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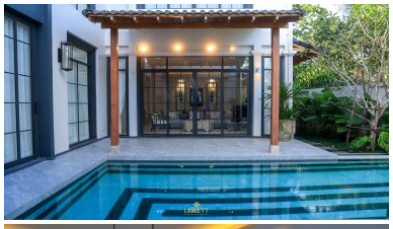
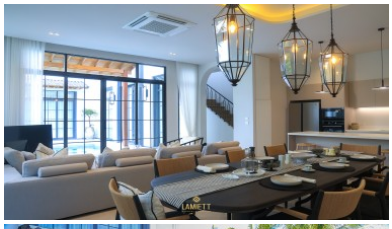
LaMiett Villas Phuket | Pool Villas near Bang Tao & Layan

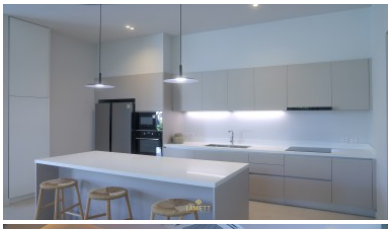




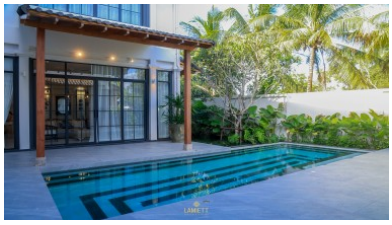






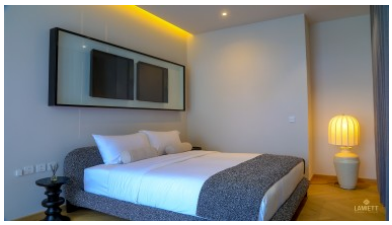




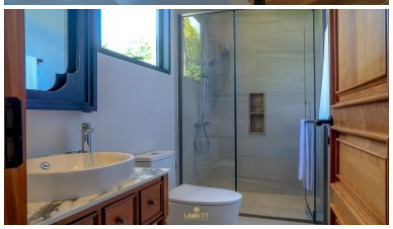




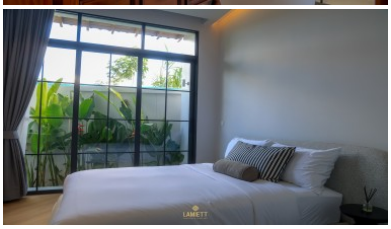


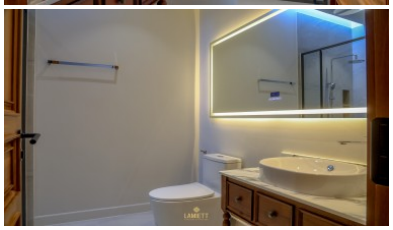


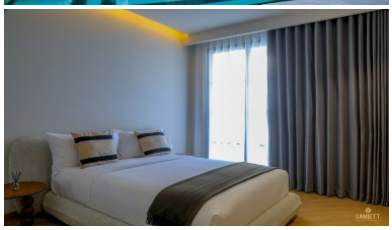


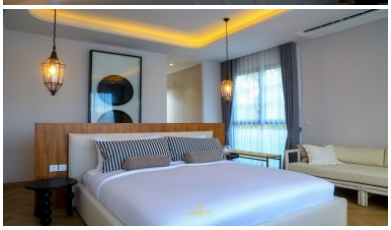


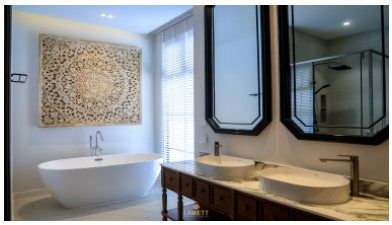


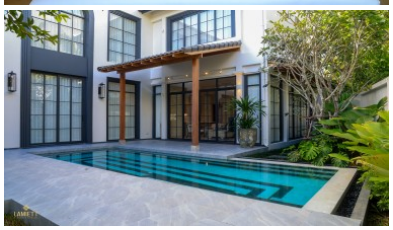










Property Detail

Price	19,800,000 THB
Location	Bang Tao Thailand
Bedrooms	3
Bathrooms	4
Land Size	359 area
Building Size	384 sqm
Type	villa

Description

LaMiett Villas Phuket – Private Pool Villas near Bang Tao and Layan

LaMiett Villas Phuket is an intimate collection of four private pool villas within reach of Bang Tao, Layan and the amenities of Phuket's northwest coast. Offering three-bedroom off-plan homes alongside a completed four-bedroom villa, the development gives buyers a choice between a construction-stage purchase and a furnished residence ready for occupation.

Designed by 65 Company Limited and built by Baankarn Construction Company Limited, the villas extend across two storeys, with generous indoor and outdoor spaces. The small collection offers individual plots and different layouts, allowing buyers to choose a home suited to their household and preferred way of living.

The completed four-bedroom villa occupies a corner plot, with a walled courtyard bringing together the private swimming pool, garden and outdoor living areas. Inside, the dining area connects to the living room, while the kitchen is arranged around an island. Four bedrooms across the two floors provide flexibility for family members and visiting guests, complemented by five bathrooms and covered parking for two cars.

For buyers considering an off-plan home, the three-bedroom villas include built-in furniture, a kitchen and air conditioning. Construction is scheduled to take approximately 10–12 months from the construction down payment, with instalments linked to defined building milestones. The completed four-bedroom villa is offered fully furnished, including air conditioning and landscaping.

The location provides convenient access to restaurants, shopping and leisure facilities around Boat Avenue and Porto de Phuket. Layan and Bang Tao beaches are also within driving distance, while UWC Thailand, Thanyapura and Phuket International Airport support the practical needs of families and owners who travel regularly.

Property Highlights

- Boutique development comprising four private pool villas.
- Villa 01: Three bedrooms, four bathrooms, 384 sqm built-up area and 359.20 sqm land.
- Villa 02: Three bedrooms, four bathrooms, 375 sqm built-up area and 285.20 sqm land.
- Villa 03: Three bedrooms, four bathrooms, 365 sqm built-up area and 270.80 sqm land.
- Villa 04: Four bedrooms, five bathrooms, approximately 434.07 sqm built-up area and 386 sqm land.
- Built-up areas extend across two storeys and include balconies and covered parking.
- Villa 04 features a 29.35 sqm private pool and covered parking for two cars.
- Ownership options: The project offers freehold, leasehold and a Sap-Ing-Sith route, subject to buyer eligibility and the applicable purchase documentation.
- Furniture: Off-plan villas include built-in furniture, kitchen and air conditioning; loose furniture is excluded. Villa 04 is offered fully furnished, with air conditioning and landscaping.
- Off-plan construction period: Approximately 10–12 months from the construction down payment.
- Project-estimated driving times: Approximately nine minutes to Boat Avenue and Porto de Phuket, 11 minutes to Layan Beach, 14 minutes to Bang Tao Beach and 22 minutes to Phuket International Airport.
- Transfer and registration costs are shared equally between buyer and seller.

Payment Plan

For the three-bedroom off-plan villas:

- Reservation: 2% non-refundable deposit.
- Contract signing: 18%, with the contract signed within 30 days.
- Completion of piling and foundations: 15%.
- Completion of the main structure: 15%.
- Completion of the roof, walls and partitions: 20%.
- Completion of floor and wall tiling: 15%.
- Villa completion, ready for occupation and registration: 15%.

For the completed four-bedroom villa:

- Reservation: 5% non-refundable deposit.
- Contract signing: 25%, with the contract signed within 30 days.
- Registration and ownership transfer: 70%, within the contractual 30-day period.

The agreement will specify the commencement dates for construction and each applicable payment deadline.

Contact Phuket Realtor for current availability, detailed floor plans and the purchase terms for your preferred villa. Arrange a private viewing to explore LaMiett Villas Phuket and find the home that suits your plans.

Interested with this listing? Contact us today at:

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