

# Property Plus

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## Built with vision

*Stylish home brings the outside inside*

By Simon Youens\*

**A** FEW years ago, one of Thailand's leading developers, acquired a prime piece of land on a hillside in Kata. The vision was to design a condominium estate like no other.

The brief to the architect was simple; provide contemporary lines complementing the unique natural environment, combine modern techniques with state-of-the-art equipment and bring the outdoor into the indoor, thus harmonising oneself with nature.

This weeks pick of the crop is located high in the estate and has stunning sea, beach and town views. It's a duplex condominium, priced at a little over 41 million Baht and provides 410sqm of living area.

The security guard greets you and diligently checks for ID. From there a small drive which brings you to your allocated parking space. A few steps and you're at the unit.

The entrance is into a courtyard set at the back. From here you have an open view of the entire ground floor layout. It runs the full length of the building and includes a bathroom, built in BBQ, lounging and al-fresco dining areas. Surrounded by abstract artwork and tropical plantings it's a perfect place to entertain.

Inside, the whole living area is encased in glass, with fully retractable Sun Paradise doors, which when open allows fresh air and space to come flooding in. The long infinity swimming pool runs to one side, with one end glass edged for you to swim up to and take in the views.

The expansive lounge area has a nice modern sofa with a coffee table. The facing wall has an LCD TV plus a sound system. The dining area comes with a large table positioned by a glass wall affording guests magical views as they eat. Adjacent is the open plan kitchen finished in white quartz worktops and high gloss units. It comes complete with high standard appliances and an array of utensils.

Outside, the long terrace with a frameless glass balcony, is designed to provide unobstructed views of the sea and beyond.

Downstairs features three bedrooms all with views of the sea. The master bedroom is uncluttered with the bed housed on a floating base, behind which lies built in wardrobes with plenty of hanging space.

An impressive en-suite master bathroom includes bathtub, twin vanity sinks, shower and toilet. The carefully selected floor and wall tiles really provide a luxurious feel along with well appointed sanitary ware. The other two bedrooms both come with built-in wardrobes and en-suite bathrooms. All three bedrooms share a deep terrace, making it a perfect place for bedtime nightcaps!

The entire unit is fitted with Siemens smart technology, which allows various lighting moods, an enhanced alarm system, wireless internet, automated music systems and intelligent energy consumption, all available at a touch of a button. One very cool feature is you can send a text message to your home to switch on your air con system, making it nice and cool upon your arrival. Other standard features include built-in air con, extra high ceilings, large storage areas and a PABX system.

The estate features CBRE management, 24 hour security, three communal swimming pools, large sun decks, a well equipped gym and various relaxation areas.

In terms of investment, the quality, location and views, virtually guarantee capital appreciation and high rental returns. Ownership is freehold, so buying this property is straightforward and quick.

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