



# OUTSTANDING 6-BEDROOM POOL VILLA OVERLOOKING PATONG BAY



**Bathrooms:** 7

**Bedrooms:** 6

**Lot size:** 1600

**Price:** 85000000

**Property size:** 1200

**Year built:** 2010



## Hillside Sea View Super Villa

Contemporary modern pool villa with west coast sunset views out across Patong Bay. Completed early 2010 this villa occupies just under one Rai (1,600 sqm) of flat land on the Kalim hillside.

The property has landscaped gardens and drive way leading to a twin car garage at the rear of the property which is accessed by private electric gate.

Large custom designed handmade steel double doors give the clear message that this property is something special. The inside of the property is the first surprise. There is a truly enormous 15m x 10m living area with open plan kitchen with 4m high ceilings. To the front right hand side is a separate dining area on a raised platform which serves equally well as TV den. One's eye however is naturally drawn forwards to the panoramic view of the bay which is across the infinity edge pool which runs across the front of the villa. To the left is the master bedroom with large ensuite bathroom and walk in his and her closets.

Down internal stairs is a guest bathroom, 50 sqm second bedroom with ensuite bathroom and its own separate entrance way from the car parking allowing this to function as a self-contained flat in its own right.

A third bedroom with ensuite is down external steps to the left of the property. This pavilion was designed for two storeys but is currently built with one bedroom. A second can be easily added.

The fourth bedroom is on the lower level with its own ensuite.

The 5th and 6th bedrooms both with ensuites are being built in late 2013. The first has a stupendous panoramic view of the bay. The large 6th bedroom of 40sq.m is at the rear of the house with amazing views of the towering Kalim mountains and dense rainforest which rises up behind the villa.

A special feature of the villa is the full size squash court built on the lower level of the house. This also serves as a great place to play basketball, soccer or any number of indoor sports. It also provides a wonderful space for future enlargement of the house.

The villa is self-contained in an estate of 7 other luxury villas. It has its own private well water. With sea views to the front and mountain views to the sides and rear the house certainly feels set in a special natural environment. Yet the villa is only 5 minutes from downtown Patong and two minutes from the Kalim surf spot.

Definitely a must see house if you value large rooms, awesome views and a modern style.

A 2013 refurbishment has seen the addition of two large bedrooms with ensuite bathrooms will also cover the thorough redecoration of the property and bringing it to an as new condition.

**Villa Rockstar is offered for SALE with Thai freehold ownership at THB 85 million, viewings are by**



**appointment only.**

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