



## 5-Bedroom Ultra-Luxe Oceanfront Villa in Ao Por



### Information de l'agent

Nom:	Patrick Lusted
Nom de compagnie:	Siam Real Estate
Pays:	Thaïlande
Expérience since:	2003
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+66 (76) 383-646
Languages:	English, Thai
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	THB 135,000,000

### Location

Pays:	Thaïlande
Adresse:	Ao Phor
Soumis:	22/05/2025

### Description:

This luxury project features amazing, up-close sea views, with the stunning infinity pool visually extending to 180 degree views of Phang Nga Bay. The villa has impressive open plan living, dining, kitchen, and entertainment areas, set over 2 floors. Extras include dedicated cinema room, lunar gardens, and even a private, 4-hole putting green.

Enjoy the good life in a stunning location. The Ao Por setting, inside a secure estate, is just a stones throw from the marina and an easy, 15 minute drive to the airport. You'll be within easy distance of Mission Hills and Blue Canyon Golf, as well as UWC and Thanyapura.

This villa is arrayed over 2 floors, with entry and primary living area on the first floor. Here, you will find a huge, elegant open plan living area that was custom made for entertaining. The living area extends onto the pool terrace, with breathtaking, close-up 180 degree views of Phang Nga Bay highlighted by the 26x6m infinity pool. Three of the luxury, ensuite bedrooms also sit on this level.

The ground level is nearly as impressive, with 2 ensuite bedrooms and a second entertainment/living area. This property is perfectly suited for people who love entertaining while also preserving their own privacy.

Entertainment comes in nearly every form here. There is a dedicated cinema room, gym, massage room,



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and a lunar garden. Tune up your play on the 4-hole private putting green. Hosting is easy with a Western show kitchen, Thai kitchen, and guest pantry.

Other features you'd expect are also present, maids room, laundry room, open plan office, and 2 guest toilets, one poolside.

This property has to be seen to be believed!

Offered with 30-30-30 year leasehold, fully furnished. CAM is 16K/month and maintenance is 10K/month.

- \* Maids Room
- \* Living Room
- \* Water Heater
- \* Sea View
- \* Dining Room
- \* Air-conditioners
- \* Study or Office
- \* Thai Kitchen
- \* Outdoor Bathroom
- \* Bathrooms Ensuite
- \* WC Toilet
- \* Fans
- \* Terrace
- \* Sala
- \* Car Port
- \* Western Kitchen
- \* Well Water
- \* Walk in wardrobe
- \* Built in wardrobe
- \* Spa
- \* Hot water system
- \* Family room
- \* Balcony
- \* Garden
- \* Gym
- \* Laundry Room
- \* Jacuzzi External
- \* Electricity
- \* Septic Tank
- \* Internet / TV / Phone
- \* Games Room
- \* Mountain View
- \* Swimming Pool
- \* Gardener



- \* Contemporary
- \* Storeys
- \* Secure Estate
- \* Parking Space
- \* Beachfront/Oceanfront

Tenanted: Oui

## Commun

Chambres: 5  
Salle de bains: 7  
Pied carré fini: 790 m<sup>2</sup>  
Dimensions du lot: 2688 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.925.602

