



LAYAN VERDE



A MAGICAL PLACE FOR THE REAL YOU

PHUKET | THAILAND



villacarte group

We craft collectible real estate
with a mindful touch for both
nature and people

14 YEARS EXPERIENCE IN PHUKET MARKET

3 REAL ESTATE DEVELOPMENT PROJECTS

1ST FAMILY-FRIENDLY APARTMENT HOTEL

LAYAN VERDE

VILLACARTE

LaGreen

La Vista
VILLAS

LAYAN
GREEN PARK

6

[2012]

30

[2019]

40

[2021]

64

[2023]

94

[2023]

210

[2024]

400+
employees

[2024]

CEO VILLACARTE
GROUP



LEARN MORE

Vadym Bukhkalov



38 400
followers



61 400
followers



4,9 mln



5 BUSINESSES

30+ YEARS
business experience

+\$300 MILLION
over the last three years

300K M²
of development projects in Phuket



PARTNER & DIRECTOR
VILLACARTE GROUP

Dr. Paul Crosio

LAYAN VERDE VILLACARTE LaGreen

La Vista
VILLAS LAYAN
GREEN PARK



25+ YEARS

Of global experience as a C-suite executive, board member, and senior manager in Fortune 100 companies operating in Asia Pacific, Europe, and the Middle East

40+ YEARS

Of law practice, with certification from the Barristers Admission Board

10 YEARS

Of Member of the Australian Institute of Company Directors

6 YEARS

Of Member of the Thai Institute of Directors

LAYAN GREEN PARK



Premium class

First premium condo-hotel
certificated by EDGE



8.5 of 10

Service quality rating by guests
of La Green Hotel & Residence
on Booking



Price increase

Since the start of sales,
the cost per sq.m. has
increased by more than
two times



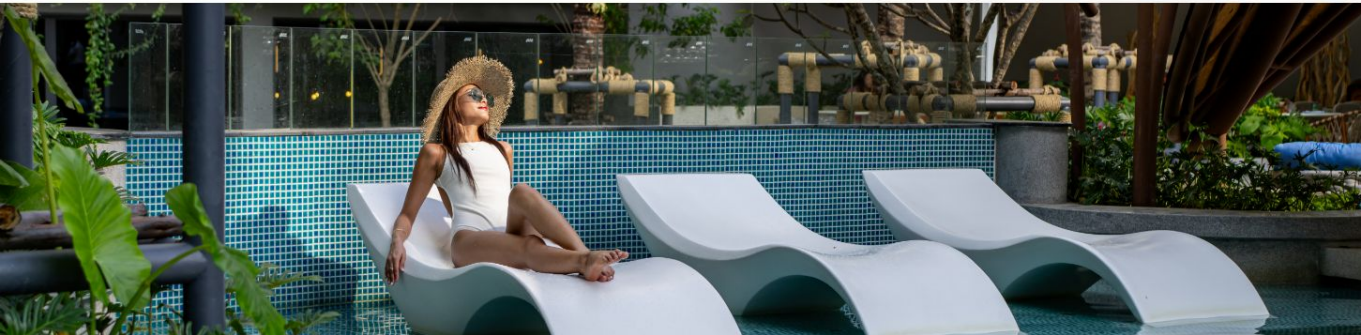
Phase 1

350 apartments.
The construction has been
completed. By now the cost
of apartments has
increased by 100%



Phase 2

386 apartments.
Construction started in June
2023, and more than 60%
of the apartments have
already been sold



layangreenpark.com

PROJECT STATUS



PHASE 1 CONSTRUCTION IS COMPLETE. SELLING PRICE FOR APARTMENT INCREASE BY 100%



RENDER



REAL PHOTO



COMMON AREA INTERIORS



REAL PHOTO



EXTERIOR



APARTMENTS



REAL LAYAN GREEN PARK INVESTMENT CASES

Apartment type	Purchase amount	Sale amount	Capitalization	Guaranteed income	Total income	Annual yield
STUDIO 30.3 M ²	\$116 000 in 2023	\$162 000 in 2025	+\$46 000 40% over 2 years	+\$19 000 8% over 2 years	+\$65 000 +56%	≈28% per year
1-BR 45.4 M ²	\$174 000 in 2022	\$243 000 in 2025	+\$69 000 40% over 3 years	+\$42 000 8% over 3 years	+\$111 000 +64%	≈21,3% per year
3-BR 120 M ²	\$415 000 in 2022	\$775 000 in 2025	+\$360 000 37% over 3 years	+\$100 000 8% over 3 years	+\$460 000 +110%	≈37% per year

LAYAN GREEN PARK ACTUAL RESULTS

RESALE PHASE 1

(capitalization, fact)

	Client ROI, %*
Entry stage	
Pre-sale	80%
Start of construction	56%
Middle of construction	43%
End of construction	22%

*% of an individual's pre-tax income.

RENTAL POOL PHASE 1 FOR 2024

Apartment type and size	Average annual income, %
Studios (30,3 m ²)	8%
1-BR (45,4 m ²)	9%
2-BR (90,9 m ²)	6,5%
3-BR (120,9 m ²)	9,5%

LA GREEN HOTEL & RESIDENCE 5*

Booking 8.5/10

Google 4.6/5

agoda 8.8/10

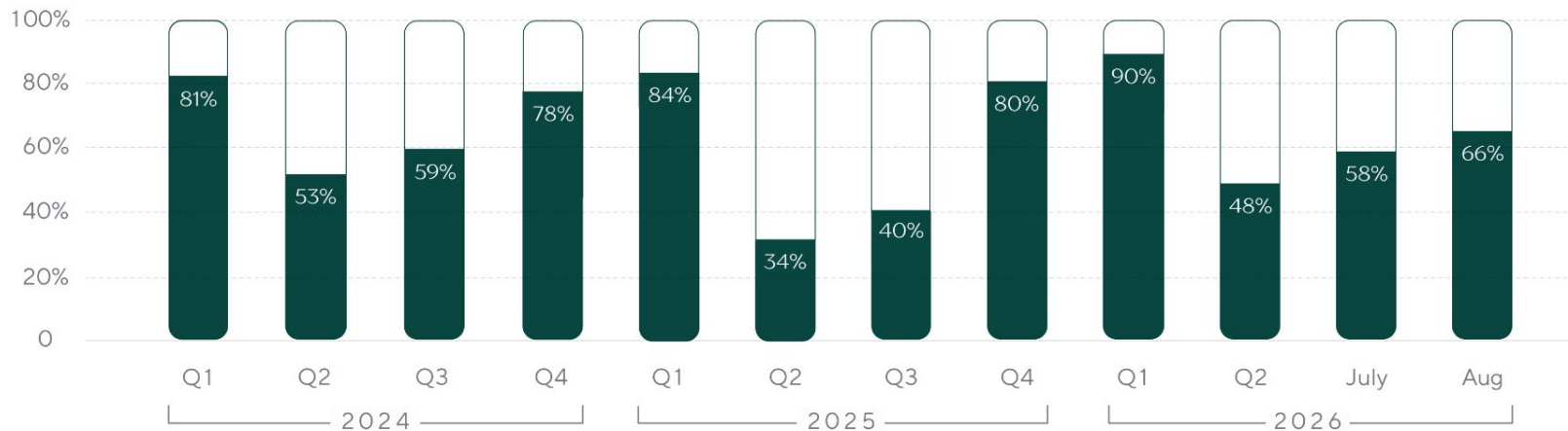
WORLDiary
INTERNATIONAL
THE BEST EMERGING HOTEL

PHUKET
HEALTH EXPO
2026

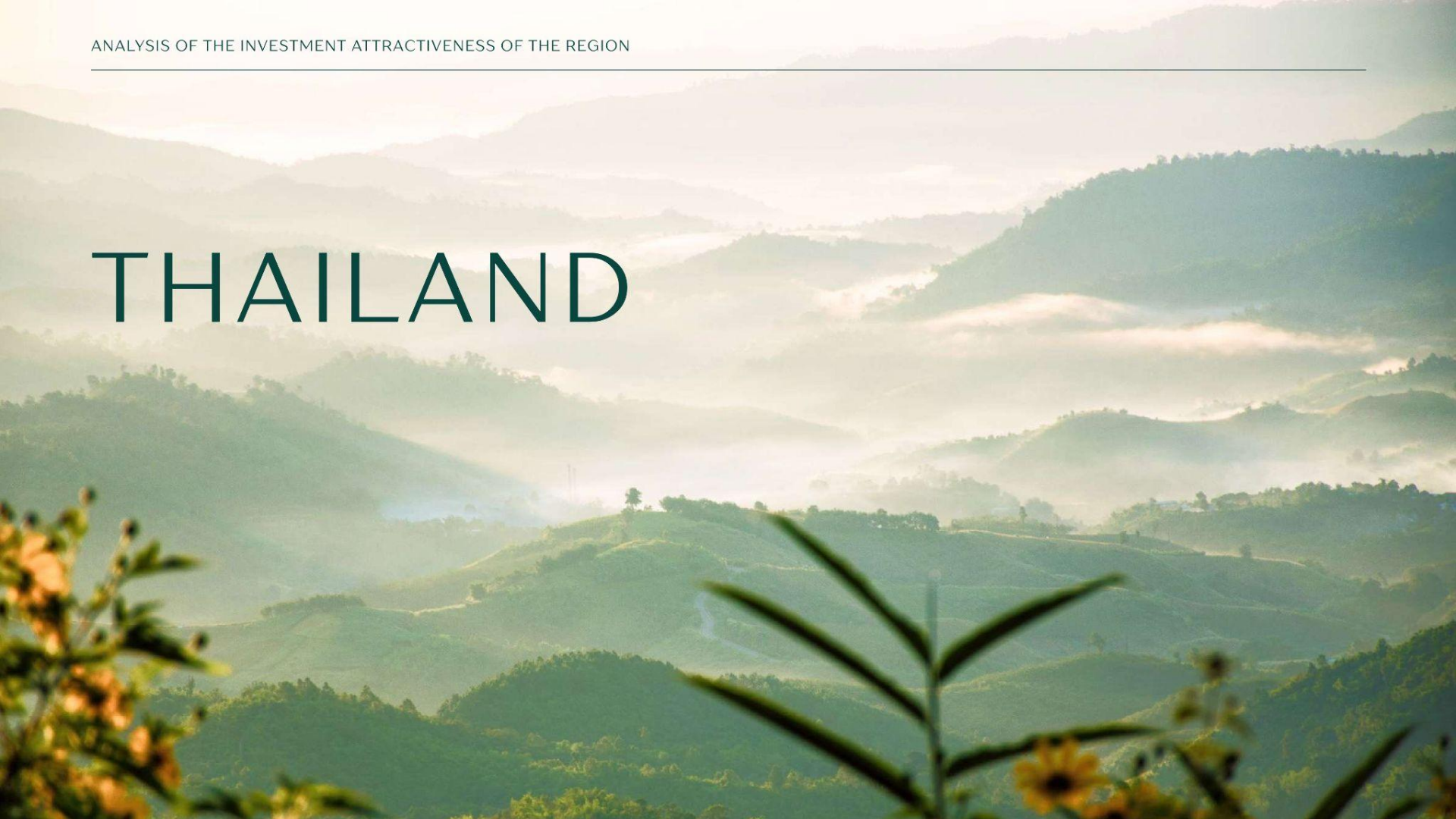
GOLD AWARD —
LONGEVITY MIND
& SPIRITUAL

Phuket's first family-friendly eco apartment hotel.
Stable rental demand and revenue growth, due to the hotel's
own professional management team

HOTEL OCCUPANCY SCHEDULE SINCE OPENING



THAILAND



TOURISM ALL YEAR ROUND

OVER 32.9 MLN

foreigners visited Thailand
in 2025

8TH POSITION

on the list of the world's most
visited countries in 2025

Source: World Population Review

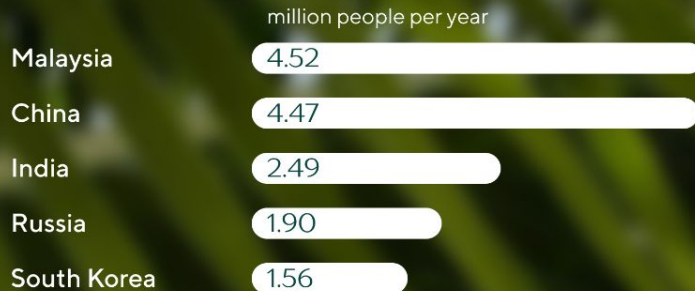
ONE OF THE WORLD'S LEADING DESTINATIONS

ranked in the Condé Nast Traveler
Readers' Choice Awards 2025

Source: www.cntraveller.com

TOP 5 ORIGIN COUNTRIES OF TOURISTS

Source: Ministry of Tourism & Sports



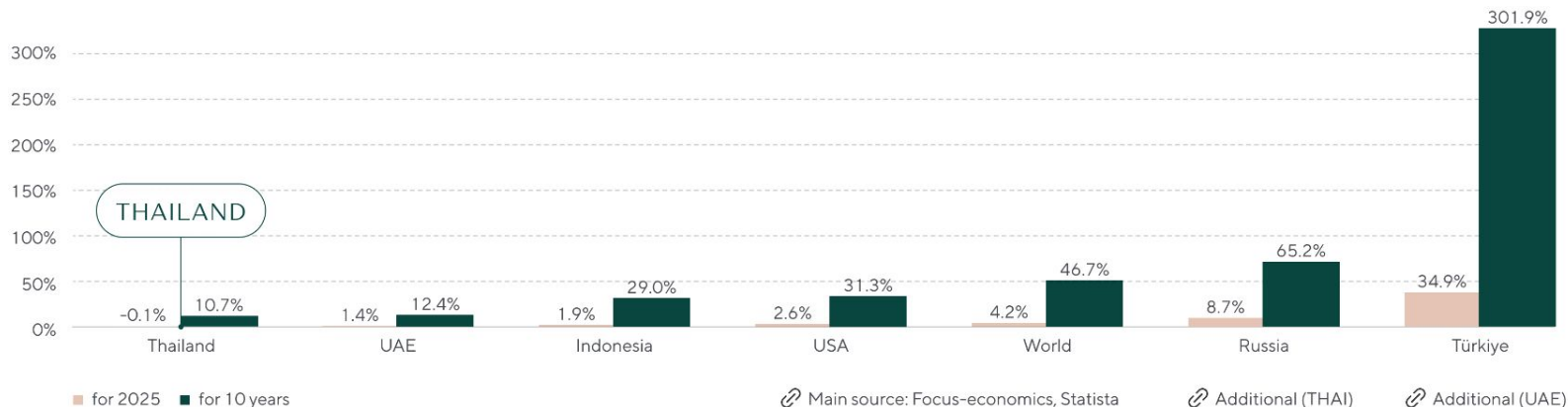
STABLE ECONOMY

FOR 20 YEARS

THE THAI BAHT HAS NOT CHANGED
RELATIVE TO THE DOLLAR USA

+2.2% GDP
GROWTH

THE INFLATION CHART FOR 2016-2025



BALANCE IN INTERNATIONAL RELATIONS



11th in Asia

out of 27 countries for diplomatic influence and effectiveness, according to the Global Diplomacy Index, 2024

48th place

out of 119 countries in the 2025 Sustainable Travel & Tourism Index

More than 90

diplomatic missions abroad, including embassies, consulates, and other official representations

180+ countries

are included in the network of diplomatic relations

ENHANCED VISA REGULATIONS IN THAILAND

01.

Long-term residence programs for foreigners*

Thailand Elite Visa with Bronze, Gold, Platinum, Diamond, and Reserve tiers valid for 5–20 years, and the 10-year LTR Visa.

* These programs offer various privileges and requirements for applicants, including financial contributions, investments, and income.

02.

The Thai E-Visa System (ETA)

Applying remotely through the E-Visa system eliminates the need to visit the embassy in person, reducing congestion and accelerating visa processing. It is now available globally.

03.

Thailand Digital Arrival Card (TDAC)

All non-Thai citizens must fill out and submit a digital version of the TM6 immigration form before they are granted entry to Thailand, regardless of their visa status.

04.

Visa-free policy with 93 countries

05.

Option to extend stay up to 90 days is available without leaving the country

PHUKET





INFRASTRUCTURE AND NATURE

Here, the pristine beauty of nature coexists
with the latest achievements of civilization:
fast internet, digital services,
and world-class shopping



PHUKET IS BECOMING EVEN MORE CONVENIENT FOR LIVING

PHUKET INTERNATIONAL AIRPORT, PHASE 2

Capacity: 18 million passengers per year
Status: completion in 2031

EXPRESSWAY IN PHUKET

Phase 1: Kathu - Patong Section
Phase 2: Muang Mai - Koh Kaew Kathu Section
Status: completion in 2029

ANDAMAN INTERNATIONAL AIRPORT

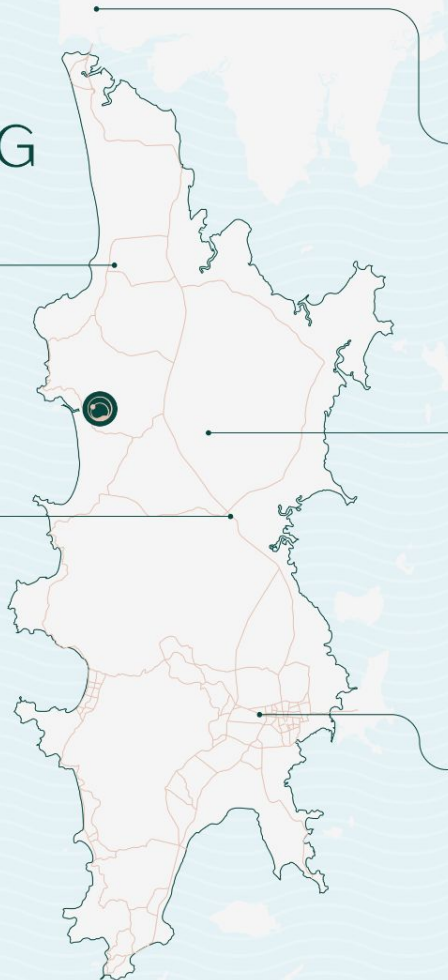
Capacity: 40 million passengers per year
Status: completion in 2030

SPORTS AND ENTERTAINMENT COMPLEX

Construction of a Formula 1 circuit in the Thalang area and a legal casino on Rang Yai Island
Status: Phase 1 completion scheduled for 2029

LIGHT RAIL SYSTEM

Status: planned



ONE OF THE MOST POPULAR TOURIST DESTINATIONS IN THAILAND

OVER 14 MLN
PEOPLE

ARRIVED IN PHUKET THROUGHOUT 2025

545 BLN BAHT

INCOME FROM TOURISM IN 2025

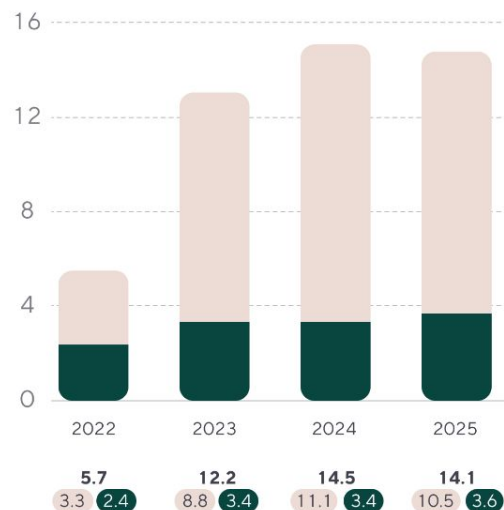
PHUKET ACCOUNTED FOR
19.1%

OF THAILAND'S TOTAL
TOURISM REVENUE IN 2025

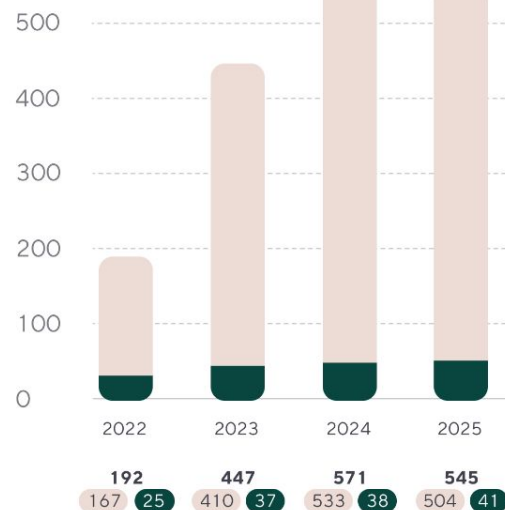
Foreign guests

Thai visitors

Tourists, mln



Tourism income, bln/thb





COMMUNITY

30 000

foreigners constantly
living on the island

5th PLACE
IN THE WORLD

for Thailand in the health system
efficiency rankings (GHS Index)

15 SCHOOLS
(INTERNATIONAL)

opened on the island
in the last 20 years

5 RELIGIOUS WORLD
COMMUNITIES

have representative
offices in Phuket

LIMITED OFFER

≈ 20%

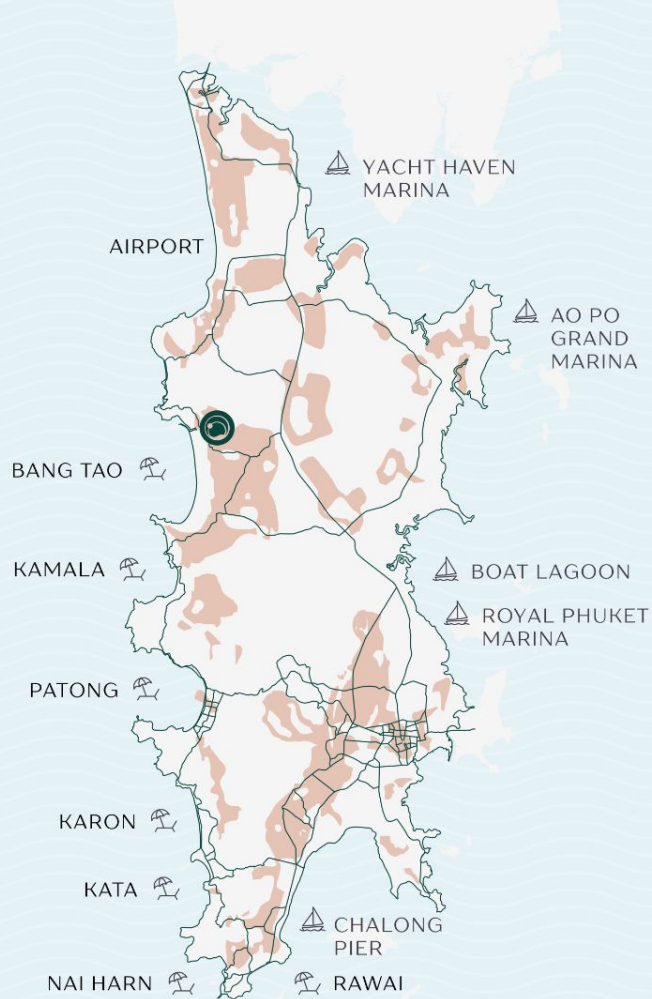
of the island is available
for residential development (●)

23 METERS

or 7 floors is the maximum
building height



THE COASTAL AREA
IS RECOGNIZED
AS A PROTECTED AREA



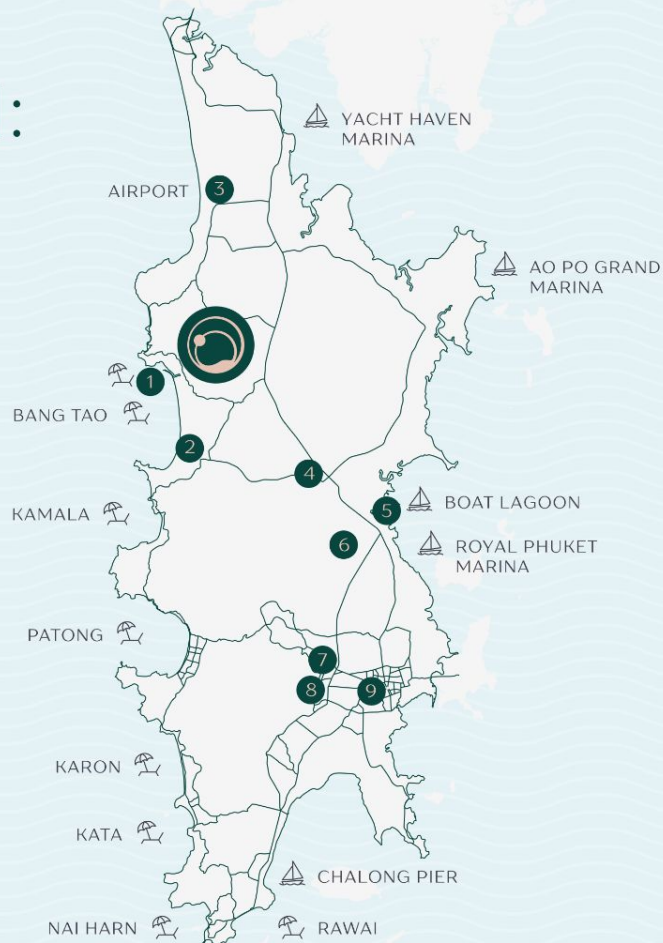
LOCATION

LAYAN BEACH

BANG TAO AREA



LOCATION: LAYAN



		
1	LAYAN BEACH	1-3 MIN
2	LAGUNA	5 MIN
3	AIRPORT	20 MIN
4	ROBINSON	20 MIN
5	AO PO GRAND MARINA	25 MIN
6	BRITISH INTERNATIONAL SCHOOL	25 MIN
7	CENTRAL PHUKET	35 MIN
8	HEADSTART INTERNATIONAL SCHOOL	35 MIN
9	PHUKET TOWN	35 MIN
	KAMALA BEACH	12 KM
	PATONG BEACH	22 KM
	KARON BEACH	31 KM
	KATA BEACH	32 KM
	RAWAI BEACH	35 KM
	NAI HARN BEACH	40 KM

THE MOST IN-DEMAND AREA OF THE ISLAND

PORTO DE PHUKET | BOAT AVENUE | BLUE TREE PHUKET | XANA BEACH CLUB
TENNIS COURTS | RESORT COMPLEX LAGUNA PHUKET | GOLF POOLS

2 MINUTES TO THE BEACH

7 kilometers of sandy coastline
surrounded by a national park

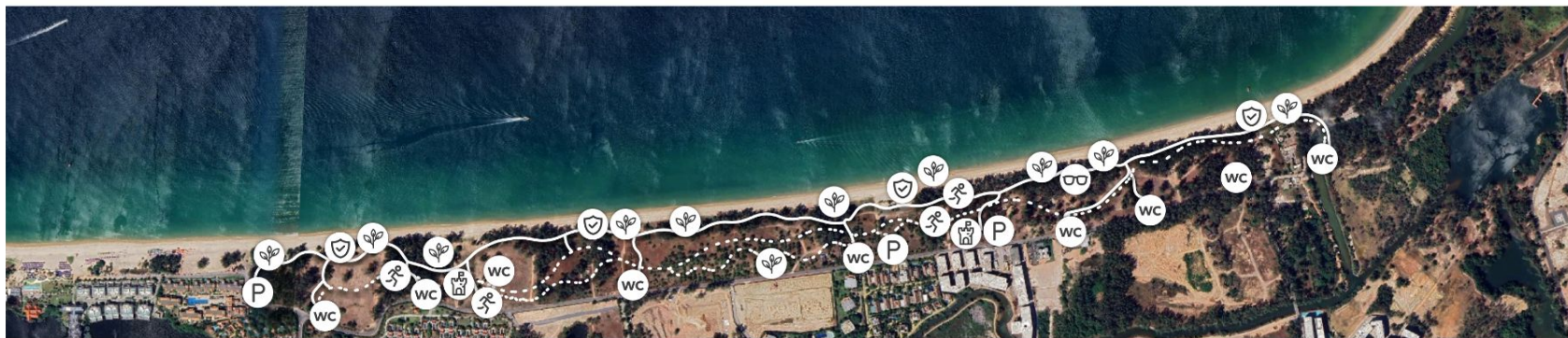


LAYAN BEACH DEVELOPMENT

[LEARN MORE](#)

COASTAL ZONING

PEDESTRIAN AND BICYCLE PATHS | SCENIC VIEWPOINTS | PLAYGROUNDS | RELAXATION AREAS | SPORTS AND TRAINING GROUNDS



PUBLIC INFRASTRUCTURE DEVELOPMENT

WC | SHOWER | CAFE | PARKING AREAS | LIFEGUARD POSTS

ABOUT THE PROJECT

LAYAN VERDE



200 000+ M² TOTAL PROJECT AREA

106 125 M² FOR SALE

774 APARTMENTS

30 000 M² GREEN AREA

1 000+ PARKING SPACES

1 500+ M² OF SPORTS FACILITIES

3 500 M² WATER SURFACE

2 KM WALKING ROUTES

OVER 300 PLANTS

2 FIVE-STAR HOTELS WITH 163 ROOMS

16+ RESTAURANTS

OCEAN CLUB FOR 200 GUESTS

5 000+ M² COMMUNITY MALL



[WATCH PROMO](#)



PARAMETERS

COMPLETION DATE 2028

Land plot
7.5 hectares

Location
Two minutes drive to Layan Beach, Bang Tao district

Type of project
Condominium under hotel management

Number of buildings and apartments
5 (93) luxury / 10 (681) premium

Parking
1000+ parking spaces

Infrastructure
2 hotels, 5,000 m² of retail space, 16+ restaurants, cafés and bars, 650 m² nature-inspired playground, 3 kids' clubs, 700 m² event space, 250 m² coworking space, 2 km walking trails, 630 m² open-air sports areas, 50-meter swimming pool, 2 padel courts, 1,500 m² wellness center, 9 swimming pools



PROJECT ADVANTAGES

LANDSCAPE DESIGN

.01

LANDSCAPE DESIGN BY SHMA

10+ DIVERSE ZONES WHERE NATURE
AND MAN BECOME ONE

[LINK](#) LEARN MORE



PROJECT ADVANTAGES

BIONIC ARCHITECTURE

.02

BIONIC ARCHITECTURE BY DEWAN

THE WORLD FAMOUS ARCHITECTURE FIRM FROM DUBAI

Terraced construction Organic, flowing facades

Vertical greening of facades Panoramic glazing

Cutting-edge technologies in construction

A natural extension of organic forms

2026
INFLUENTIAL ASIA

ASIA
ARCHITECTURE
DESIGN
AWARDS

LAYAN VERDE —
ASIA'S BEST RESIDENTIAL
ARCHITECTURE DESIGN



TERRACED CONSTRUCTION:

A BALANCE BETWEEN INTERIOR
AND EXTERIOR



PROJECT ADVANTAGES

A SELF-SUFFICIENT MINI-CITY

.03

EVERYTHING YOU NEED FOR LIVING IS WITHIN WALKING DISTANCE

The complex's infrastructure
allows for easy and convenient
movement for people with
disabilities and strollers



OF THE PROJECT AREA IS DEDICATED
TO INTERNAL INFRASTRUCTURE



DEVELOPED INFRASTRUCTURE



- | | |
|--|--|
| A6 Kids' Club
Children Playground
Swimming Pool | B2 Restaurant • Thai Restaurant
Coworking Space • Fitness Center
Spa • Juice bar • Retail |
| B3 All-Day-Dining Restaurant
Kids' Club
Swimming Pool | B4 Lounge Zone
Café |
| B5 Swimming Pool | BM Banquet Hall
All-Day-Dining Restaurant
Signature Cuisine Restaurant
Chef's Table Restaurant • Kids' Club
Fitness Center • Spa • Onsen
Poolside Bar • Lounge Pool • Lap Pool |
| B7 Rooftop Swimming Pool | |
| B8 Swimming Pool | |
| B9 Rooftop Swimming Pool | |
| A1 Lounge Café & Bar
Meeting Rooms
Rooftop Bar | B1 Restaurant • Coffee Bar
Meeting Rooms
Ocean Club |
| Shopping Center
Café • Supermarket
Conference Hall
Meeting Rooms | Meeting Rooms • Café
Coworking Space • Golf Simulator
Group Training Studios • Fitness Center
Sauna & Steam Room • Squash Court |
| Café and Event Space | Padel Courts • Bar |
| BBQ Zone | Outdoor Sports Ground |
| Climbing Wall | Dog Park |

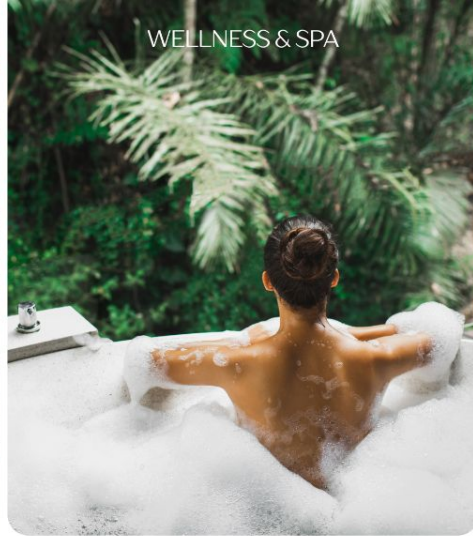
OCEAN CLUB



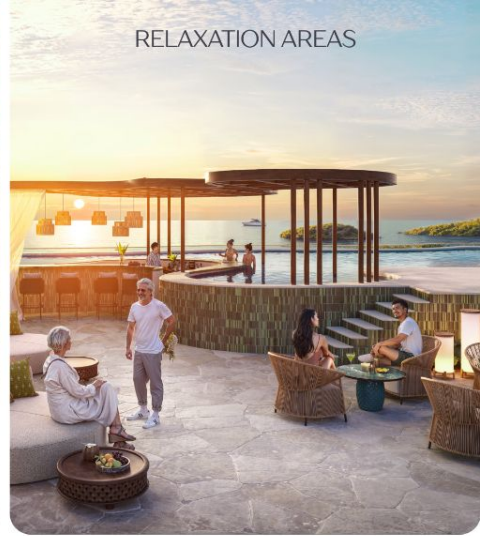
COMMUNITY MALL



WELLNESS & SPA



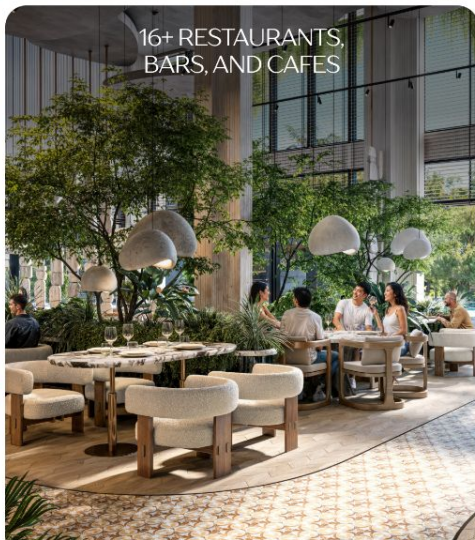
RELAXATION AREAS



ACTIVITIES FOR
CHILDREN OF ALL AGES



16+ RESTAURANTS,
BARS, AND CAFES



BUSINESS LOUNGES
AND DEDICATED WORKSPACES



SPORTS GROUNDS
AND FITNESS CENTER

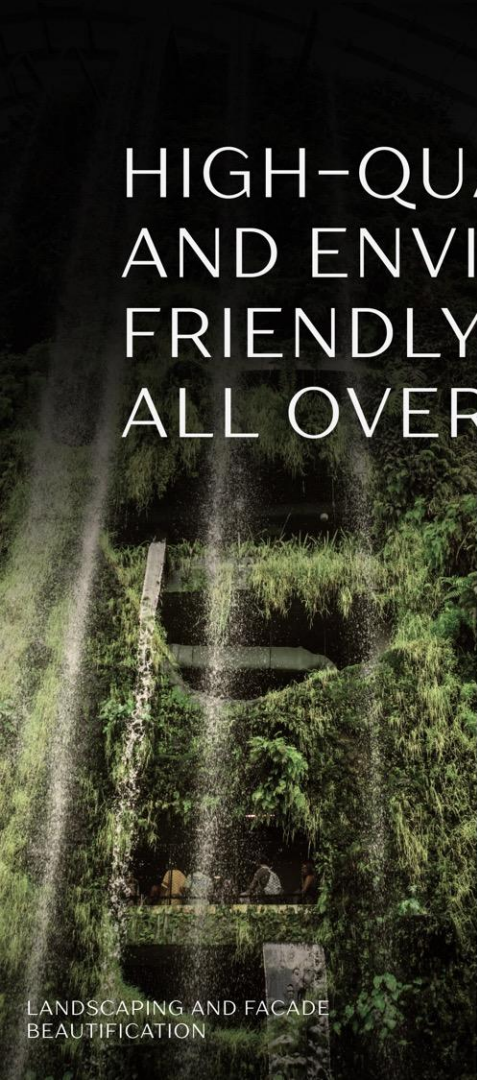


PROJECT ADVANTAGES

ECO-FRIENDLINESS AND TECHNOLOGICALLY ADVANCED

.04

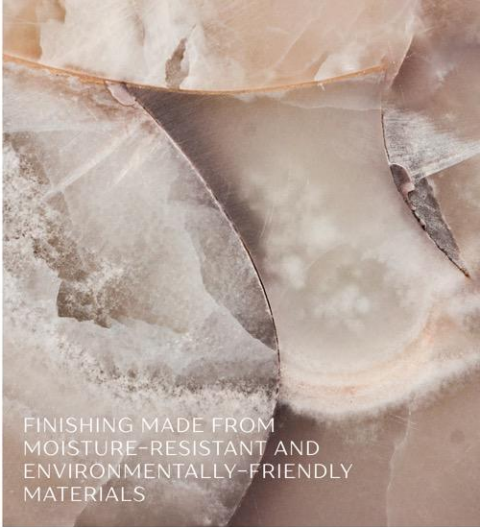
HIGH-QUALITY AND ENVIRONMENTALLY- FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE
BEAUTIFICATION



LOW-E GLASS GLAZING
WITH UV PROTECTION

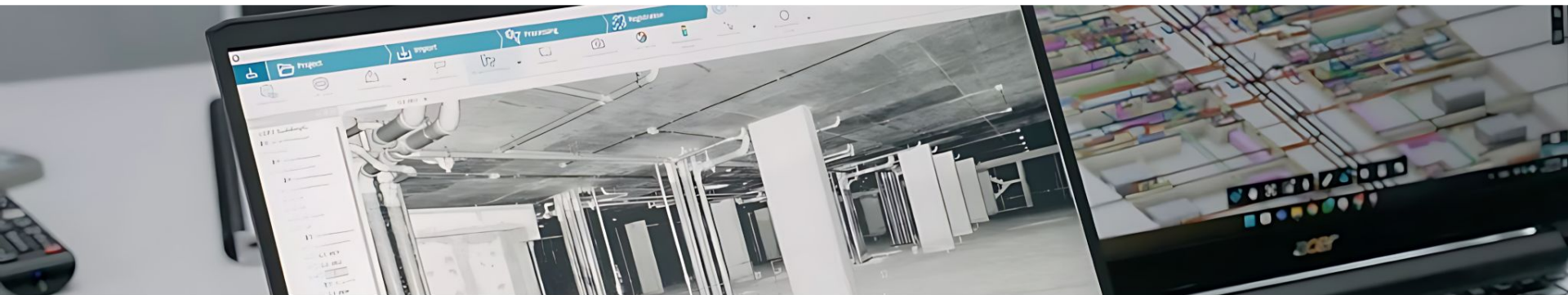


FINISHING MADE FROM
MOISTURE-RESISTANT AND
ENVIRONMENTALLY-FRIENDLY
MATERIALS



PREMIUM HIGH-QUALITY
FURNITURE

ADVANCED CONSTRUCTION TECHNOLOGIES



QR codes and digital passports for apartments

PlanRadar quality control system

BIM design (Autodesk Revit / ArchiCAD)

IoT sensors for the building's digital twin

Laser 3D scanning (Leica BLK360 / RTC360, Trimble X7)

Implementation benefits:

- Full process transparency;
- Minimized risks of delays or poor execution;
- Enhanced project image and technological reputation;
- Higher margins and stronger buyer confidence;



GREEN BUILDING
CERTIFICATION



LAYAN VERDE
ASSESSMENT REPORTS

35%

SAVINGS ON NATURAL RESOURCES



Chlorine-free and chemical-free swimming pool water purification system



Energy-efficient lighting



"Smart home" system



Natural ventilation



Water-saving plumbing



Underground water sources



Inverter air conditioning system



Roof and external wall thermal insulation



Solar panels



Rainwater collection and recycling system

THOUGHTFUL SECOND-LINE LOCATION



50–70% reduction
in metal corrosion

according to ASTM
International standards

Reduced concrete corrosion
and erosion

based on research from the U.S. National
Institute of Standards and Technology
(NIST)

30–50% lower economic losses
from coastal erosion

first-line buildings require renovation
every 5–7 years, while second-line
structures extend this cycle to 15–20 years

ADVANCED SMART HOME SYSTEM

Climate and lighting
control scenarios

Integration of personal
smart devices

Automated curtain control
with scheduling

automatic curtain closure
when the unit is unoccupied

Presence sensors controlling
air conditioning and lighting

helping reduce energy use
by 20-30%

Window and door sensors linked
to air conditioning

optimizing energy efficiency, indoor
climate, and moisture prevention

Automatic dehumidification
mode for long absences

preventing mold growth

Ambient light and presence
sensors in common areas
with scheduled activation

reducing lighting energy
consumption by up to 90%



PROJECT ADVANTAGES

SCENIC APARTMENTS

.05

A romantic couple stands on a balcony, embracing and looking out at a sunset over a coastal city. The scene is framed by sheer curtains. In the foreground, a modern living room is visible with a dark sofa, a round coffee table with wine and candles, and a large indoor plant.

WAKE UP WITH A VIEW OF LIMITLESS POSSIBILITIES

Exclusively for luxury apartments

The background of the entire slide is a dark, moody photograph of large, dark green leaves, possibly from a tropical plant like a Monstera. The leaves are layered, with some in the foreground and others in the background, creating a sense of depth. The lighting is low, highlighting the veins and edges of the leaves in a subtle way.

PROJECT ADVANTAGES

A TEAM
OF MARKET LEADERS

.06

PROJECT TEAM

	Hotel brand for the premium part of the project
	Chief project architect: Mohammed Adib
	Landscape design
	General design contractor: architectural and structural solutions, engineering systems, interior
	Construction project management
	Retail consulting and real estate investments
	Retail consulting and real estate investments
	Hotel business and real estate consultant
	Consulting and hotel business management

	Foundation works
	Structural works
	Green building certification
	Consulting services for pool system design
	Leading provider of vertical mobility solutions
	High-quality aluminum profiles
	Digital platform for construction management
	Landscape lighting consultant
	Local window manufacturing contractor

PROJECT ADVANTAGES

CURRENT STATE OF WORK

SEPTEMBER 2026

.07

FOLLOWING THE PLANNED WAY

Project documentation

Q2 2023 - Q1 2024



Landscape design

Q4 2023 - Q4 2024



Interior design

Q4 2024 - Q1 2025



EIA

Q1 2024 - Q4 2024



Building permits

Q4 2024 - Q1 2025



Sales office

Q1 2024 - Q4 2024



Chanotes

Q4 2024 - Q3 2025



Construction

Q4 2024 - NOW



FROM BLUEPRINT TO PERFECTION

December 2028 COMPLETION OF CONSTRUCTION

November 2024 CONSTRUCTION START



November 2025



September 2026



CONSTRUCTION STATUS

BEGINNING
OF SEPTEMBER 2026

347 750 m³

The total amount of soil moved out

2 360

The total amount of piles drilled*

28 768 m³

The structural concrete poured

*100% piles of phases 1A and 1B, buildings B8 and B9

SALES OFFICE

[GOOGLE MAPS](#)



Interactive
model

[Photo](#)



Immersive
room

[Video](#)



Showrooms for
premium-class apartments

[Video](#)

[Photo](#)



Showrooms for
luxury-class apartments

[Video](#)

[Photo](#)



PROJECT ADVANTAGES

INVESTMENT ATTRACTIVENESS

.08

LAYAN VERDE IS BOI CERTIFIED

The hotel component of Layan Verde received official approval from the Thailand Board of Investment to operate hospitality services on Phuket.

BOI OPERATIONAL PRIVILEGES FOR HIGH-LEVEL HOTEL MANAGEMENT

Staffing

Simplified hiring, visas, and work permits for international experts.

Land

Right to register land for the project or operate under long-term lease with full legal protection.

Currency

Ability to transfer dividends and payments abroad within regulated frameworks.

Compliance

Clear checkpoints and structured reporting ensuring full business transparency.



บัตรส่งเสริม

คณะกรรมการส่งเสริมการลงทุน

BOI ADVANTAGES



For Guests

International service standards, multilingual staff, refined authentic cuisine, and exclusive wellness programs deliver exceptional comfort and unforgettable experiences.

[B2C]

For Partners and MICE

Strategic partnerships benefit from complete legal clarity, transparent business processes, and reliable timelines that minimize risks and support long-term stability.

[B2B]

For Investors

Strict financial governance, clear control points, and state oversight ensure maximum transparency and exceptional investment reliability, reinforcing the project's quality and resilience.

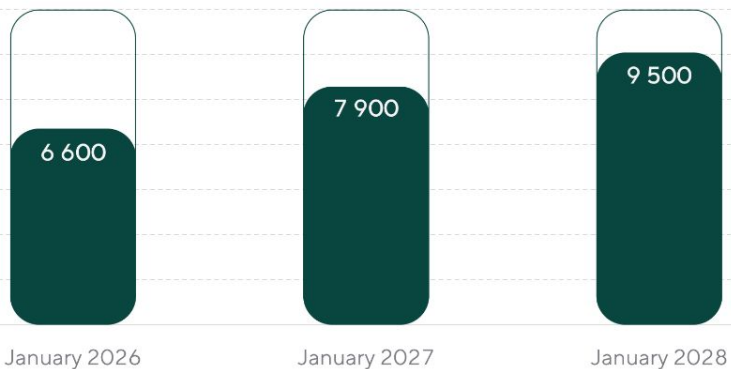
CAPITALIZATION POTENTIAL

Property values increase as the project advances toward completion and commissioning, supported by market indexation driven by limited supply and sustained demand.

+44%

ESTIMATED PRICE GROWTH
OVER THE NEXT 2 YEARS

Project capitalization forecast (USD per m²)



**+44% INCREASE IN VALUE FROM CURRENT
PRICES BY COMMISSIONING OF THE FACILITY**



RENTAL POOL

Management company pools the apartments, distributing all expenses and profits equally among the owners, while the finance department ensures full reporting and regular payments.

01.

THE OWNER CONCLUDES AN AGREEMENT WITH THE PROPERTY MANAGEMENT COMPANY

The agreement provides the owner with a real estate reserve for 30 days a year from May to October. The owner can rest on his own or invite friends or family members.

02.

THE MANAGEMENT COMPANY CREATES POOLS AND RENTS THEM OUT

Apartment units are grouped into pools by typology. All studio units form one pool, one-bedroom units form another, and so on. Costs and revenues are distributed across all units within each pool.

03.

THE OWNER RECEIVES INCOME AT THE END OF THE ACCOUNTING PERIOD

The management company calculates rental income for each pool, deducts expenses and calculates the net profit from renting out the apartments. Then the management company provides full reporting and transfers 60% of net profit to the owners.

PROFITABILITY CALCULATION

[LEARN MORE](#)

RENTAL INCOME AFTER DEDUCTION OF EXPENSES – **100%**

OWNER INCOME – 60%

MANAGEMENT COMPANY'S INCOME – 40%

8% PER ANNUM AVERAGE RENTAL INCOME

[LEARN MORE](#)



Luxury

Type	Apartments cost, THB	Profit per year, THB	Profit per month, THB	ROI, %
1-BR	24 043 282	2 230 849	185 904	9,3
2-BR	39 037 207	2 859 086	238 257	7,3
3-BR	54 896 775	3 713 387	309 449	6,8

Premium

Type	Apartments cost, THB	Profit per year, THB	Profit per month, THB	ROI, %
Studio	8 591 740	749 745	62 479	8,7
1-BR	11 344 613	1 032 043	86 003	9,1
2-BR	20 530 039	1 728 992	144 082	8,4
3-BR	27 363 289	2 005 901	167 158	7,3

PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.09



LUXURY

LUXURY CONDOMINIUM MANAGED BY A 5* HOTEL

Construction completion in December 2028

	A2	A3	A4	A5	Price, THB*
Number of apartments	46	36	5	6	
1-BR: from 102.1 m²	16	6			FROM 22.1 MLN
2-BR: from 169.2 m²	14	11			FROM 40.6 MLN
3-BR: from 257.2 m²	12	10			FROM 59.9 MLN
4-BR: from 393.1 m²	4	9			FROM 93.5 MLN
4-BR PENTHOUSE: from 528.2 m²			5		FROM 133.9 MLN
5-BR PENTHOUSE: from 656.0 m²				6	



PRICE LIST



INTERIORS



LAYOUTS



VIEW

* price valid as of September 1, 2026

HIGH CEILINGS UP TO 3.2 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

Using designer lamps offers a range of lighting choices

ERGONOMIC BUILT-IN FURNITURE

Efficient space utilization and extended lifespan
due to custom manufacturing

PREMIUM FURNITURE

from manufacturers known for high-quality supplies for 5* hotels



ENERGY-SAVING
SINGLE-CHAMBER GLASS UNITS

Low-E Glass with protection from IR and UV radiation

SMART HOME

Allows you to remotely control your comfort
and customize scenarios for various occasions

ENVIRONMENTALLY-FRIENDLY
WEAR-RESISTANT FLOORING

CENTRAL HOT WATER SUPPLY

A central inverter water heater system that efficiently
provides hot water to the entire complex

THOUGHTFULLY-DESIGNED GLAZING

Natural light even in private spaces

FREESTANDING BATH

WATER-SAVING PLUMBING FIXTURES

ECOLOGICAL AND HIGH-QUALITY FINISHING MATERIALS



FLOOR:

Engineered oak flooring
by Engineered Floor
Floorteen

Terrazzo flooring with
natural stone aggregate
(for kitchen area)

Large-format ceramic
tile (for bathroom area)



DOORS AND WINDOWS:

Double-glazed units in aluminum
frames: HS6 Low-e on low-iron / 12Ar /
FL6 low-iron + 1.52 PVB + FL6 low-iron

Invisible doors finished with natural
oak veneer

WALLS:

Benjamin Moore high-quality
paint

Marble shower wall panel:
Arabescato Orobico

CUSTOM-MADE FURNITURE



KITCHEN:

Classic Beige Travertine
kitchen island made
of natural stone

Silver Travertine kitchen
backsplash made of natural
stone

Oak-veneered cabinet
façades



BATHROOM:

Arabescato Orobico
marble sink

FURNITURE:

Headboard is finished
with teak veneer

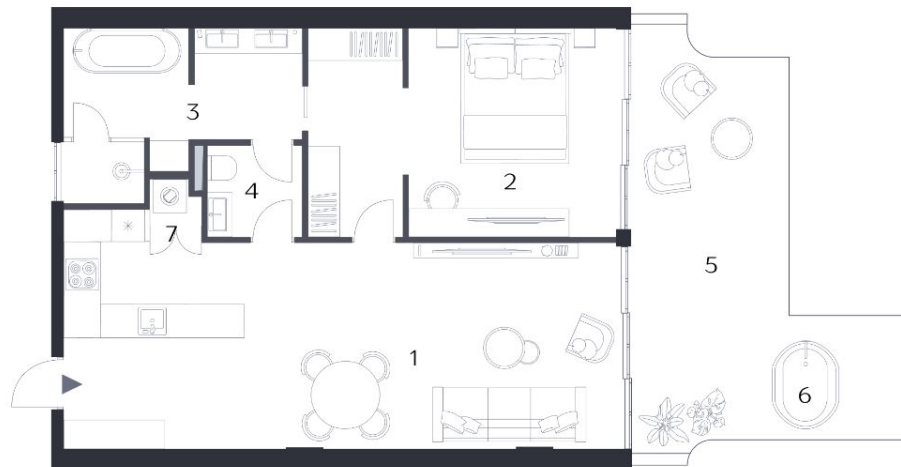
Built-in furniture with
natural teak veneer facades



1 BEDROOM

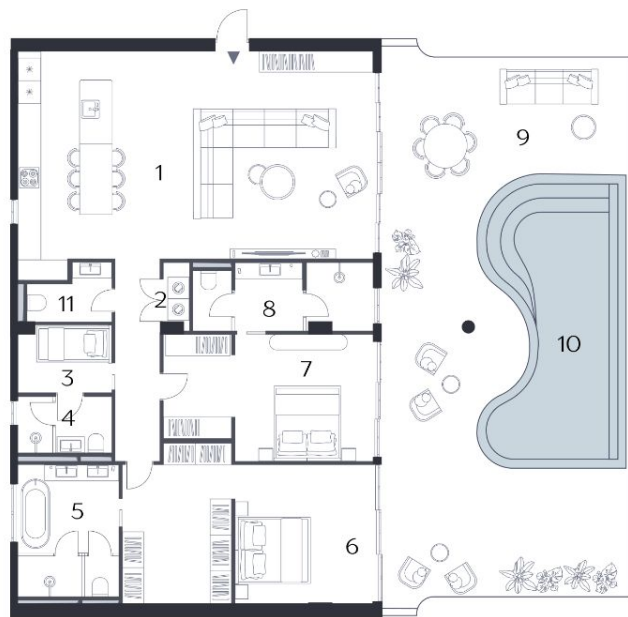
FROM 100.7 M²

LUXURY



- | | | |
|----------------------------|----------------|------------|
| 1. Kitchen and living area | 4. Powder Room | 7. Laundry |
| 2. Bedroom | 5. Terrace | |
| 3. Bathroom | 6. Jacuzzi | |

2 BEDROOM FROM 165.7 M²



- | | |
|----------------------------|-------------------|
| 1. Kitchen and living area | 7. Bedroom |
| 2. Laundry room | 8. Bathroom |
| 3. Maid's bedroom | 9. Terrace |
| 4. Bathroom | 10. Swimming pool |
| 5. Bathroom | 11. WC |
| 6. Bedroom | |

LUXURY

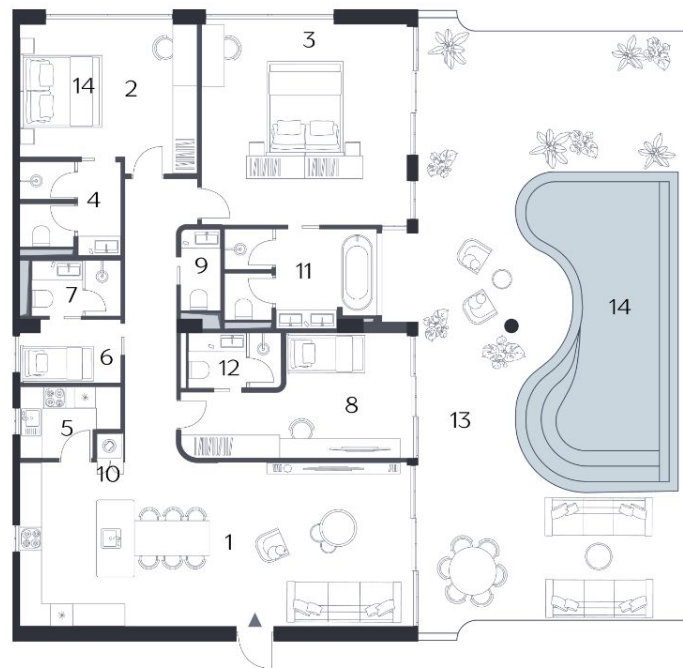


3 BEDROOM



FROM 243.9 M²

LUXURY



- | | | |
|----------------------------|--------------------|-------------------|
| 1. Kitchen and living area | 6. Maid's bedroom | 11. Bathroom |
| 2. Bedroom | 7. Maid's bathroom | 12. Bathroom |
| 3. Master bedroom | 8. Bedroom | 13. Terrace |
| 4. Bathroom | 9. WC | 14. Swimming pool |
| 5. Dirty kitchen | 10. Laundry room | |

4 BEDROOM

FROM 394.4 M²

LUXURY



- 1. Kitchen and living area
- 2. Dirty kitchen
- 3. Study room
- 4. WC
- 5. Bedroom
- 6. Bathroom

- 7. Bedroom
- 8. Bathroom
- 9. Bedroom
- 10. Bathroom
- 11. Master bedroom
- 12. Bathroom

- 13. Sauna
- 14. Maid's bathroom
- 15. Laundry
- 16. Maid's bedroom
- 17. Terrace
- 18. Swimming pool

4 BEDROOM PENTHOUSE

FROM 519.6 M²

LUXURY



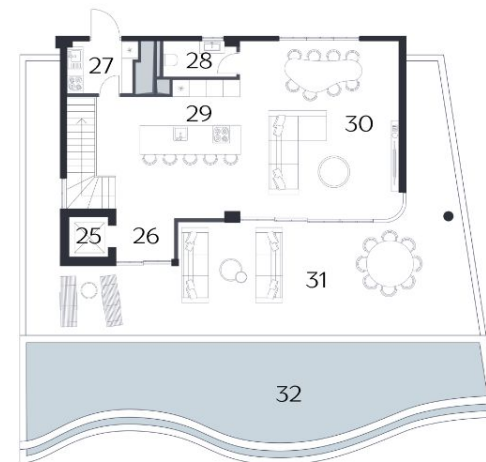
First floor

- 1. Hall
- 2. Lift
- 3. Maid's bathroom
- 4. Maid's bedroom
- 5. Study room
- 6. WC
- 7. Laundry room
- 8. Private garden
- 9. Sauna
- 10. Playroom / wine room
- 11. Terrace
- 12. WC



Second floor

- 13. Hall
- 14. Lift
- 15. Bathroom
- 16. Bedroom
- 17. Bedroom
- 18. Bathroom
- 19. Bedroom
- 20. Bedroom
- 21. Bathroom
- 22. Bedroom
- 23. Walk-in-closet
- 24. Terrace



Third floor

- 25. Lift
- 26. Hall
- 27. Dirty kitchen
- 28. WC
- 29. Kitchen
- 30. Living area
- 31. Terrace
- 32. Swimming pool

5 BEDROOM PENTHOUSE

FROM 649.1 M²

LUXURY



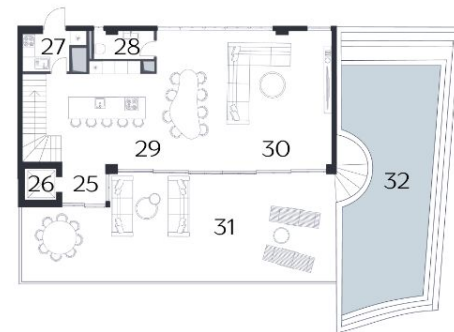
First floor

- 1. Hall
- 2. Lift
- 3. Maid's bedroom
- 4. Maid's bathroom
- 5. WC
- 6. Storage
- 7. Sauna
- 8. Private garden
- 9. Study room
- 10. Gym / billiard / home cinema



Second floor

- 11. Hall
- 12. Lift
- 13. Bedroom
- 14. Bathroom
- 15. WC
- 16. Bedroom
- 17. Bathroom
- 18. Bedroom
- 19. Bathroom
- 20. Bedroom
- 21. Bathroom
- 22. Bathroom
- 23. Bedroom
- 24. Terrace



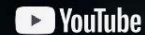
Third floor

- 25. Hall
- 26. Lift
- 27. Dirty kitchen
- 28. WC
- 29. Kitchen
- 30. Living area
- 31. Terrace
- 32. Swimming pool

COOPERATION WITH

CAMUS

Partnered with the world-renowned
brand Camus



RANKED NO. 5 IN THE WORLD

for cognac production and the largest
family-owned cognac house

SINCE 1863

CAMUS existed as a brand

AT LAYAN VERDE

and will establish its first
Asian headquarters

BRAND NEGOTIATIONS

NEGOTIATIONS ARE ONGOING WITH A
LUXURY HOTEL BRAND AND RENOWNED
RESTAURATEURS FOR THE PREMIUM
SECTION OF THE PROJECT





PREMIUM

PREMIUM CLASS CONDOMINIUM MANAGED BY DUSIT INTERNATIONAL

Construction completion in December 2028

	B2	B3	B4	B8	B9	Price, THB
Number of apartments	77	100	103	61	57	
Studio: from 36.2 m²	32	37	38	21	31	FROM 7.8 MLN THB
1-BR: from 51.9 m²	25	36	40	12	11	FROM 11.0 MLN THB
2-BR: from 100.5 m²	18	24	21	20	9	FROM 18.2 MLN THB
3-BR: from 152.7 m²	2	3	4	8	6	FROM 30.6 MLN THB



PRICE LIST



INTERIORS



LAYOUTS



VIEW

HIGH CEILINGS UP TO 2.9 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

Using designer lamps offers a range of lighting choices

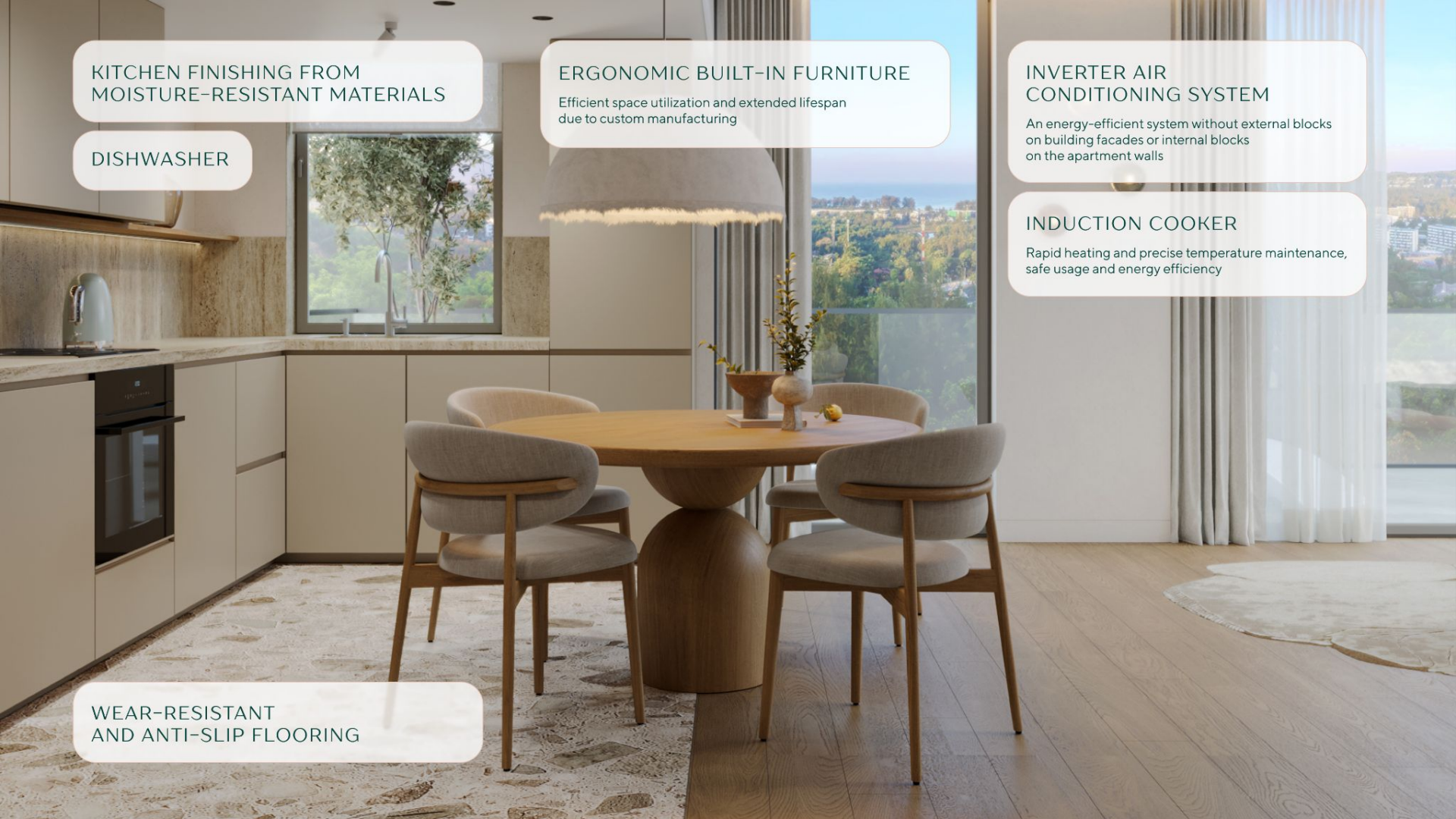
PREMIUM FURNITURE

from manufacturers known for high-quality supplies for 5* hotels

SMART HOME

Climate control, lighting control scenarios, user device integration, and an automated curtain control system with configurable scheduling and operating modes



A modern kitchen and dining area featuring light-colored cabinetry, a stone countertop, and a large window. The dining table is round and wooden, surrounded by four upholstered chairs. The floor is made of light-colored wood. A large window in the background offers a view of a city and a body of water.

KITCHEN FINISHING FROM
MOISTURE-RESISTANT MATERIALS

DISHWASHER

ERGONOMIC BUILT-IN FURNITURE

Efficient space utilization and extended lifespan
due to custom manufacturing

INVERTER AIR
CONDITIONING SYSTEM

An energy-efficient system without external blocks
on building facades or internal blocks
on the apartment walls

INDUCTION COOKER

Rapid heating and precise temperature maintenance,
safe usage and energy efficiency

WEAR-RESISTANT
AND ANTI-SLIP FLOORING



CENTRAL HOT WATER SUPPLY

A central inverter water heater system that efficiently provides hot water to the entire complex



THOUGHTFULLY-DESIGNED GLAZING

Natural light even in private spaces

WATER-SAVING PLUMBING FIXTURES

ECOLOGICAL AND HIGH-QUALITY FINISHING MATERIALS



FLOOR:

Engineered oak flooring
by Engineered Floor
Floorteen

Large-format terrazzo
tile with natural stone
aggregate



WALLS:

Benjamin Moore
high-quality paint



DOORS AND WINDOWS:

Double-glazed units in aluminum frames:
HS6 Low-e on low-iron / 12Ar / HS6 low-iron

Invisible doors finished with natural
oak veneer

CUSTOM-MADE FURNITURE



KITCHEN:

Classic Beige Travertine kitchen countertop and backsplash made of natural stone

Matte-finish MDF kitchen cabinetry with a premium enamel coating



BATHROOM:

Travertine Mosaic natural stone tile

Classic Beige Travertine bathroom sinks made of natural stone

FURNITURE:

Built-in furniture with oak veneer facades





STUDIO
FROM 37.5 M²

PREMIUM



- 1. Studio
- 2. Bathroom
- 3. Terrace

1 BEDROOM

FROM 55.8 M²

PREMIUM

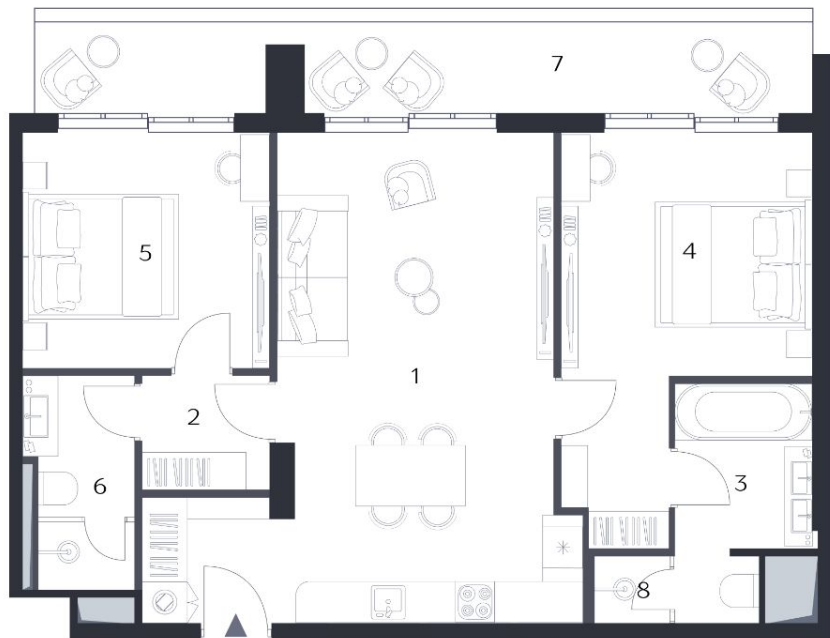


- 1. Kitchen and living area
- 2. Bedroom
- 3. Bathroom
- 4. Terrace



2 BEDROOM

FROM 100.1 M²



- 1. Kitchen and living area
- 2. Walk-In Closet
- 3. Bathroom
- 4. Master bedroom

- 5. Bedroom
- 6. Bathroom
- 7. Terrace

PREMIUM

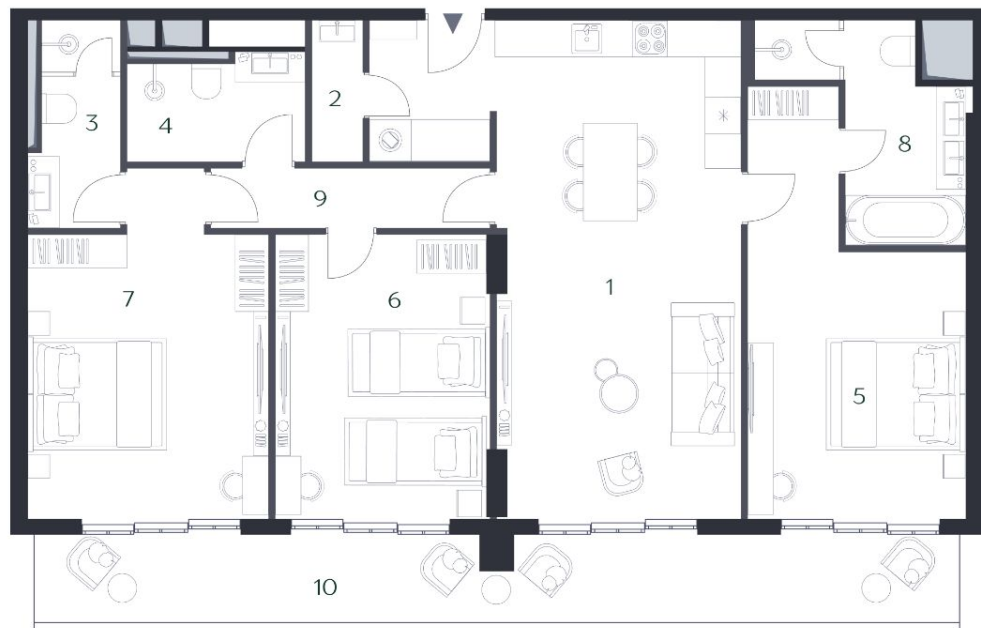


3 BEDROOM



FROM 157.5 M²

PREMIUM



- 1. Kitchen and living area
- 2. WC
- 3. Bathroom

- 4. Bathroom
- 5. Master bedroom
- 6. Bedroom

- 7. Bedroom
- 8. Bathroom
- 9. Corridor

- 10. Terrace



COOPERATION WITH DUSIT

75+ YEARS
in hotel industry

19+ COUNTRIES
on 4 continents

300+ PROPERTIES
in operation*

60+ CONTRACTS
for hotel management
in pipeline

30+ YEARS
in hospitality education
business

Signed a contract for the
project's premium segment

Five-star service

Increased rental income for owners

Increase in property value

Growing customer base

Exclusive privileges & loyalty program

* Including villa management
contracts

WWW.DUSIT-INTERNATIONAL.COM



COMMERCIAL AREAS

15 SPACES AND CONCEPTS FOR
BUSINESS FROM 39 TO 1 260 M²

Supermarket

Café

Retail units
Sports outlet

Restaurant

Retail units
Lifestyle goods stores

Retail units
Coworking space

All-day dining restaurant
Sales office



LEARN MORE



LAYOUTS

PROJECT ADVANTAGES

PAYMENT TERMS AND LOYALTY PROGRAM

10



FLEXIBLE PAYMENT CONDITIONS

Take advantage of our convenient installment plan throughout the construction period. Spread your payments into manageable amounts and maintain your lifestyle with complete peace of mind

		Prepayment 100%	Installment 50%	Installment 35%
Reservation fee	3 working days after signing the reservation			
First payment	14 days after reservation	100%	50%	35%
Second payment	every 6 months		10%	13%
Third payment	every 6 months		10%	13%
Fourth payment	every 6 months		10%	13%
Fifth payment	every 6 months		10%	13%
Sixth payment	31.12.2028		10%	13%

ADDITIONAL PAYMENTS

	Luxury		Premium		
	A2, A3	A4, A5	B2, B3, B9	B4, B8	
Maintenance fee	100 THB/sq.m/m		75 THB/sq.m/m	85 THB/sq.m/m	advance payment per year
Sinking fund	850 THB/sq.m				paid once on ownership transfer date
Furniture	17 000 THB/sq.m	20 000 THB/sq.m	15 000 THB/sq.m		full package
Freehold	10 000 THB/sq.m				
Leasehold registration	1.1% of ca.				paid every 30 years
Freehold registration	2% of ca.				paid once on ownership transfer date by the buyer
Water and electricity	15 000 THB				deposit & installation fees (2 water, 1 electric meters)

* All additional payments are payable on completion of the construction



REMOTE DEAL

Comfortable — from anywhere in the world, at any time that is convenient for you

Easy — more than 20% of deals are completed remotely

Profitable — you can make a deal from the comfort of your own home

Safe — equivalent to a face-to-face meeting and has the same legal effect



STAGES OF A REMOTE DEAL

- 1 Harmonization of the terms and conditions of the deal
- 2 Drawing up a reservation agreement and paying for the reservation
- 3 Forming the main contract and paying the contractual part
- 4 Closing the deal



VILLACARTE GROUP LOYALTY PROGRAM

All apartment owners become members of the loyalty program automatically and enjoy the following benefits:

- 25% benefit** on the best available rate for all room types when booking during low season (April - October) and **20%** benefit when booking during high season (November-March)
 - on Spa centre services, **15%** on Spa centre packages
 - on gym visits, **15%** on fitness programmes
 - on kids club day pass, **15%** on activities at the club
- 20% benefit** on bill payment in all complex restaurants and bars
 - on room service
- 15% benefit** on transfer services

Early check-in and late checkout at no extra charge (subject to availability)

Full terms and conditions of the loyalty program will be published 6 months before the opening of the complex.

A MAGICAL PLACE FOR THE REAL YOU



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