



## Sea View 3 Bed Pool Villa For Sale at Panorama Khao Tao

14,900,000 THB

\*RE: Ownership and Price:

FREEHOLD Price: 14,900,000 Baht (negotiable)

Leasehold Price: 11,900,000 Baht (negotiable)

- The land is currently leasehold, with 18 years remaining on the lease term.
- The land can be bought freehold for the listed price of 14,900,000 Baht.
- The property (land and house) may also be bought by taking over the remaining leasehold term, in which case the price is 11,900,000 Baht
- The property (land and house) may be bought on a new leasehold term of 30 + 30 + 30 years at the standard leasehold cost charged by the land office.

Panorama Khao Tao is in one of the best locations in Khao Tao, Hua Hin.

This property is being sold FULLY furnished and ready to move in.

The house is about 13 years old and the owners are currently undergoing some minor house renovations and repairs to prepare it for sale.

With a land size of 500 square meters and living area of around 220 square meters (covered living area) this is the perfect holiday house for someone who lives in BKK and wants to escape the hustle and bustle of the city for tranquil mountain and ocean views and peace & quiet.

The development itself is built along the base of a mountain, and this property is on a higher elevation which gives it breathtaking views from the living and dining room rooms inside as well as all outdoor covered areas, and even the master bedroom has a large double sliding window that opens up to the ocean breeze and sea view.

There is a storage and laundry room behind the kitchen and next to the covered carport which is large enough for one large SUV or normal sedan.

The entire home is surrounded by well tended, tropical Thai gardens with lots of mature trees. The area is known for its birdlife, especially being quite near a sanctuary for peacocks which can be heard and seen in the area frequently.

Additional property features:

- Great rental potential, with estimated ROI at approximately 5% to 8% depending on rental term and occupancy.
- Common area maintenance annual fees are \_\_\_\_\_THB (to be confirmed) – Paid 6 months in advance.
- Private garden and pool annual maintenance services cost \_\_\_\_\_THB.
- Distance to nearest beach: 1.3 km
- Distance to nearest 7/11 or Family Mart: 3.4 km
- Distance to Bluport shopping mall: 13 km

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## Features

- ✓ Fitted Kitchen
- ✓ Community Pool
- ✓ Landscaped Gardens
- ✓ Storage Space
- ✓ Covered Parking
- ✓ Swimming Pool
- ✓ Covered Terrace

## Additional Details

Listing ID	RS1399
Name of Development	Panorama Khao Tao
Furnishing	Furnished
View	Sea View
Number of Parking Spaces	1
Year of Build	2009

## At a Glance

Listing Type	Sale
Property Type	House / Villa
Location	Hua Hin

Bedrooms	3
Bathrooms	2
Living Area	220 sqm
Land Area	500 sqm