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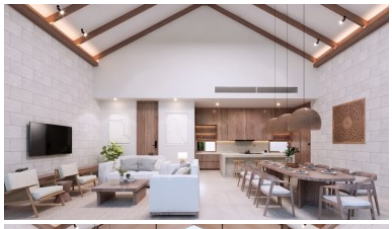
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Beautiful Luxury Private Pool Villas | New & Off-Plan | Large Plots | Freehold Titles

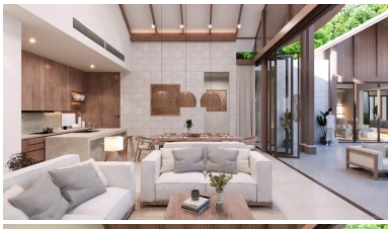














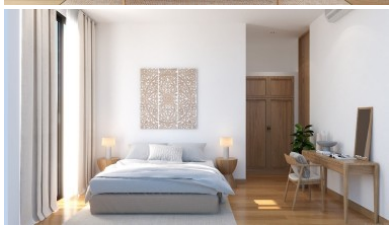


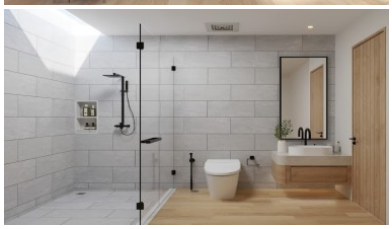




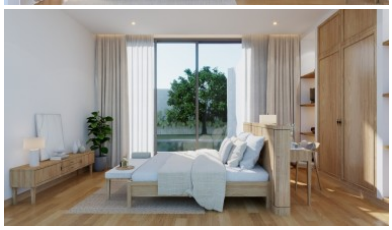


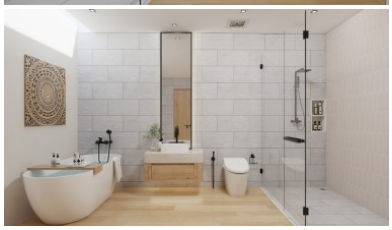


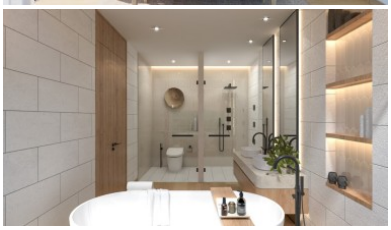
















Property Detail

Price	39,500,000 THB
Location	Bang Tao Thailand
Bedrooms	4
Bathrooms	5
Land Size	645 area
Building Size	496 sqm
Type	villa

Description

Nakara Grand Luxury Villas – Spacious 4 Bedroom Pool Villas in Cherng Talay, Phuket

Nakara Grand Luxury Villas offers an intimate collection of just six private pool villas in the Pasak neighbourhood of Cherng Talay, Phuket. Combining contemporary design with traditional Thai influences, the development creates a private residential setting with generous gardens and outdoor entertaining areas. The featured TAO252 residence provides four bedrooms, five bathrooms, and approximately 496 sqm of built-up area on a land plot of approximately 645 sqm.

The villa’s spacious living and dining areas form the heart of the home, connecting with a poolside terrace and landscaped garden. Large openings bring natural light into the interiors and encourage an easy transition between indoor comfort and outdoor living. A private swimming pool and separate sala create inviting places to relax, dine, and spend time with family and friends.

Four bedrooms, each with its own bathroom, provide comfortable accommodation for permanent residents and visiting guests. The layout also incorporates a kitchen and pantry, laundry space, storage, and private parking, making the home practical for extended stays and everyday family life. The developer’s documented inclusions cover the swimming pool, landscaping, air conditioning, built-in fittings, and kitchen. Furniture packages and the final appliance inventory can be reviewed for the selected villa.

The development’s six individual plots offer different garden sizes and villa footprints while maintaining four-bedroom, five-bathroom accommodation throughout. With space for entertaining, private outdoor living, and guests, Nakara Grand Luxury Villas is suited to buyers seeking a substantial Phuket home within a small residential community.

Pasak provides convenient access to Cherng Talay’s restaurants, shops, and west coast leisure amenities. The developer’s brochure places Boat Avenue, Porto de Phuket, and Villa Market approximately 2.5 kilometres away, with Bang Tao Beach around 4.4 kilometres away and Laguna

Golf approximately 5.4 kilometres away. This location allows owners to enjoy beach days, golf, dining, and everyday shopping while returning to a quieter residential setting.

The gated estate offers 24-hour security and management support, adding convenience for owners who spend part of the year overseas. The property is advertised as freehold on Chanote-titled land, subject to buyer eligibility and confirmation of the purchase structure. Construction-linked payments provide a defined schedule from reservation through to villa transfer and land registration.

Property Highlights

- Boutique development comprising just 6 private pool villas
- Located in Pasak, Cherng Talay, near Bang Tao and Laguna
- Featured residence with 4 bedrooms and 5 bathrooms
- Approximately 496.16 sqm built-up area
- Approximately 645.30 sqm private land plot
- Contemporary architecture with traditional Thai influences
- Spacious living and dining areas
- Four bedrooms with private bathrooms
- Private swimming pool and outdoor entertaining terrace
- Separate sala and landscaped garden
- Kitchen, pantry, laundry space, and storage
- Air conditioning, built-in fittings, and kitchen included
- Private parking
- Gated estate with 24-hour security and management support
- Approximately 2.5 kilometres to Boat Avenue, Porto de Phuket, and Villa Market

- Approximately 4.4 kilometres to Bang Tao Beach
- Approximately 5.4 kilometres to Laguna Golf
- Chanote land title
- Advertised freehold ownership, subject to buyer eligibility
- Documented common area fee: THB 12,000 per month, payable one year in advance
- Common area fee includes a security guard and garbage collection under the January 2025 terms
- One-time sinking fund contribution: THB 120,000

Payment Plan

- Reservation deposit: 2%
- Signing the contract within 30 days: 28%
- Completion of foundations: 15%
- Completion of the concrete structure: 15%
- Completion of roof tiles: 15%
- Completion of walls, floor tiles, and interiors: 15%
- Villa transfer and land registration: final 10%
- Total purchase payments: 100%, including the reservation deposit
- Transfer and registration fees shared equally between seller and buyer under the documented terms
- Payment schedule and applicable fees to be reconfirmed in the selected villa’s purchase agreement

Discover Nakara Grand Luxury Villas with Phuket Realtor. Contact us to arrange a private viewing or request the brochure, master plan, individual floor plans, and current availability. We will help you confirm the villa’s specifications, furniture inclusions, construction schedule, and ownership terms so you can Invest with Confidence.

Interested with this listing? Contact us today at:

+66 93 606 0906/ info@phuketrealtor.com