



## Two Bedroom 177sqm Duplex Foreign Freehold Condo For Sale at Baan Yamu



### Information de l'agent

Nom:	Patrick Lusted
Nom de compagnie:	Siam Real Estate
Pays:	Thaïlande
Expérience since:	2003
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Thai
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	THB 16,500,000

### Location

Pays:	Thaïlande
Adresse:	Ao Yamoo
Soumis:	25/11/2024

### Description:

Contemporary and modern, spacious, duplex foreign freehold condo for sale at Baan Yamu, offering 2 bedrooms upstairs that share 1 large bathroom with dual access from the bedrooms. The master bedroom boasts tranquil views overlooking the lush gardens, feature pool, and surrounding hills.

Step into the property and you'll find the open plan kitchen, dining and living room with loft style high ceiling which opens onto the garden, enjoy dining outside in the comfort of your own private terrace perfect for hosting BBQs and al fresco meals. Recently renovated in 2023, this condo boasts a brand new full western kitchen from renowned brand Kulk with sleek oak cabinets and a filtered drinking water system. It also features high-end appliances such as an electric stove top, oven, built-in microwave, and fridge freezer. The condo has also been upgraded with new built-in wood closets and cabinets, and all lighting has been changed to energy-efficient LED lights.

In addition, there is a WC guest toilet on the ground floor, large storage come laundry room with a washing machine and dryer.

As a part of the estate, you will have access to exceptional facilities such as a gym, on-site restaurant, a large common pool, 24-hour security, ample parking, and beautifully maintained mature gardens. The estate also provides on-site maintenance services through CBRE.



This property is being sold fully furnished and the sellers are highly motivated, as they are purchasing another property within the same estate. Nearby, you'll find many attractions within easy reach, such as the Blue Canyon and Mission Hills Golf Courses, Phuket International Airport, Ao Po Grand Marina, Robinson Thalang Shopping Mall, as well as top international schools including UWC, BISP, and Headstart, and the Thanyapura Sports Academy.

This duplex condo also has great potential for rental income, with long term rentals averaging at 60,000 THB per month. Common Area Maintenance Fee are 60,000 THB for 6 months and utility bills are also very affordable, averaging around 5,000 THB per month.

Immerse yourself in the beauty of Phuket with this stunning duplex condo. Contact us now for more details and to schedule a viewing.

- \* Living Room
- \* Dining Room
- \* Air-conditioners
- \* Bathrooms Ensuite
- \* WC Toilet
- \* Terrace
- \* Western Kitchen
- \* Built in wardrobe
- \* Family room
- \* Laundry Room
- \* Mountain View
- \* Parking Space
- \* Pool View
- \* Garden View

Tenanted: Oui

### **Commun**

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 177 m<sup>2</sup>

### **Building details**

Nombre de pieds carrés: 2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.414.559



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