



# VILLA BAUHINIA - IMPRESSIVE 5-BEDROOM SEA VIEW VILLA OVERLOOKING LAYAN BEACH



**Bathrooms:** 6

**Bedrooms:** 5

**Lot size:** 1000

**Price:** 92000000

**Property size:** 900

**Year built:** 2005



**An impressive sea view pool villa, in a tranquil location overlooking Layan Beach and the whole of Bang Tao Bay with a beautiful sunset sea view. Masses of space and 5 large ensuite double bedrooms over two levels designed in a contemporary Asian architectural style.**

Constructed in 2005, the property is truly in a perfect condition, in fact as new. This is testament to the owners' care and upkeep, combined with the developer's original choice of hardwearing and easy to maintain quality materials.

A stunning location. A tranquil part of Phuket, close to tropical nature and extremely peaceful, close to Bang Tao Bay and the beautiful Layan Beach. This location offers not only one of Phuket's most stunning seascapes, but also an amazing array of world class restaurants, from beach side local eateries to Phuket's only Michelin Starred fine dining establishment all within 10 minutes' drive.

Villa Bauhinia is set across two main levels, both are extremely spacious, airy and bathed in natural light. The villa also benefits from super height vaulted ceilings as well as floor to ceiling bi-fold glass door systems allow you to easily open whole walls of the villa to create a seamless connection between the indoor/outdoor, allowing you to make the most of the views and natural breezes.

The 'U' shaped upper level is the main living area for the owners and provides everything necessary for day-to-day living. All rooms surround and are focused on the 15m infinity-edge swimming pool and the stunning sea views beyond. Entrance is to the spacious living area, which has two formal/informal dining areas adjacent.

The fully equipped and stylish kitchen includes all appliances, plenty of storage plus a cool breakfast bar.

The middle section is an extremely generous living area which opens to the sand wash pool terrace. Behind this is an open plan study area with two large desks providing a relaxed office environment.

The huge master bedroom leads off the living area. From front-to-back this suite consists of a sea view balcony, a private living /TV area, the bedroom area and a massive en-suite bathroom behind with bathtub and double sinks and double showers.

The lower level consists of four further generous en-suite bedrooms, although one is currently being used as a fitness & wellness room, plus a further TV/games lounge room which could easily be converted to a sixth bedroom if required.



## Investment options

The villa as stated is in a perfect condition and has been maintained meticulously. The estate has a proven rental management scheme in place, which will provide any new owner with attractive rentals. Although never rented, the market exists for properties of this standard.

## Ownership

The ownership of this impressive villa is via a protected BVI leasehold structure. In short, the villa owners within the estate have control over the Thai Company owning the land freehold. In turn they then lease from this company ensuring hassle-free renewals in perpetuity.

## Phuket Lifestyle

This location provides easy accessibility to the best that Phuket can offer. A huge variety of grocery and mall shopping is available within extremely easy reach. A wide choice of Thailand's best restaurants and bars are just 5 – 10 minutes away, whilst trendy beach clubs are practically on the doorstep of the villa, all just 20 minutes from Phuket International Airport.

**Villa Bauhinia: A perfect ocean view property in a perfect location.**

**Offered for sale at THB 92 million.**

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