



## Luxury 3 Bed Villa For Sale in Layan Residence East Pattaya



### Information de l'agent

Nom: ArKadia  
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Langues: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 398,581.27

#### Location

Pays: Thaïlande  
Indicatif régional: 20150  
Soumis: 04/09/2025  
Description:  
Luxury 3 Bed Villa For Sale in Layan Residence East Pattaya Thailand

Esales Property ID: es5554773

#### Property Location

Thung Klom, Tan Man 20, Pattaya City,  
Bang Lamung District, Chon Buri 20150, Thailand  
12,800,000 Thai Bhat

#### Property Details

Layan Residence: A Lifestyle of Tranquility and Convenience

Discover the ultimate blend of comfort and elegance at Layan Residence, a premier property nestled in the serene and sought-after area of East Pattaya. This exquisite two-story home is a testament to sophisticated design, offering a generous living space that caters to both relaxation and entertainment. With a total living area of 243 square meters situated on a 344 square meter plot, this residence provides an ideal layout that feels both expansive and private.



The home's interior is meticulously crafted and comes fully furnished, ensuring a seamless, move-in-ready experience for the new owner. The ground floor features a bright and open-plan living and dining area, where natural light streams in, creating a warm and inviting atmosphere. The space transitions effortlessly to a private outdoor terrace, an ideal spot for morning coffee or hosting intimate gatherings. The heart of the home is a modern, European-style kitchen, complete with high-quality finishes and an oven, perfect for culinary enthusiasts.

The residence offers three beautifully appointed bedrooms and three contemporary bathrooms, providing ample space for family and guests. The master suite is a private sanctuary, boasting a luxurious ensuite bathroom for ultimate comfort and privacy. The design of each room balances style with functionality, ensuring a restful and practical living environment.

Outside, the property is an oasis of calm. A private swimming pool, surrounded by a lush, well-maintained garden, offers a tranquil retreat for a refreshing swim or simply unwinding by the water's edge. The outdoor area also includes a dedicated barbecue space for alfresco dining and a covered parking area for convenience. Practical amenities such as a reserve water tank, a washing machine, and a separate storage room are also included.

Situated within a secure, gated community with 24-hour patrolling security, Layan Residence provides a safe and peaceful environment. Its prime location offers unparalleled convenience, placing you just a short drive from top-tier international schools, world-class golf courses, hospitals, and bustling local markets. This property represents more than just a home; it's a strategic investment and a gateway to a relaxed and secure lifestyle in one of Pattaya's most desirable suburban areas. With company ownership available, the acquisition process is exceptionally straightforward for foreign buyers looking to invest in a piece of Thai paradise.

## ABOUT THE AREA

East Pattaya offers a distinct lifestyle that strikes a perfect balance between serene suburban living and convenient access to vibrant city attractions. The area is known for its lush, green landscapes and peaceful residential communities, providing a quiet retreat from the bustling city center. Residents enjoy a relaxed pace of life, with easy access to a wealth of local amenities. The area is home to a fantastic selection of international restaurants, cafes, and local markets, where you can find everything from fresh produce to authentic Thai street food. It's a truly self-sufficient area that retains a sense of community.

For families, East Pattaya is particularly appealing due to its proximity to a number of highly regarded international schools, including Rugby School Thailand and Regents International School Pattaya. These institutions offer a world-class education with excellent facilities, making the area a top choice for expatriate families. The community's safe and welcoming atmosphere, combined with the convenience of having these schools nearby, adds a significant layer of appeal for those looking to settle down in a family-friendly environment.

Recreation is a cornerstone of the East Pattaya lifestyle. The area is a golfer's paradise, with a number of top-tier golf courses just a short drive away, including the renowned Siam Country Club. Beyond golf,



residents can explore numerous outdoor activities, from beautiful parks and walking trails to a variety of sports clubs. For day-to-day needs, modern hospitals like Bangkok Hospital Pattaya and a range of local and international supermarkets are within easy reach, ensuring all essential services are conveniently close.

Layan Residence's location also ensures excellent connectivity for domestic and international travel. The nearest airport, U-Tapao Rayong-Pattaya International Airport (UTP), is approximately a 45-minute drive away. This airport offers direct flights to a number of domestic and regional destinations, including China and Malaysia, making it a convenient option for short-haul travel. For broader international access, Suvarnabhumi Airport (BKK) in Bangkok is about a 1.5 to 2-hour drive, providing a vast network of flights to destinations worldwide. This dual-airport accessibility makes Layan Residence an ideal home for both frequent travelers and those with international guests.

## MAiN FEATURES:

- \* 243m<sup>2</sup> of living space
- \* 344m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Thailand
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 3                  |
| Salle de bains:  | 4                  |
| Pied carré fini: | 243 m <sup>2</sup> |

### Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

### Rental details

|            |     |
|------------|-----|
| Furnished: | Oui |
|------------|-----|

### Lease terms

Date Available:

### Information additionnelle



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## Contact information

IMLIX ID:

18703-es5554773

