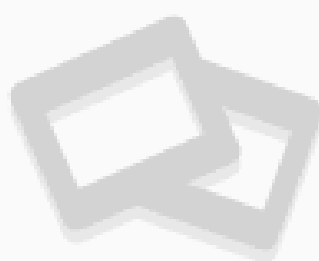




LARGE MODERN 4-BEDROOM POOL VILLA IN KAMALA



Bathrooms: 5



Bedrooms: 4

Lot size: 2000

Price: 28000000

Property size: 550

The villa was completed in February 2007, and was built by one of my own companies for the sole use of my family, so was finished to a very high specification, using only top grade materials both internally and externally. The construction was of steel, thermal insulation building blocks, and tinted quality ThaiAus widow's throughout, producing a house of a much higher standard than is normally found in Phuket.

The total land plot in approx. 1 ¼ Rai, and the house 550 sqm. On the upper floor there are 4 large King sized bedrooms, two on one side of the house, and two on the guest wing. All four bedrooms have their own en-suite bathrooms and own balconies, with the Master Bedroom also having a bath, outdoor shower and wrap around balcony. Downstairs there are two lounge areas, a separate large double tier (floor to roof) dining room, full western kitchen with western appliances with breakfast area, nice size office/study, and two toilets one at each side. Externally there is a double (undercover) garage, Utility/Laundry Room, two storage areas at the front, and at the rear water filtration system, large swimming pool, with waterfall, outside toilet and shower.

Computer Controlled:

The house has computer controlled lighting which covers both the house internal areas, and all of the gardens and external areas. All lighting throughout can be controlled individually from each room, or from remote controls in each room. Alternatively all lighting can be controlled from a single screen in the main lounge. All lights throughout can be dimmed, or set to suit your mood. The house and garden lights can also be programmed to come on and off automatically at dusk and dawn.

Sound System:

There is a fitted "Sonos" sound system that covers the main areas of the house, including the lounge, kitchen, master bedroom and pool and garden area including the shaded sala. Sonos allows you to use a range of items like ipods etc., to play your music. There are also four music zones, so each zone/person can listen to different music of their choice.... or all play the same, if having a party.

M & E Room:

There is an M & E room near the kitchen with all computer control systems and electrical controls. All electrical controls are from simple "trip switches". There are also "surge protectors" fitted in the M & E room in order to protect the computer systems.

Internet - Wi-Fi:



The house has both LAN connection and wi-fi fitted.

Satellite TV:

There is an Astro Satellite TV system installed, together with up to date CAT6 cables into every room in the house for data connection throughout.

Mains Electric:

The electric voltage is 240v, with ample sockets both in and outside the house, including the patio areas. In addition on the ground floor there are hidden underground sockets that can "pop up" when required, and are ideal for table lamps. If not needed, then they just show a small alloy plate.

Water:

The house has two systems for water, along with water filtration plant at the rear of the garage, and both underground and above ground water storage tanks:

System 1:

- 1/. Via a local supply source that is then run through a system of filtration so that it can be used throughout the house. A lesser filtration is required for the gardens.
- 2/. This water is also again filtered in the kitchen and can be drunk after this treatment via the Fridge dispenser.

System 2:

The house has it's own 100 metre deep well, where water can be pumped up from, but the quality is not so good, so needs more filtration and back washing of the filters to use.

Septic System:

There are two septic tanks either side of the house for "black water", gray water is via mains drainage.

All fittings used in the house were of the highest specification available in Phuket, which included solid Teak doors, Haffle hardware, including 5 lever locks, western kitchen and western appliance. The modern design of the house, include marble circular staircase from the main lounge, with featured ceilings and the well planned use of modern lighting throughout. This continues into all of the seven bathrooms in the house, all are again fitted with top quality bathroom fittings. There is also air conditioning units concealed throughout the house, so offering total climate control everywhere internally.

The house is of a modern design that was the combination of the owner's choice, together with a young local Thai Architect's design ideas. It was designed to have a large area of glass giving it a light and airy feel. The glass is tinted, and the glass frames were the best that was available. This still shows after six years they still look like new. It has featured ceilings with hidden light recesses throughout the house, from the hall ways through to each of the rooms. Each stage of the design and more importantly the build was controlled by the current owner to ensure that the same high



standards were maintained.

REAL Ref. 11865