

PROPERTIES / LUXURY HOMES

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Review: Avadina Hills, Phuket, Thailand

This exclusive resort created by the Kajima Group offers private residences in a beautiful hideaway.

Mar 29, 2016 | By Staff Writer



Kajima Group, one of the largest engineering and development companies in Japan, has created one of the most exclusive and private, tropical residential developments in the world. Avadina Hills is located in Layan, on the west coast of Phuket. Known for its beautiful beaches and infamous James Bond islands, Phuket is one of the top destinations in South East Asia. The exclusive resort is located within easy access to two marinas, an 18-hole golf course, Phuket's international airport and all the finest dining, entertainment and shopping Phuket has to offer.



Featuring 21 luxuriously appointed private villas on more than 16 hectares of land, the site was originally purchased in the early 1990's while operating as a rubber plantation, with no public road access. Through working with master landscape architect James Hyatt and Japanese architects Sakakura Atelier, the development was brought to life.



When asked the style of architecture used in the villa's design, Mr. Sakakura describes it as "a mix of Japanese spirit with modern architecture and design."



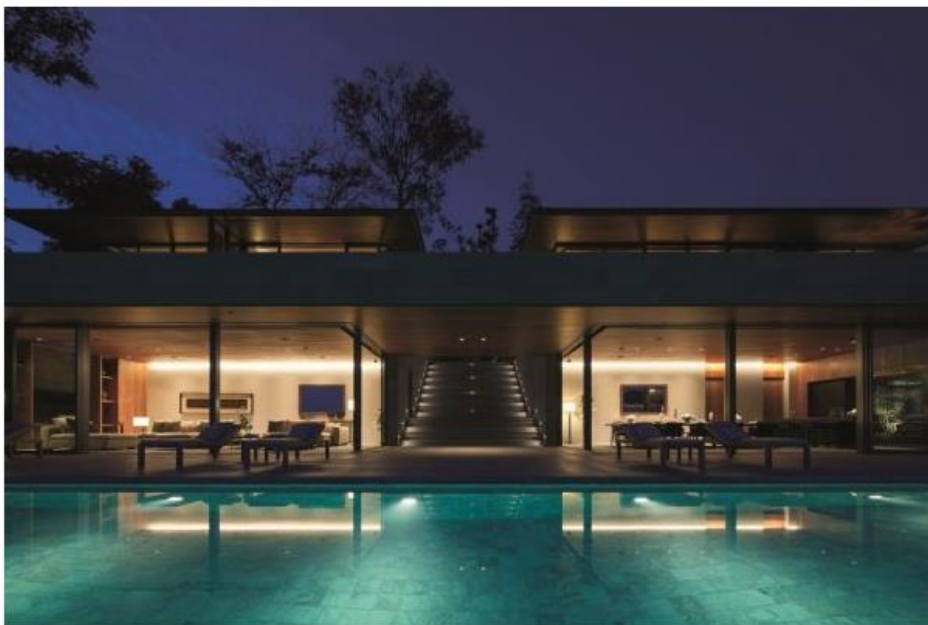
The villas are set on a forested slope with beautiful views overlooking the bay of Bangtao and Layan Beach directly below. James Hyatt was able to create a natural balance between the bordering national park and the site's contours. The grand staircase connecting the floors and leading out to that encompassing view was the idea of Mr. Kajima. Residents staying at Avadina Hills will experience complete privacy in their hideaway.



Each villa also features an infinity edge pool and two to three tiered levels of bedrooms, spa and meticulously designed entertaining space. Floor-to-ceiling sliding glass doors allow for the entire living space to be opened up, creating a perfect harmony between the sunshine outdoors and the cool, natural colors, indoors.



With 4-8 bedrooms, villa utility space ranges from 19,020 sq. ft. – 22,281 sq. ft. and are priced from \$7.61 – \$9.86 million (THB270-350 million). The entire development is set to complete in 2020.



Buyer's Guide

Thailand has a very stable and resilient property market, ensuring demand locally and from overseas always remains strong.

Thai Civil Code is based on the mainland European civil law.

Traditionally, under Thai law, foreigner buyers are prohibited from owning land in Thailand. They may only secure rights to use the land to build or buy a home.

The purchaser must obtain a registerable 30-year renewable lease with the option to renew indefinitely in 30 year periods.

There are some exceptions:

Companies can own land (Maximum foreign ownership of 49%; Use a legal power of attorney from the Thai shareholders to control the company)

Investments of at least \$1,142,857 (THB40 million) into a Board of Investment approved project allows you to purchase 1 Rai (0.16 hectares) of land.

Always hire a real estate lawyer when purchasing property in Thailand, as much of the market is unregulated and a lawyer will be in the best position to ensure your transaction goes smoothly.

Buyer Information

Property: Avadina Hills

Location: Phuket, Thailand

Developer: Kajima Group

Highlights: 21 Private Villas, Exclusive Location, 24-hour security, Open plan design

Price: from \$7.61 – \$9.86 million (THB270-350 million)

Contact: www.avadinahills.com

Staff Credits

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