

ID3381 COMFORTABLE 4-BEDROOM VILLA, WITH SEA VIEW AND NEAR THE SEA IN MAAN TAWAN PROJECT, ON BANGTAO/LAGUNA BEACH



Price 25 000 000 THB (0 USD) 26 000 000 THB

|                            |            |                             |                                  |
|----------------------------|------------|-----------------------------|----------------------------------|
| Deal type                  | Sale       | CAM Fees per month          | 26 000 THB                       |
| Property type              | Villa      | Indoor area, m <sup>2</sup> | 300                              |
| Stage                      | Completed  | Land area, m <sup>2</sup>   | 935                              |
| Completion date            | 2004       | View                        | Sea View, Pool view, Garden view |
| To the beach, m            | 50         | Floors                      | 2                                |
| Bedrooms                   | 4          | Listed by                   | Private person                   |
| Bathrooms                  | 4          | Ownership                   | Leasehold                        |
| Total area, m <sup>2</sup> | 300        | Land ownership              | Leasehold                        |
| Price per sqm              | 83 333 THB |                             |                                  |





Anga is a beautiful pool villa located in a private Village and it is just a few steps from the beach. The house can host up to 7 people + 2/3 children and stands in almost one rai of well-stocked, landscaped gardens. The accommodation is on two floors and comprises 4 bedrooms: 3 double bedrooms and a single bedroom with a French bed. This bedroom is located at ground floor and has an independent entrance. All bathrooms are ensuite plus one guest bathroom near the swimming pool. Each bedroom has a shower, air conditioning, fans and a dryer. The Villa is full of coloured paintings and sculpture that give really a special touch to the interiors.

#### Living Area:

2 huge outside living rooms and a big inside living room complete with modern entertainment showcase. 2 dining tables. The dining room accommodates 10 and outside dining table seats 8.

Immaculately furnished.

The luxury kitchen is well fitted with appliances, including dishwasher, and there is an utility area. The Living Area has a large flat-screen TV offering over twenty cable channels and there is a further flat-screen TV in all bedrooms. There is also a wireless router with full broadband facility.

With the magnificent Layan Beach just a few minutes away, and Bangtao beach nearby the Layan Estate is an ideal location for those seeking a destination away from built up areas and noise. The estate is surrounded by rolling hills and palm trees and has great panoramic views.

Layan beach remains the least developed in Phuket and sometimes you can have the beach all to yourself. Other attractions include National parks, golf courses and coastal resorts of Kamala, Surin and Patong just a short drive away along the West coast, providing stunning views of the Andaman Sea and beyond.

Enjoy Villa Anga and its useful location.

A rarity for Phuket - the first line from the sea! Maan Tawan is a complex of cozy spacious apartments and villas with beautiful views located 50 meters from Bangtao Beach. Near the complex you may find the famous Laguna Complex, Banyan Tree Hotel and much more. The project consists of 20 luxury villas and 24 spacious apartments. Built in Thai tropical style: massive furniture, lots of greenery, trees and winding paths among the palm trees. Just a 5-minute drive away is the Boat Avenue shopping center, where there is a large selection of restaurants, shops, the Villa Market food supermarket and much more.

#### Infrastructure

Maan Tawan 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 Maan Tawan 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 Maan Tawan is the Laguna Phuket Golf Club, which hosts international tournaments. Inexperienced golfers can use the services of a personal golf coach. Nearby there is Boat Avenue shopping complex with a variety of shops, countless restaurants and bars, and the Villa Market supermarket for 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 Maan Tawan one of the most desirable and popular residential complexes for both tourists and expats.

#### 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.