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# You'll Love This 4 Bed Pool Villa for Sale | No Estate Fees





## Property Detail

Price	12,900,000 THB
Location	Thalang Thailand
Bedrooms	4
Bathrooms	4
Land Size	425 area
Building Size	326 sqm
Type	villa

## Description

### Four Bedroom Private Pool Villa

This modern, light-filled, private pool villa awaits you and your guests.

Built to a high standard by the owner/occupier, it has been well-maintained and cared for as a private family home. However, with its close proximity to beaches, shopping, restaurants, entertainment, and international schools, it would also make a perfect holiday or long-term rental.

This 4-bedroom, 4-bathroom villa features open-plan living with high ceilings and large bi-fold doors - opening onto a private pool patio and easy-care garden.

For cooking enthusiasts and for those who love to entertain, this villa contains the dream kitchen! Large, Western-style, and with high-quality appliances and fittings - this kitchen has everything you could hope for. The large quartz island contains built-in power sockets, seating for four, and a separate sink – for ease of food preparation and hygiene. With ample storage (imported from Taiwan and Japan), a 4-door fridge-freezer, dishwasher, induction hobs, pantry, large double-sink, over-bench lighting, built-in water filter, and soap dispensers.

Features: North-facing pool – with glass infinity edge and jacuzzi jets. - Large roof-top patio – with water and power supply. Structurally built to support an enclosed space in the future (e.g. games room, gym, or similar). - 3 en-suite bathrooms with floating cabinets, quartz counters, modern fittings, and back-lit mirrors. - Bathtub in the master bathroom. - Outdoor bathroom and pool-side shower. - Blackout curtains in bedrooms. - Separate laundry with washer, dryer, storage, and laundry hanging space. - 5 High quality (Daikin and Mitsubishi) ‘cassette-type’ air conditioners offer quiet, energy-efficient cooling. - 2-car garage with electric gate and storage cabinets. - Generous built-in storage. - 8 security cameras with wifi access. - Alarm system with sensors on all doors and windows. - Full HD home cinema projector, 92” screen, built-in satellite surround speakers - Sony 55” Android smart TV - Ceiling fans indoors and out. - Well water with excellent supply. - Government electricity supply.

Location: The villa is located in a quiet neighborhood, just 5 minutes from Layan, and from the Laguna Resorts and Residences. - 7 mins to the beach - 10 mins to shops, restaurants, and international supermarkets (Boat Avenue, Central Porto de Phuket, Laguna shops) - 10 mins to Laguna Golf Course - 12 mins to Blue Tree water park - 15 mins to UWC Thailand International School - 20 mins to British International School - 20 mins to Phuket airport

Quick reference: Covered and air-conditioned living area: 171 sqm Construction completed: Jan 2017

Furniture: Fully furnished

View: Garden and pool view

Financial/ownership structure:

Villa ownership: Freehold

Land ownership: Company

Land title deed: Chanote

No Sinking Fund

No common area fees

Payment Terms:

100,000 Reservation Payment

30% At Contract Signing

70% Balance at Transfer

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