



THE BAYA

CRAFTED PROPERTY

THE BAYA, welcome to our exclusive collection of three exceptional villas, a stunning masterpiece of modern architecture crafted by a talented architect and interior design team. This captivating residence stands as a testament to innovation and creativity, boasting a seamless fusion of contemporary design and luxurious comfort. From the moment you step inside, you'll be enamoured by the thoughtful interplay of clean lines, bold geometric shapes, and striking materials that harmoniously blend with the surrounding landscape.



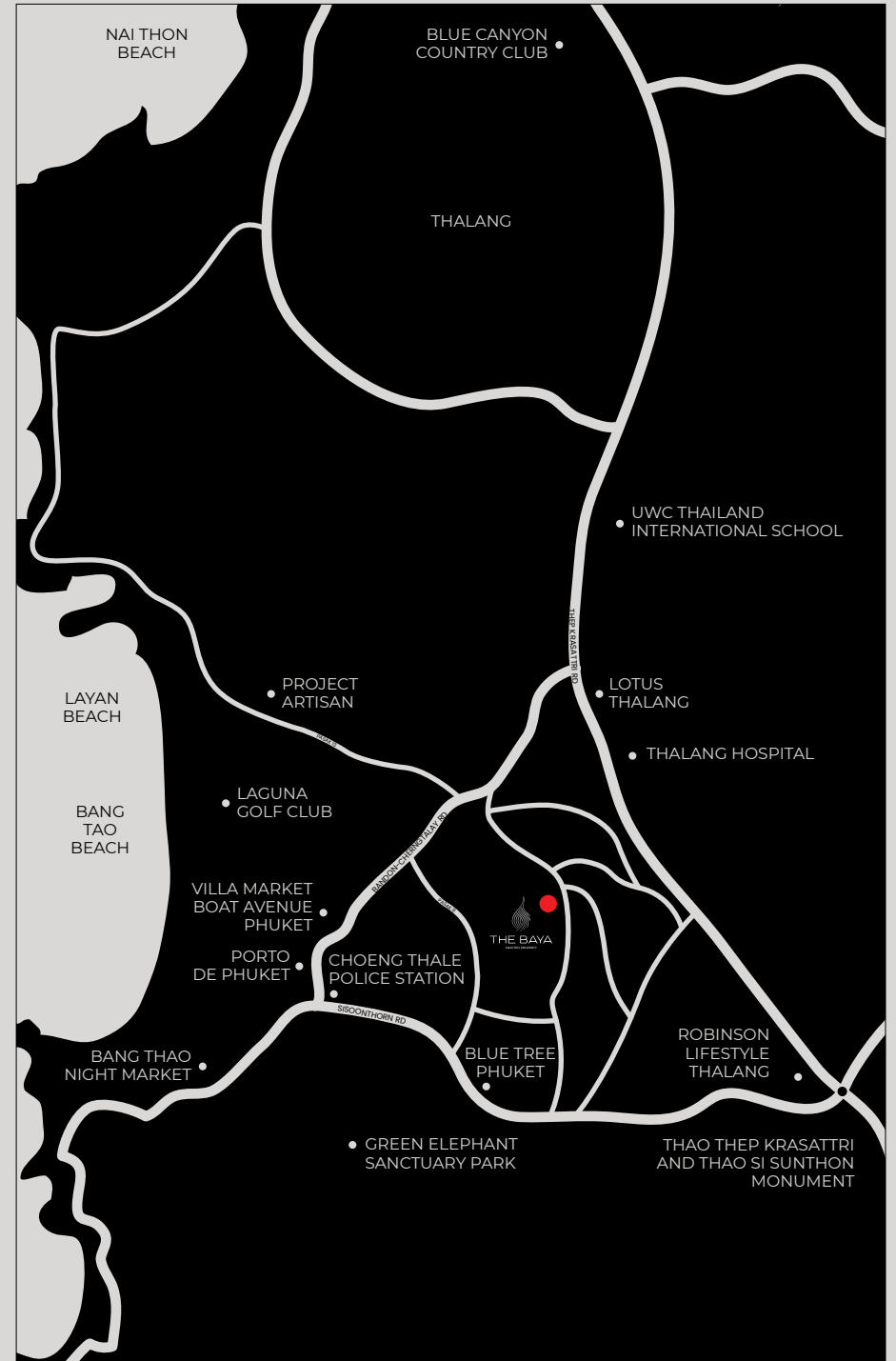
LOCATION

THE BAYA PROPERTY

Ban Ya, Si Sunthon,
Thalang District,
Phuket 83110
8.005846,98.328243



Bang Tao Beach	4 km
Layan Beach	6 km
Surin Beach	7 km
Boat Avenue	3 km
Phuket Old Town	17 km
Central Festival	17 km
Laguna Golf Club	6 km
Blue Canyon Golf Club	16 km
Red Mountain Golf Club	16 km
British International School	10 km
UWC School	11 km
Bangkok Phuket Hospital	17 km
Phuket International Airport	18 km



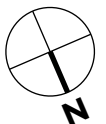
MASTER PLAN

In a harmonious display of architectural unity, three villas stand proud, sharing the same style while embracing a world of diversity within their walls. Each villa, crafted with meticulous attention, exudes its unique personality, designed to meet diverse needs. With one style as their common thread, these three villas redefine the essence of versatility, proving that a unified vision can create infinite possibilities to match every individual dream.

TOTAL UNIT **3** UNITS
TOTAL LAND AREA **1,637.58** SQ.M.



*THE BAYA reserves the right to make changes to the land area and master plan layout of the villas without prior notice, if required by authorities or for other reasons.





**WHERE TIMELESS BEAUTY
FINDS ITS HOME.**

TYPE A

3 Bedrooms 4 Bathrooms

Swimming Pool : 2 X 11 m. with Plunge Pool

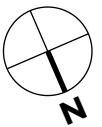
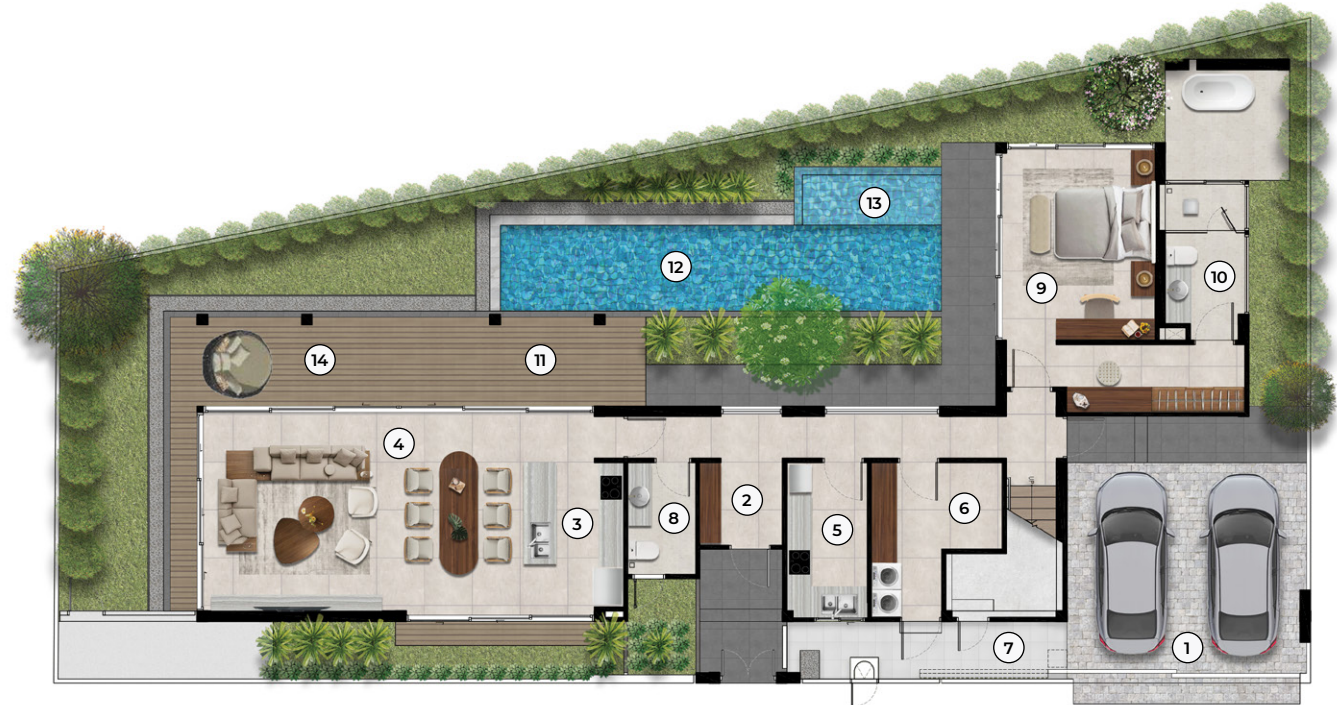
Private Parking : 2 Cars

INDOOR	206 SQ.M.
OUTDOOR & SEMI-OUTDOOR	139 SQ.M.
SWIMMING POOL	29 SQ.M.
TOTAL BUILT-UP AREA	372 SQ.M.



LOWER FLOOR PLAN

1. 2-CAR PARK
2. MAIN ENTRANCE / FOYER
3. OPEN KITCHEN WITH ISLAND
4. LIVING & DINING AREA
5. KITCHEN
6. LAUNDRY & STORAGE ROOM
7. SERVICE AREA
8. RESTROOM
9. MASTER BEDROOM WITH WALK-IN CLOSET
10. MASTER BATHROOM WITH OUTDOOR BATHTUB
11. POOL DECK
12. SWIMMING POOL 2 X 12 M.
13. PLUNGE POOL
14. OUTDOOR DINING



TYPE A

3 Bedrooms 4 Bathrooms

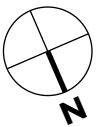
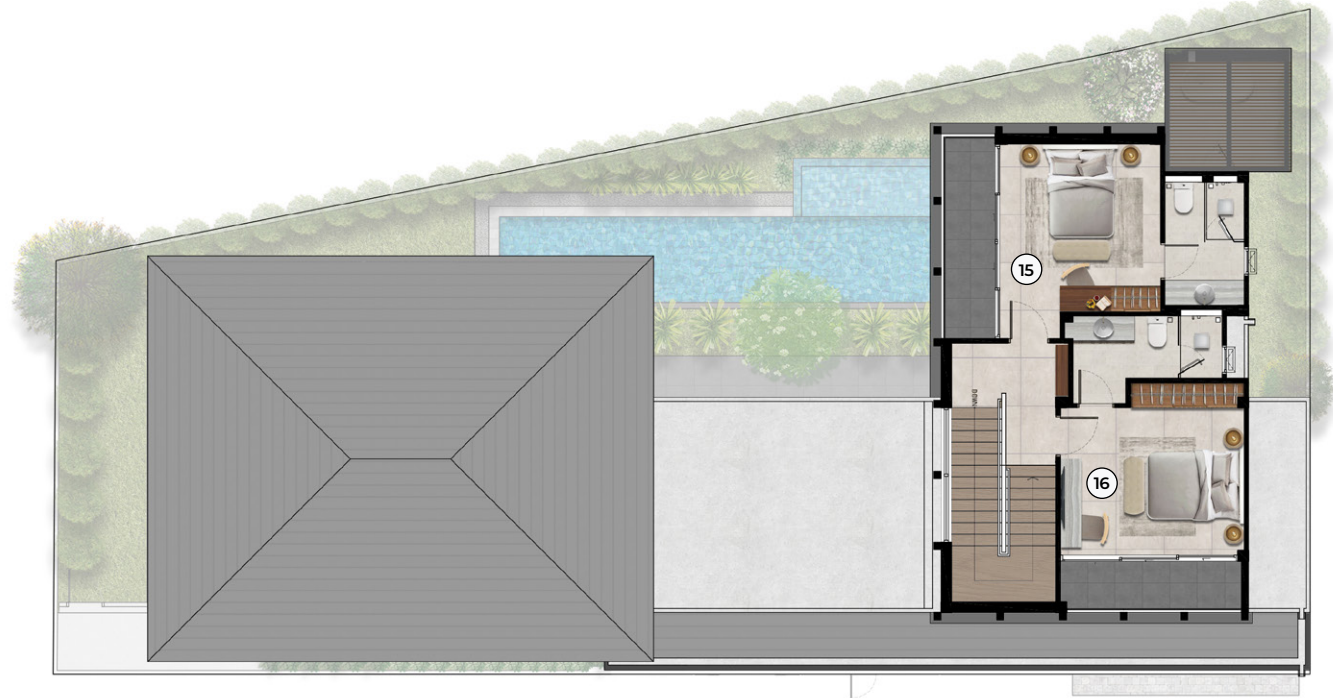
Swimming Pool : 2 X 11 m. with Plunge Pool

Private Parking : 2 Cars



UPPER FLOOR PLAN

- 15. BEDROOM 2
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM
- 16. BEDROOM 3
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM





TYPE B

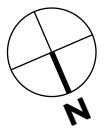
4 Bedrooms 4 Bathrooms
Swimming Pool : 2.5 X 11 m. with Plunge Pool
Private Parking : 2 Cars

INDOOR 233 SQ.M.
OUTDOOR & SEMI-OUTDOOR 146 SQ.M.
SWIMMING POOL 45 SQ.M.
TOTAL BUILT-UP AREA 419 SQ.M.



LOWER FLOOR PLAN

1. 2-CAR PARK
2. MAIN ENTRANCE / FOYER
3. OPEN KITCHEN WITH ISLAND
4. LIVING & DINING AREA
5. KITCHEN
6. LAUNDRY & STORAGE ROOM
7. SERVICE AREA
8. BEDROOM 2 WITH BATHROOM
9. MASTER BEDROOM WITH WALK-IN CLOSET
10. MASTER BATHROOM WITH OUTDOOR BATHTUB
11. POOL DECK
12. SWIMMING POOL 2 X 12 M.
13. PLUNGE POOL
14. OUTDOOR DINING
15. PUMP ROOM



TYPE B

3 Bedrooms 4 Bathrooms

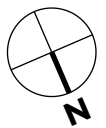
Swimming Pool : 2.5 X 11 m. with Plunge Pool

Private Parking : 2 Cars



UPPER FLOOR PLAN

- 16. BEDROOM 3
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM
- 17. BEDROOM 4
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM





TYPE C

4 Bedrooms 4 Bathrooms

Swimming Pool : 2.75 X 12.20 m. with Plunge Pool

Private Parking : 2 Cars

INDOOR	238 SQ.M.
OUTDOOR & SEMI-OUTDOOR	172 SQ.M.
SWIMMING POOL	44 SQ.M.
TOTAL BUILT-UP AREA	449 SQ.M.



LOWER FLOOR PLAN

1. 2-CAR PARK
2. MAIN ENTRANCE / FOYER
3. OPEN KITCHEN WITH ISLAND
4. LIVING & DINING AREA
5. KITCHEN
6. LAUNDRY & STORAGE ROOM
7. SERVICE AREA
8. RESTROOM
9. MASTER BEDROOM WITH WALK-IN CLOSET
10. MASTER BATHROOM WITH OUTDOOR BATHTUB
11. POOL DECK
12. SWIMMING POOL 2 X 12 M.
13. PLUNGE POOL
14. OUTDOOR DINING
15. PUMP ROOM
16. SERVICE AREA



TYPE C

4 Bedrooms 4 Bathrooms

Swimming Pool : 2.75 X 12.20 m. with Plunge Pool

Private Parking : 2 Cars



UPPER FLOOR PLAN

- 17. BEDROOM 2
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM
- 18. BEDROOM 3
WITH WALK-IN CLOSET
AND EN-SUITE BATHROOM













GENERAL SPECIFICATIONS

STRUCTURE

- Reinforced concrete used for footing posts and beams
- Concrete masonry walls for added durability

ROOF

- Aesthetic shingle roof
- Rust-protected steel structure
- High-quality roof insulation
- Adequate ventilation with protective netting in eaves

CEILING

- Suspended gypsum board with high ceiling and painted finish
- Living room with wood-finished ceiling in the eaves
- Generous ceiling height of 2.60 – 3.60 m.

DOORS & WINDOWS

- Exterior doors and windows: 2.60 m. high, with aluminum frames and a powder coat finish, featuring clear glass
- Standard windows: aluminum frames, powder coat finish, and clear glass
- Interior doors

SWIMMING POOL

- Overflow system for safety and efficiency
- Approximate depth of 1.30 m.
- Salt chlorinator system with pool pump and sand filter

OUTSIDE TERRACES

- Ceramic floor tiles and artificial wood floor
- Covered terrace ceiling with natural color finish

GARDEN

- Tropical plants and lush lawn

SURROUNDING WALL

- Block wall for privacy and security, with sliding gate and main entrance.

LIVING ROOM

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

BEDROOMS

- Ceramic floor tiles
- Plastered masonry walls for durability
- Gypsum board ceiling with paint finish

BATHROOMS

- Ceramic floor and wall tiles
- Moisture resistant gypsum board ceiling with paint finish
- Stone/Marble countertops for durability
- Cotto/Kohler or equivalent sinks, toilets, and fixtures
- Mirrors cut to size
- Included bathroom accessories (One toilet roll holder and one towel rack per bathroom)

KITCHEN



- Modern kitchen with an island, including hob and hood. (Oven microwave, Fridge and dishwasher not included.)

*THE BAYA reserves the right to change materials, listed in our specifications list, without prior notice, to materials of a similar quality if the listed materials are no longer available.

WHERE TIMELESS BEAUTY FINDS ITS HOME

Embrace the essence of elegance and serenity amidst nature's embrace. Our handcrafted villas embody the perfect blend of classic charm and modern luxury. Welcome to a sanctuary where time stands still, and beauty thrives forever.

+66 (0) 99 459 5664
thebayaproperty@gmail.com
www.thebayaproperty.com

  the.baya.phuket