



CIVETTA VILLA - MODERN ECO-FRIENDLY 3-BEDROOM POOL VILLA IN NAI HARN



Bathrooms: 4

Bedrooms: 3

Lot size: 325

Price: 160000

Property size: 260



CIVETTA Villas are a boutique development of just 6 private pool villas is located in a tranquil part of Rawai. The villas offer exceptional build quality and are designed to European standards.

The Civetta project's concept centers around two main ideas: maximizing green space and conserving energy. The hydraulic and electrical systems have been designed and tested by European technicians, using parts that have been imported from Europe and represent the highest quality available.

This CIVETTA Villa comes with three spacious bedrooms, all ensuite. There is one bedroom on the ground level and two bedrooms on the upper level.

Also on the ground level a split-level living, dining and kitchen area with an open layout. The fully-equipped kitchen has a cooking island/breakfast bar. There is also a guest toilet, and store room.

The living area opens out to the pool deck and garden. Here you also find an outdoor pantry, ideal for parties and entertaining guests.

Location:

Situated in a peaceful area just 5 minutes by car to Rawai Beach and 10 minutes to picturesque Nai Harn Beach in the south of the island. Nearby are a wide range of dining, shopping and entertainment options.

- **For SALE at THB 22 million (Leasehold and Freehold optional)**
- **For RENT Long-Term at THB 90,000 per month**
- **For RENT Short-Term from THB 45,000 per week**

FEATURES & AMENITIES

Electric Power System

- All the project power lines are underground.
- MDB room, centralized system in one place, including the electrical meters for all 6 Villas.
- European electrical panels and elements.
- Installation in each Villa of European "life savers", as safety system on the electrical plan.
- Energy efficient light bulbs.
- Internal emergency light imported from Europe.
- 2 100l capacity horizontal accumulation boiler, located on the roof slab.
- Under floor wired system, with branch boxes installed on the wall, to avoid maintenance issues in the future.



- Electrical ground system.

Hydraulic System

- Main "IMHOFF Tank" for the sewage purification by simple settling and sedimentation, along with anaerobic digestion of the extracted sludge, one for all 6 Villas. Such solution avoids all the trouble for the customers, for future maintenance and improves the sewage treatment.
- PUMP room system, centralized in one place, including the water meters for all 6 Villas.
- Water accumulation tank, underground, including the transfer pump.
- Rainwater Harvesting system, complete with water filtration system, through the use of an "activated carbon filter", a "sand filter" and optionally, if required by the customer, the "UV filter".
- The hydraulic system will be realized in "PPR pipes", to avoid the common problems on the market related to the water leaks.
- Number of 2 accumulation horizontal boiler 100l, located on the slab roof, with the addition of water re-circulation unit, to improve the service of instant hot water and to reduce costs.

Air Conditioning System

- The Air Conditioning system is designed for safety and reliability. That's why we are using a different, special pipe, which gives us the possibility to join the outdoor unit to the indoor unit, using only two junction points, avoiding all the gas leaks related issues.

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