



LAYAN VERDE



HIGHLY  
COMMENDED  
2024

WINNER  
2024

A MAGICAL PLACE FOR THE REAL YOU

PHUKET | THAILAND



# villacarte group

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

14 YEARS EXPERIENCE IN PHUKET MARKET

3 REAL ESTATE DEVELOPMENT PROJECTS

1ST FAMILY-FRIENDLY APARTMENT HOTEL



6

[2012]

30

[2019]

40

[2021]

64

[2023]

94

[2023]

210

[2024]

400+  
employees

[2024]

CEO VILLACARTE  
GROUP



# Vadym Bukhkalov



37 800  
followers



58 700  
followers

▶ 4,9 min



5 BUSINESSES

30+ YEARS  
business experience

+\$300 MILLION  
over the last three years

300K M<sup>2</sup>  
of development projects in Phuket



PARTNER & DIRECTOR  
VILLACARTE GROUP

# Dr. Paul Crosio



25+ YEARS

Of global experience as a C-suite executive, board member, and senior manager in Fortune 100 companies operating in Asia Pacific, Europe, and the Middle East

40+ YEARS

Of law practice, with certification from the Barristers Admission Board

10 YEARS

Of Member of the Australian Institute of Company Directors

6 YEARS

Of Member of the Thai Institute of Directors

# THAILAND

A scenic landscape of rolling green hills in Thailand, partially shrouded in mist, with the word 'THAILAND' overlaid in large teal letters. The background shows layers of hills and valleys, with some areas obscured by a soft, white mist. In the foreground, there are blurred green leaves and small yellow flowers, adding a sense of depth and natural beauty to the scene.

# TOURISM ALL YEAR ROUND

OVER 35.5 MLN

foreigners visited Thailand  
in 2024

8TH POSITION

on the list of the world's most  
visited countries in 2025

Source: World Population Review

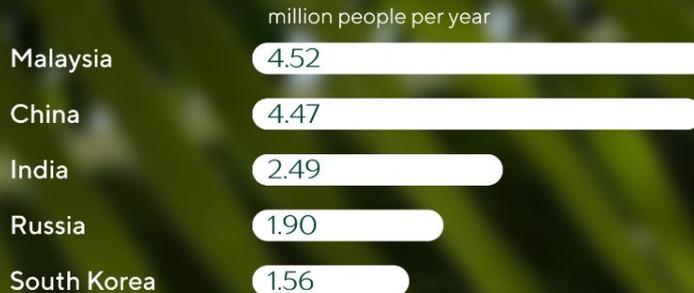
ONE OF THE WORLD'S LEADING DESTINATIONS

ranked in the Condé Nast Traveler  
Readers' Choice Awards 2025

Source: [www.cntraveller.com](http://www.cntraveller.com)

## TOP 5 ORIGIN COUNTRIES OF TOURISTS

Source: Ministry of Tourism & Sports



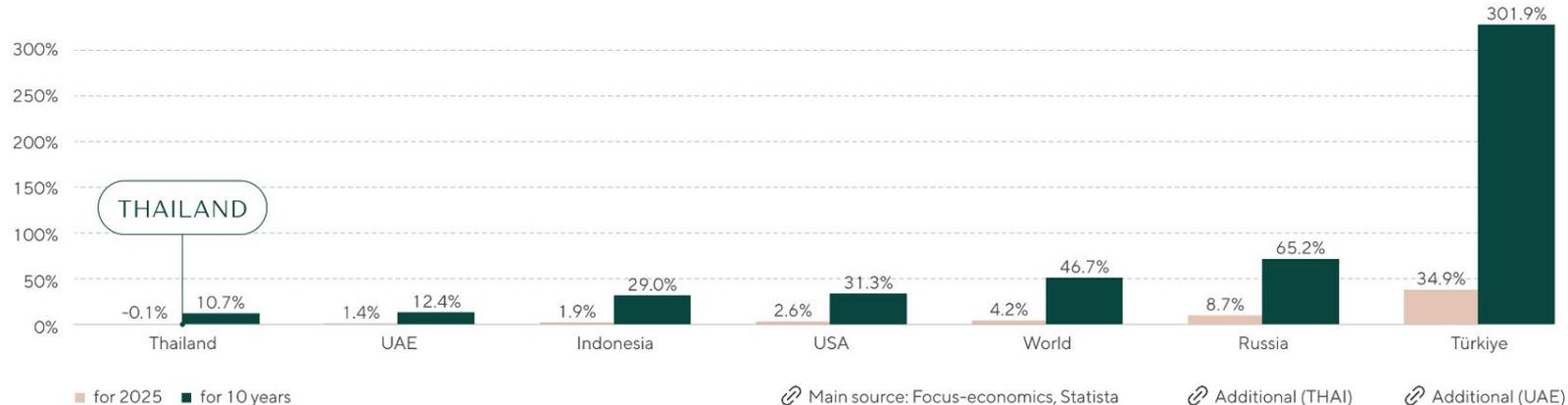
# STABLE ECONOMY

FOR 20 YEARS

THE THAI BAHT HAS NOT CHANGED  
RELATIVE TO THE DOLLAR USA

+2.2% GDP  
GROWTH

## THE INFLATION CHART FOR 2016-2025



# BALANCE IN INTERNATIONAL RELATIONS



11th in Asia

out of 27 countries for diplomatic influence and effectiveness, according to the Global Diplomacy Index, 2024

48th place

out of 119 countries in the 2025 Sustainable Travel & Tourism Index

More than 90

diplomatic missions abroad, including embassies, consulates, and other official representations

180+ countries

are included in the network of diplomatic relations

# ENHANCED VISA REGULATIONS IN THAILAND

01.

## **Long-term residence programs for foreigners\***

Thailand Elite Visa with Bronze, Gold, Platinum, Diamond, and Reserve tiers valid for 5–20 years, and the 10-year LTR Visa.

\* These programs offer various privileges and requirements for applicants, including financial contributions, investments, and income.

02.

## **The Thai E-Visa System (ETA)**

Applying remotely through the E-Visa system eliminates the need to visit the embassy in person, reducing congestion and accelerating visa processing. It is now available globally.

03.

## **Thailand Digital Arrival Card (TDAC)**

All non-Thai citizens must fill out and submit a digital version of the TM6 immigration form before they are granted entry to Thailand, regardless of their visa status.

04.

## **Visa-free policy with 93 countries**

05.

## **Option to extend stay up to 90 days is available without leaving the country**

# PHUKET

A scenic view of a coastline with a forested hillside and the ocean. The image shows a rocky coastline with a dense forest of green trees on a hillside that slopes down to the water. The ocean is a deep blue color, and the sky is a pale, hazy blue. In the foreground, the top of a palm tree is visible on the right side.



# INFRASTRUCTURE AND NATURE

Here, the pristine beauty of nature coexists  
with the latest achievements of civilization:  
fast internet, digital services,  
and world-class shopping





# COMMUNITY

30 000

foreigners constantly  
living on the island

5<sup>th</sup> PLACE  
IN THE WORLD

for Thailand in the health system  
efficiency rankings (GHS Index)

15 SCHOOLS  
(INTERNATIONAL)

opened on the island  
in the last 20 years

5 RELIGIOUS WORLD  
COMMUNITIES

have representative  
offices in Phuket

# PHUKET IS BECOMING EVEN MORE CONVENIENT FOR LIVING

## PHUKET INTERNATIONAL AIRPORT, PHASE 2

Capacity: 18 million passengers per year  
Status: completion in 2031

## EXPRESSWAY IN PHUKET

Phase 1: Kathu - Patong Section  
Phase 2: Muang Mai - Koh Kaew Kathu Section  
Status: completion in 2029



## ANDAMAN INTERNATIONAL AIRPORT

Capacity: 40 million passengers per year  
Status: completion in 2030

## SPORTS AND ENTERTAINMENT COMPLEX

Construction of a Formula 1 circuit in the Thalang  
area and a legal casino on Rang Yai Island  
Status: Phase 1 completion scheduled for 2029

## LIGHT RAIL SYSTEM

Status: planned

# LIMITED OFFER

≈ 20%

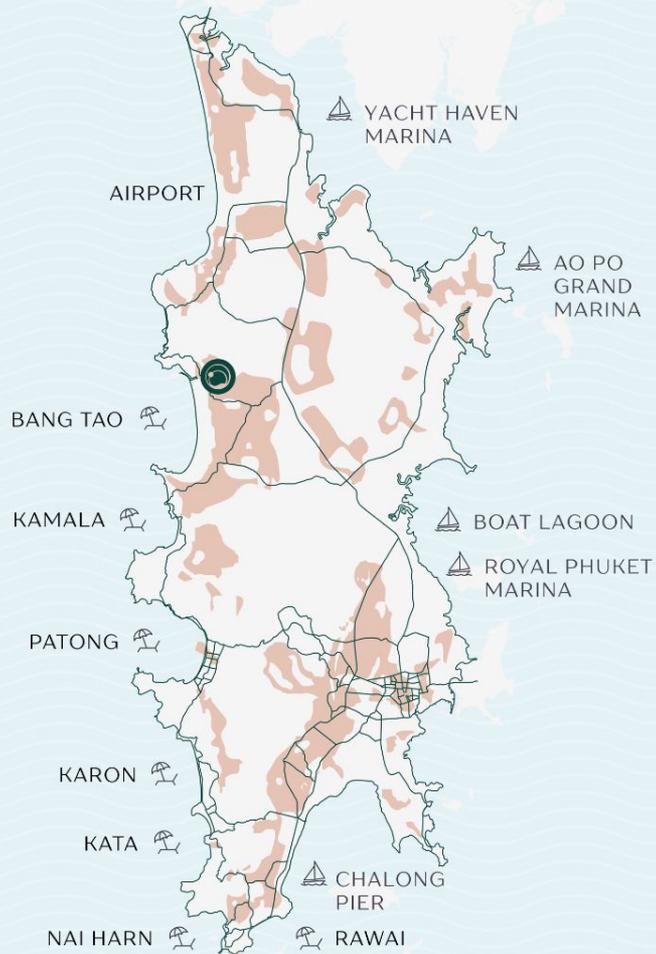
of the island is available  
for residential development (●)

23 METERS

or 7 floors is the maximum  
building height



THE COASTAL AREA  
IS RECOGNIZED  
AS A PROTECTED AREA



# ONE OF THE MOST POPULAR TOURIST DESTINATIONS IN THAILAND

OVER 13 MLN  
PEOPLE

ARRIVED IN PHUKET THROUGHOUT 2024

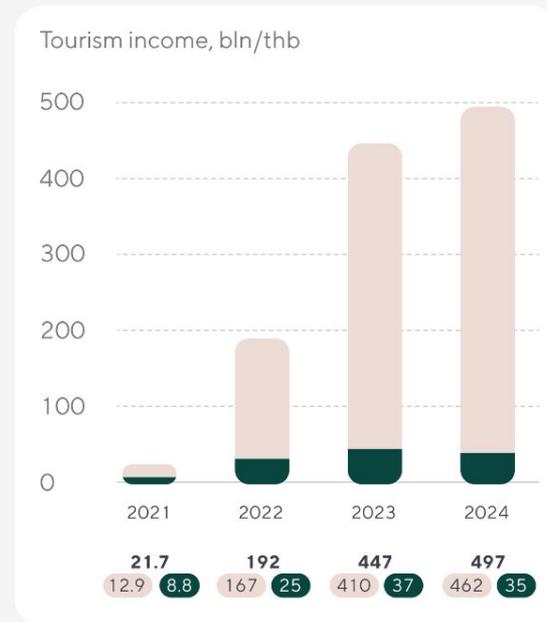
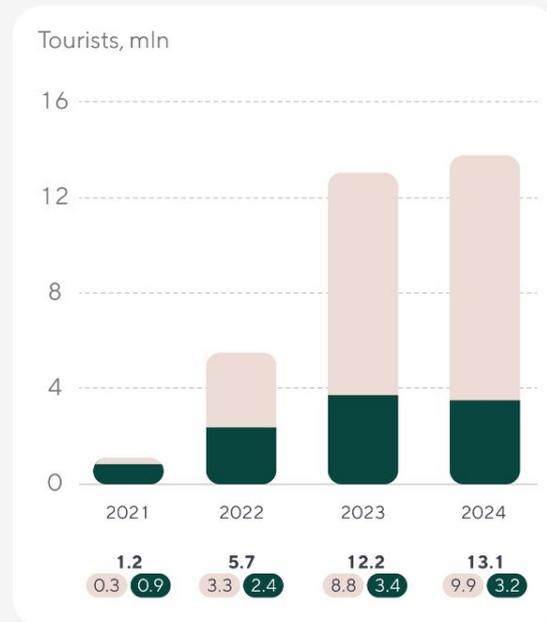
497 BLN BAHT

INCOME FROM TOURISM IN 2024

PHUKET ACCOUNTED FOR  
29.8%

OF THAILAND'S TOTAL  
TOURISM REVENUE IN 2024

Foreign guests Thai visitors



LOCATION

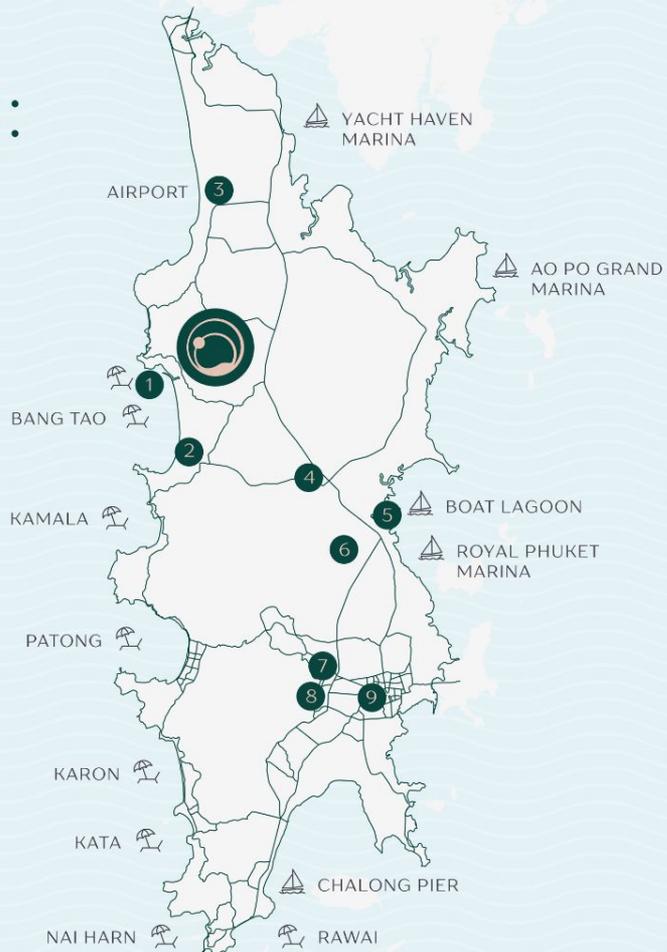
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# LAYAN BEACH

BANG TAO AREA



# LOCATION: LAYAN



	
1 LAYAN BEACH	1-3 MIN
2 LAGUNA	5 MIN
3 AIRPORT	20 MIN
4 ROBINSON	20 MIN
5 AO PO GRAND MARINA	25 MIN
6 BRITISH INTERNATIONAL SCHOOL	25 MIN
7 CENTRAL PHUKET	35 MIN
8 HEADSTART INTERNATIONAL SCHOOL	35 MIN
9 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

# THE MOST IN-DEMAND AREA OF THE ISLAND

PORTO DE PHUKET | BOAT AVENUE | BLUE TREE PHUKET | XANA BEACH CLUB  
TENNIS COURTS | RESORT COMPLEX LAGUNA PHUKET | GOLF POOLS

2 MINUTES TO THE BEACH

7 kilometers of sandy coastline  
surrounded by a national park



# LAYAN BEACH DEVELOPMENT

[LEARN MORE](#)

## COASTAL ZONING

PEDESTRIAN AND BICYCLE PATHS | SCENIC VIEWPOINTS | PLAYGROUNDS | RELAXATION AREAS | SPORTS AND TRAINING GROUNDS



## PUBLIC INFRASTRUCTURE DEVELOPMENT

WC | SHOWER | CAFE | PARKING AREAS | LIFEGUARD POSTS

# A MAGICAL PLACE FOR THE REAL YOU



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