



FIRST PREMIUM ECO-APARTHOTEL
IN PHUKET



LAYAN GREEN PARK



Premium class

First premium aparthotel certified by the EDGE green building standard.

5* service

The La Green Hotel & Residence team (rated 8.6 on Booking) takes care of rentals and property management, so you can enjoy hassle-free passive income of 8.5% annually.

Phase 1

Owners received their keys in 2024, and property values have doubled since the start of construction.

Phase 2

Last opportunity for investment: completion is scheduled for 2026, with a projected 25% price increase by delivery.

Construction Phase 2

News from the construction site





THE MOST SOUGHT-AFTER AREA ON THE ISLAND

2 minutes to the beach

7 km of sandy coastline surrounded
by a national park

PHUKET | THAILAND

IT'S NOT JUST ABOUT
SQUARE METERS;

IT'S ABOUT THE
LIFESTYLE

40% INFRASTRUCTURE AREA

INFRASTRUCTURE



Kids club
and playground



9 restaurants

5 swimming pools



30+ PLANNING SOLUTIONS FOR PHASE 2

35 — 269 M² | FROM STUDIOS TO DUPLEXES

STUDIOS	37 m ²	from 7 498 224 THB from 234 907 USD
ONE-BEDROOM	44-103 m ²	from 8 318 576 THB from 260 607 USD
TWO-BEDROOM	75-122 m ²	from 13 217 715 THB from 414 089 USD
THREE-BEDROOM	148 m ²	from 26 646 360 THB from 834 786 USD
DUPLEXES	173-269 m ²	from 30 858 508 THB from 966 745 USD



TURNKEY APARTMENTS WITH DESIGNER FURNITURE AND PREMIUM APPLIANCES



High ceilings:
2.7-3.15 m



Built-in ergonomic
furniture



Wear-resistant and anti-slip
SPC coating



Freestanding
bath



Kitchen finishing from moisture-
resistant materials

Central hot water
supply



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 m²)	8%
1-BR (45.4 m²)	9%
2-BR (90.9 m²)	6,5%
3-BR (120.9 m²)	9,5%



REAL LAYAN GREEN PARK
INVESTMENT CASES



APARTMENT TYPE	PURCHASE AMOUNT	SALE AMOUNT	CAPITALIZATION	GUARANTEED INCOME	TOTAL INCOME	ANNUAL YIELD
<i>STUDIO</i> 30.3 SQ.M.	\$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
<i>1-BR</i> 45.4 SQ.M.	\$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
<i>3-VR</i> 120 SQ.M.	\$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

PROFITABILITY AND INSTALLMENT

INCOME PLAN

Rental Pool Program

Annual Returns from 8.5%

At the end of each year, management company transfers **60%** of net rental income (after expenses) directly to you.

Owners can also enjoy up to 30 days of personal stay per year.

PAYMENT OPTIONS:

100% payment

Reservation Payment 200 000 THB

The initial payment is due within 30 days.

Installment

Reservation Payment 200 000 THB

Main payments: the first payment covers **35%** of the total cost, while the rest is paid in installments tied to construction progress, reducing financial risk.

INVESTMENT
STRATEGY

LAYAN GREEN PARK PHASE 2 | STUDIO | 36.72 M² | PRICE: 214 235 USD

Income type	2026 USD %	2027 USD %	2028 USD %	2029 USD %	2030 USD %	2031 USD %	2032 USD %	2033 USD %	2034 USD %	2035 USD %
Capitalisation	53 559	6 427	6 427	6 427	6 427	6 427	6 427	6 427	6 427	6 427
	25%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Rental Pool		18 210	18 210	18 210	18 210	18 210	18 210	18 210	18 210	18 210
		8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
Total	53 559	24 637	24 637	24 637	24 637	24 637	24 637	24 637	24 637	24 637
	25%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%	11.5%
Accumulated income	53 559	78 196	102 833	127 470	152 107	176 744	201 381	226 018	250 655	275 292
	25%	37%	48%	60%	71%	83%	94%	106%	117%	129%

MODERN SUSTAINABLE CONSTRUCTION TECHNOLOGIES



40%+
overall savings

The savings percentage indicates how much the apartment owner reduces their utility bills due to the installed systems.

All figures are approximate and may vary slightly during the construction process.

-3,85%

Solar panels

-7,09%

Kone elevators

-7,35%

Storm drainage

-8,09%

Low-E Glass glazing

-2,31%

Smart Home system

-3,97%

Nature Swim pool water purification system without chlorine

-7,09%

Aerated concrete block walls

-24,32%

Water-saving plumbing fixtures

-5,86%

Led lighting

-5,96%

Separate drainage

-4,78%

Thermal roof insulation

-10,79%

Inverter air conditioning system

PHUKET | THAILAND

LAYAN GREEN PARK



VILLACARTE GROUP

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



12 | years experience
in Phuket market

3 | development
projects

1 | family-friendly
apartment hotel