



THE LAYTIN

VILLA BANGTAO



“Enrich your exclusive lifestyle in a tropical island paradise.”





The Laytin Villa Bangtao

Living in a dream destination in Phuket at Laytin Villa, the high-end residential project nestled on the prime location of Bangtao, enriches your exclusive lifestyle in a tropical island paradise.

Professionally built to deliver you the ideal home for a tropical lifestyle in a luxury privilege, The Laytin Villa comes with two elegant and luxury private pool villas in the land area of 2 Rai and usable space of 1325 Sq. m.

The high end two-story luxury villas, tastefully designed with modern architecture comprise of 6 bedrooms, living rooms, working room, full-equipped kitchen, dining room, outdoor pool with Jacuzzi, 4 meter-waterfall wall, landscaped gardens and car parking area for both super car and 3 cars.

With the harmonious designs of airiness, comfort and elegance, every room in the villa encourages your daily activities and relaxing moments. Well-furnished with high quality of materials and decorations inspired by holiday home, The Laytin Villa Bangtao accumulates the sense of luxury resort living, privacy, seclusion and absolute relaxation.

This project is conveniently located in Bangtao, the prime location of Phuket. Surrounded by luxury residential projects, it is only 1 kilometer from Bangtao beach, within walking distance to the beach, close to shopping malls & markets and drives' away to Phuket Town and Phuket International Airport.

The best ideal luxury villas in Phuket for family and investors with good returns on investments are available and affordable at The Laytin Villa Bangtao.

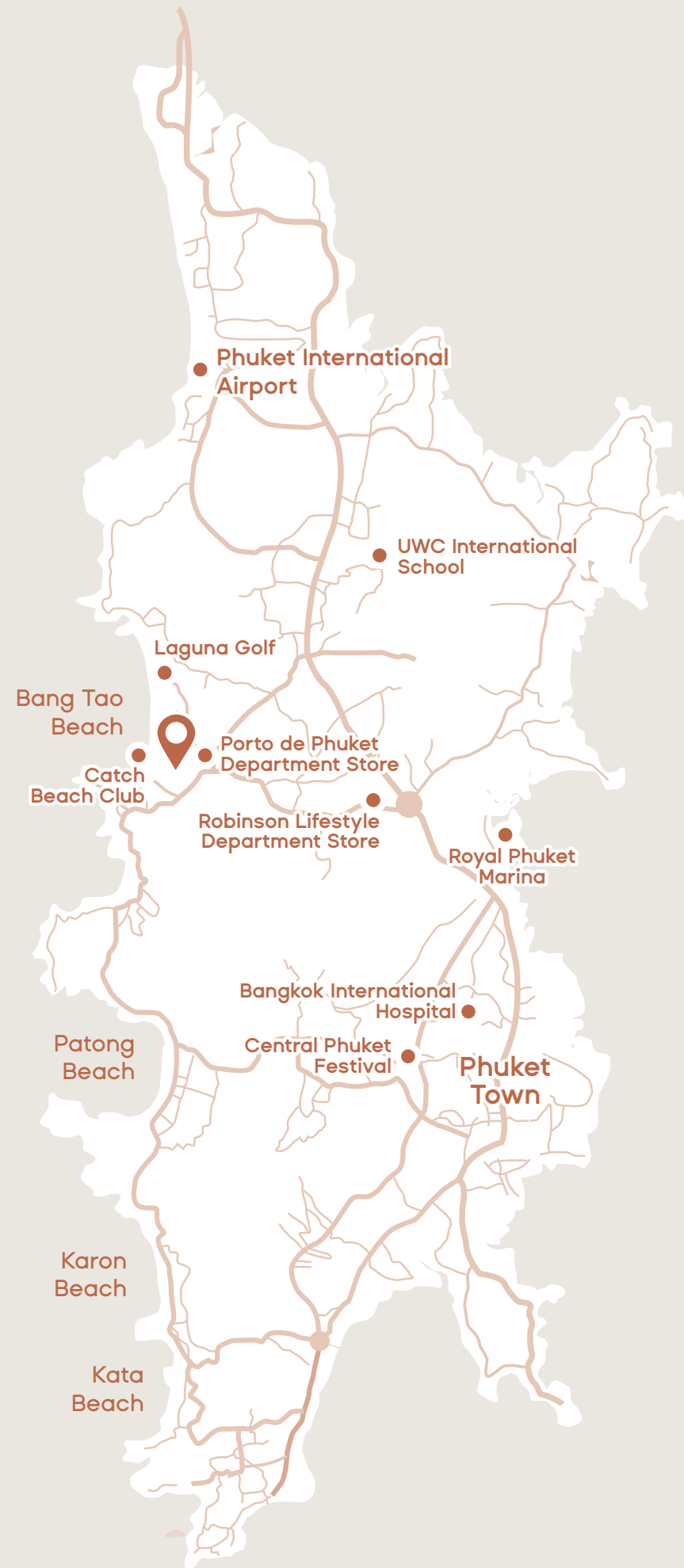
PROJECT INFORMATION

Project Name:	The Laytin Villa Bangtao
Developer:	Karndee Pattana Co., Ltd.
Brand:	The Laytin Villa
Location:	Bangtao, Phuket
Property Type:	Premium Luxury Private Pool Villas
Number of Villa:	2 Villas
Land Size:	3,413.60 Sq. m.
Villa Size:	Starting 1,325 Sq. m.

Ownership:	Freehold/Leasehold
Bedroom:	6 Bedrooms
Starting Price:	145,750,000 Million Baht
Furniture:	Included
Common Area Fee:	N/A
Sinking Fund:	N/A
Project Launched:	October, 2023
Construction Complete:	Q4, 2026



LOCATION



0.9 Km.
to Bangtao Beach



1.6 Km.
to Catch Beach Club



1.9 Km.
to Porto de Phuket
Department Store



4.5 Km.
to Laguna Golf



8.5 Km.
to Robinson Lifestyle
Department Store



12.6 Km.
to UWC International School



14.8 Km.
to Royal Phuket Marina



16.9 Km.
to Phuket International Airport



17.0 Km.
to Patong Beach



21.0 Km.
to Bangkok International Hospital



21.6 Km.
to Central Phuket Festival



22.6 Km.
to Phuket Town

FLOOR PLAN

GROUND FL.

991.92 Sq. M.

01. MASTER BEDROOM-01	28.30	Sq. M.	10. BATHROOM B.5	7.36	Sq. M.	19. STORAGE	5.43	Sq. M.	28. POOL BAR	43.28	Sq. M.
02. BALCONY B.1	13.82	Sq. M.	11. WALK IN CLOSET B.5	7.13	Sq. M.	20. CORRIDOR 1st	49.36	Sq. M.	29. POOL BATHROOM	15.69	Sq. M.
03. BATHROOM B.1	14.77	Sq. M.	12. LIVING AND KITCHEN BAR	68.57	Sq. M.	21. MAIN ENTRANCE	12.00	Sq. M.	30. POOL TERRACE	89.92	Sq. M.
04. WALK IN CLOSET B.1	12.64	Sq. M.	13. DINING ROOM	44.25	Sq. M.	22. CAR PARK	49.07	Sq. M.	31. SWIMMING POOL	79.56	Sq. M.
05. LIBRARY ROOM	30.71	Sq. M.	14. MAIN KITCHEN	22.50	Sq. M.	23. SUPERCAR ROOM	36.23	Sq. M.	32. JACUZZI	7.13	Sq. M.
06. FAMILY ROOM	34.50	Sq. M.	15. POWDER ROOM	4.90	Sq. M.	24. STORAGE	13.42	Sq. M.	33. PUMP ROOM	5.20	Sq. M.
07. STAIR HALL 1	16.32	Sq. M.	16. CONTROL ROOM	13.40	Sq. M.	25. INNER ROAD	162.05	Sq. M.	34. PUMP ROOM	10.20	Sq. M.
08. ELEVATOR	4.62	Sq. M.	17. SHOE ROOM	8.30	Sq. M.	26. ENTRY GATE	6.25	Sq. M.	35. MAID ROOM	13.77	Sq. M.
09. BEDROOM-05	25.17	Sq. M.	18. LAUNDRY ROOM	12.64	Sq. M.	27. GYM	20.00	Sq. M.	36. MAID WC.	3.36	Sq. M.



FLOOR PLAN

SECOND FL.

333.17 Sq. M.

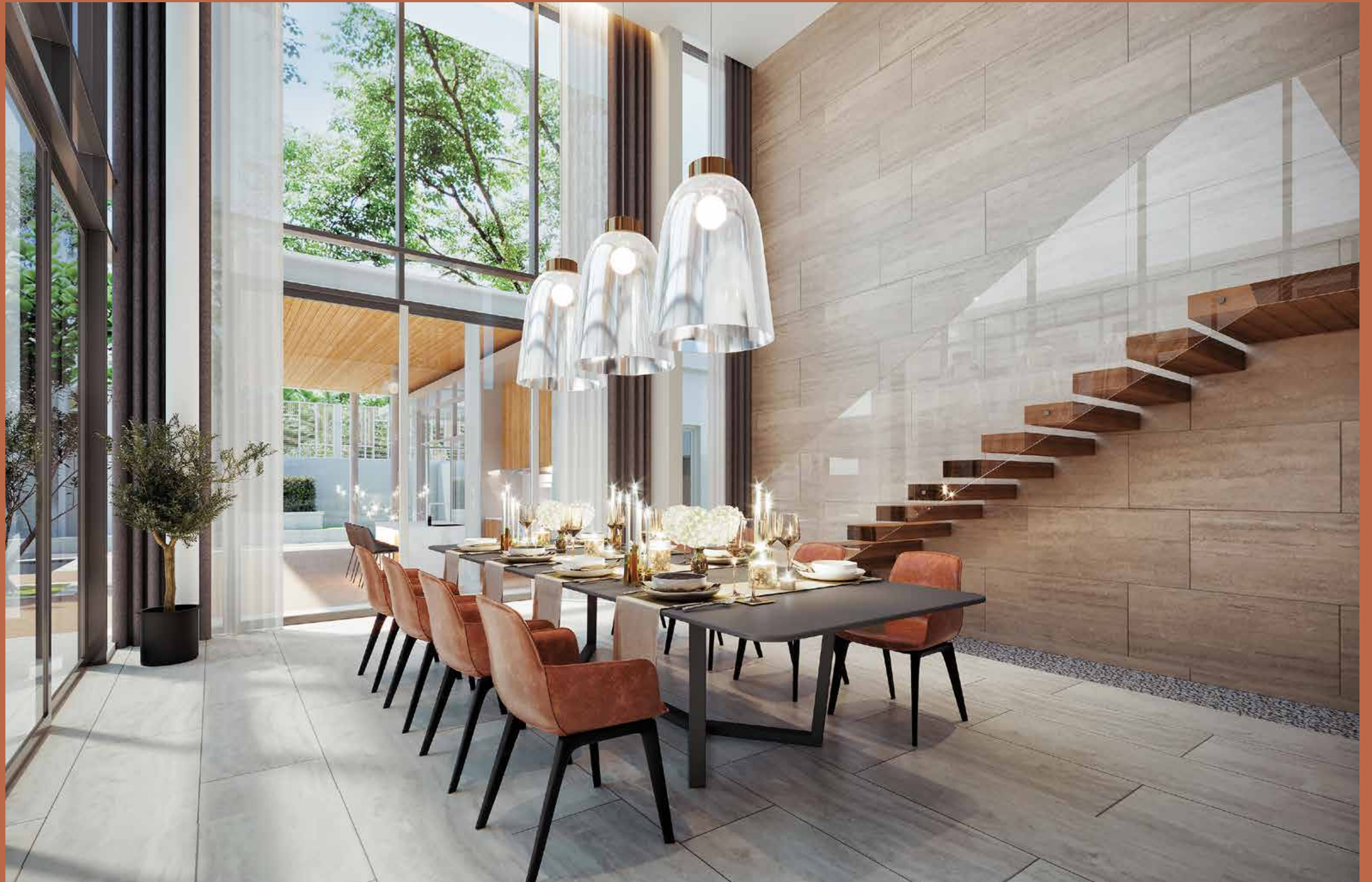
01. MASTER BEDROOM-02	27.95 Sq. M.	08. BEDROOM-04	22.47 Sq. M.	15. LOUNGE	40.00 Sq. M.
02. BALCONY B.2	18.54 Sq. M.	09. BATHROOM B.4	6.65 Sq. M.	(SANOOKER ROOM)	
03. BATHROOM B.2	14.26 Sq. M.	10. WALK IN CLOSET B.4	4.92 Sq. M.	16. CORRIDOR 2nd	48.11 Sq. M.
04. WALK IN CLOSET B.2	9.95 Sq. M.	11. BEDROOM-05	26.80 Sq. M.	17. ELEVATOR	4.62 Sq. M.
05. BEDROOM-03	22.47 Sq. M.	12. BALCONY B.5	27.64 Sq. M.	18. STAIR+STAIR HALL 1	17.05 Sq. M.
06. BATHROOM B.3	6.65 Sq. M.	13. BATHROOM B.5	8.66 Sq. M.	19. STAIR+STAIR HALL 2	14.43 Sq. M.
07. WALK IN CLOSET B.3	4.92 Sq. M.	14. WALK IN CLOSET B.5	7.08 Sq. M.		















The Laytin @The Residence

The Laytin Villa @The Residence, a newly renovated luxury private pool villa nestled amidst the lush green landscapes of north Phuket, only 10 minutes walk to the white sand of Bangtao Beach.

Experience the epitome of tranquility at The Laytin Villa @The Residence, where uniquely designed villas await. Choose from our range of thoughtfully crafted homes, including 3-bedroom, 4-bathroom single-storey villas with a private pool, gym, and multipurpose room, and the 4-bedroom, 5-bathroom two-storey villas with a rooftop and a multipurpose room. Nestled amidst lush greenery and a private garden, our fully

furnished residences offer the perfect residences. Enjoy the benefits of a high-end community and the convenience of being just a short drive away from key destinations.

Bedroom:	3 - 4 Bedrooms
Living Area:	Starting from 499 Sq. m.
Land Plot:	540 - 628 Sq. m.
Villa:	1 & 2 Storey
Furniture:	Included
Location:	Bangtao, Phuket



TYPE A

TYPE B

FLOOR PLAN

TYPE A



TYPE B



△ GROUND FL.

△ ROOF FL.

Type A



Type B





The Laytin @Maan Tawan

The Laytin Villa @Maan Tawan, enjoys a privileged position within the breathtaking natural surroundings of the northern Laguna area, offering magnificent views of Layan beach, widely regarded as the finest in Phuket.

The newly renovated pool villa with just a short stroll from the property, residents have exclusive and direct access to the untouched, palm-fringed shoreline. The individual residences are thoughtfully positioned a comfortable distance away, ensuring both privacy and convenience.

The Laytin Villa @Maan Tawan offers a luxurious living space consists of 4 bedrooms 5 bathrooms, , and a fully furnished interior,. The private swimming pool adds to the exclusivity of the property. Nestled within its unique and secluded setting, Maan Tawan provides a truly exceptional experience.

Bedroom:	4 Bedrooms 5 Bathrooms
Living Area:	471 Sq. m.
Land Plot:	444 Sq. m.
Villa:	2 Storey with rooftop
Furniture:	Included
Location:	Layan Beach, Phuket

MAAN TAWAN



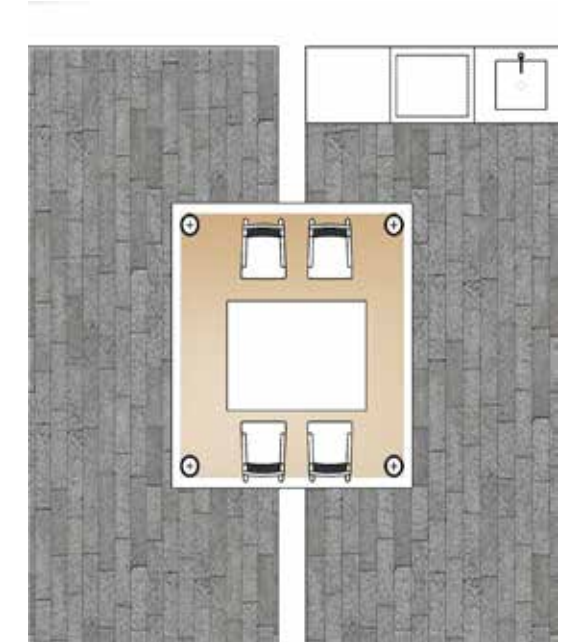
FLOOR PLAN



△ GROUND FL.



△ SECOND FL.



△ ROOF FL.







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