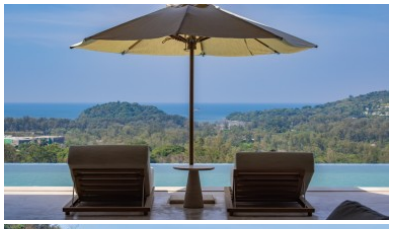
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# Exclusive Luxury Sea View Pool Villas in Layan, Phuket | 3BR, 4BR, 5BR, 6BR Choices



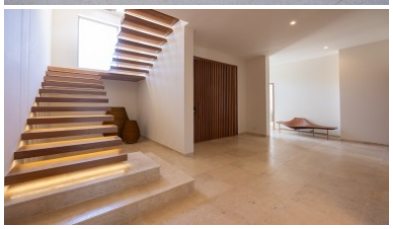
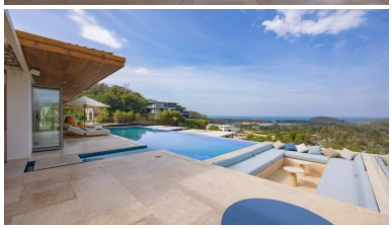
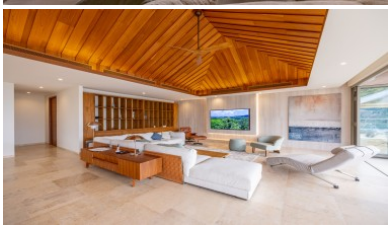
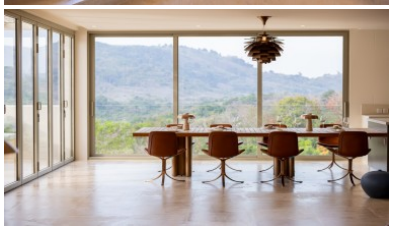






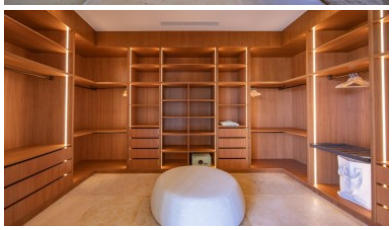
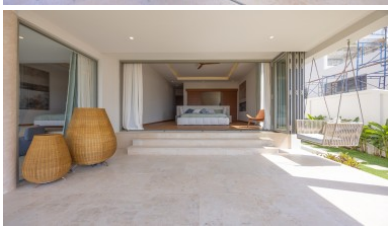
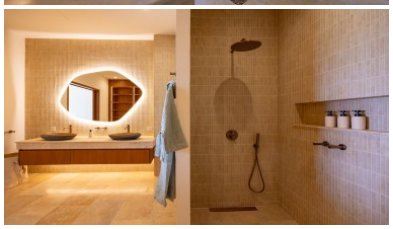
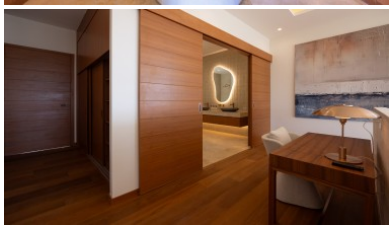
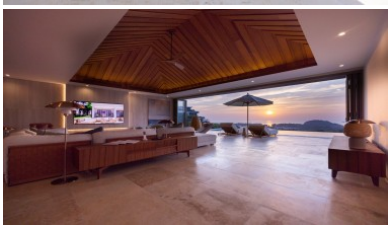
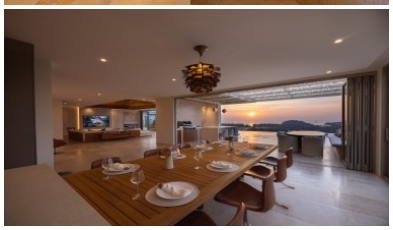


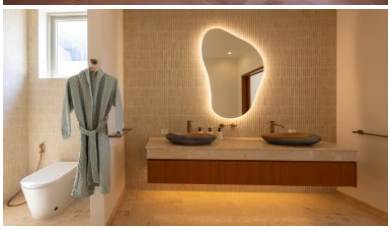
















# Property Detail

| | |
|---|---|
| Price | 78,000,000 THB |
| Location | Layan Thailand |
| Bedrooms | 5 |
| Bathrooms | 5 |
| Land Size | 602 area |
| Building Size | 680 sqm |
| Type | villa |

# Description

### Cohiba Villas Layan — Sea Views, Natural Materials and Space to Entertain

A morning swim above the treetops, lunch on the shaded terrace and an evening watching the light change over the Andaman Sea. Cohiba Villas brings a generous sense of space to hillside living in

Layan, combining contemporary tropical architecture with the warmth of natural materials. This five-bedroom residence offers privacy for family life and a welcoming setting for sharing Phuket with friends.

Arranged across two levels, the villa places the main living, dining and kitchen spaces alongside the principal bedroom and pool deck on the upper floor. Four additional ensuite bedrooms occupy the lower level, giving guests their own space while keeping the main entertaining areas together. Sea views from both levels make the outlook part of everyday life.

The materials give the home its character. Cedar roofing, limestone flooring, teak detailing and engineered wood bring texture and warmth to the contemporary design. A Western kitchen supports everyday cooking and entertaining, complemented by outdoor cooking facilities for more relaxed meals beside the pool. Wide terraces provide room to dine, lounge and enjoy the hillside setting.

A private 13-metre saltwater swimming pool forms the centrepiece of outdoor living. Solar power with battery storage adds practical value, while estate security and optional villa services support owners who divide their time between Phuket and elsewhere. Residents also benefit from access to Cohiba’s private sports and wellness facilities, including tennis, a professional gym, sauna and steam room.

Layan Beach is approximately 2.3 kilometres away, with Laguna’s golf and resort facilities, Boat Avenue and Porto de Phuket within convenient reach. The location suits buyers seeking a quieter home environment with access to Cherngtalay’s restaurants, shopping and social life. Optional rental management through Elite Havens provides another consideration for owners planning occasional personal use.

- Specifications: Villa 2 offers approximately 680 sqm of total built-up area on a 602 sqm plot, with five bathrooms. Areas are estimates, subject to confirmation.
- Bedroom Options: This listing features five bedrooms, with a four-bedroom configuration also shown for this villa type. The wider development offers three-, four-, five- and six-bedroom designs, depending on the villa and customization.
- Design & Features: Two-level layout, sea views, natural stone and wood finishes, generous terraces and private gardens.
- Private Pool: Approximately 13 metres long by 3.5 metres wide.
- Energy & Comfort: Solar power with batteries, air conditioning, ceiling fans and LED lighting.
- Estate Facilities: Gated access, security, tennis court, professional gym, sauna and steam room.
- Ownership: Villa ownership with an individual land lease; the developer also outlines an optional share in the land freehold structure. All arrangements require independent legal

review.

- Price: Villa 2 is listed at THB 78 million in the October 2026 price list. Furniture and customizations are additional.

Payment Plan

- Reservation deposit: 2%
- Signing the sale and purchase agreement: 28%
- Completion of foundations: 15%
- Completion of superstructure: 15%
- Completion of shell: 15%
- Completion of tiling and interiors: 15%
- Full completion and title transfer: 10%

Payment terms are subject to contract. Transfer and lease registration fees are shared between buyer and seller.

Contact Phuket Realtor for current availability, detailed floor plans and a private viewing of Cohiba Villas Layan. Explore the layouts, compare the outlooks and find the home that suits your plans. Invest with Confidence.

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**Interested with this listing? Contact us today at:**

+66 93 606 0906/ info@phuketrealtor.com