



## LARGE 4-STOREY POOL VILLA OVERLOOKING PATONG BAY



**Bathrooms:** 3

**Bedrooms:** 4

**Lot size:** 300

**Price:** 30000000

**Property size:** 320

**Year built:** 2002



**This house is a real eye-catcher. Not only because of its size, but most because of the graceful Art Deco style used for it. This style creates the appearances and atmosphere of a design house of the thirties.**

It is for sure not a Thai style house. No, this house has its own unique style with a beautiful setting in a great surrounding. Not only the positioning, and the shape but also the used materials are good for a typical tropical house. The house is tall, 6 levels from the street! The swimming pool is above ground and then 5 floors with living quarters on top of it. This makes it special, but also only suitable for those young from heart and soul (although an elevator can be provided as an option). The house has all its required licenses and legal papers. One month after the owner received his building permission the regulations changed and with the current regulations you are not allowed to build so high at such a close distance from the sea.

The house was built in 2002. It has been built with strengthened walls and foundations. It is in a very good condition and located less than 80 meters from and also around 80 meters above the sea. It is located in Baan Suan Kamnan. The house consists of 4 spacious air-conditioned bedrooms (plus baby room next to the master bedroom), 3 en suite bathrooms. The house has an open western style kitchen, an open plan living- and dining area.

Outside, on the ground floor (1st), is a partly covered swimming pool (27 m<sup>2</sup>) with waterfall. This combination keeps the water nice cool. Next to the pool there is a whirlpool for if you prefer it hot. This room is now used for breakfast and party area but can also be used as a guest room.

The house has many extras and features from a double satellite system to a professional security system with camera's all around the house. Every sleeping room is provided with its own safe. There are ceiling fans, satellite TV, 2 telephone lines, ADSL connection and an outside tropical garden in French-Mediterranean style, offering plenty of privacy. It has huge water storage tanks.

The views of this house are breathtaking with the sea in daytime but also in evening time it has beautiful scenery with the big yachts in front of your doorsteps and the city lights of Patong in the distance.

The house is offered including the adjoining 2 apartments next to the house (garden in between). These two apartments are Long Term leased with still 15 years to go... The conditions are very good and currently these apartments are almost continuously rented out Long Term. They are also ideal for office space, maid quarters or as separated guesthouse.

Baan Suan Kamnan means: "The hillside where the head of town lives". You can find it at the South-end of Patong bay.

The villa is in a nice residential area just outside lively Patong and overlooking the bay. This location, nearby Patong, keeps you close to the centre of many activities but far enough away from Patong to



have none of its disturbances.

This area is a green oasis with a good reputation. It is here really a peaceful hillside location with a privately owned road, only used by locals. This makes it a very safe and secure area and also interesting for a family with kids. It is nearby the viewpoint Blue Point which is visited in the evening times by tourists to enjoy the beautiful scenery of the daily sunset. A lot of this house value is based on its location.

Freehold / Chanote Land Title

Optional: Take over Long Term Lease of 2 apartments next doors (occupancy rate already for 7 years 100%) which doubles the plot size to 640 sqm and generates a nice rental income which covers all (maintenance-, insurance-, accountant- & electric) bills - and you decide who lives next door.

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