



# LAYAN ESTATE - LARGE 4-BEDROOM VILLA IN EXCLUSIVE ESTATE NEAR LAYAN BEACH



**Bathrooms:** 5

**Bedrooms:** 4

**Lot size:** 2013



**Price:** 62000000

**Property size:** 596

**Nestled in the exclusive Layan Estate on Phuket's stunning northwest coast, this U-shaped Pool Villa offers luxurious living in a tranquil and private setting. With four spacious ensuite bedrooms, a study office, family and play rooms, and live-in maids quarters, this property can comfortably accommodate a large family.**

The highlight of this villa is the long private pool, perfect for swimming laps, surrounded by a sun deck and set in the expansive, mature gardens, this villa sits on a land plot of 2,013 sqm. Relax and unwind in this peaceful oasis, surrounded by lush tropical greenery and enjoying the warm Phuket sunshine.

The master bedroom and first guest bedroom are located on the second level, providing a sense of privacy and seclusion. The living and dining area is stylishly decorated and opens up to the pool sun deck, creating a huge open space for entertaining and relaxing. The large modern kitchen boasts a breakfast bar and both indoor and outdoor dining areas for enjoying meals with friends and family.

For outdoor entertainment, there is a dedicated area with a dining table, barbecue, and bar, perfect for hosting a dinner party or enjoying cocktails at sunset.

As you enter the property, you will be greeted by a grand and gated entrance, providing a sense of security and exclusivity. The villa is also equipped with audio-visual equipment, including a flat screen TV, DVD player, iPod music system, and Nintendo Wii game console. Stay connected with an iPad, printer, and Wi-Fi access throughout the property.

Conveniently located in the highly sought-after Layan Estate, this villa is just 750 meters from Layan Beach, a hidden gem with its quiet and unspoiled shores. Enjoy a selection of cafes, restaurants, and shops in the area, all exuding an authentic and laidback vibe. The property is also just a short drive to the Laguna Golf Course, Boat Avenue shopping center, HeadStart Cherngtalay, UWC & BISP International schools and the Thanyapura Sports Academy. The estate is managed by CBRE, the common area estate fees are approximately 40,000 THB per month.

For property investors or buyers who are not looking to move into the property immediately; the sellers are open to leasing / renting back the villa for a period of time after it has been sold. This could be an interesting option as the property would start generating rental incoming immediately.

Don't miss out on the opportunity to experience luxury and tranquility in this exclusive U-shaped Pool Villa. Book your stay now and make memories that will last a lifetime.

**Offered for Sale at US\$ 1.7 milion (THB equivalent).**