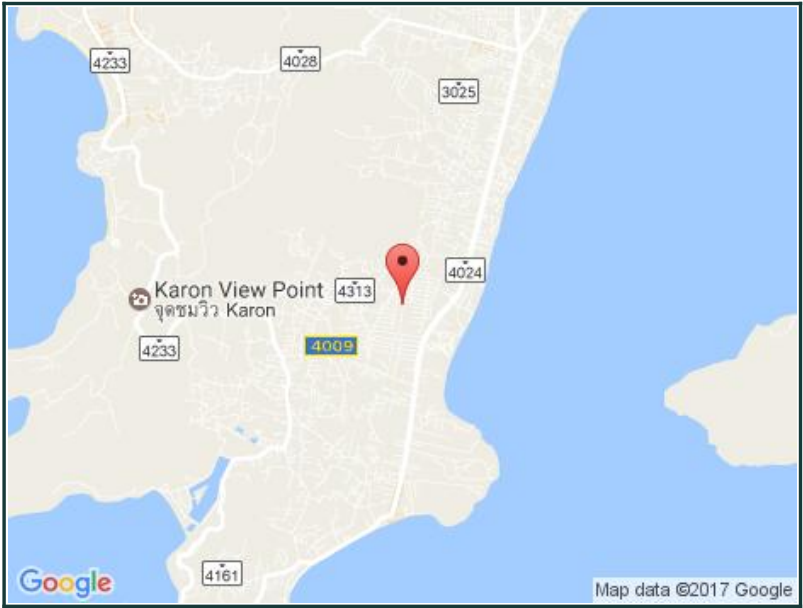




Golden Gun

Property Overview

Property ID:	215004
Price:	61,867,750 THB
Location:	Koh Yao Noi, Phang Nga
Property size:	8.83825 Rai
Title:	Chanote



About this property for sale

GOLDEN GUN

THAILANDS BEST LAND PLOT?

The fingertip of the lush Thai island of Koh Yao Noi, smack in the middle of Phang Nga bay is newly listed and only the second time offered in almost a generation.

Titled CHANOTE titled land plot is a total of 8 rai-3 ngan-35 wah (nearly 9 rai), 14,140m², 3.5 acres or 1.41 hectares.

Possible to subdivide into 4 individual land plots of approximately 2 rai+ each.

With beaches on 3 sides the actual land size is about 25% larger or nearly 5 acres.

Asking price of only 5.9mthb per rai.

KOH YAO NOI ISLAND

Koh Yao Noi is developing as a quality destination following the success of Six Senses Yao Noi, Paradise Island Resort and Yao Yai Resort all nearby and road accessible,

These three properties have introduced the island to a very different type of luxury traveler and have been good brand ambassadors.

- <http://www.sixsenses.com/SixSensesYaoNoi/>
- <http://www.theparadise.biz/>
- <http://www.yaoyairesort.com/>

The island was traditionally a small fishing community with only a few thousand residents, a pretty community that prides itself of eco principles, litter free roads and a respect for traditional life.

New regular speedboat access in under 30 minutes from Bangrong pier (just before Ao Po marina and only 10 mins from Heroines monument) to the Koh Yao Noi pier, where private taxis await for the 10 minute trip to the land.

Access to within 1 KM of the property is paved concrete and in good condition, the last 1km is graded and easily accessible today by car.

AN EXCEPTIONAL HOMESITE

GOLDEN GUN is one of the finest pieces of land available today in Thailand, and has no comparables on Phukets developed west coast, a bit like discovering the Amanpuri headland in 1985.

The Laem Yang Headland is the tip of a gently sloping promontory whose road is flanked by a coconut plantation, which would be spectacular at night with lighting.

The completed villas would command an incredible 360 degree views into Phang Nga Bay in all directions:

Views to the south are of Koh Yai Nois big brother, Koh Yao Yai

Views to the west are a small island that is a national park, and past it to sunsets and Phuket/Ao Po Marina (an easy jumping point for private boats)

<http://aopograndmarina.com/>

Views to the north are of Phang Nga bay, the limestone carsts and the entire east coast of Koh Yao Noi

There is a delightful small sandy beach on the adjoining land 50m away which faces south. and for resort operators there is an ability to expand land holdings to perhaps 80 rai (30+ acres).

HOUSE STRATEGY

Perfectly suited as a private Richard Branson type private estate which could be rented out as a rock star island eco-luxe hideaway. GOLDENEYE, Ian Flemings home in Jamaica similarly was subdivided and sold into individual parcels.

In an increasingly busy and polluted world this type of accessible/buildable idyl offers total privacy and seclusion surrounded by nature and national parks.

Timeline: 12 month design , 12 month build

UTILITIES

Electric power is nearby and can be brought to the land whilst water would be supplied by artesian well.

EXISTING PRIVATE PIER

Importantly the western tip of the land has an existing man made pier made of rock, that juts into the water giving it one of the only private piers on any property in Phang Nga Bay, ensuring easy dinghy access.

The channel running between Koh Yai Noi and Koh Yao Yai is a deepwater mooring with Phuket, Phang Nga and Krabi equidistant. Around the corner and sensational secluded white sanded beaches

GOLDEN GUN is unlikely to be on the market for long. A once in a lifetime opportunity and at under USD1.8m a very interesting opportunity.

The man with the Golden Gun

Ian Fleming immortalized the area in his movie the man with the golden gun, the 9th Bond movie and starring Roger Moore in his second Bond role The man with the Golden Gun by placing Scaramangas private island in Phang Nga Bay.

Shot in 1974 James goes on the hunt to kill Scaramanga, who has a solar based power generation system on the island that he was going to franchise, forcing the oil based western world to pay him hefty fees to keep his technology off the market[].

www.youtube.com/watch?v=kUZk5oIAFuM

