



**Rungtiva**  
PRIVATE POOL VILLAS

PHUKET • THAILAND

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# *From* **19.99 MB**

Rungtiva Luxury Villas , the splendid privacy holiday home in the midst of glorious nature that combines luxury and coziness flawlessly. Idyllically located in a private area comprising 18 uniquely modern tropical 3-4 bedroom pool villas, and situated on 5 Rai (8,000 sqm.), with entirely convenient living space from 341.5 sqm. Surrounded by an elite community, located in the "New Luxury Residential Area easy access to Bangtao & Layan Beach"



# Location



Google Maps



  
Lotus supermarket  
Thalang  
4.2 KM

  
Thanyapura Sports  
and Health  
5.6 KM

  
UWC Thailand  
International School  
5.9 KM

  
Porto de  
Phuket Mall  
6.9 KM

  
Layan Beach  
7.5 KM

  
Bang Tao Beach  
7.7 KM

  
Naithon Beach  
8.8 KM

  
Phuket Int. Airport  
8.4 KM

  
Laguna Golf Course  
9.3 KM

  
Villa Market  
6.8 KM

  
Tops Supermarket  
7.1 KM

  
Blue tree  
8.3 KM

  
Robinson  
Thalang  
10.4 KM

  
Boat  
Avenue  
6.8 KM

  
Thalang  
Hospital  
4.7 KM

  
Headstart school  
Cherngtalay  
9.6 KM

  
Bamrungrad Int.  
Hospital Phuket  
12 KM



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# Living & Space

Captivated by the villa's charming facade nestled amidst lush tropical gardens. The villa boasts a private driveway leading to the entrance, providing utmost privacy and tranquility.





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## ***Pool & Privacy***

The highlight of this villa is undoubtedly the private pool area. Step outside to a beautifully landscaped oasis featuring a sparkling infinity pool, inviting you to take a refreshing dip. The poolside area is furnished with comfortable loungers and shaded seating, ideal for soaking up the sun or sipping cocktails while enjoying the tropical breeze.



# Open & Space

Step inside to an expansive and tastefully designed living area. The open-concept layout creates a seamless flow between the indoor and outdoor spaces, offering views of the pool and surrounding greenery. The living area features plush sofas, tasteful decorations, and large windows that bathe the room in natural light.















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# Master Plan



# Floor Plan



## Villa A1

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	34	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	60	Sq.m.	Bedroom 2, W.C.2	16	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	26	Sq.m.
Swimming Pool	30	Sq.m.			
<b>USEABLE AREA</b>	262	Sq.m.			
<b>INTERNAL AREA</b>	135	Sq.m.			
<b>EXTERNAL AREA</b>	127	Sq.m.			



## Villa A2

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	35	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	75	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	16	Sq.m.
Swimming Pool	50	Sq.m.			
<b>USEABLE AREA</b>	297	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	163	Sq.m.			



## Villa A3

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	35	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	75	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	26	Sq.m.
Swimming Pool	50	Sq.m.			
<b>USEABLE AREA</b>	297	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	163	Sq.m.			



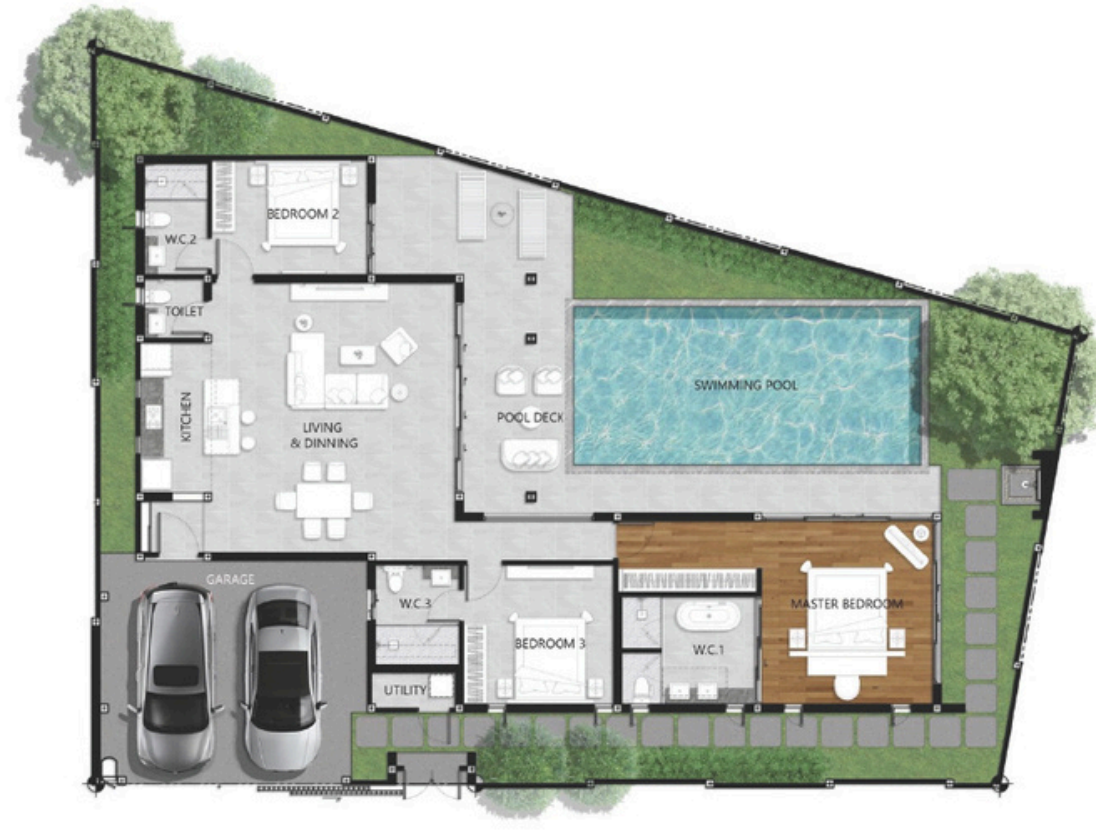
## Villa A4

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	35	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	75	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	16	Sq.m.
Swimming Pool	50	Sq.m.			
<b>USEABLE AREA</b>	297	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	163	Sq.m.			



## Villa A5

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	35	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	75	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	26	Sq.m.
Swimming Pool	50	Sq.m.			
<b>USEABLE AREA</b>	297	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	163	Sq.m.			



## Villa A6

Entrance, Foyer	4	Sq.m.	Living, Dinning, Kitchen	57	Sq.m.
Utility	2	Sq.m.	Area, Toilet		
Garage	36	Sq.m.	Master Bedroom, W.C.1	38	Sq.m.
Pool Deck, Walkway,	55	Sq.m.	Bedroom 2, W.C.2	17	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	20	Sq.m.
Swimming Pool	37	Sq.m.			
<b>USEABLE AREA</b>	266	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	139	Sq.m.			



## Villa A8

Entrance, Foyer	4 Sq.m.	Living, Dinning, Kitchen	52 Sq.m.
Utility	4 Sq.m.	Area, Toilet	
Garage	35 Sq.m.	Master Bedroom, W.C.1	34 Sq.m.
Pool Deck, Walkway,	65 Sq.m.	Bedroom 2, W.C.2	21 Sq.m.
Outdoor Shower		Bedroom 3, W.C.3	22 Sq.m.
Swimming Pool	34 Sq.m.	Bedroom 4, W.C.4	23 Sq.m.

<b>USEABLE AREA</b>	294 Sq.m.
<b>INTERNAL AREA</b>	156 Sq.m.
<b>EXTERNAL AREA</b>	138 Sq.m.



## Villa A10

Entrance, Foyer	3 Sq.m.	Living, Dinning, Kitchen	50 Sq.m.
Utility	3 Sq.m.	Area, Toilet	
Garage	35 Sq.m.	Master Bedroom, W.C.1	40 Sq.m.
Pool Deck, Walkway,	57 Sq.m.	Bedroom 2, W.C.2	15 Sq.m.
Outdoor Shower		Bedroom 3, W.C.3	26 Sq.m.
Swimming Pool	45 Sq.m.		

<b>USEABLE AREA</b>	274 Sq.m.
<b>INTERNAL AREA</b>	134 Sq.m.
<b>EXTERNAL AREA</b>	140 Sq.m.



## Villa A13

Entrance, Foyer	3	Sq.m.	Living, Dinning, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	34	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Pool Deck, Walkway,	57	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	26	Sq.m.
Swimming Pool	45	Sq.m.			

<b>USEABLE AREA</b>	273	Sq.m.
<b>INTERNAL AREA</b>	134	Sq.m.
<b>EXTERNAL AREA</b>	139	Sq.m.



## Villa A14

Entrance, Foyer	4	Sq.m.	Living, Dinning, Kitchen	52	Sq.m.
Utility	4	Sq.m.	Area, Toilet		
Garage	35	Sq.m.	Master Bedroom, W.C.1	34	Sq.m.
Pool Deck, Walkway,	63	Sq.m.	Bedroom 2, W.C.2	21	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	22	Sq.m.
Swimming Pool	31	Sq.m.	Bedroom 4, W.C.4	23	Sq.m.

<b>USEABLE AREA</b>	289	Sq.m.
<b>INTERNAL AREA</b>	156	Sq.m.
<b>EXTERNAL AREA</b>	133	Sq.m.



## Villa A15

Entrance, Foyer	3	Sq.m.	Living, Dining, Kitchen Area, Toilet	50	Sq.m.
Utility	3	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Garage	34	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Pool Deck, Walkway,	57	Sq.m.	Bedroom 3, W.C.3	26	Sq.m.
Outdoor Shower					
Swimming Pool	45	Sq.m.			
<b>USEABLE AREA</b>	273	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	139	Sq.m.			



## Villa A16

Entrance, Foyer	3	Sq.m.	Living, Dining, Kitchen Area, Toilet	50	Sq.m.
Utility	3	Sq.m.	Master Bedroom, W.C.1	40	Sq.m.
Garage	35	Sq.m.	Bedroom 2, W.C.2	15	Sq.m.
Pool Deck, Walkway,	57	Sq.m.	Bedroom 3, W.C.3	26	Sq.m.
Outdoor Shower					
Swimming Pool	45	Sq.m.			
<b>USEABLE AREA</b>	274	Sq.m.			
<b>INTERNAL AREA</b>	134	Sq.m.			
<b>EXTERNAL AREA</b>	140	Sq.m.			



## Villa A17

Entrance, Foyer	4	Sq.m.	Living, Dining, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	36	Sq.m.	Master Bedroom, W.C.1	36	Sq.m.
Pool Deck, Walkway,	71	Sq.m.	Bedroom 2, W.C.2	13	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	19	Sq.m.
Swimming Pool	48	Sq.m.	Storage	6	Sq.m.

<b>USEABLE AREA</b>	286	Sq.m.
<b>INTERNAL AREA</b>	127	Sq.m.
<b>EXTERNAL AREA</b>	159	Sq.m.



## Villa A18

Entrance, Foyer	4	Sq.m.	Living, Dining, Kitchen	50	Sq.m.
Utility	3	Sq.m.	Area, Toilet		
Garage	36	Sq.m.	Master Bedroom, W.C.1	36	Sq.m.
Pool Deck, Walkway,	71	Sq.m.	Bedroom 2, W.C.2	13	Sq.m.
Outdoor Shower			Bedroom 3, W.C.3	19	Sq.m.
Swimming Pool	48	Sq.m.	Maidroom, W.C.4	6	Sq.m.

<b>USEABLE AREA</b>	286	Sq.m.
<b>INTERNAL AREA</b>	127	Sq.m.
<b>EXTERNAL AREA</b>	159	Sq.m.

# Quality Brands

# Project Team



**TOSTEM**

**TOSTEM**  
ALUMINIUM SASH WINDOW,  
ENTRANCE DOORS, AND OTHER



**WDC**

**WDC**  
PREMIUM WALL AND  
FLOOR DECORATIVE MATERIALS



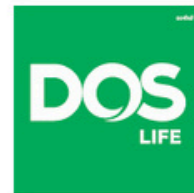
**TOTO**

**TOTO**  
ENRICHING LIVES WITH  
INNOVATIVE CLEAN TECHNOLOGY



*American  
Standard*

**AMERICAN STANDARD**  
THE INDUSTRY LEADER IN BATHROOM  
AND KITCHEN PRODUCTS



**DOS**  
LIFE

**DOS**  
LEADER IN WATER MANAGEMENT  
AND ENVIRONMENT, WATER TANKS



**TOA**

**TOA**  
ENHANCING BRAND ENGAGEMENT  
TO BE NO.1 IN THE CUSTOMER'S MIND



**NIPPON  
PAINT**

**NIPPON PAINT**  
ASIA'S NUMBER ONE PAINT BRAND AND  
THE FOURTH LEADING BRAND IN THE WORLD



**J.D. Pools**

**JD POOL**  
THE LEADER OF LUXURY POOL  
INNOVATION & HEALTHY POOL



**PHILIPS**

**PHILIPS**  
A LIGHTING INNOVATOR.  
WE PIONEERED THE ELECTRIC LIGHT



**2U Construction.**

**2U Construction**  
Masters of Construction:  
Where Experience  
Meets Excellence.

At Rungtiva Private Pool Villa, we believe can be harmonious with environmental stewardship. Our commitment to sustainability is woven into every aspect of our villa development, ensuring that we not only offer a tranquil retreat but also a home that cares for the planet.

### **Sustainable Construction**

- 1) **Smart Home Automation:** Advanced smart home systems allow residents to monitor and control energy usage in real-time. From lighting to cooling, everything can be optimized for efficiency, minimizing energy waste.
- 2) **Energy Efficiency:** Our villas are designed with energy efficiency in mind, energy-efficient appliances are applied in all villas, that reduces unnecessary power consumption.
- 3) **Native Landscaping:** Gardens and common areas are landscaped with native plants that require less water and maintenance, promoting local flora and fauna while conserving water resources.
- 4) **Natural Cooling:** Architectural designs that enhance airflow and natural light reduce the need for air conditioning, creating a comfortable indoor climate while conserving energy.
- 5) **Eco-Friendly Painting Technology:** The paint technology challenging conditions of high humidity and tropical climates and reflects up to 97.5% of solar radiation, which significantly lowers indoor temperatures.

Our goal is to create a space that not only provides luxury and comfort but also protects and enhances the environment.



# *Efficiency Meets Elegance*

## *Discover Smart Living*

We integrate the latest technologies to enhance the living experience of our residents and to ensure sustainability and efficiency are at the forefront of our development.

Each villa is equipped with home automation systems that allow residents to control lighting, climate systems from a single interface. This integration not only provides convenience but also significantly reduces energy consumption. And we also provide an automatic

Designed for every villa with an automatic shower toilet or WASHLET+ by TOTO, which is recognized as the world's leading producer of shower toilets. WASHLET+ is the smart way to introduce the life-changing comfort and cleanliness to your life.



# Rungtiva

## BUSINESS AND HISTORY

With 17 years of experience, Rungtiva emerged and become one of leading developer in Songkhla Province , Southern Thailand.

We are a real estate company with primary engagement in property development and investment. Our interests cut across various real estate businesses such as Houses, Condominium, Apartments and Construction business which mainly located in Songkhla Province, Southern Thailand.

Some of Rungtiva's successful and fully completed projects include:

- Rungtiva Apartment I&II (Apartment)
- Rungtiva Park (Housing Estate)
- The Peony Condominium (Condominium)
- Rungtiva InTown (Housing Estate)
- Rungtiva Khlong R.5 (Housing Estate)
- Rungtiva S20 (Housing Estate)
- Grand Rungtiva (Housing Estate)



**2007**

**Rungtiva Pattana Co.,Ltd.**

Apartment for rent  
90 rooms  
Songkhla, Thailand

**2008**

**2U Construction Co.,Ltd.**

construction

**2009**

**Rungtiva Apartment Co.,Ltd.**

Apartment for Rent  
90 rooms  
Songkla ,Thailand

**Ban Rungtiva Park  
Ordinary Partnership**

Real Estate  
Developer in Songkhla





**Rungtiva Property Co.,Ltd.**  
Real Estate Developer  
Songkhla, Thailand



**2012**  
**Rungtiva Condominium Co.,Ltd,**  
Condominium for Sale  
64 units





**2024**

**Rungtiva Estate Co.,Ltd, - Rungtiva Private Pool Villas**

Real Estate Developer  
Phuket, Thailand

**Awards** Dot Property Thailand : The Best Boutique Villa Development 2024 award  
Dot Property Thailand : The Best Boutique Villa Development 2025 award



**2025**

**Rungtiva Botanique Co.,Ltd,**

Real Estate Developer  
Songkhla, Thailand

# Rungtiva

PRIVATE POOL VILLAS

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