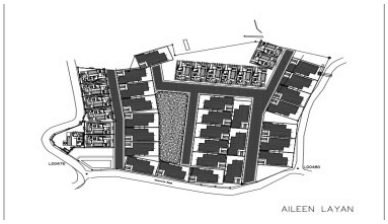
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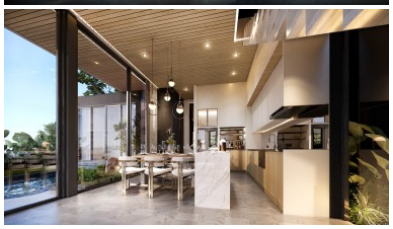


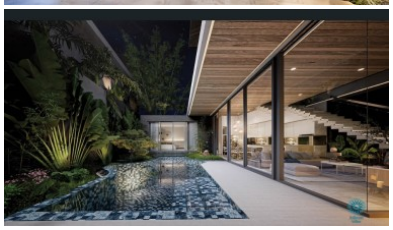










Property Detail

Price	17,500,000 THB
Location	Layan Thailand
Bedrooms	3
Bathrooms	4
Land Size	220 area
Building Size	270 sqm
Type	villa

Description

Aileen Villas Layan – Contemporary Private Pool Villas Near Layan Beach, Phuket

Discover Aileen Villas Layan, a collection of contemporary private pool villas located in the peaceful residential surroundings of Layan, one of Phuket's most desirable west coast destinations. Combining modern tropical architecture with spacious family living, the development offers an attractive opportunity to own a private villa close to Layan and Bang Tao beaches.

The villas feature elegant two-storey designs influenced by contemporary Balinese and Thai architecture. Open-plan living and dining areas, expansive sliding glass doors, and generous outdoor terraces create a seamless connection between indoor comfort and tropical surroundings. Each villa includes a private swimming pool and outdoor relaxation areas, providing an inviting environment for permanent residence or holiday living.

Aileen Villas Layan offers spacious villa configurations designed to accommodate family living. The existing LAY163 listing describes a four-bedroom, two-storey residence, while its inventory record identifies a three-bedroom configuration. Both configurations should therefore be confirmed against the developer's current floor plans. Generous bedrooms, contemporary bathrooms, modern fitted kitchens, and thoughtfully arranged living spaces provide privacy and practicality for homeowners and visiting guests.

The development is particularly appealing to buyers who value a peaceful residential environment without sacrificing access to Phuket's established lifestyle destinations. Layan Beach offers a beautiful stretch of coastline with natural surroundings, while nearby Bang Tao Beach provides a wider selection of restaurants, beach clubs, and recreational activities.

Laguna Phuket, Boat Avenue, Porto de Phuket, and Laguna Golf Phuket are all accessible by car. Phuket International Airport is also conveniently located to the north, making the property suitable for international homeowners who travel regularly or maintain a holiday residence on the island.

The villas feature fitted kitchens, built-in cabinetry, bathroom fixtures, and contemporary interior finishes. Loose furniture, appliances, and decorative accessories are subject to the selected villa's specifications and sales agreement. Optional furniture packages and opportunities for interior customization should be confirmed directly with the developer.

For international buyers, a registered land lease combined with ownership of the villa structure may be available, while eligible Thai purchasers may acquire freehold ownership. The precise ownership arrangements, land title documentation, and contractual terms should be reviewed with an independent property lawyer before purchase.

Property Highlights

- Contemporary private pool villas in Layan, Phuket
- Peaceful residential setting near Layan and Bang Tao beaches
- Modern tropical architecture with Balinese and Thai design influences
- Two-storey villa layouts
- Three- and four-bedroom configurations referenced in existing project information, subject to confirmation
- Individual villa built-up areas and land plot sizes available from the current developer floor plans
- Spacious open-plan living and dining areas
- Modern fitted kitchens with contemporary finishes
- Large sliding glass doors providing natural light
- Private swimming pools
- Outdoor terraces and relaxation areas
- Landscaped tropical surroundings
- Spacious bedrooms and contemporary bathrooms
- Built-in cabinetry and fitted interior features
- Furnishing packages and inclusions subject to villa specifications
- Potential interior customization during construction, subject to approval

- Convenient access to Laguna Phuket and Laguna Golf Phuket
- Nearby Boat Avenue and Porto de Phuket shopping and dining
- Convenient access to Phuket International Airport
- Ownership options subject to buyer eligibility and legal requirements
- Suitable for permanent residence, holiday ownership, or long-term rental investment

Rental Opportunities

Aileen Villas Layan offers potential for rental income through its location near Layan Beach, contemporary villa designs, and private swimming pools.

The development may appeal to international families, expatriate residents, and longer-stay visitors seeking private accommodation within convenient driving distance of Bang Tao Beach and Laguna Phuket.

Owners considering rental investment should evaluate achievable rental rates, seasonal occupancy, property management fees, maintenance expenses, and applicable rental regulations.

Professional rental management may be arranged through an independent property management company, subject to availability and agreement. No developer-operated rental program or guaranteed rental return has been verified.

Payment Plan

For villas purchased during construction, payments are generally linked to contractual and construction milestones. The precise schedule for Aileen Villas Layan must be confirmed with the developer.

- Reservation Deposit: To be confirmed
- Sales and Purchase Agreement Signing: To be confirmed
- Foundation and Structural Construction: To be confirmed
- Roof, Walls, and Building Completion: To be confirmed
- Interior Finishing and Built-In Installations: To be confirmed
- Final Inspection, Ownership Transfer, and Handover: To be confirmed

Payment arrangements may differ for completed villas, villas under construction, and properties purchased off-plan. The current developer payment schedule and construction warranties should be reviewed before reservation.

Contact Phuket Realtor today to request the latest Aileen Villas Layan brochure, master plan, individual villa floor plans, current availability, furnishing specifications, and payment arrangements. Arrange a private inspection and discover the advantages of owning a contemporary private pool villa in one of Phuket's most attractive residential locations.

Interested with this listing? Contact us today at:

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