



MAAN TAWAN - NEWLY RENOVATED 6-BEDROOM POOL VILLA AT LAYAN BEACH



Bathrooms: 7

Bedrooms: 6

Lot size: 1240

Price: 60000000

Property size: 800



In immaculate condition a 2 story FREEHOLD pool villa with upper floor ocean views and always the sound of breaking waves just a flat 100m walk to the beach and on the edge of Laguna. Built on flat land - no hills or climbs required to get to the Andaman sands.

The Villa sits just 100 metres from Layan beach and is separated by a small palm plantation. The 7km long, crescent-shaped beach itself is beautifully tranquil and generally quite deserted with just a handful of exclusive hotels dotted along its edges. The Andaman sea's waters are still very clean and unpolluted. A short flat walk will take you along Layan beach to the end where there is a small island that can be reached by foot during low tide.

THE VILLA

6 bedrooms on the beach makes it a rare and desirable family home or possibly a luxury vacation retreat, which would be a standout rental property commanding premium rental rates, high occupancy and year-round bookings.

Rooms are on a grand scale, with high and vaulted ceilings on the upper levels and mostly open plan on the ground floor, a design that creates an abundance of natural airflow and light. Plentiful use of marble, granite and hardwood timber combine with simple wall finishes and elegant furnishing (included) to create an authentic beach house feel.

THE VILLA ENTRANCE

The villa boasts an impressive tropical arrival with exotic planting and lotus ponds leading to an extravagant marble-floored entrance hall with marble floors and full glazing to look out onto the pool, the pool deck and the lawn beyond. A covered carport, lockable storage and two pairs of hand carved wooden doors create the feeling of entering a luxury villa.

GROUND FLOOR – Inside

Entrance Hall

To the left, facing to the pool a large 90sqm open plan living room with picture windows, opening into a covered sala beside the pool and a study area.

To the right, a formal dining room opening onto a large covered veranda for casual dining

Straight ahead to the covered sun deck and pool

BEDROOM 1, a large ensuite double bedroom garden suite with private entrance and verandah into the garden. Discretely equipped for medical care – with hoist in the bathroom and medical assist twin beds.

Plus, a guest cloakroom.



A timber staircase leading to the upper floor.

A door to the enclosed separate kitchen including island appliances, a pantry and leading further to the back of house for laundry, staff accommodation, rear entrance and storage.

GROUND FLOOR – Outside

- A large private pool, with wide steps leading in
- A covered sala antique with swing seat
- BBQ area
- Ample sundeck around the pool
- Grass lawns and flower borders
- Heavy planting at the end of the garden (can be cut back to reveal sea view)
- Gate directly to the beach road
- Side access to the front gardens

UPPER FLOOR

Timber flooring, hardwood window blinds and well-chosen furniture create a modern elegance in the landing and hallways approaching the five upper bedrooms:

Master Bedroom: Sea facing with a view of the ocean, an oversize large room with a large balcony and a high vaulted ceiling, a separate walk-in dressing area and a separate ensuite with bath, his and hers counters and shower.

VIP Bedroom: Sea facing with a view of the ocean, a large room with a full width large balcony and en suite facilities

VIP bedroom: Sea facing with a view of the ocean, a large room similar to the master bedroom with a vaulted ceiling and private ensuite facilities.

Guest Bedroom: a large East facing double bedroom, decorated in marine blue, currently with twin beds and an ensuite bathroom.

Guest Bedroom: a large North facing double bedroom with its own ensuite bathroom.

Additional Features

- 6 Bedrooms
- Beachfront
- Close to Laguna / Boat Avenue
- FREEHOLD VILLA
- Gated Community
- Private Landscaped Garden



- Private Pool
- Recently Renovated to Exceptional Standard
- Safe Swimming Year-Round
- Sea Views
- Walk to the Beach 100 meters
- Wheelchair friendly

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