LIFE, CURATED

GARDEN ATLAS

BAYVIEW

AWARD-WINNING LUXURY LIFESTYLE DEVELOPER

GARDEN ATLAS BAYVIEW

Developer:

Garden Atlas Bayview Villa Company Limited

Best Luxury Seaview Villa Development
DOT Property Southeast Asia Awards
2025

Best Luxury Lifestyle Developer
DOT Property Southeast Asia Awards
2025





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LIFE, CURATED

A rare opportunity
before the horizon is spoken for



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CURATE AN ELEVATED LIFE AT GARDEN ATLAS BAYVIEW

A private villa estate situated high on the slopes of the Cape Panwa headland on the southeast coast of Phuket Island.

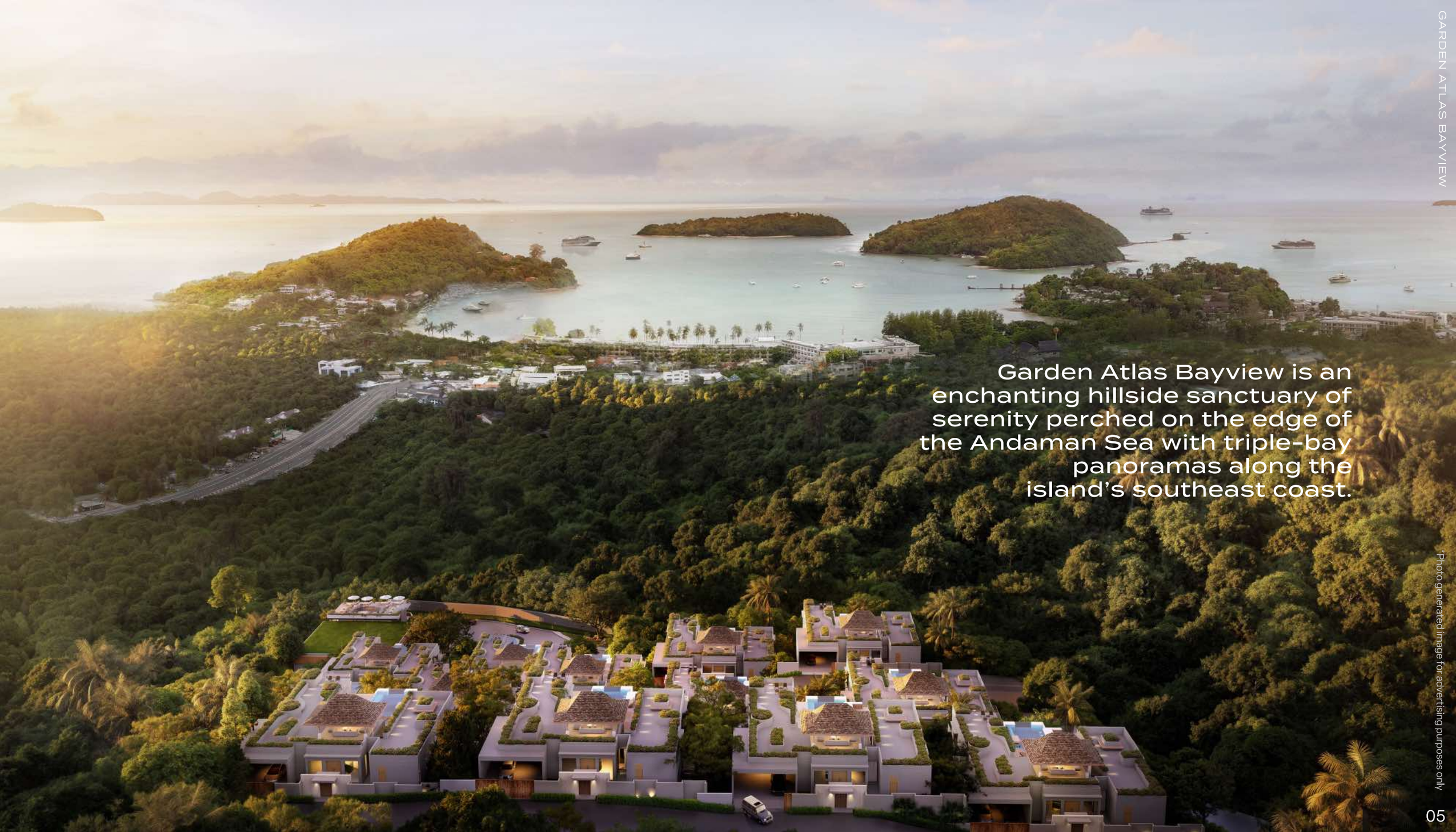
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CURATE ADVENTURE ON THE ANDAMAN

A mariner’s playground awaits in the bay’s superyacht hub and island-hopping gateway.



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Garden Atlas Bayview is an enchanting hillside sanctuary of serenity perched on the edge of the Andaman Sea with triple-bay panoramas along the island's southeast coast.

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CURATE AN ILLUMINATED LIFE IN THE MONACO OF ASIA



In the cosmopolitan quarter of Cape Panwa, dubbed the ‘Monaco of Asia’, live alongside the world’s elite in a tropical playground.

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CURATE YOUR COMMUTE BY LAND, SEA OR AIR



Connected to Phuket's scenic rural road network and close to superyacht berths at One°15 Marina and Phuket's deep-sea port, commuting is a breeze, by land, sea and air.

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Garden Atlas Bayview's south coast location puts you within easy reach of several stunning tropical island getaways, fishing and diving spots.

NEARBY ISLANDS

Taphao Noi Island	10	min
Mai Ton Island	20	min
Flower Island	25	min
Taphao Yai Island	25	min
Kai Nok Island	30	min
Kai Nai Island	30	min
Yao Noi Island	45	min
Yao Yai Island	60	min
Phi Phi Lay Island	60	min
Phi Phi Island	80	min



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Local Lifestyle Destinations



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CURATE A LIFE FOLLOWING YOUR PASSIONS



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Curate an enviable lifestyle near an abundance of activities and attractions in a tropical playground offering diverse dining options, aquatic adventures, shopping destinations and late-night entertainment, plus prestigious international education establishments nearby.

Beaches

Khao Khad Beach	3 km
Ao Yon Beach	4 km

Piers & Marinas

Phuket Deep Sea Port	3.5 km
Visit Panwa Pier (ONE°15 MarinaPanwa	4 km

Recreation

Phuket Aquarium	4.5 km
Phuket Old Town	8 km
Andamanda Phuket Waterpark	12 km

Hotels & Resorts

Veranda Resort Phuket, Autograph Collection	2.6 km
My Beach Resort Phuket	2.7 km
Bandara Beach Resort Phuket	3.3 km
Pullman Phuket Panwa Beach Resort	3.5 km
V Villas Phuket - MGallery Collection	3.9 km
Kantary Bay Hotel Phuket	4.3 km
Sri panwa Phuket	5.1 km

Restaurants & Cafés

Jouet D' Art Café	2.7 km
Flamingo Beach Club	3.4 km
Aqua Restaurant	3.5 km
Tamarind Restaurant, Phuket	3.5 km
MOONSToNE cafe over the Sea	4.1 km
Cafe Kantary	4.2 km
Seaview Sunset Rooftop Restaurant	4.3 km
Top of the reef	4.7 km

Shopping

King Power Duty Free	8 km
Robinson Lifestyle Chalong	8.7 km
Central Foresta Phuket	9.5 km
Villa Market	10.5 km
Bukis Phuket	10.5 km
Big C	10.7 km
Lotus's Samkong	11.3 km

Hospitals

Dibuk Hospital	8.6 km
Bangkok Hospital Siriroj	10.3 km
Bangkok Phuket hospital	10.6 km

International Schools

Oak Meadow International School in Phuket	9.4 km
Headstart International School	9.5 km
Berda Claude International School in Phuket (BCIS)	10.1 km
QSI International School of Phuket	12.2 km
Kajonkiat International School	14 km
British International School	19 km

Golf Courses

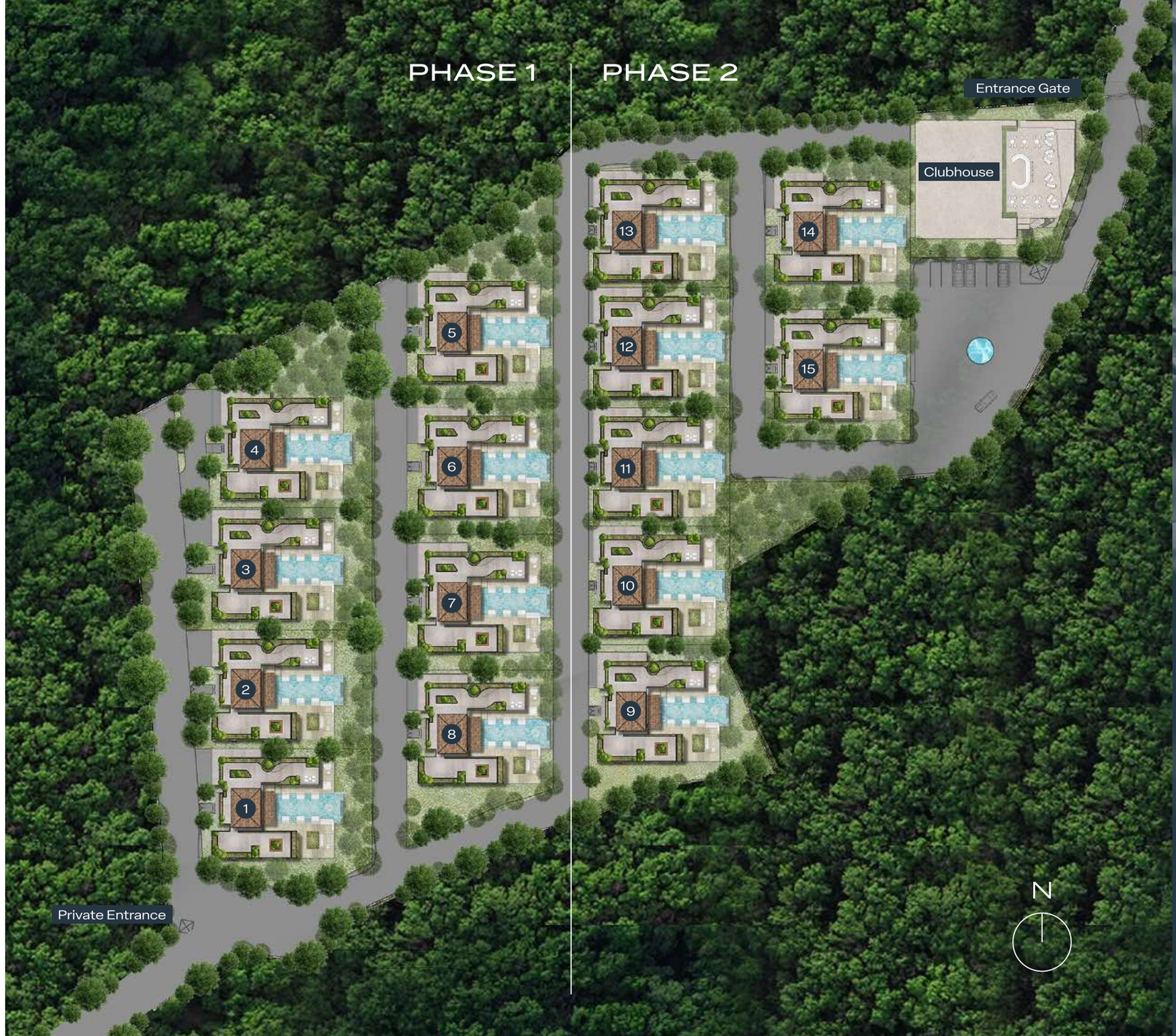
Phuket Country Club Golf Course	14.2 km
Red Mountain Golf Club Phuket	15.8 km
Loch Palm Golf Club Phuket	15.8 km

Airport

Phuket International Airport	40.5 km

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CURATE SECURE SECLUSION



Garden Atlas Bayview comprises 15 double pool villas plus a clubhouse in a secure, gated hillside community, providing residents with peace of mind in serene solitude among a select group of elite neighbours.

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MAKHAM BAY, CAPE PANWA



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CURATE A WORLD REFLECTING YOUR TRUE DESIRES





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PRIVATE DOUBLE-POOL VILLAS COMPOSED FOR TIMELESS LIVING

A triple-tiered private world unfolds across five bedrooms, complemented by two serene swimming pools, set in quiet dialogue with the Andaman Sea.

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WHERE LIFE FLOWS IN ONE'S OWN RHYTHM



An architectural masterpiece composed to curate a balance of intimacy and openness on the 650 sq.m. bay view pool floor.

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CANTILEVERED BAYVIEW POOLS



From twin cantilevered pools, the sky is your ceiling, the bay an infinite boundary shaped by nature.

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A private skypool lounge shaped by a transparent 15-metre-long cantilevered infinity pool where water and structure frame an unclaimed experience between sea and sky.

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NORTHEAST WING

A SECLUDED RETREAT



Intimacy curated in the privacy of the northeast wing's poolside master bedroom and bay view terrace with an outdoor jacuzzi.

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SOUTHEAST WING

A REFINED SOCIAL SPACE

Shaped for shared living, the southeast wing poolside communal space is dedicated to family gatherings and effortlessly entertaining guests in exquisite comfort at the outdoor barbecue pit with an uninterrupted bay view.

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A CURATED ARRIVAL

Three levels of modern Balinese architecture blend outdoor and high-ceilinged indoor spaces in a harmonious balance with the hillside surroundings and direct, unobtrusive access to each floor.



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CURATE A WARM WELCOME

Receive guests with a charismatic welcome through a broad Balinese entrance revealing a spacious foyer shaped by the owner's expression in a harmonious balance with the tropical elements.

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Enjoy a discreet and secure homecoming with access to the pool floor foyer from the three-car garage or the grand Balinese gateway. A glass spiral staircase descends to the lower floor, and an external stairway leads to the upper floor, ensuring privacy for all.

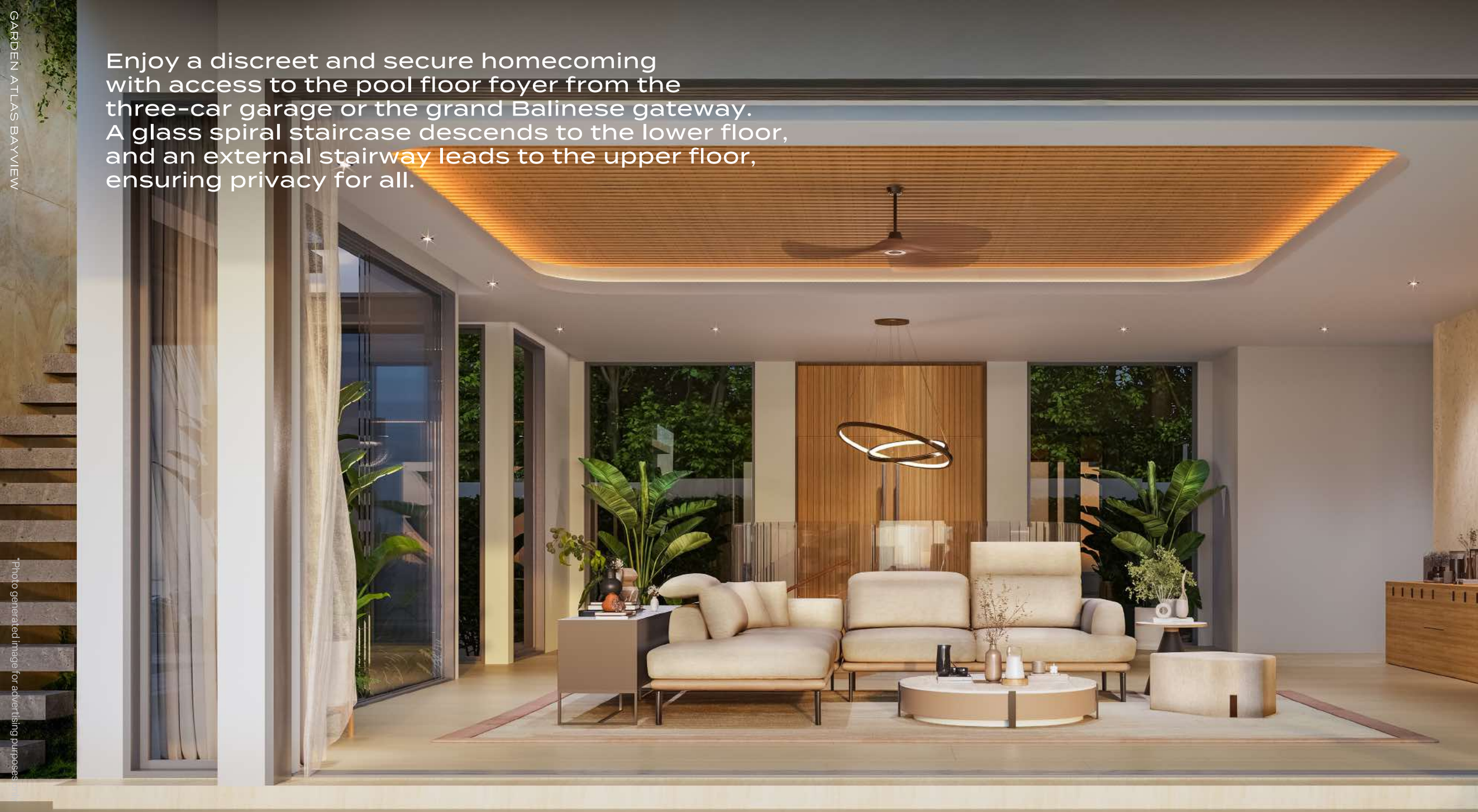


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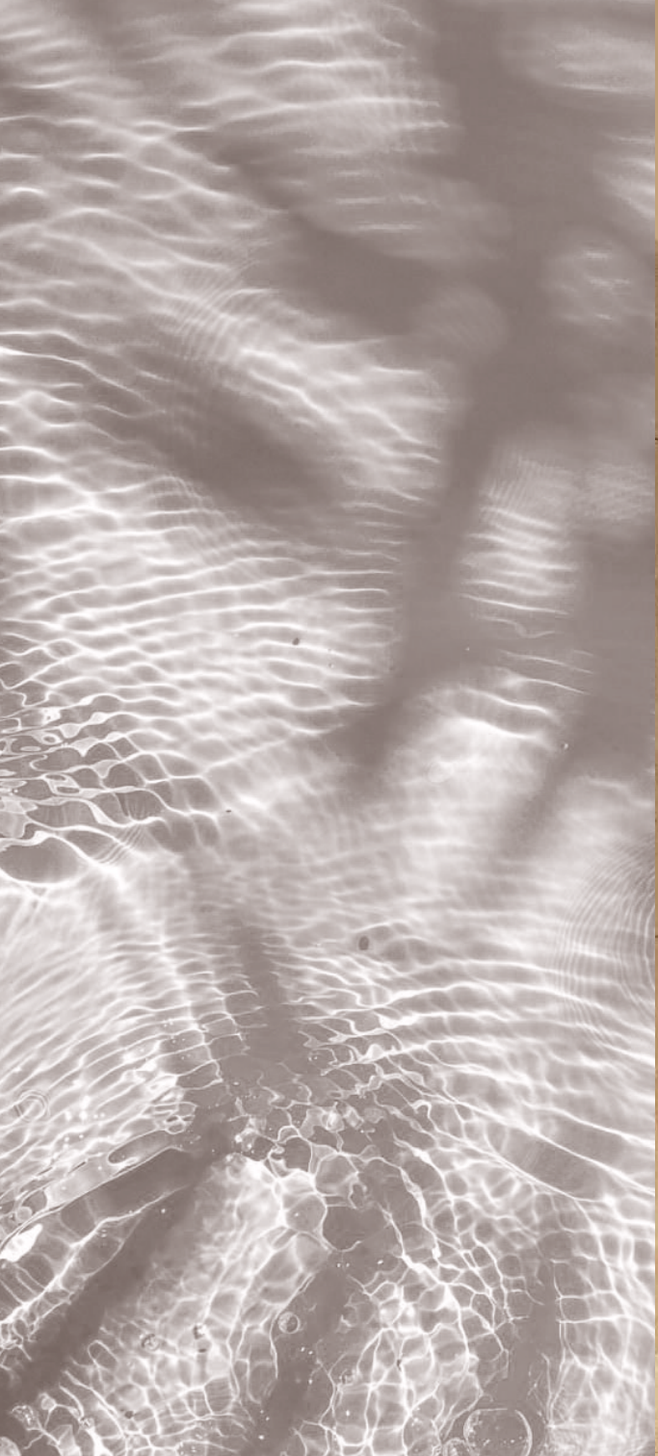
POOLSIDE MASTER BEDROOM

The poolside master bedroom and sunrise terrace with an alfresco spa bath is a sanctuary of seclusion caressed by the balmy sea breeze.

Water and greenery frame the sleeping space, where rest is uninterrupted and solitude is intentional.



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Curate individual privacy
in his and hers en-suite bathroom
spaces edged by a sunken garden.

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CURATED ROOFTOP SANCTUARY & A SIGNATURE GARDEN ATLAS SALA



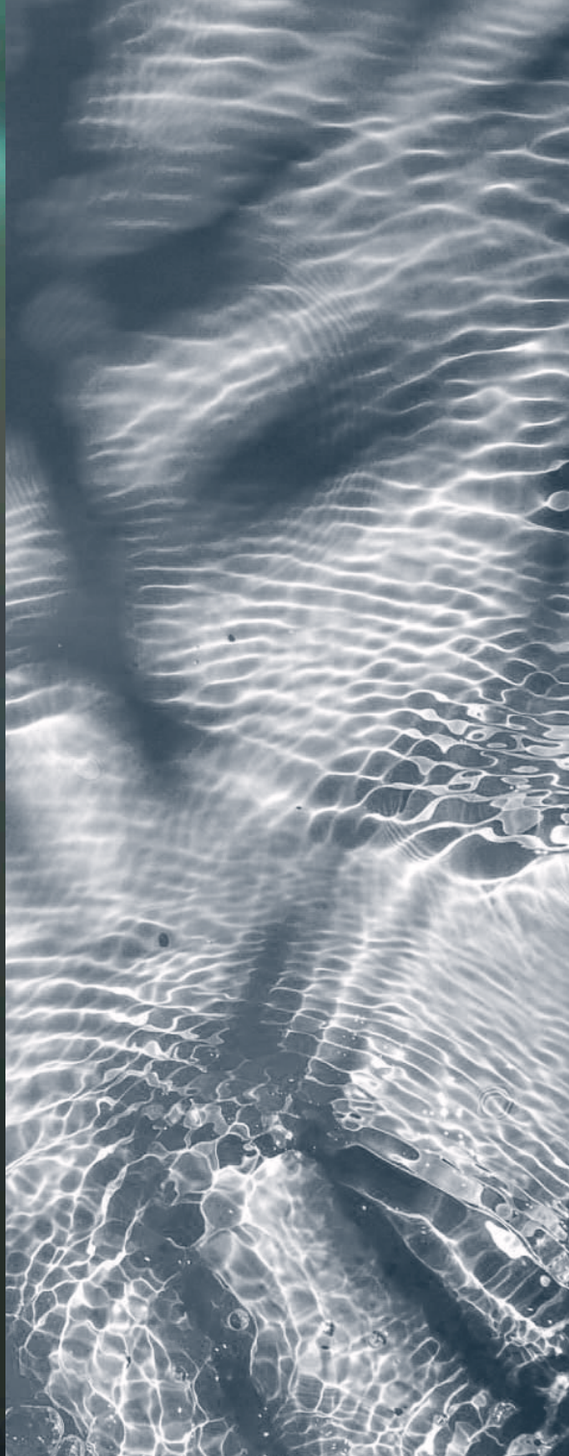


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CURATE AN ELEVATED EDEN

The U-shaped rooftop garden with a commanding view of the bay below is a versatile 348 sq.m. mixed-use landscaped space with deep plant beds, secluded alcoves and a Balinese-style sala accessible by an exterior stairway from the pool floor terrace.

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CURATE MAGICAL MOMENTS



The rooftop garden's centrepiece, a Balinese sala, is a special space reserved for magical moments in solitude or with special friends and a magnificent view of the heavens.

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DINNING SPACE FOR DISCERNING TASTES

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CURATE A CULINARY CANVAS

Effortlessly host intimate dinners for select guests on the pool floor's exclusive southeast wing dining space, commanding a bay view in air-conditioned comfort or open to the elements.



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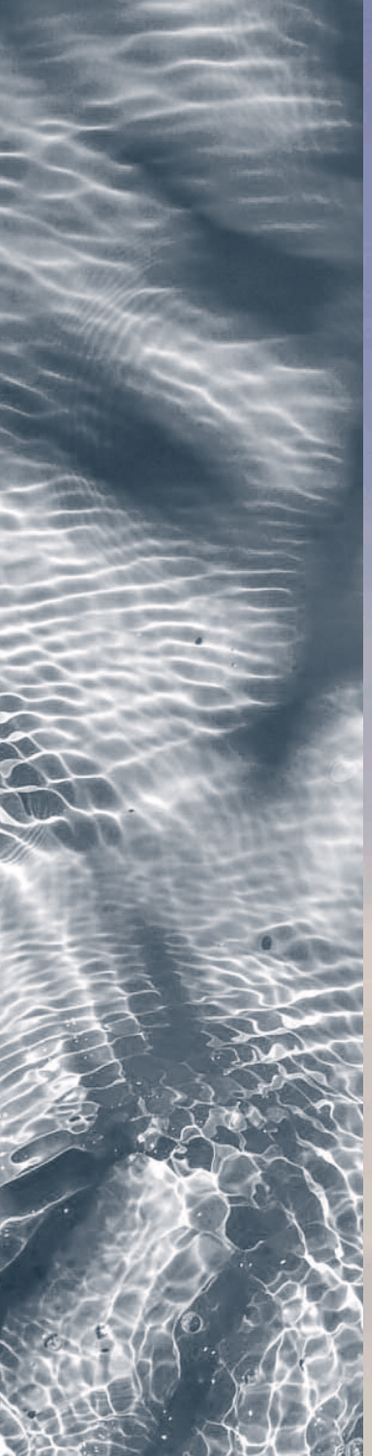
CURATE CULINARY MASTERY

A refined culinary creation space adjoins the dining area, complete with a sushi bar-style kitchen island and professional catering surfaces, including a slide-out wine rack.

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CURATE YOUR INNER REALM

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CURATE A STATE OF STILLNESS

A sky-lit plunge pool seamlessly connects twin east-facing bedrooms, a Scandinavian sauna and spa space in a private lower-floor wellness realm overlooking the bay.



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CURATE A STATEMENT OF TASTE ON YOUR OWN TERMS



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AN EXTENSION OF ONE'S SELF

This is a space shaped around personal rituals — where preferences speak for themselves, collections are lived with, and time is taken on one's own terms. The room is intentionally left open, offered as a blank canvas rather than a finished statement — ready to be shaped, styled, and used according to each owner's way of living.

Nothing here is fixed or prescribed. Whether for gathering, unwinding, or quiet moments alone, the space curates itself, without asking to be followed.

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CURATE QUIET REPOSE



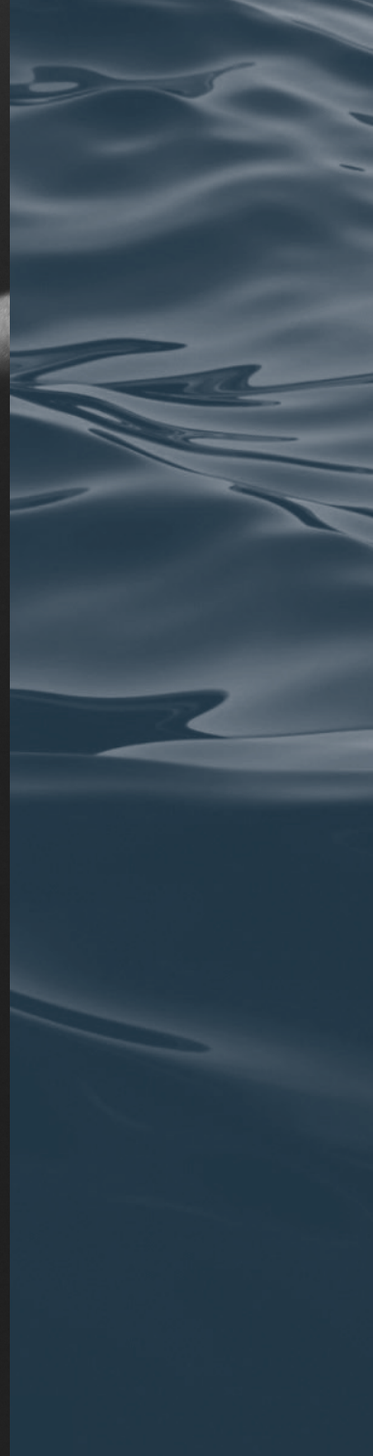


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Two additional lower-floor bedrooms, each with an en-suite bathroom and garden terrace, are spacious inner sanctuaries of solitude.

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A CURATED MEMBER'S CLUB VENUE

Garden Atlas Bayview residents enjoy exclusive access to the community Clubhouse, a member's club meeting venue with a bay view offering a variety of high-end dining and leisure facilities, plus indoor and outdoor sports activities.



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CURATE AN ELEVATED STATUS IN AN ARCHITECTURAL MASTERPIECE

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POOL FLOOR PLAN

Internal Area

1.	Stairs	34	sq.m.
2.	Corridor	24	sq.m.
3.	Living Room	90	sq.m.
4.	Master Bedroom	44	sq.m.
5.	Master Bathroom	20	sq.m.
6.	Kitchen 1	28	sq.m.
7.	Dining Area	30	sq.m.
8.	Maid's Room	18	sq.m.
9.	Laundry	10	sq.m.
10.	Toilet 1	3	sq.m.
11.	Garage	71	sq.m.
•	Total	372	sq.m.

External Area

12.	Main Entrance	6	sq.m.
13.	Sun Deck	28	sq.m.
14.	Pool Terrace	122	sq.m.
15.	Swimming Pool	90	sq.m.
16.	Outdoor Shower	2	sq.m.
17.	BBQ Zone	30	sq.m.
•	Total	278	sq.m.

Total Area		650	sq.m.

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LOWER FLOOR PLAN

Internal Area		
1. Wine Cellar	17	sq.m.
2. Sauna & Spa	17	sq.m.
3. Fitness	21	sq.m.
4. Bedroom 1	52	sq.m.
5. Bedroom 2	52	sq.m.
6. Bedroom 3	41	sq.m.
7. Bedroom 4	41	sq.m.
8. Corridor	44	sq.m.
9. Home Theater	140	sq.m.
10. Storage	40	sq.m.
11. Kitchen	20	sq.m.
12. Toilet	4	sq.m.
• Total	489	sq.m.

External Area		
13. Plunge Pool	42	sq.m.
14. Terrace	34	sq.m.
15. Court Yard	46	sq.m.
• Total	122	sq.m.
Total Area	611	sq.m.

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UPPER FLOOR PLAN

Internal Area

1. Roof Sala	54	sq.m.

External Area

2. Roof Garden	294	sq.m.
Total Area	348	sq.m.

• Pool Floor Plan	650	sq.m.
• Lower Floor Plan	611	sq.m.
• Upper Floor Plan	348	sq.m.
Total Area	1,609	sq.m.

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GARDEN ATLAS BAYVIEW

Garden Atlas Bayview presents a life, thoughtfully curated along Phuket's eastern coastline — where golden sandy beaches meet a rare sense of seclusion.

Here, every element is intentionally placed, balancing tranquil privacy with effortless access to the island's finest world-class dining, luxury shopping, lifestyle destinations, premier healthcare, and cultural landmarks.

Island Gateway

Set within the quiet exclusivity of Makham Bay on Cape Panwa, Garden Atlas Bayview offers a life shaped by rare tranquility and uninterrupted 180-degree sunrise vistas. From this elevated coastal enclave, residents are seamlessly connected to the Gulf of Thailand's most extraordinary marine landscapes.

Surrounded by protected national park waters, a world of exploration unfolds where secluded islands, dramatic limestone karsts, and vibrant coral ecosystems await. From colourful reef life to the gentle presence of ocean giants, each journey is an intimate encounter with nature, thoughtfully curated for discovery.

Activities for All Ages

A lifestyle designed for every generation, where leisure and adventure are effortlessly woven into daily living. From sailing across open waters to snorkeling, water sports, and outdoor pursuits, each experience invites moments of joy, connection, and exploration.

Getting About

Enjoy seamless connectivity by land and sea. Garden Atlas Bayview is well connected to scenic roads and close to speedboat departure points for Andaman island getaways.

Educational Excellence

A globally connected community, supported by leading international schools. Here, world-class curricula and forward-thinking education create an environment where the next generation can thrive with confidence.

Dining Out

A curated culinary landscape awaits. From authentic local flavors to refined Michelin-starred experiences, Phuket offers an ever-evolving dining scene where every meal becomes a new expression of taste, discovery, and indulgence.

Project Name: Garden Atlas Bayview | Project Owner: Garden Atlas Bayview Villa Company Limited | Head Office: 98/12 moo 4, Kohkeaw, Muang, Phuket 83000 | Managing Director: Mr. Sarawut Krueawan and Mr. Torsak Jaichuen | Project Location: Makham Bay Panwa, Muang, Phuket | Land title deed number: 86103, 123759, 123760, 123761, 123762, 123763,123764,123765, 123766 | Total Area: 16-0-17.7 Rais | Project detail: 15 Villas, Club House |The Project has Building Permit for 16 buildings | Capital 5 million baht (paid up) | Construction commences 2025 | Expected completion Q2 2028 | The land has been mortgaged with Individual | Villa buyers pay common fee, etc. Set by the project owner and/or in compliance with the provisions of the villa juristic person. This information is subject to change without prior notice.

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