



# VILLA NOVA - AN IMMACULATE 5-BEDROOM SEA VIEW VILLA OVERLOOKING LAYAN



**Bathrooms:** 6

**Bedrooms:** 5

**Lot size:** 1000

**Price:** 88000000

**Property size:** 1005



**Year built:** 2015

**An exceptional and immaculate sea view pool villa, set amongst the lush Layan Hills, facing due West to enjoy the glorious daily sunsets over the Andaman Sea.**

Villa Nova is located within a quiet, natural part of the island, yet still only a few minutes from Layan Beach, Boat Avenue, the many facilities that Laguna offers, plus many other major hotspots of the island. Including Phuket International Airport being just 25 minutes from the property.

Villa Nova has a contemporary Asian feel, with stacked slated exterior wall features and a natural and very attractive cedar shingled pitched roof.

This is a substantial family home, with 1,005 sqm of living space across two main levels. Five large bedrooms and six bathrooms provide ample space for friends and family.

This is an excellent villa for entertaining any or all social occasions.

The land size is approx. 1000 sqm, holding the NS3K title, with the added benefit of a further plot of approx. 400m of common estate land adjacent to the villa.

## **The Primary Level**

The upper floor provides the primary resident with the luxury of space and convenience. The enormous sea view master bedroom is adjacent to the open plan dining and living area, fully equipped, top-end western kitchen all of which open to the outdoors via full height sliding tinted glass doors. Where a generous outdoor sand wash terrace, with glass balustrade surrounds the 10 x 4M salt water, infinity edge swimming pool. An absolutely perfect place to take some sun, relax, unwind and enjoy the panoramic seascapes.

## **Lower Level**

A more informal open-plan living area, which could easily be used as a media room, is close to a further four large ensuite bedrooms.

The materials used throughout Villa Nova have been hand-selected for quality, hardiness, and their individual aesthetic. The flooring is either a light-coloured Terrazzo or natural hardwood with a golden hue. In the ensuite bathrooms, natural stone accents are used to enhance the style of the rooms.

In addition, there is a further level which comprises of a large, fully equipped maid's quarters, plus a full laundry and utility area. There is covered parking for two cars.



Ownership of Villa Nova is flexible, currently set up as protected leasehold via a BVI which can be transferred quickly and at low cost. Thai freehold is easily available if required.

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