

pick of the crop

# A little bit of luxury by the sea

By Simon Youens\*

**T**HIS week's pick of the crop is a beautiful villa only 200 metres from Bang Tao beach on Phuket's west coast.

This beautiful quiet area is fringed with palm trees, bars and small restaurants.

It is one of only two villas still for sale in a private estate of 30 homes.

Set in 16 rai of lush tropical land, the estate is one of a select few.

An attractive walkway links the main front door to the covered car port, and a mature tropical garden surrounds the villa, with exotic plantings and grassed areas mixed in with various floor finishes and ambient lighting.

The living room is spacious and open.

The floors are wooden, soft under feet but very durable, and two attractive cream sofas with a coffee table provide the perfect place to relax, surrounded by works of art, displayed in cleverly designed inserts on the main walls.

Large doors, opening onto calming views of the swimming pool also allow fresh air to flow through the living area.

The kitchen, which is hand-made and finished in a dark oak color, comes complete with an oven, a hob, a hood, a microwave and a fridge.

There is also plenty of storage space available.

Next to the kitchen is the dining area, with a centrepiece wooden table, the design and finish perfectly matching the interior décor.

Again, large opening doors provide views to the outside area.

A ground floor bedroom, a maid's room, a laundry room and a bathroom complete the ground floor.

Upstairs, each bedroom comes with its own en-suite bathroom.

The master bedroom is very grand and has

fitted wardrobes fronted with floor to ceiling sliding mirror doors, making the already huge bedroom appear even larger.

The bedroom also features a lounging area with sofa, where you can read the morning paper and start your day.

The other two upstairs bedrooms are also tastefully designed and feature four-poster beds.

But it's the outdoor area where this villa really shines.

A huge 12-metre by 5-metre pool glistens in the sun, and there are a number of areas where you can soak up the sun as well as a hideaway under the ornate sala which would be the perfect place to kick back and read a book.

The entire villa has ceiling fans throughout, built-in air conditioning, a distributed audio system, a fire detection system, a PABX system, ADSL internet and emergency lighting.

The estate is managed by CB Richard Ellis and is right next to a golf course, and the Banyan Tree and Laguna resorts, so capital appreciation and high rental returns are assured.

The villa has a total living area of 470sqm with a land area of 927sqm.

Priced at only 38.5 million baht furnished or 36 million baht unfurnished, it represents great value for money.

Ownership is easy and secure, and you can own the freehold of this property in your own name, with land on a lease agreement of 30+30+30 years.

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