BANG TAO · PHUKET

Apella Estate

Private villas of distinction

SIX TWO-STOREY POOL VILLAS

VILLA A1 COMPLETED · 3 AVAILABLE

Architectural visualisation

ABOUT THE PROJECT

Six private villas near Bang Tao Beach

Modern two-storey residences in a quiet, prestigious and flood-free location on the northwest coast of Phuket — next to the renowned Botanica Foresta development, with a private access road. Four bedrooms, each with its own bathroom, and two master suites — one on each floor.

537	4 / 4	4×11	3
m²	bed / bath	m pool	available
Total built-up area	Per villa	Salt-chlorinated	of 6 villas

VILLA A1 · COMPLETED

Not a render — a finished villa

Villa A1 is built. The photos on the following pages show the real house — the same architecture and layout as Villas A2 and A3.

- ✓ Real photos of the completed villa
- ✓ Same layout as Villas A2 & A3
- ✓ Private viewing on request

VILLA FEATURES

Every detail considered

01

Salt-water pool

A 4 × 11 m private pool with a salt-chlorination system that feels like sea water.

02

Smart home

Modern smart home system for easy control of lighting, climate and security.

03

High ceilings

Double-height living room with skylights that fill the interior with natural light.

04

Solar panels

Solar energy lowers running costs without compromising comfort.

05

Garage & gates

Covered garage for two cars with automatic gates.

06

Outdoor living

Covered terrace with lounge, outdoor dining and kitchen, plus a separate laundry room.

LIVING & KITCHEN

Light, space and height

An open-plan ground floor: double-height living room, dining area and kitchen with an island — all opening onto the pool terrace.

BEDROOMS

Four en-suite bedrooms

GROUND FLOOR

Master suite

Bedroom	**15.54 m²**
Dressing room	**7.98 m²**
Bathroom with bathtub	**5.61 m²**

SECOND FLOOR

Master suite

Bedroom	**23.68 m²**
Dressing room	**10.00 m²**
Bathroom	**6.01 m²**

SECOND FLOOR

Guest bedroom 1

Bedroom	**21.20 m²**
Bathroom	**4.48 m²**

SECOND FLOOR

Guest bedroom 2

Bedroom	**21.20 m²**
Bathroom	**4.48 m²**
Balcony	**6.81 m²**

POOL & TERRACE

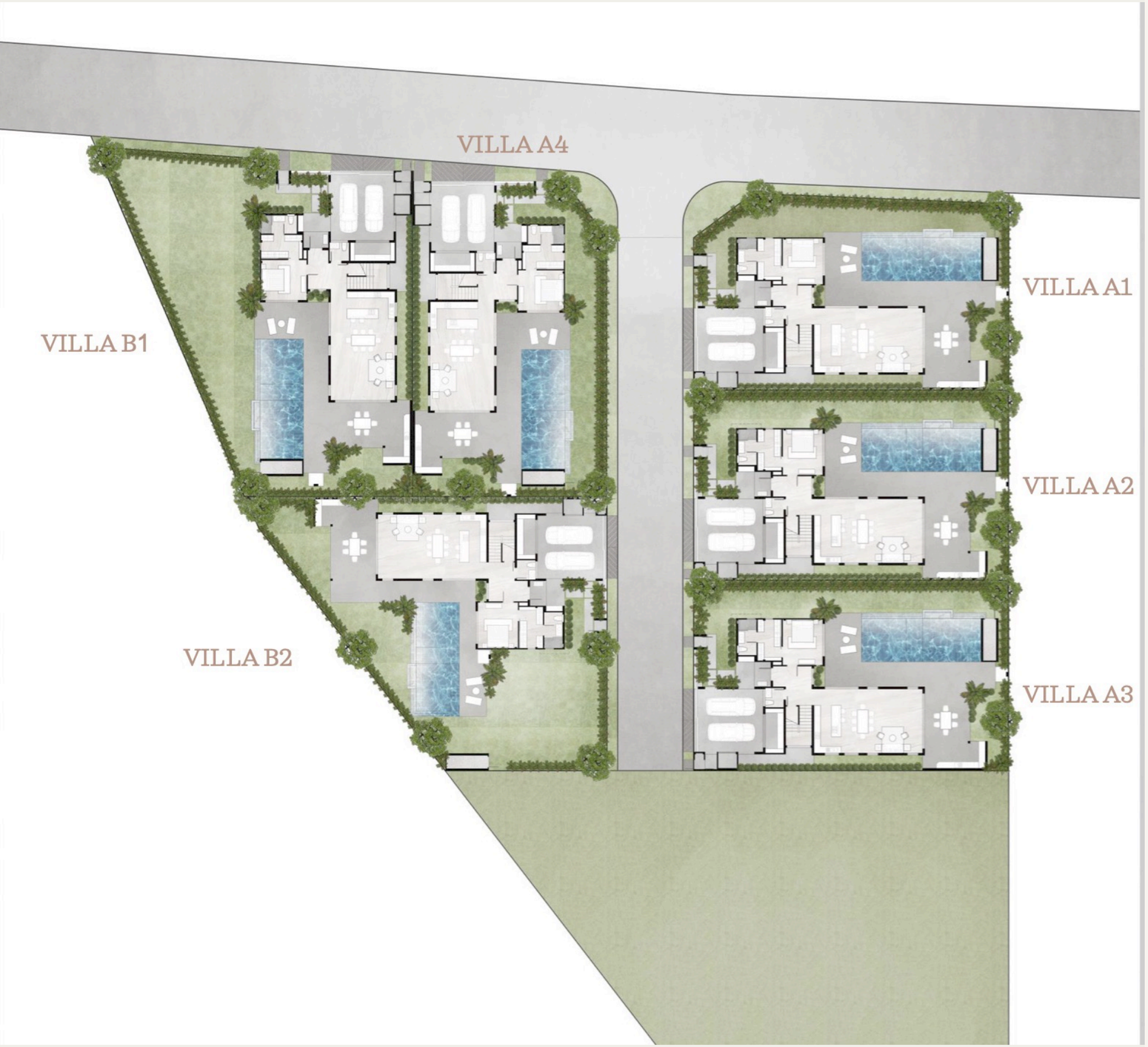
Life outdoors

A private 4 × 11 m salt-water pool, a covered lounge terrace and an outdoor dining area surrounded by tropical greenery.

FLOOR PLAN · VILLAS A1–A3

Villa dimensions

Ground floor, incl. garage	188 m²
Second floor	205 m²
Outdoor areas, incl. pool	144 m²
Swimming pool 4 × 11 m	44 m²
Total built-up area	537 m²



MASTER PLAN

Six villas, three available

A1	Plot 466 m²	COMPLETED
A2	Plot 476.4 m²	OFF-PLAN
A3	Plot 473.2 m²	OFF-PLAN
A4	Plot 517.2 m²	SOLD
B1	Plot 710.4 m²	SOLD
B2	Plot 703.2 m²	SOLD

- Project area 3,906 m²
- Flood-free site
- Private access road
- Next to Botanica Foresta

LOCATION

Everything within reach

A quiet, prestigious area on the northwest coast of Phuket — minutes from beaches, golf, international schools and the airport.

Bang Tao Beach
6.5 km · 13 min drive

Boat Avenue
5.2 km · 10 min drive

Laguna Golf Club
7.7 km · 15 min drive

Xana Beach Club
8.1 km · 17 min drive

UWC Thailand school
6.2 km · 16 min drive

HeadStart International School
7.1 km · 17 min drive

British International School
15 km · 30 min drive

Phuket International Airport
13 km · 30 min drive

Open in Google Maps → maps.app.goo.gl/Q415zP3KJNUwyg3JA

PRICE LIST

Villas & prices

฿39,500,000
≈ USD 1.1M per villa

VILLA	BED / BATH	PLOT, M²	BUILT-UP, M²	INTERNAL, M²	EXTERNAL, M²	POOL	PRICE
A1 COMPLETED · SHOW VILLA	4 / 4	466	537	358	179	4 × 11 m	**฿39,500,000**
A2 OFF-PLAN	4 / 4	476.4	537	358	179	4 × 11 m	**฿39,500,000**
A3 OFF-PLAN	4 / 4	473.2	537	358	179	4 × 11 m	**฿39,500,000**
A4 SOLD	4 / 4	517.2	537	358	179	4 × 11 m	**Sold**
B1 SOLD	4 / 4	710.4	537	358	179	4 × 11 m	**Sold**
B2 SOLD	4 / 4	703.2	537	358	179	4 × 11 m	**Sold**

Prices are fixed in Thai baht. Prices, availability and specifications may change without prior notice.

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PAYMENT STRUCTURE · VILLAS A2 & A3

Pay as it is built

฿200,000	Reservation Non-refundable deposit
30%	Signing of the Sale & Purchase Agreement Within 30 days, includes the reservation deposit
20%	Piles, foundation and beams completed
10%	First floor and pool structure completed
10%	Roof and 50% of brickwork completed
10%	Brickwork, walls and ceilings completed
10%	Floor and pool tiles, doors, 50% of windows
10%	Final completion and handover

Villa A1 · ready now

The villa is completed and can be viewed in person. Payment terms for A1 are agreed individually — contact us for details.

CONSTRUCTION PERIOD

Within **15 months** after signing the agreement

TAXES & FEES

Transfer taxes and fees are shared **50/50** between buyer and developer

SINKING FUND

฿150,000 one-time per villa

MAINTENANCE FEE

฿15,000 / month, one year paid in advance. Covers common areas, pool maintenance, gardening, 24/7 security and CCTV, garbage collection and common electricity.

CONTACT

See Villa A1 in person

We will arrange a private viewing and answer any questions — usually within a few hours.

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