

Apella Estate







APELLA ESTATE

Presenting our luxury villas project, crafted in a modern style with convenient and functional layouts.

The development features six two-story villas, each offering four bedrooms, including two master suites—one on each floor for added comfort and privacy.

Each bedroom includes an en-suite bathroom, with the ground-floor master suite featuring a bathtub, plus a guest toilet on the ground floor.

Spacious living rooms with high ceilings and skylights create an open ambiance, filling the interiors with natural light.

Nestled in a prestigious area near Bang Tao Beach on the northwest coast of Phuket Island, these villas offer easy access to stunning beaches and premium amenities, combining luxury living with the beauty of island life.

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PROJECT DETAILS

Project Type

Luxury Two-Storey Private pool villa

Project Size

3,906 Sq,M

Total Villas

6 Villas

Features

- Exclusive private road leading to the development
- Flood-free site even during heavy rains
- Situated in a quiet and peaceful area
- Adjacent to the prestigious luxury project Botanica Foresta

Individual villa plot sizes

A1: 466 m²

A2: 476.4 m²

A3: 473.2 m²

A4: 517.2 m²

B1: 710.4 m²

B2: 703.2 m²



VILLA FEATURES

- Swimming pool 4m x 11m
- Salt-chlorinated pool system
(recreates sea water experience)
- Smart home system
- Solar panels for energy savings
- High-quality finishing materials
- Covered garage for **two cars**
- Automatic gates
- Convenient laundry room
- Living room with high ceilings
- Covered outdoor terrace with lounge area

The image is a composite background for a villa brochure. On the left, there's a view of a modern villa's exterior with large glass windows and a covered outdoor lounge area featuring a dining table, chairs, and a large umbrella. On the right, there's a view of a swimming pool with a modern, minimalist design, surrounded by lush greenery and a large tree. The text is overlaid on a semi-transparent white rectangular area in the center.

DIMENSIONS OF THE VILLA

Ground Floor Internal Area including Garage: 188 m²

Second Floor Internal Area: 205 m²

External Built-up Area including Pool: 144 m²

Swimming Pool 4m x 11m: 44 m²

Total Built-up Area of the Villa: 537 m²



First Floor Master Bedroom

Master Bedroom: 15.54 m²
Dressing Room: 7.98 m²
Bathroom: 5.61 m²



Guest Bedroom 1

Guest Bedroom 1: 21.20 m²
Guest Bathroom: 4.48 m²



Second Floor Master Bedroom

Master Bedroom: 23.68 m²
Dressing Room: 10.00 m²
Bathroom: 6.01 m²



Guest Bedroom 2

Guest Bedroom 1: 21.20 m²
Guest Bathroom: 4.48 m²
Balcony: 6.81 m²



LOCATION

Nestled in an exceptional setting, this property offers unparalleled convenience to all main destinations. Experience the perfect blend of tranquility and accessibility, making it an ideal choice for those seeking both comfort and connectivity. Enjoy a lifestyle where pristine beaches, world-class golf courses, international schools, and vibrant shopping avenues are just minutes away.

Nearby Attractions and Amenities:

- Boat Avenue — 5.2 km, 10 min drive
- Layan Beach — 6.5 km, 13 min drive
- Xana Beach Club — 8.1 km, 17 min drive
- Laguna Golf Club — 7.7 km, 15 min drive
- International Airport — 13 km, 30 min drive
- Blue Canyon Golf Club — 15 km, 20 min drive
- British International School — 15 km, 30 min drive
- HeadStart International School — 7.1 km, 17 min drive
- UWC Thailand International School — 6.2 km, 16 min drive

APELLA ESTATE PRICE LIST

N o.	Unit Type	No. Bed/Bath	Plot Size (Sq.M)	Built up (Sq.M)	Internal (Sq.M)	External (Sq.M)	Pool (Sq.M)	Pool size	Furniture Package	Asking Price
1	Villa A1 Show Villa Completed	4/4	466	537	358	179	44	4x11	2.8 mln THB	39.5 mln THB
2	Villa A2	4/4	476.4	537	358	179	44	4x11	2.8 mln THB	39.5 mln THB
3	Villa A3	4/4	473.2	537	358	179	44	4x11	2.8 mln THB	39.5 mln THB
4	Villa A4	4/4	517.2	537	358	179	44	4x11	2.8 mln THB	SOLD
5	Villa B1	4/4	710.4	537	358	179	44	4x11	2.8 mln THB	SOLD
6	Villa B2	4/4	703.2	537	358	179	44	4x11	2.8 mln THB	SOLD

PAYMENT STRUCTURE

NOTES PAYMENT TERMS (OFF-PLAN VILLA)	Description	Total
- All taxes and transfer fees will be shared 50/50 between buyer & developer	Reservation	200,000 Baht (non-refundable)
- Selling prices are fixed in Thai Baht only. All prices, availability, General specification, terms and conditions are subject to change without Prior notice	Signing of Sales and Purchase Agreement (SPA) (within 30 days)	30% of the purchase price (includes the reservation deposit)
- Sinking fund 150,000 THB (Required for each unit, one time contribution)	Completion of Piles, Foundation, and Beams	20%
	Completion of First Floor and Pool Structure	10%
MAINTENANCE FEE	Completion of Roof and 50% of Brickwork	10%
-15,000 THB / Month (Required for each unit, one year advance payment)	Completion of 100% Brickwork, Walls, and Ceilings	10%
- Including common area fee, swimming pool maintenance, gardening service, 24 house security and CCTV, garbage collection, common electricity	Completion of Floor Tiles, Pool Tiles, Doors Installed, and 50% of Windows	10%
CONSTRUCTION PERIOD	Final Completion and Handover	10%
Within 15 month after sale and purchase agreement sign		



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