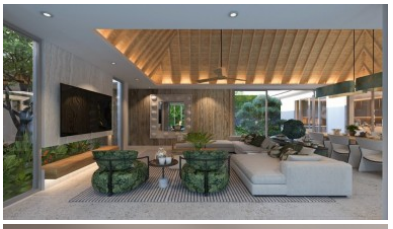
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Island Homes for Sale | Sustainable Living Alongside Advanced Technology

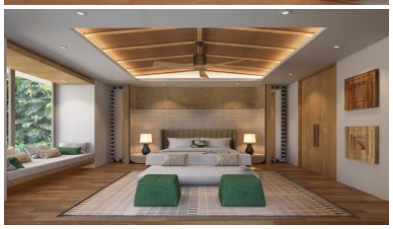
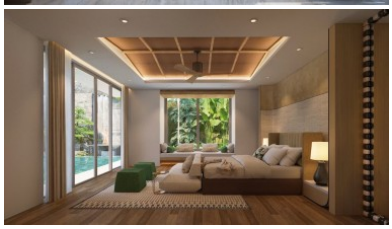








Property Detail

Price	75,328,500 THB
Location	Layan Thailand
Bedrooms	4

Bathrooms	5
Land Size	918 area
Building Size	654 sqm
Type	villa

Description

Punyisa Villas Layan – Exclusive Luxury Pool Villas with Smart-Home Technology in Phuket

Discover an exceptional standard of tropical living at Punyisa Villas Layan, an exclusive collection of architecturally designed luxury pool villas in one of Phuket's most desirable residential locations. Created by M2 Plus under the direction of acclaimed designer Mary Pakamard, the development brings together contemporary Asian-inspired architecture, sophisticated interiors, and sustainable building technology to create private residences of lasting quality.

This four-bedroom, five-bathroom villa offers approximately 654 sqm of built-up area on a generous 918 sqm land plot. Designed for buyers who value privacy, comfort, and architectural individuality, the residence combines spacious living areas with a private swimming pool, landscaped tropical gardens, and inviting outdoor spaces for relaxation and entertaining.

The architectural concept emphasizes the relationship between indoor and outdoor living. Generous ceiling heights, expansive windows, and thoughtfully arranged living spaces create an atmosphere of openness while maintaining the privacy expected of a luxury residential estate. Natural materials, bespoke detailing, and contemporary finishes contribute to an elegant yet comfortable living environment.

Punyisa Villas Layan offers a selection of residential configurations to accommodate different lifestyle requirements. The developer's April 2025 documentation identifies Villa Type C at approximately 565 sqm of built-up area, Villa Type B at approximately 690 sqm, and the larger Villa Type A at approximately 917 sqm. Land plots in that price sheet range from approximately 1,004 to 1,640 sqm, providing substantial space for private gardens, swimming pools, and outdoor entertaining areas.

A defining feature of Punyisa Villas is its commitment to integrating modern residential technology with environmentally conscious design. The developer's specifications include solar power systems and AVC smart-home technology, allowing homeowners to enjoy greater convenience and improved energy efficiency. These features complement the architectural design while supporting a more sustainable approach to luxury property ownership.

The interiors are conceived as a seamless extension of the architectural design. Spacious living and dining areas provide an inviting setting for family gatherings, while private bedroom suites offer comfort and separation. Depending on the villa configuration, additional spaces may include a dedicated study, separate Thai kitchen, service areas, and generous storage facilities.

The developer's approach to interior design places particular emphasis on bespoke cabinetry, quality materials, and carefully considered finishes. The April 2025 price sheet confirms that furniture packages are excluded from the standard villa pricing. Buyers may arrange a separate furniture package, allowing the interiors to be completed according to their individual preferences and requirements. Exact furniture specifications and customization options should be confirmed

with the developer.

Located in Layan, the development provides a peaceful residential environment within convenient reach of Phuket's established west-coast lifestyle destinations. Layan Beach and Bang Tao Beach offer beautiful stretches of coastline, while nearby Laguna Phuket, Boat Avenue, and Porto de Phuket provide access to golf, international restaurants, shopping, and wellness facilities.

Whether intended as a primary residence, an extended holiday retreat, or a long-term property investment, Punyisa Villas Layan offers an appealing combination of generous land plots, distinctive architecture, advanced home technology, and an established luxury residential location.

Property Highlights

- Exclusive luxury pool villa development in Layan, Phuket
- Designed and developed by M2 Plus
- Architectural and interior design by Mary Pakamard
- Featured listing: 4 bedrooms and 5 bathrooms
- Featured villa: approximately 654 sqm built-up area
- Featured land plot: approximately 918 sqm
- Additional villa configurations available within the development
- Developer-documented villa sizes of approximately 565–917 sqm
- Spacious private swimming pools
- Landscaped tropical gardens
- Contemporary Asian-inspired architecture
- Generous indoor and outdoor living areas
- High ceilings and expansive windows
- Bespoke architectural and interior detailing

- AVC smart-home technology
- Solar power systems included in developer specifications
- Contemporary kitchens and quality interior finishes
- Dedicated service and storage areas according to villa configuration
- Private parking
- Furniture package excluded from the standard villa specification
- Optional furniture packages available separately, subject to confirmation
- Freehold or leasehold ownership options as advertised, subject to legal verification
- Convenient access to Layan Beach, Bang Tao Beach, and Laguna Phuket

Villa Configurations

- Villa Type C: approximately 565 sqm total built-up area
- Villa Type B: approximately 690 sqm total built-up area
- Villa Type A: approximately 917 sqm total built-up area
- Three-, four-, and five-bedroom design options are illustrated in the developer's original Punyisa architectural materials
- Exact bedroom configurations, land plots, and current availability should be confirmed for each individual villa

Payment Plan

- Reservation deposit: To be confirmed with the developer
- Contract signing payment: Subject to the agreed purchase contract

- Construction-stage installments: To be confirmed

- Final payment upon completion and ownership transfer: According to the agreed payment schedule

Punyisa Villas Layan presents an opportunity to create a distinctive luxury home in one of Phuket's most desirable residential areas. Contact Phuket Realtor today to request current villa availability, detailed floor plans, furniture package options, and the latest developer payment schedule, or to arrange a private project inspection.

Interested with this listing? Contact us today at:

+66 93 606 0906/ info@phuketrealtor.com