



# Beachfront Serenity Apartment in Layan Chom Tawan, Phuket

Fabulous 3BDR beachfront apartment in a low rise residential complex, located in 100 metres from Layan and Bang Tao Beaches in Phuket, Thailand.

**LOCATION:** Bang Tao and Layan Beach

**Distance to the beach:** 100 m

**BEDROOMS:** 3

**BATHROOMS:** 3 plus guest WC

**SLEEPS** 6 adults

**Living area:** 246 m2

**Outdoor area:** 42 m2

**Furnished terrace with hill view**



## FACILITIES:

- 2 resort style common swimming pools with safe kid's area;
- Beautiful neatly landscaped common areas;
- Elevator, covered parking and 24-hour security;
- 10 minutes walk to Dream Beach Club;
- 5-star resort amenities: spas, restaurants, fitness centres, water sports (windsurfing, kayaking, snorkelling and fishing), golf club and much more within 2 km.

## PROPERTY DETAILS:

- 246 metres of living area on the top floor;
- 42 sqm of outdoor terrace area;
- 3 bedrooms with ensuite bathrooms;
- Fully air conditioned;
- Spacious living and dining area;
- Generously furnished and fully equipped with household appliances, including dishwasher and wine cabinet;
- Comfortable furnished outdoor terrace;
- Separate utility room and guest WC;
- Cleaning, bed linen and towels change once a week;
- Free Wi-Fi, satellite TV and IP TV with 175 channels;
- Baby cot, nanny service and personal chef available upon request;

## DESCRIPTION:

This luxury apartment is located on the third floor of the four-storeyed building surrounded by well-groomed tropical parkland. The accommodation perfectly suits both families and groups of friends.

Generous living area of 246 m2 includes three bedrooms with ensuite bathrooms and balconies, large living room with dining area and open plan kitchen, spacious terrace with sunblind, outdoor furniture and hill view. The kitchen is fully equipped with all necessary furniture and household appliances, including dishwasher and wine cabinet. There is also a separate utility room with a European style washing machine, ironing utensils and additional sink.

The modern wooden&marble interior is slightly touched with Asian decorations, creating unique atmosphere and house and home comfort all at the same time. The apartment is fully air-conditioned. Moreover the general layout of the building with its thick walls provide a comfortable temperature when the air-conditioning is off.

The location has a well-developed infrastructure. One of the best beach clubs of Bang Tao - Dream Beach Club - within a short walk. A wide range of cafes and restaurants are in a few minutes drive. Many restaurants also offer a free transfer service to their guests, which is very convenient if you do not plan to rent a car during your holiday.

Bang Tao and Layan beaches are located just 100 meters from the entrance of the residence.

Perfect holiday and residential estate on Phuket!

## RENTAL PRICES:

	DATES	PER MONTH	PER DAY
HIGH SEASON	1 Nov - 14 Dec 16 Jan - 30 Apr	THB 230,000	THB 8,500
SHOULDER SEASON	1 May - 31 Jul	THB 170,000	THB 6,500
LOW SEASON	1 Aug - 31 Oct	THB 120,000	THB 5,000
PEAK SEASON	15 Dec - 15 Jan	THB 260,000	THB 9,500

## THE RENTAL PRICE INCLUDES:

- Internet, satellite TV and IP TV with 175 channels;
- Cleaning, bed linen and towels change once a week.

## RENTAL TERMS AND CONDITIONS:

**Electricity and water are paid separately by the Tenant according to the meter.**

- 50% of the total rental price is required upon booking;
- the rest of 50% are paid by cash or bank transfer upon arrival;
- for December and January bookings 100% of the total rental price is to be paid 30 days prior arrival;
- security deposit of THB 30,000 or USD 900 is required upon the check-in. This sum will be returned to the Tenant during the check out, deducting the sum of the used utility services (electricity and water), and after the Landlords's staff inspection of the apartment.

