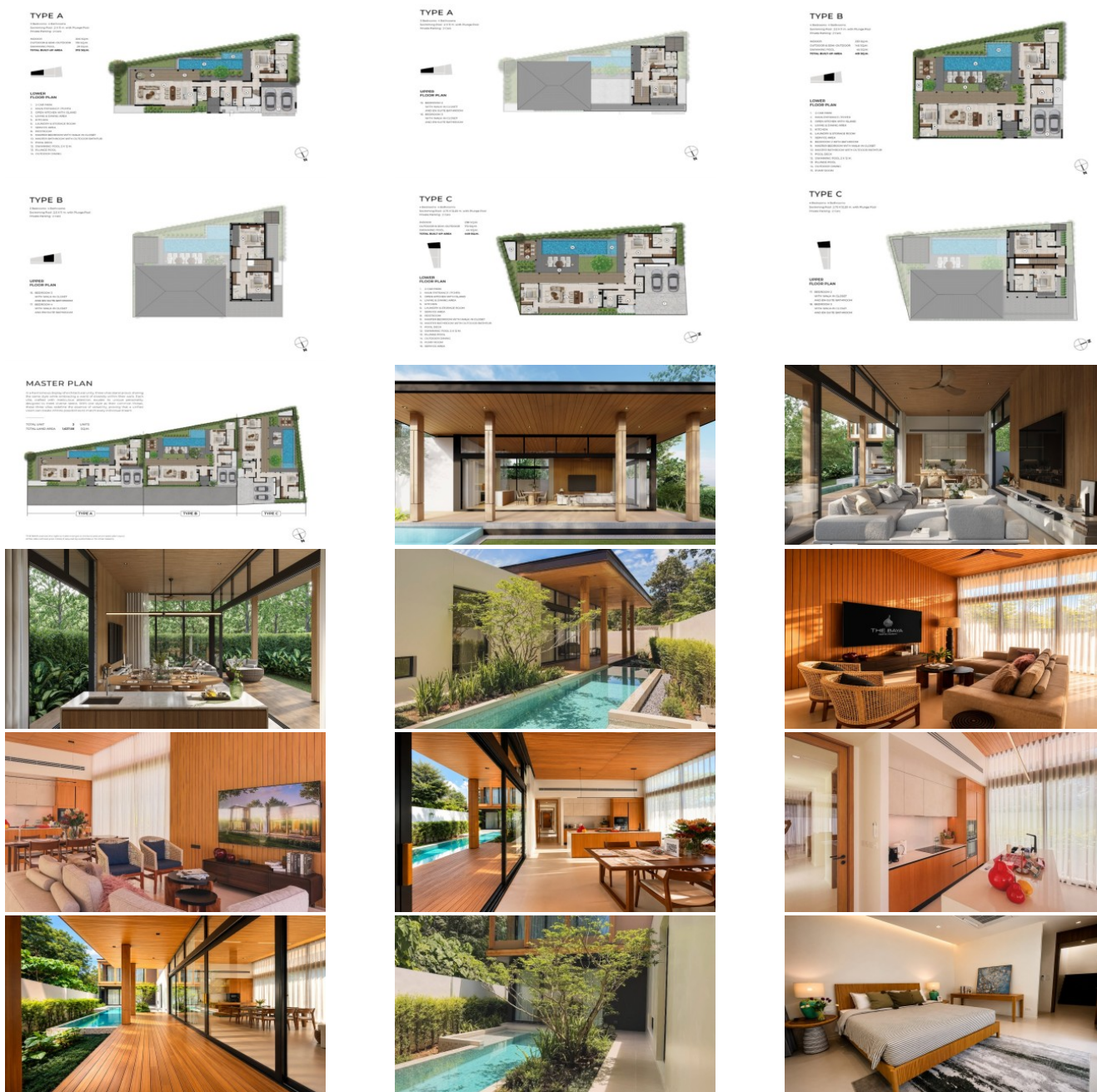




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The Baya Villas Phuket | Exclusive 3&4BR Pool Villas in Gated Estate





Property Detail

Price	25,800,000 THB
Location	Thalang Thailand
Bedrooms	3
Bathrooms	4
Land Size	390 area
Building Size	373 sqm
Type	villa

Description

The Baya Villas Phuket – Exclusive 3 & 4 Bedroom Luxury Pool Villas Near Bang Tao Beach

Discover a distinctive collection of contemporary tropical residences at The Baya Villas Phuket, an exclusive development of just three private pool villas in Ban Ya, Si Sunthon, near Cherng Talay. Combining elegant architecture, generous living spaces, and carefully designed outdoor areas, The Baya offers an appealing residential environment for homeowners seeking privacy, comfort, and convenient access to Phuket's desirable west-coast lifestyle.

The development features three individual villa designs, offering three- and four-bedroom configurations with approximately 372 to 449 sqm of built-up area. Each residence has been thoughtfully planned to provide spacious interiors, private swimming pools, and outdoor entertaining areas that complement Phuket's tropical climate.

The architecture combines contemporary geometric forms with warm natural finishes and carefully considered proportions. High ceilings, ranging from approximately 2.60 to 3.60 meters, enhance the feeling of openness, while large glass doors create a natural connection between the interior

living spaces and landscaped outdoor areas.

At the heart of each villa is an inviting open-plan living and dining area, complemented by a contemporary kitchen with a central island. The layout encourages comfortable everyday living and effortless entertaining, with direct access to the swimming pool, outdoor dining terrace, and private garden.

The private swimming pools are a defining feature of The Baya. Each villa includes a long swimming pool with an adjoining plunge pool, creating an attractive setting for relaxation and recreation. The pools incorporate overflow systems, saltwater chlorination, and generous surrounding terraces, allowing residents to enjoy outdoor living throughout the year.

The bedrooms have been designed to provide privacy and comfort, with spacious layouts, ensuite bathrooms, and walk-in wardrobes in selected suites. The master bedrooms feature distinctive bathrooms with outdoor bathtubs, introducing a resort-inspired element to the residential experience.

The Baya offers three villa configurations to accommodate different household requirements. Type A features three bedrooms and four bathrooms across approximately 372 sqm of built-up area. Type B provides a larger layout of approximately 419 sqm, with four bedrooms shown on the lower-floor plan. Type C offers approximately 449 sqm of built-up area, with additional indoor and outdoor living space. Buyers should confirm the final bedroom configuration for Types B and C, as the developer's original brochure contains inconsistent bedroom counts.

Each villa includes a contemporary fitted kitchen with an island, hob, and extractor hood, together with the bathroom fixtures and finishes identified in the developer's specifications. The published sales kit does not confirm a complete loose-furniture package, and appliances such as the oven, microwave, refrigerator, and dishwasher are excluded from the standard kitchen specification. Buyers can discuss additional appliances, loose furniture, and interior customization options with the developer, subject to availability and agreement.

The development's location provides convenient access to some of Phuket's most established residential and leisure destinations. Bang Tao Beach is approximately 4 km away, while Layan Beach is approximately 6 km from the project. Boat Avenue, approximately 3 km away, offers international restaurants, boutique shopping, supermarkets, and cafés, while nearby Laguna Phuket provides access to golf, wellness facilities, and additional lifestyle amenities.

Families will appreciate the convenient access to international schools, including British International School Phuket and UWC Thailand International School. Phuket International Airport is approximately 18 km from the development, providing convenient connections for international homeowners and frequent travelers.

With only three residences, The Baya offers an intimate alternative to larger villa communities. Its combination of contemporary architecture, private swimming pools, spacious accommodation, and a desirable location makes it particularly attractive for buyers seeking a permanent home, an extended holiday residence, or a long-term property investment in Phuket.

Property Highlights

- Exclusive boutique development of just 3 luxury pool villas

- Located in Ban Ya, Si Sunthon, near Cherng Talay, Phuket
- 3- and 4-bedroom villa designs
- Approximately 372–449 sqm built-up area
- Contemporary tropical architecture
- Two-storey residential layouts
- Private swimming pool with adjoining plunge pool
- Saltwater chlorination and overflow swimming pool systems
- Spacious open-plan living and dining areas
- Contemporary kitchens with central islands
- Kitchen hob and extractor hood included
- High ceilings approximately 2.60–3.60 meters
- Large glass doors connecting indoor and outdoor spaces
- Master bedroom suites with walk-in wardrobes
- Master bathrooms featuring outdoor bathtubs
- Private outdoor dining and entertaining terraces
- Landscaped tropical gardens
- Private perimeter walls and entrance gates
- Parking for 2 vehicles
- Quality bathroom fixtures and finishes

- Loose furniture package not confirmed as included
- Oven, microwave, refrigerator, and dishwasher excluded from standard kitchen specification
- Approximately 4 km to Bang Tao Beach
- Approximately 6 km to Layan Beach
- Approximately 3 km to Boat Avenue
- Approximately 6 km to Laguna Golf Club
- Approximately 18 km to Phuket International Airport

Villa Configurations

Villa Type A

- 3 bedrooms and 4 bathrooms
- Approximately 372 sqm total built-up area
- Approximately 206 sqm indoor living area
- Approximately 139 sqm outdoor and semi-outdoor area
- Private swimming pool approximately 2 × 11 meters
- Additional plunge pool
- Private parking for 2 vehicles

Villa Type B

- Four-bedroom layout illustrated in the developer's floor plan
- Approximately 419 sqm total built-up area

- Approximately 233 sqm indoor living area
- Approximately 146 sqm outdoor and semi-outdoor area
- Private swimming pool approximately 2.5 × 11 meters
- Additional plunge pool
- Private parking for 2 vehicles
- Final bedroom configuration subject to confirmation

Villa Type C

- Bedroom configuration subject to developer confirmation
- Approximately 449 sqm total built-up area
- Approximately 238 sqm indoor living area
- Approximately 172 sqm outdoor and semi-outdoor area
- Private swimming pool approximately 2.75 × 12.20 meters
- Additional plunge pool
- Private parking for 2 vehicles

Payment Plan

- Reservation deposit: To be confirmed with the developer
- Sales and purchase agreement: Payment percentage to be confirmed
- Construction-stage installments: Subject to the developer's current payment schedule
- Final payment and ownership transfer: According to the agreed purchase contract

The Baya Villas Phuket presents an opportunity to own a contemporary private pool villa within an exclusive three-residence development near Bang Tao and Layan beaches. Contact Phuket Realtor today to request current availability, detailed floor plans, ownership information, and the latest developer payment schedule, or to arrange a private project inspection.

Interested with this listing? Contact us today at:

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