



LAYAN VERDE



HIGHLY
COMMENDED
2024

WINNER
2024

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

12 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]



 25 300
followers

 2 000
followers

Vadym Bukhkalov

CEO VILLACARTE GROUP

+\$100 MILLION
turnover in 2023

30+ YEARS
business experience

300K M²
of development
projects in Phuket



LAYAN GREEN PARK



Premium class

First premium condo-hotel
certificated by EDGE



9.1 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 76%



Phase 2

386 apartments.
Construction started in June
2023, and more than 55%
of the apartments have
already been sold



layangreenpark.com

PROJECT STATUS



EXTERIOR



COMMON AREA INTERIORS

RENDER



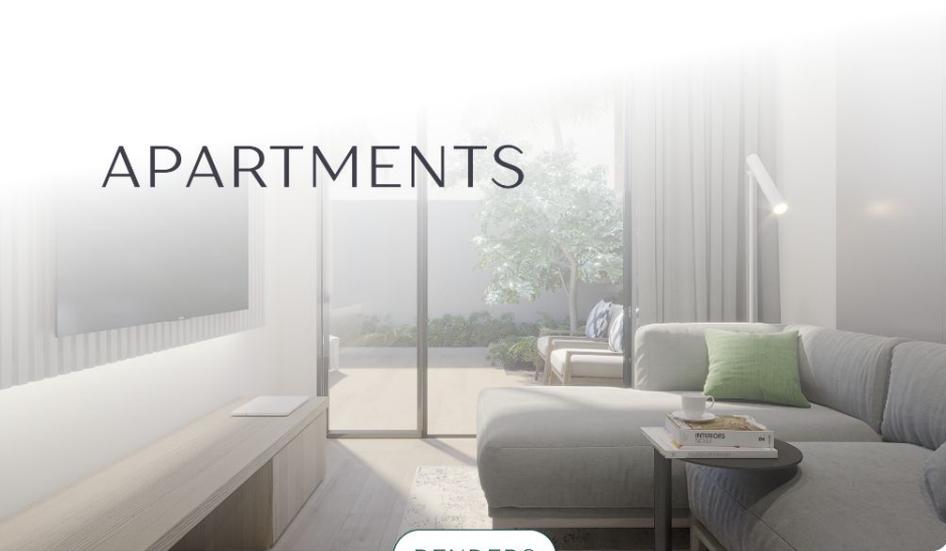
REAL PHOTO



EXHIBITION PHOTO



APARTMENTS



RENDERS



REAL PHOTO



PRICE PER SQ M HAS MORE THAN DOUBLED SINCE THE START OF SALES*

| | Start of sales 09.12.2019 THB | Construction stage 15.02.2022 THB | Work completion 26.08.2024 THB |
|----------------|------------------------------------|--|-------------------------------------|
| STUDIOS | 85,000 | 140,000 | 205,000 (X 2,4) |
| ONE-BEDROOMS | 95,000 | 140,000 | 210,000 (X 2,2) |
| TWO-BEDROOMS | 110,000 | 135,000 | 213,000 (X 1,9) |
| THREE-BEDROOMS | 110,000 | 140,000 | 230,000 (X 2,1) |

THAILAND



TOURISM ALL YEAR ROUND

TOP 5 ORIGIN COUNTRIES OF TOURISTS



28 MILLION

foreigners visited
Thailand in 2023

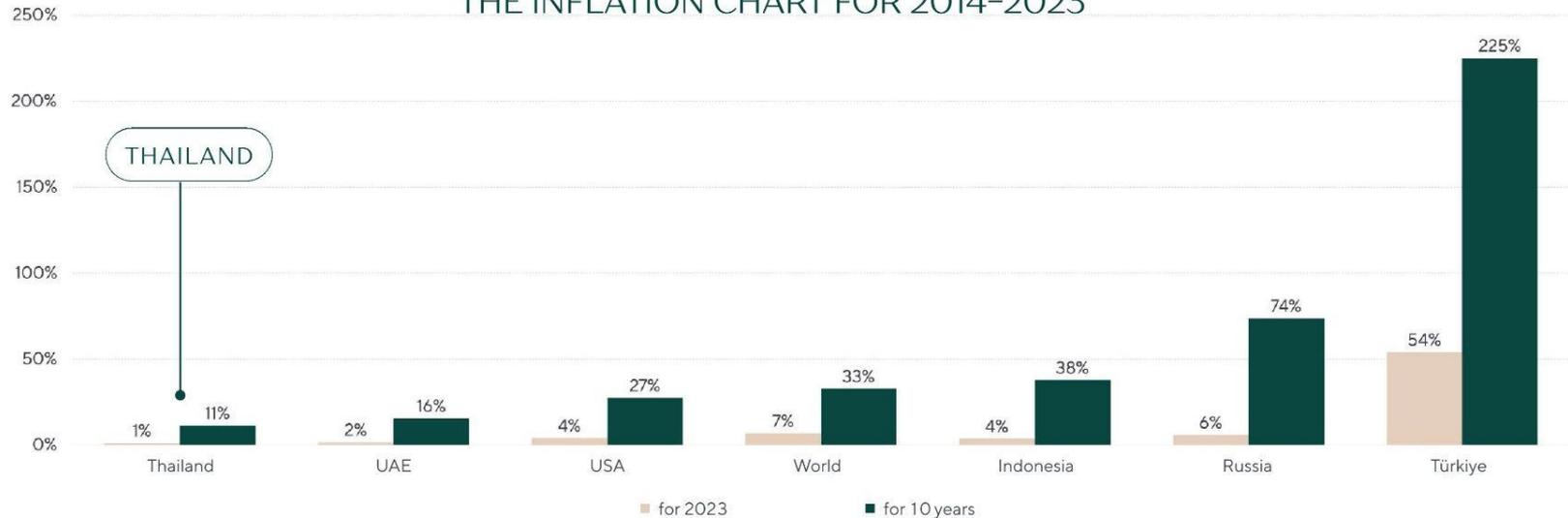
8TH POSITION

on the list of the world's most
visited countries in 2023
(according to the analysis
by the World Population
Review portal)

STABLE ECONOMY

for 20 years the Thai Baht has not changed relative to the dollar USA

THE INFLATION CHART FOR 2014-2023



FAVORABLE POLITICAL ENVIRONMENT



No conflicts



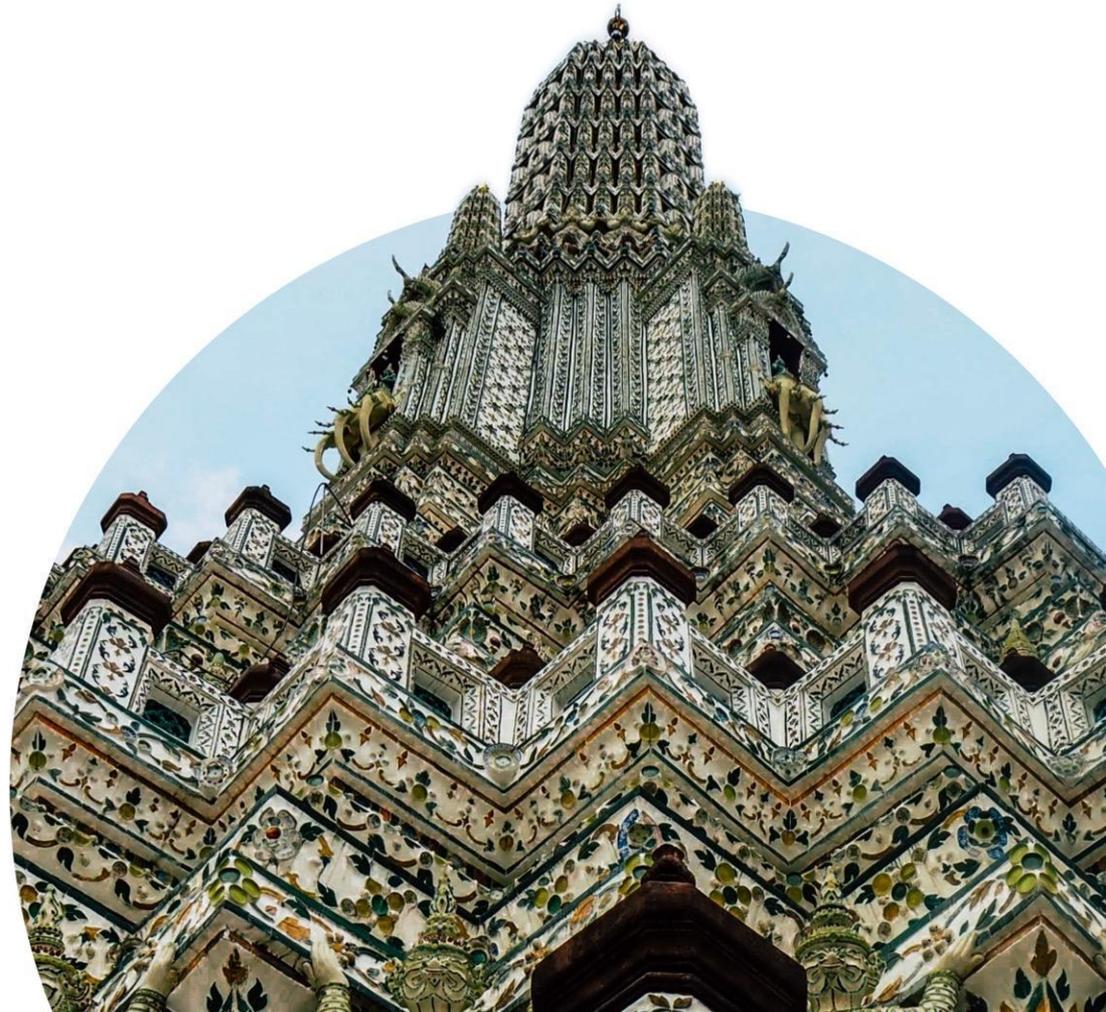
Good relations
with neighboring countries



Political neutrality



Everyone is welcome in Thailand



ENHANCED VISA REGULATIONS IN THAILAND

FROM JUNE 1, 2024

01.

New long-term visa type (DTV)

for skilled digital nomads:
valid for 5 years

02.

Stay in the country for up to 180 days per visit

with option to extend

03.

Visa-free policy extended

from 57 to 93 countries

04.

Option to extend stay up to 90 days is available

without leaving the country

PHUKET

A scenic view of a coastline with a forested hillside and the ocean. The image shows a rocky coastline with a dense forest of green trees on the hillside. The ocean is a deep blue color, and the sky is a light, hazy blue. The overall atmosphere is peaceful and natural.



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 2027

EXPRESSWAY IN PHUKET

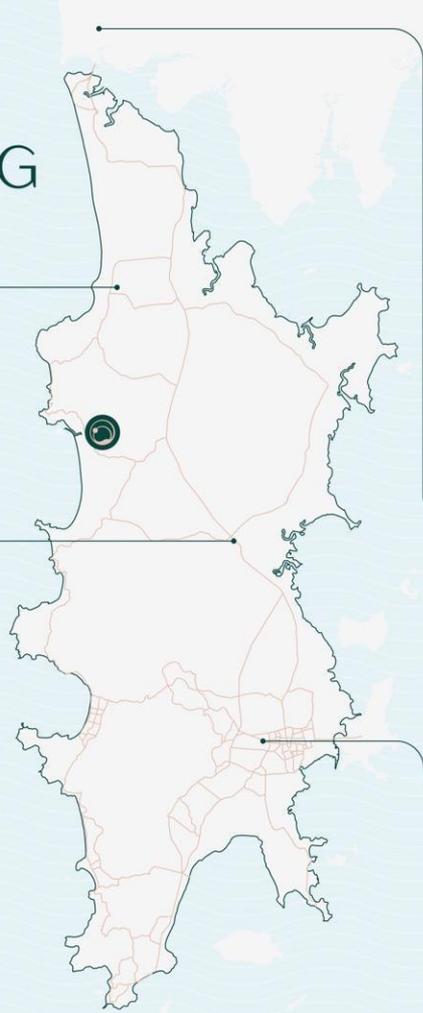
Muang Mai-Kathu expressway
Status: planned

ANDAMAN INTERNATIONAL AIRPORT

Capacity: 40 million passengers per year
Status: completion in 2031

LIGHT RAIL SYSTEM

Status: planned





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

3 RELIGIOUS WORLD
COMMUNITIES

have representative
offices in Phuket

LIMITED OFFER

≈ 20%

of the island is available
for residential development (●)

23 METERS

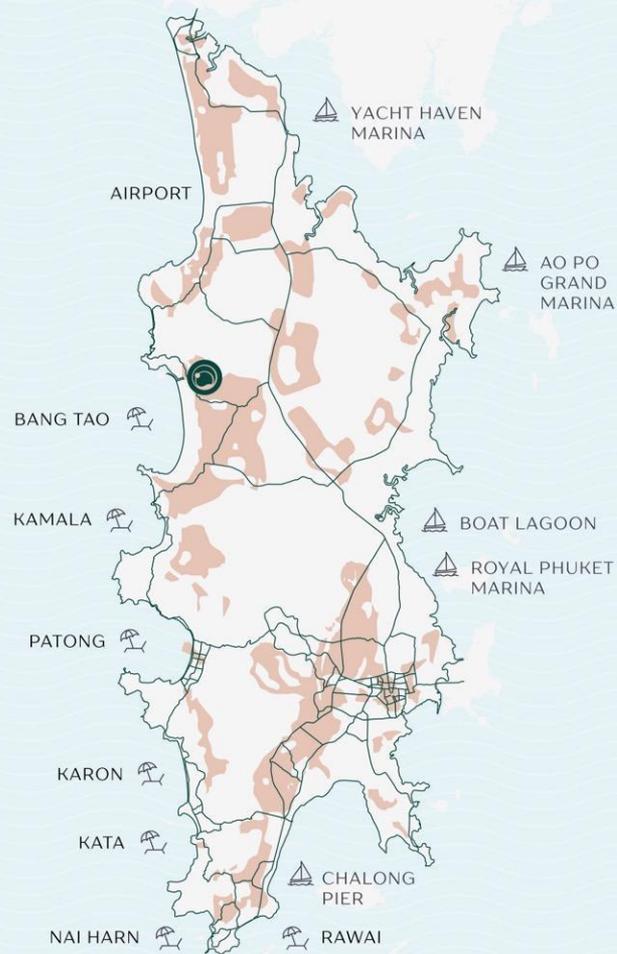
or 7 floors is the maximum
building height

IN 2024

legislation is expected
to be passed that will further
limit private construction zones
and building heights



THE COASTAL AREA
IS RECOGNIZED
AS A PROTECTED AREA



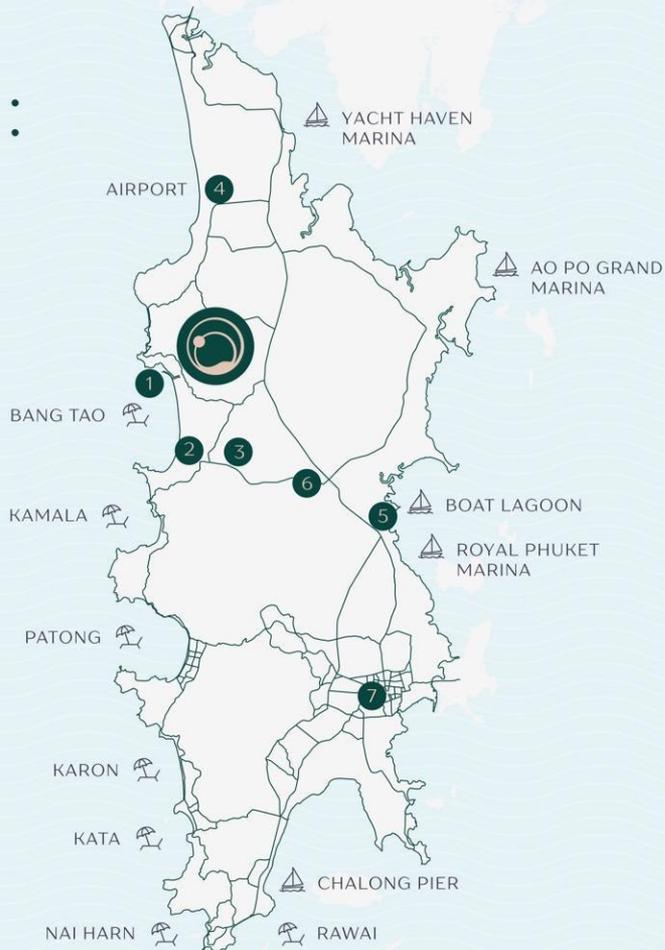
LOCATION

LAYAN BEACH

BANG TAO AREA



LOCATION: LAYAN



| | | |
|---|----------------|---------|
|  | | |
| 1 | BANG TAO BEACH | 1-3 MIN |
| 2 | LAGUNA | 5 MIN |
| 3 | AQUAPARK | 10 MIN |
| 4 | AIRPORT | 20 MIN |
| 5 | PIER | 25 MIN |
| 6 | ROBINSON | 20 MIN |
| 7 | 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

NEW TREES AND PLANTS
PLANTING

COASTAL ZONING

PUBLIC INFRASTRUCTURE DEVELOPMENT

WC | SHOWER | CAFE | PARKING | INFORMATION CENTER | SPECIALLY ALLOCATED COMMERCIAL AREAS

EDUCATIONAL CENTER

SCOUT CAMP

CAMPSITE FOR MOTORHOMES

CAMPING

PUBLIC PARK



ABOUT THE PROJECT

LAYAN VERDE





200 000+ M2 TOTAL PROJECT AREA

75 000 M2 FOR SALE

776 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 500 GUESTS

5 000+ M2 SHOPPING MALL

PROJECT PARAMETERS

COMPLETION DATE 2027

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 (683) premium

Parking
700+ parking spaces

Secure storage
for personal belongings and equipment



PROJECT ADVANTAGES

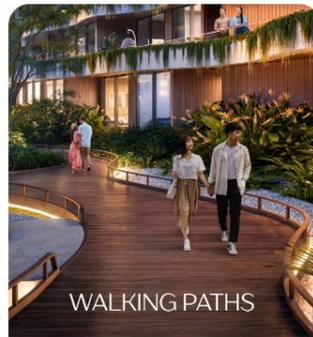
LANDSCAPE DESIGN

.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



OF THE PROJECT AREA IS DEDICATED
TO INTERNAL INFRASTRUCTURE



OCEAN CLUB

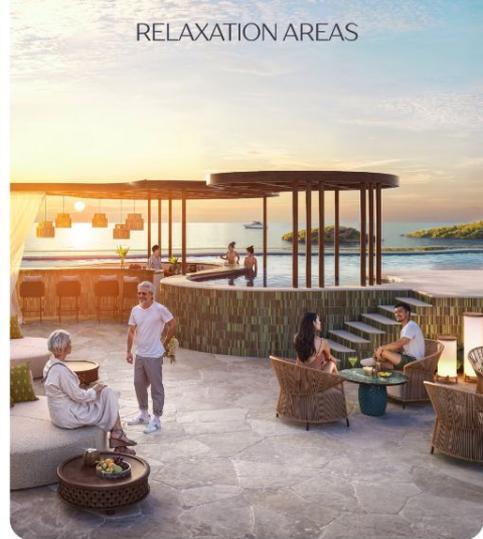


16+
RESTAURANTS, BARS, AND CAFES



COWORKING SPACES

RELAXATION AREAS



KIDS CLUB



COMMUNITY MALL



SPA CENTERS



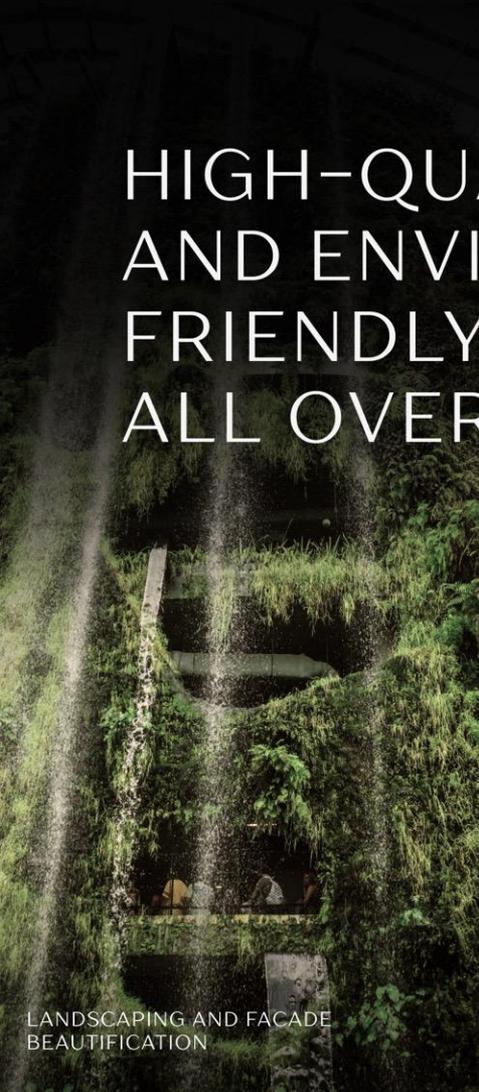
GYMS | SPORTS FIELDS

PROJECT ADVANTAGES

ECO-FRIENDLINESS
AND TECHNOLOGICALLY ADVANCED

.04

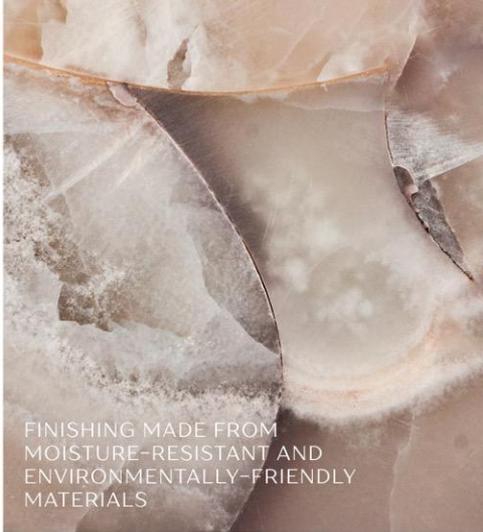
HIGH-QUALITY AND ENVIRONMENTALLY- FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE
BEAUTIFICATION



LOW-E GLASS GLAZING
WITH UV PROTECTION



FINISHING MADE FROM
MOISTURE-RESISTANT AND
ENVIRONMENTALLY-FRIENDLY
MATERIALS



PREMIUM HIGH-QUALITY
FURNITURE



GREEN BUILDING
CERTIFICATION



LAYAN VERDE
ASSESSMENT REPORTS

45%

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



PROJECT ADVANTAGES

SCENIC APARTMENTS

.05

A romantic scene in a modern apartment. A man and a woman stand on a balcony, embracing and looking out at a sunset over a city and water. The room is dimly lit, with a sofa, a coffee table with wine and candles, and sheer curtains framing the view.

WAKE UP WITH A VIEW
OF LIMITLESS POSSIBILITIES

Exclusively for luxury apartments

PROJECT ADVANTAGES

A TEAM
OF MARKET LEADERS

.06

PROJECT TEAM

| | |
|---|---|
|  | General corporate law support |
|  | Hotel brand for the premium part of the project |
|  | Chief Project Architect: Mohammed Adib |
|  | Landscape design |
|  | Group of local design companies |
|  | Construction project management |
|  | Green building certification |
|  | Attracting and managing real estate investments |
|  | Hotel business and real estate consultant |
|  | Consulting and hotel business management |
|  | Budget control, tender, and contract management |
|  | Foundation construction company |
|  | Water treatment contractor |

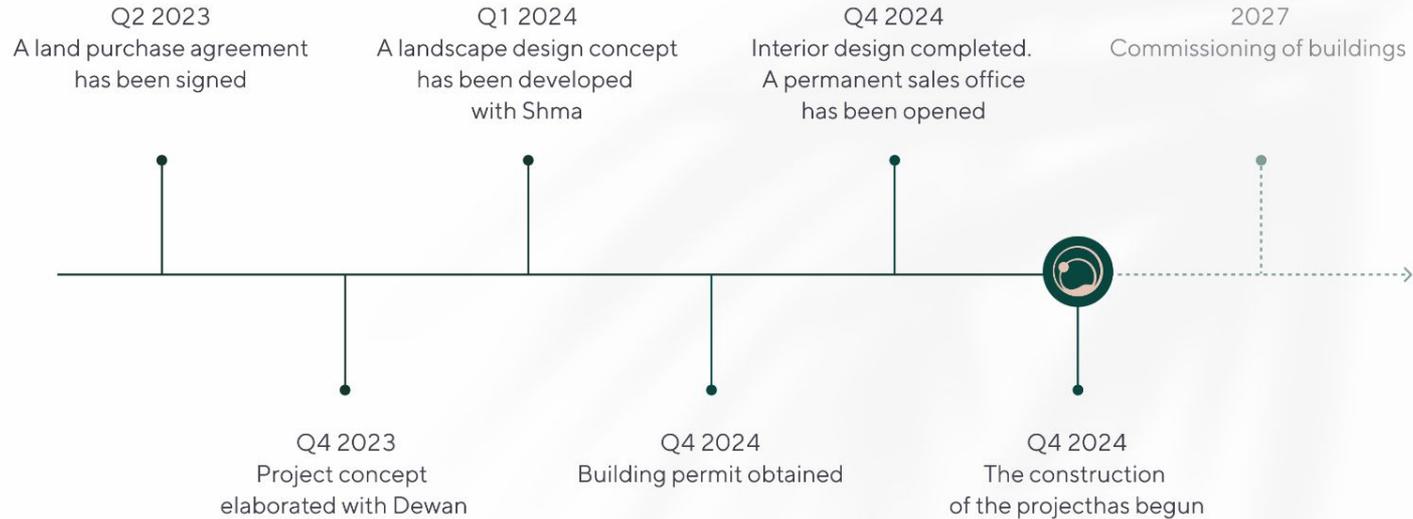
PROJECT ADVANTAGES

CURRENT STATE OF WORK

DECEMBER 2024

.07

CONSTRUCTION WORK SCHEDULE



FOLLOWING THE PLANNED WAY

Project documentation

Landscape design

Interior design

EIA

Building permit

Layan Verde sales office

Construction

DEVELOPED

DEVELOPED

DEVELOPED

 RECEIVED

 RECEIVED

OPENED

 STARTED





CONSTRUCTION

november

2024

CONSTRUCTION
START

december

2027

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

june

2028

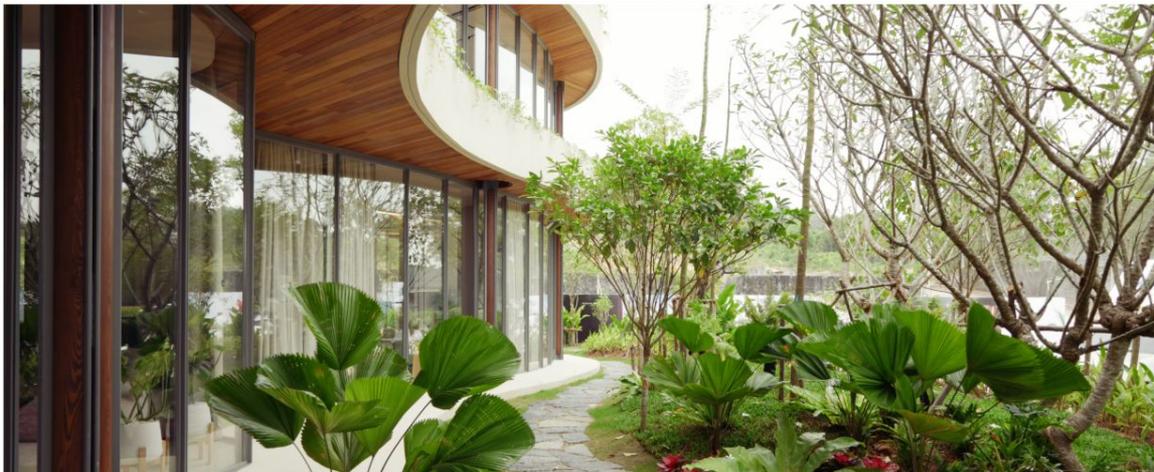
COMPLETION
OF CONSTRUCTION
B4

SALES OFFICE

NOVEMBER 16, 2024

Immersive room | Interactive model
Showrooms for premium
and luxury-class apartments

[GOOGLE MAPS](#)



PROJECT ADVANTAGES

INVESTMENT ATTRACTIVENESS

.08

INCOME PLANS

GUARANTEED INCOME

LUXURY
5% per annum for 3 years

PREMIUM
7% per annum for 5 years

The first instalment is exactly one year
after 100% payment

Complimentary 15 nights stay per year
from May to October

RENTAL POOL

| Type | Apartment Cost, USD | Profit per month, USD* | Profit per year, USD* | IRR* |
|--------|------------------------|---------------------------|--------------------------|--------|
| Studio | 214 428 | 1 689 | 20 269 | 9.45% |
| 1-BR | 285 533 | 2 310 | 27 714 | 9.71% |
| 2-BR | 460 473 | 3 746 | 44 953 | 9.76% |
| 3-BR | 732 488 | 7 099 | 85 182 | 11.63% |

Up to 12% per annum on rental income

Complimentary 30 nights stay per year from May to October



PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.09



LUXURY

LUXURY CONDOMINIUM MANAGED BY A 5* HOTEL

Construction completion December 2027

| | A2 | A3 | A4 | A5 | Price, THB |
|--|----|----|----|----|-----------------------|
| Number of apartments | 46 | 36 | 5 | 6 | |
| 1-BR: from 101.0 m² | 16 | 6 | | | FROM 19.2 MLN |
| 2-BR: from 165.7 m² | 14 | 11 | | | FROM 31.7 MLN |
| 3-BR: from 196.1 m² | 12 | 10 | | | FROM 37.1 MLN |
| 4-BR: from 134.4 m² | 4 | 9 | | | FROM 75.1 MLN |
| DUPLEX 4-BR: from 512.2 m² | | | 5 | | FROM 104.5 MLN |
| DUPLEX 5-BR: from 625.0 m² | | | | 6 | FROM 127.5 MLN |

[PRICE LIST](#)

*price valid as of December 1, 2024

HIGH CEILINGS 3.1-3.8 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





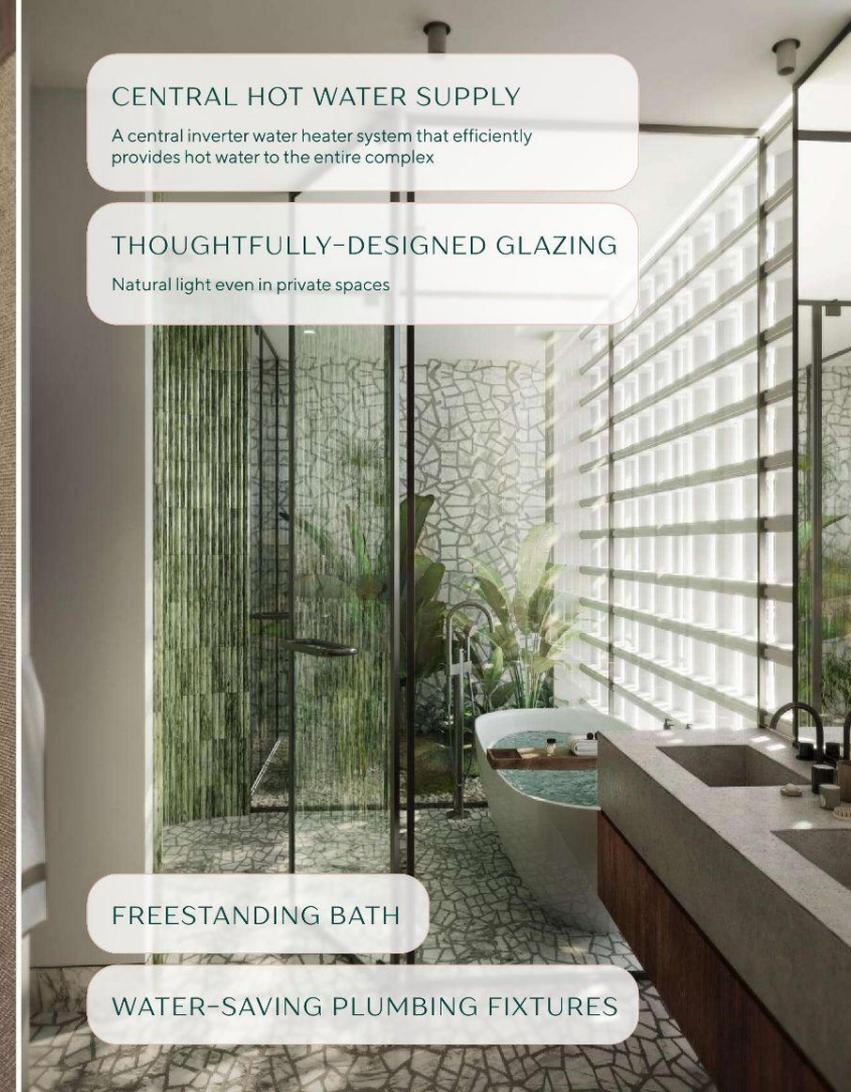
ENERGY-SAVING
SINGLE-CHAMBER GLASS UNITS

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

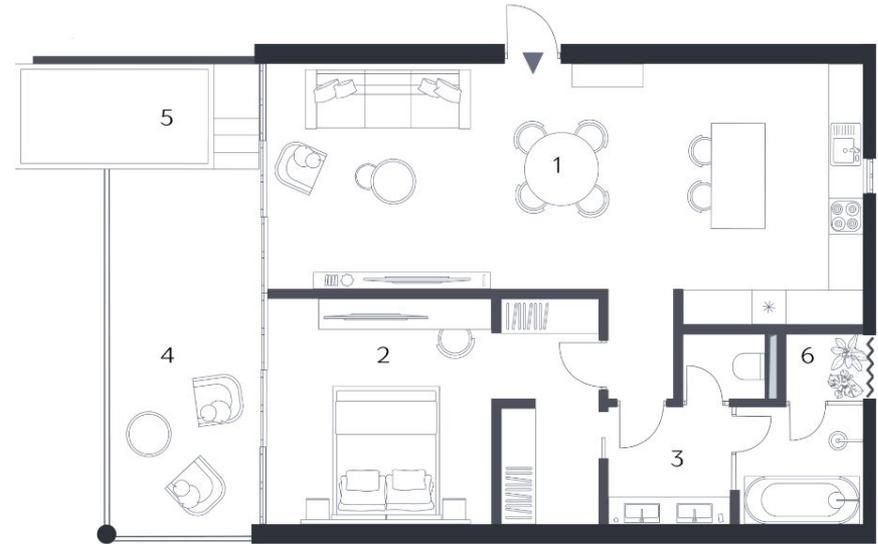
FREESTANDING BATH

WATER-SAVING PLUMBING FIXTURES

1 BEDROOM

101.3 M²

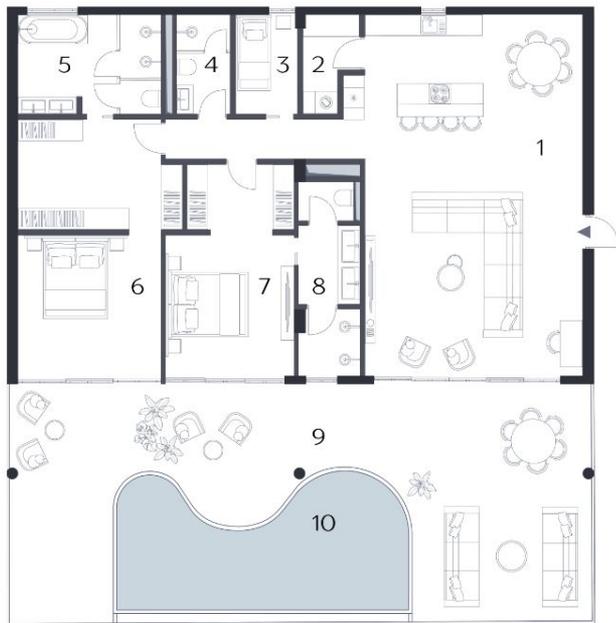
LUXURY



- 1. Kitchen and living area
- 2. Bedroom
- 3. Bathroom
- 4. Terrace
- 5. Jacuzzi
- 6. Private garden

2 BEDROOM

264.8 M²



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

LUXURY

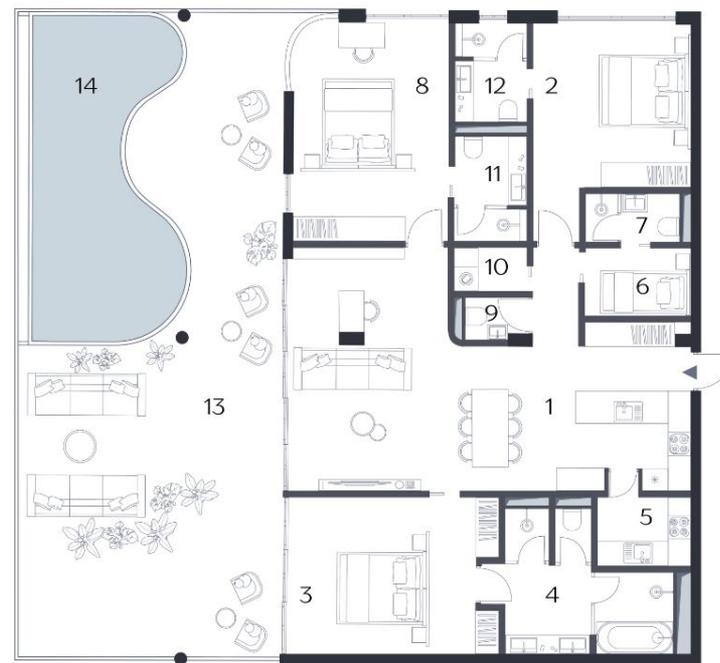


3 BEDROOM

266.2 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

394.0 M²

LUXURY



- 1. Kitchen and living area
- 2. Dirty kitchen
- 3. Maid's bedroom
- 4. Maid's bathroom
- 5. Bedroom
- 6. Bathroom

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

- 13. Study room
- 14. Sauna
- 15. WC
- 16. Private garden
- 17. Terrace
- 18. Swimming pool

4 BEDROOM



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

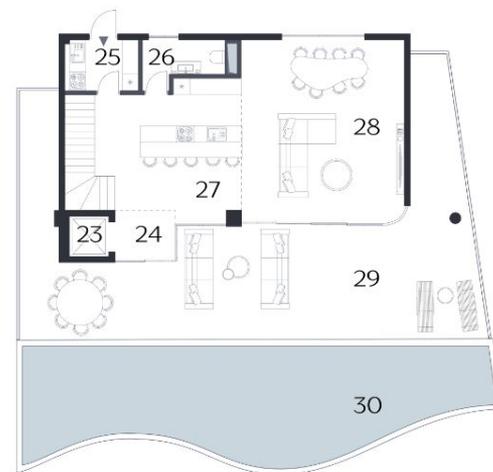
584.5 M²



Second floor

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

LUXURY



Third floor

23. Lift
24. Hall
25. Dirty kitchen
26. WC
27. Kitchen
28. Living area
29. Terrace
30. Swimming pool

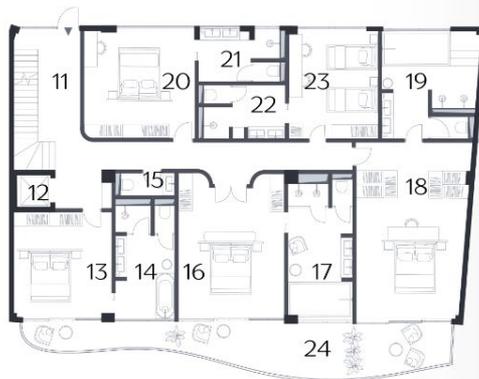
5 BEDROOM



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

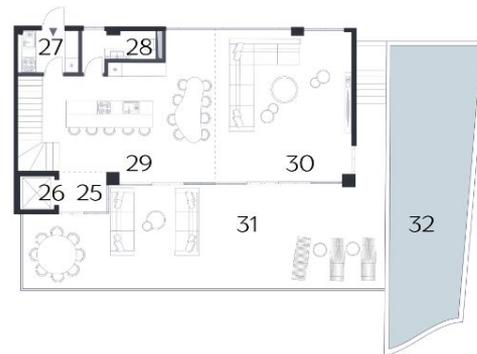
633.2 M²



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

LUXURY



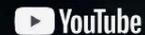
Third floor

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 December 2027
(Building B4 June 2028)

| | B2 | B3 | B4 | B8 | B9 | Price, THB |
|--|----|-----|-----|----|----|--------------------------|
| Number of apartments | 76 | 100 | 102 | 62 | 57 | |
| Studio: from 37.2 m² | 31 | 37 | 37 | 23 | 31 | FROM 7.1 MLN THB |
| 1-BR: from 101.0 m² | 25 | 36 | 40 | 12 | 11 | FROM 10.0 MLN THB |
| 2-BR: from 165.7 m² | 18 | 24 | 21 | 19 | 9 | FROM 16.3 MLN THB |
| 3-BR: from 196.1 m² | 2 | 3 | 4 | 8 | 6 | FROM 22.3 MLN THB |

[PRICE LIST](#)

*price valid as of December 1, 2024

HIGH CEILINGS 2.7 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

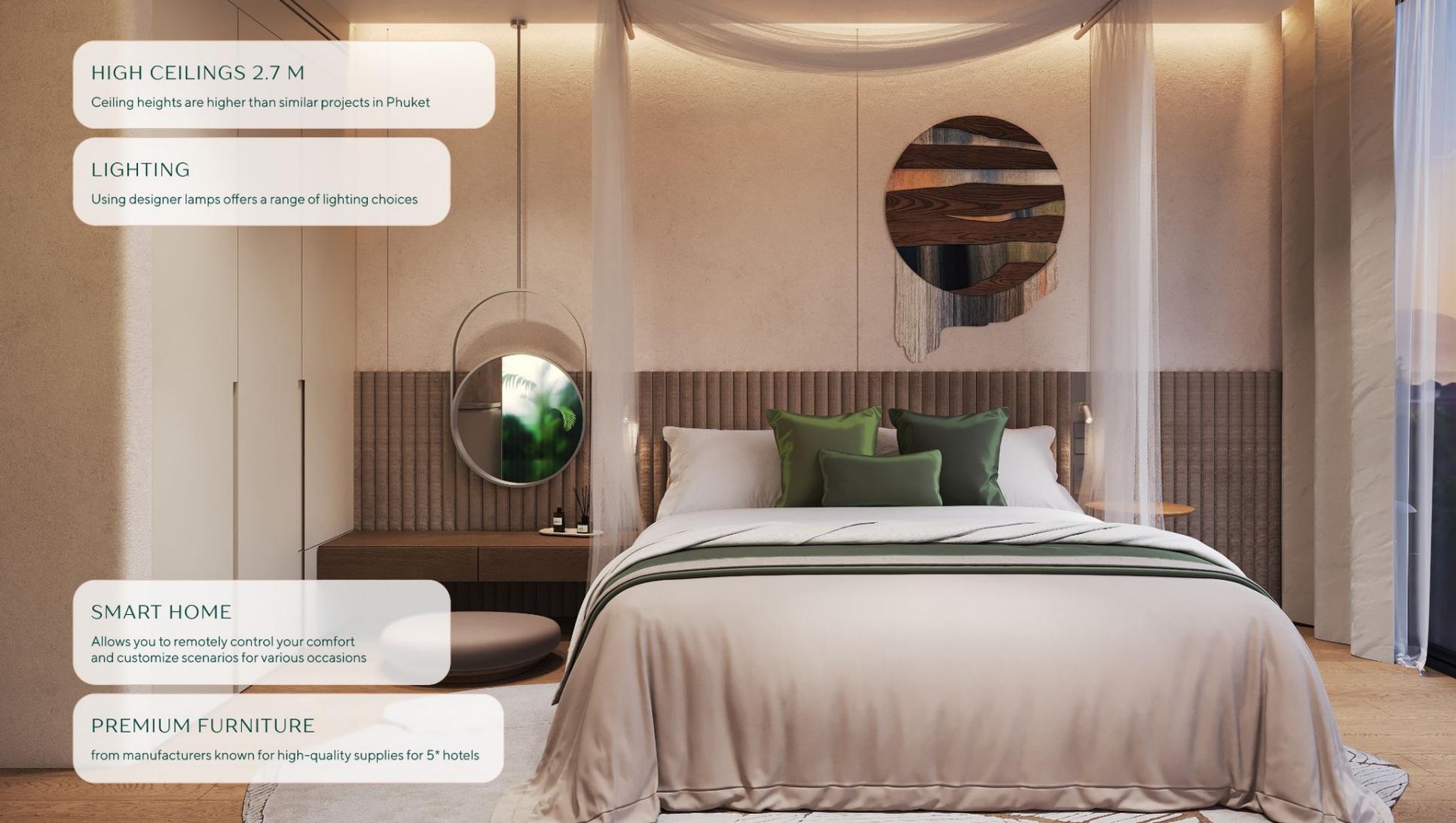
Using designer lamps offers a range of lighting choices

SMART HOME

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

PREMIUM FURNITURE

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



KITCHEN FINISHING FROM
MOISTURE-RESISTANT MATERIALS

ERGONOMIC BUILT-IN FURNITURE

Efficient space utilization and extended lifespan
due to custom manufacturing

INDUCTION COOKER

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

DISHWASHER

INVERTER AIR
CONDITIONING SYSTEM

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

ARTIFICIAL STONE TABLETOP

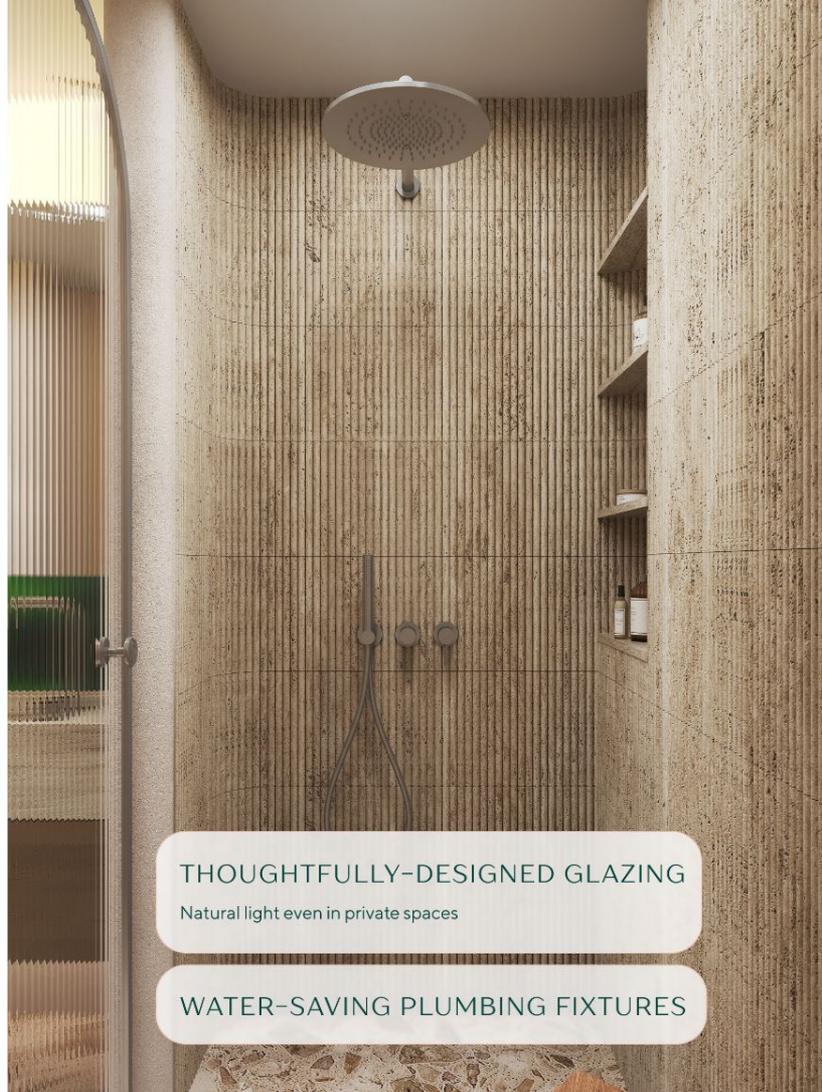
WEAR-RESISTANT
AND ANTI-SLIP FLOORING





CENTRAL HOT WATER SUPPLY

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



THOUGHTFULLY-DESIGNED GLAZING

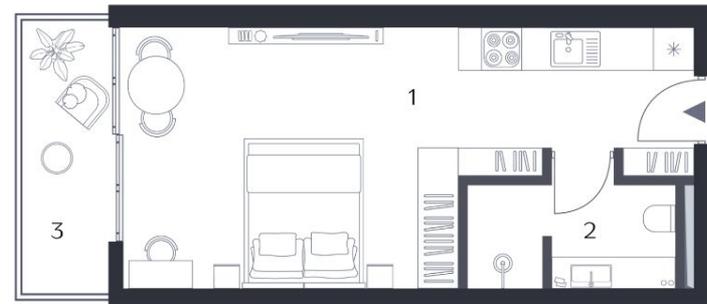
Natural light even in private spaces

WATER-SAVING PLUMBING FIXTURES



STUDIO
38.3 M²

PREMIUM

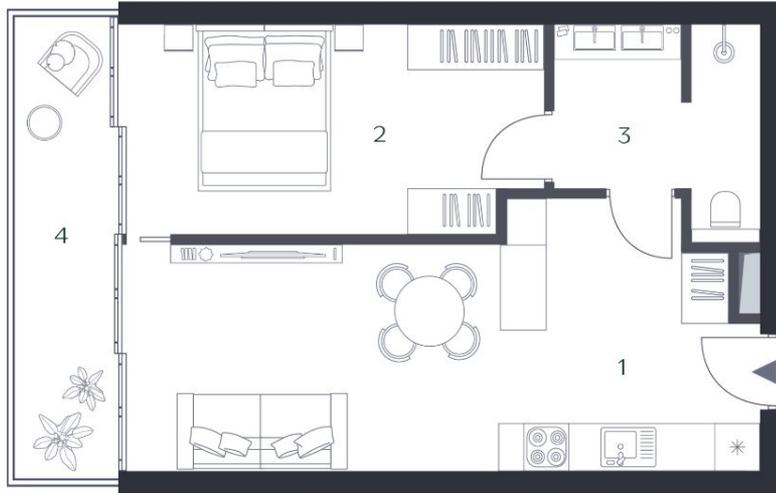


1. Kitchen and living area
2. Bathroom
3. Terrace

1 BEDROOM

57.8 M²

PREMIUM

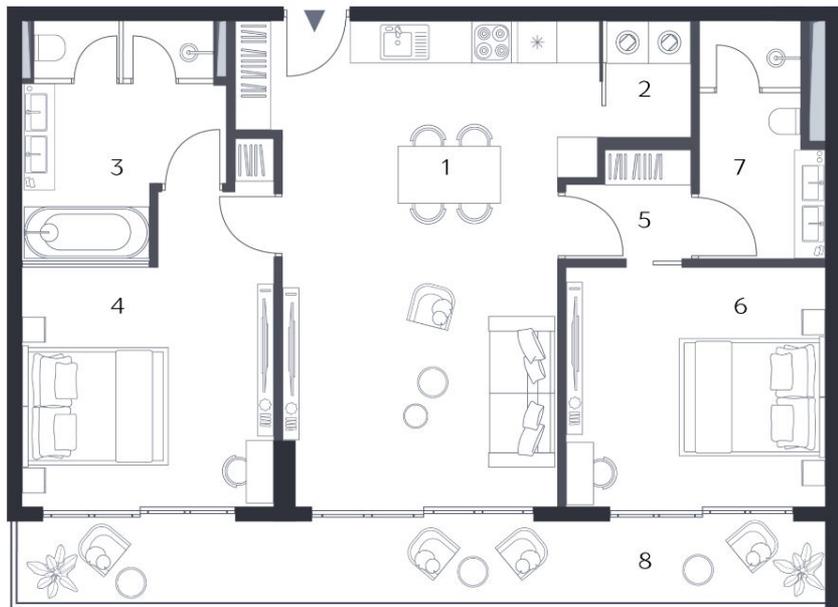


- 1. Kitchen and living area
- 2. Bedroom
- 3. Bathroom
- 4. Terrace



2 BEDROOM

103.5 M²



- 1. Kitchen and living area
- 2. Laundry room
- 3. Bathroom
- 4. Master bedroom

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

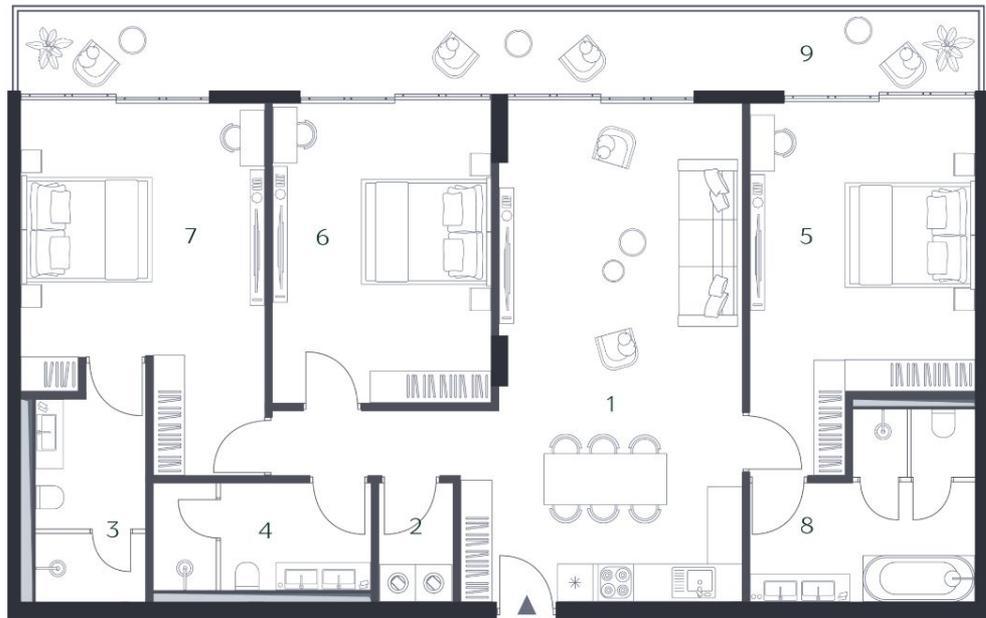
PREMIUM



3 BEDROOM

154.1 M²

PREMIUM



- 1. Kitchen and living area
- 2. Storage / laundry room
- 3. Bathroom

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

- 7. Bedroom
- 8. Bathroom
- 9. Terrace





COOPERATION WITH

DUSIT

Signed a contract
for the project's
premium segment

Five-star service

Increased rental income for owners

Increase in property value

Growing customer base

70+ YEARS
in hotel industry

20+ COUNTRIES
on 4 continents

332+ HOTELS
and villas in Dusit portfolio



LAYAN VERDE & DUSIT GOLD

As a resident, you will enjoy exclusive privileges.

Dusit
INTERNATIONAL

10% OFF ON ROOMS

25% OFF ON DINING

15% OFF ON SPA SERVICES*

LATE CHECK-OUT

The offer is valid at Dusit hotels worldwide

* at Devarana-SPA

PROJECT ADVANTAGES

PURCHASING OPTIONS AND LOYALTY PROGRAM

10

PURCHASING OPTIONS

100% PAYMENT

Payment schedule:

Reservation fee:

3 working days after signing the reservation

First payment:

14 days after reservation

50% / 35% INSTALLMENT PLAN

Payment schedule:

Reservation fee:

3 working days after signing the reservation

First payment:

14 days after reservation

Subsequent payments:

every 6 months

Final payment:

for Buildings B2, B3, B8, B9, A2, A3, A4, A5 - December 2027
for Building B4 - June 2028

LOYALTY PROGRAM



All apartment owners automatically join the Layan Verde and Layan Green Park loyalty program at the gold member level

Additional discounts from our partners. A detailed description and list of partners will be published before the opening of the complex

Priority check-in

Free early check-in and late check-out

25%

Discount with best available rate on all room categories when booking your holiday in Layan Verde and Layan Green Park

25%

Discount on spa center services

20%

20% discount in all complex restaurants and bars (10% discount on alcohol)

20%

Room Service discount

15%

Discount on transfer services



THAILAND ELITE VISA AS A GIFT

Thailand Elite Platinum

10-year visa with the purchase of 2-bedroom, 3-bedroom or 4-bedroom luxury apartments

Thailand Elite Gold

5-year visa with the purchase of premium 2-bedroom or 3-bedroom apartments, or 1-bedroom luxury apartments

CONDITIONS

Not combinable with other promotions

A MAGICAL PLACE FOR THE REAL YOU

