



# EXCLUSIVE DESIGNER VILLA AT AO POR / PHUKET EAST COAST



**Bathrooms:** 5

**Bedrooms:** 4

**Lot size:** 4000

**Price:** 48750000

**Property size:** 750

**Year built:** 2011

**This villa is set on large grounds, with landscaped gardens and ample room to relax outdoors.**

There is an artificial river flowing through the gardens with 3m wide soothing waterfall and water



springs, making the villa unique. A quaint island accessible by a well designed bridge adds to this villas uniqueness, leading you to a sala. The building itself has an open plan shelter design, making it possible to live outdoors the whole year round. Facing south-south east (winds orientations) the roofs unique design, offers a perfect shelter from the monsoon rains. You feel like you are living outdoors, but you are fully sheltered from both sun and rain.

SITTING ROOM (200m<sup>2</sup>) : Open style kitchen, Balcony 50m<sup>2</sup>, Toilets, Open air kitchen 35m<sup>2</sup>

3 BEDROOMS (150 m<sup>2</sup>) : Each bedroom has its own bathroom with private tropical garden

STAND ALONE STUDIO (80 m<sup>2</sup>) : Including a bathroom and a balcony

BIG TERRACE WITH JACCUZI (220 m<sup>2</sup>) : Huge covered terrace with a 3m wide Jacuzzi

GARAGE (100m<sup>2</sup>) : Room enough for three cars (covered)

WATER : Two wells, One artesian well (70m), 20 cubic meters reserve, even in dry season

LANDSCAPED GROUNDS : Automatic watering system, Traveler trees, coconut trees, banana trees, Heliconias, mango trees, papaya trees, bougainvilleas trees in 4 colors, ...

SWIMMING POOL : Overflow system all around, 14.50 m. x 4.50 m., Shower, Thai Sala.

**Offered for SALE at USD 1.5 million (Freehold)**

**For Long-term RENT at THB 149,000 per month**

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