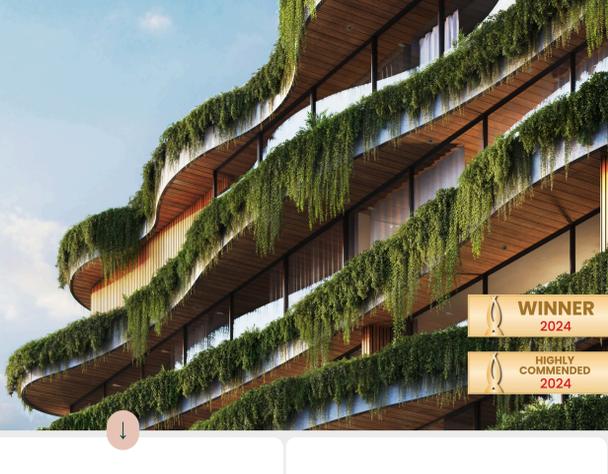


About the project

Layan Verde is the embodiment of the spirit of Phuket, where uniqueness, magnificence, and culture all combine in a perfect symbiosis.

We are crafting a distinctive project in Phuket for those who appreciate not only material luxury but also authenticity, combining harmony with nature and a modern lifestyle.

Watch video >



WINNER
2024

HIGHLY COMMENDED
2024

Unmatched scale

Layan Verde – a new landmark of island and symbol of Phuket

- 200 000+ m² total project area
- 75 000 m² for sale
- 5 000+ m² shopping mall
- 2 five-star hotels with 1 69 rooms
- Ocean Club for 200 guests

Bionic architecture

from the world famous architecture firm Dewan from Dubai

- Terraced construction
- Organic, flowing facades
- A natural extension of organic forms
- Vertical greening of facades
- Panoramic glazing

Landscape design

10+ diverse zones where nature and man become one

Developed infrastructure

- Gyms and sports grounds
- Relaxation areas
- Shopping areas
- Kids clubs and playgrounds
- Cafes, bars, restaurants
- Co-working areas, event spaces
- SPA, swimming pools

Luxury and premium class apartments

- 80+ layout options, from studios to penthouses
- Ecological and high-quality finishing materials
- Custom-made furniture
- A sea view from luxury apartments
- Smart Home system and energy-saving technologies



Two minutes to Layan Beach, Bang Tao district

Project details

Type of project	Hotel management
Condominium under hotel management	With Dusit International for the premium section
Number of buildings	Parking
5 luxury, 10 premium	700+ parking spaces
Number of apartments	Three phases of construction
93 luxury, 681 premium	Completion of the project in 2028
Ownership type	Sustainable construction
Freehold / Leasehold	EDGE green building certification and up to 35% reduction in utility costs

Developed infrastructure

- Relaxation areas**
 - Swimming pools
 - Ocean Club
 - Indoor and outdoor kids' club
 - Water park
 - Children playground
- Sports, health and beauty**
 - Spas and gyms
 - Wellness spa center
 - Pharmacy
 - Hairdresser / Beauty salon / Cosmetology clinic
 - Sports ground for padel, badminton, etc.
 - Mini golf
- Food**
 - Sea view cafes and restaurants
 - 24-hour cafes
 - Bakeries and coffee shops
 - Conceptual, casual, and signature restaurants
 - Bars (including a rooftop bar and a lobby bar)
- Other**
 - Entertainment center
 - Coworking lounge / Serviced office
 - Lifestyle and convenience stores
 - Pet grooming salon
 - Outdoor event space with wedding chapel and wedding garden
 - Laundry
 - Conference and meeting rooms

Types of apartments

Premium | from 8.2 mln THB

Premium class condominium managed by Dusit International
Construction completion – December 2027 (Building B4 – December 2028)

	B2	B3	B4	B8	B9	Price, THB
Number of apartments	76	100	102	62	57	
Studio: from 36.2 m ²	31	37	37	23	31	from 8.2 mln
1-br: from 55.6 m ²	25	36	40	12	11	from 11.0 mln
2-br: from 100.5 m ²	18	24	21	19	9	from 17.8 mln
3-br: from 152.1 m ²	2	3	4	8	6	from 27.8 mln

Luxury | from 20.5 mln THB

Luxury condominium managed by a 5* hotel
Construction completion – December 2027

	A2	A3	A4	Price, THB
Number of apartments	46	36	5	
1-br: from 100.7 m ²	16	6		from 20.5 mln
2-br: from 165.3 m ²	14	11		from 36.7 mln
3-br: from 196.1 m ²	12	10		from 42.7 mln
4-br: from 394.4 m ²	4	9		from 80.1 mln
4-br Penthouse: from 519.6 m ²			5	from 121.8 mln



Rental Pool

Management company pools the apartments, distributing all expenses and profits equally among the owners, while the finance department ensures full reporting and regular payments.

- 01.** THE OWNER CONCLUDES AN AGREEMENT WITH THE PROPERTY MANAGEMENT COMPANY
The agreement provides the owner with a real estate reserve for 30 days a year in the summer. The owner can rest on his own or invite friends or family members.
- 02.** THE MANAGEMENT COMPANY CREATES POOLS AND RENTS THEM OUT
Pools are formed of the same type of apartments. All studios are grouped into one pool, single-bedrooms into another, and so on. All expenses and profits are divided equally between the apartments.
- 03.** THE OWNER RECEIVES INCOME AT THE END OF THE ACCOUNTING PERIOD
The management company calculates rental income for each pool, deducts expenses and calculates the net profit from renting out the apartments. Then the management company provides full reporting and transfers 60% of net profit to the owners.

Profitability calculation

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RENTAL INCOME AFTER DEDUCTION OF EXPENSES – 100%

OWNER INCOME – 60%

MANAGEMENT COMPANY'S INCOME – 40%

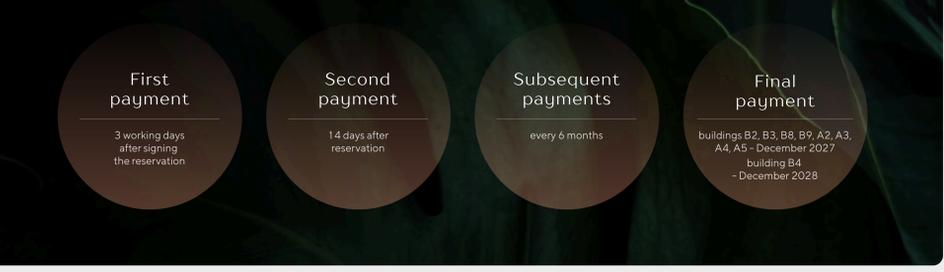
8% per annum average rental income



Premium-class apartments					Luxury-class apartments				
Type	Cost, THB	Profit per month, THB	Profit per year, THB	ROI, %	Type	Cost, THB	Profit per month, THB	Profit per year, THB	ROI, %
Studios	8 591 740	62 479	749 745	8.7	1-BR	24 043 282	185 904	2 230 849	9.3
1-BR	11 344 613	86 003	1 032 042	9.1	2-BR	39 037 207	238 257	2 859 086	7.3
2-BR	20 530 039	144 082	1 728 992	8.4	3-BR	54 896 775	309 449	3 713 387	6.8
3-BR	27 363 289	167 158	2 005 901	7.3					



Customized installment terms with payments every 6 months



Project design

More than 40% of the project's area is dedicated to internal infrastructure, including hotels, residences, shopping areas, restaurants, cafes, bars, spas, gyms, and sports facilities. It also provides all necessary amenities for families with children and pet owners.

Here, style, comfort, and luxury become a way of life.

LEARN MORE

Apartment interiors

Each residence at Layan Verde is a true masterpiece, crafted by top designers.

Every apartment comes fully furnished with premium furniture and appliances, while advanced technology solutions enhance comfort and modernity in your daily life.

LEARN MORE

Layout solutions

At Layan Verde, you have the freedom to choose.

With a range of layout options available, you can find the ideal choice for either investment or living that meets your needs.

LEARN MORE

Construction progress

The core principles of Layan Verde's construction are the use of high-quality, eco-friendly materials and the application of modern, efficient building technologies.

Layan Verde represents the pinnacle of eco-friendly luxury, where expertise, craftsmanship, and innovation blend seamlessly.

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Our partners

We take pride in collaborating with the finest global teams in their respective fields.

Every detail and element of Layan Verde stems from the creativity of professionals who not only align with our vision but also contribute to the creation of a truly unique space.

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Project documents

We understand the importance of securing your investments. That's why Layan Verde fully adheres to all required construction regulations and has obtained all necessary permits.

LEARN MORE

Market analysis

We conducted a comprehensive study of Phuket's market segments, including residential, commercial, and hospitality properties. Our in-depth analysis provided the basis for the project's technical and economic justification, taking into account all aspects of mixed-use development.

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Developer's portfolio

Our commitment to sustainability and construction safety is reflected in every project.

Discover how we bring these values to life by creating exceptional residential and commercial spaces.

LEARN MORE

Apartment cost

The value of Layan Verde apartments rises at each construction phase, ensuring consistent capital growth. Reserve your apartment now to lock in the best price and secure a promising investment for the future.

LEARN MORE

A magical place for the real you

