

A MAGICAL PLACE
FOR THE REAL YOU



LAYAN VERDE



Vadym Bukhkalov

Active projects

VillaCarte
Layan Green Park
La Vista Villas
La Green Hotel & Residence
Sabai Ecoverse

”

I have lived in Phuket for 11 years and am proud to say that my heart now belongs to this amazing corner of our planet. However, while traveling around the world and seeing a huge variety of magnificent modern projects, I often wonder: "Where is Phuket's unique project?" This island deserves something special.

I was inspired by this idea, and right now, before your eyes, we are creating history, a new trademark for the island – Layan Verde.

Maxim Spiridonov

Active projects

Reforma
Wonder Family
Netology
Foxford

”

I clearly see four fundamental reasons which can help us to create the best project on the island of Phuket:

1. Active growth of the Thai real estate market and its remoteness from geopolitical stress points.
2. The team of top specialists that we are forming for Layan Verde.
3. Modern construction technologies which are not widespread on the island of Phuket yet and they can let us create competitive advantages.
4. And the main is our ambitious dream of creating a future symbol of the island which encourages the team to do their best and even more.



Luxury life redefined

Layan Verde is where luxury is reimagined and becomes an integral part of a whole new lifestyle. The Layan Verde project is created for people who value not only material comfort but also uniqueness, harmony with nature, and a progressive lifestyle. Layan Verde will become your home, something we all hope to find in this world.



An aerial photograph of the ocean, showing dark teal water with white foam from breaking waves. The text "Phuket. Inspiration" is overlaid in a white, cursive font on the left side of the image.

Phuket.
Inspiration

Phuket before



XVII-XX CENTURIES

Phuket was famous for tin mining. However, by the 1980s, it became clear that the industry was causing irreparable harm to the environment.

Then, locals organized mass protests against the construction of new factories.

In 1992, the last tin mine was closed.

Phuket now



XX-XXI CENTURIES

Today, Phuket is a popular resort island that combines natural beauty with entertainment. The openness and smiles of the locals create a warm atmosphere of hospitality.

Everyone who visits here experiences unforgettable emotions and impressions. The joy of new discoveries and the richness of local culture leave a lasting impression in the heart.



Nature and infrastructure

Here, the pristine beauty of nature exists side by side with the latest achievements of civilization, including fast internet, digital services, and world-class shopping.



Community

Phuket's multinational community fosters a unique environment conducive to networking, broadening social horizons, and enriching life experiences.

30 000 foreigners constantly living on the island;

5th place in the world for Thailand in the health system efficiency rankings (GHS Index);

15 international schools opened on the island in the last 20 years;

15 religious world communities have representative offices in Phuket.



Tourism

In 2023, according to analytics of World Population Review portal, Thailand ranked the 8th place on the list of the most visited countries in the world.

At the beginning of March 2024, more than 6 million people had already arrived in Phuket.

It makes real estate on the island of Phuket in demand when renting out, your investment can pay off on average for 7-12 years.

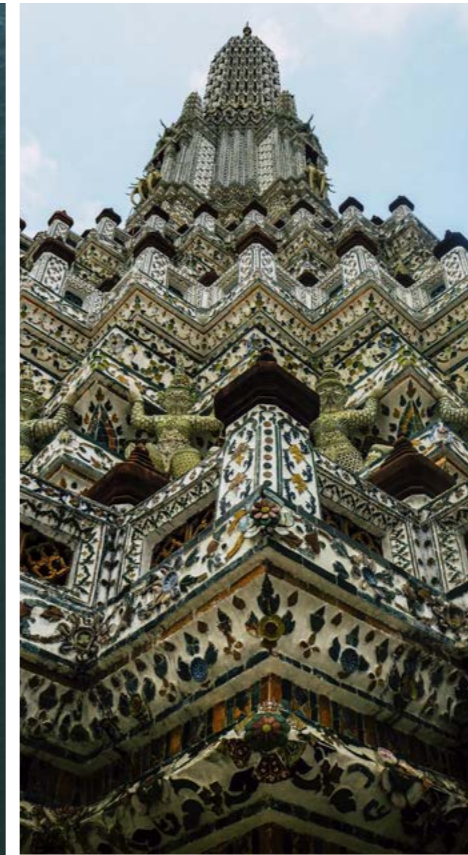


Stable economy

For two decades, the Thai baht has steadily strengthened against major world currencies. Thailand's economy grows through tourism, trade, and manufacturing.

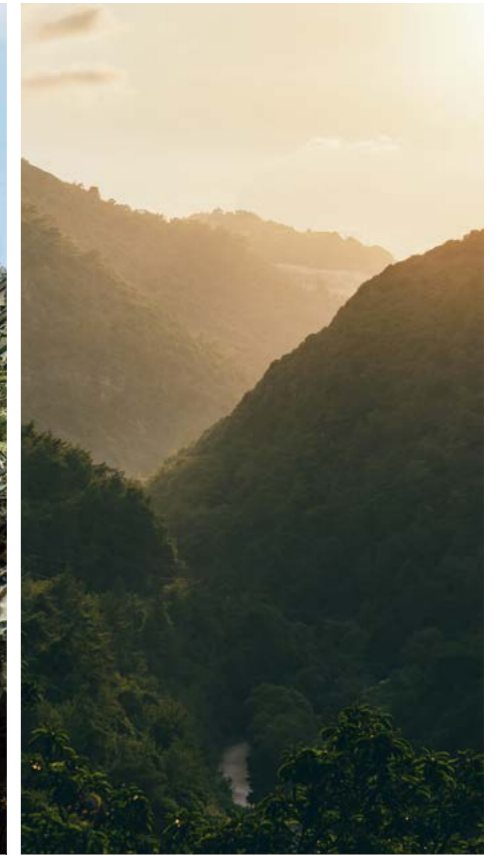
Inflation: up to 3%;

GDP Growth: +4.5%.



Political stability

Thailand remains uninvolved in international military and economic conflicts but also maintains good relations with its neighbors.



Limited real estate supply

Construction land in Phuket is scarce:

≈ 20% of the island is available for residential development;

23 meters or 7 floors is maximum building height;

in 2024 legislation is expected to be passed that will further limit private construction zones and building heights.

The Andaman Pearl

Phuket is not just white sandy beaches and the clear waters of the Andaman Sea. The island is famous for its diverse landscapes, featuring hills with magnificent views, dense jungles enveloping you with the sounds of the tropics, caves with high arches, noisy waterfalls, and mountain rivers.

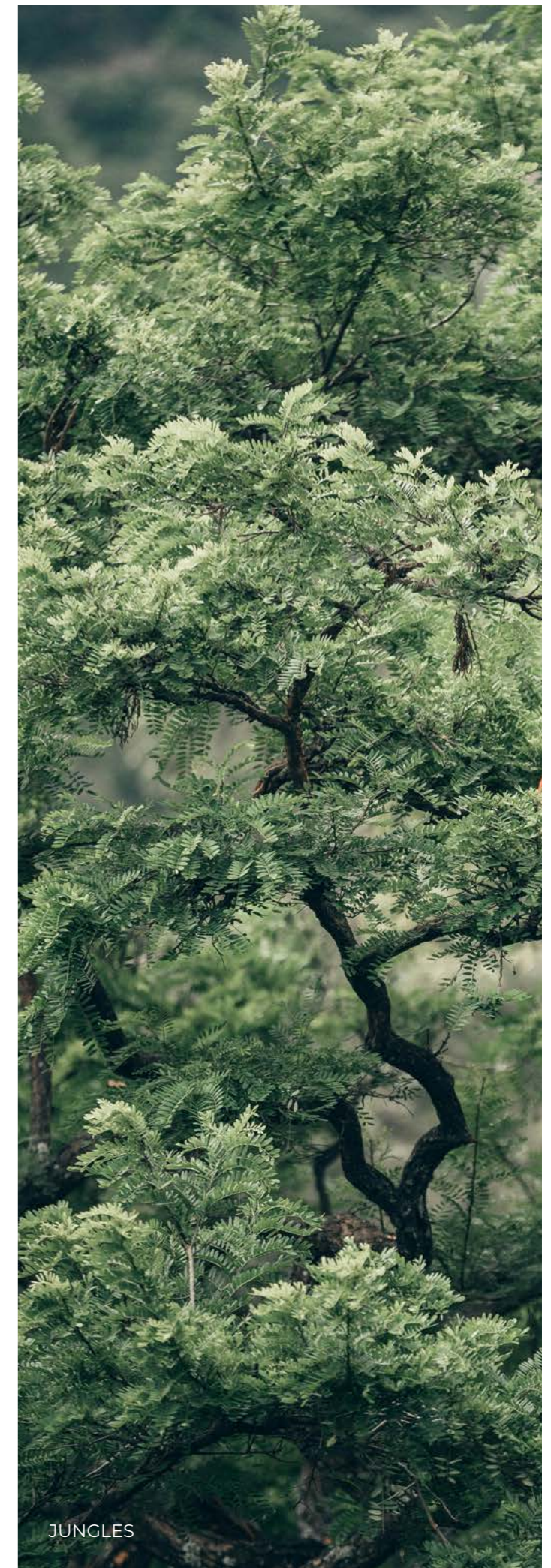




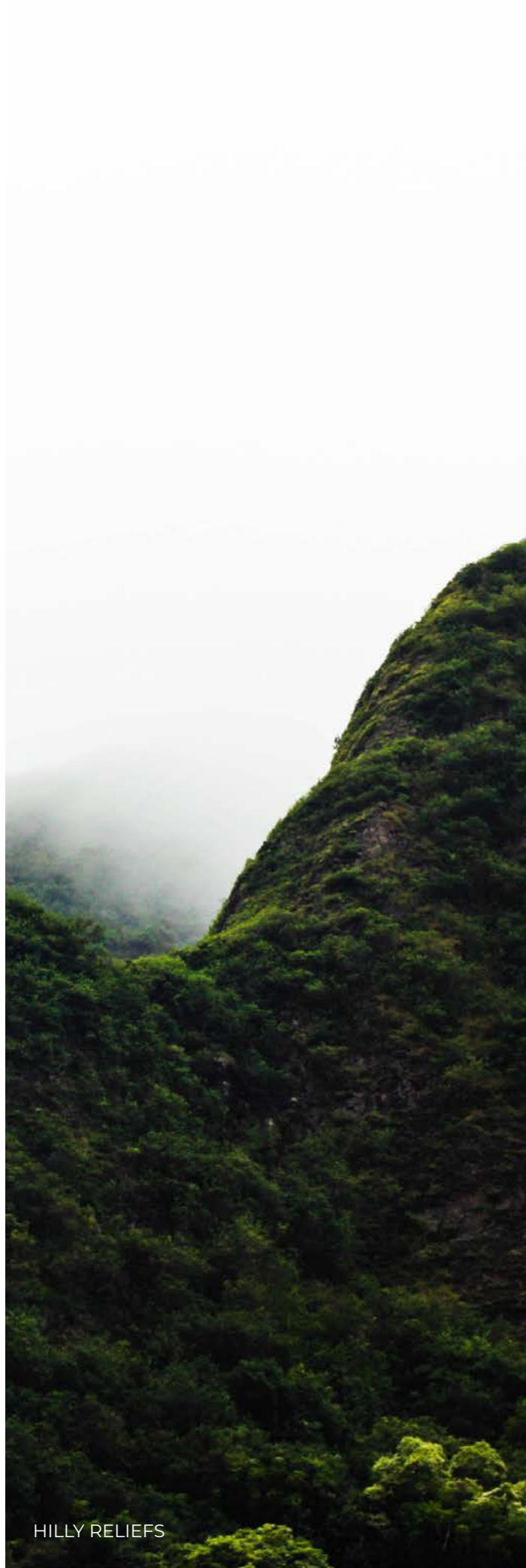
BAYS AND ISLANDS



CAVES



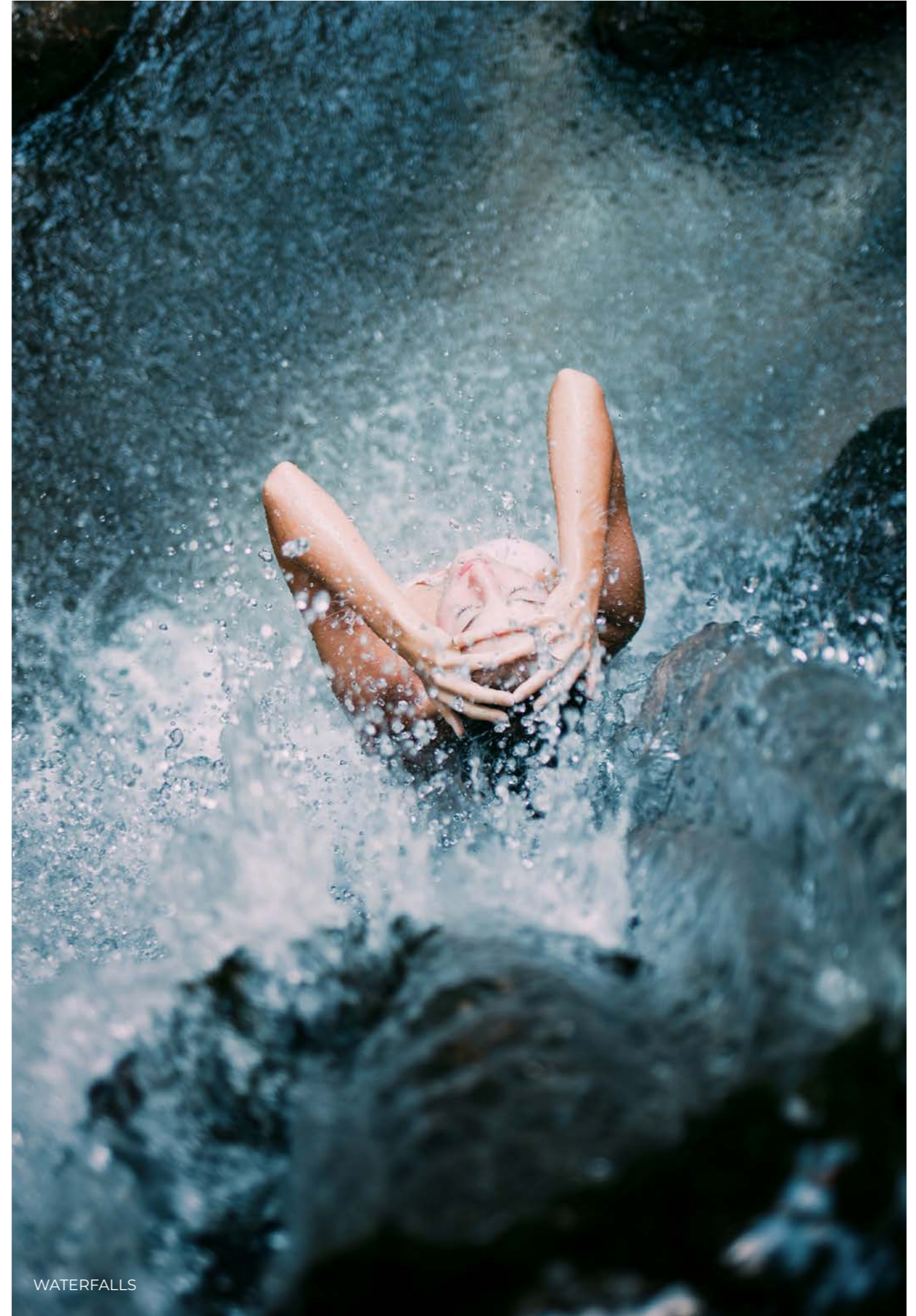
JUNGLES



HILLY RELIEFS



MOUNTAIN RIVERS



WATERFALLS



LAYAN VERDE

ALL PEARLS IN ONE PLACE



THE PROJECT WILL BE IMPLEMENTED AND PUT INTO OPERATION IN PHASES
IN 2027

Mohammed Adib

Dewan

41 position

World Architecture Top 100

3 position

Regional Top 10 Africa

5 position

Regional Top 10 Middle East

Completed projects

Dubai Harbour Residential (UAE)

Solforest Ecopark (Vietnam)

Dragon Tower (Vietnam)

Yas Island Hotels (UAE)

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From our first meeting, it was clear that Vadym's vision for Layan Verde matched my ambitions as an architect.

Instead of just designing a building, we set out to create an environment that would allow you to enjoy the surrounding world. Our goal is not just to construct a building; we want to create a landmark project that embodies a unique lifestyle.



LAYAN VERDE ADHERES TO THE CONCEPT OF BIONIC ARCHITECTURE WITH A FOCUS ON ENERGY EFFICIENCY, SUSTAINABILITY, AND INSPIRATION FROM NATURE.

BIONIC ARCHITECTURE

ARCHITECTURAL
SOLUTION

Bionic architecture

- 01. Organic, flowing facades
- 02. A natural extension of organic forms
- 03. Cutting-edge technologies in construction
- 04. Panoramic glazing
- 05. Terraced construction

TERRACED
CONSTRUCTION

Thanks to Layan Verde's thoughtful architectural design, you'll enjoy stunning sea views and spaces bathed in daylight, while also experiencing privacy and seclusion.



HILLTOP
POOL

JUNGLE
POOL

SKY
BRIDGE

WATERFALLS

STREAMS
AND PONDS

TROPICAL
GARDEN

MEETING
POINT

A unique blend of architecture and nature

The Layan Verde landscape creates a unique ecosystem where each tree and stream becomes an integral part of the living world surrounding the project. We aim to restore the area's natural balance, for instance, by creating a favorable environment for birds to live in, instead of displacing them from their habitat.



BIONIC ARCHITECTURE

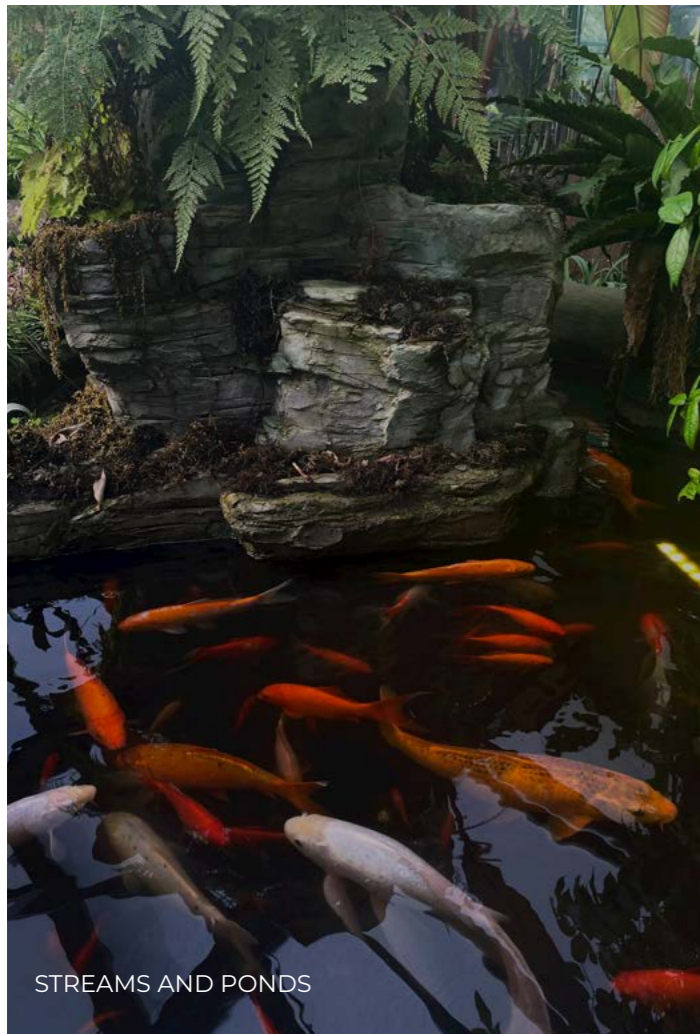


HILLTOP POOL

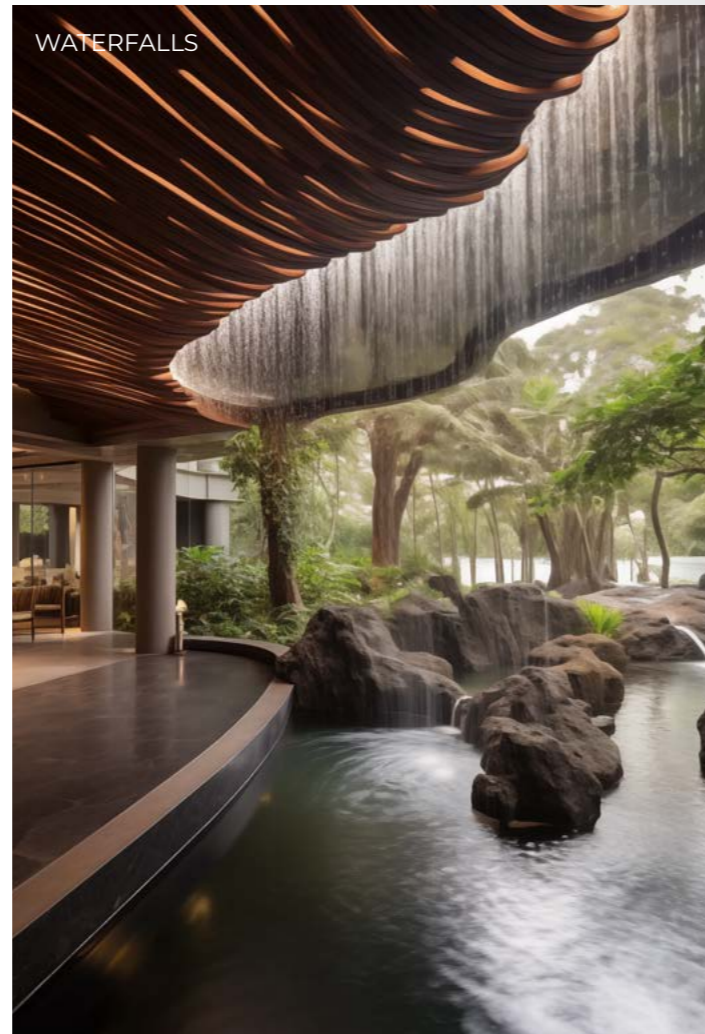
SKY BRIDGE



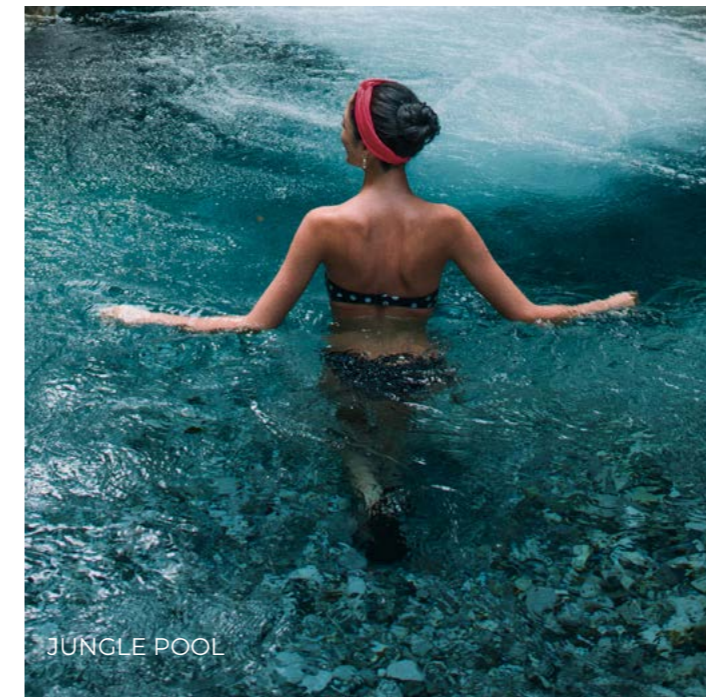
MEETING POINT



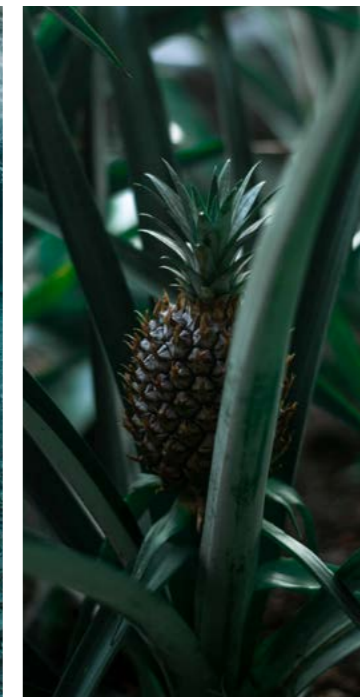
STREAMS AND PONDS



WATERFALLS



JUNGLE POOL



TROPICAL GARDEN

LOCATION

*Bang Tao
is simply beyond
compare*

LOCATION

The most sought-after area on the island

Layan Verde is located on the west coast of the island, just 800 meters from the magnificent Layan beach. This area is surrounded by a national park, a 7 km-long sandy coast, as well as five-star hotels and the Laguna resort. According to 2022-2023 data, Bang Tao is the top destination for real estate rentals and purchases.

- 1 LAGUNA
- 2 PORTO DE PHUKET
- 3 MACRO & TESCO LOTUS
- 4 BLUE TREE
- 5 HEADSTART INTERNATIONAL SCHOOL

20 MINUTES | AIRPORT

800 METERS | LAYAN BEACH



THE COASTAL AREA IS RECOGNIZED AS A PROTECTED AREA

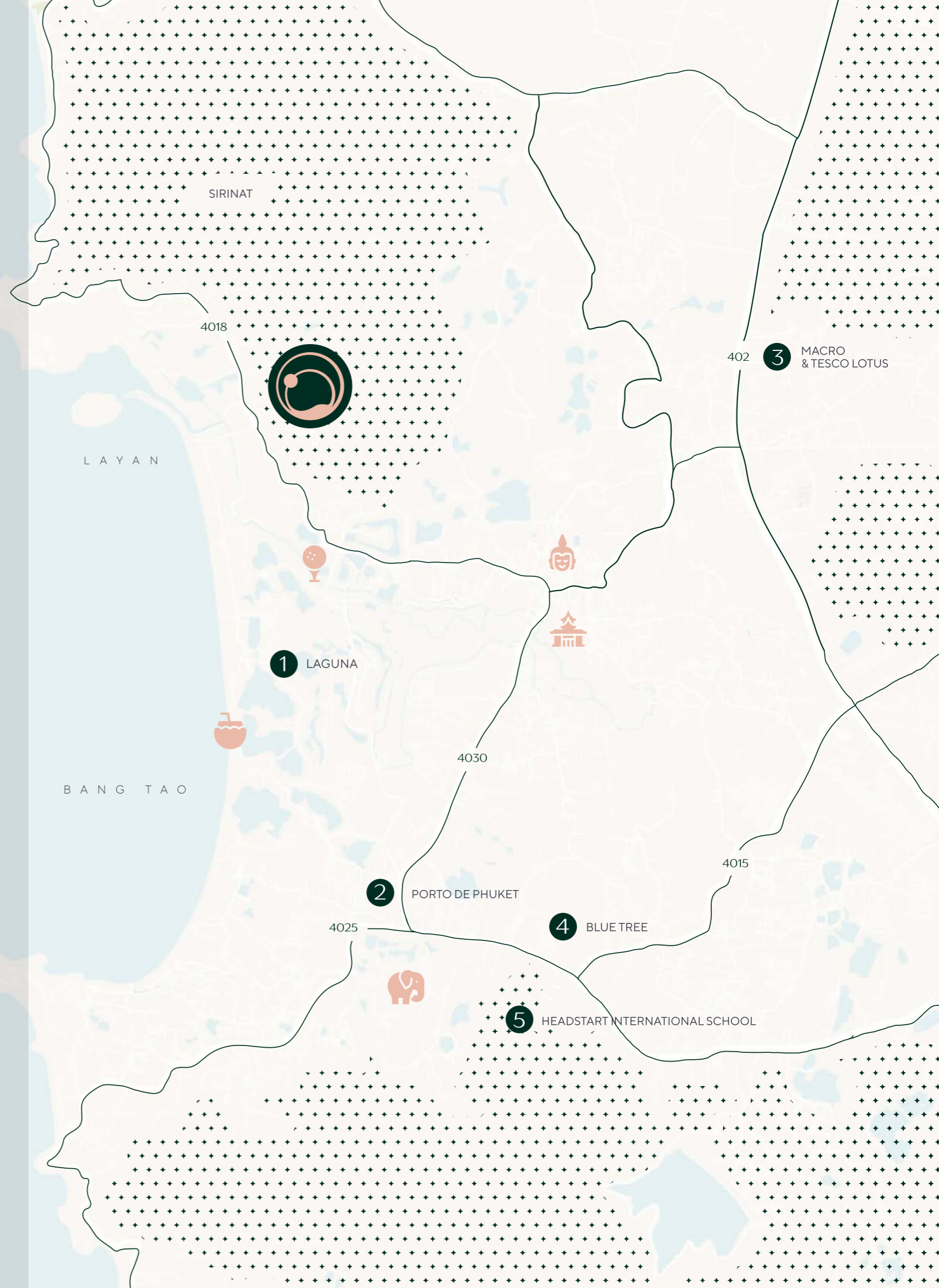
NAITHON

SIRINAT

LAYAN

BANG TAO

KAMALA



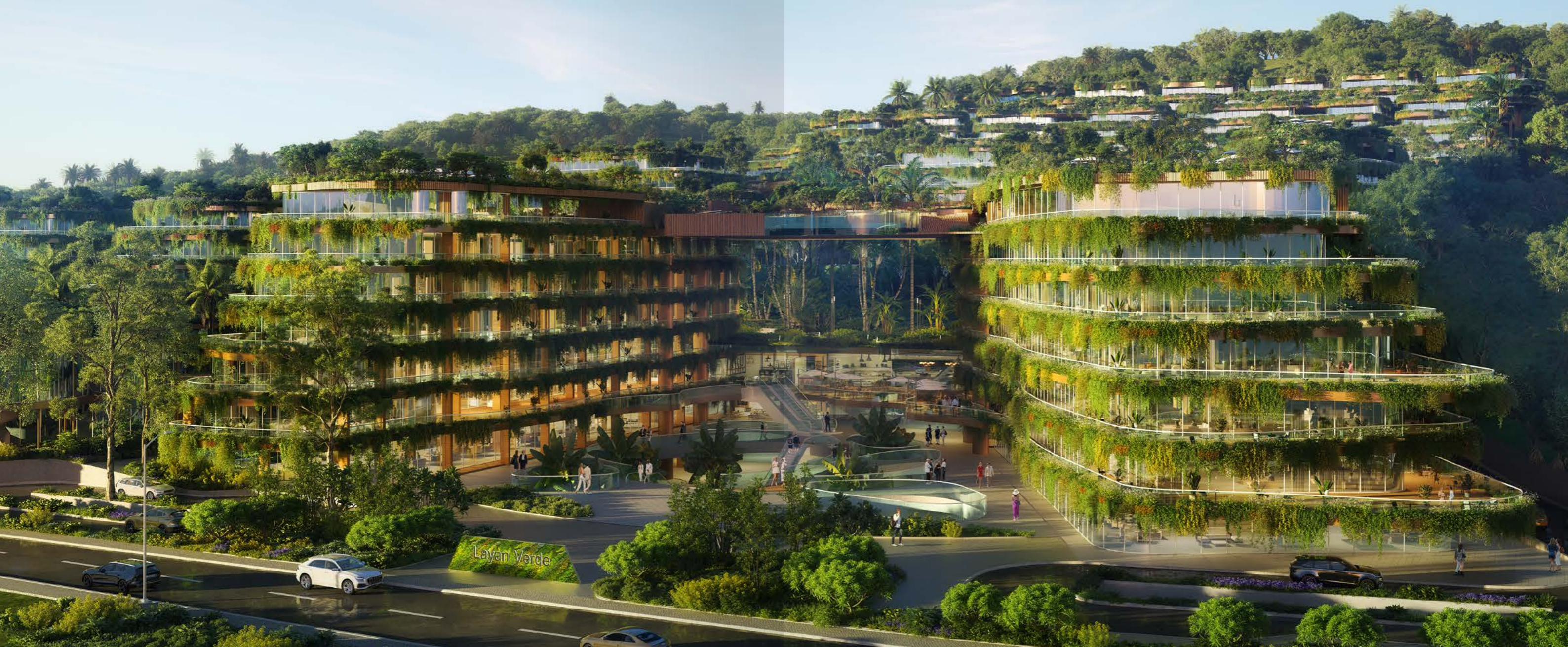


Enjoy the sunset by the sea, play golf with friends, discover new flavors in one of the restaurants on Boat Avenue – everything exciting is nearby!



If you're planning a long-term stay in Phuket, don't worry about your children's education. A leading international school is just a 10-minute drive away.

*Feel life
in every moment*



A self-sufficient mini-city

40%

of the project area is occupied by internal infrastructure.

Layan Verde is not only a hotspot for Phuket's visitors but also for residents across the city. It encompasses 108,000 square meters of meticulously planned infrastructure, where everyone will find something special for themselves and their children.

PROJECT INFRASTRUCTURE



16+ RESTAURANTS

Immerse yourself in a world of flavors: over 16 venues ranging from cozy coffee shops and small bakeries to a luxurious rooftop restaurant with panoramic views of Layan beach.



SHOPPING CENTER

Layan Verde is a unique project in Phuket that includes an on-site shopping center. This makes for an even more comfortable lifestyle, allowing you to save time with shopping just a short walk away.

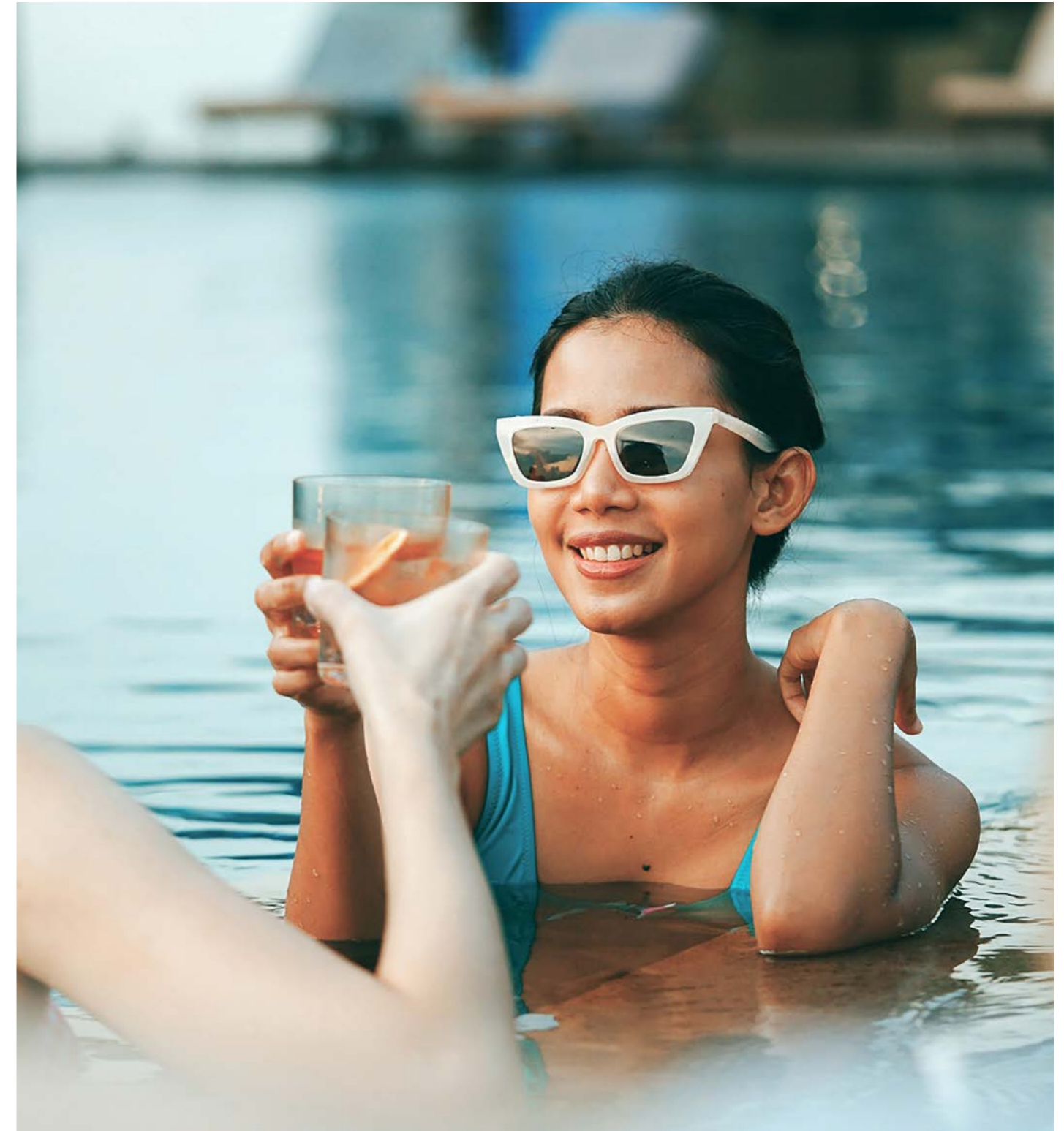


HOTELS 5*



KIDS CLUB

Two kids clubs and a playground complete with colorful slides, swings, and engaging activities – every child will find something they love!



OCEAN CLUB

At the heart of the project is an endless pool offering panoramic sea views, accompanied by restaurant and bar areas. This is the perfect spot to spend your weekends enjoying the sunshine and soaking in the unique atmosphere.



PET-FRIENDLY

Layan Verde welcomes your pets. We offer special walking areas and a paw-washing station in the lobby. Additionally, a grooming salon is available, where your pets will receive loving and attentive care.



TAKE TIME FOR YOURSELF

Relax in one of the three spa centers with saunas, jacuzzis, and massage treatments.

GYMS AND SPORTS FACILITIES



There will be 5 gyms available throughout the territory, each located within 200 meters of your residence. Additionally, there are courts designed for paddle tennis, badminton, yoga, and mini-golf. Here, you'll discover everything for a healthy lifestyle and active recreation!

COWORKING SPACE







An ideal space to concentrate and work effectively, host business meetings, or engage in important negotiations with partners. Our coworking spaces are fully equipped with everything you need: meeting zones, conference rooms, and, of course, coffee for your comfort and productivity.




BRANDED LUXURY HOTEL & RESIDENCE

4* HOTEL DUSIT COLLECTION & DUSIT RESIDENCE





ZONE A

-  Relaxation areas
Pool + pool bar
-  Food
24-hour cafe with edible garden
Upscale restaurant + bar
Rooftop bar
Lobby bar
Casual restaurant indoor and outdoor
Specialty dining indoor and outdoor
-  Sports, health and beauty
Wellness spa center
Gym
-  Other
Conference and meeting rooms



ZONE B

-  Relaxation areas
Pool + pool bar




ZONE C

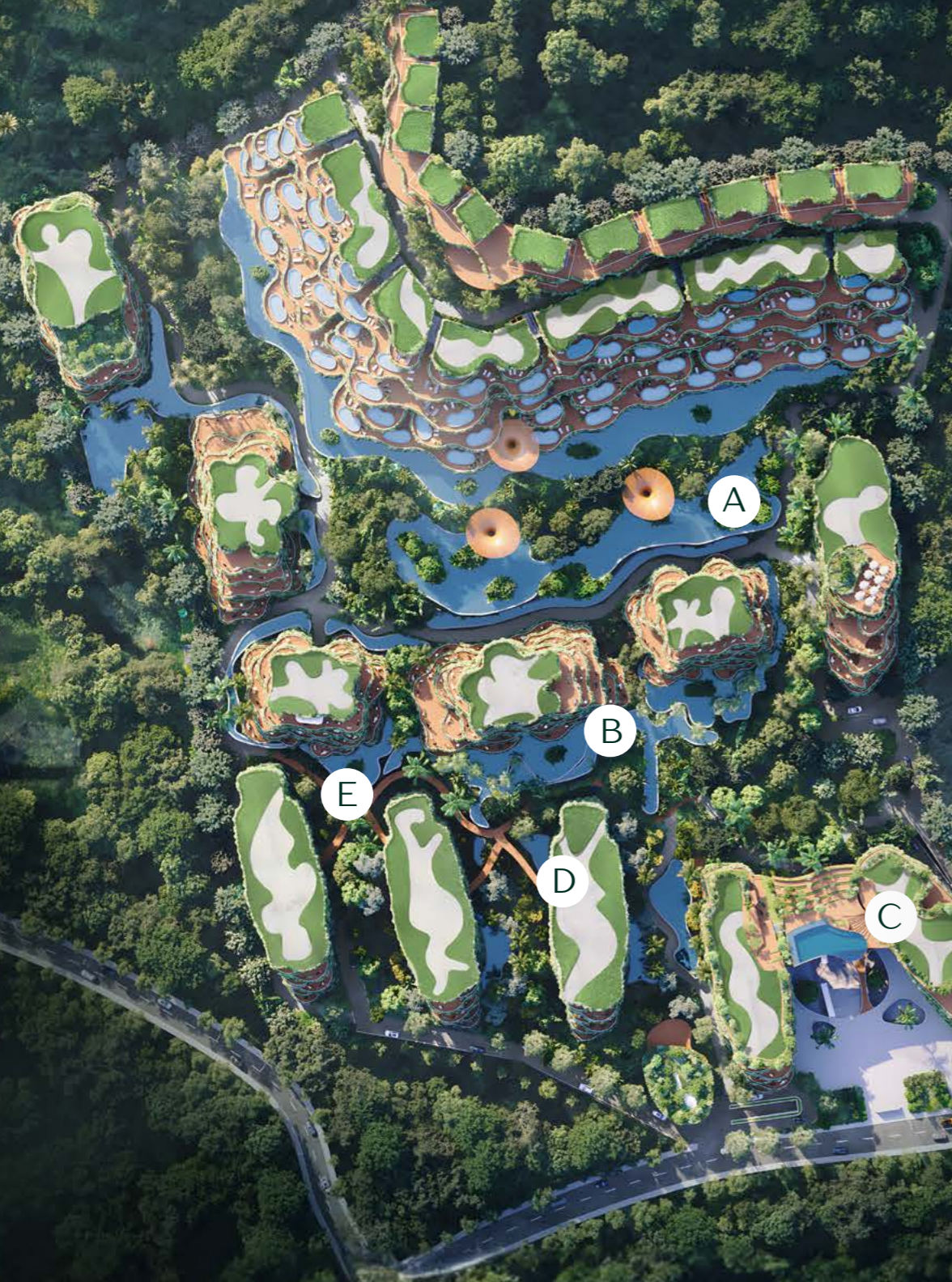
-  Relaxation areas
Ocean Club
-  Food
Cafes and restaurants with sea views
24-hour cafes
Bakeries and coffee shops
Conceptual and casual restaurants
Bars
-  Sports, health and beauty
Spa and gym
Pharmacy
Hairdresser / Beauty salon / Cosmetology clinic
Sports ground for padel, badminton, etc.
Mini golf
-  Other
Entertainment center
Coworking lounge / Serviced office
Lifestyle or convenience stores
Pet grooming salon
Outdoor event space with wedding chapel and wedding garden
Laundry

ZONE D

-  Relaxation areas
Relaxation areas
Kids club indoor and outdoor
Water park
Pool
-  Food
24-hour cafe indoor and outdoor
Concept restaurant indoor and outdoor

ZONE E

-  Relaxation areas
Children playground
Pool
-  Food
Cafe
-  Sports, health and beauty
Gym + sauna



*Every window
is a picture*

MOHAMMED ADIB





A LUXURY CONDOMINIUM
MANAGED BY A 5* HOTEL

- 1. 5* Hotel
- 2. For investment
- 3. For investment / For residence
- 4. For investment / For residence
- 5. For investment / For residence
- 6. For residence

B 4* HOTEL DUSIT COLLECTION
& DUSIT RESIDENCE

- 1. 4* Hotel
- 2. For investment
- 3. For investment
- 4. For residence
- 5. For residence
- 6. For residence
- 7. For residence
- 8. For residence
- 9. For investment
- 10. Ocean Club

C COMMON AREAS

- 1. Shopping center
- 2. Sales office

- Phase 1
- Phase 2
- Phase 3



Choose your scenario

For living

PREMIUM

Studios 38-42 sq.m
1-bedroom 54-62 sq.m
2-bedroom 101-111 sq.m
3-bedroom 142-152 sq.m

LUXURY

1-bedroom 72-98 sq.m
2-bedroom 159-165 sq.m
3-bedroom 264-304 sq.m
4-bedroom 387-524 sq.m
5-bedroom 420 sq.m

For investment

PREMIUM

Studios 37-44 sq.m
1-bedroom 54-78 sq.m
2-bedroom 95-125 sq.m
3-bedroom 141-172 sq.m

LUXURY

1-bedroom 98-99 sq.m
2-bedroom 159-160 sq.m
3-bedroom 264-332 sq.m
4-bedroom 394-396 sq.m
5-bedroom 548-557 sq.m

When investing in apartments, you won't have to worry about rental logistics, such as managing guest check-ins and check-outs. Our management company handles everything, from listing the property on booking platforms to tax payments. Your role is simply to receive the annual report and enjoy the profits.

CHOOSE LAYOUT



Dusit

INTERNATIONAL

Unrivalled level of service

Dusit International is an international management company that was founded in 1948. The company's head office is located in Bangkok, Thailand. The Dusit International brand is known for its hotels, resorts and spas, which are situated all over the world.

70+ YEARS
in hotel industry

332+
in the Dusit International's
property portfolio

1.7 MILLION
loyalty group members

20+ COUNTRIES
on 4 continents



Advantages of cooperation with Dusit International

FIVE STAR SERVICE

Superior management and technical maintenance from Dusit International provides the ideal condition of your apartments.

INCREASED REAL ESTATE VALUE

World-famous properties are more attractive to investors and have a high level of trust, which increases their market value by 10-20% when they are sold.

INCREASED RENTAL INCOME AND EXPANDED CUSTOMER BASE

Partnership with a prestigious brand gives a possibility to set rents 15% above average. Access to loyal Dusit International clients will increase hotel occupancy by 7-10%.

DUSIT INTERNATIONAL LOYALTY PROGRAMME

Exclusive privileges and special offers for owners within the global Dusit International network.



*The spirit
of nature inside
and out*



Interior solutions

Each residence is a true work of art, created by the best designers. All apartments are equipped turnkey, from a premium furniture package to high-quality household appliances.

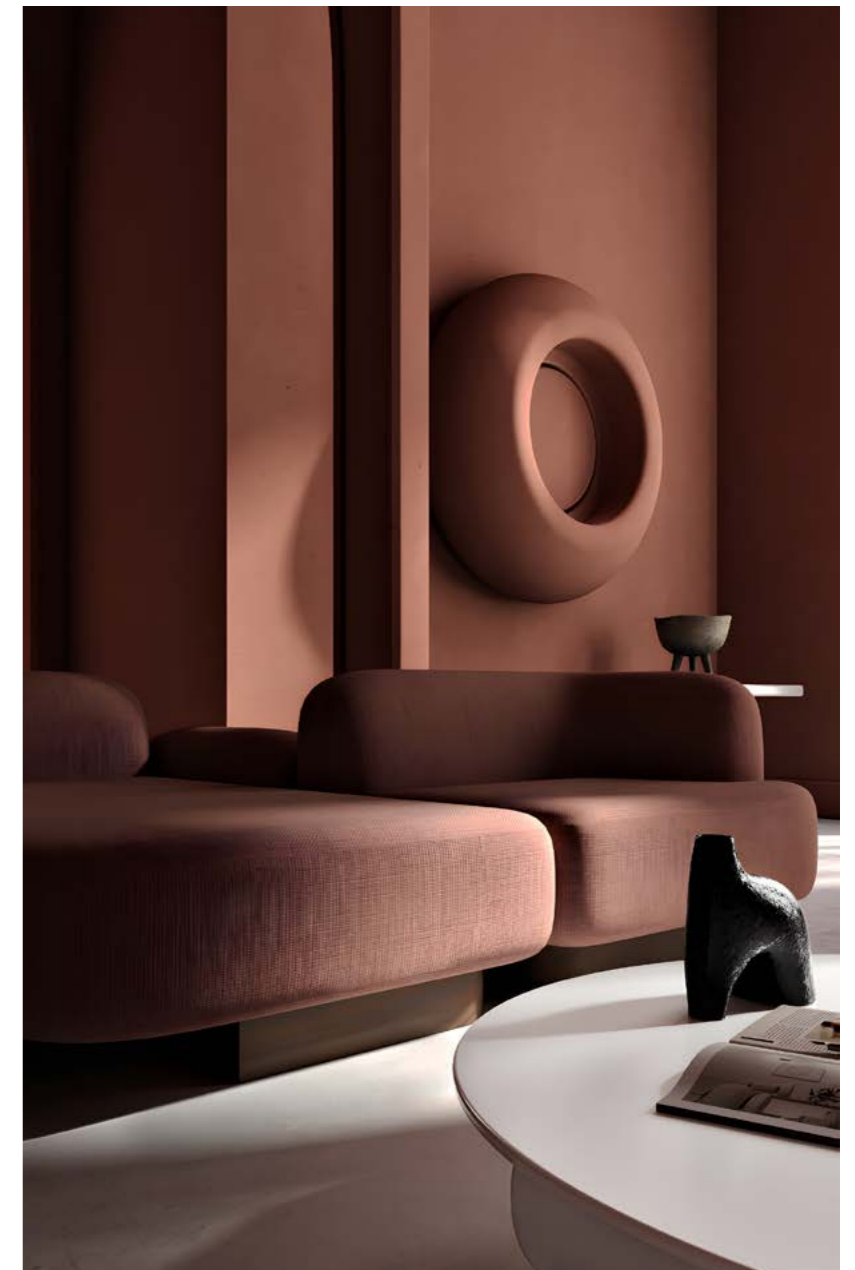






The interiors are designed in such a way that they are in harmony with architecture, environment and interior space.

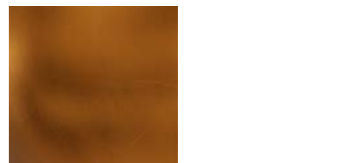
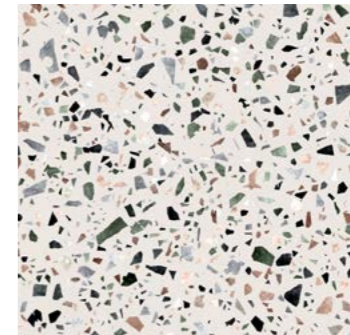
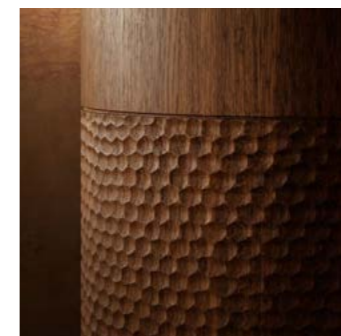
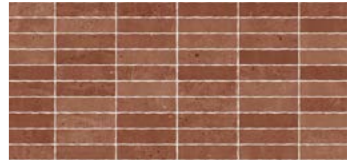
This approach allows to combine urban life with the comfort and beauty of nature, creating an ideal space for living and relaxing.



ONLY THE MOST EXCEPTIONAL NATURAL MATERIALS ARE USED
IN LAYAN VERDE . IT IS IMPORTANT FOR US TO CREATE NOT ONLY A FEELING
OF LUXURY, BUT ALSO A MODERN COMFORT OF HOME

Materials

1. MARBLE
2. ONYX
3. TRAVERTINE
4. SOLID AND VENEER
OF PRECIOUS WOOD
5. BRECCIA
6. TERRAZZO
7. COPPER
8. TERRACOTTA



Reducing ecological footprint while increasing comfort and quality of life



“SMART HOME” SYSTEM

Enables remote control of your residence, allowing you to set up tailored scenarios for various situations.

SWIMMING POOL WATER PURIFICATION SYSTEM

Chlorine-free and chemical-free water for comfortable swimming.

INVERTER AIR CONDITIONING SYSTEM

The technology maintains a comfortable temperature while reducing energy consumption by 40% compared to conventional systems.

ROOF AND EXTERNAL WALL THERMAL INSULATION

Provides energy efficiency and good sound insulation. Also, prevents the interior from overheating.

CENTRAL HOT WATER SUPPLY

An inverter water heater that centrally provides hot water to all apartments and public spaces.

WATER COLLECTION AND REUSE SYSTEM

Separate drainage for showers and sinks, where water undergoes several stages of purification and is used for irrigating the green areas of the complex.

LANDSCAPING

The greenery on the facades actively absorbs carbon dioxide and releases oxygen, significantly improving air quality. This measure enhances the quality of life for both guests and residents.

LOW-E GLASS GLAZING

Provides thermal insulation and energy efficiency, reduces electricity costs by 8.09%. Also reduces UV radiation levels, protecting residents from harmful rays.

ENERGY SAVING

Water-saving plumbing and energy-efficient lighting help control expenses and significantly save on bills.

SOLAR PANELS

Reduce electricity expenses and carbon footprint.

VillaCarte group team

11 YEARS

Experience in implementing real estate projects guarantees expertise at all stages of cooperation

3 DEVELOPMENT PROJECTS

Construction of unique premium and luxury projects: Layan Green Park, La Vista Villas, and Layan Verde offer excellent opportunities for a comfortable life and investment

360° APPROACH

We offer a full range of services, from the purchase and rental of real estate to concierge services, catering for all customer needs in one company

HOTEL 5*

La Green Hotel&Residence is included in the collection of the World Hotels from Best Western Group

250+

company's employees, they are only leading real estate market experts

The team of partners

Dewan

CHIEF PROJECT ARCHITECT: MOHAMMED ADIB
41 position – World Architecture Top 100;
3 position – Regional Top 10 Africa;
5 position – Regional Top 10 Middle East.



GROUP OF LOCAL DESIGN COMPANIES
40+ years of experience in the field of design and engineering in Thailand;
600+ employees throughout Asia and the world.



LANDSCAPE DESIGN
Experience with international projects of various sizes, including residential, hospitality, commercial, urban spaces, public parks, biodiversity, and master planning.
10+ awards from the Thai Association of Landscape Architects (TALA) in 2021.



CONSTRUCTION PROJECT MANAGEMENT



GREEN BUILDING CERTIFICATION



ATTRACTING AND MANAGING REAL ESTATE INVESTMENTS



HOTEL BUSINESS AND REAL ESTATE CONSULTANT



HOTEL BUSINESS AND REAL ESTATE CONSULTANT



WATER TREATMENT CONTRACTOR



BUDGET CONTROL, TENDER, AND CONTRACT MANAGEMENT

The material in this album is provided solely for informational and advertising purposes and does not constitute a public offer. It is intended for an initial overview of the real estate property. For more comprehensive details about the project, please reach out to our sales office or use the contact number provided below.

WWW.LAYANVERDE.COM

[+66639061306](tel:+66639061306)

**147, Moo 6, Cherngtalay Sub-District, Thalang District,
Phuket Province, Thailand 83110**

Project name: Layan Verde: 15 buildings,
2, 6 and 7-storey.
Total units: building A1 - 61 units,
building A2 - 36 units, building A3 - 36 units,
building A4 - 10 units, building A5 - 12 units,
building A6 - 51 units, building B1 - 103 units,
building B2 - 77 units, building B3 - 98 units,
building B4 - 106 units, building B5 - 106 units,
building B6 - 62 units, building B7 - 57 units,
building B8 - 62 units, building B9 - 57 units.
Project developer: Layan Best View Co., Ltd.
Registration number: 0835564009196.

Registered address: 147, Moo 6, Cherngtalay Sub-District,
Thalang District, Phuket Province, Thailand 83110.
Director: Mr.Vadym Bukhkalov.
Registered capital of the company: THB 5,000,000.
Project Location: 147, Moo 6, Cherngtalay Sub-District,
Thalang District, Phuket Province, Thailand 83110.
Land title deed number: 48608-48627, 48714-48723.
Total project area (as started in title deed submitted for
building permit): 78,000 square meters.
Common property areas: approximately
70,000 square meters.