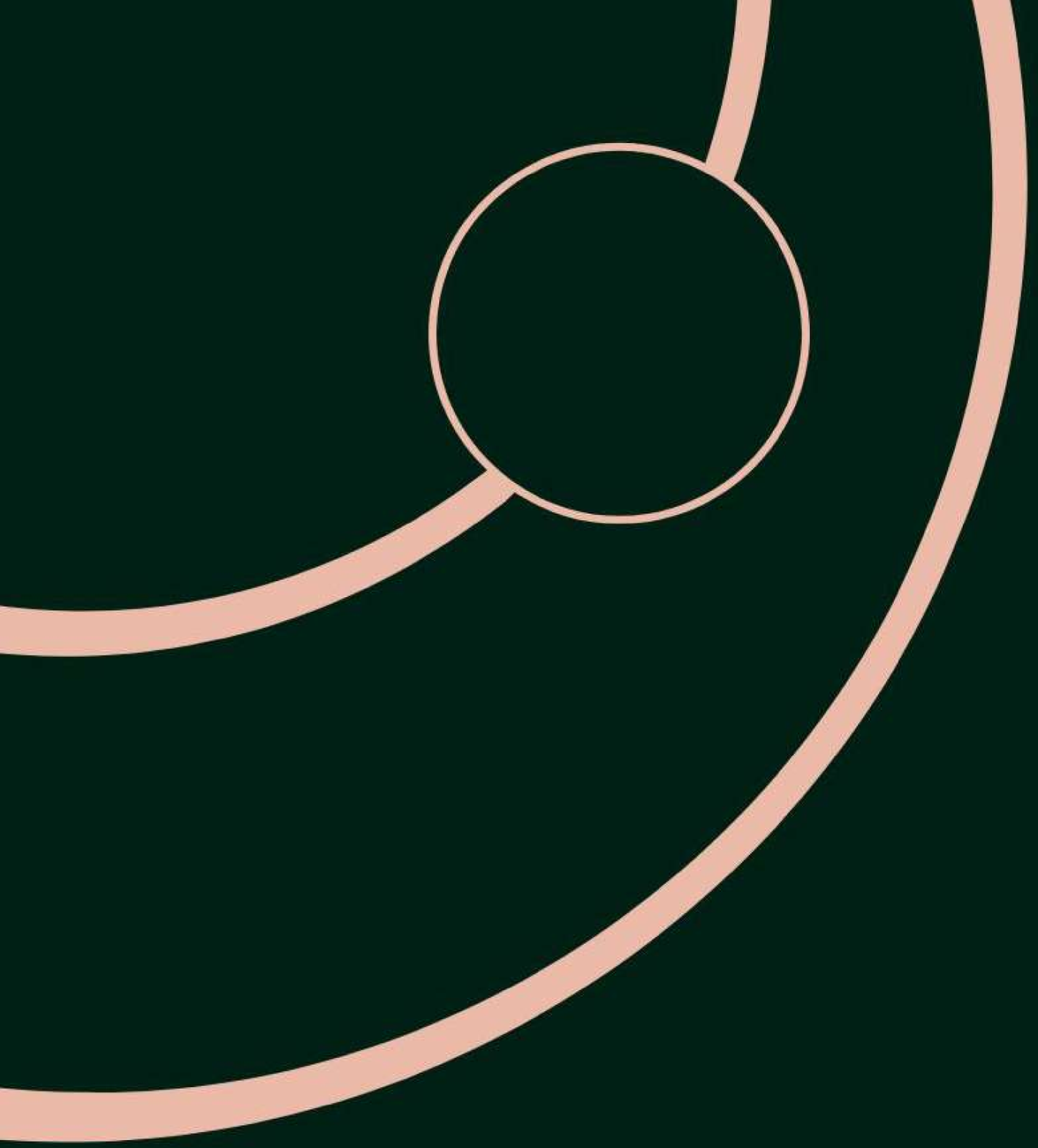


LAYAN VERDE

VILLACARTE GROUP
2012 VS. NOW



VADYM BUKHKALOV

+$100 MILLION

turnover in 2023

300K M²

of development projects
in Phuket

vadymbukhkalov.com



SERIAL ENTREPRENEUR

with more than 30 years experience, currently managing 5 different businesses

FOUNDER OF VILLACARTE

a resort real estate service firm

RESORT PROPERTY DEVELOPER

Layan Green Park, La Vista Villas, Layan Verde

MAXIM SPIRIDONOV

20 YEARS

as an entrepreneur



CO-FOUNDER

of the Reforma business club, Wonder Family ecosystem, educational projects Netology, Foxford

INDEPENDENT DIRECTOR

of the board of directors of the Samolet group (the largest real estate developer in Europe)

AUTHOR OF THE BOOK

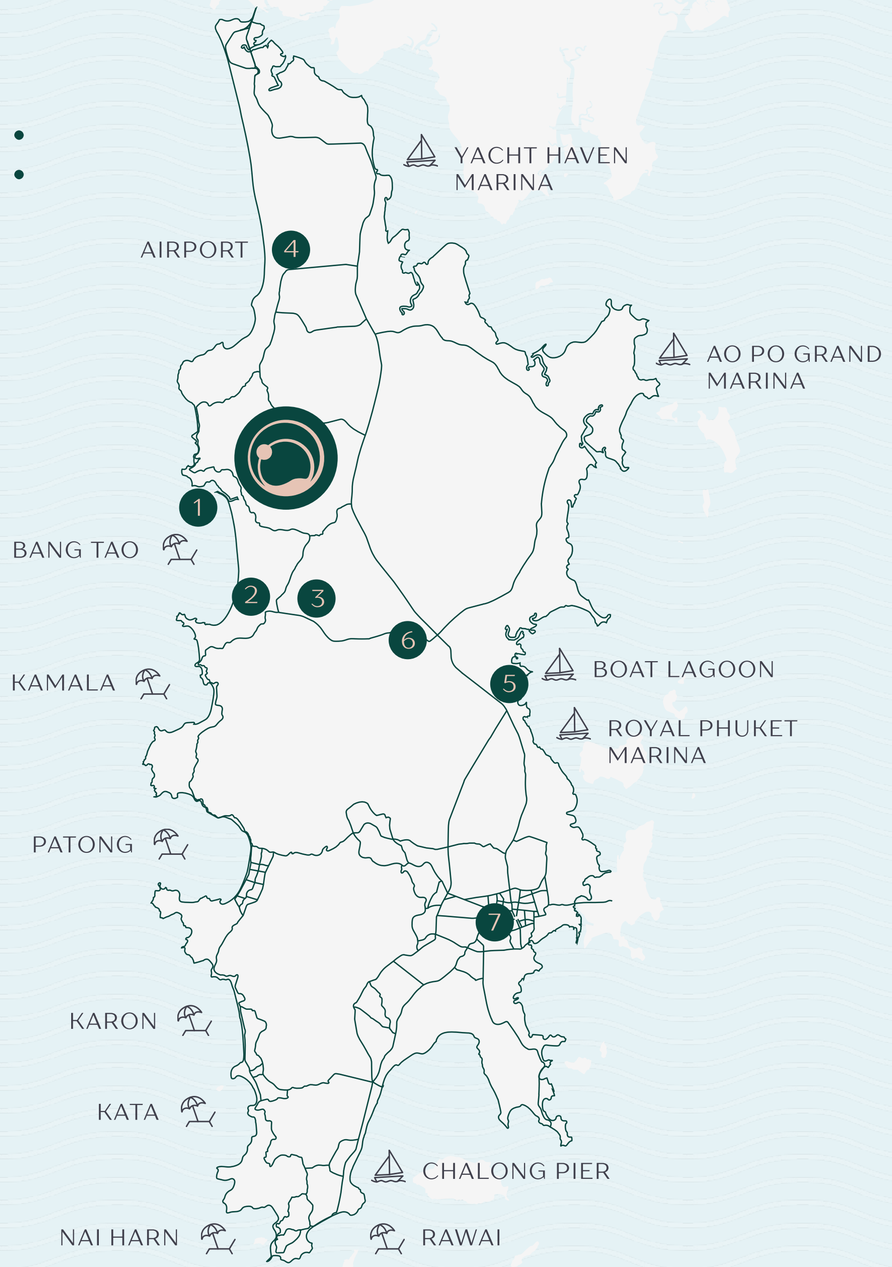
"A Billion Dollar Startup. A step-by-step guide to creating a digital business"

spiridonov.ru

BANG TAO



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

DECENT SURROUNDINGS

THE MOST IN-DEMAND AREA OF THE ISLAND

PORTO DE PHUKET & BOAT AVENUE

Premium segment
restaurants and shops

ANGSANA LAGUNA 5*

LAGUNA GOLF PHUKET

BANYAN TREE 5*

XANA BEACH CLUB

LAYAN GREEN PARK 5*

800 M
TO THE BEACH

7 KILOMETERS
OF SANDY COASTLINE
SURROUNDED BY
A NATIONAL PARK



LAYAN BEACH DEVELOPMENT

EDUCATIONAL CENTER

SCOUT CAMP

CAMPSITE FOR MOTORHOMES

CAMPING

PUBLIC PARK

NEW TREES AND PLANTS PLANTING

COASTAL ZONING







PUBLIC INFRASTRUCTURE DEVELOPMENT

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

LAYAN VERDE



PROJECT ADVANTAGES

LANDSCAPE DESIGN

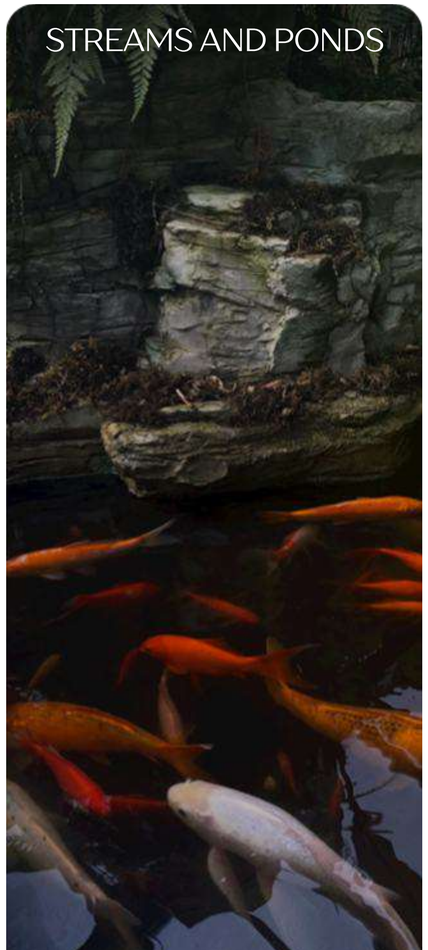
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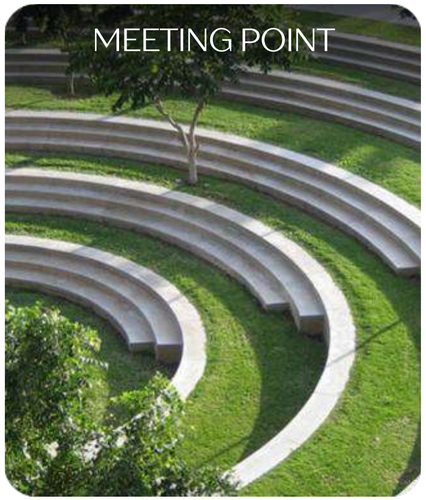
LAYAN VERDE LANDSCAPE

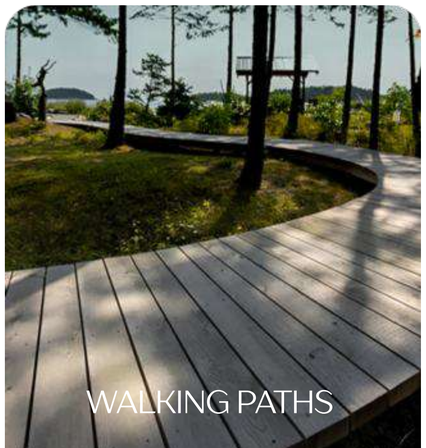


10+ DIVERSE LANDSCAPE ZONES

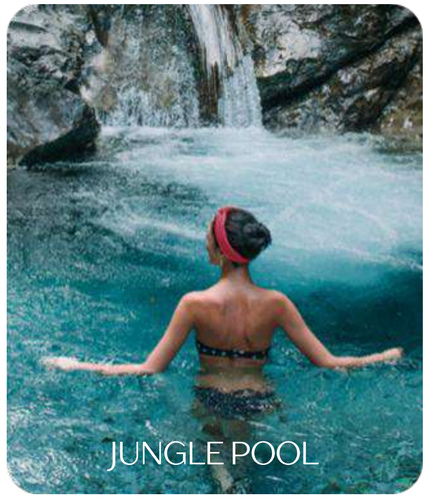


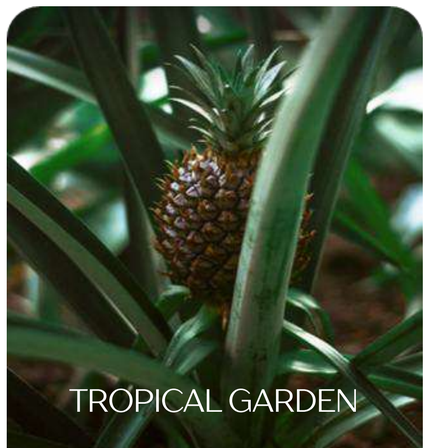














PROJECT ADVANTAGES

BIONIC ARCHITECTURE

02

BIONIC ARCHITECTURE

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

Organic, flowing facades

A natural extension of organic forms

Cutting-edge technologies in construction

Panoramic glazing



TERRACED CONSTRUCTION:

A BALANCE BETWEEN INTERIOR AND EXTERIOR



PROJECT ADVANTAGES

A SELF-SUFFICIENT MINI-CITY

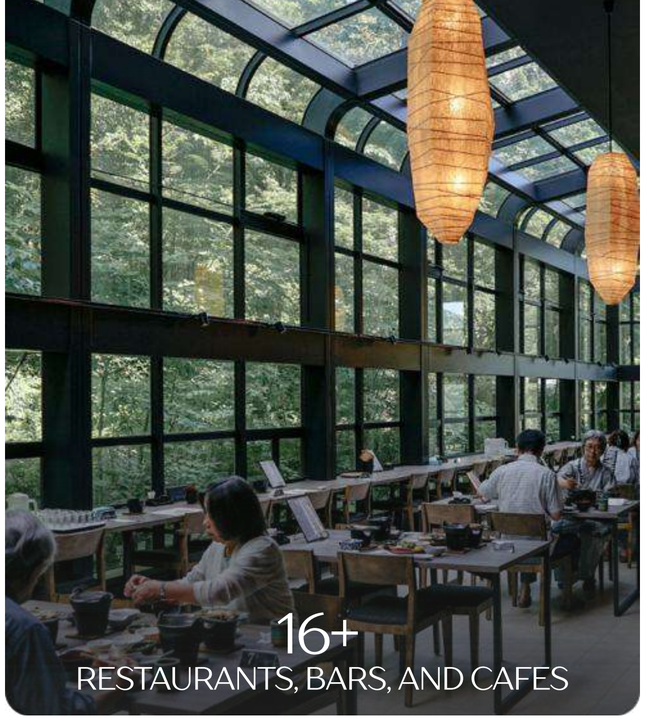
.03

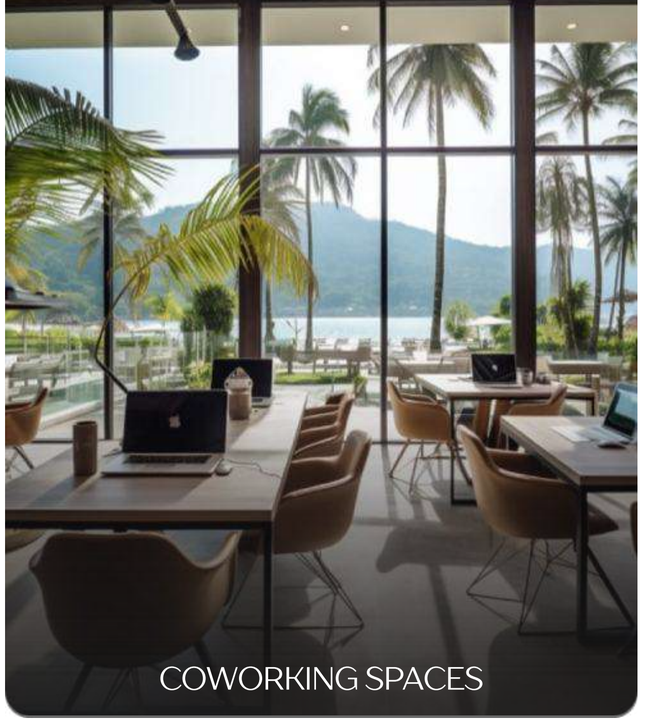


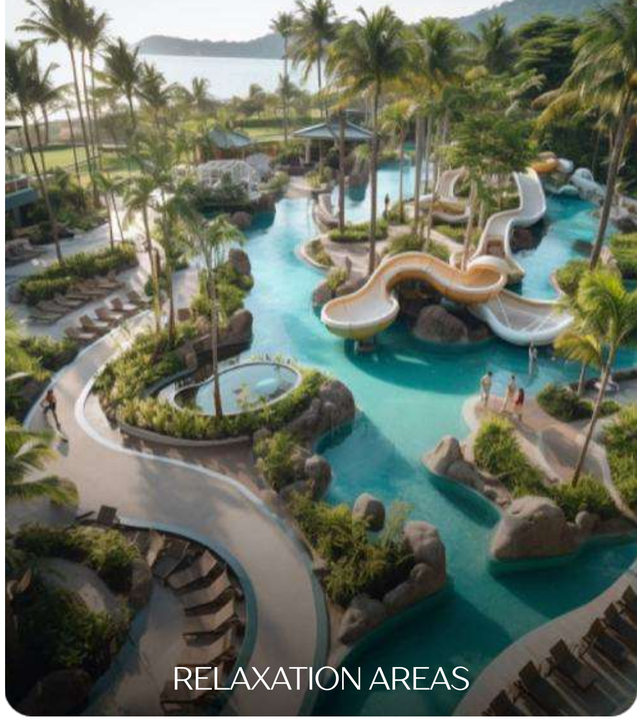
EVERYTHING YOU NEED FOR LIVING IS WITHIN WALKING DISTANCE

The complex's infrastructure allows for easy and convenient movement for people with disabilities and strollers


OCEAN CLUB

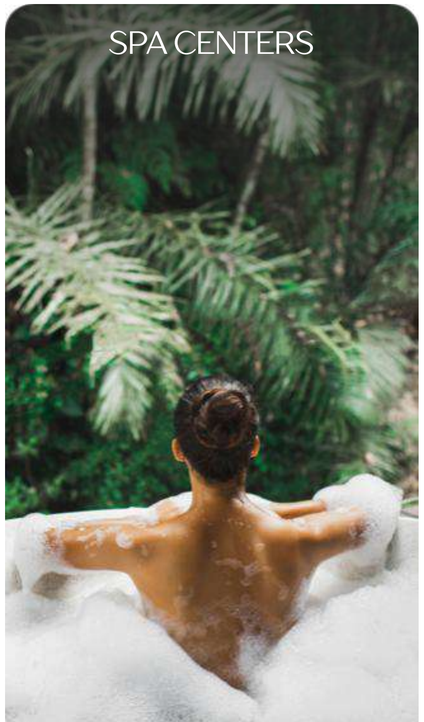

16+
RESTAURANTS, BARS, AND CAFES


COWORKING SPACES


RELAXATION AREAS


KIDS CLUB


SHOPPING CENTER


SPA CENTERS


GYMS | SPORTS FIELDS



OF THE PROJECT AREA IS DEDICATED
TO INTERNAL INFRASTRUCTURE

PROJECT ADVANTAGES

ECO-FRIENDLINESS

AND TECHNOLOGICALLY ADVANCED

.04

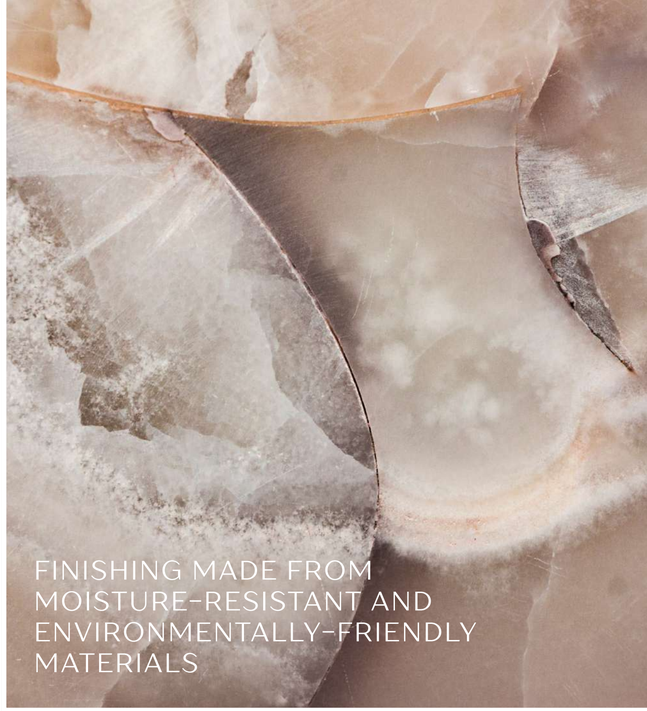
HIGH-QUALITY AND ENVIRONMENTALLY-FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE BEAUTIFICATION



LOW-E GLASS GLAZING WITH UV PROTECTION



FINISHING MADE FROM MOISTURE-RESISTANT AND ENVIRONMENTALLY-FRIENDLY MATERIALS



PREMIUM HIGH-QUALITY FURNITURE


45%
SAVINGS
ON NATURAL
RESOURCES
Edge
GREEN BUILDING
CERTIFICATION

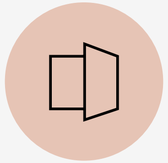
COST REDUCTION BY UP TO 45%



Energy-efficient lighting



“Smart home” system



Natural ventilation



Water-saving plumbing



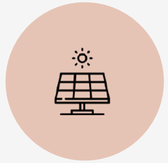
Underground water sources



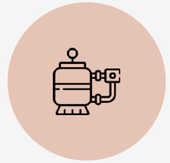
Inverter air conditioning system



Roof and external wall thermal insulation



Solar panels



Chlorine-free and chemical-free swimming pool water purification system



Rainwater collection and recycling system

PROJECT ADVANTAGES

SCENIC APARTMENTS

.05

A SEA VIEW

FROM LUXURY APARTMENTS



PROJECT ADVANTAGES

A TEAM

OF MARKET LEADERS

.06

PROJECT TEAM

Dewan	Chief Project Architect: Mohammed Adib
49 GROUP	Group of local design companies
shra	Landscape design
archetype	Construction project management
ARDOR GREEN	Green building certification
Colliers	Attracting and managing real estate investments
C9 HOTELWORKS	Hotel business and real estate consultant
UNICORN HOSPITALITY	Consulting and hotel business management
POOLNOLOGIES	Water treatment contractor
WT	Budget control, tender, and contract management

CURRENT STATE OF WORK



Camus is the fifth largest cognac producer in the world and the largest family owned cognac house, founded in 1863

The first headquarter in Asia

The largest penthouse in the project 576 m² with sea view

INTERNATIONAL BRAND

CAMUS

INVESTS IN LAYAN VERDE PROJECT



YouTube

LANDSCAPE

100%

THE LANDSCAPE DESIGN
DEVELOPMENT HAS BEEN COMPLETED







INTERIORS

CONTINUE THE DEVELOPMENT
OF INTERIOR DESIGN FOR APARTMENTS
AND COMMERCIAL SPACES:
2ND QUARTER OF 2024



PROJECT DOCUMENTATION

100%

PROJECT DESIGN CONCEPT
HAS BEEN COMPLETED

WE HAVE COMPLETED THE DOCUMENT
PACKAGE PREPARATION AND SUBMITTED
IT FOR APPROVAL





CONSTRUCTION

April
2024

THE PUBLIC CONSULTATION PHASE HAS BEEN INITIATED

June
2024

OBTAINING PERMITS AND STARTING CONSTRUCTION

2027

CONSTRUCTION COMPLETION





PROJECT FEASIBILITY

FINAL FEASIBILITY STUDY
FOR RETAIL DEVELOPMENT
IN PHUKET

Colliers

MARKET ANALYSIS
LAYAN VERDE

UNICORN
HOSPITALITY

MARKET RESEARCH
AND FEASIBILITY STUDY

C9 HOTELWORKS

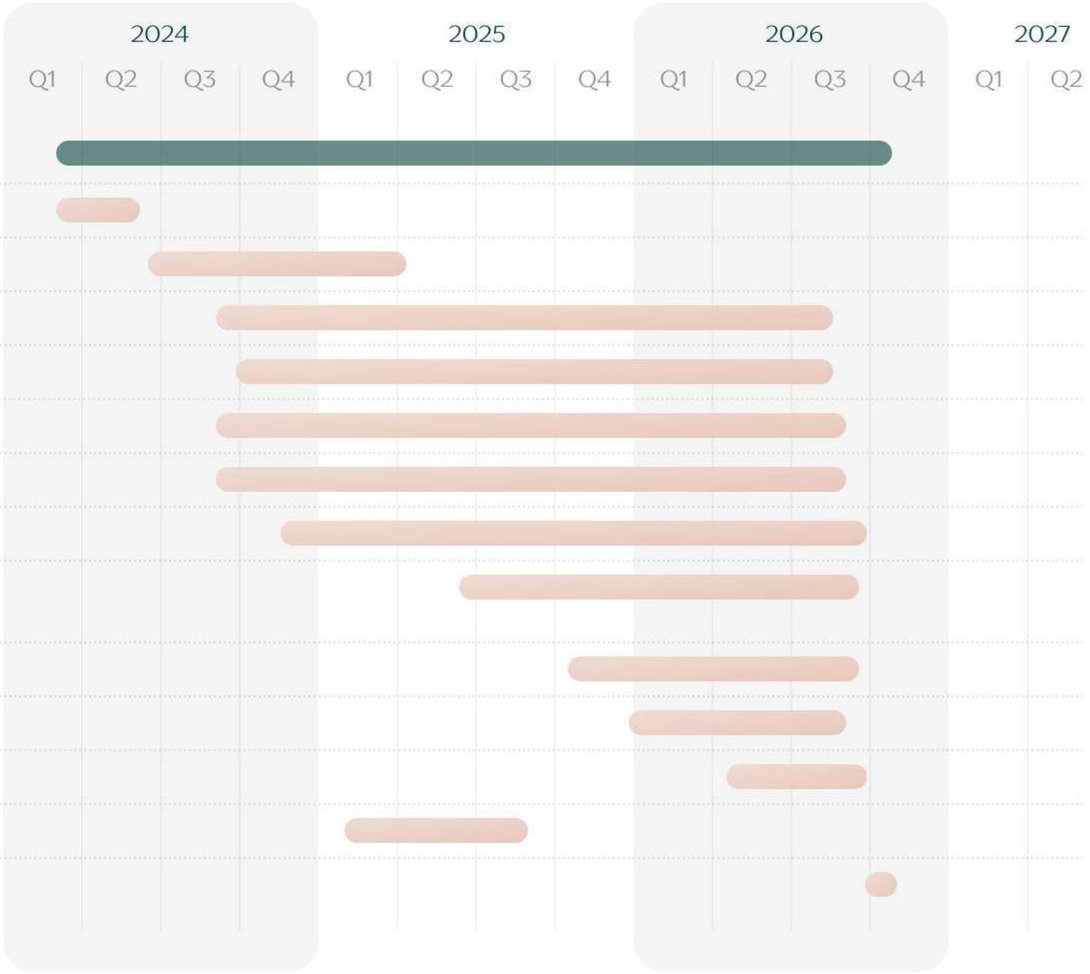
THE PHUKET REPORT
ECONOMY IN TRANSITION

C9 HOTELWORKS

CONSTRUCTION PLANNING

A WORKING VERSION OF THE CONSTRUCTION SCHEDULE AND BUDGET HAS BEEN RECEIVED
CONSTRUCTION IS SCHEDULED TO BEGIN IN Q3 2024 | COMPLETION IS EXPECTED IN 2027

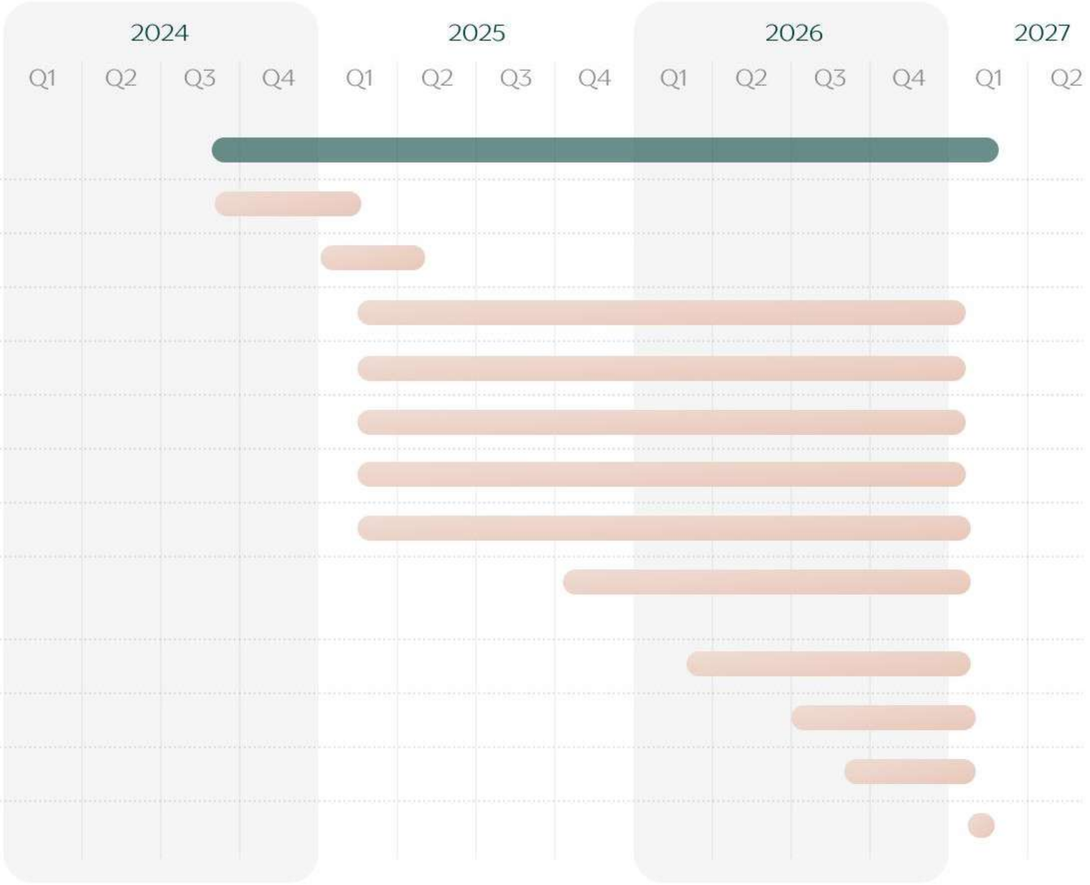
	Duration, days	Start	Finish
PHASE 1	696	01.03.2024	30.10.2026
Site Preparation	65	01.03.2024	30.05.2024
Soil Testing with Piles & Earthworks	215	17.06.2024	11.04.2025
Luxury Condominium - A5	514	02.09.2024	20.08.2026
Luxury Condominium - A4	490	04.10.2024	20.08.2026
Luxury Condominium - A3	524	02.09.2024	03.09.2026
Luxury Condominium - A2	524	02.09.2024	03.09.2026
Luxury Hotel - A1	490	18.11.2024	02.10.2026
External Mechanical, Electrical and Plumbing Infrastructure	330	16.06.2025	18.09.2026
Ancillary Building, Boundary Fence and Gate	240	20.10.2025	18.09.2026
Pavement, Roadwork and Tunnel	180	29.12.2025	04.09.2026
Landscaping Works	120	20.04.2026	02.10.2026
Works Outside Site Boundary	150	03.02.2025	29.08.2025
Commissioning Phase 1	20	05.10.2026	30.10.2026



CONSTRUCTION PLANNING

A WORKING VERSION OF THE CONSTRUCTION SCHEDULE AND BUDGET HAS BEEN RECEIVED
CONSTRUCTION IS SCHEDULED TO BEGIN IN Q3 2024 | COMPLETION IS EXPECTED IN 2027

	Duration, days	Start	Finish
PHASE 2	650	02.09.2024	26.02.2027
Pile Foundation Works & Site Preparation	120	02.09.2024	14.02.2025
Earthworks	85	06.01.2025	02.05.2025
Lifestyle Condominium - B8	505	17.02.2025	22.01.2027
Lifestyle Condominium - B9	505	17.02.2025	22.01.2027
Lifestyle Condominium - B3	505	17.02.2025	22.01.2027
Lifestyle Condominium - B2	505	17.02.2025	22.01.2027
Upscale Hotel - B1	510	17.02.2025	29.01.2027
External Mechanical, Electrical and Plumbing Infrastructure	340	13.10.2025	29.01.2027
Ancillary Building, Boundary Fence and Gate	235	09.03.2026	29.01.2027
Pavement and Roadwork	145	13.07.2026	29.01.2027
Landscaping Works	105	07.09.2026	29.01.2027
Commissioning Phase 2	20	01.02.2027	26.02.2027



PROJECT ADVANTAGES

INVESTMENT ATTRACTIVENESS

.05

EARN MONEY FROM RENT OR LIVE THERE YOURSELF

GUARANTEED INCOME

LUXURY
5% per annum for 3 years

PREMIUM
7% per annum for 5 years

Complimentary 15 nights stay per year from May to October

PERSONAL UNIT USE

Live freely without restrictions or opt for long-term rentals through our management service

RENTAL POOL

60% NET PROFIT FROM
RENTING OUT THE APARTMENT

Complimentary 30 nights stay per year from May to October

HOTELS 4+/5* Performance forecast	YEAR 1	YEAR 2	YEAR 3
Increase in average daily cost	12%	8%	3%
Occupancy growth		5%	3%

Source: C9 Hotelworks

PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.07



For residence

For investment

5* hotel

Phase 1: Q4 2026

Phase 3: Q4 2027

LUXURY

LUXURY CONDOMINIUM MANAGED BY A 5* HOTEL

19,5 MILLION THB — 115,3 MILLION THB*

One-bedroom apartment
104 - 106 M²

Two-bedroom apartment
167 - 270 M²

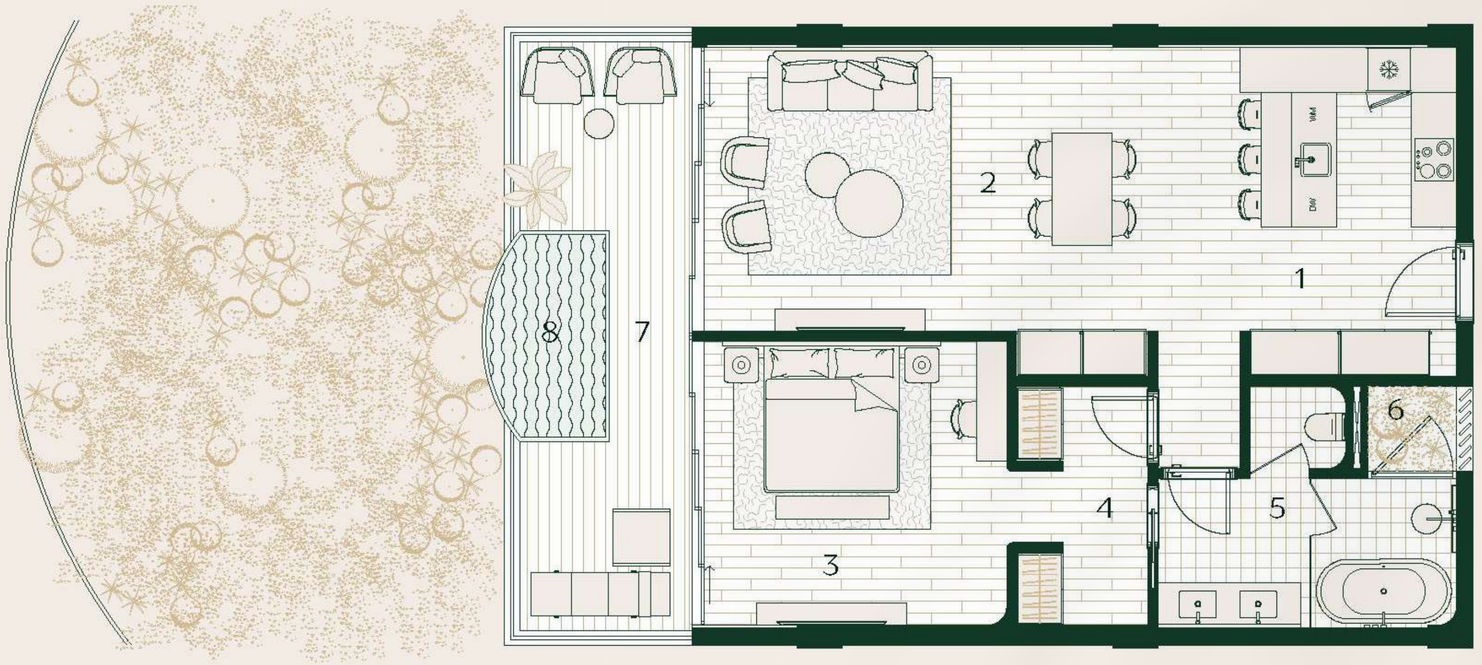
Three-bedroom apartment
226 - 337 M²

Four-bedroom apartment
394 - 615 M²

Five-bedroom apartment
617 - 637 M²

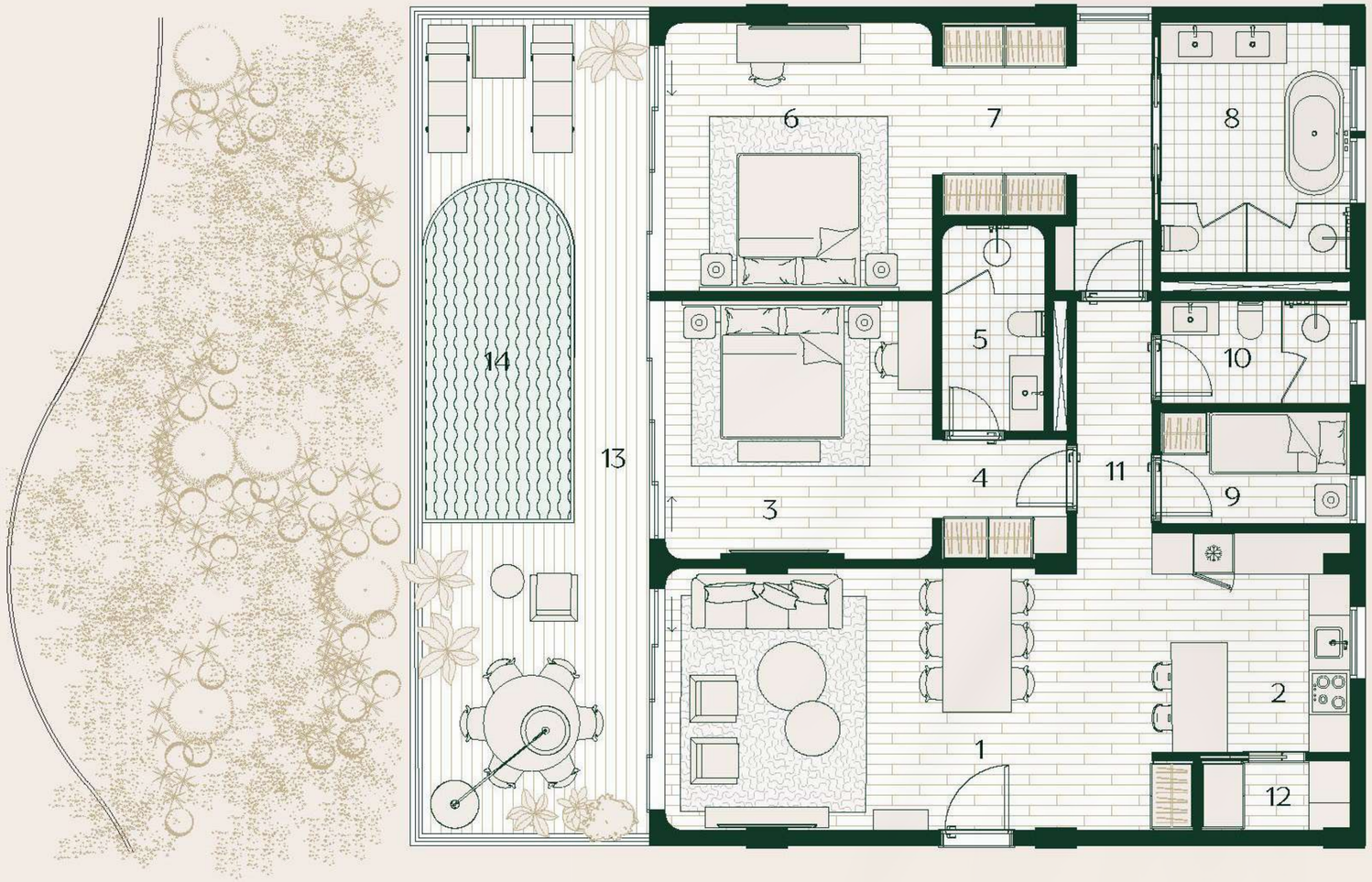
*the price is current as of May 1, 2024

1-BEDROOM | LUXURY | 104 M²



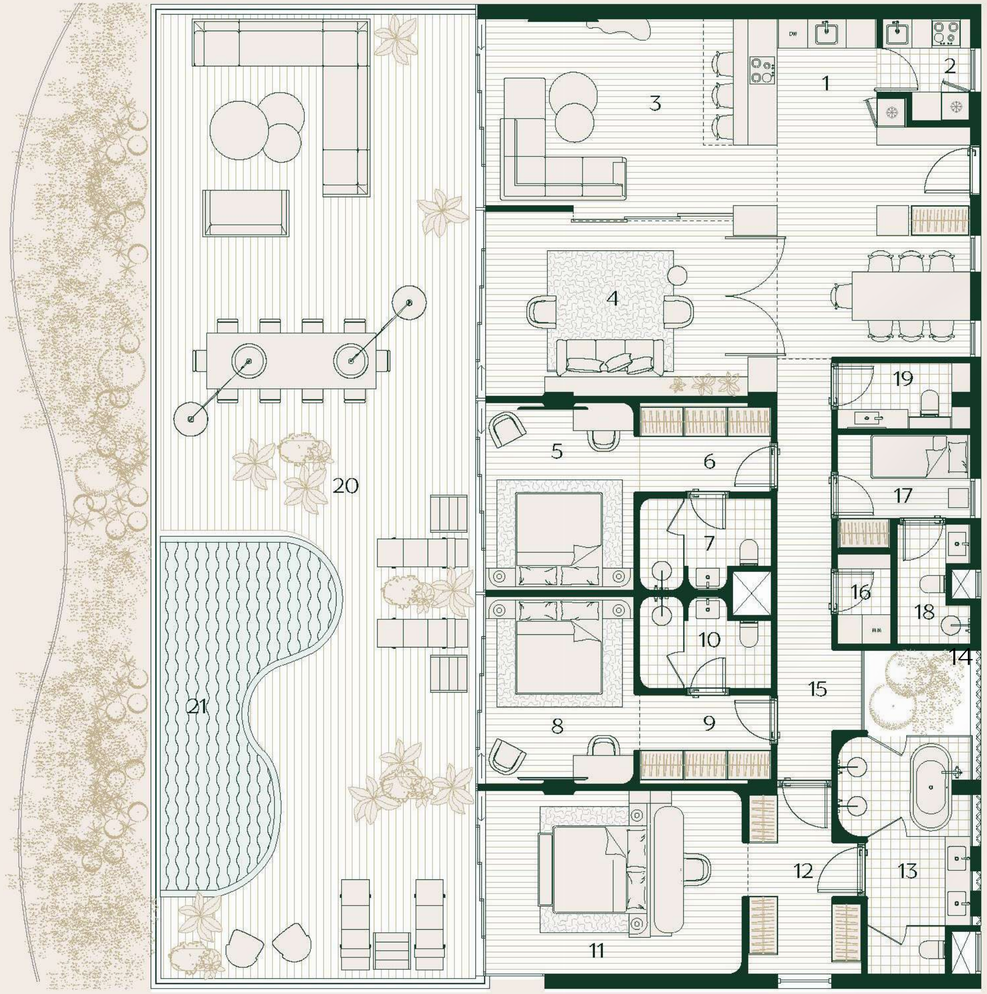
1. KITCHEN
2. LIVING AREA
3. BEDROOM
4. WALK-IN CLOSET
5. BATHROOM
6. PRIVATE GARDEN
7. TERRACE
8. SWIMMING POOL

2-BEDROOM | LUXURY | 167 M²



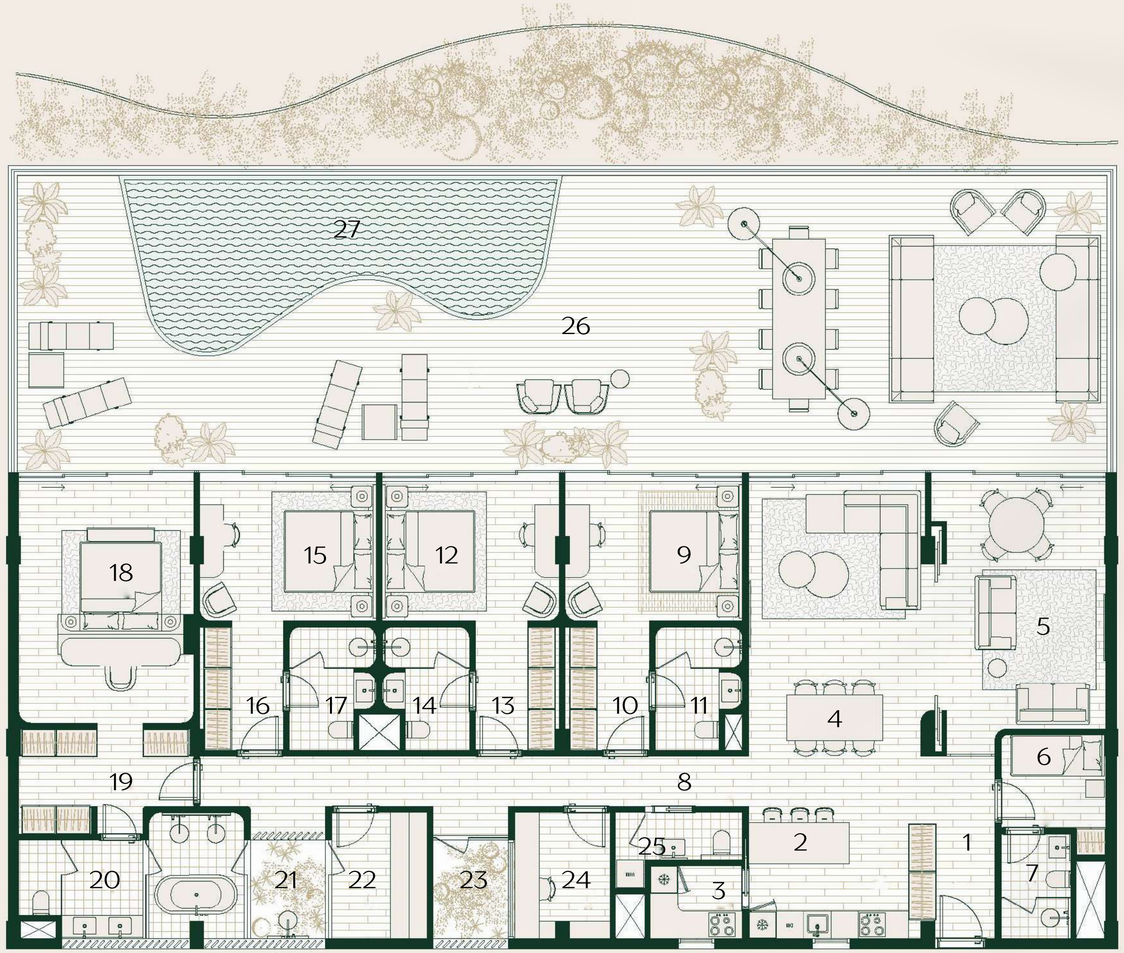
1. LIVING AREA
2. KITCHEN
3. BEDROOM
4. WALK-IN CLOSET
5. BATHROOM
6. MASTER BEDROOM
7. WALK-IN CLOSET
8. BATHROOM
9. MAID'S BEDROOM
10. BATHROOM
11. CORRIDOR
12. LAUNDRY ROOM
13. TERRACE
14. SWIMMING POOL

3-BEDROOM | LUXURY | 332 M²



1. KITCHEN AND DINING AREA
2. CHEF KITCHEN
3. LIVING AREA
4. SMALL LIVING ROOM
5. BEDROOM
6. WALK-IN CLOSET
7. BATHROOM
8. BEDROOM
9. WALK-IN CLOSET
10. BATHROOM
11. MASTER BEDROOM
12. WALK-IN CLOSET
13. BATHROOM
14. PRIVATE GARDEN
15. CORRIDOR
16. LAUNDRY ROOM
17. MAID`S BEDROOM
18. BATHROOM
19. WC
20. TERRACE
21. SWIMMING POOL

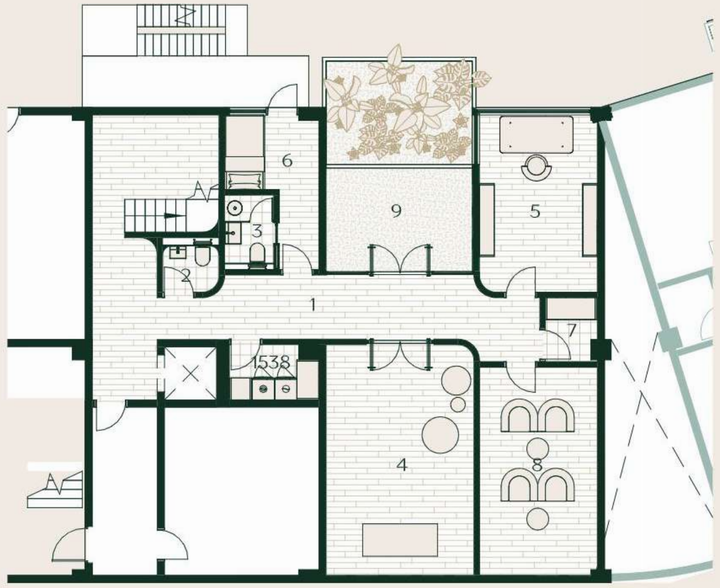
4-BEDROOM | LUXURY | 395 M²



1. HALL
2. KITCHEN
3. CHEF KITCHEN
4. DINING AREA
5. LIVING AREA
6. MAID`S BEDROOM
7. BATHROOM
8. CORRIDOR
9. BEDROOM
10. WALK-IN CLOSET
11. BATHROOM
12. BEDROOM
13. WALK-IN CLOSET
14. BATHROOM
15. BEDROOM
16. WALK-IN CLOSET
17. BATHROOM
18. MASTER BEDROOM
19. WALK-IN CLOSET
20. BATHROOM
21. SAUNA GARDEN
22. SAUNA
23. PRIVATE GARDEN
24. STUDY ROOM
25. WC
26. TERRACE
27. SWIMMING POOL

4-BEDROOM | LUXURY | 597 M²

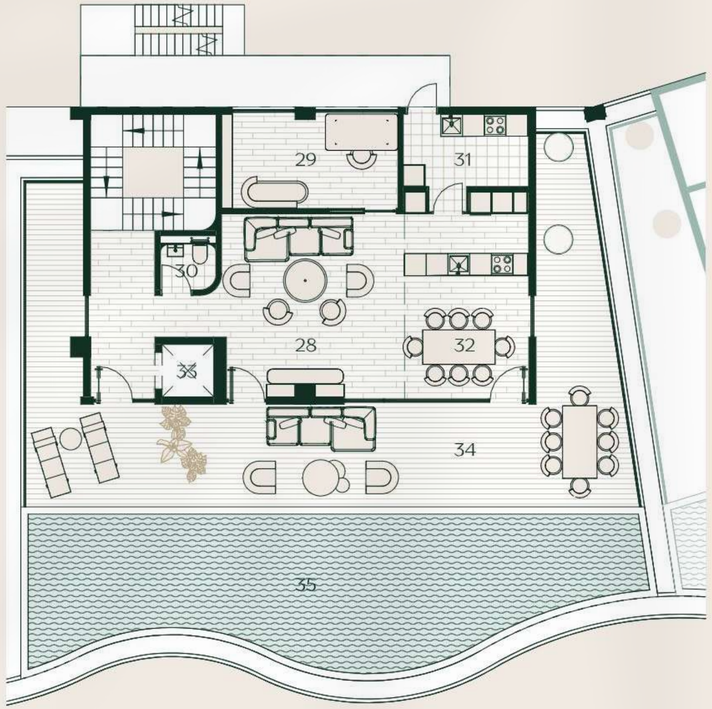
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

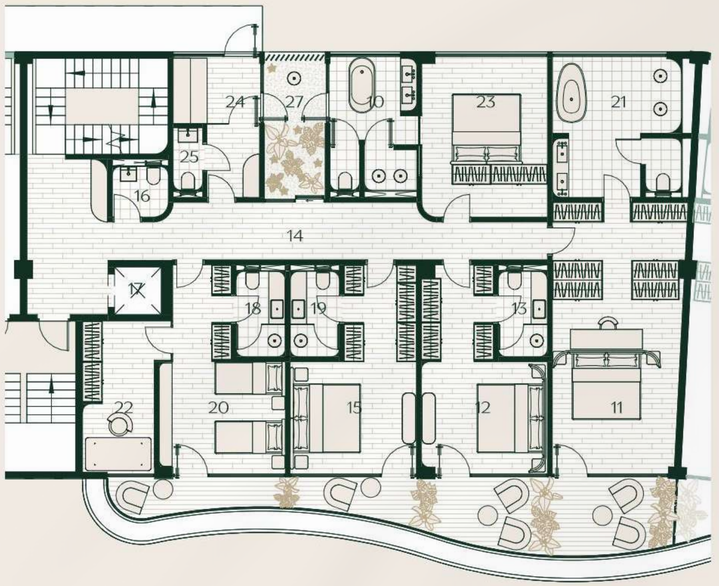


5-BEDROOM | LUXURY | 620 M²

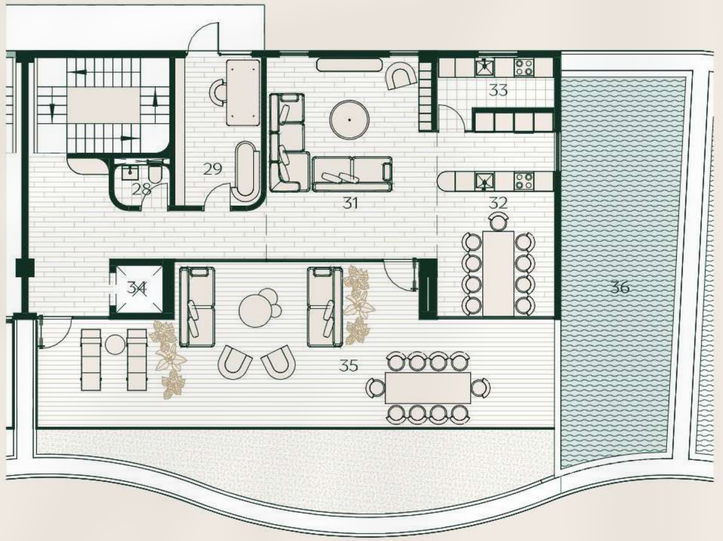
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





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



PREMIUM

PREMIUM CLASS CONDOMINIUM MANAGED BY A 4* HOTEL

6,1 MILLION THB — 27,8 MILLION THB*

Studio
37 - 42 M²

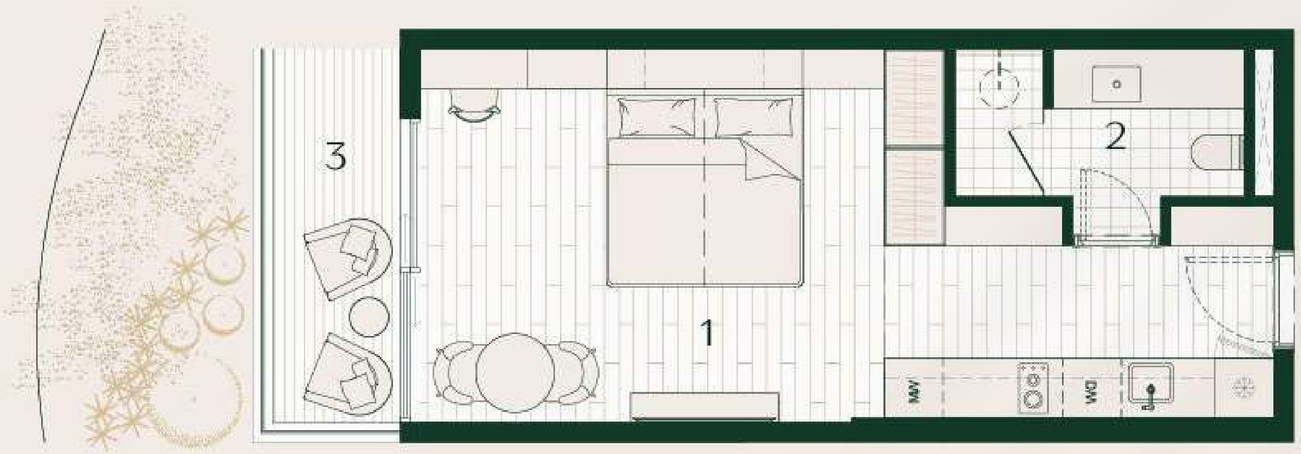
One-bedroom apartment
55 - 81 M²

Two-bedroom apartment
100 - 131 M²

Three-bedroom apartment
141 - 175 M²

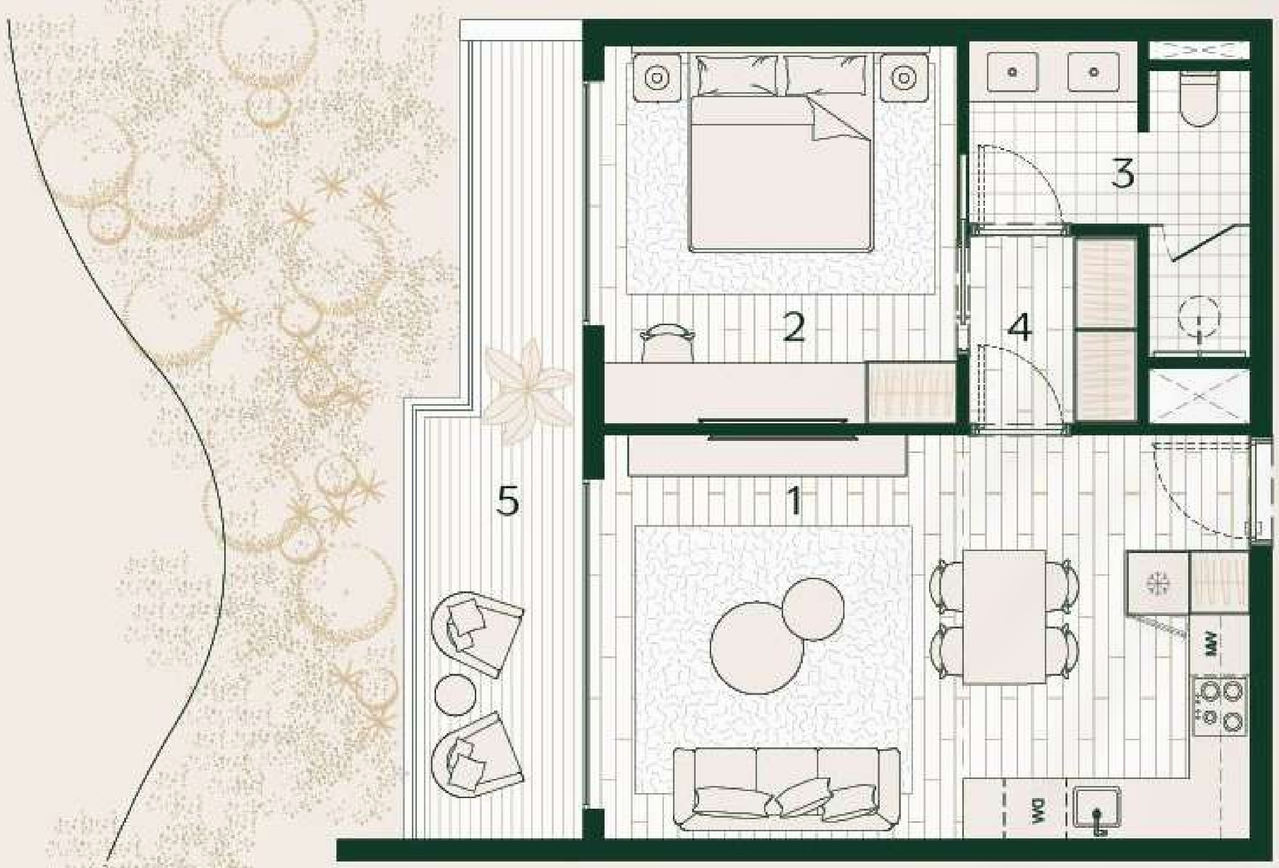
*the price is current as of May 1, 2024

STUDIO | PREMIUM | 40.3 M²



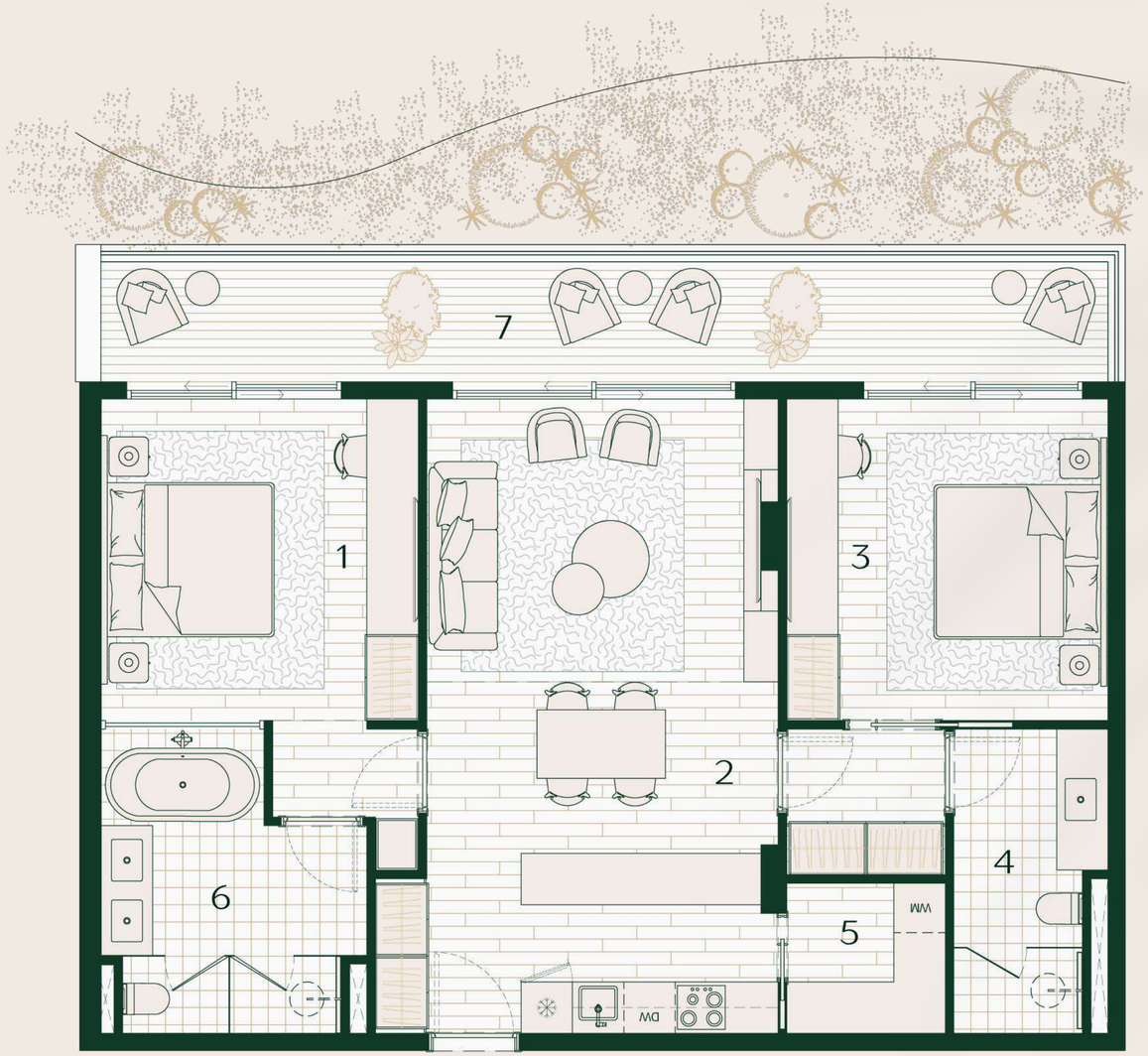
1. STUDIO
2. BATHROOM
3. TERRACE

1-BEDROOM | PREMIUM | 60.6 M²



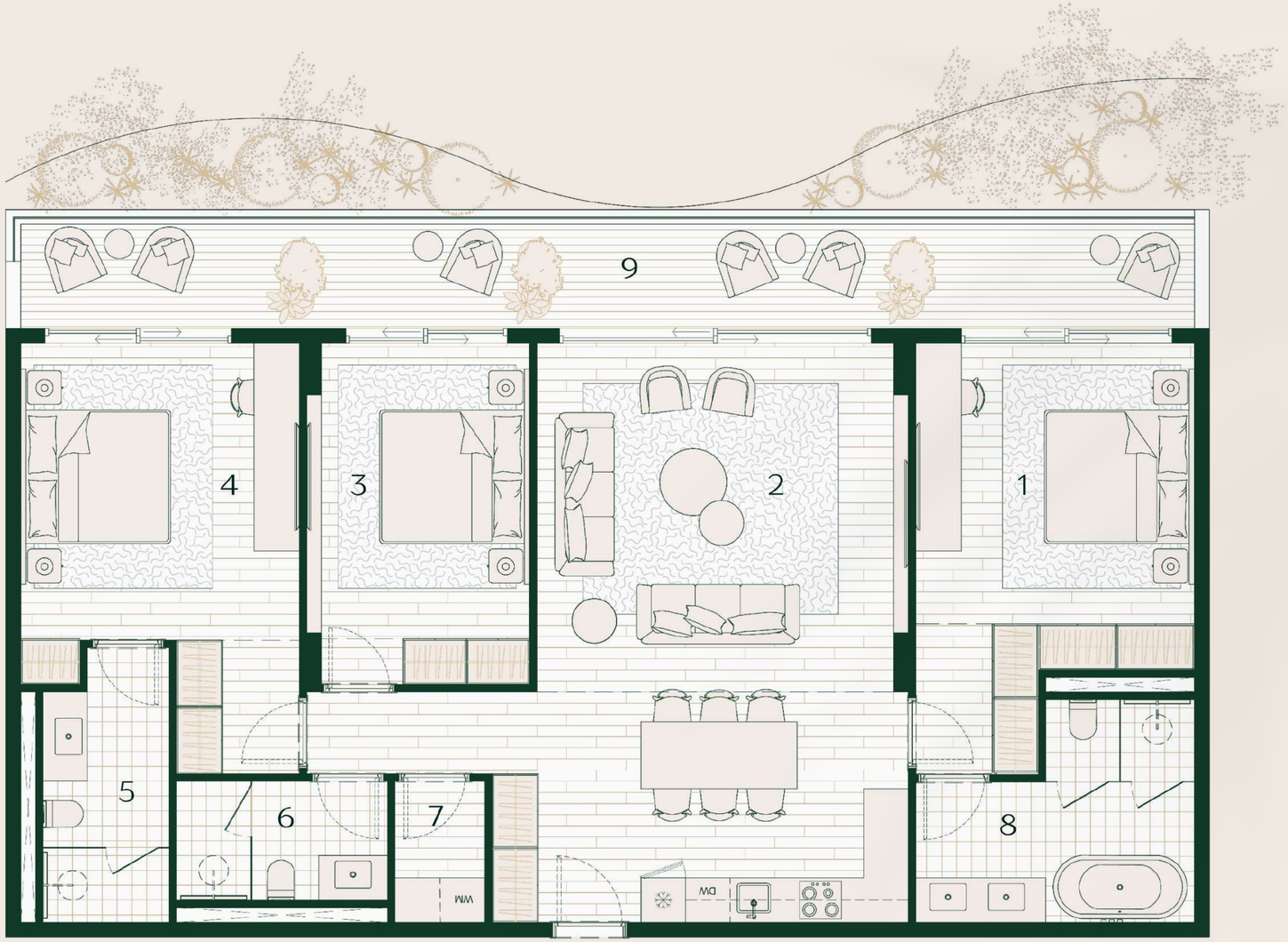
1. KITCHEN AND LIVING AREA
2. BEDROOM
3. BATHROOM
4. WALK-IN CLOSET
5. TERRACE

2-BEDROOM | PREMIUM | 104 M²



1. MASTER BEDROOM
2. KITCHEN AND LIVING AREA
3. BEDROOM
4. BATHROOM
5. LAUNDRY ROOM
6. BATHROOM
7. TERRACE

3-BEDROOM | PREMIUM | 140.3 M²



1. MASTER BEDROOM
2. KITCHEN AND LIVING AREA
3. BEDROOM
4. MASTER BEDROOM
5. BATHROOM
6. BATHROOM
7. LAUNDRY ROOM
8. BATHROOM
9. TERRACE



HIGH CEILINGS 2.7 M

Ceiling heights are higher than similar projects in Phuket

LIGHTING

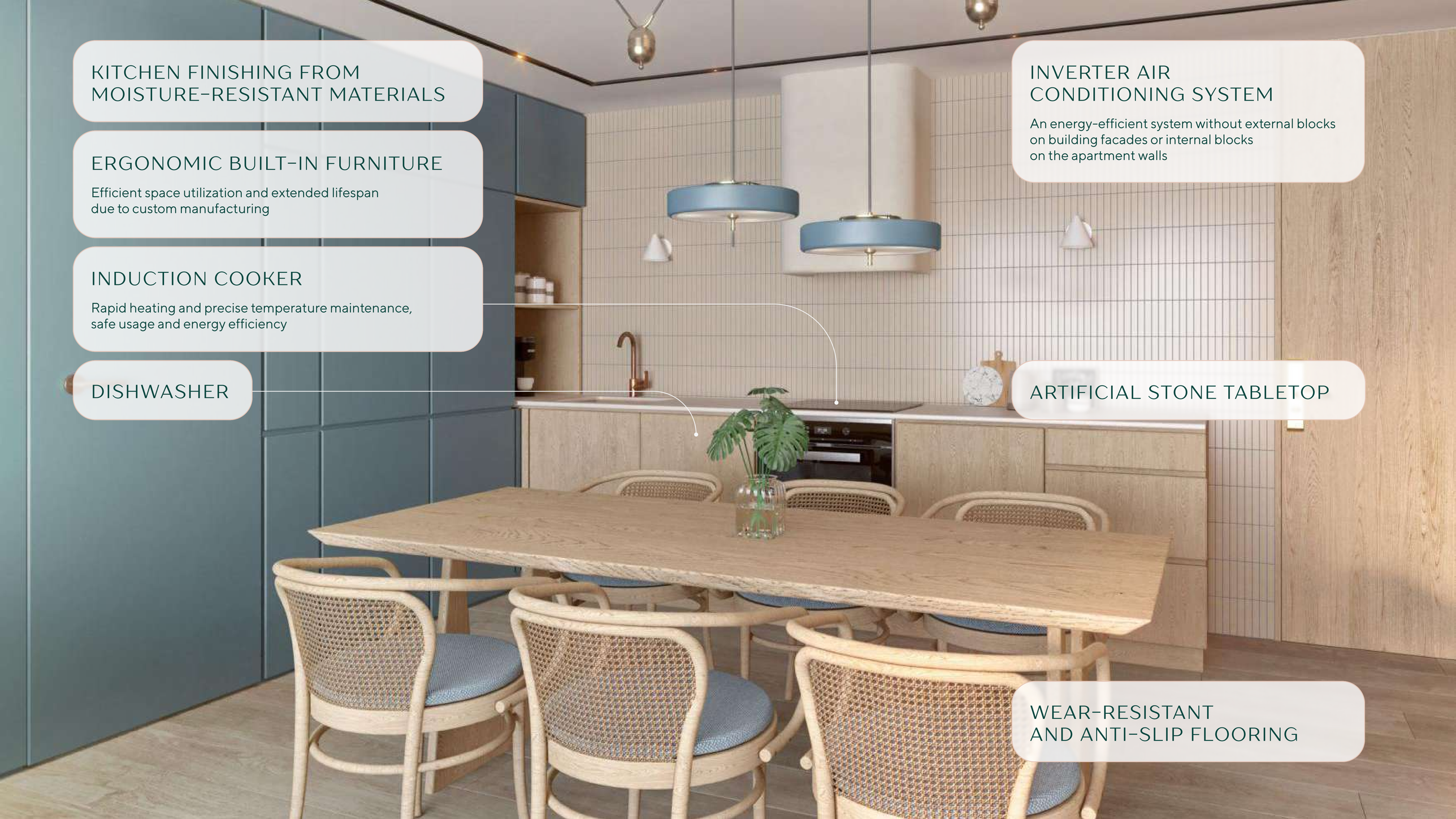
Using designer lamps offers a range of lighting choices

PREMIUM FURNITURE

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

SMART HOME

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



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

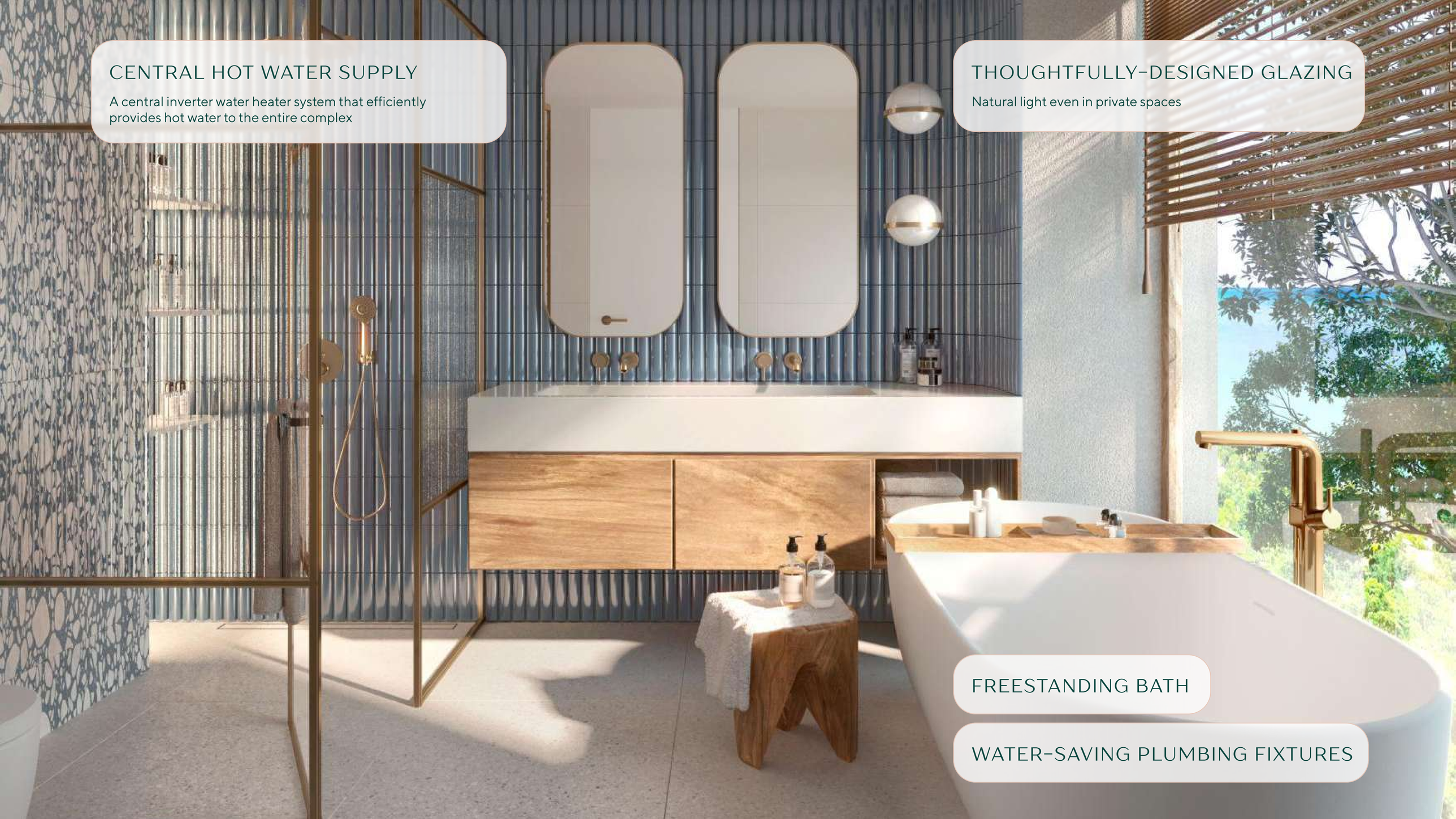
DISHWASHER

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

FREESTANDING BATH

WATER-SAVING PLUMBING FIXTURES

PROJECT ADVANTAGES

PURCHASING OPTIONS

AND LOYALTY PROGRAM

.08

PURCHASING OPTIONS

100% PAYMENT

Guaranteed income terms:

7% for 5 years,
with the first payment exactly two
years after the initial payment

10% cashback one year after payment

INSTALLMENT PLAN

50% PAYMENT

Guaranteed income terms:

7% for 5 years, with the first payment
exactly one year after 100% payment,
but no earlier than two years from
the date of the contractual payment

5% cashback one year after 50% payment

35% PAYMENT

Guaranteed income terms:

7% for 5 years,
with the first payment exactly
one year after 100% payment

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

Full terms and conditions of the loyalty program will be published 6 months before the opening of the complex

A MAGICAL PLACE
FOR THE REAL YOU

