



Price 49 000 000 THB (0 USD)

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00	Completed	00	0000
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00	5	000	Private person
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Conveniently located at the entrance to Laguna's Five-Star Resort Complex on Phuket's west coast, with easy access to golf, beach, international standard restaurants, Sai Taan development is only 20 minutes from the airport. Sai Taan is a development of walled garden villas, offering complete privacy for the individual villa owner. The development also provides 24-hour on-site security and property management. This property was one of the last built in Stage 2 at Sai Taan and we made a lot of changes to the standard design.

- Lot size 1051
- Building footprint 582
- Pool length 15m
- Leasehold via BVI company
- It has a 2 bedroom garden suite
- Main building has 3 bedrooms plus office plus maids room with own en-suite
- We did several other changes, e.g. extra storage room to allow from the carport into the house (not in the photos shown). List below
- All told 5 bathrooms plus separate toilet/handbasin off the dining room

Following are some of the major changes from the original standard Sai Taan config: (It was a long list but items of note)

- Extended pool and increased depth – 1m at shallow end and 1.8m at deep end. It's 15 metres so it can be used for lap swimming
- Lots of other pool changes, e.g. lighting, size of surge pool, heater for jacuzzi etc.
- Extended sand wash platform around the pool
- Extended size of Sala by 1m all round
- Changed config of Garden Suite
- Extended size of kitchen
- Added storage area to back of house
- Changed maids area, converting Thai maid kitchen to laundry
- Extended structure in maids area by 1m
- Additional door to house from carport
- Toilet off Living Room
- Changed several windows to sliding doors – all aluminium instead of wood
- Built in bed in Bedroom 3 to increase utility
- Levelled master bedroom to single level
- Put in additional canopies
- Etc.

## Tenancy

- When Covid struck and we could no longer travel we decided to rent out the property

The tenant has a 2 year contract that completes in September 2023. Any new buyer would need to take over this contract from date of settlement

Sai Taan is one of the largest residences in Phuket. The project consists of 48 luxury Balinese style villas with red tile roofs, ranging from 450 m2, each with 3 to 5 bedrooms. The entire project is executed in the same style, the typical layout of the villa is an L-shaped main building, which houses a living room, a kitchen, several separate bedrooms with their own bathrooms and a maid's room. In a separate pavilion there is a guest bedroom with a bathroom. In the center is a large swimming pool with jacuzzi. bar and covered gazebo for relaxation. Each villa has its own covered parking. The villas are fenced off from each other and are completely private. The project is literally surrounded by tropical greenery and flowers.

## Infrastructure

The Sai Taan project is a small well-groomed town with paths for walks immersed in greenery and green lawns between houses. The project is guarded around the clock, the office of the service company is also located here.

## What's nearby

The 8 km long Bangtao Beach is within walking distance of the Sai Taan Project. This beach is home to Phuket's most popular beach clubs such as Xana Beach Club, Dream Beach Club and Catch Club. Next to Sai Taan is the Laguna Phuket Golf Club, which hosts international tournaments. Inexperienced golfers can use the services of a personal golf coach. Just a few steps from Sai Taan Villas - Boat Avenue shopping complex with many shops, countless restaurants

and bars, Villa Market supermarket of European products. The modern Porto De Phuket shopping complex, with countless restaurants, Tors supermarket, boutiques and food court, is just a short walk away. Nearby is the Lemonade Kids Club with a children's room and a pool for children, a hot sauna for adults. The bustling party scene of Patong is a 25-minute drive from the complex. The road from the airport to the complex will take about 30 minutes. This location makes Sai Taan one of the most desirable and popular residential developments among tourists and expats alike.

**For whom is it suitable**

The location of the buildings and villas ensures complete privacy, which is why the wealthy guests of the island like to relax here. The large size of the villas attracts large families with children and nannies. And the peculiarity of the layout with private, non-contiguous bedrooms is liked by large campaigns from several families.