



Price 17 000 000 THB (0 USD)

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00	3	000	Private person
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The villa is located in Koh Kaew district of Phuket, 1mn away from The British International School (BIS) and just opposite Boat Lagoon ("Villa Market" supermarket is 5mn away).

It is located in a very well known gated community where kids can safely ride bicycles or go to the park which is equipped with swings and other kids equipment. The villa is at the end of the village and there is very little traffic. It is very quiet with many birds in the garden. Very, very safe and friendly neighbourhood. Very low village management fees of less than 8,000 THB per year! Very clean community.

The villa was build in 2002 by the current owner and used as a family house
The villa is 350 sq.m on a 600 sq.m land (30m x 20m).

It has a swimming pool, 3 bedrooms with A/C & ceiling fans, 2 bathrooms + 1 guest toilet, an open-plan living room/dining room/office with A/C. All windows are double insulated Sun Paradise imported from Switzerland in 2002. The living/dining room can open completely unto the pool deck (folding Sun Paradise aluminium doors). All walls are double bricked walls with airspace for perfect insulation from heat. Large overhead terrace roof prevents the sun to reach the rooms, making the house very cool.

The living room has a film projector and an in-ceiling projection screen that can come down on demand. There is a smart home installation in the living room/dining room and office. You can control the house from your mobile phone from around the world, including access to security cameras feed.

The master bedroom has ensuite bathroom and toilet with a very large dressing. A balcony also connects the master bedroom and the bedroom #1.

The swimming pool is 10m long by 4.5m wide, kidney shaped, made of concrete and covered in tiles. It is using an automatic Australian cleaning system from Envirosim. No chemicals needed. All around overflow, making the surface always mirror like.

There is a workshop in the basement that also serve for storage. It is very dry and well ventilated.

There are currently 2 Internet Service Providers (ISP) bringing internet to the villa by fibre optic. 3BB and True Vision.

Electrical supply is 3 phases and the electrical system panel has all around ground person protection and lightning protection up to EU standards. All electrical cables are copper wires of 2.5mm² for power plugs, 1.5mm² for lighting and 4mm² for special kitchen equipment like induction hood and electric oven. No Gas. Very safe.

Electric sliding gate for cars.