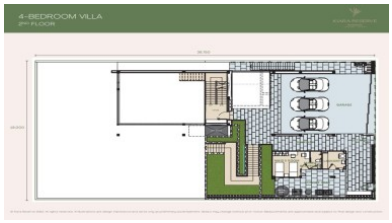
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Tropical Home in Paradise | Beachfront Resort | Kiara Reserve Residence



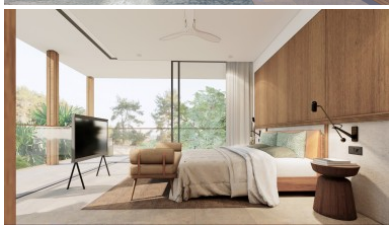
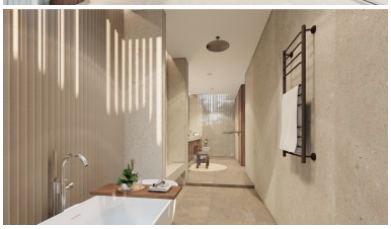
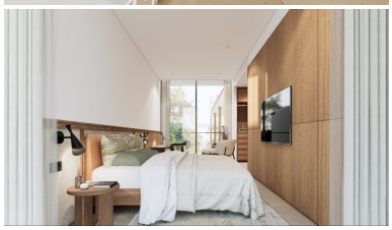


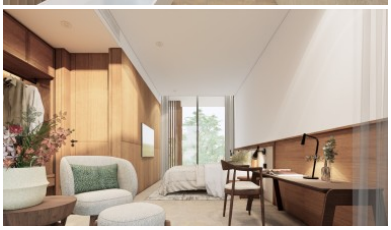




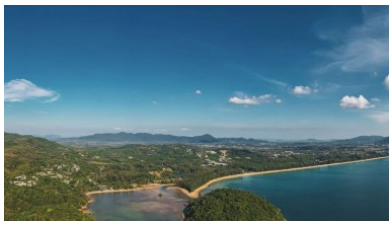










Property Detail

Price	77,000,000 THB
Location	Layan Thailand
Bedrooms	3
Bathrooms	3
Land Size	390 area
Building Size	501 sqm
Type	villa

Description

Kiara Reserve – Luxury Private Pool Villas at Layan Bay, Phuket

Discover contemporary tropical living at Kiara Reserve, a private residential collection within the Layan Bay resort community on Phuket's northwest coast. Set near Layan Beach, the development combines spacious homes, private swimming pools and professional residential management in a setting shared with Anantara Layan Phuket Resort, Layan Residences and Avadina Hills.

Co-developed by Minor International and Kajima Corporation, Kiara Reserve brings together residential design and hospitality experience. The villa collection offers three- and four-bedroom configurations, providing generous accommodation for family living, extended holidays and entertaining guests.

The featured three-bedroom residence combines indoor accommodation with private outdoor space. Contemporary tropical architecture responds to the surrounding landscape, while the swimming pool provides a natural focal point for relaxation. Terraces offer room for outdoor dining and quiet afternoons at home, complementing the nearby beach and resort setting.

Residences are offered with a standard furniture, fixtures and equipment package, creating a coordinated approach to the interiors. The developer's FAQ also describes an option to decline the package and furnish independently, subject to agreement. Buyers should review the current inventory and any adjustment to the quotation for their chosen residence.

Residents-only facilities include a swimming pool, clubhouse and gym. The wider Layan Bay community offers additional leisure opportunities, with Layan Active Zone incorporating tennis courts, a climbing wall, a boxing ring and functional training spaces. Access conditions and any applicable charges should be confirmed.

Minor Hotels' residential management team provides the management and service framework for the community. This adds convenience for owners seeking assistance with their Phuket home, particularly when spending part of the year overseas.

Beyond the development, Layan and the wider Laguna area provide access to restaurants, golf and west-coast leisure destinations. Kiara Reserve offers buyers the opportunity to combine the independence of a private pool villa with the services and surroundings of an established resort community.

Property Highlights

- Featured residence: three bedrooms and three bathrooms, according to the listing
- Three-bedroom villas: approximately 501 sqm built-up area
- Four-bedroom villas: approximately 655 sqm built-up area
- Featured land plot: approximately 390 sqm, as stated on the listing
- Villa collection comprises 17 private pool residences
- Current villa availability and individual plot dimensions subject to confirmation
- Ownership options: freehold for eligible purchasers or leasehold
- Developer documentation describes an initial 30-year lease for foreign villa buyers with contractual renewal options; confirm the exact provisions for the selected residence
- Standard furniture, fixtures and equipment package included, subject to the current quotation
- An option to furnish independently is described in the developer FAQ; terms require confirmation
- Private swimming pool and outdoor terraces
- Contemporary tropical design
- Residents-only communal swimming pool, clubhouse and gym
- Residential management and services by Minor Hotels

- Location within the Layan Bay resort and residential community
- Access to Layan Active Zone facilities, subject to applicable terms
- Owner privileges across participating Minor Hotels and GHA DISCOVERY programmes, subject to current conditions
- Maintenance fee listed in the September 2025 presentation: THB 100 per sqm per month
- One-time sinking fund listed at THB 500 per sqm; confirm the chargeable area and current amounts

Payment Plan

The September 2025 developer presentation specifies:

- Reservation deposit: THB 1,000,000
- Sale and purchase agreement signing: first 10% instalment
- One month after the first instalment: second 10%
- One month after the second instalment: third 10%
- Handover and ownership transfer: remaining 70%

The presentation states that the reservation deposit is deducted from the combined 30% payable during construction. Confirm how that credit is allocated and whether the construction-period timetable remains applicable to the selected villa.

Contact Phuket Realtor to compare available villas, review floor plans and request the latest furniture inventory, ownership details and payment terms for Kiara Reserve. Arrange a private viewing and explore your next home at Layan Bay. Invest with Confidence.

Interested with this listing? Contact us today at:

+66 93 606 0906/ info@phuketrealtor.com