

LAYBURI

PROPERTY

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BAAN KATA



This beautiful luxury ocean front villa is ideally located within a private development only a few minutes walk from two of Phuket's premier white sand beaches, Kata and Kata Noi, and the bustling village atmosphere of Kata. Great shopping, with everything from boutiques to street-side markets, and some of the best restaurants in Phuket. The villa overlooks uninterrupted 180 degree ocean view. Spacious airy living space of this 4 bedrooms villa blends seamlessly with outdoor area, complete with private infinite-edge swimming pool plus sizable decking, a living sala and large manicured tropical garden.



Spectacular serene and spacious sea view (2 walls with large glass sliding doors) guest bedroom with king size bed on the upper level with its private terrace. Room also has en suite marble shower bathroom.



Gorgeous viewpoint of Baan Kata's infinity iridescent blue tiled pool with marble steps and border, outdoor granite stone shower and sea front sala lounge. Also, shows the 2 guest rooms on the upper level of this unique U shaped oceanfront villa.



Tranquil beauty at its finest, this wooden paneled master bedroom has sea views from 2 large sliding glass doors with a private terrace and en suite marble bathroom with 2 sink vanity with marble shower in interior and walk in outdoor stone granite shower with sea view.



Luscious green view from the sea of this unique U shaped villa. Starting from the upper level on right is the master bedroom, then dining/living room and then the 2 guest rooms on the left side. Lower level below master bedroom is the entertainment room, outdoor dining area, then followed by office/library and on the left side another study/office/bedroom and delightful outdoor sala lounge next to the stone waterfall with soft water flow to pond below the pool and adjacent to tile decking on 1st terrace level walkway to the sea.



Wide open spacious study/office living area on lower level with an en suite marble bathroom with shower which can turn into an extra bedroom, has 2 walls of all glass sliding doors and screens in order to fully enjoy the sea and Kata Noi beach views. Adjacent to this room is a delightful outdoor lounge/dining area with the sala lounge on columns overlooking the terraced gardens to sea. From this lounge/dining area is a tile staircase, which leads down to tropical terraced gardens, tile deckings, & granite stone waterfall which continues further down to a private access to the sea.



Close-up of the rejuvenating open-air sala lounge on columns that allows one to relax and revel in the 180 degree Andaman sea view and Kata Noi shoreline while enjoying a tropical orchestra of wind, water and waves.



Vantage viewpoint of the spacious dining room with 10 seat marble top and wooden trim dining table and upholstered velvet chair seats with wooden frames. Past this room, is the marble foyer with beautiful wooden panels painted by a famous Thai artist which connects to the living room. Looking out dining room glass doors toward the wood decking and the entrance pond adorned with water plants and mini waterfall.



Below the master bedroom via a granite staircase one finds a comfortable entertainment room with cable and satellite TV. Entrance to entertainment room are large sliding glass doors which faces the large sliding glass windows on 2 other sides of room having wooden Venetian shades to lower when viewing programs wherein moveable Thai art panels can cover TV screen when not in use.



Beautiful vantage point from the outdoor sala lounge of this unique U-shape villa structure. Upper level on right side is the master bedroom, followed by the dining room, foyer entrance and living room and then 1 guest bedroom on left in view. Lower level on right side is the entertainment room, outdoor dining area, then followed by office/library and on the left side is the other study/office/bedroom. In front of the lower level office/library is an artificial grass lawn with stone granite fresh water shower. Note: across the upper and lower level terraces are attractive 5/8 inch thick UV ray- tempered glass and wood beam roofs with stainless steel joints.



Another perspective view from the outdoor sala lounge offers a fuller picture of the marvelous infinity pool and the master bedroom's outside private terrace on the upper level.



Second beautiful guest bedroom with King size bed and en suite marble bathroom located next to upper terrace area which leads to the living/dining rooms. Viewpoint is from the sliding glass doors from entrance while background shows a sliding 3 sectioned glass windows which looks out to garden area surrounding stone granite staircase going to lower level.



Gorgeous view of the teak paneled living room on upper level showing 3 of the 4 painted wooden panels from Thai artist that border the entrance foyer and dining room in background. This inviting living area has 2 large velvet sofas and 2 side chairs surrounding a wooden coffee table. The delightful tropical background exudes peace and tranquility with a luscious green garden and granite stone mini waterfall pouring water into the entrance orchid pond area. Each corner of the living room also has built-in book shelves/cabinets as viewed on left of one of the art panels.



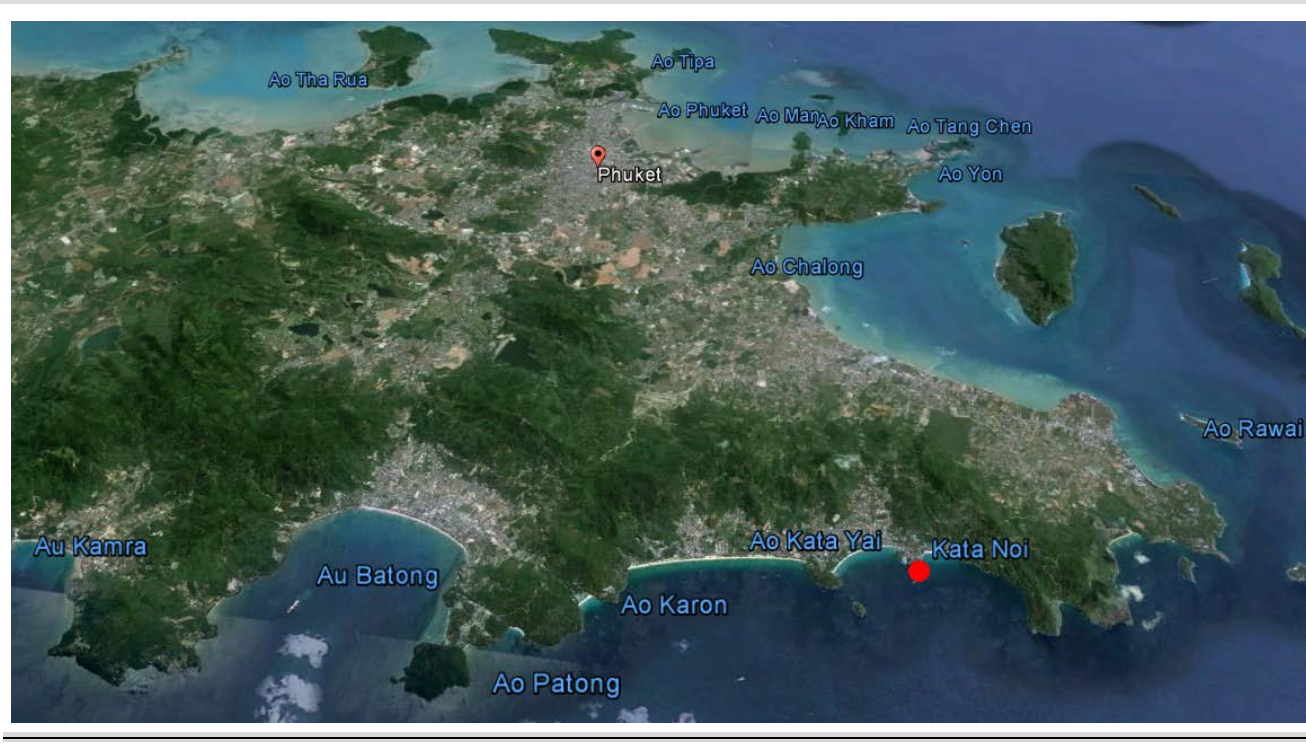
View of the attractive office/library area on lower level which has outstanding views from section glass sliding doors onto the infinity pool, sunning area and onto the sea's horizon. An inspirational view while working or studying in the library adjacent to office with built-in bookshelves/cabinets on wall opposite sliding glass doors and on both sides of glass doors. This room also has an en suite marble bathroom with shower.



Slender teak wooden beams shade a lush vertical orchid garden at the entrance of Baan Kata Villa B6. Surrounded by tropical beauty, large marble steps lead over a pond filled with water plants and graced by a small waterfall duct that welcome guests to the front door.



Expansive view from air of Villa nestled approximately 50 feet above the sea boulders in the natural beauty of the hillside with gorgeous terraced gardens to sea. Villa has 180-degree open view of sea area between Kata Beach and Kata Noi Beach.



Living:

- Spacious living with stunning ocean view
- Direct access to the wonderful terrace
- Equipped with a flat screen TV, DVD player and stereo

Bedrooms/bathrooms:

- 4 bedrooms with private bathrooms
- Master bedroom has a bath and a private patio
- Each bedroom has aircon & ceiling fan

Kitchen:

- Modern and fully equipped with a stove top, oven, microwave, large refrigerator, dishwasher, toaster & coffeemaker
- B.B.Q. on the terrace

Miscellaneous:

- Direct access to the sea
- Wireless internet
- 24h security
- Washing machine

Distances:

- To the beach: 5 minutes
- Restaurant : 5 minutes
- Shopping : 5 minutes
- Airport : 45 minutes

Land size: 900 sqm

Built up area: 982 sqm