



 **LAYAN**  
GREEN PARK

 **Luxury**  
LIFESTYLE  
AWARDS

THE LAYAN GREEN PARK  
CO. LTD.

**WINNER 2024**

BEST LUXURY SUSTAINABLE  
APARTMENT HOTEL  
THAILAND

 **WINNER**  
2024



PREMIUM-CLASS REAL ESTATE





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CONCEPT

FOR LIVING  
AND INVESTMENT





## LAYAN GREEN PARK

LAYAN GREEN PARK isn't just a housing development; it's a lifestyle. Besides our state-of-the-art apartments, you'll find a whole range of facilities and comforts that you've only dreamed of. Our philosophy rests on 3 pillars: ecology, family, quality.

LAYAN GREEN PARK is Thailand's first EDGE-certified development. This means that our project was built according to the highest international ecological standards and promises to save you up to 40% on your utilities.

LAYAN GREEN PARK is a premium condotel offering an array of facilities including swimming pools, fitness centers, restaurants, bars, a kid's club and more! We give you and your family the luxuries of a five-star hotel service, right at home.

LAYAN GREEN PARK will surpass the expectations of even the most demanding clients. The complex uses the highest-grade construction and finishing materials, ensuring your investment provides consistent returns for years to come.



## PHASE 1

START EARNING  
NOW

2023

Construction completed

30 m<sup>2</sup> – 144 m<sup>2</sup>

Apartment size

9 940 m<sup>2</sup>

Site area

## PHASE 2

BENEFIT FROM RISING APARTMENT  
PRICES DURING CONSTRUCTION

INSTALLMENTS FOR THE WHOLE  
CONSTRUCTION PERIOD

2026

Completion of construction

37 m<sup>2</sup> – 269 m<sup>2</sup>

Apartment size

16 673 m<sup>2</sup>

Site area

LOCATION

IN THE HEART  
OF EXCITEMENT



## PHUKET IS SIMPLY BEYOND COMPARE

### A BALANCE OF NATURE AND CIVILIZATION

Phuket offers endless summers and warm seas, just like a tropical paradise from a movie. But there's more to this island than just its stunning beaches. Phuket has a well-developed infrastructure with high-quality schools, kindergartens, shopping malls, and a huge array of entertainment options catering to a variety of tastes!



### POPULAR TOURISM

Every year, millions of tourists from all over the world come to the island. They know that Phuket is one of the safest and most welcoming destinations on the planet. In 2023, Thailand was named the best country for tourism by the Grand Travel Awards. This has increased demand for real estate in Phuket and investment properties can now be paid off through rents within an average period of 7 to 12 years.



### A STABLE ECONOMY

The Thai baht is one of the most stable currencies in the world. The country's economy develops not only through tourism, but also through trade and goods production. Thailand maintains good relations with neighboring countries and is not involved in foreign economic conflicts.

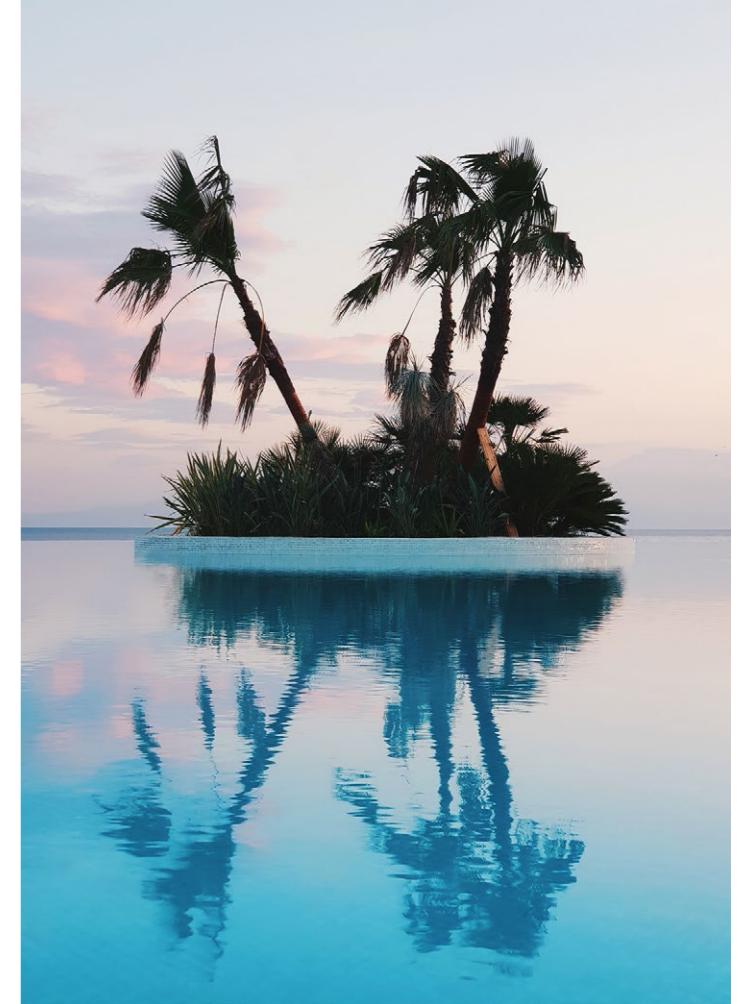
2024 forecasts for Thailand:  
Inflation – no more than 1%  
GDP growth – 2.7%.



### A SAFE INVESTMENT ENVIRONMENT

Construction and development land in Phuket is limited, not only because it is an island but also due to stringent building height regulations and the presence of numerous national parks.

All these factors are crucial to the enduring profitability of real estate on the island. If you own an apartment in Phuket, you can expect its value to increase by 5-7% per year.





## LOCATION

## LAYAN GREEN PARK

If you've been looking for a quiet living space that also embraces a European lifestyle, this is the perfect place for you. Nestled amidst the ocean, Sirinat National Park, a group of five-star hotels, and the luxury Laguna Resort, LAYAN GREEN PARK promises a luxurious and unique atmosphere.

|   |                          |  |  |
|---|--------------------------|---|--|
| ① | LAYAN BEACH              | 2 MIN   |  |
| ② | LAGUNA                   | 2 MIN   |  |
| ③ | AQUAPARK                 | 10 MIN  |  |
| ④ | AIRPORT                  | 20 MIN  |  |
| ⑤ | PIER                     | 25 MIN  |  |
| ⑥ | ROBINSON SHOPPING CENTER | 25 MIN  |  |
| ⑦ | PHUKET TOWN              | 40 MIN  |  |



#### EXPERIENCE A SUNSET BY THE SEA

Imagine seeing an elephant strolling along the shore, riding a horse on the beach, enjoying a picnic with friends, or simply gazing at the calm, undisturbed waters. You can do all of this at Layan Beach in the northern part of Bang Tao.

LAYAN GREEN PARK is just a 700-meter walk away from the beach. You can either take a leisurely stroll or use the free shuttle service to get to the sea. Plus, with plenty of beach clubs around, you can relax in comfort with a refreshing cocktail in hand.



#### GET IN TOUCH WITH NATURE

Have a weekend adventure at the elephant sanctuary, just a 15-minute drive from LAYAN GREEN PARK. Here, elephants live in a home that's very similar to the wild. They don't carry tourists on their backs, but they're happy to swim with you and eat right from your hands.



#### DISCOVER NEW TASTES

Enjoy a meal at Porto de Phuket or Boat Avenue where you can find Italian, French, Mexican, and other types of food. Or, make a special dinner for your friends and family. Shops like Central, Macro, and Lotus can help you with this and are open from morning to night. They offer a mixture of both local and international foods, wines, and fruit.



#### PLAY GOLF

Laguna Golf Phuket is one of the best golf clubs, not just on the island but in all of Thailand. With beautiful lagoons, coconut groves, and wavy fairways, you can try golf for the first time or work on improving your skills.

15 MIN

TESCO LOTUS  
AND MACROS  
SUPERMARKETS,  
ALONG WITH THE  
BOAT AVENUE MALL

5 MIN

LAGUNA DISTRICT  
TENNIS COURTS  
GOLF COURSES  
SPA



# LAYAN GREEN PARK

2 MIN

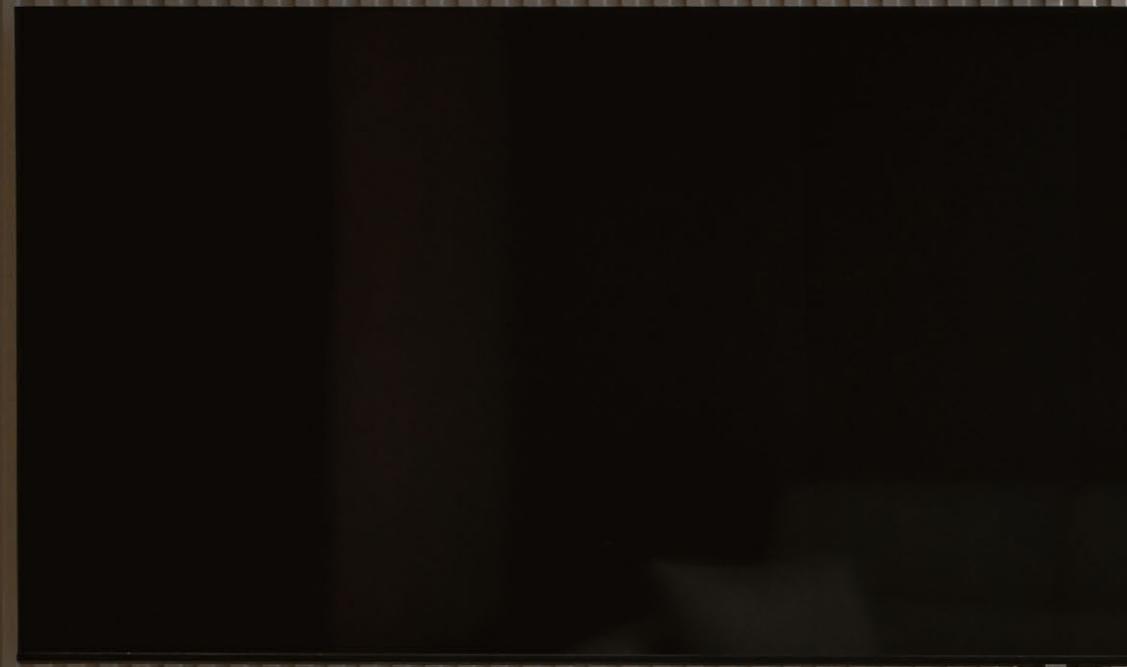
LAYAN BEACH,  
SHUTTLE TO THE  
BEACH

20 MIN

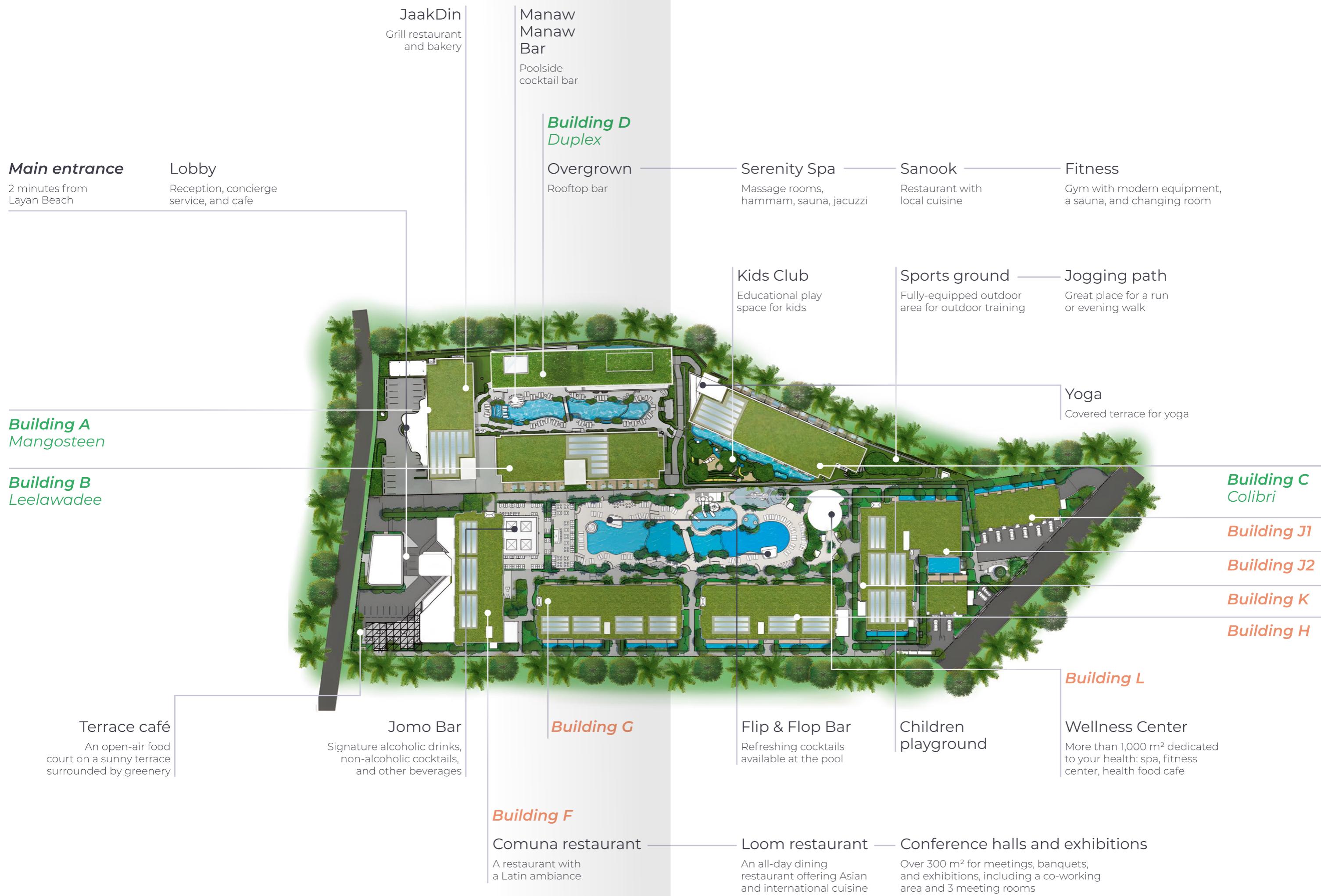
AIRPORT



## INFRASTRUCTURE



IT'S NOT JUST ABOUT  
SQUARE METERS;  
IT'S ABOUT THE LIFESTYLE



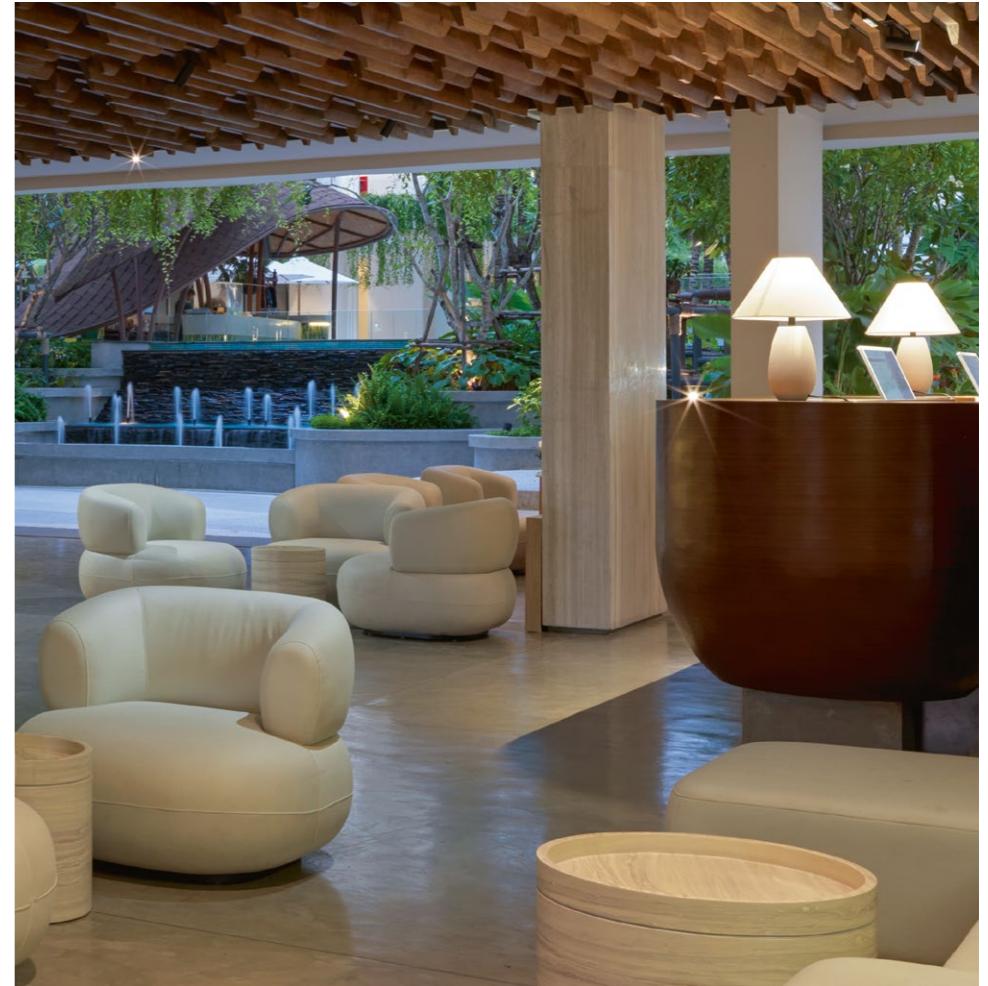
# 40%

## INFRASTRUCTURE AREA

Layan Green Park is a 5\* hotel with everything you need for a comfortable stay. It's great for owners and visitors alike. You'll find swimming pools, restaurants, spas, bars, a supermarket, gyms, and rooms for events and exhibitions. Plus, the service quality meets international standards.

In the lobby, you can easily ask for room service, arrange for a ride, book a shuttle bus, and more.

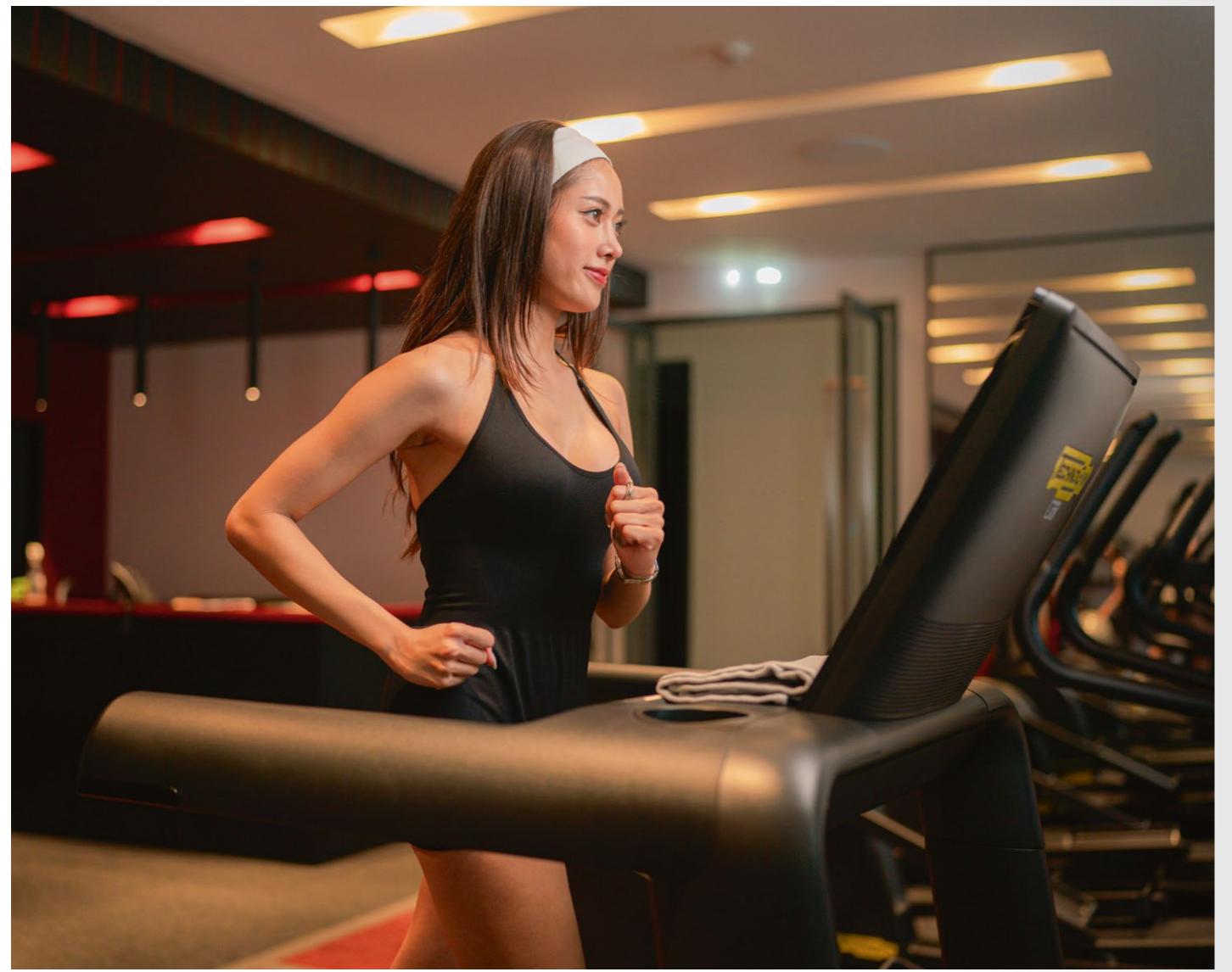
While you're settling in or moving out, you can relax and enjoy some drinks.





START A NEW DAY WITH A DIP IN ONE OF OUR  
5 REFRESHING POOLS

There are two big pools ranging from 0.9 to 1.8 meters deep, and they have special shallow sections just for kids that are only 0.3 meters deep. Plus, buildings C, D, K, and J2 each have their own separate pools. Our advanced three-step water purification system by Poolnologies ensures that the water is perfectly clean, it's almost like swimming in natural drinking water. No more stinging eyes or chlorine smell!



Fitness center

#### YOU'LL NEVER MISS YOUR WORKOUT

Your home is a source of vitality, and to help you stay fit, there are two fitness clubs open 24 hours a day. If you love cardio, you can use the jogging and walking paths outside, do yoga on the terrace by the pool, or exercise at the outdoor sports area.





Spa



## A HOME FOR THE SOUL

A peaceful spot to relax and refresh yourself, using natural and organic products for your skin and body.



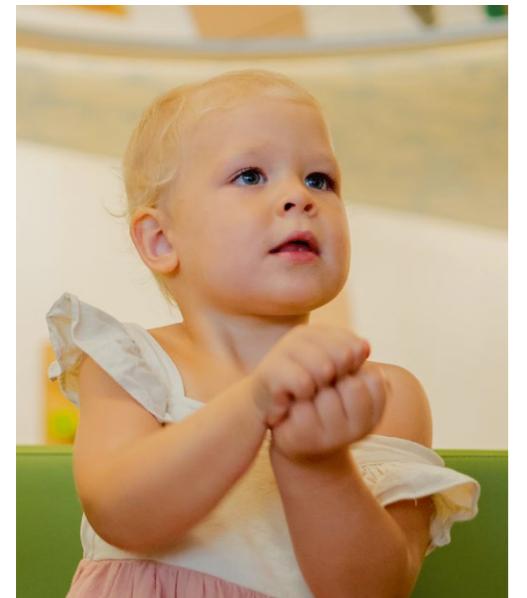
You can choose a spa with a jacuzzi and sauna for a small group, or visit a multifunctional spa with a range of relaxation programs.



Baths

KIDS CLUB

PLAYGROUND

KIDS POOLS WITH  
SLIDES

## WITH KIDS DAYCARE

The Kids Club is a special place for children, designed like a forest filled with magic, where they can learn and play indoors.

You can take it easy knowing that your kids are having fun with teachers and entertainers in the club. Each day is packed with new things to do: playing supervised games in the pool, logic and thinking exercises, and an outdoor playground for running, crawling, and jumping.





5 RESTAURANTS

POOL BARS

CAFE WITH HEALTHY FOOD



## GO ON A GASTRONOMIC TRIP

Our restaurants, cafes, and bars are an adventure for your taste buds. At LAYAN GREEN PARK, you can choose from over five spots offering chef's special dishes made from fresh, natural ingredients, along with fine drinks and unique cocktails.



Overgrown



Sanook



JaakDin





#### ROOMS FOR CONFERENCES, EVENTS AND EXHIBITIONS

Our modern meeting rooms provide comfort and functionality for successful business events.



#### ON-SITE GROCERY STORE

You don't have to go far if you want to cook dinner yourself or throw a small party – the ingredients are always nearby!

INTERIORS

# LAYOUT OPTIONS FOR EVERY SCENARIO



# +30

PHASE 1

Buying an apartment to rent out, live in, or maybe both? We have the right option for whatever you need.

No matter which option you choose, you can always count on a high level of comfort and great quality.

STUDIOS

30-48 m<sup>2</sup>

ONE-BEDROOM

45-81 m<sup>2</sup>

TWO-BEDROOM

91-144 m<sup>2</sup>

THREE-BEDROOM

121-131 m<sup>2</sup>

DUPLEXES

109 m<sup>2</sup>

CHOOSE AN APARTMENT



## PLANNING OPTIONS

LAYOUTS

PHASE 2

LAYOUTS

Standard

With access to the pool  
With terrace and jacuzzi

37-50 m<sup>2</sup>

Standard

With terrace and access to the pool  
With terrace and private pool

Standard

With access to the pool  
With terrace and private pool  
With terrace and jacuzzi

44-103 m<sup>2</sup>

Standard

Corner  
With terrace  
With terrace and access to the pool  
With terrace and private pool

Standard

With access to the pool  
With terrace and private pool  
With terrace and jacuzzi

54-154 m<sup>2</sup>

Standard

Corner  
With terrace and access to the pool  
With terrace and private pool

Standard

With terrace and access to the pool

148-166 m<sup>2</sup>

Standard

With terrace and access to the pool

With private pool

173-269 m<sup>2</sup>

With underground parking, terrace, and private pool  
With adjacent territory and terrace  
With private parking, private garden, and terrace

**LIGHTING**

Enjoy different lighting options with many light sources available

**PREMIUM FURNITURE**

from a manufacturer specializing in supplies for 5\* hotels in the USA and Dubai

**HIGH CEILINGS: 2.7-3.15 m**

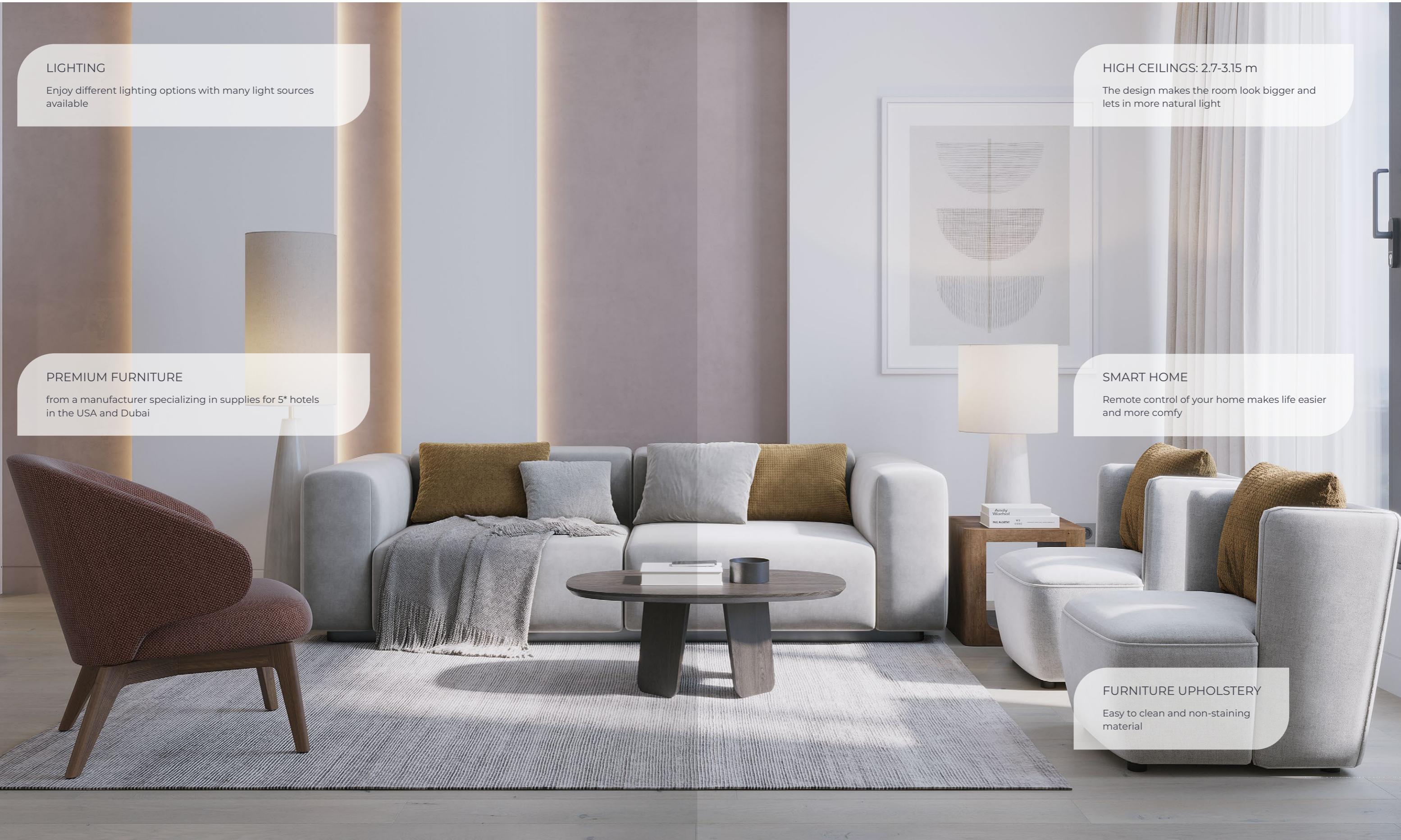
The design makes the room look bigger and lets in more natural light

**SMART HOME**

Remote control of your home makes life easier and more comfy

**FURNITURE UPHOLSTERY**

Easy to clean and non-staining material





KITCHEN FINISHING FROM  
MOISTURE-RESISTANT MATERIALS

ARTIFICIAL STONE TABLETOP

MECHANICAL EXTRACTION  
Easy to clean, long-lasting, and you don't  
have to change any filters

BUILT-IN FRIDGE

INDUCTION COOKER  
Safe, fast, easy to clean

WEAR-RESISTANT AND ANTI-SLIP  
SPC COATING

No harmful chemicals like formaldehyde are  
released when it gets hot because it doesn't use  
an adhesive base



#### A MATTRESS THAT ADJUSTS TO YOU

Experience the magic of a restful night's sleep, where you'll wake up feeling refreshed and energized.

#### FREESTANDING BATH

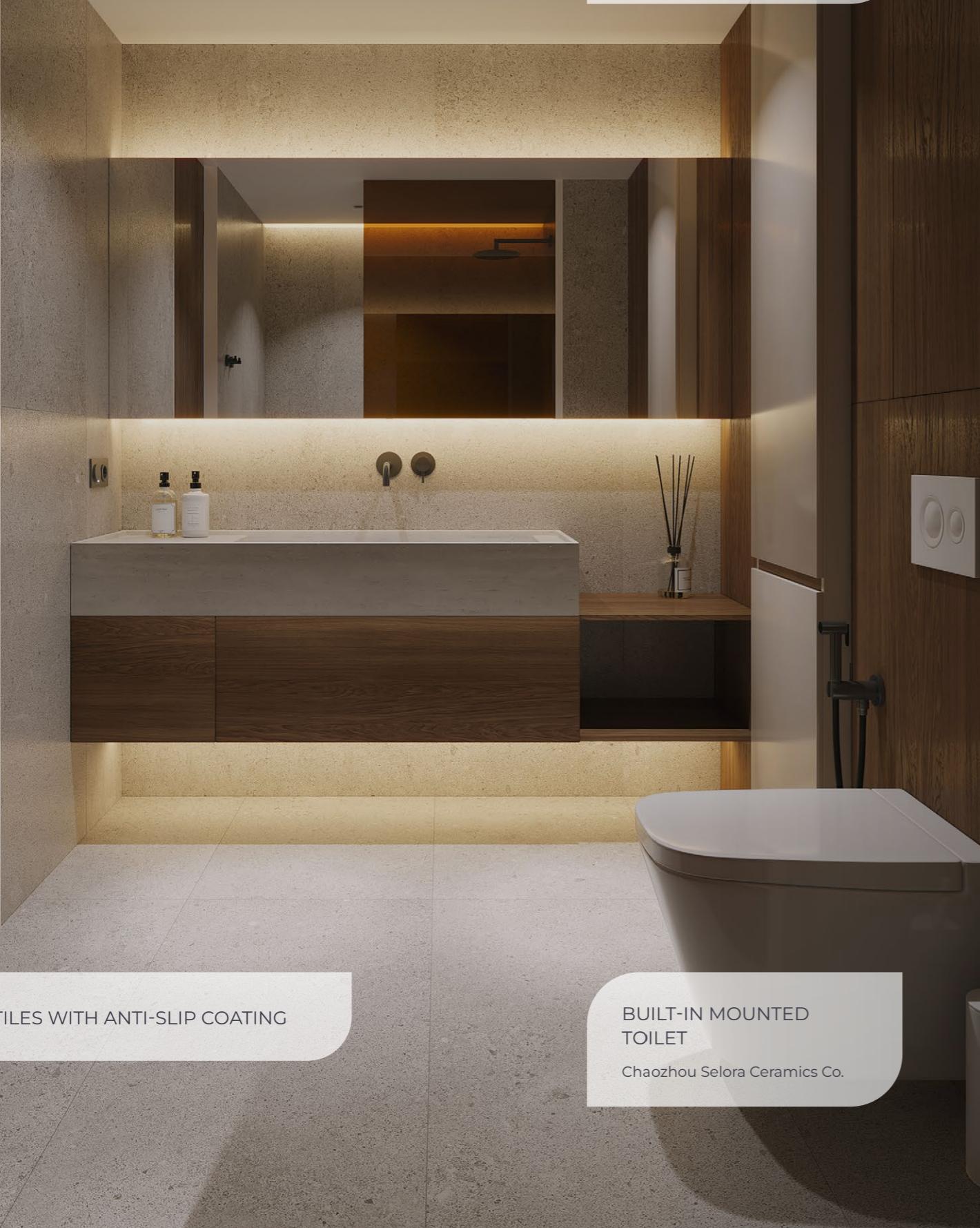
A luxurious bathroom designed to maximize comfort and style, creating a special spot for relaxation.

## A MIRROR FOR THE BEST SELFIES

Carefully designed mirror lighting will make your self-care more enjoyable

## EXTRACTION AIR CONDITIONING SYSTEM

Panasonic



## WATER-SAVING PLUMBING FIXTURES

Empolo

## CENTRAL HOT WATER SUPPLY

An inverter water heater centrally provides the entire complex with hot water. In Thailand, this technology is almost never used





#### BUILT-IN ERGONOMIC FURNITURE

A large number of drawers, a well-thought-out shelving system and spacious cabinets. The cabinet furniture is covered with moisture- and wear-resistant material.





#### MOISTURE-RESISTANT TERRACE FURNITURE

Reliability and durability thanks to quality materials.



TECHNOLOGY AND SERVICE

COMFORT AND  
CONVENIENCE  
IN EVERYTHING





## THE HIGHEST QUALITY SERVICES

### MANAGEMENT

You won't need to think about how to rent out your apartment or manage the arrival and departure of guests. Our management company looks after everything from listing the property on booking sites to paying your taxes! All you have to do is be ready to receive an annual report and your profits!

### CONCIERGE SERVICE

Our 5\* level service guarantees comfort during your stay. You can easily order a transfer, reserve a table at a restaurant, make spa appointment or order food to your room by simply calling us or leaving a request in the lobby. And if you want to celebrate a special event, our staff will be happy to help you order flowers, cake or decorate your room as you wish.

### MAINTENANCE AND REPAIR

Your property will always be in perfect condition because the hotel staff will carefully manage your apartment, including; cleaning, maintenance, and even repairs from small details to major works.

### LOYALTY PROGRAM

After you purchase an apartment, besides earning an income, you will automatically become a member of our exclusive club that grants you privileges and discounts from us and our partners.



THE PROJECT TEAM  
TALKS ABOUT OUR  
CONSTRUCTION  
PRINCIPLES



## TECHNOLOGY IS OUR EDGE AND YOUR ADVANTAGE

### ECOLOGY

The use of high-quality materials and advanced technologies reduces harmful emissions, pollution, and ecological damage. The use of solar panels alone in LAYAN GREEN PARK will reduce the carbon footprint of 1 person by 376 kg per year.

### CARING FOR YOU

By introducing advanced technologies such as the Smart Home system, innovative chlorine-free pool cleaning methods, UV-protected windows and more, we provide a healthier and more comfortable environment for residents. It also allows you to save up to 40% on utility bills.

### FUTURE COMPETITIVENESS

Environmentally sustainable projects are becoming more competitive in the real estate market and investments can yield high returns as value tends to increase over time thanks to consistently high demand.

# -40%

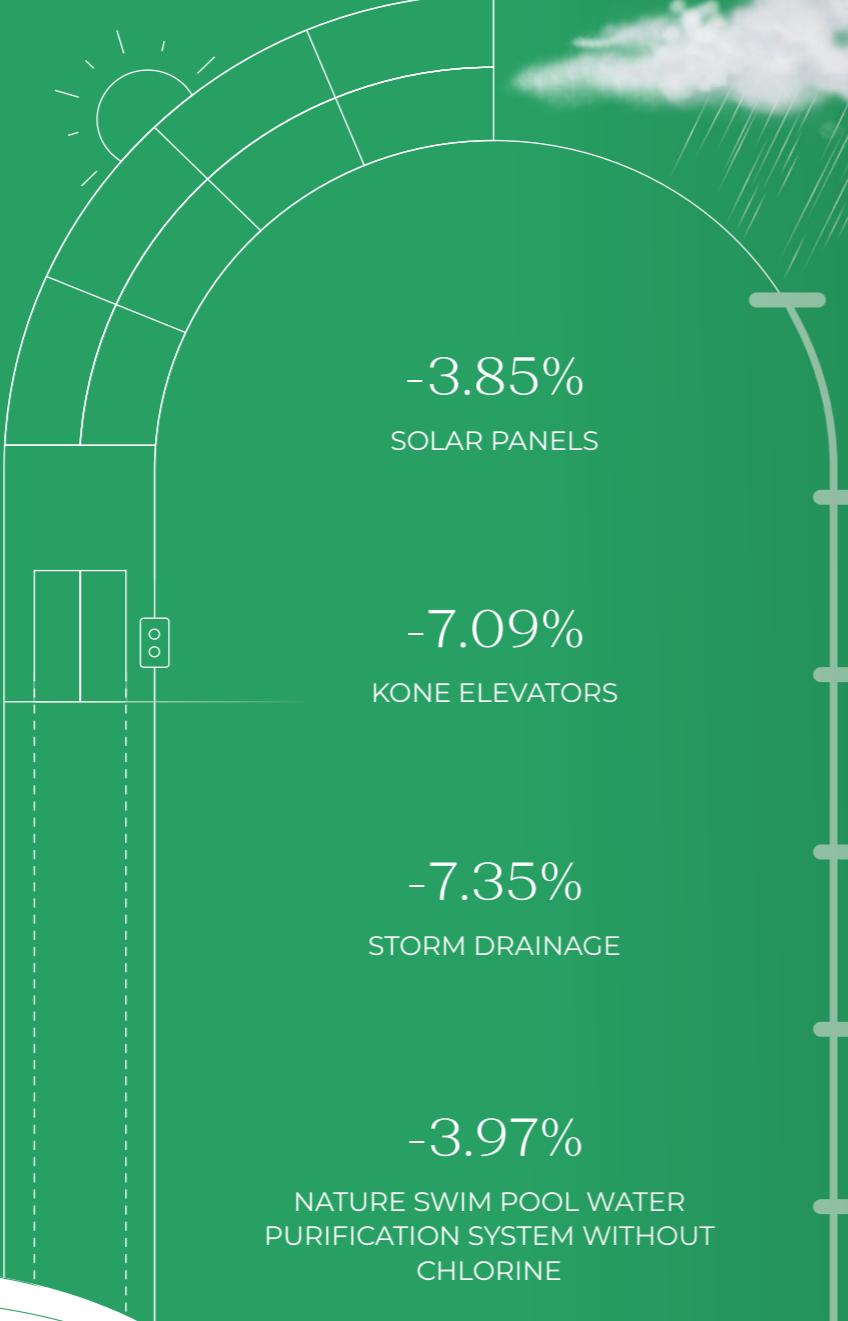
**EDGE** is an international standard for environmentally friendly buildings.

The system is a cloud-based platform designed to calculate the costs associated with environmental sustainability and utility savings.

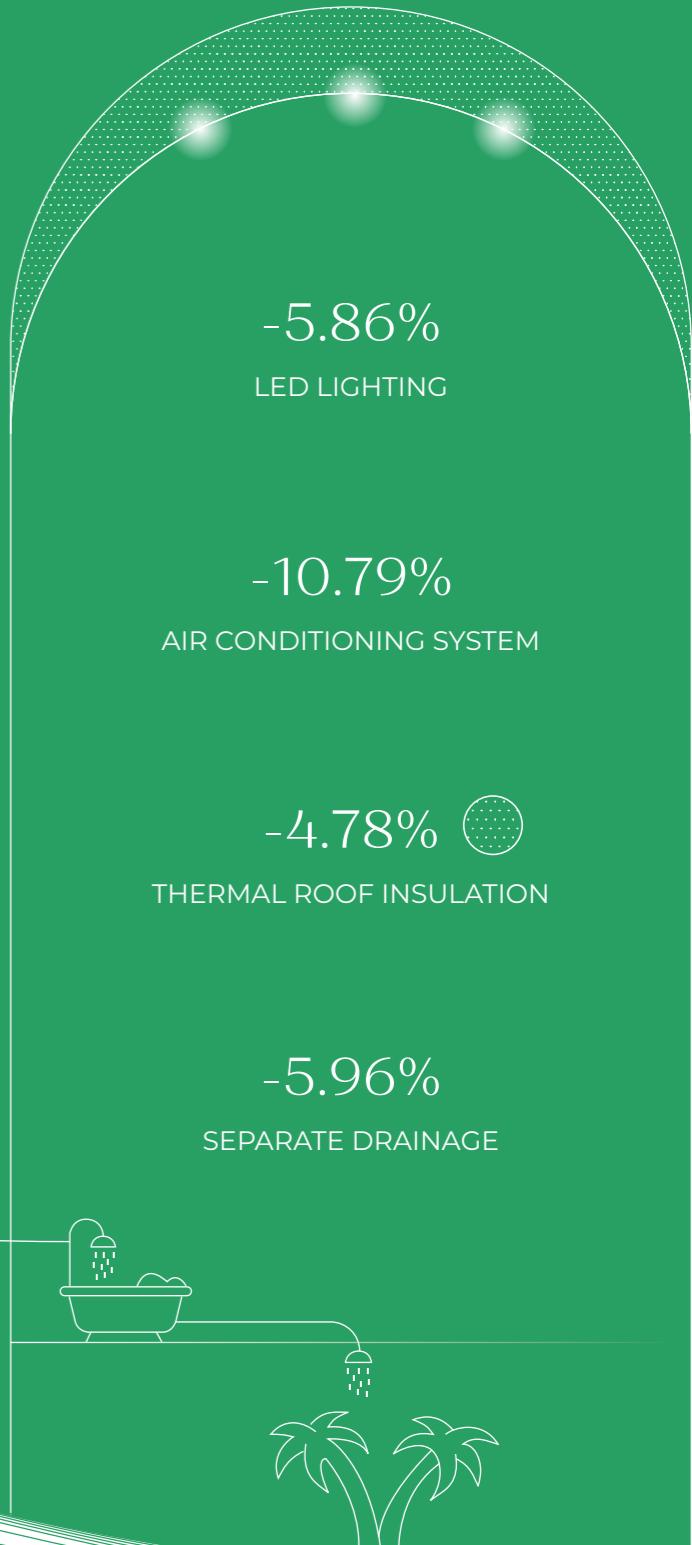
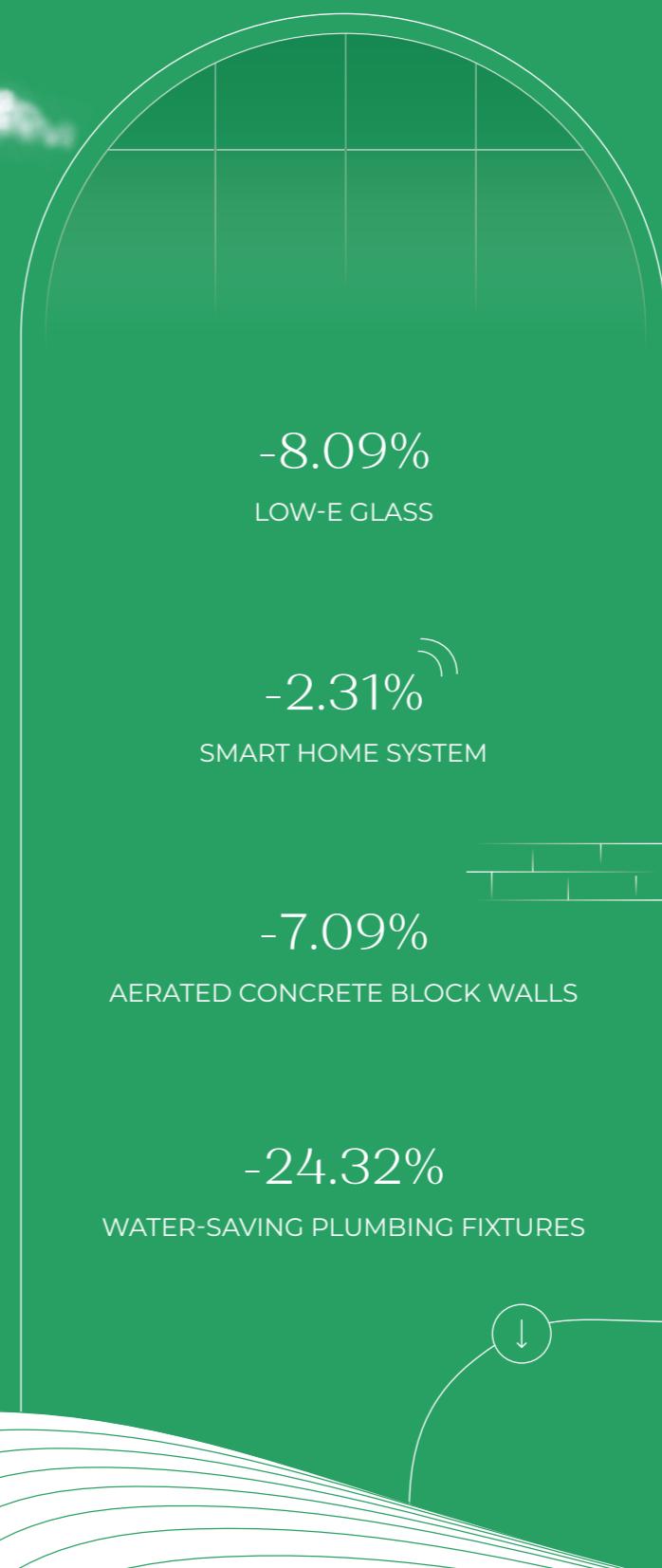
EDGE was launched in 2014 with the help of the Swiss State Secretariat for Economic Affairs. Certification is now supported by the UK government and is actively used in more than 170 countries.

The percentage savings show how much your costs will be reduced by thanks to the new systems.

All figures are approximate and may change slightly during construction.



## REDUCED WATER AND ELECTRICITY COSTS





# ABOUT US

# PARTNERS

## PROJECT TEAM

VillaCarte Group™ is not just a developer, it is a guarantee of reliability in Phuket. For over 10 years, we have been operating in the real estate market and have earned the trust of both clients and partners. We are masters in creating, managing, and maintaining premium resort properties in Phuket.

VillaCarte Group™ projects are more than just homes; they are inspiring spaces that offer unique living and investment opportunities, where luxury seamlessly blends into everyday life.

With us, you can be sure that you are choosing quality and first-class service.

## RDM

### ARCHITECTURE AND DESIGN

RDM has designed more than 100 properties in Thailand, including villa complexes, hotels and condominiums. Responsibilities for Layan Green Park: architectural, interior, landscape and engineering design.



### THE MAIN CONTRACTOR FOR MEP SYSTEMS WORK

MEW ENGINEERING SYSTEM is the main contractor for MEP systems work. The company was founded in 2002 and has earned an excellent reputation in the Thai market. MEW specializes in design and installation work in condominiums and 4-5\* hotels including world brands. The list of main works performed in the LAYAN GREEN PARK are: power supply, water supply, sewage and fire alarm systems.



### THE MAIN CONTRACTOR

SPS is a company with 20 years of experience in the Thai market and has built more than 18 real estate projects. They are the main contractor who will deal with the complex development of the LAYAN GREEN PARK project from the pit excavation to finishing works.



ARDOR Green specializes in green building certification. It has been in the market since 2005



Sunsear has 15 years of experience in the engineering and installation of solar systems



Laboratoria Prostranstva — a design and architecture studio with a rich portfolio of successful projects. Founded in 2001



Phuket Technology has been involved in automation in Phuket since 2015 and has 25 years of experience in Europe



Poolnologies has installed safe water cleaning systems for more than 370 pools in Asia since 2015



UNICORN company was founded in 2015 and specializes in hotel management

## Hisense VR

Hisense was founded in 2003 and deals with the manufacturing and maintenance of central air conditioners



Colliers are experts in attracting and managing real estate investments



KONE is a global leader in the lift and escalator industry. Founded in Finland in 1910

## CREATION 創述

Creation has more than 20 years of experience in the Hotel project furniture industry



Empolo is manufacturer of plumbing equipment on a by-order basis with experience since 2003



Phase 1

Project name: LAYAN GREEN PARK, 4 buildings, 7-storey. Total units 350: building A: 102 units, building B: 133 units, building C: 109 units and building D: 6 units. Project developer: Layan Green Park Co., Ltd. Registration number: 0835562015261. Registered address: 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket, Thailand 83110. Director: Ms. Vera Piankova, Mr. Paul Crosio. Registered capital of the company: THB 84,000,000. Project Location: 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket, Thailand 83110. Land title deed number: 36931. Total Project Area (as started in title deed submitted for Building Permit): 5 rais 3 ngan 72.60 square wah (9940 square meters). Common property areas: approximately 4500 square meters.

Phase 2

Project name: LAYAN GREEN PARK Phase 2, 5 Buildings, 2 and 7-storey. Total units 386: building F: 90 units, building G: 129 units, building H: 82 units, building K: 76 units, building J1: 6 units and building J2: 3 units. Project developer: The Phuket Family Garden Company Limited. Registration number: 0835563004301. Registered address: 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket, Thailand 83110. Director: Ms. Vera Piankova, Mr. Paul Crosio. Registered capital of the company: THB 100,000,000. Project Location: 147 Moo 6 Cherngtalay Sub-District, Thalang District, Phuket, Thailand 83110. Land title deed number: 70026. Total Project Area (as started in title deed submitted for Building Permit): 7 rais 3 ngan 13.2 square wah (16673 square meters). Common property areas: approximately 6100 square meters.

The material presented in this document is for informational and advertising purposes only. It is not a public offer and is intended for preliminary familiarization with the property. More detailed information about the project can be found in the sales office or by phone below.