



## Layan Garden - Newly Renovated Penthouse Condominium with Sea-Views and Excellent Facilities For Sale



### Agent Info

Naam:	Patrick Lusted
Bedrijfsnaam:	Siam Real Estate
Mistlampen:	Thailand
Experience since:	2003
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+66 (76) 383-646
Languages:	English, Thai
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	THB 29,900,000

### Locatie

Aanbevolen Auto Onderdelen:	Thailand
Adres:	Layan
Geplaatst:	22-05-2025
Omschrijving:	

Discover luxury living in this exquisite four-bedroom penthouse with breathtaking panoramic ocean views. Spanning a total of 569 sqm, this prime unit at Layan Gardens condo is a perfect blend of elegance and functionality. Offering 253 sqm of built-in living space, 245 sqm of roof garden, and 71 sqm of outdoor balconies and terraces, this penthouse delivers an unparalleled living experience.

The expansive roof garden is a private oasis featuring a stunning waterfall, bar, sala, built-in BBQ, Jacuzzi, and a full bathroom, perfect for entertaining while soaking in the stunning sea and valley views. Inside, the penthouse is meticulously designed with high-end materials and finishes, creating a serene and sophisticated ambiance.

### Property Highlights:

- \* 256 sqm of built-in living space, complemented by a 256 sqm roof garden and 71 sqm outdoor balconies and terraces.
- \* 52 sqm lounge/living room with built-in TV and floor-to-ceiling 'concertina' doors leading to a spacious balcony.
- \* Three large double rooms with ensembles plus a maid's live-in bedroom with a bathroom and a guest toilet, private balconies, and stunning views; the master suite includes a Jacuzzi tub and double sinks. The



---

current owner already has planning permission to build a 4th bedroom with an ensuite bathroom on the roof terrace of the property

- \* European open-plan kitchen with imported granite worktops, solid wood cabinetry, and top-of-the-line European appliances.
- \* Separate laundry room
- \* Expansive dining area with a spectacular staircase leading to the roof garden.
- \* Separate study/TV room, two enclosed storage areas (12 sqm), and Sun Paradise doors and windows throughout.
- \* With a south facing aspect the property avoids the hot late afternoon sun whilst enjoying beautiful full views of the surrounding mountains and partial sea views.
- \* Ownership is 'Protected Leasehold' the owners have a registered lease of the property and a share in the freehold and thus have control over lease renewals in the future. This provides the owners with security of tenure.

#### Amenities and Location:

- \* Layan Gardens offers fabulous gardens, swimming pools, tennis courts, and BBQ areas.
- \* Located in the tranquil area of Layan, within close proximity to beaches, restaurants, and bars. Phuket Airport, schools, and shopping centers are just a 10-minute drive away.

This penthouse has been recently renovated with new air conditioning units, ceiling fans, pool pumps, and updated bathrooms and kitchens. The property is equipped with ducted air conditioning, ensuring a quiet living environment, while solar cells are being installed to reduce electricity costs. The penthouse also offers extensive storage options, including cupboards, wardrobes, and a separate storage room.

This luxurious penthouse is a rare opportunity for those seeking the ultimate in privacy, comfort, and style. Don't miss out on the opportunity to own a piece of paradise in one of the most sought after area of Phuket!

- \* Maids Room
- \* Living Room
- \* Water Heater
- \* Sea View
- \* Dining Room
- \* Air-conditioners
- \* Study or Office
- \* Outdoor Bathroom
- \* Bathrooms Ensuite
- \* WC Toilet
- \* Fans
- \* Terrace
- \* Sala
- \* Inland
- \* Car Port
- \* Western Kitchen



- \* Walk in wardrobe
- \* Built in wardrobe
- \* Roof terrace
- \* Hot water system
- \* Family room
- \* Balcony
- \* Garden
- \* Laundry Room
- \* Jacuzzi Internal
- \* Jacuzzi External
- \* Mains Water
- \* Electricity
- \* Septic Tank
- \* Internet / TV / Phone
- \* Tennis Court
- \* Mountain View
- \* Water Filtration
- \* Swimming Pool
- \* Gardener
- \* Contemporary
- \* Storeys
- \* Secure Estate
- \* Parking Space

Gebouwd: 2008

Tenanted: Ja

## Algemeen

Slaapkamers: 4

Badkamers: 4

Afgewerkte vierkante meter: 253 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Aantal verdiepingen: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.926.083



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

