



49 000 000 THB (1 372 000 USD)

พื้นที่รวม	พื้นที่	พื้นที่รวม	1051
พื้นที่รวม	พื้นที่	พื้นที่รวม	15
พื้นที่	พื้นที่	พื้นที่	พื้นที่
พื้นที่รวม	2008	พื้นที่	1
พื้นที่รวม m	1200	พื้นที่รวม	พื้นที่รวม
พื้นที่รวม	5	พื้นที่รวม	พื้นที่รวม
พื้นที่รวม	5	พื้นที่รวม	พื้นที่รวม
พื้นที่รวม m²	582	พื้นที่รวม	พื้นที่รวม
พื้นที่รวม	84 192 THB		

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

Property is located in Sai Taan, Laguna, Phuket. The property is a 2 bedroom villa with a garden suite. The property is currently rented out to a tenant for 2 years, completing in September 2023. The tenant is a Thai national and is a professional. The property is in excellent condition and is well maintained. The tenant is responsible for all utilities and maintenance. The property is a great investment opportunity and is well located in a prime area of Phuket. The property is a 2 bedroom villa with a garden suite. The property is currently rented out to a tenant for 2 years, completing in September 2023. The tenant is a Thai national and is a professional. The property is in excellent condition and is well maintained. The tenant is responsible for all utilities and maintenance. The property is a great investment opportunity and is well located in a prime area of Phuket.

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