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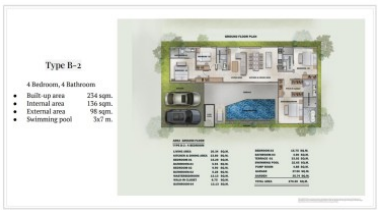
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# Own A Pool Villa in Tropical Phuket, Thailand | Work from your Beach Home | Say Yes to Change!



















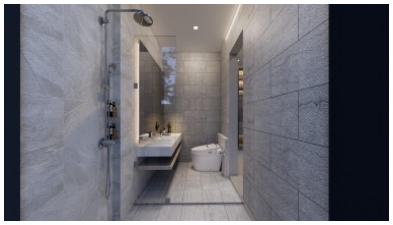






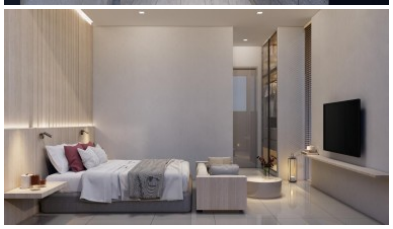


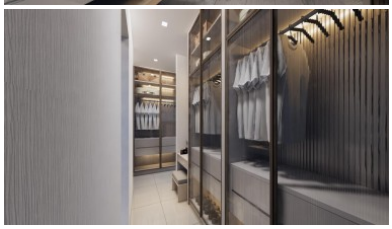


















# Property Detail

| | |
|---|---|
| Price | 11,800,000 THB |
| Location | Rawai Thailand |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Land Size | 227 area |
| Building Size | 190 sqm |
| Type | villa |

# Description

**The Charn Baan Saiyuan – Modern Private Pool Villas in Rawai, Phuket**

Discover relaxed tropical living at The Charn Baan Saiyuan, a boutique collection of private pool villas in Rawai, southern Phuket. Set in a residential neighbourhood on Soi Huay Nam Toe, the development combines contemporary design with convenient access to beaches, restaurants, shopping and everyday amenities.

The single-level villas feature open-plan living, kitchen and dining areas arranged for comfortable daily life. Generous glazing brings natural light indoors and connects the interiors with the pool terrace, creating an inviting setting for quiet afternoons, family meals and entertaining guests.

Each villa includes a private swimming pool and landscaped outdoor space. The featured three-bedroom, three-bathroom home offers a manageable layout for couples, families or buyers seeking additional rooms for visiting friends. Larger configurations provide a choice of three or four bedrooms, allowing purchasers to select a home that suits their household.

Interior specifications include air conditioning, built-in wardrobes and a kitchen. Optional furniture packages provide a coordinated approach to furnishing the bedrooms, living and dining areas, while leaving buyers the flexibility to review additional appliances, curtains and linen separately.

The location offers access to both Rawai’s seafront and Nai Harn Beach. The developer’s brochure places Rawai Beach and its seafood market approximately four kilometres away, with Nai Harn Beach approximately 4.4 kilometres from the project. HomePro Village and the wider Chalong area provide further shopping and practical services, making the neighbourhood suitable for extended stays and year-round living.

The Charn Baan Saiyuan offers the privacy of an individual pool villa within a small residential community. Shared services include CCTV, garbage collection and maintenance of communal

landscaping, supporting a convenient ownership experience.

Property Highlights

- Featured Type A villa: three bedrooms and three bathrooms
- Type A size: approximately 190 sqm built-up area, comprising 116 sqm internal and 74 sqm external space
- Type A plots documented in the brochure: approximately 227–234 sqm
- Type A private pool: approximately 3 × 6.5 metres
- Type B-1 villa: three bedrooms and three bathrooms
- Type B-2 villa: four bedrooms and four bathrooms
- Type B size: approximately 234 sqm built-up area, comprising 136 sqm internal and 98 sqm external space
- Type B plots documented in the brochure: approximately 272–387 sqm
- Type B private pool: approximately 3 × 7 metres
- Current layout and plot availability subject to confirmation
- Ownership options: leasehold or freehold, subject to buyer eligibility and the selected ownership structure
- Leasehold terms: the brochure describes an initial 30-year land lease with renewal arrangements; the contractual renewal provisions require confirmation
- Freehold terms: offered through eligible Thai ownership, as specified in the developer’s documentation
- Standard inclusions: swimming pool, landscaping, air conditioning, built-in wardrobes and kitchen
- Optional Type A furniture package: listed at THB 800,000

- Optional Type B furniture package: listed at THB 900,000
- Furniture packages list built-in bed sets, bedroom sofas, dining and living room sets, and a kitchen island
- Appliances, curtains and linen excluded from the stated villa price
- Private driveway and parking
- Common-area fee: listed at THB 20 per sqm of plot area per month, payable annually in advance
- One-time sinking fund: listed at THB 400 per sqm of plot area

Payment Plan

The developer’s August 2025 brochure specifies:

- Reservation deposit: 2%
- Contract signing within 30 days of reservation: 28%
- Completion of foundations: 15%
- Completion of the concrete structure: 15%
- Completion of walls and roof structure: 15%
- Completion of floors, built-in furniture, painting, windows and door frames: 15%
- Villa transfer and land registration: final 10%

The instalments total 100%. Payment timing must be confirmed against the selected villa’s construction status and purchase agreement. The brochure states that taxes and transfer fees are shared equally between buyer and developer.

Contact Phuket Realtor to compare available villas, review floor plans and request the latest furniture options and payment terms for The Charn Baan Saiyuan. Arrange a private viewing and explore your next home in Rawai. Invest with Confidence.

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

+66 93 606 0906/ info@phuketrealtor.com