



FIRST PREMIUM ECO-APARTHOTEL
IN PHUKET





LAYAN GREEN PARK

Premium class

First premium aparthotel certified by the EDGE green building standard.

Phase 1

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

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 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



5 swimming pools

INFRASTRUCTURE

PHASE 1 | PHASE 2



Terrace café
An open-air food court
on a sunny terrace
surrounded by greenery

JOIN US

Comuna restaurant — Loom restaurant —	
A restaurant with a Latin ambiance	An all-day dining restaurant offering Asian and international cuisine

- Conference halls and exhibitions
Over 300 m² for meetings, banquets, and exhibitions, including a co-working area and 3 meeting rooms

Hotel building

Reception, concierge service, and cafe

Manaw Manaw Bar

JaakDin
Grill restaurant
and bakery

Overgrown — Serenity Spa -
Cocktail bar Massage, hamm

Serenity Spa

Sanook

A Thai cuisine restaurant

— Fitness

Gym with Technogym equipment, a sauna, and changing room

Sports ground

Fully-equipped outdoor area for outdoor training

Yoga
Covered terrace
for yoga

Playground

Wellness Center

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)

Entry stage

Client ROI, %*

Pre-sale

80%

Start of construction

56%

Middle of construction

43%

End of construction

22%

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%

* % of an individual's pre-tax income



REAL LAYAN GREEN PARK INVESTMENT CASES



APARTMENT TYPE	PURCHASE AMOUNT	SALE AMOUNT	CAPITALIZATION	GUARANTEED INCOME	TOTAL INCOME	ANNUAL YIELD
STUDIO 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
1-BR 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
3-VR 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 %
	53 559	6 427	6 427	6 427	6 427	6 427	6 427	6 427	6 427	6 427
Capitalisation	25%	3%	3%	3%	3%	3%	3%	3%	3%	3%
	18 210	18 210	18 210	18 210	18 210	18 210	18 210	18 210	18 210	18 210
Rental Pool	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%
	53 559	24 637	24 637	24 637	24 637	24 637	24 637	24 637	24 637	24 637
Total	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



VILLACARTE GROUP

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

 **LAYAN VERDE**

 **VILLAVERTE**

 **LaGreen**

SABAI

 **La Vista
VILLAS**

 **LAYAN
GREEN PARK**

12 | years experience
in Phuket market

3 | development
projects

1 | family-friendly
apartment hotel