



AO YON BEACH VILLAS

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“ a place to forget time and revel in the beauty of life ”





AO YON BEACH VILLAS





# MASTER PLAN

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welcome to the land  
where the waves meet the sand

Located at the exclusive and tranquil tip of Phuket, surrounded by the open sea, islands and beachside mountains, lies the unique luxury development of Ao Yon Beach Villas.

Setback from the high watermark beach front, the project offers stunning uninterrupted sea views and direct beach access in a unique lifestyle concept for just seven stylish hillside private villas with pools.

A private resort-style beach pool complex is provided just for the owners together with a funicular tram to ride easily between the beach, the villas and the entrance with parking at the top. Other than these facilities, the villas are designed to offer great privacy for owners to use however they wish - for holidays, for residence and as an investment.

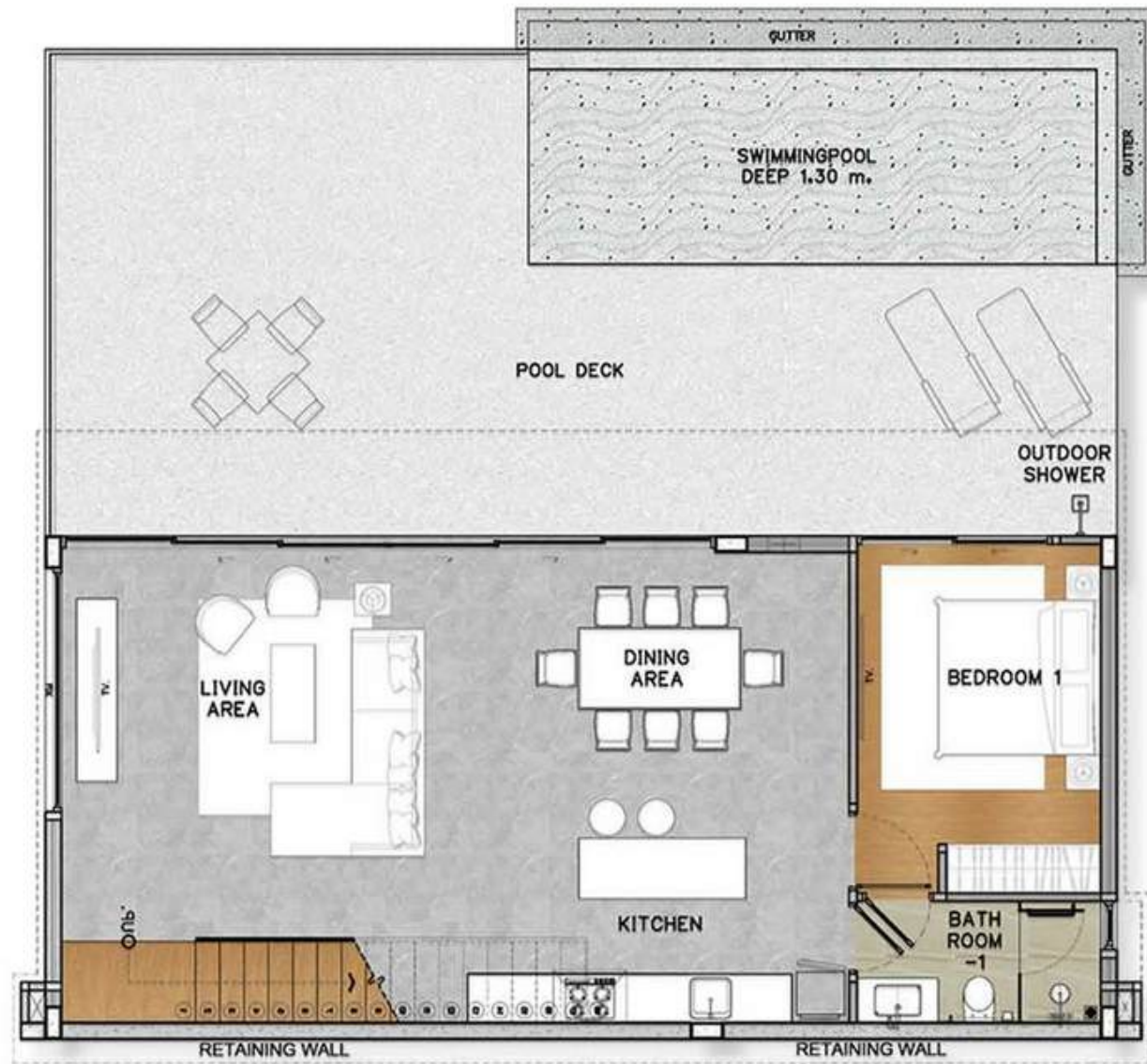
Ao Yon Beach Villas offers you an ideal escape to do whatever you desire, within walking distance to world class restaurants and iconic international resorts and Spas to the simple life of local eateries and yoga and morning breakfast and drinking evening wine on the beach.

Ao Yon Beach Villas. Absolute Beach Front Luxury. Waiting to hear from you!



VILLA TYPE A

# VILLA TYPE A



GROUND FLOOR

166.80 sq.m.



UPPER FLOOR

108.00 sq.m.

  
Bedrooms  
4

  
Bathrooms  
4

  
Pool size  
2.40 x 7.00 m

  
Living &  
Dining

  
Build Area  
274.80 sq.m.

# VILLA TYPE A



## TYPE A : 1'st FL.

- EXTERNAL

1.SWIMMING POOL	24.56 sq.m.
2.POOL DECK	59.98 sq.m.
3.Other	0.42 sq.m.

- INTERNAL

1.LIVING AREA	27.80 sq.m.
2.DINING&KITCHEN	25.60 sq.m.
3.STAIRS	7.98 sq.m.
4.BEDROOM 1	14.85 sq.m.
5.BATHROOM 1	5.61 sq.m.

## GROUND FLOOR

**TOTAL : 166.80 sq.m.**



## TYPE A : 2'nd FL.

- EXTERNAL

1.ENTRANCE	4.85 sq.m.
2.TERRACE MASTER	5.95 sq.m.
3.TERRACE 2	3.55 sq.m.
4.Other	9.60 sq.m.

- INTERNAL

1.MASTER BEDROOM	19.45 sq.m.
2.MASTER BATHROOM	8.25 sq.m.
3.BEDROOM 2	15.35 sq.m.
4.BATHROOM 2	5.10 sq.m.
5.BEDROOM 3	15.95 sq.m.
6.BATHROOM 3	4.65 sq.m.
7.STORAGE	2.20 sq.m.
8.HALL	8.00 sq.m.
9.STAIRS	5.30 sq.m.

## UPPER FLOOR

**TOTAL : 108.00 sq.m.**



Bedrooms  
4



Bathrooms  
4



Pool size  
2.40 x 7.00 m



Living &  
Dining

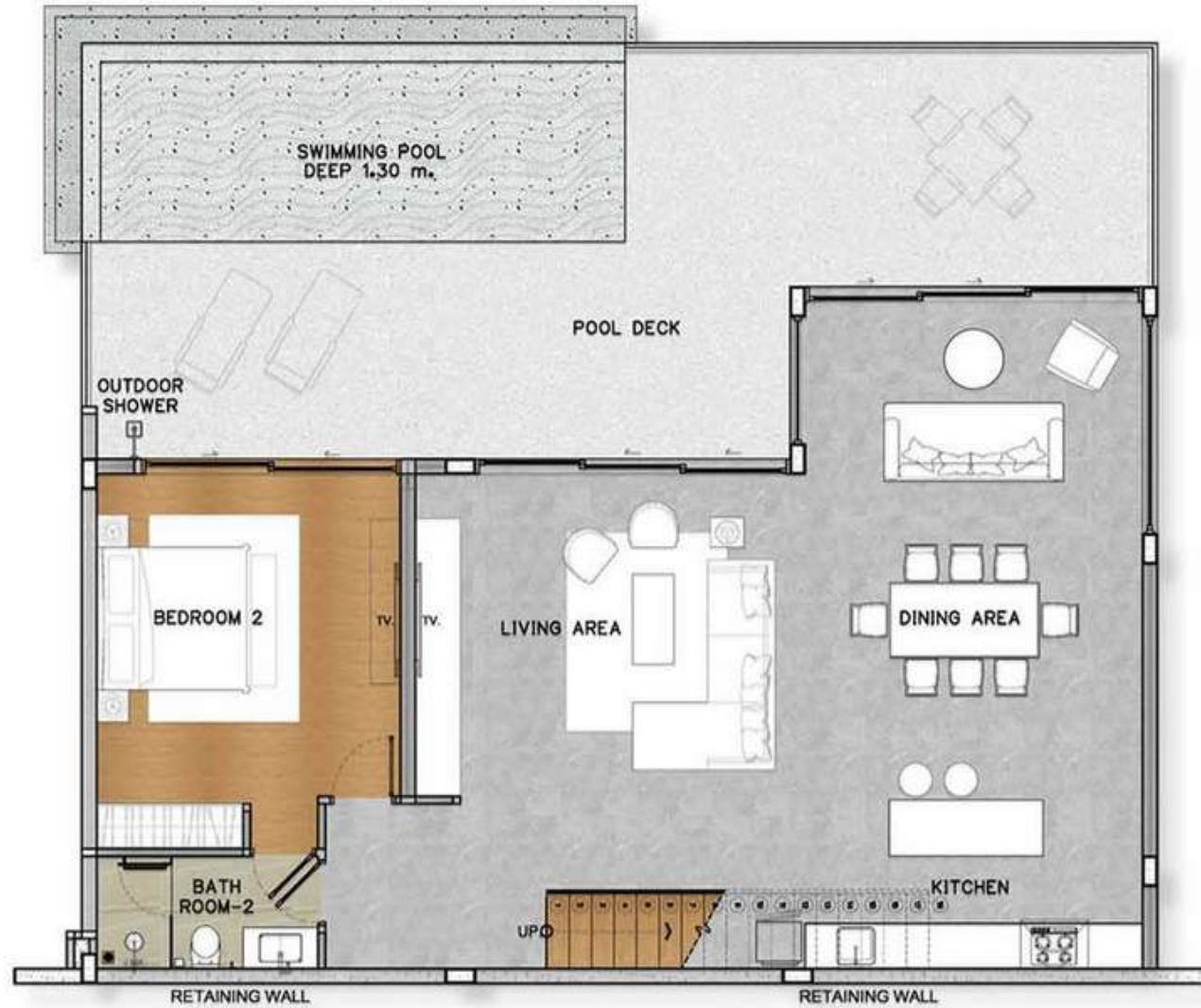


Build Area  
274.80 sq.m.



VILLA TYPE B

# VILLA TYPE B



## GROUND FLOOR

185.00 sq.m.



## UPPER FLOOR

131.00 sq.m.



Bedrooms  
4



Bathrooms  
4



Pool size  
2.40 x 7.00 m

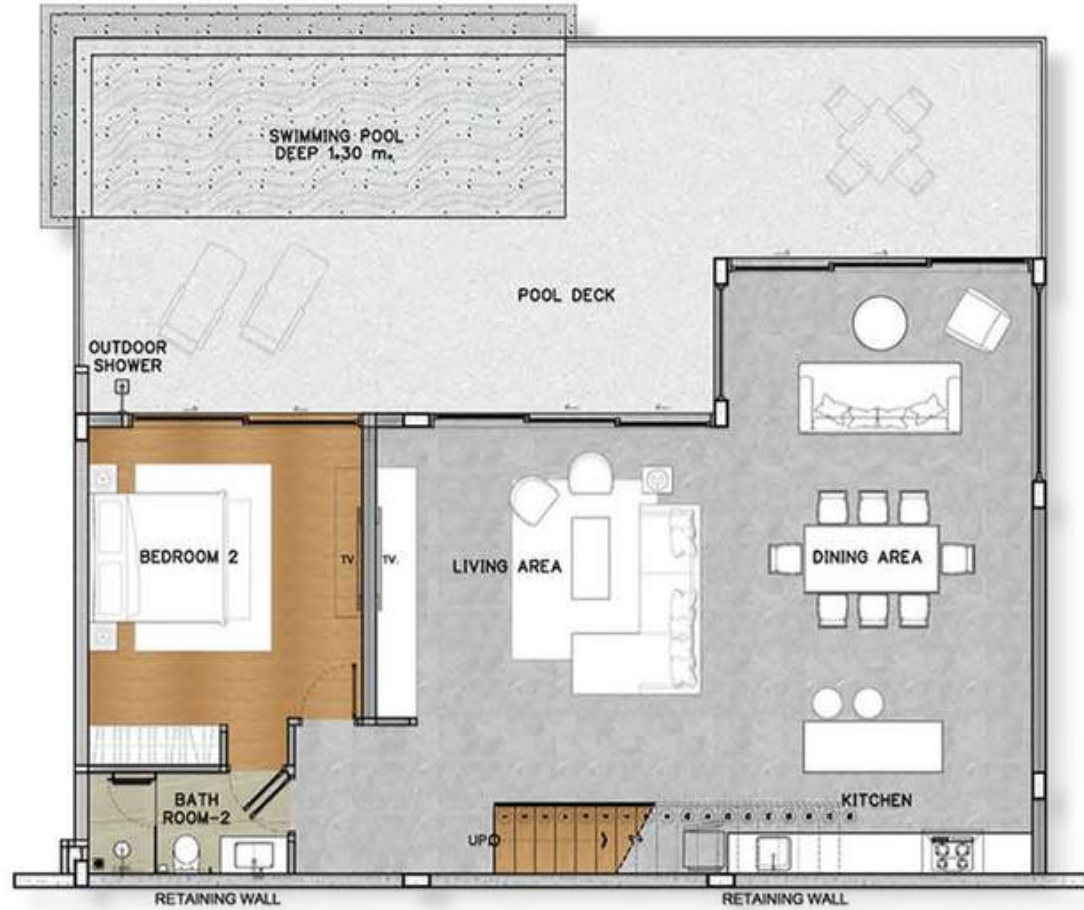


Living &  
Dining



Build Area  
316.00 sq.m.

# VILLA TYPE B



## TYPE B : 1'st FL.

### - EXTERNAL

1.SWIMMING POOL	24.56	sq.m.
2.POOL DECK	49.16	sq.m.
3.Other	0.14	sq.m.

### - INTERNAL

1.LIVING AREA	27.80	sq.m.
2.DINING&KITCHEN	25.60	sq.m.
3.STAIRS	7.98	sq.m.
4.BEDROOM 1	14.85	sq.m.
5.BATHROOM 1	5.61	sq.m.

## GROUND FLOOR

**TOTAL : 185.00 sq.m.**



## TYPE B : 2'nd FL.

### - EXTERNAL

1.ENTRANCE	1.85	sq.m.
2.TERRACE 1	10.40	sq.m.
3.TERRACE 2	5.40	sq.m.
4.Other	0.14	sq.m.

### - INTERNAL

1.MASTER BEDROOM	25.00	sq.m.
2.MASTER BATHROOM	8.60	sq.m.
3.BEDROOM 3	19.20	sq.m.
4.BATHROOM	35.45	sq.m.
5.BEDROOM 4	27.05	sq.m.
6.BATHROOM 4	6.10	sq.m.
7.STORAGE 1	3.30	sq.m.
8.STORAGE 2	1.00	sq.m.
9.HALL	12.22	sq.m.
10.STAIRS	5.70	sq.m.

## UPPER FLOOR

**TOTAL : 131.00 sq.m.**



Bedrooms  
4



Bathrooms  
4



Pool size  
2.40 x 7.00 m



Living &  
Dining



Build Area  
316.00 sq.m.



TYPE B  
DINING & LIVING

# INTERIOR PERSPECTIVE



TYPE B  
DINING & LIVING



TYPE B  
BATH ROOM



TYPE B  
BATH ROOM



VILLA TYPE C

# EXTERIOR PERSPECTIVE



TYPE C  
POOL & LIVING



TYPE C  
MASTER BEDROOM

# VILLA TYPE C



GROUND FLOOR

154.78 sq.m.



2 FLOOR ENTRANCE

139.60 sq.m.



3 FLOOR BEDROOM

158.80 sq.m.

Bedrooms  
5

Bathrooms  
5

Toilet  
2

Family room  
1

Living &  
Dining

Semi outdoor  
pool deck

Pool size  
2.40 x 7.00 m

Build Area  
453.18 sq.m.

# VILLA TYPE C



**GROUND FLOOR**

**154.78 sq.m.**

TYPE C : 1'st FL.

- EXTERNAL

1.SWIMMING POOL	24.56 sq.m.
2.POOL DECK & OUTDOOR DINING	38.52 sq.m.

- INTERNAL

1.LIVING AREA	27.80 sq.m.
2.DINING&KITCHEN	25.60 sq.m.
3.STAIRS	7.98 sq.m.
4.BEDROOM 1	14.85 sq.m.
5.BATHROOM 1	5.61 sq.m.



**2<sup>nd</sup> FLOOR ENTRANCE**

**139.60 sq.m.**

TYPE C : 2'nd FL.

- EXTERNAL

1.ENTRANCE	2.025 sq.m.
2.TERRACE 1	8.80 sq.m.
3.TERRACE 2	4.60 sq.m.

- INTERNAL

1.MASTER BEDROOM	34.95 sq.m.
2.MASTER BATHROOM	7.70 sq.m.
3.BEDROOM 2	25.76 sq.m.
4.BATHROOM 2	13.035 sq.m.
5.HALL	15.55 sq.m.
6.STAIRS	9.06 sq.m.
7.LIFT	2.65 sq.m.
8.MAID&STORAGE	8.65 sq.m.



**3<sup>rd</sup> FLOOR BEDROOM**

**158.80 sq.m.**

TYPE C : 3'rd FL.

- EXTERNAL

1.TERRACE 1	7.45 sq.m.
2.TERRACE 2	14.05 sq.m.

- INTERNAL

1.BEDROOM 3	30.82 sq.m.
2.BATHROOM 3	5.435 sq.m.
3.BEDROOM 4	18.55 sq.m.
4.BATHROOM 4	5.30 sq.m.
5.BEDROOM 5	19.25 sq.m.
6.BATHROOM 5	4.50 sq.m.
7.FAMILY ROOM	21.25 sq.m.
8.HALL	10.45 sq.m.
9.STAIRS	11.20 sq.m.
10.LIFT	2.26 sq.m.
11.STORAGE	4.60 sq.m.
12.TOILET	3.75 sq.m.

Bedrooms 5	Bathrooms 5	Toilet 2	Family room 1	Living & Dining	Semi outdoor pool deck	Pool size 2.40 x 7.00 m	Build Area 453.18 sq.m.
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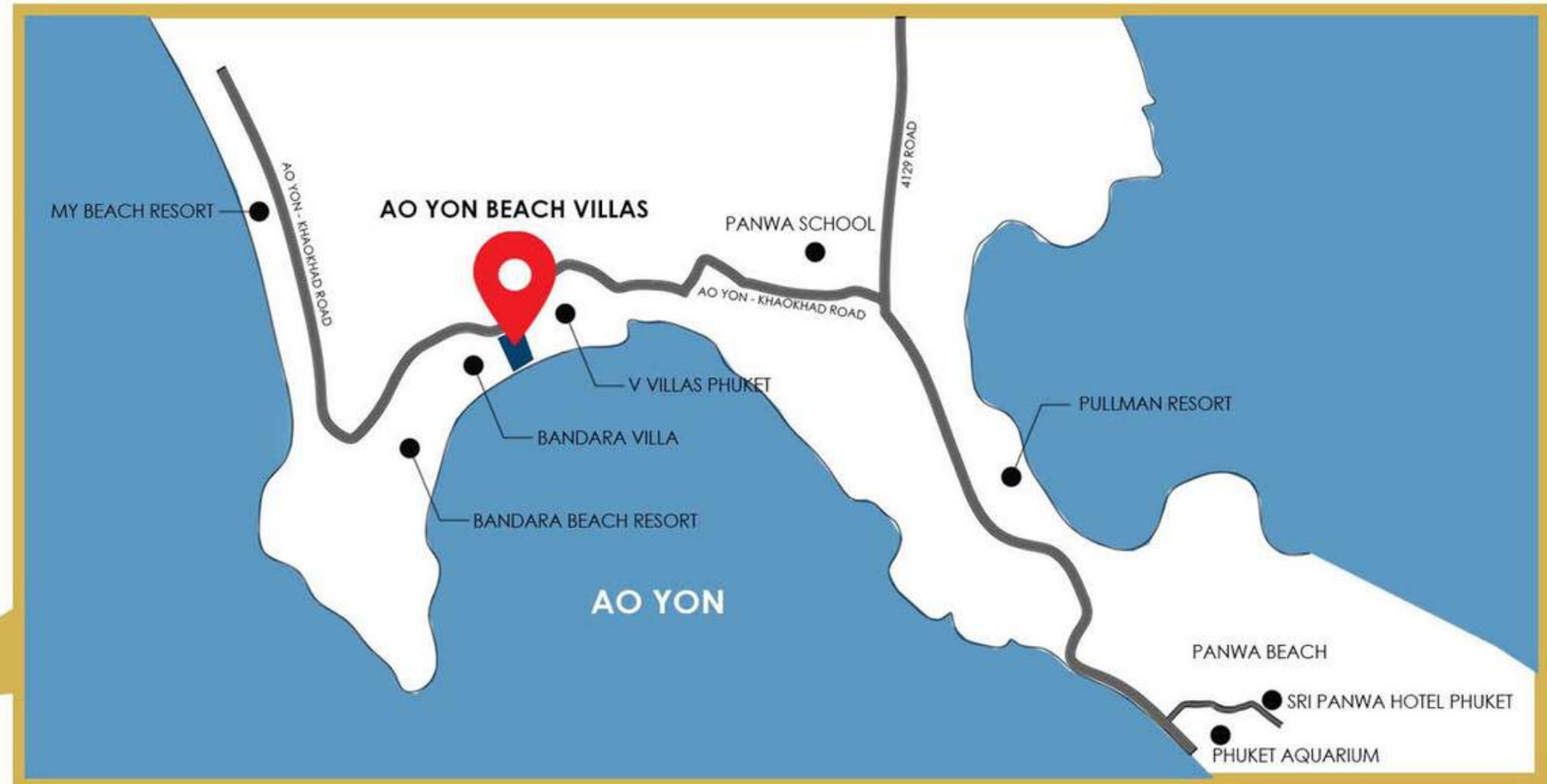


BEACH FRONT COMMON AREA



MAIN ENTRANCE

# LOCATION



enjoying a panoramic view of Ao yon bay



AO YON BEACH VILLAS