdoor sala lounge which is next to the stone waterfall and the private walkway to the sea.

The spacious dining room has a 10-seat marble top and wooden trim dining table and upholstered velvet chair seats with wooden frames. Past this room, is the marble foyer with beautiful wooden panels painted by a famous Thai artist which connects to the living room. Looking out dining room glass doors toward the wood decking and the entrance pond adorned with water plants and mini waterfall.

The gorgeous teak paneled living room has custom painted wooden panels from Thai artist that border the entrance foyer and dining room in background. This inviting living area has two large velvet sofas and two side chairs surrounding a wooden coffee table. The delightful tropical background exudes peace and tranquility with a luscious green garden and granite stone mini waterfall pouring water into the entrance orchid pond area. Each corner of the living room also has built-in bookshelves/cabinets as viewed on left of one of the art panels.

The roomy study/office living area on lower level with an en-suite marble bathroom with shower which can turn into an extra bedroom, has 2 walls of all glass sliding doors and screens in order to fully enjoy the sea and Kata Noi beach views. Adjacent to this room is a delightful outdoor lounge/dining area with the sala lounge on columns overlooking the terraced gardens to sea. From this lounge/dining area is a tiled staircase, which leads down to tropical terraced gardens, tile decking & granite stone waterfall which continues further down to a private walkway to the sea.

This private and secure villa occupies an excellent location just minutes from this and the bustling village atmosphere of Kata. Great shopping, with everything from boutiques to street-side markets, and some of the best restaurants in Phuket easily within walking distance.



**This villa is now offered at USD 5.5 million (reduced from USD 6.8m), converted to Thai Baht for local marketing purposes.**

REAL Ref. 13399