LAYAN VERDE



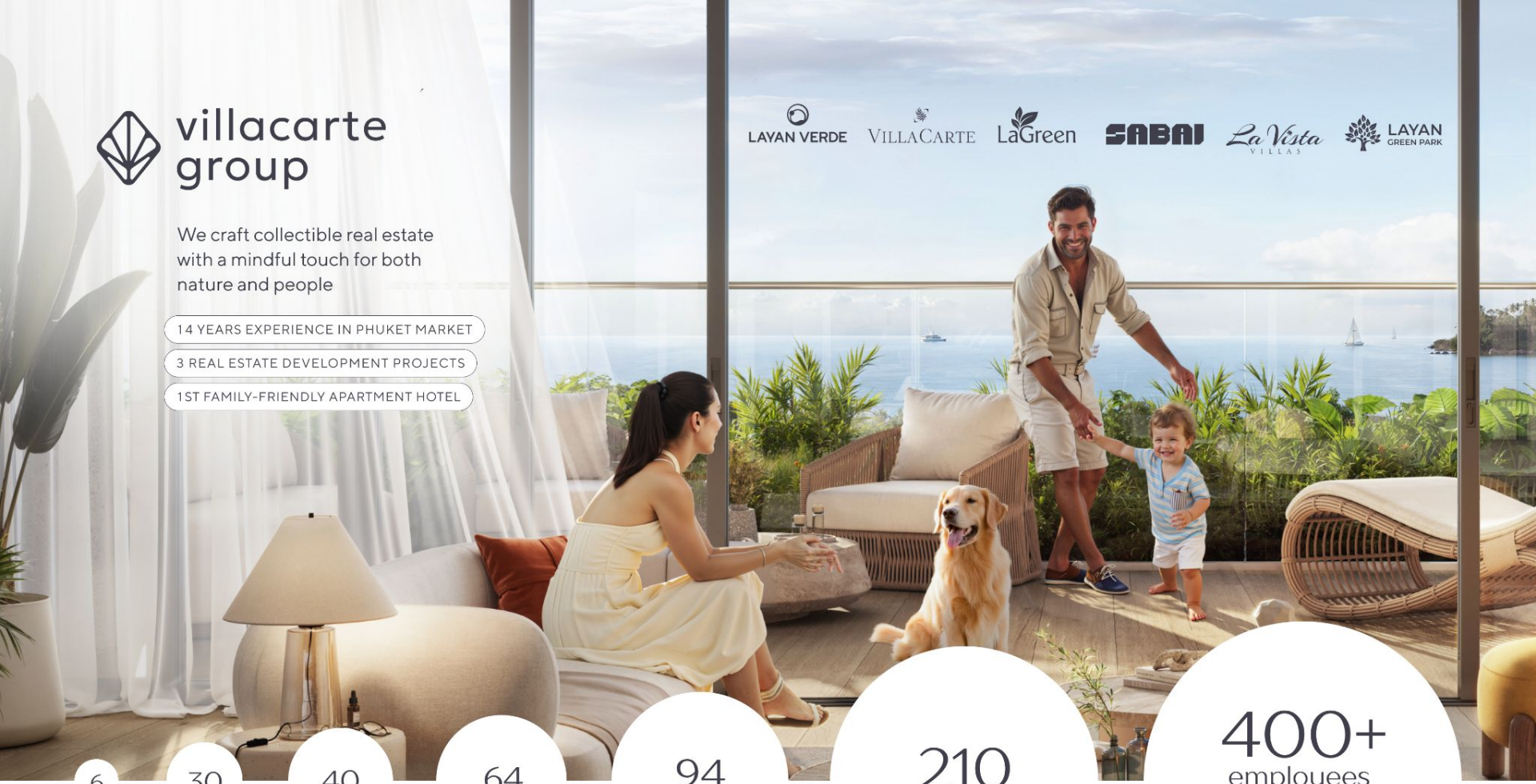
A MAGICAL PLACE FOR THE REAL YOU

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



6 [2012]

30 [2019]

40 [2021]

64 [2023]

94 [2023]

210 [2024]

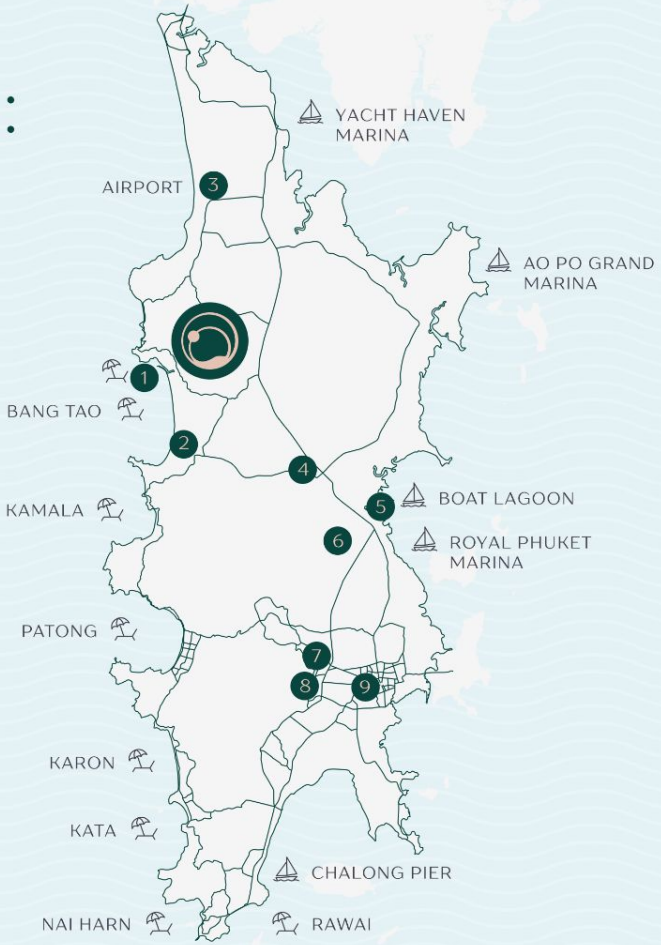
400+ employees [2024]

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

LAYAN VERDE




200 000+ M² TOTAL PROJECT AREA
75 000 M² FOR SALE
774 APARTMENTS
16 500 M² GREEN AREA
700+ PARKING SPACES
1 500+ M² OF SPORTS FACILITIES
4 500+ M² WATER SURFACE
1 500 M² WALKING ROUTES
OVER 300 PLANTS
2 FIVE-STAR HOTELS WITH 169 ROOMS
16+ RESTAURANTS
OCEAN CLUB FOR 200 GUESTS
5 000+ M² COMMUNITY MALL
WATCH PROMO

PROJECT PARAMETERS

COMPLETION DATE 2028

Land plot
8 hectares

Location
Two minutes 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
700+ parking spaces

Secure storage
for personal belongings and equipment



On sale · For residence · For investment · 5* Hotels

PROJECT ADVANTAGES

LANDSCAPE DESIGN

.01

LANDSCAPE DESIGN BY SHMA

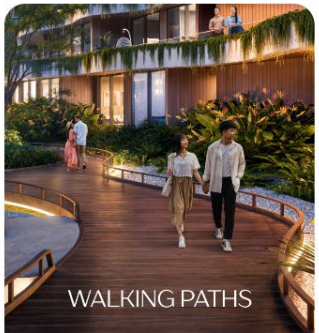
LEARN MORE

10+ DIVERSE ZONES WHERE NATURE
AND MAN BECOME ONE

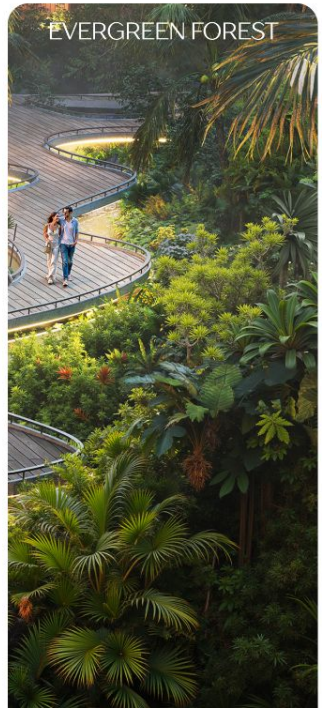
















PROJECT ADVANTAGES

BIONIC ARCHITECTURE

02

BIONIC ARCHITECTURE

FROM THE WORLD FAMOUS ARCHITECTURE
FIRM DEWAN FROM DUBAI

Terraced construction

Organic, flowing facades

A natural extension of organic forms

Cutting-edge technologies in construction

Vertical greening of facades

Panoramic glazing





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

over 40%

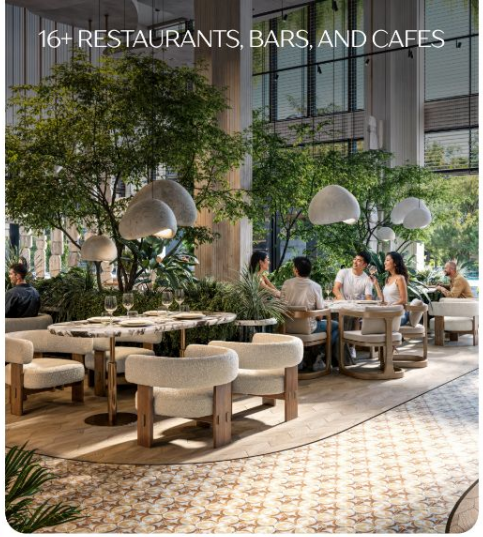
OF THE PROJECT AREA IS DEDICATED TO INTERNAL INFRASTRUCTURE



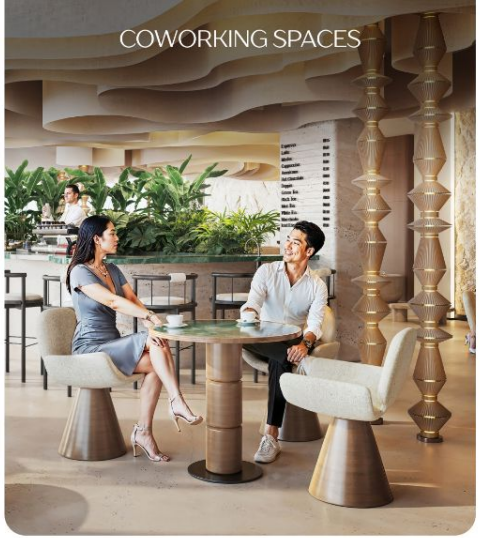
OCEAN CLUB



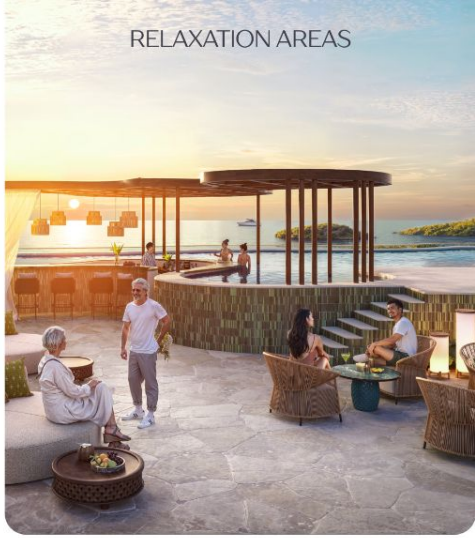
16+ RESTAURANTS, BARS, AND CAFES



COWORKING SPACES



RELAXATION AREAS



KIDS CLUB



COMMUNITY MALL



SPA CENTERS



GYMS | SPORTS FIELDS



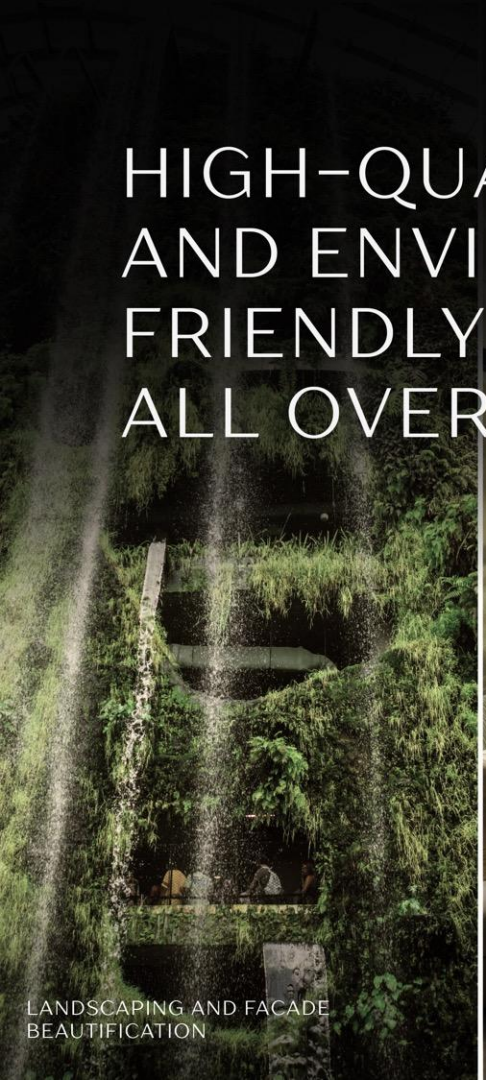
PROJECT ADVANTAGES

ECO-FRIENDLINESS

AND TECHNOLOGICALLY ADVANCED

.04

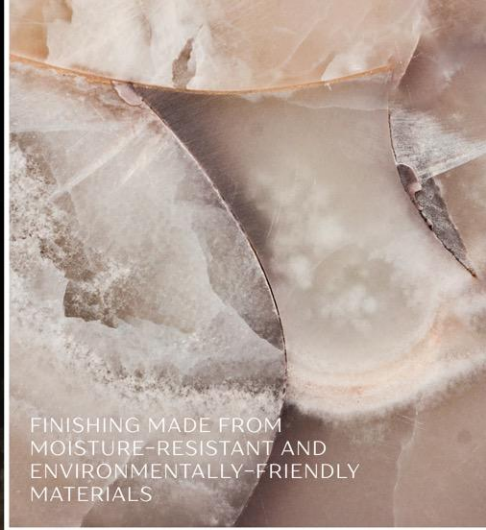
HIGH-QUALITY AND ENVIRONMENTALLY-FRIENDLY MATERIALS FROM ALL OVER THE WORLD



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

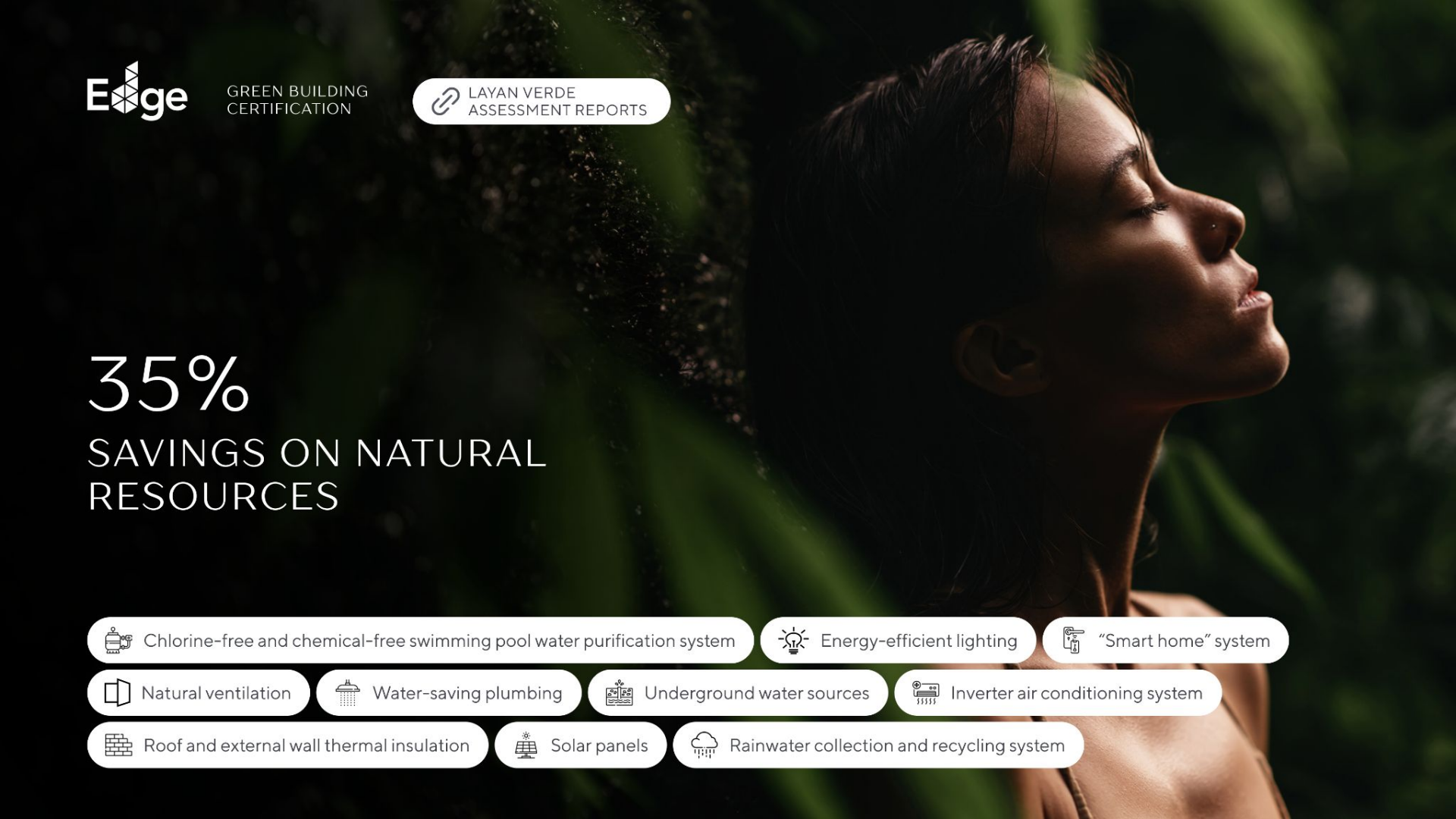
BIM design (Autodesk Revit / ArchiCAD)

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;


Edge
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

Sources: ASTM, NIST, NACE, Phuket Marine Biological Center

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


WAKE UP WITH A VIEW
OF LIMITLESS POSSIBILITIES
Exclusively for luxury apartments

PROJECT ADVANTAGES

A TEAM
OF MARKET LEADERS

.06

PROJECT TEAM

Dusit International	Hotel brand for the premium part of the project
Dewan	Chief project architect: Mohammed Adib
shma	Landscape design
49 GROUP	General design contractor: architectural and structural solutions, engineering systems, interior
archetype	Construction project management
ARDOR GREEN	Green building certification
Colliers	Retail consulting and real estate investments
C9 HOTELWORKS	Hotel business and real estate consultant
UNICORN	Consulting and hotel business management
FLUIDRA	Consulting services for pool system design
โยดช้ย	Foundation works
WESTCON BUILDING CONTRACTOR	Structural works
Schindler	Leading provider of vertical mobility solutions
Reynaers Aluminium	High-quality aluminum profiles
PlanRadar	Digital platform for construction management
W/light	Landscape lighting consultant
AAG Corporation	Local window manufacturing contractor

PROJECT ADVANTAGES

CURRENT STATE OF WORK

MARCH 2026

.07



CONSTRUCTION

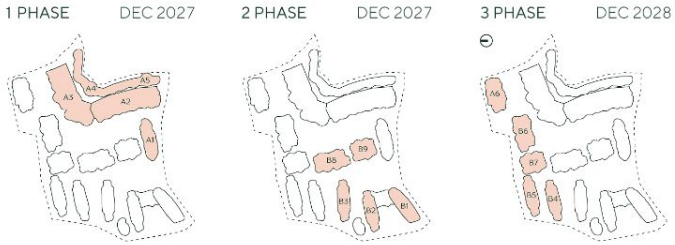
november
2024
CONSTRUCTION
START

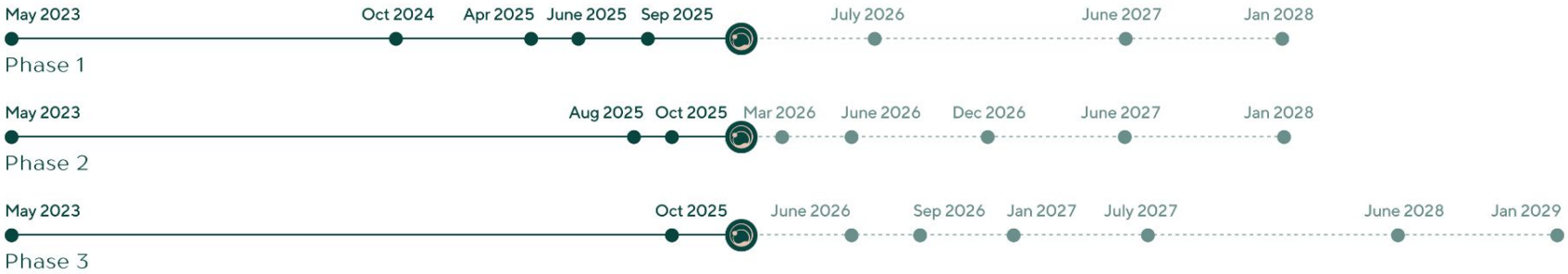
december
2027
COMPLETION
OF CONSTRUCTION
B2, B3, B8, B9, A2, A3, A4, A5

december
2028
COMPLETION
OF CONSTRUCTION
B4

CONSTRUCTION WORK SCHEDULE

DETAILED CONSTRUCTION SCHEDULE BY BUILDING





Stage 1. Design and pre-construction phase

Stage 2. Foundation preparation: earth excavation and pile installation

Stage 3. Foundation works: cast-in-place concrete

Stage 4. Structural frame construction

Stage 5. General construction works: wall construction and MEP systems

Stage 6. Interior finishing and landscaping

Stage 7. Construction completion: commissioning (AOP5)

Stage 8. Occupancy preparation

PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.09



LUXURY

LUXURY CONDOMINIUM MANAGED BY A 5* HOTEL

Construction completion in December 2027

	A2	A3	A4	Price, THB*
Number of apartments	46	36	5	
1-BR: from 100.7 m²	16	6		**FROM 20.5 MLN**
2-BR: from 165.3 m²	14	11		**FROM 36.7 MLN**
3-BR: from 196.1 m²	12	10		**FROM 42.7 MLN**
4-BR: from 394.4 m²	4	9		**FROM 80.1 MLN**
4-BR PENTHOUSE: from 519.6 m²			5	**FROM 121.8 MLN**

PRICE LIST | INTERIORS | LAYOUTS | VIEW



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)



WALLS:

Benjamin Moore high-quality paint

Marble shower wall panel: Arabescato Orobico



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

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

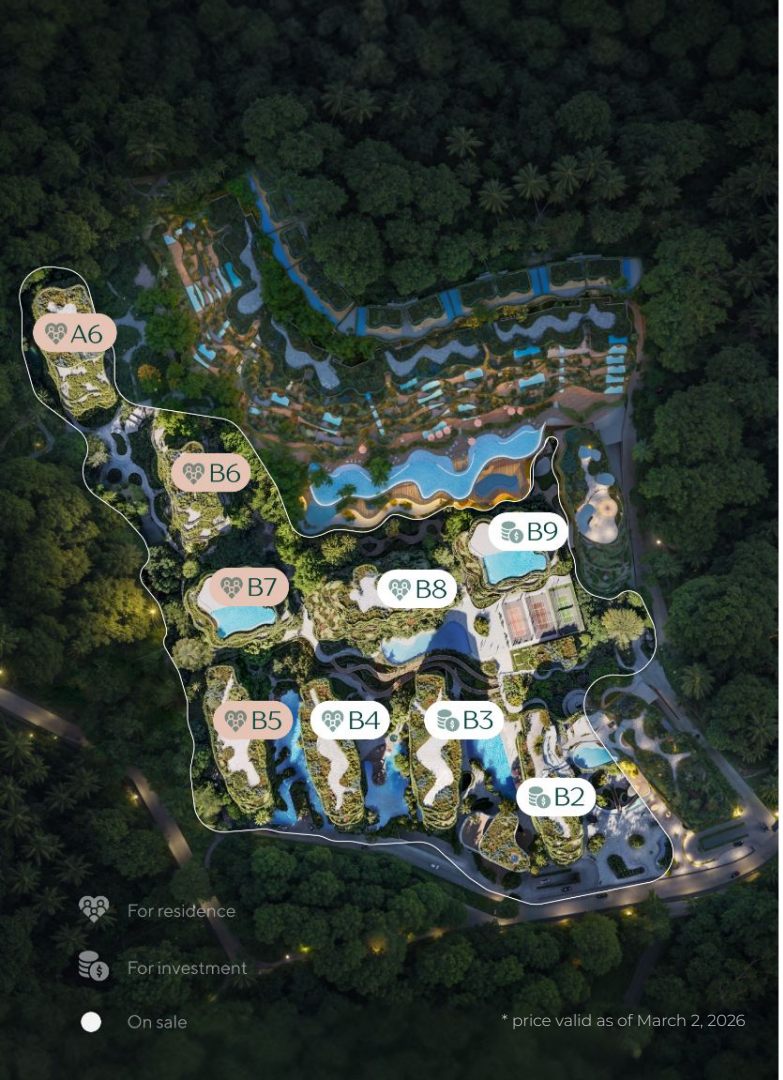
Built-in furniture with natural teak veneer facades



BRAND NEGOTIATIONS

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





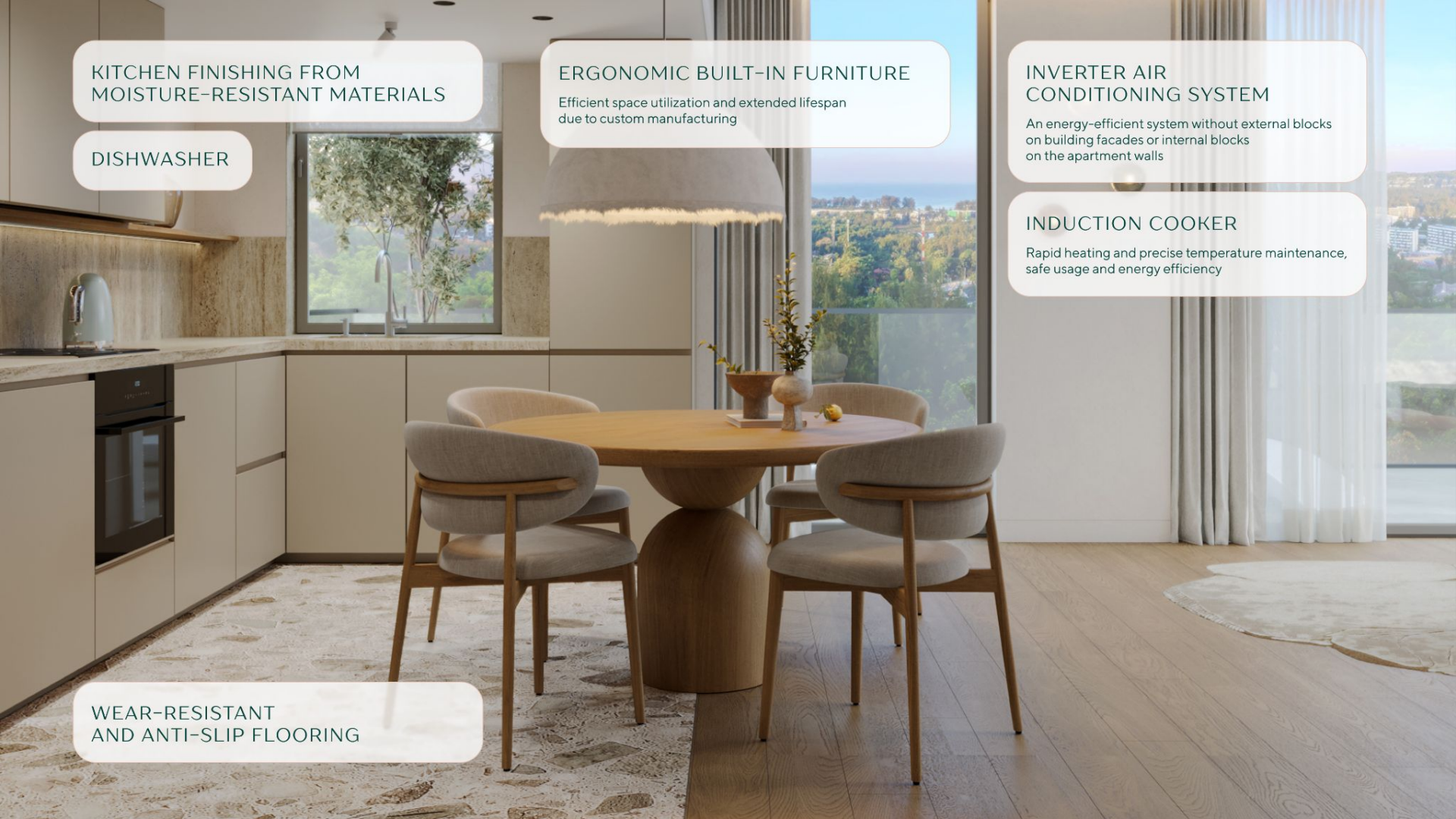
PREMIUM

PREMIUM CLASS CONDOMINIUM MANAGED BY DUSIT INTERNATIONAL

Construction completion in December 2027
(Building B4 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 8.2 MLN THB**
1-BR: from 55.6 m²	25	36	40	12	11	**FROM 11.0 MLN THB**
2-BR: from 100.5 m²	18	24	21	20	9	**FROM 17.8 MLN THB**
3-BR: from 152.1 m²	2	3	4	8	6	**FROM 27.8 MLN THB**

PRICE LIST INTERIORS LAYOUTS VIEW



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

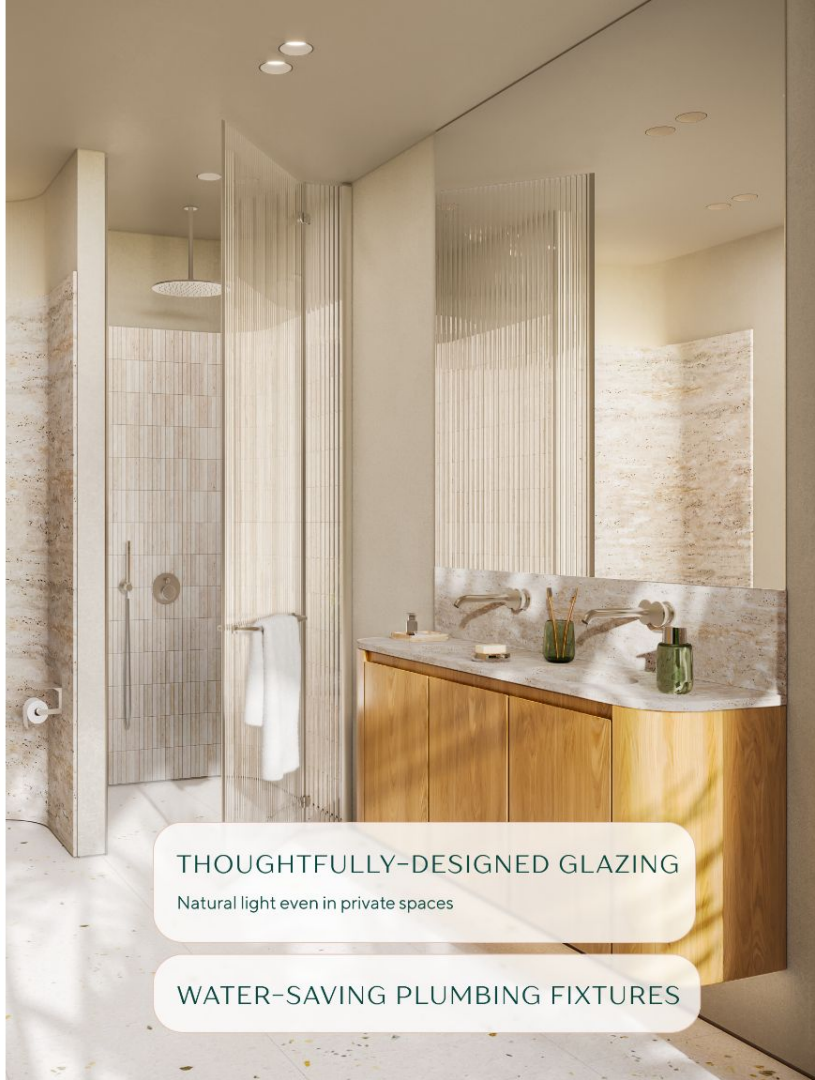
Rapid heating and precise temperature maintenance, safe usage and energy efficiency

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

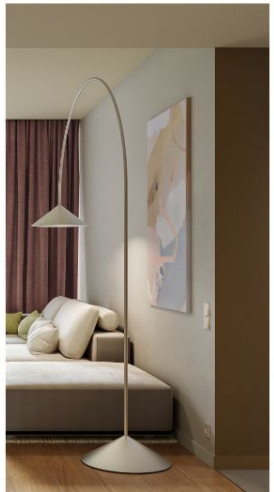
ECOLOGICAL AND HIGH-QUALITY FINISHING MATERIALS



FLOOR:

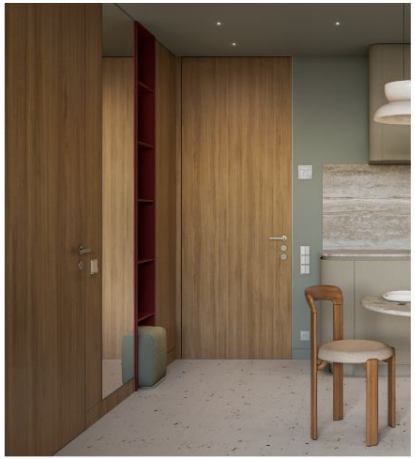
Engineered oak flooring by Engineered Floor Floorteen

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





COMMERCIAL AREAS

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

LEARN MORE

LAYOUTS

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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