

ELEVATE EVERY ESCAPE

LUXURY VILLA · UNMATCHED VIEWS.



CLIFF TOP RESIDENCE



PANORAMIC
VIEWS



PRIVATE
INFINITY POOL



BESPOKE
SERVICES



TROPICAL
SECLUSION



PRIME
LOCATION



CLIFF TOP Residence Phuket , Thailand

CLIFF TOP residence is a stunning ultra-modern villa located on a hill side at Cape Panwa – with amazing panoramic view to Ao Yon bay.

It has 6 luxury suites, spacious living areas, swimming pool, sun deck, Jacuzzis, private fitness gym, triple space Atrium.

High-end finishes with sophisticated architecture and interior

3 levels of luxury, privacy, relaxation and inspiration.

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On the upper level there are 2 master suites – 120 square meters each – with private living area, spa-bathroom included Jacuzzi and steam, dressing room and private terrace with a panoramic view to the pool and the bay.

125 square meter living room, big dining room and 2 large kitchens are located in the deck level. Outdoor area includes a 700 square meter sun deck and 20 meter long swimming pool that fades into the sea beyond, Jacuzzis, sun decking, dining and chill-out sitting areas.

The private GYM is located in the lower level and includes a private sauna-steam and bathroom. On this level there are 4 more luxury suites; 70-100 square meters each, featuring the same functions as the master suites.

A Huge living room placed on the center of this level while the staff's residence and the service areas are located behind the GYM allowing for privacy.

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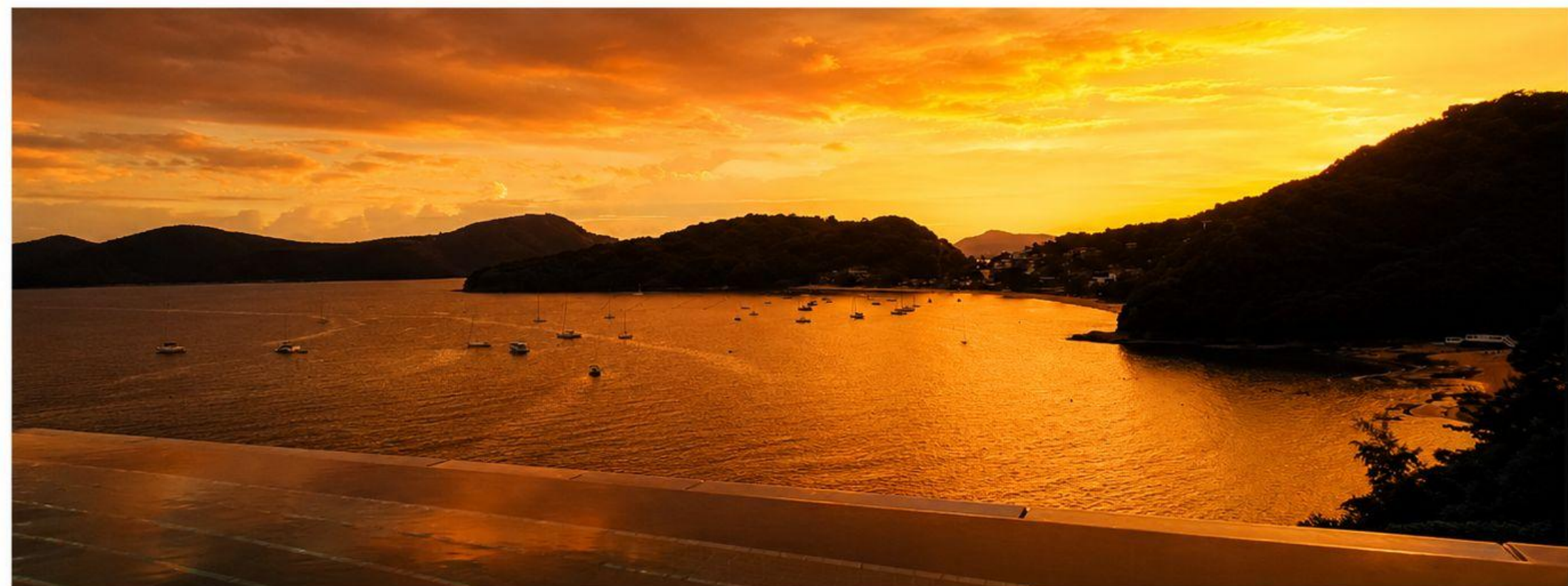


Entrance

Decorative ZEN pools, floating steps and local plants located in the entrance to the villa.

The entrance elevation combines wood, steel and Italian high-end porcelain wall tiles covering, while the pool's surfaces and the flooring are covered by sand stone and basalt stone.

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The Bay

The amazing view of the bay and the ocean can be seen from every corner of the villa - the terraces of the suites, the stone Jacuzzi-tubs, the spacious sun deck, the swimming pool and the triple space atrium.

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Atrium

The main staircase placed in triple space Atrium - 13 meter height.

With skylight above and glass wall in front – this Atrium have panoramic view to the ocean and the bay. The 3 levels are also connected with a private lift.





Dining Room

On the deck level there is a 50 square meter dining room with view to the pool and the sea. A Partition wall separates the dining area and the front kitchen, and 2 sliding doors give the options to divide the 2 spaces or connect them according to current needs.

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Kitchen and Dining

Modern front kitchen with a big island has the option to be connected to the dining area or closed off via a push of a button. In addition there is back service kitchen – allowing easy handling for large number of guests.

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Master Suite - Bathroom

The spa- bathrooms of the master suites in the upper level contain stone Jacuzzi tubs, sauna with steamer and high-end designed sanitary fixtures. Large windows allow the scenic view to flow into the shower space. The toilets are located in separate close room.

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Master Suite - Bathroom

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Master Suite

The 2 master suites in the upper level (120 meter each) have separate areas for living and bedroom. Each suite has a dressing room, kitchenette, spacious salon, working desk, teak deck terrace, bathroom, steam-sauna and toilets.

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Master Suite - Bedroom

Double sides partition wall with Integrated TV divides between the bedroom space and the living area. The Bedroom can be easily closed by sliding doors in push of a button or alternatively be connected to the living area to create one continuous space.

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Suite - Lower Level

Each one of the 4 suites in the lower level has bed area and living area, bathroom with bathtub and shower, toilets, dressing room or large wardrobe, desk area and terrace with view.



Living Room

The living room on deck level is 130 square meter pillar free space and has an attached wine room. This flexible space can have various arrangements and usages according to imagination and needs. There is a direct exit to the main deck, with its swimming pool, Jacuzzi and chill-out seating and dining areas.

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Ao Yon Bay

CLIFF TOP RESIDENCE



Ao Yon Bay

One of the most beautiful bays in Phuket,
with yachts marina within 2 minutes' walk

CLIFF TOP RESIDENCE



Ao Yon Bay

One of the most beautiful bays in
Phuket,

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INFORMATION PAGE

Location:

AO YON. Khao Khad, Cape Panwa. Phuket, Thailand

Project Type: Private Residence / Villa

Floors: 3

Master Suites: 2

Suites: 4

Bathrooms: 9

Staff: 5 bedrooms, kitchen, bathrooms, area 140 s.q.m,

Public area: 2 Living rooms, Dining room, 2 kitchens, GYM

Pools: 20-meter-long Swimming pool, Decorative pools, Outdoor Jacuzzi

Indoor Parking 3 cover / 100 s.q.m

Private LIFT

Areas:

Land Plot 1 Rai 3 Ngan 11.8 Sq. Wah

Indoor 2500 s.q.m

Outdoor Decking 800 s.q.m

Materials, Finishing and Amenities:

Marble flooring - indoor

Sand Stone - outdoor

Crystal White Marble Glass Tiles Bathrooms

LAMINAM porcelain outdoor walls covering

Teak Wood in terraces and decking

Wood Roofs and louvers

Aluminum Cladding by Sun Paradise

Double Glass Windows, Low E Reflective Glass N40 GUARDIAN

VRV Air condition system, by DAIKIN

Electric home automation system – BTICINO

CCTV security system

Audio-Video System

Satellite cables TV

Wi-Fi Internet

Steam Saunas

Stone Bathtubs

Basalt Stone Pool

LED RGB Pool Light

Italian Designed sanitary fixtures

Recessed lighting

Elevator by KONE

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Level – 5.00 Lower Level

Outdoor :

Terrace for each rooms + Stairs to the Beach

Indoor :

Atrium

Main Staircase

Elevator

GYM (including bathroom, steam sauna and terrace)

Living room + Terrace 15 s.q.m

Laundry room

Mechanical room

storage room

Suite 03 (85 square meter net indoor) :

living area and sleeping area, dressing room, bathroom, toilets room + terrace 15 s.q.m

Suite 04 (70 square meter net indoor) :

living area and sleeping area, bathroom ,toilets , wardrobe + terrace 15 s.q.m

Suite 05 (85 square meter net indoor) :

living area and sleeping area, dressing room, bathroom, toilets room + terrace 15 s.q.m

Suite 06 (70 square meter net indoor) :

living area and sleeping area, bathroom ,toilets , wardrobe + terrace 15 s.q.m

Staff area 5 bedrooms, kitchen, 2 bathrooms, toilets and terrace 40 s.q.m

Level +0.00 – Pool Level

Outdoor :

Sun deck

20 meter long swimming pool

Jacuzzi

Dining areas

Indoor :

Atrium triple void

Main Staircase

Elevator

Living room

Play room

Wine room

2 Guests toilets

Storage

Dinning room

F.O.H kitchen

B.O.H kitchen

Mechanical room

Level +4.00 – Entrance Level

Outdoor :

Covered Parking – 100 square meter

Entrance Garden

Decorative pools with floating surfaces

Outdoor Staircase

Indoor :

Entrance hall

Atrium

Main Staircase

Elevator

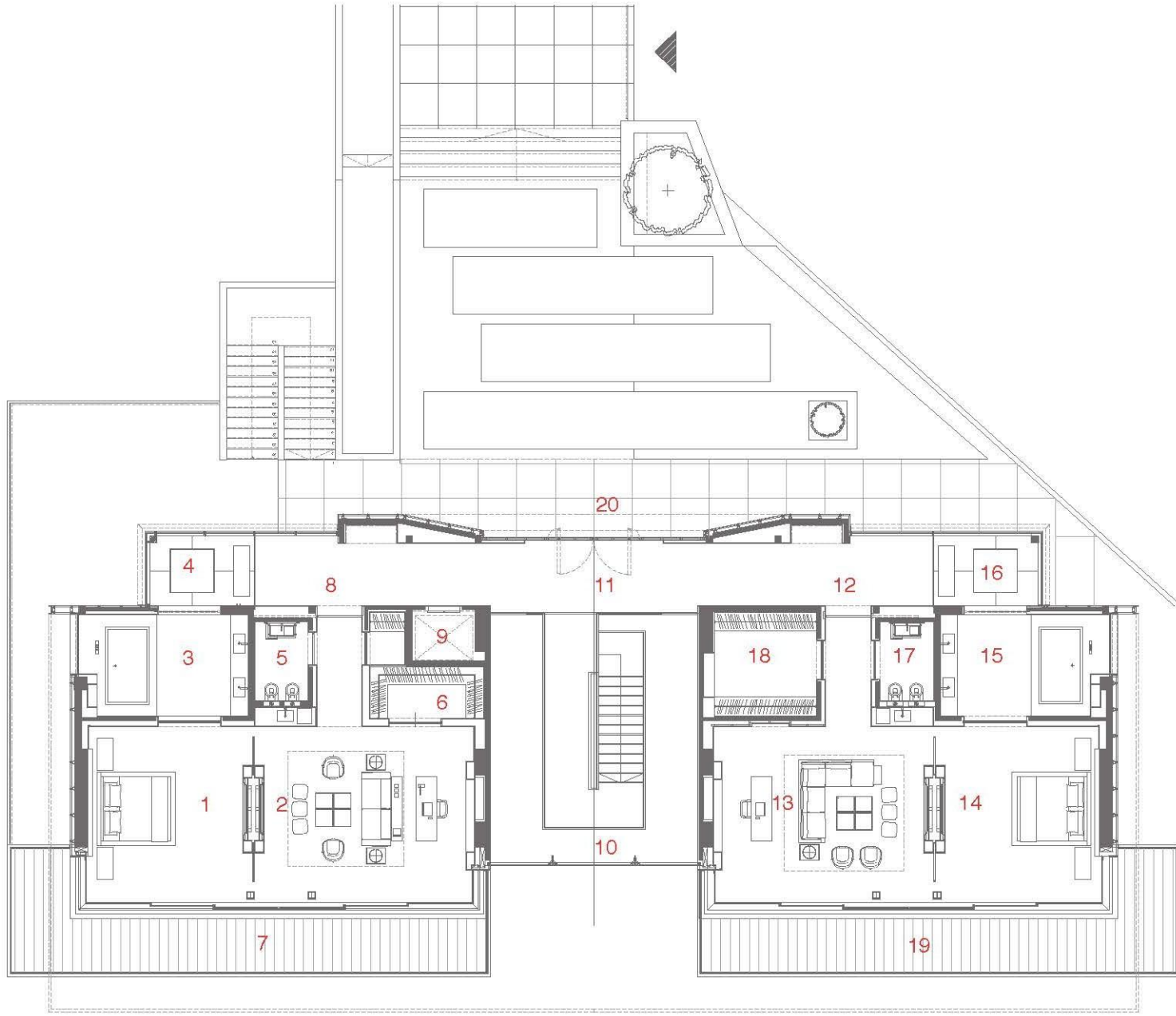
Master Suite 01 (120 square meter net indoor) :

living room, bedroom, dressing room, kitchenette, bathroom, toilets room, steam sauna + 35 s.q.m terrace

Master Suite 02 (120 square meter net indoor) :

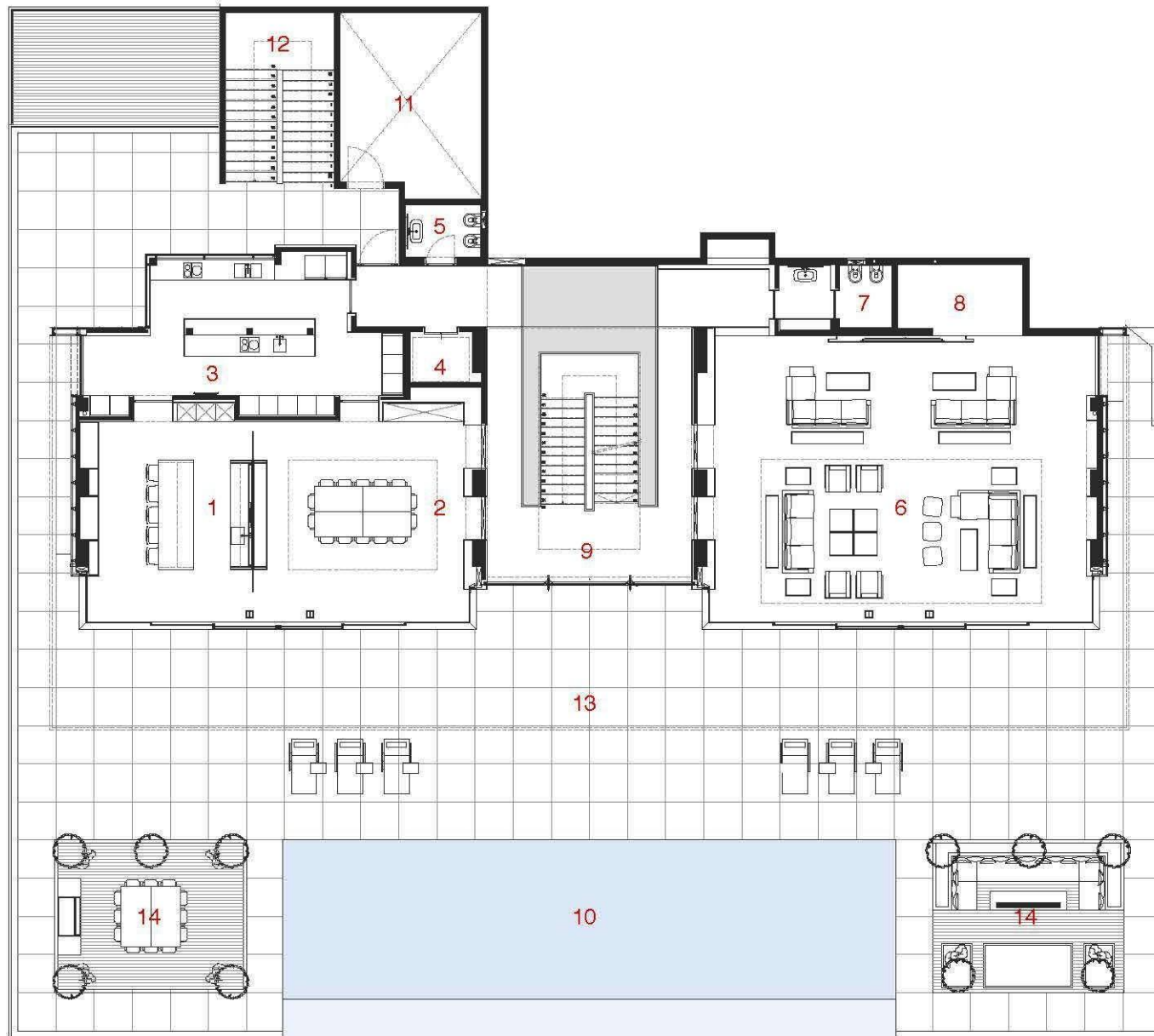
living room, bedroom, dressing room, kitchenette, bathroom, toilets room, steam sauna + 35 s.q.m terrace

Level + 4.00 - Entrance



1. M Suite 1- Bed Room
2. M Suite 1- Living Room
3. M Suite 1- Bath Room
4. M Suite 1- Shower&Steamer
5. M Suite 1- Toilet
6. M Suite 1- Dressing Room
7. M Suite 1- Terrace
8. M Suite 1- Entrance
9. Elevator
10. Main Stairs Atrium
11. Main Entrance Lobby
12. M Suite 2 - Entrance
13. M Suite 2 - Living Room
14. M Suite 2 - Bed Room
15. M Suite 2 - Bath Room
16. M Suite 1- Shower&Steamer
17. M Suite 2 - Toilet
18. M Suite 2- Dressing Room
19. M Suite 2 - Terrace
20. Entrance

Level 0.00 - Pool Deck

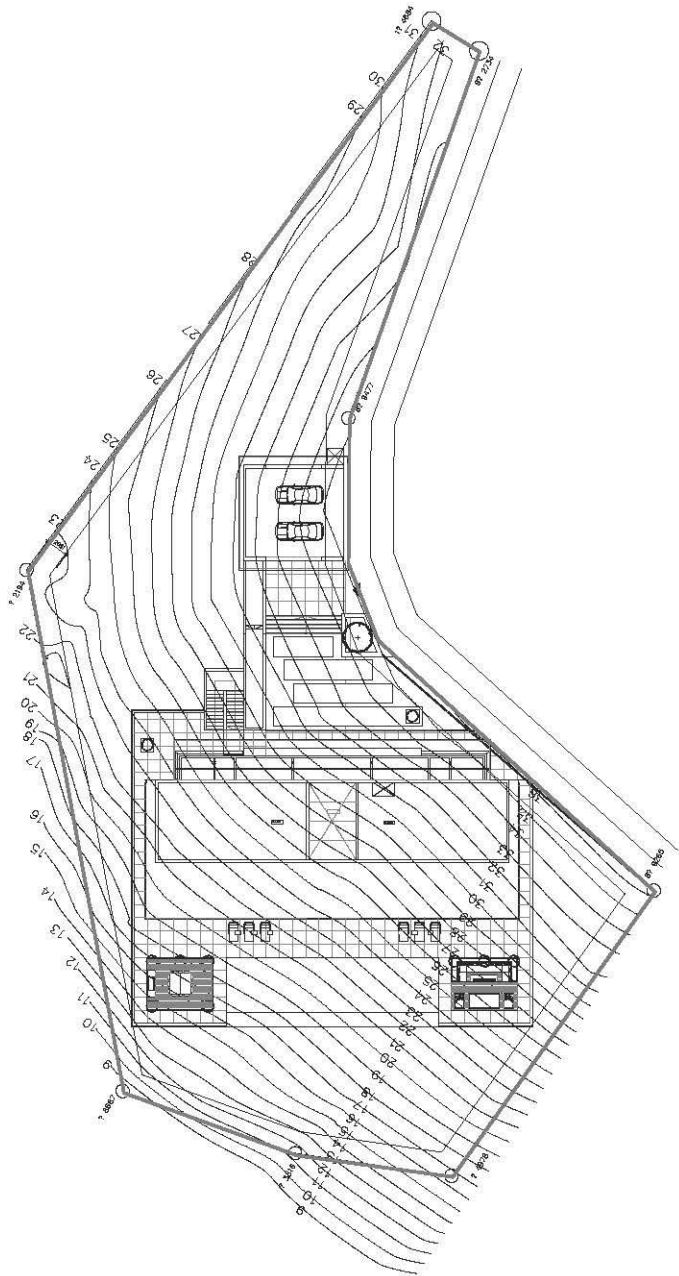


1. Kitchen F.O.H
2. Dining Room
3. Kitchen B.O.H
4. Elevator
5. Toilet
6. Living Room
7. Toilet
8. Wine Cell
9. Main Stairs Atrium
10. Pool
11. Mechanical Room
12. Stairs
13. Pool Main Deck
14. Main Deck Dining chill-out areas

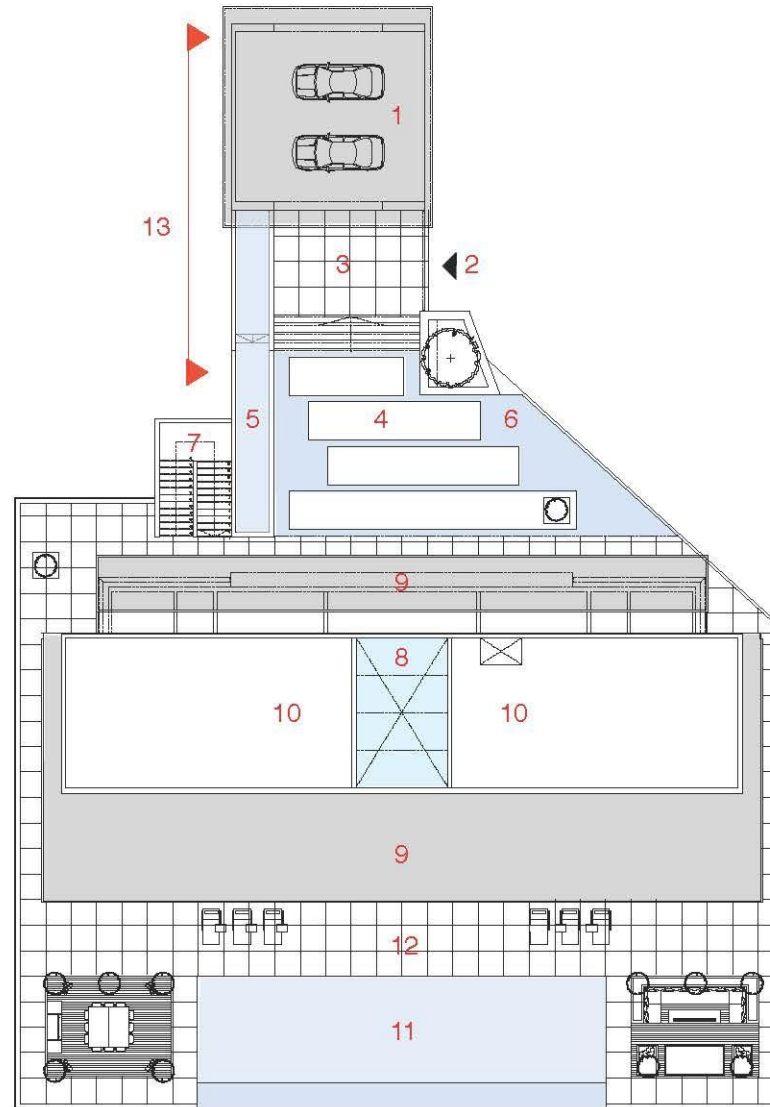
Level -0.50 - Lower Level



- 1. Suite 03 Bed Room
- 2. Suite 03 Bath Room
- 3. Suite 03 Dressing Room
- 4. Suite 03 Toilet
- 5. Suite 03 Terrace
- 6. Suite 04 Bed Room
- 7. Suite 04 Bath Room
- 8. Suite 04 Terrace
- 9. Suite 05 Bed Room
- 10. Suite 05 Bath Room
- 11. Suite 05 Terrace
- 12. Suite 06 Bed Room
- 13. Suite 06 Bath Room
- 14. Suite 06 Toilet
- 15. Suite 06 Dressing Room
- 16. Suite 06 Terrace
- 17. Storage Room
- 18. GYM
- 19. GYM Bath Room/Steamer
- 20. GYM Terrace
- 21. Hallway
- 22. Laundry Room
- 23. Elevator
- 24. Stair outside
- 25. Mechanical room / Storage
- 26. Back Entrance Lobby
- 27. Staff Lobby
- 28. Staff Bed Room 01
- 29. Staff Bath Room 01
- 30. Staff Bed Room 02
- 31. Staff Stair to upper floor
- 32. Staff Toilet 01
- 33. Staff Room 03
- 34. Staff Kitchen
- 35. Main Atrium Stairs
- 36. Living Room / Play Room
- 37. Terrace
- 38. Staff Room 04 / upper floor
- 39. Staff Room 05 / upper floor
- 40. Staff stairs to upper floor
- 41. Staff Bath Room 02 / upper floor



Site Plan



1. Parking 100 s.q.m
2. Entrance
3. Entrance steps
4. Entrance Pool Steps
5. WaterFall Pool
6. Decorative Pool
7. Stairs to Lower Floor
8. Sky Light
9. Roof Entrance
10. Main Roof
11. Pool
12. Main Deck
13. M&E room below Parking and Front Pool