



## EXCLUSIVE DESIGNER VILLA AT AO POR / PHUKET EAST COAST



**Bathrooms:** 5

**Bedrooms:** 4

**Lot size:** 6400

**Price:** 39500000

**Property size:** 430

**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 watersprings, 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.

REAL Ref.11258