

Villa Kiana Website

Home

Tagline: Free Your Senses

LUXURY OCEANFRONT VILLA FOR SALE

Let beauty and tranquility draw you into a world of private luxury living at Villa Kiana.

Perched near the top of exclusive Cape Panwa on the southeastern tip of Phuket, this three-bedroom pool villa features the finest five-star facilities, amenities and services to compliment breathtaking, panoramic sea views over majestic tropical islands.

Designed in a tropical contemporary style by renowned Bangkok architects Habita, and assisted by the interior design experts at ISM, Villa Kiana is designed to blend naturally into the lush greenery assuring private sunset moments around the infinity pool and outdoor sala areas.

Situated at the ultra-secure Sri Panwa luxury development on 12 hectares of rainforest, Villa Kiana is part of what is arguably the finest private vacation destination on Phuket. Owners at Villa Kiana have direct access to Sri Panwa's array of fine dining, lounges, activities and spa treatments without ever having to leave the 24-hour secured estate. From the villa, it is only a short walk to Sri Panwa beach and market area, and excellent on-site restaurants. Plus, it is just a short drive to more incredible beaches, restaurants, golfing and shopping.

About the Villa

Villa Kiana is a contemporary three-bedroom pool villa that is ideal for families, small groups and intimate special events. It offers complete privacy and security in a luxury resort setting. The property features the unique combination of absolute seclusion and the convenience of living in one of Phuket's most sophisticated five-star resorts.

The villa is situated on two levels near the top of exclusive Cape Panwa where incredible sea views are part of every moment. All aspects of this captivating villa – from the stylish decor and high-tech audio/visual components to the full-time chef – inspire to create a sense of effortless and contentment.

When you enter Villa Kiana, the view of scattered islands dotting the turquoise-colored water immediately fills your senses. This vista is the backdrop for every space in Villa Kiana.

The top entrance level features the spacious Master Bedroom (Bedroom 1) with private sea view balcony, luxury king bed, flat screen TV/DVD, iPod dock/CD player and speakers and en suite bathroom with soaker tub, dual vanities, indoor and outdoor showers. Across the common deck area are the western-style kitchen, dining room with seating for 10 people and living room with sectional sofa, surround-sound speakers with large flat screen TV and DVD player. The outdoor sala on this level is a perfect place for a sunset massage.

The lower, pool deck level is absolute tropical bliss. Every space on this level is centered on an infinity pool which seamlessly merges into the sea view backdrop. The shady pool lounge area is cooled by a tropical waterfall and features a fully equipped bar, a high quality, poolside sound system and spacious areas for relaxing or partying.

Located on either side of the infinity pool are Bedroom 2 and Bedroom 3, each with a sea view balcony, a luxury king bed, an iPod dock/CD player and speakers and an en suite bathroom with a soaker tub, dual vanities and indoor and outdoor showers. Bedroom 3 can accommodate various sleeping arrangements from four single beds to two king-size beds.

As an owner you can enjoy in-villa services including an on-call masseuse, two full-time service staff. Services from the Sri Panwa resort are also available, including the use of their fleet of private boats, treatments at the exclusive Cool Spa and culinary delights cooked up by chefs at the various on-site restaurants and lounges.

Features

Total Land Area: 990 sq. meters

Total Indoor Area: 345.5 sq. meters

Total Covered Outdoor Area: 182.35 sq. meters

Total Outdoor Area: 333.25 sq. meters

Pool Area: 48.6 sq. meters

- Master (Bedroom 1): Panoramic ocean view with large private sea view deck with fan, aircon, luxury king bed (210w x 220w) with duvet and pillows, his/hers closets, 32" flat screen TV/DVD, iPod dock and speakers, desk, cordless telephone, en suite bathroom with soaker tub, dual vanities, separate shower and toilet, outdoor shower, and safe.
- Bedroom 2: Panoramic ocean view with private sea view deck with fan, aircon, luxury king bed (210w x 220w) with duvet and pillows, large closet and dressing area, iPod dock and speakers, desk, cordless telephone, en suite bathroom with soaker tub, dual vanities, separate shower and toilet, and safe.
- Bedroom 3: Panoramic ocean view with private sea view deck with fan, aircon, up to four luxury twin beds (105w x 200w) with duvet and pillows that can also be converted to two king size beds, 32" flat screen TV/DVD, large closet and dressing area, en suite bathroom with soaker tub, dual vanities, separate shower and toilet, and safe.
- Kitchen: Complete western kitchen and bar/breakfast nook with seating for 4, aircon, fridge/freezer, double sink, coffee maker, and bathroom with vanity and toilet.
- Dining Room: Panoramic ocean view, aircon, dining room table with seating for 10 people.
- Living Room: Panoramic ocean view, aircon and fan, sectional sofa, surround sound receiver and speakers with iPod dock, 42" flat screen TV and DVD player, and landline telephone.

- Pool Bar: Panoramic ocean view, bar with seating for four, bar fridge, icemaker, sink, and cordless telephone.
- Pool Lounge Area: couch and four armchairs, two-person daybed, CD/DVD player and speakers, bathroom with toilet, vanity and pool shower.
- Sala: Panoramic ocean view, loveseat.

Services (In-Villa)

- Two live-in staff (plus external available if required)
- Laundry and housekeeping (all on site)
- Babysitting service available (upon request)
- In house masseuse (upon request) from Cool Spa
- Car and driver for hire (upon request)
- Car hire (on request)
- Full-time chef (Thai specialties)

Services (Sri Panwa Resort)

- Use of private boats
- Cool Spa treatments
- Wedding packages
- Tailor-made tours

Facilities (In-Villa)

- 10m x 4.5m infinity swimming pool
- Ocean view sala
- Wireless Internet access
- Two quality home stereos with home speakers, plus iPod docks in all bedrooms
- Nanny room
- Three flat screen TVs with DVD players
- Local phone service
- First aid kit

Facilities (Sri Panwa Resort)

- Sri Panwa Beach
- Sri Panwa Beach Pool
- 100 meter pier (which you can fish from)
- Tennis courts
- Fully equipped gym
- Baba Dining Lounge
- Baba Pool Club

- Baba Q
- Baba 88 Nightclub
- Tuk-tuk transportation within Sri Panwa Resort
- Hotspot Cooking School
- Conference + Meeting Facilities

Location

Perched near the top of exclusive Cape Panwa, on the southeastern tip of Phuket, Kiana Villa is part of the Sri Panwa (Resort and Spa) development in what is arguably the finest private vacation destination on Phuket. Sixty villas are scattered throughout 32 acres of lush, tropical surroundings offering accommodation of the highest quality, maximum privacy and superior service.

From Villa Kiana, it is only a short walk to the Sri Panwa beach and market area, and some excellent on-site restaurants. Plus, it is just a short drive to more incredible beaches, restaurants, golfing and shopping. It is only a 45-minute drive to Phuket International Airport.

How to Get There

Villa Kiana is part of Sri Panwa (Resort and Spa) which is next door to the Phuket Aquarium. From Phuket International Airport proceed south down the main highway. Follow the signs to Promthep Cape, and head towards Central Festival (Shopping Center). Go past Central Festival, and continue south until you reach the third traffic light. Then turn left and proceed east. The second light you come to, turn right. (You will see a large pink building on the left-hand side of the road, across from the intersection.) Drive 5.6 kilometers until you see the sign "Sri Panwa 3 kilometers", and then turn right. Drive until the road begins to follow the ocean and you will see the entranceway to Sri Panwa is on your left, just before the Phuket Aquarium. Drive up to the security guard and they will direct you to 16B, Villa Kiana.