



Large Thai-Bali Pool Villa on Big Plot For Sale Near Khao Kalok Beach

24,000,000 THB

Spacious pool villa on big-sized plot, near Khao Kalok Beach

This beautiful Bali-style home, completed in 2019, is located in a very secluded and private compound close to the Khao Kalok Beach, which is only 2 km away. The compound, which is completely enclosed, and which measures over 8,000 square meters only has 3 homes on it. The main electric gate of the compound has also a battery backup, so that access is possible even if there is no power.

The compound has its own transformer, and power is then sent underground to the three houses with separated meters. The main road to the compound as well as the roads inside the compound to access the 3 properties are built in concrete.

The plot of land of this specific villa is 1809 square meters, comes with a full Chanote title, is fully enclosed, with concrete walls and an electric gate. The garden is completely landscaped, with lighting for every single tree and a powerful automatic irrigation system. The rational layout of the garden allows an easy weekly maintenance by an external gardener.

The concrete enclosure wall has a photocell activated LED lighting system for the night, and also boosts an electric wire system to reduce the risk of snakes or centipedes entering the property.

The house has been custom built with very high standards, is impeccably finished and the owners have taken care of all details

to get the best possible result.

The house is facing East, thus allowing the sea breeze to cool down the interior space.

The driveway is tiled with ceramic tiles and reaches a detached building, consisting of a 6 x 6 meters garage for 2 cars, scooters and bicycles, closed by an electric roll down shutter with remote control, and of a separated room to be used as a storage or as a hobby room or even as an office.

When entering the main entrance door into the house you will be greeted by a large flowerbed in the wide Bali-style patio, and by a pleasant view of the garden and the pool through the living room, which is completely enclosed only by 2.5 meters high glazed sliding doors, thus giving you a sense of openness and the feeling of a much bigger plot of land.

The house comprises 3 bedrooms, each with ensuite bathroom, plus a separated office area, a small gym room, and a spacious laundry room with lots of storage space as well as a European type 8 kg hot water washing machine.

The open plan living room includes the large interior kitchen, with white high gloss furniture and large granite countertops. In the kitchen you will find high quality appliances including also a spacious dishwasher for 8 people.

In the living room there is a fourth small bathroom for the guests.

Every room is equipped with state of the art split air conditioning units, as well as powerful high quality fans.

The spacious covered terrace is perfect for entertaining a lot of friends even in case of a rainy day. It includes a spacious outside kitchen, with a lot of storage space, granite countertops, a big sink, and a professional BBQ/grill. High quality fans are installed in the terrace as well.

The entire house is tiled with the same marble floor and the walls in all the bathrooms are tiled up to the roof with the same soft colored ceramic tiles. The floors of the three ensuite bathrooms are tiled with sandblasted granite. The Bali-style open patio, and the wide sliding doors allow a constant flow of the sea breeze during the day, so that there is no need to run the air conditioning units full time.

All the windows and doors are built with beautiful teak wood, and are all equipped with mosquito screens.

The spacious master bedroom is connected to a big walk in closet, with wardrobes from floor to ceiling granting a lot of storage space.

The ensuite large master bathroom includes an inside shower, double sinks, and an outdoor area with double showers and lots of natural light and air.

The rectangular pool with infinity is 4 x 12 meters plus a "beach area", and floor and walls are completely tiled with marble.

There is an underground water tank under the garage with approx. 20 tons of government water, which are then fed to the house by an automatic pump.

The roof of the house has a 15 cm deep foam insulation to keep the house cooler.

All the lighting inside and outside the house, and in the garden, is using LED light fixtures, reducing the electric bills.

There is also an electric generator, with battery operated electric start, supplying up to 6 KW of single phase power, which are enough to run the a/c plus lights and fans in the master bedroom and bathroom, the kitchen refrigerator, the water pump for the entire house, the electric entrance gate, the rolldown shutter of the garage, and basically the most important services, in case of a power black out.

The house is sold mostly furnished with modern furniture in light colors to enhance the sense of space.

Darkening curtains in all bedrooms allow a pleasant sleep also after the sunrise and perfectly match the color of the walls.

A camera system covering all the living areas inside and outside the house, with automatic image recording based on sensors as well as two ways sound system, grants an enhanced security. The system can be accessed remotely through a smart-phone, thus allowing a complete control even from abroad.

Some details about the property:

House covered surface (based on pillars and beams): 321 square meters

Bali style patio: 84 square meters

Pool: 52 square meters

Pool deck: 150 square meters

Garage and hobby room: 65 square meters

Roof overhang all around the house: 1.50 meters

Ceiling height: 3.35 meters everywhere - 2.75 meters in bathrooms

The existing lease agreement for the land is expiring in 26 years and can be renewed for further 30 + 30 years at no cost (just registration costs)

Asking price : 24,000,000 Thai Baht

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Features

- ✓ Fitted Kitchen
- ✓ Storage Space
- ✓ Covered Terrace
- ✓ Outside Thai-Style Kitchen
- ✓ Swimming Pool
- ✓ Landscaped Gardens
- ✓ Walk In Wardrobe
- ✓ Covered Parking

Additional Details

Listing ID	RS1301
Furnishing	Part Furnished
View	Mountain View
Number of Parking Spaces	4
Year of Build	2019

At a Glance

Listing Type	Sale
Property Type	House / Villa
Location	Pak Nam Pran
Bedrooms	3
Bathrooms	4
Living Area	400 sqm
Land Area	1,809 sqm