

LAYAN VERDE

VILLACARTE GROUP 2012 VS. NOW



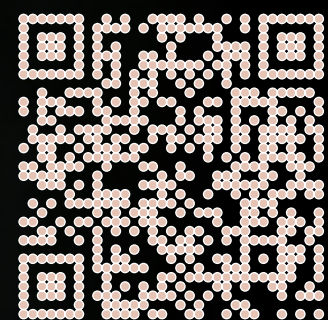
VADYM BUKHKALOV

+\$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

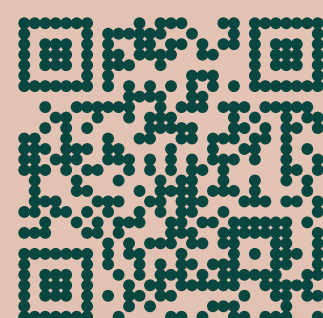
of the Reforma business club,
Wonder Family ecosystem, educational
projects Netology, Foxford

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"

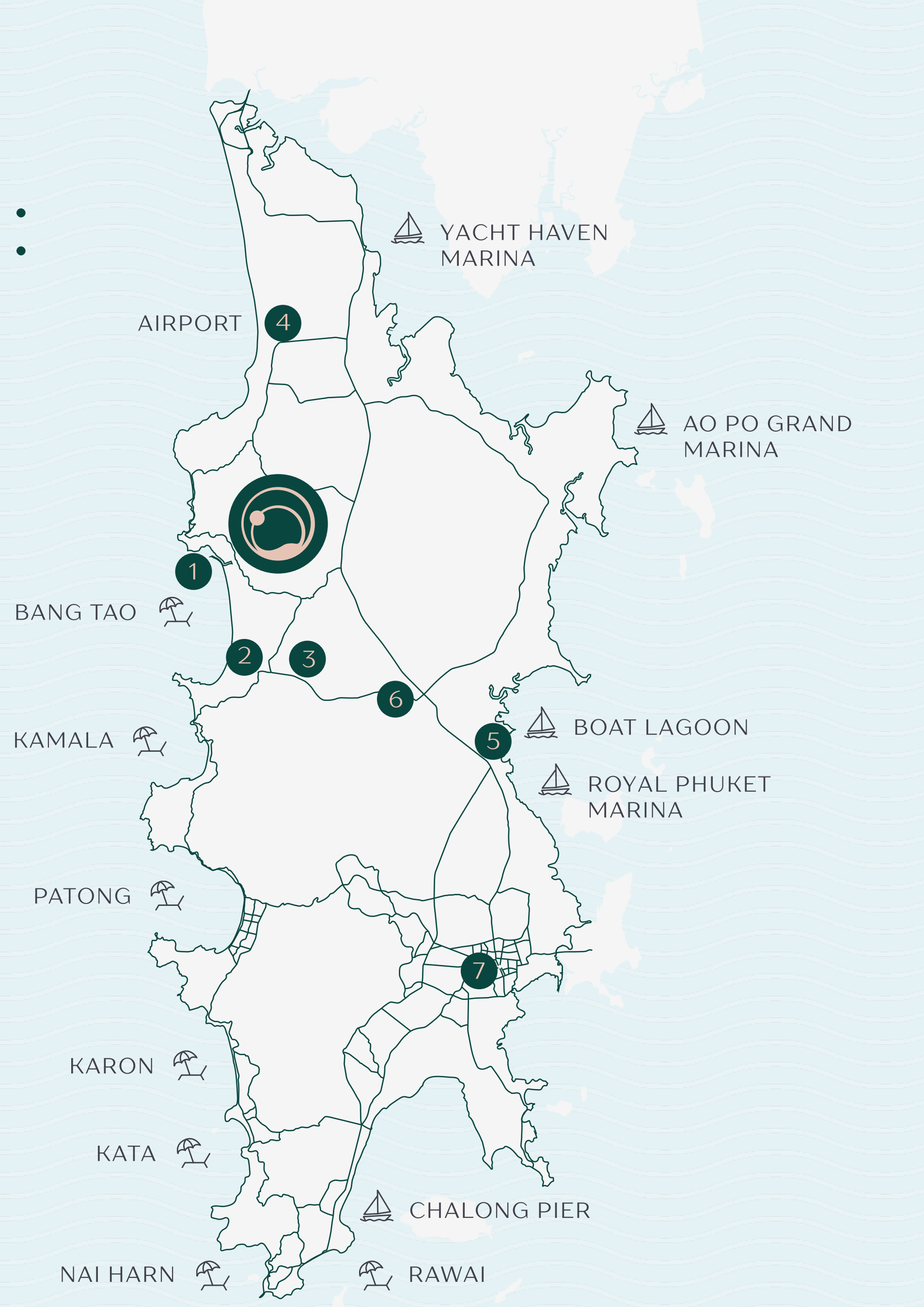


spiridonov.ru

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*

800M
TO THE BEACH

7 KILOMETERS
OF SANDY COASTLINE
SURROUNDED BY
A NATIONAL PARK



LAYAN BEACH DEVELOPMENT

NEW TREES AND PLANTS
PLANTING

COASTAL ZONING

PUBLIC INFRASTRUCTURE DEVELOPMENT

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

EDUCATIONAL CENTER

SCOUT CAMP

CAMPSITE FOR MOTORHOMES

CAMPING

PUBLIC PARK





LAYAN VERDE



PROJECT ADVANTAGES

LANDSCAPE DESIGN

.01

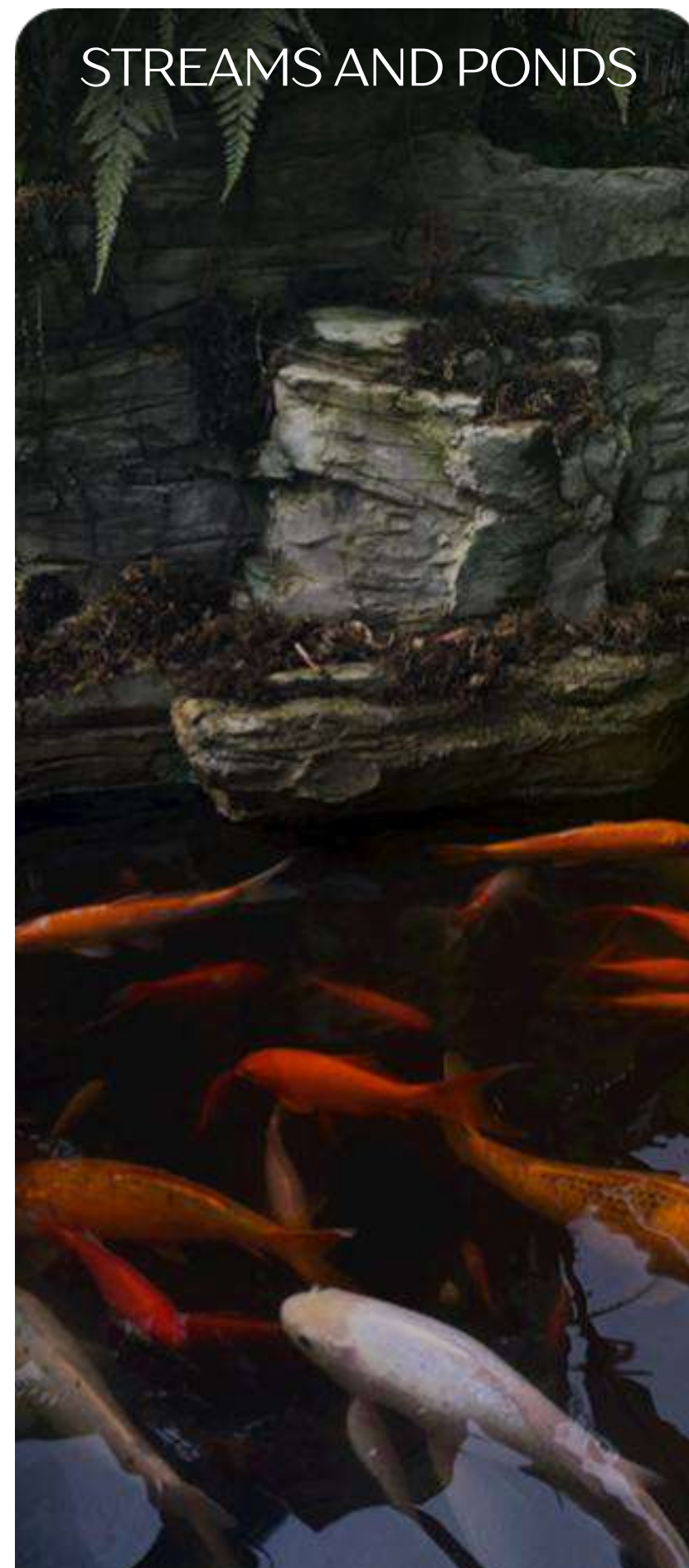
LAYAN VERDE LANDSCAPE



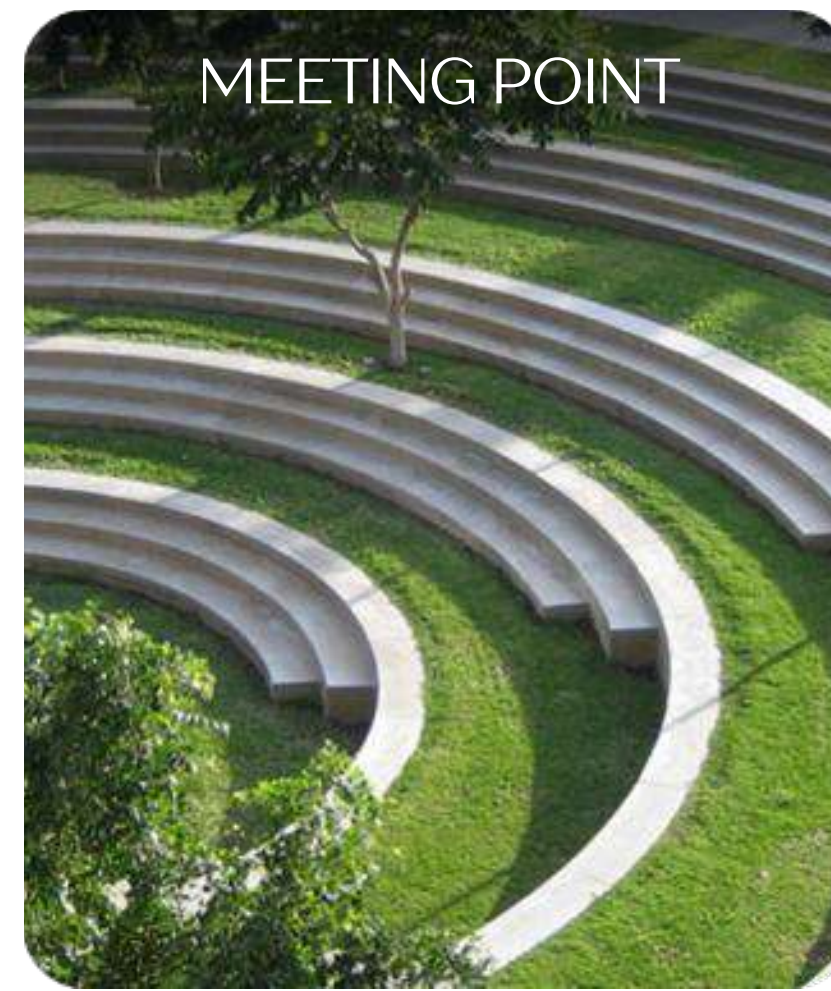
10+ DIVERSE LANDSCAPE ZONES



WATERFALLS



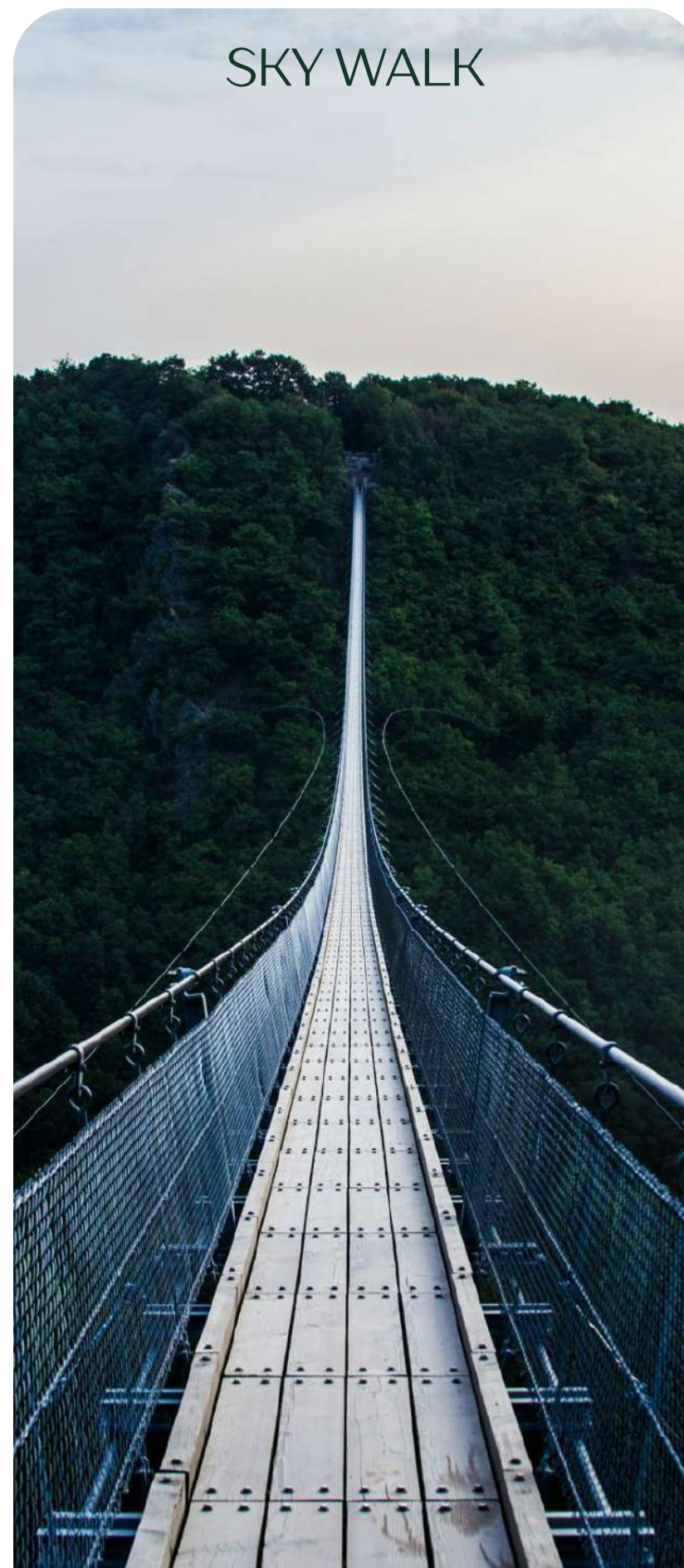
STREAMS AND PONDS



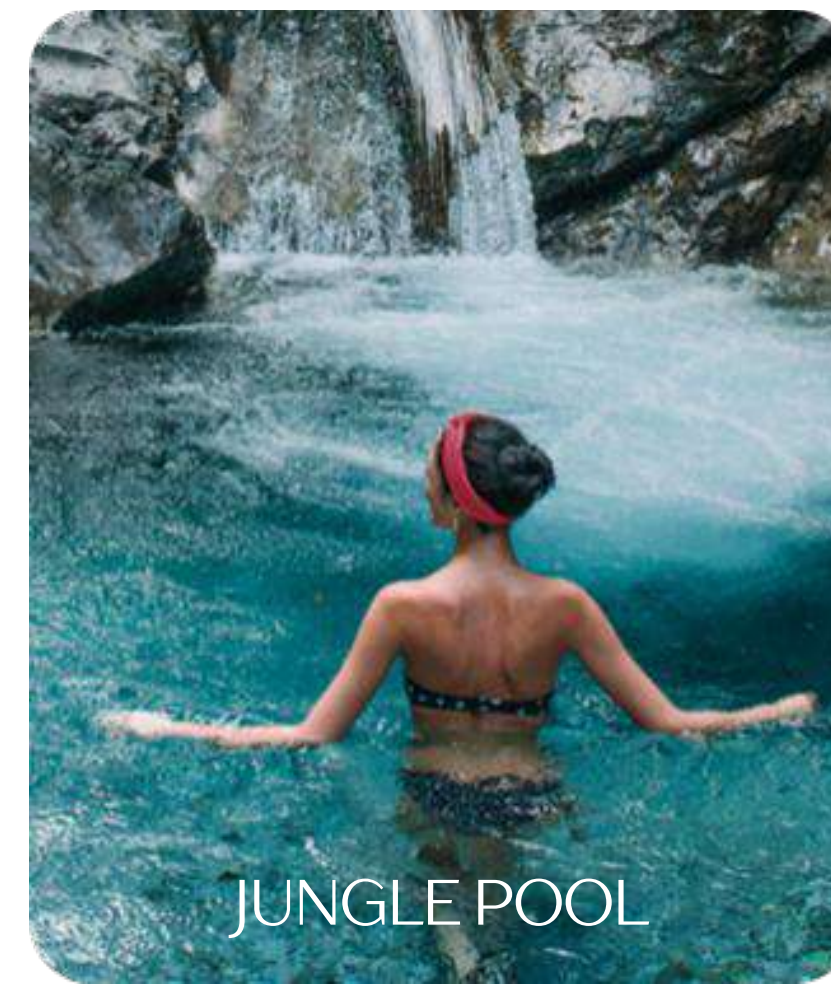
MEETING POINT



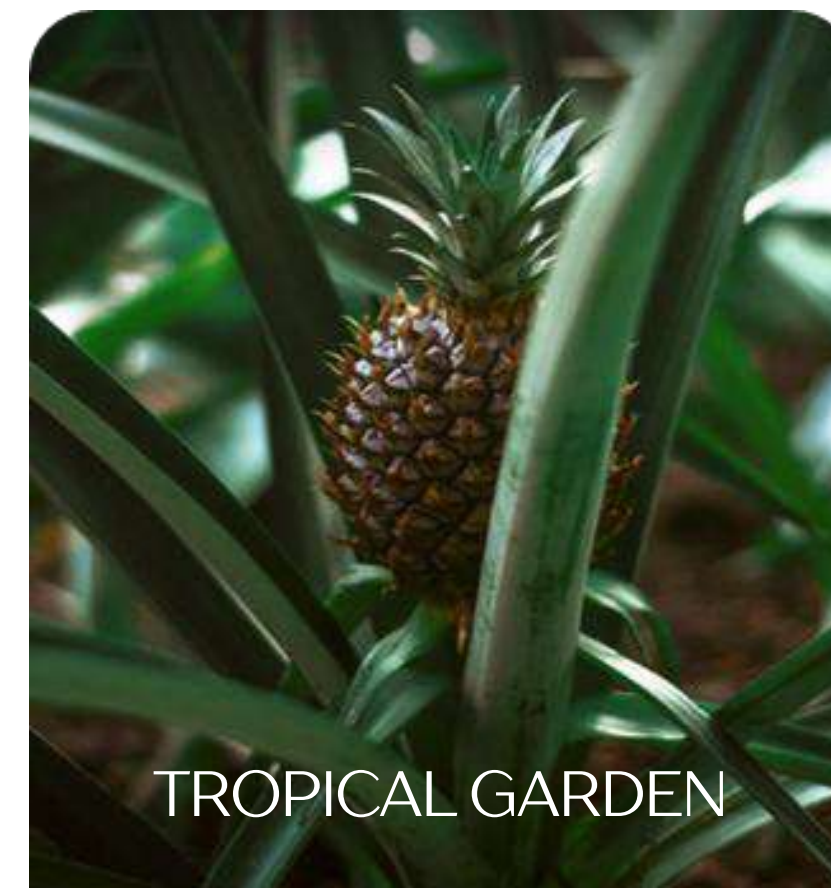
WALKING PATHS



SKY WALK



JUNGLE POOL



TROPICAL GARDEN



HILLTOP POOL

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



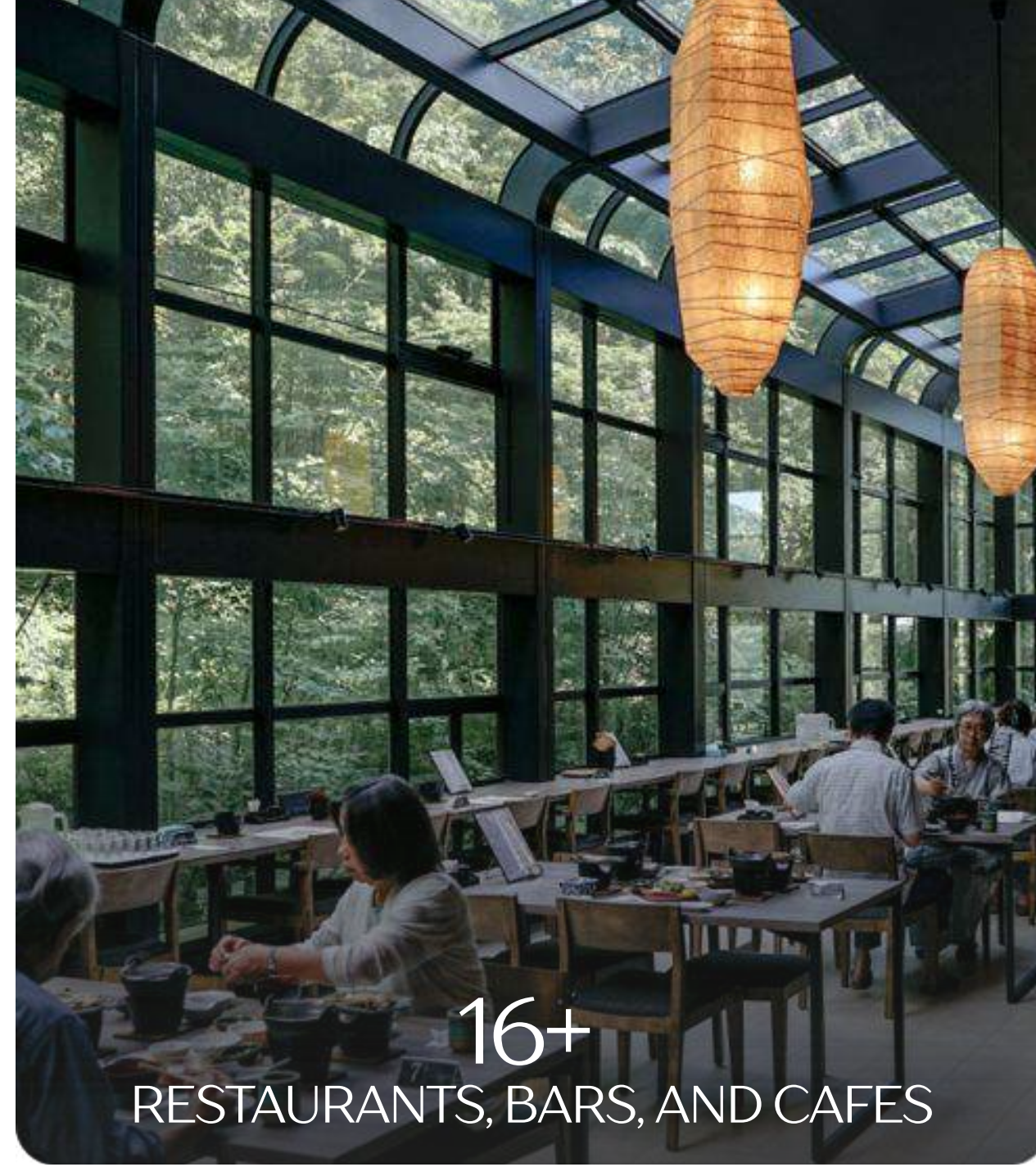
EVERYTHING YOU NEED
FOR LIVING IS WITHIN
**WALKING
DISTANCE**

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





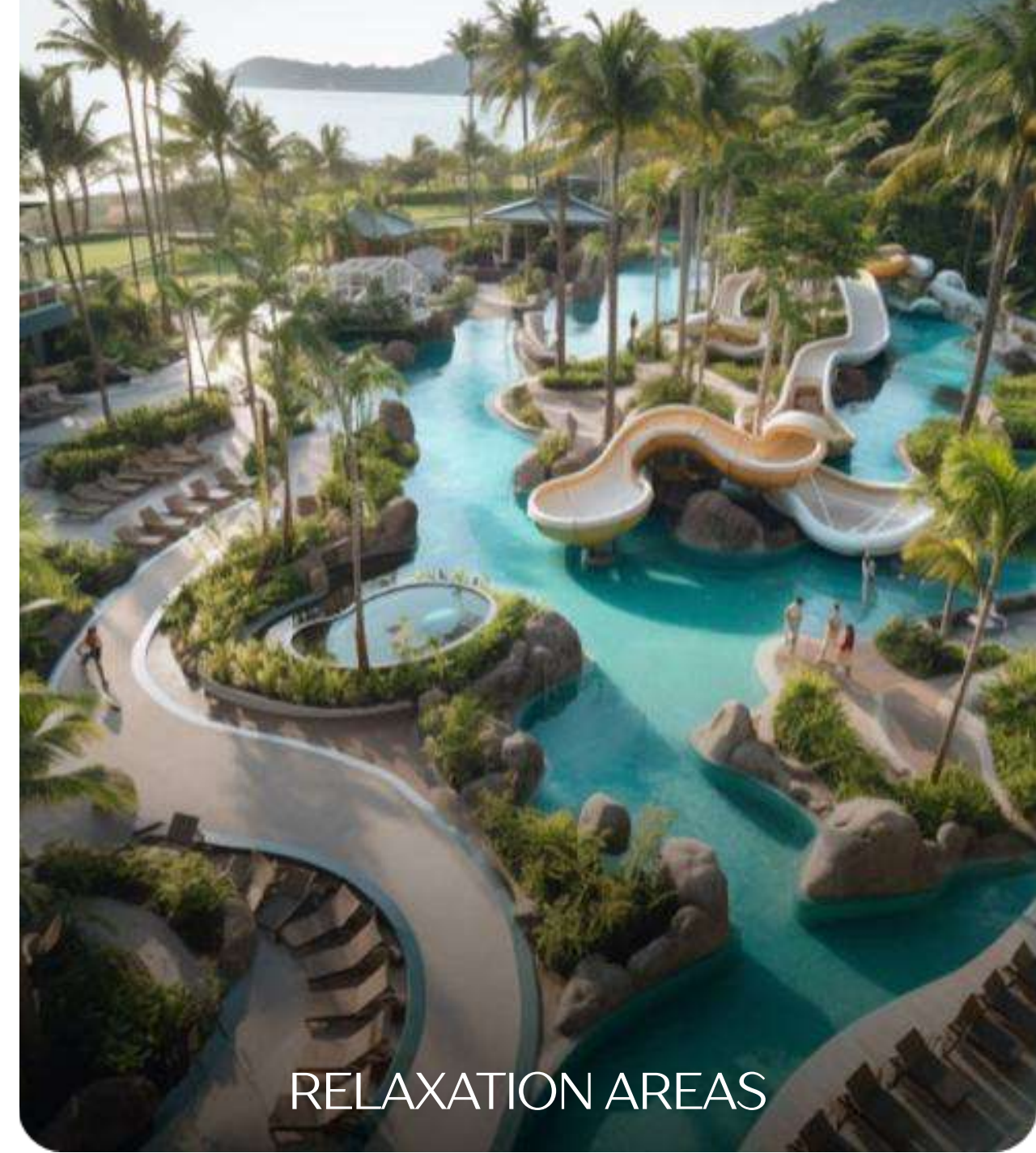
OCEAN CLUB



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

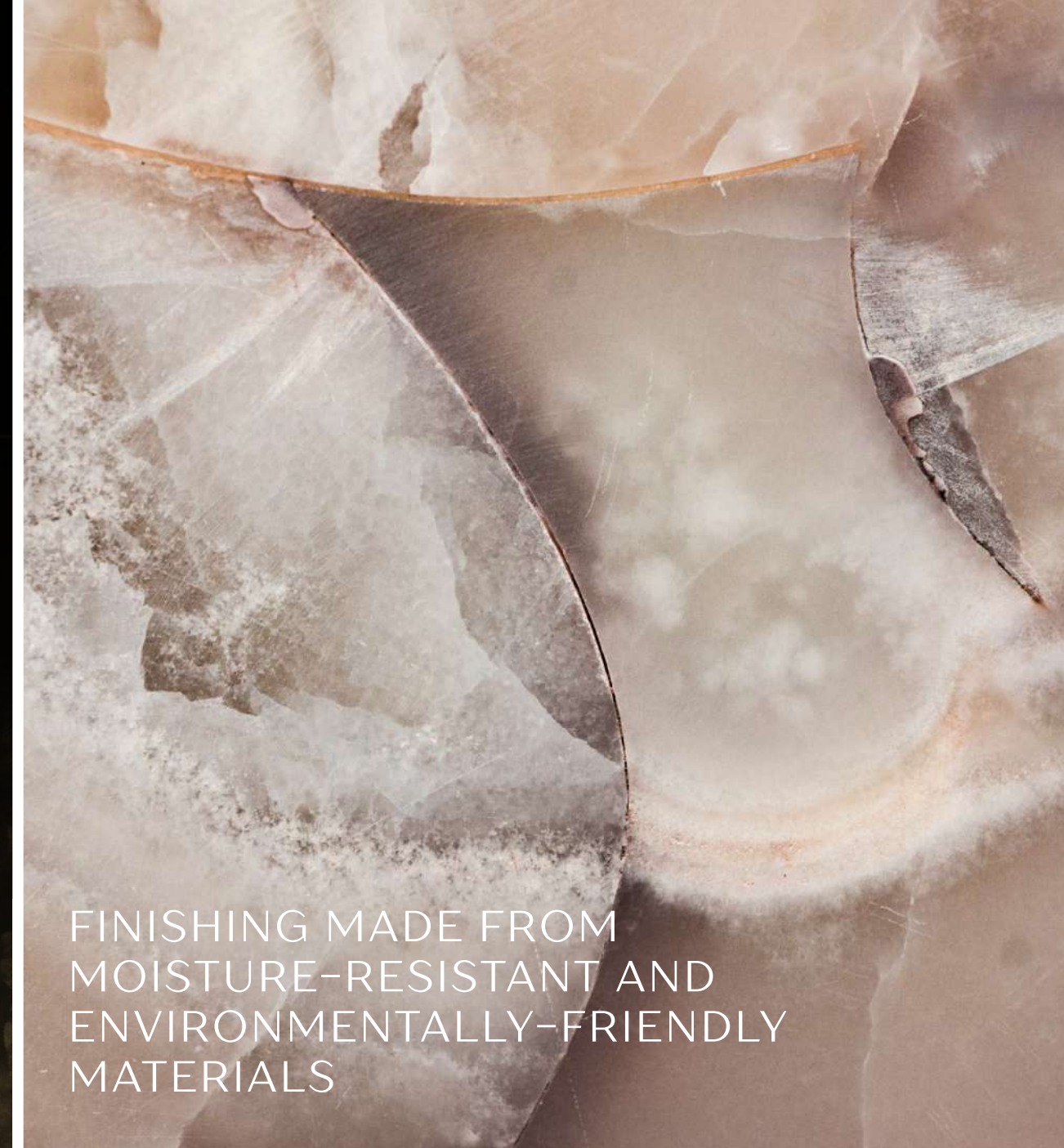
HIGH-QUALITY AND ENVIRONMENTALLY- FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE
BEAUTIFICATION



LOW-E GLASS GLAZING
WITH UV PROTECTION



FINISHING MADE FROM
MOISTURE-RESISTANT AND
ENVIRONMENTALLY-FRIENDLY
MATERIALS



PREMIUM HIGH-QUALITY
FURNITURE

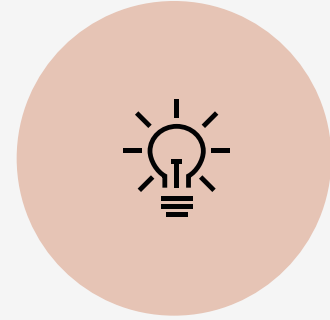
45%
SAVINGS
ON NATURAL
RESOURCES



GREEN BUILDING
CERTIFICATION



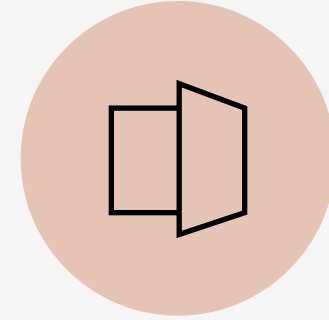
COST REDUCTION BY UP TO 45%



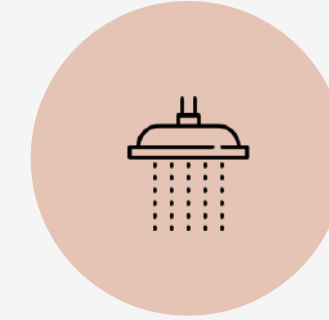
Energy-efficient
lighting



"Smart home"
system



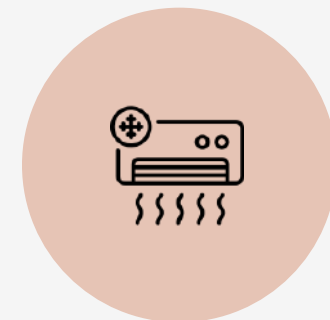
Natural
ventilation



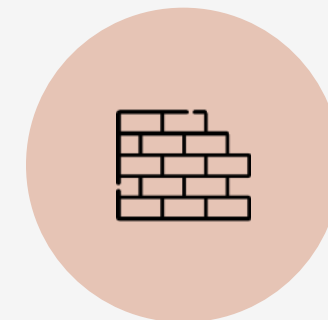
Water-saving
plumbing



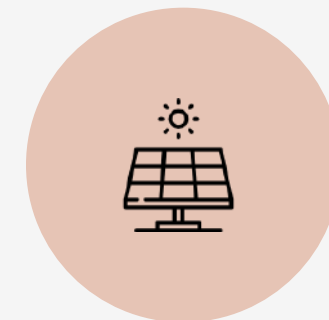
Underground
water sources



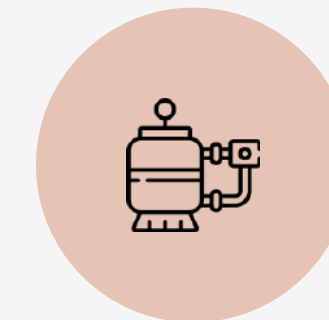
Inverter air
conditioning system



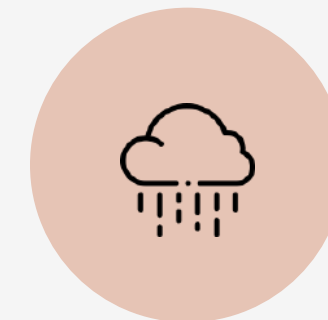
Roof and external wall
thermal insulation



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

shma

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

June
2024

2027

THE PUBLIC CONSULTATION
PHASE HAS BEEN INITIATED

OBTAINING PERMITS AND
STARTING CONSTRUCTION

CONSTRUCTION
COMPLETION



PROJECT FEASIBILITY

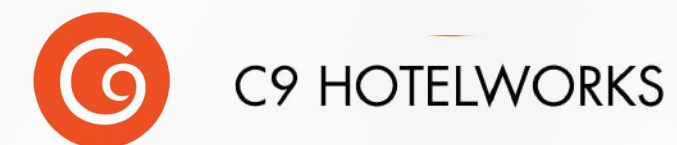
FINAL FEASIBILITY STUDY
FOR RETAIL DEVELOPMENT
IN PHUKET



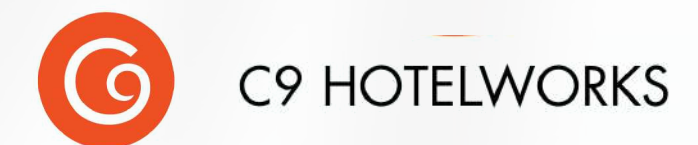
MARKET ANALYSIS
LAYAN VERDE



MARKET RESEARCH
AND FEASIBILITY STUDY

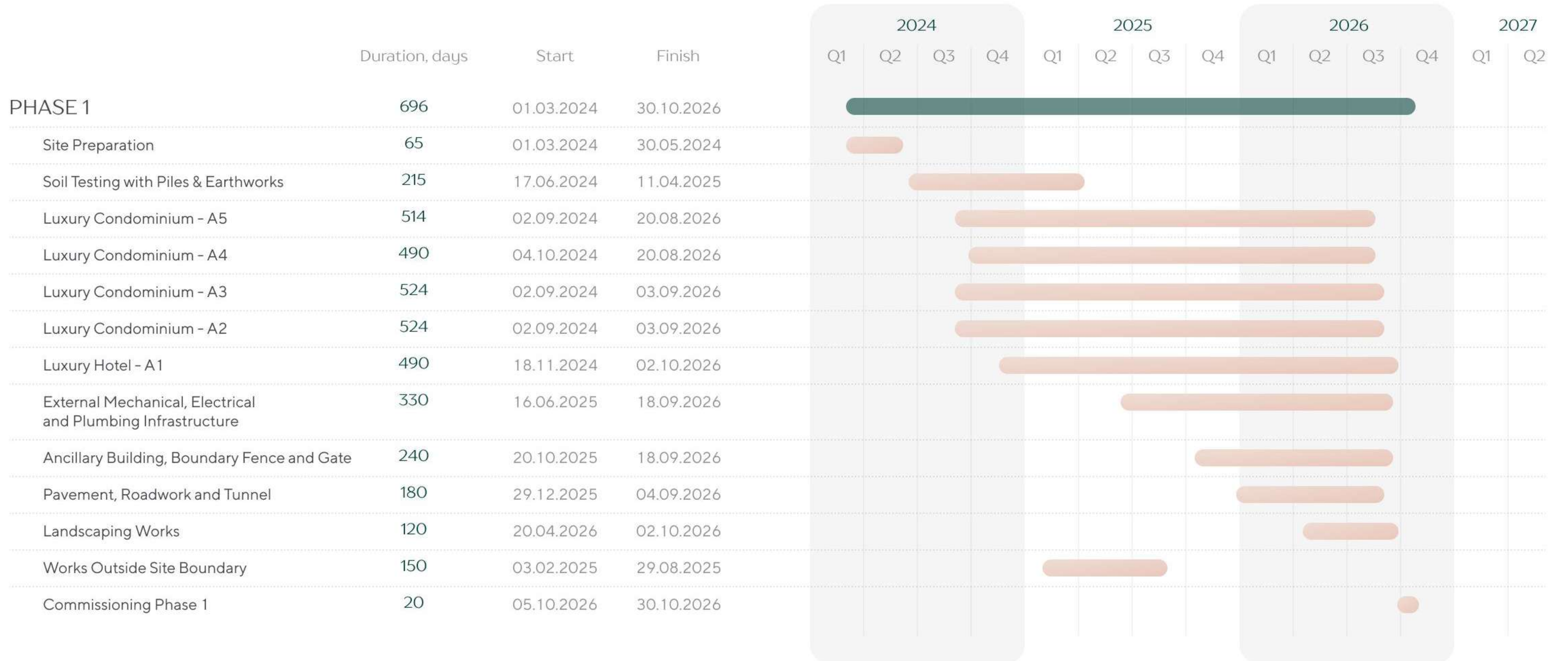


THE PHUKET REPORT
ECONOMY IN TRANSITION



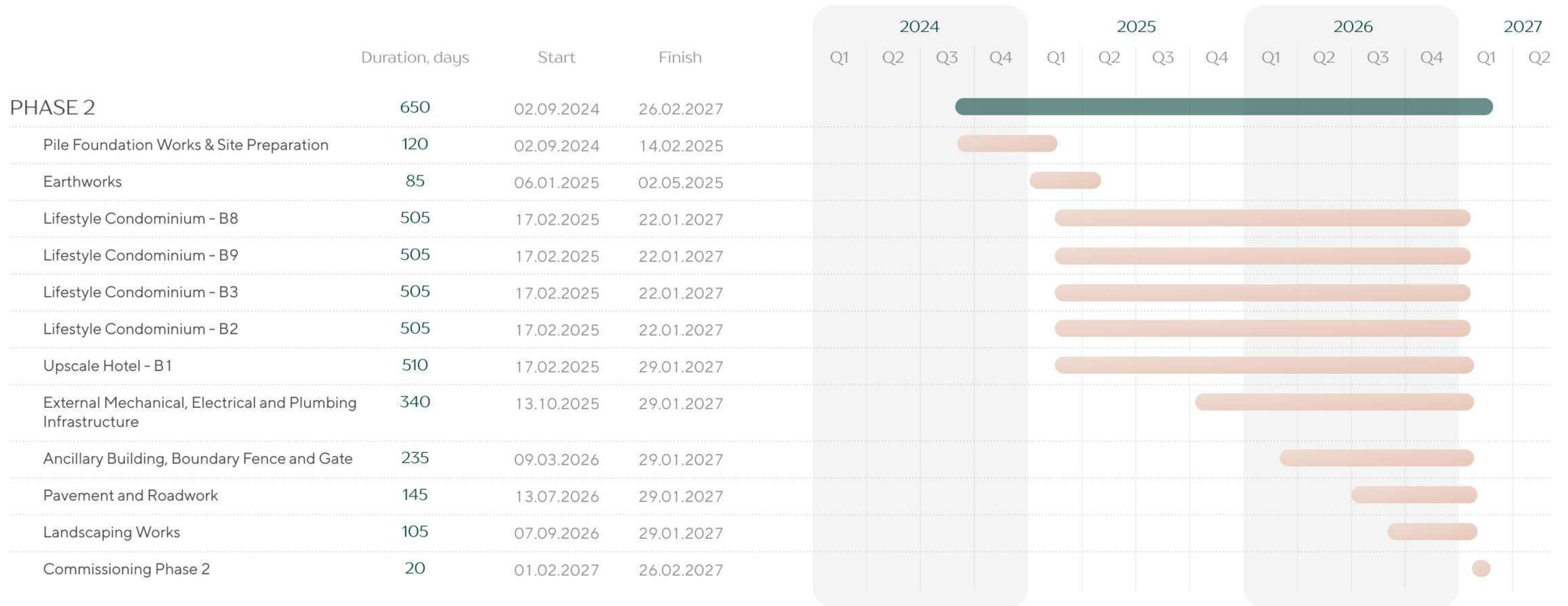
CONSTRUCTION PLANNING

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



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



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%

PROJECT ADVANTAGES

LAYOUT SOLUTIONS

FOR LIVING AND LEISURE

.07

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

 For residence

 For investment

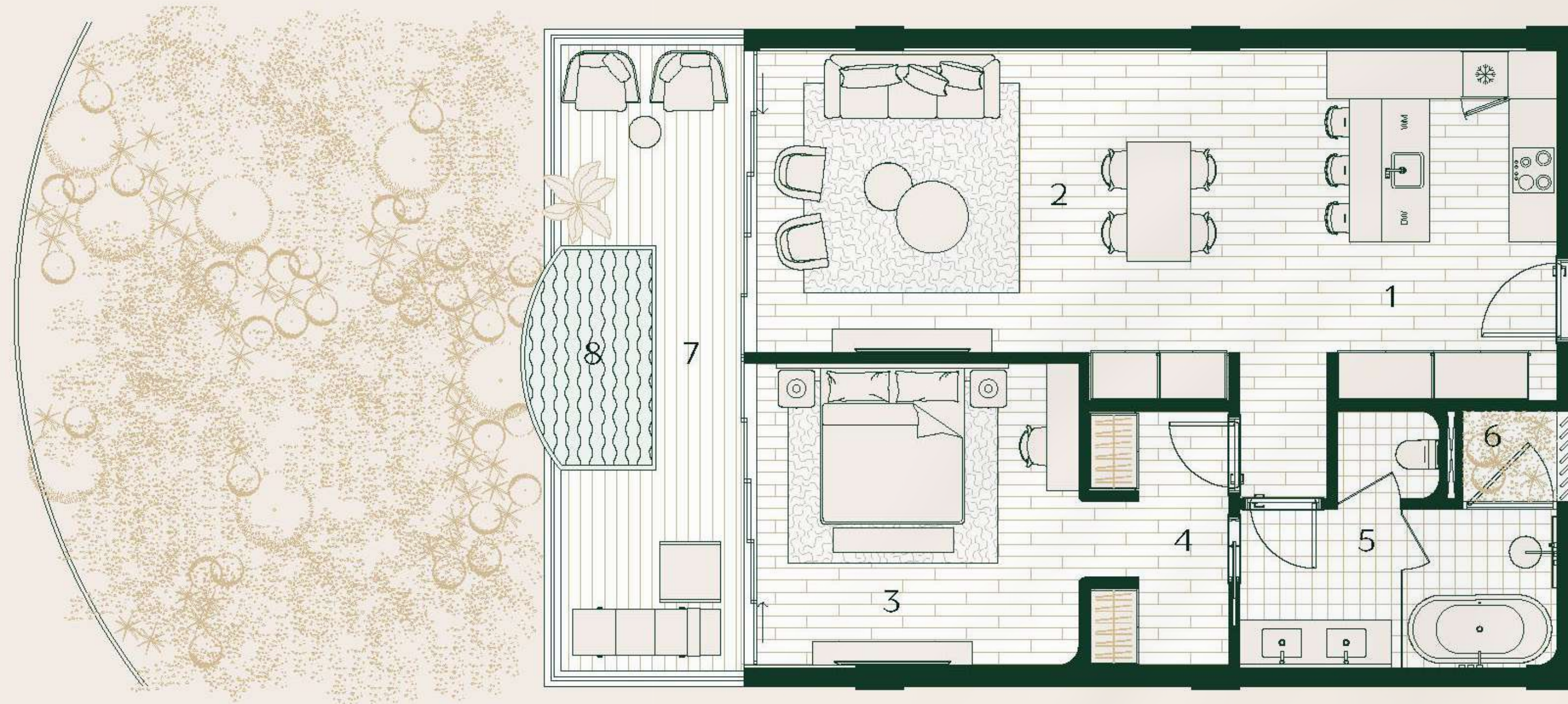
 5* hotel

 Phase 1: Q4 2026

 Phase 3: Q4 2027

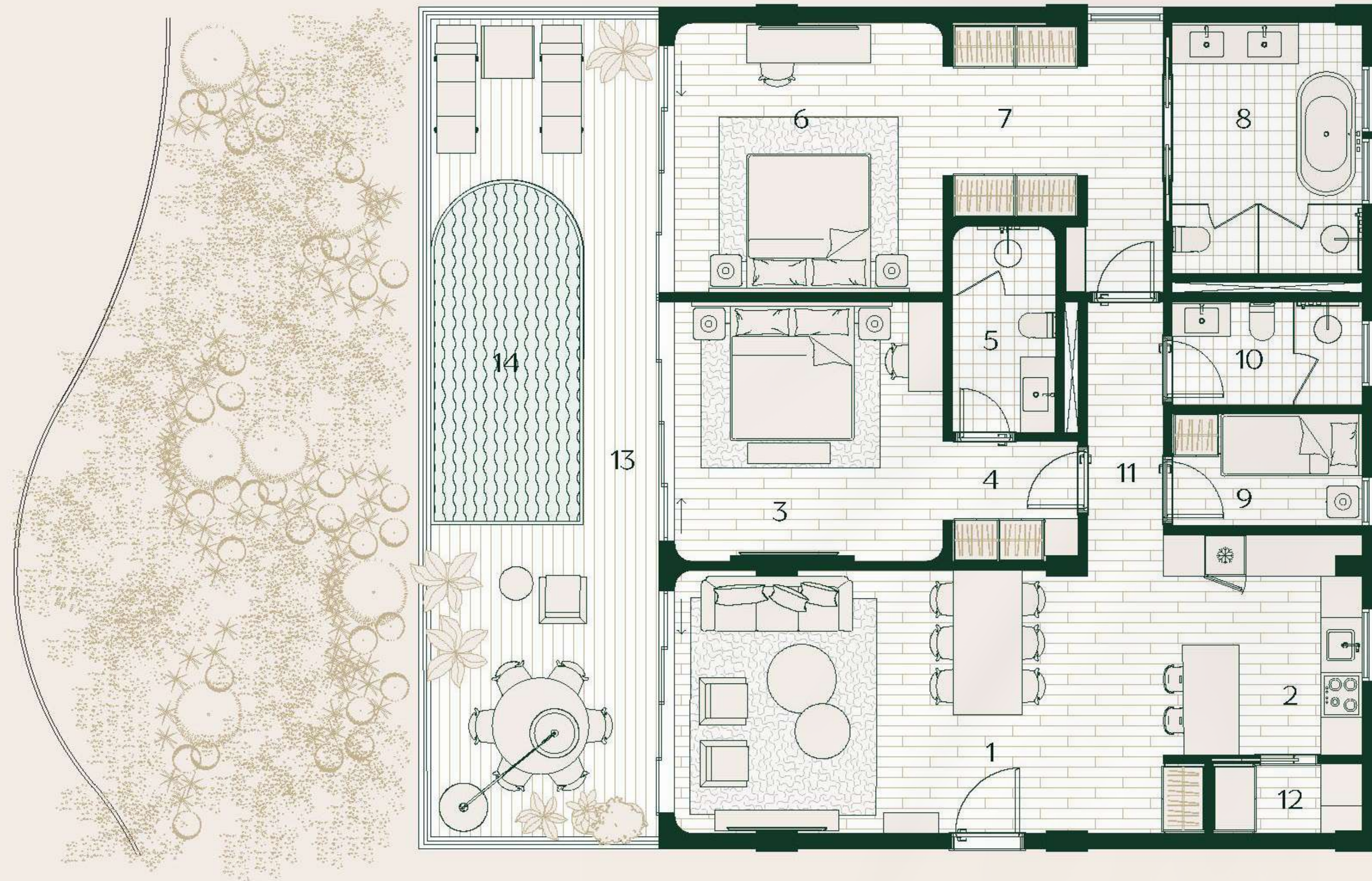
*the price is current as of May 1, 2024

1-BEDROOM | LUXURY | 104 M²



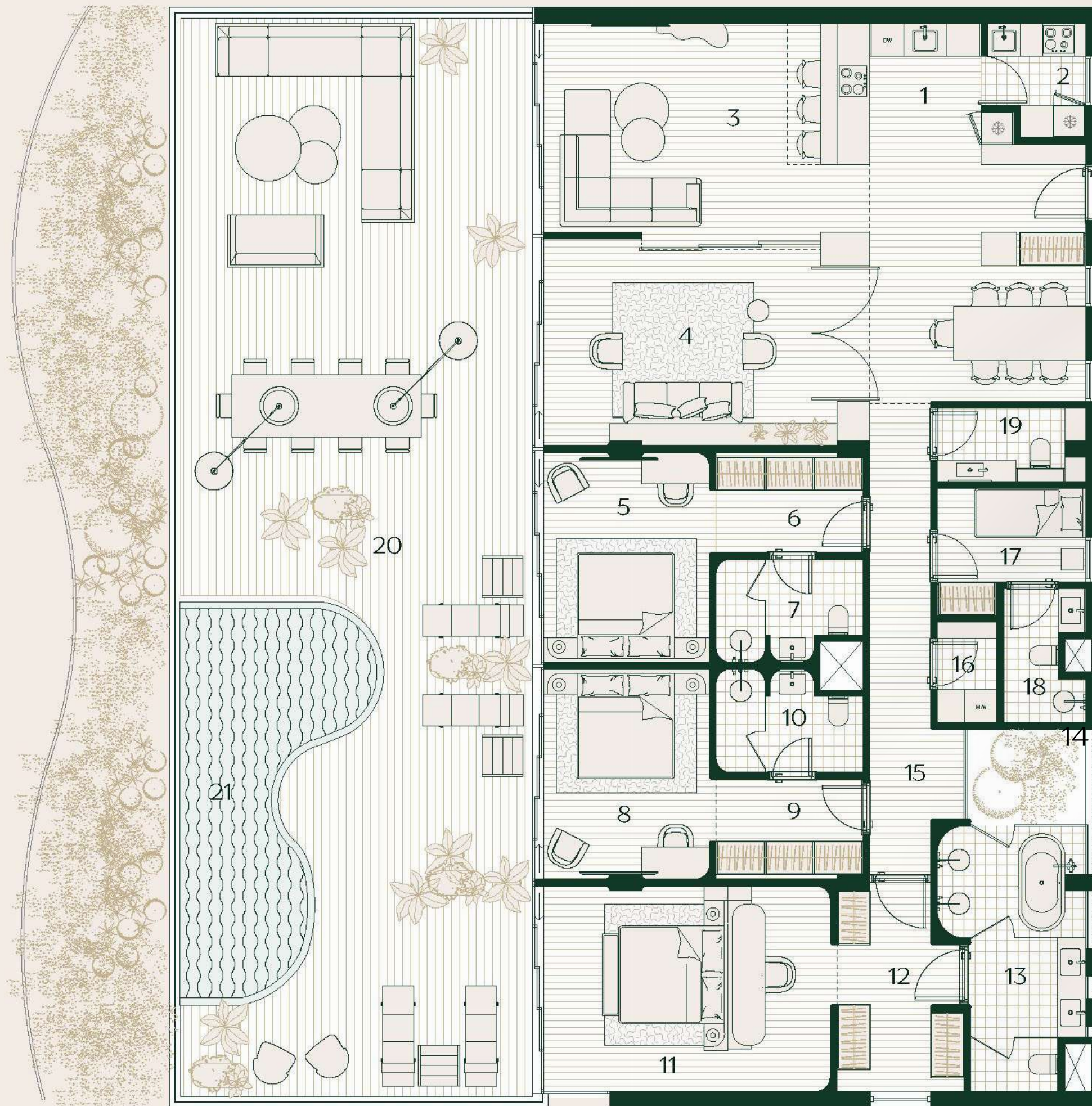
1. KITCHEN
2. LIVING AREA
3. BEDROOM
4. WALK-IN CLOSET
5. BATHROOM
6. PRIVATE GARDEN
7. TERRACE
8. SWIMMING POOL

2-BEDROOM | LUXURY | 167 M²



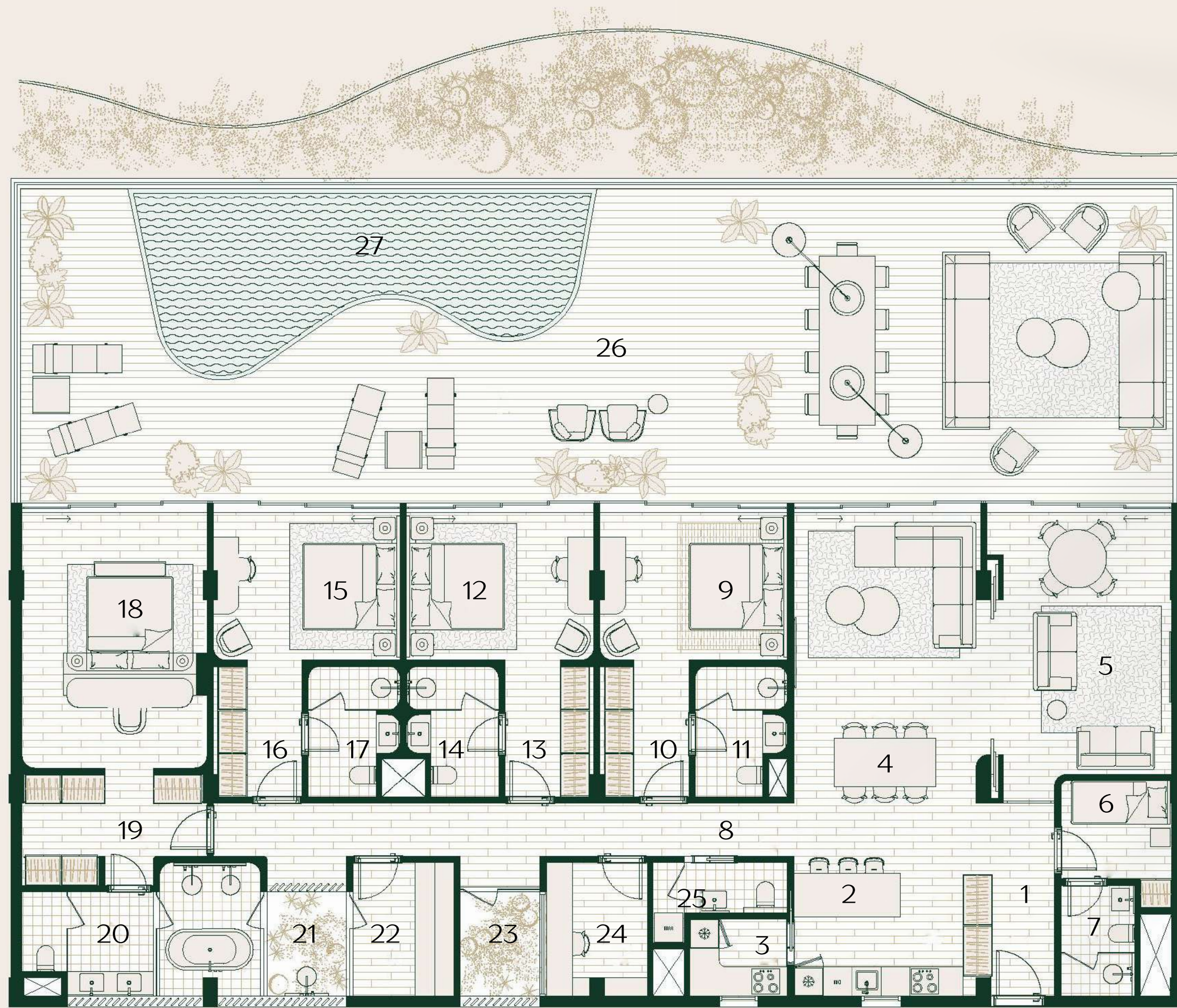
- 1. LIVING AREA
- 2. KITCHEN
- 3. BEDROOM
- 4. WALK-IN CLOSET
- 5. BATHROOM
- 6. MASTER BEDROOM
- 7. WALK-IN CLOSET
- 8. BATHROOM
- 9. MAID'S BEDROOM
- 10. BATHROOM
- 11. CORRIDOR
- 12. LAUNDRY ROOM
- 13. TERRACE
- 14. SWIMMING POOL

3-BEDROOM | LUXURY | 332 M²



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

4-BEDROOM | LUXURY | 395 M²



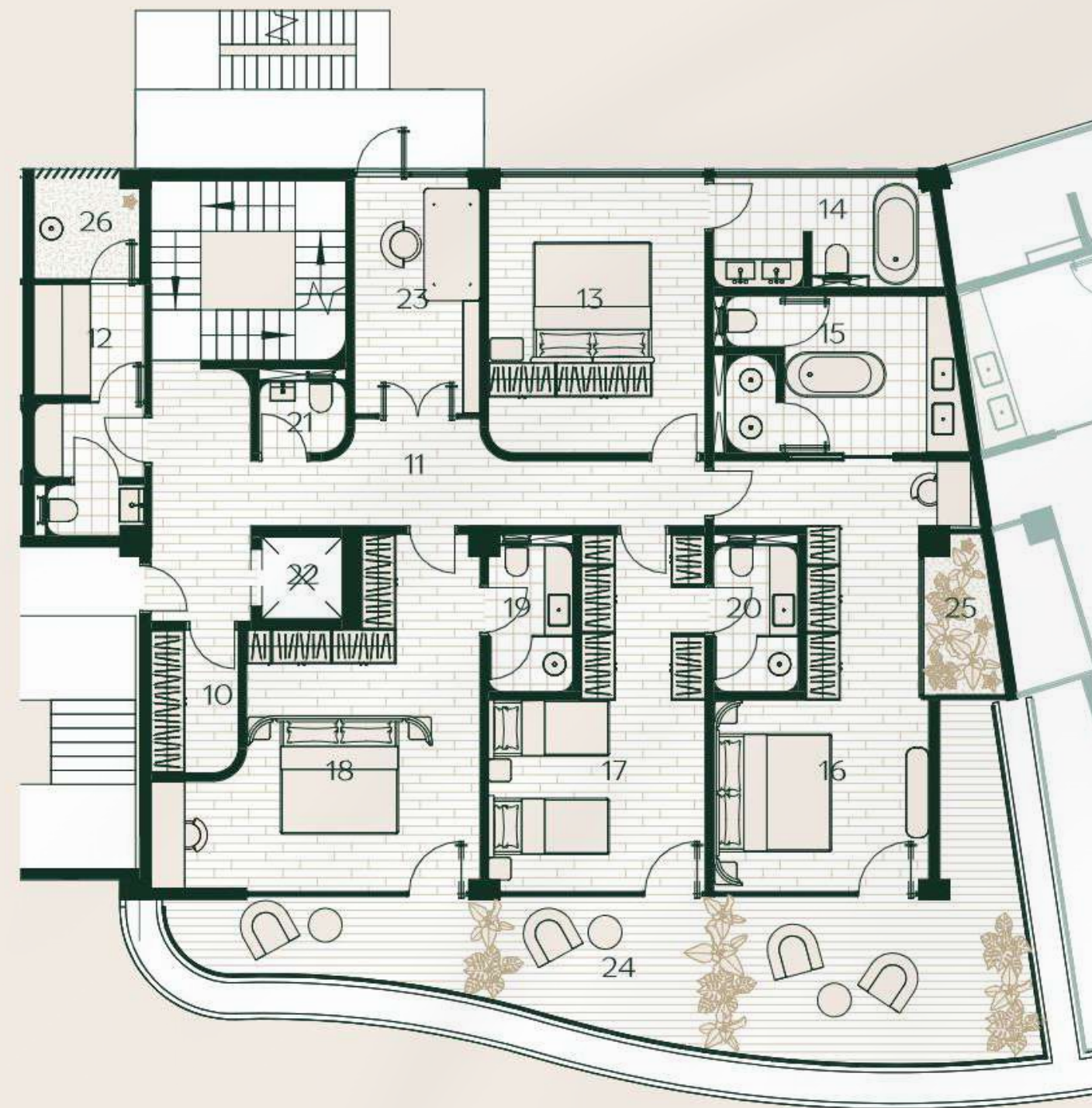
- | | |
|--------------------|--------------------|
| 1. HALL | 15. BEDROOM |
| 2. KITCHEN | 16. WALK-IN CLOSET |
| 3. CHEF KITCHEN | 17. BATHROOM |
| 4. DINING AREA | 18. MASTER BEDROOM |
| 5. LIVING AREA | 19. WALK-IN CLOSET |
| 6. MAID'S BEDROOM | 20. BATHROOM |
| 7. BATHROOM | 21. SAUNA GARDEN |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

4-BEDROOM | LUXURY | 597 M²

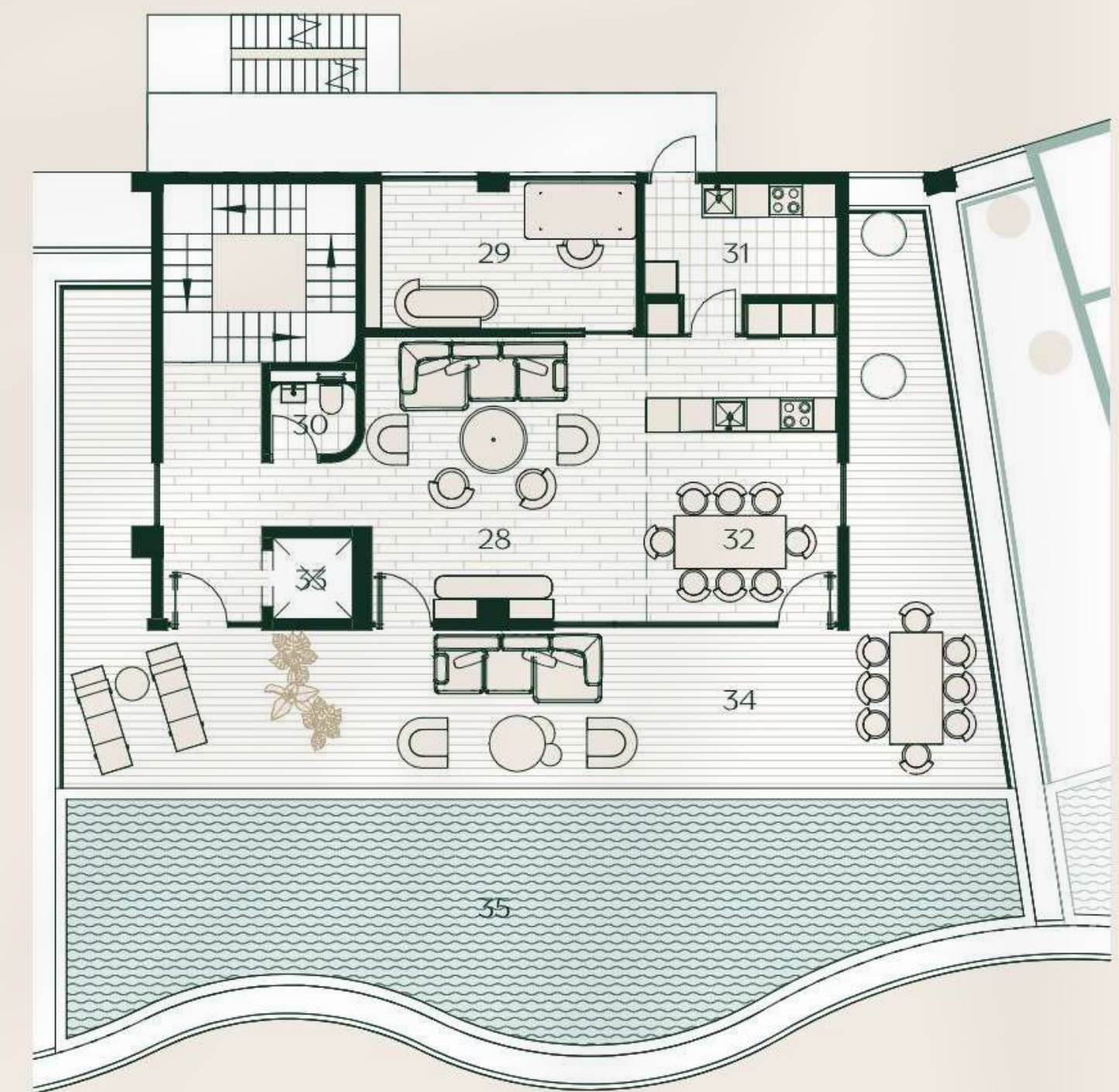
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

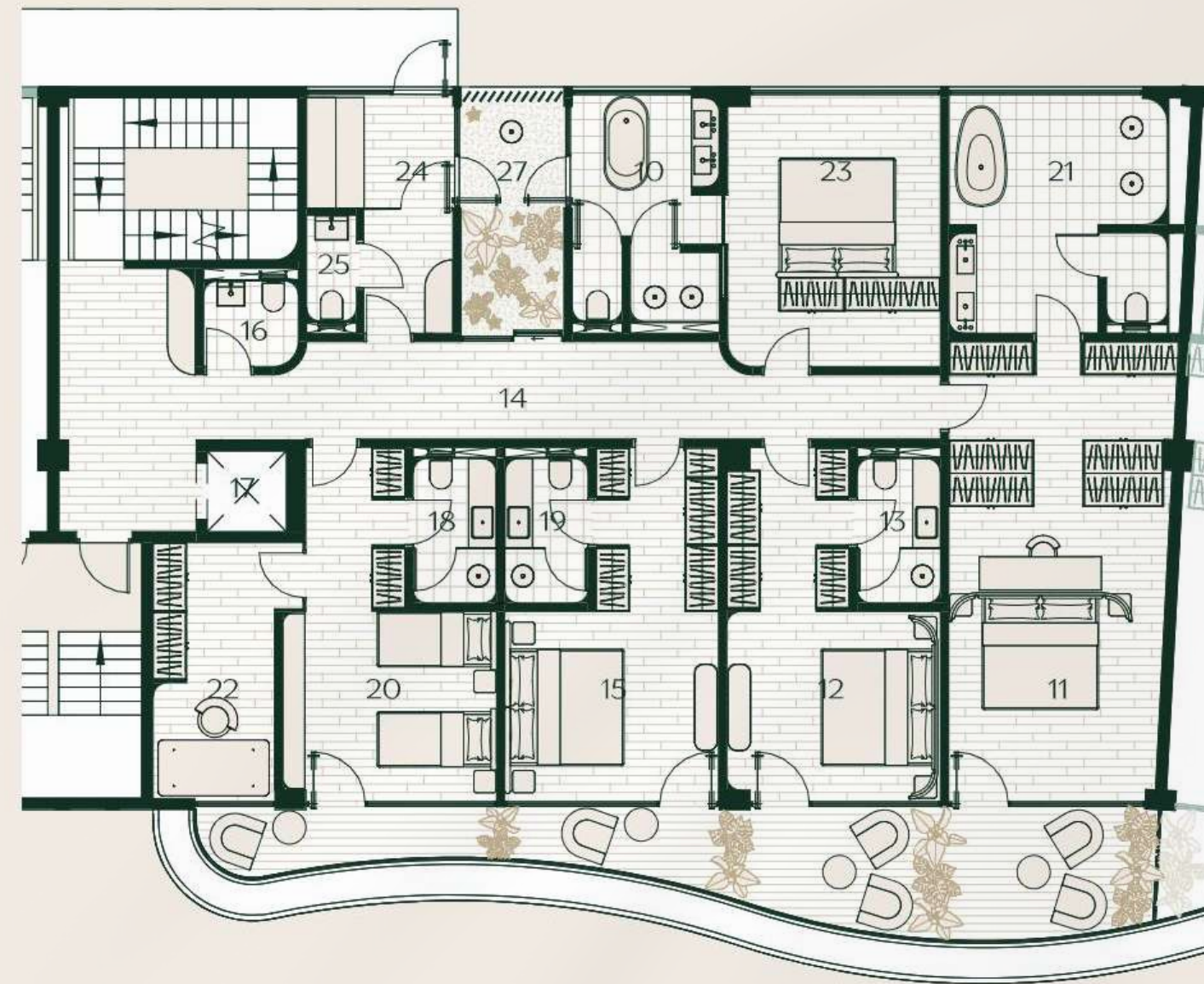


5-BEDROOM | LUXURY | 620 M²

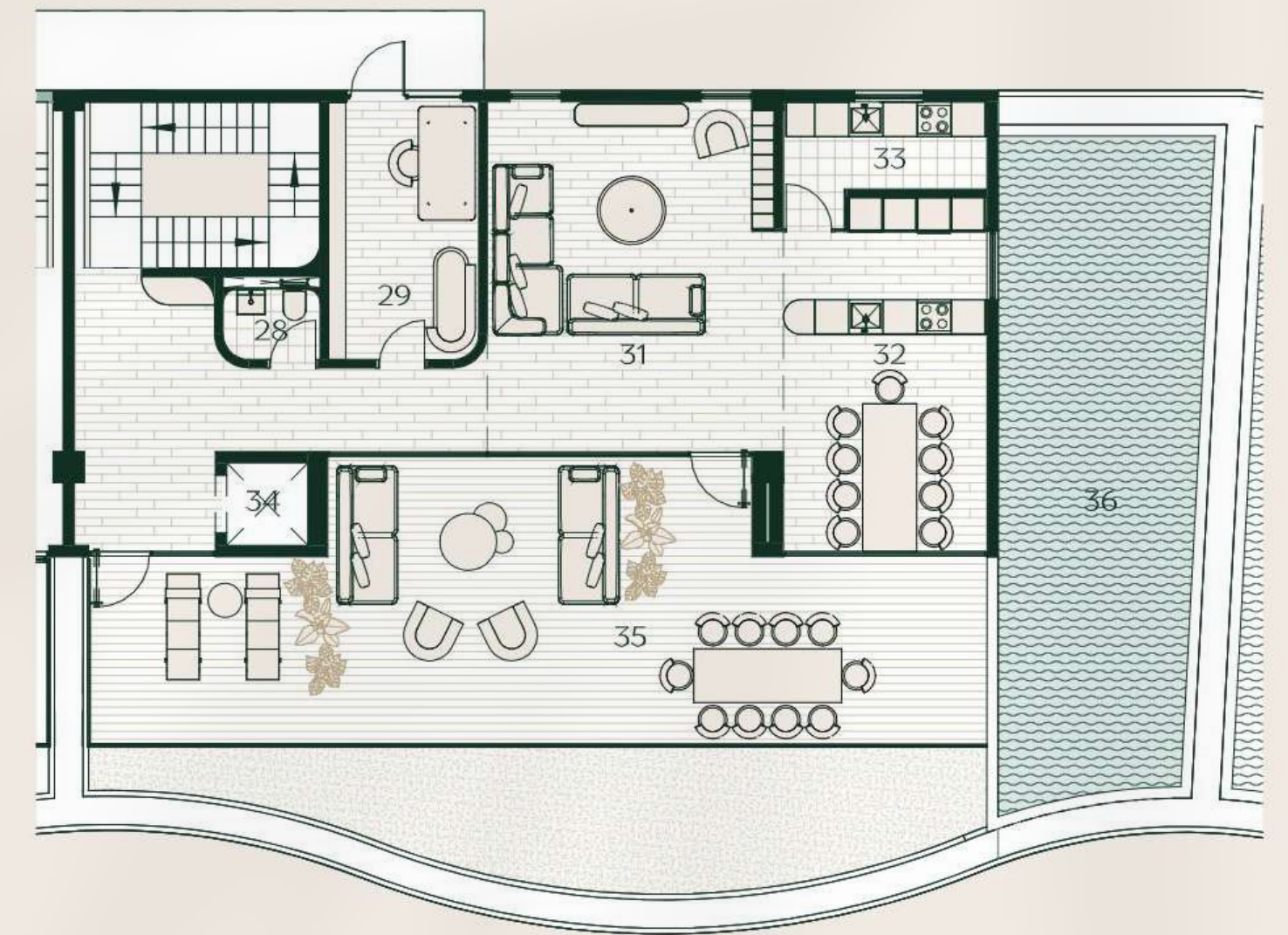
FIRST FLOOR



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

 For residence

 For investment

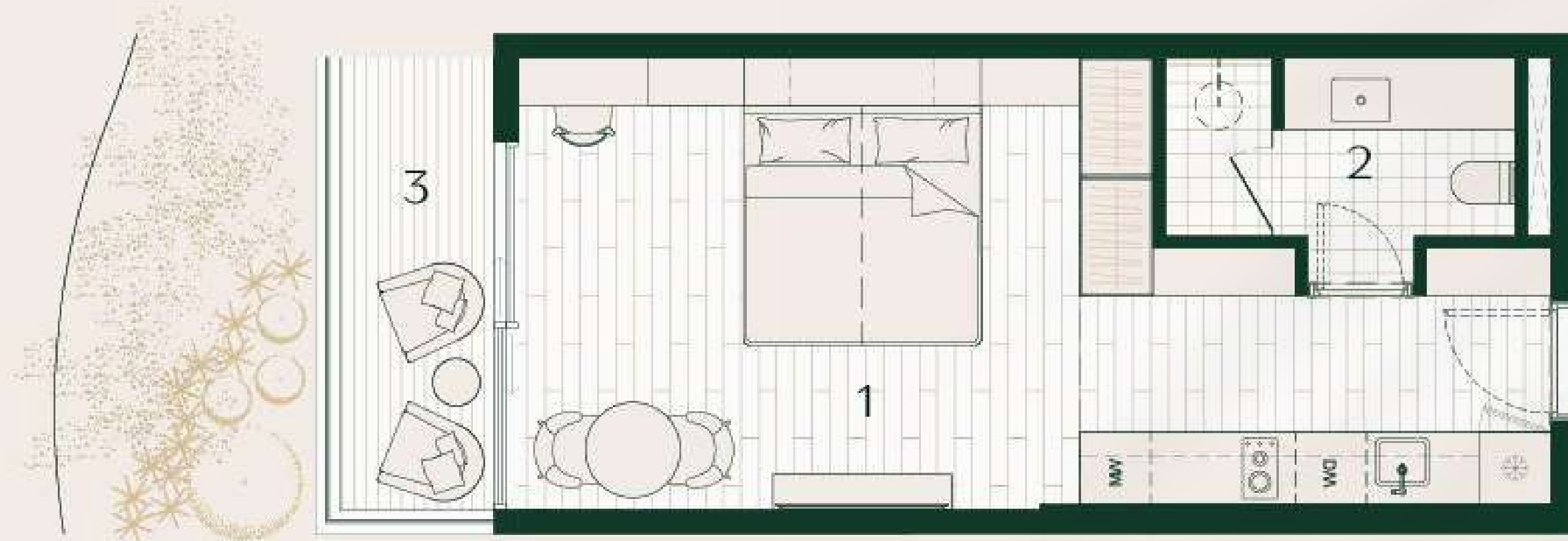
 4* hotel

 Phase 2: Q1 2027

 Phase 3: Q4 2027

*the price is current as of May 1, 2024

STUDIO | PREMIUM | 40.3 M²

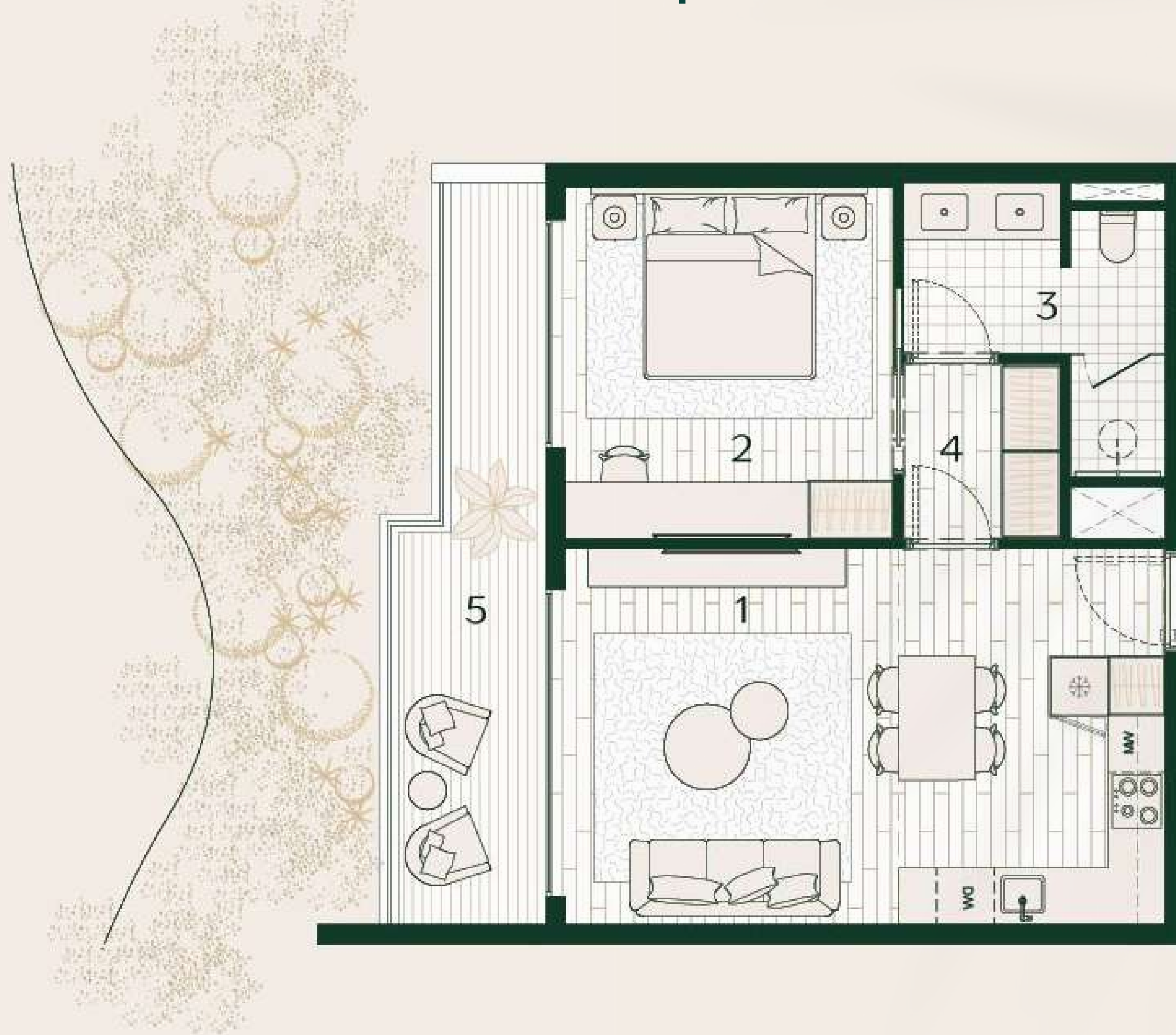


1. STUDIO

2. BATHROOM

3. TERRACE

1-BEDROOM | PREMIUM | 60.6 M²



1. KITCHEN AND LIVING AREA

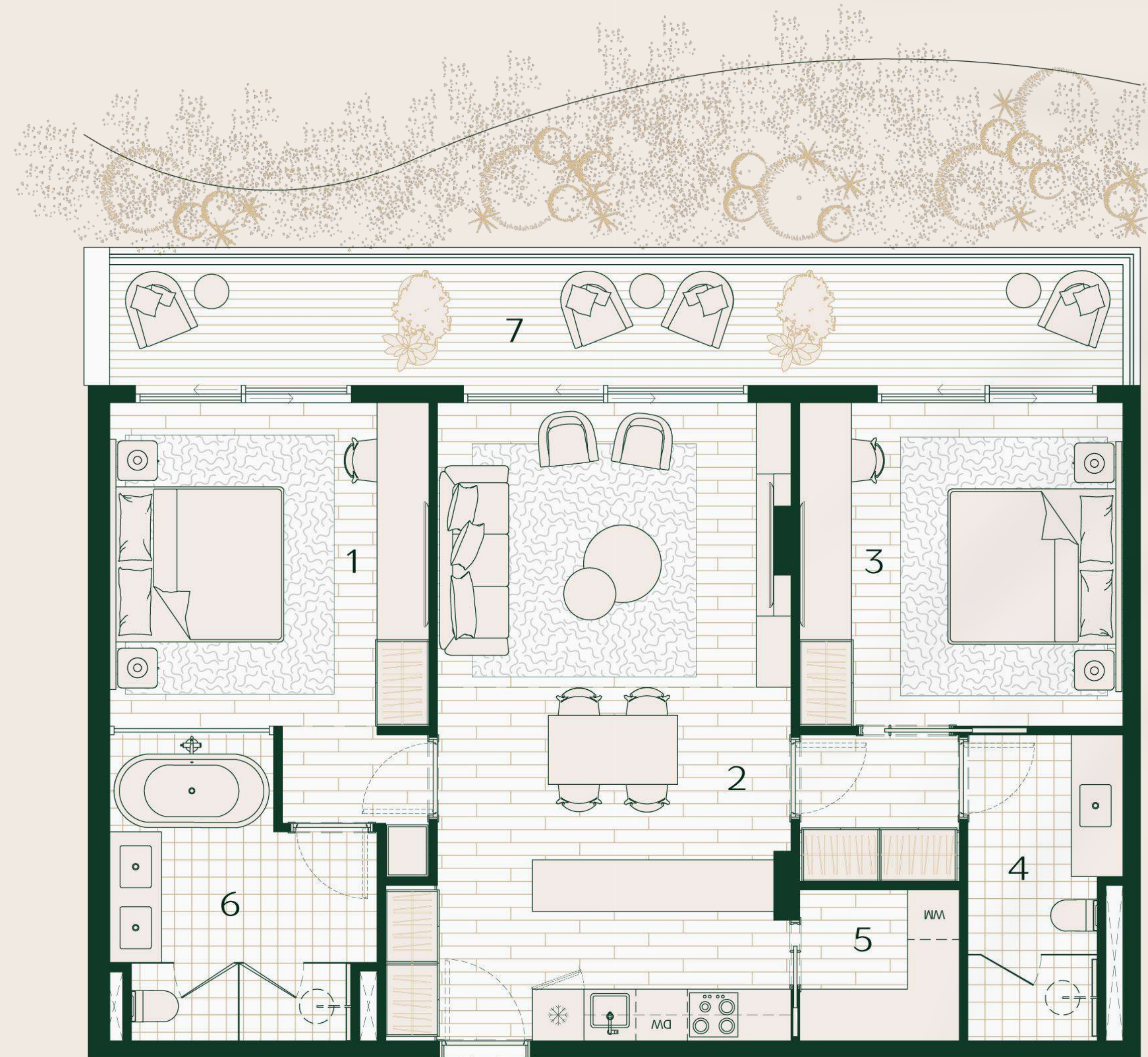
2. BEDROOM

3. BATHROOM

4. WALK-IN CLOSET

5. TERRACE

2-BEDROOM | PREMIUM | 104 M²



1. MASTER BEDROOM

2. KITCHEN AND LIVING AREA

3. BEDROOM

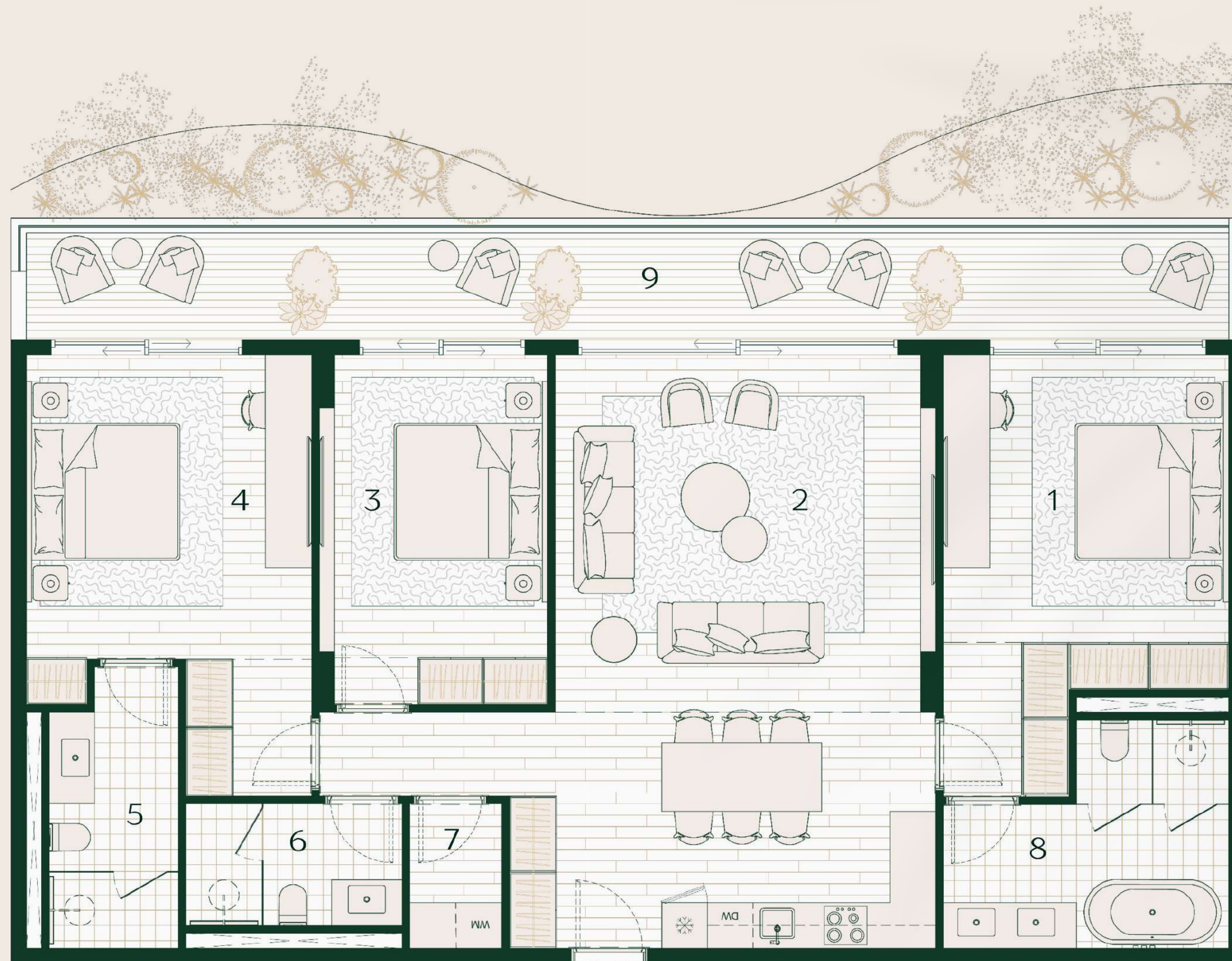
4. BATHROOM

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

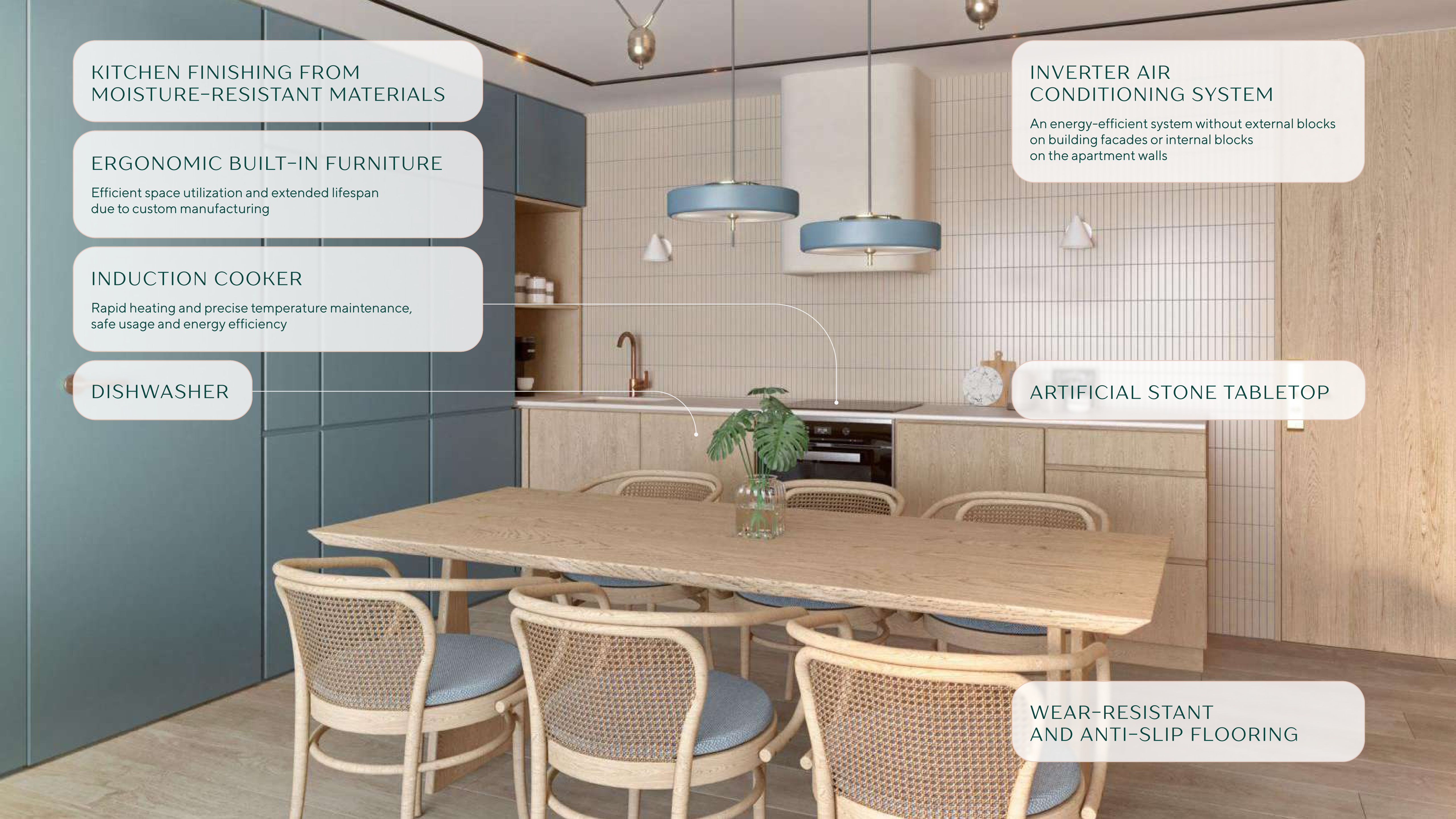
DISHWASHER

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

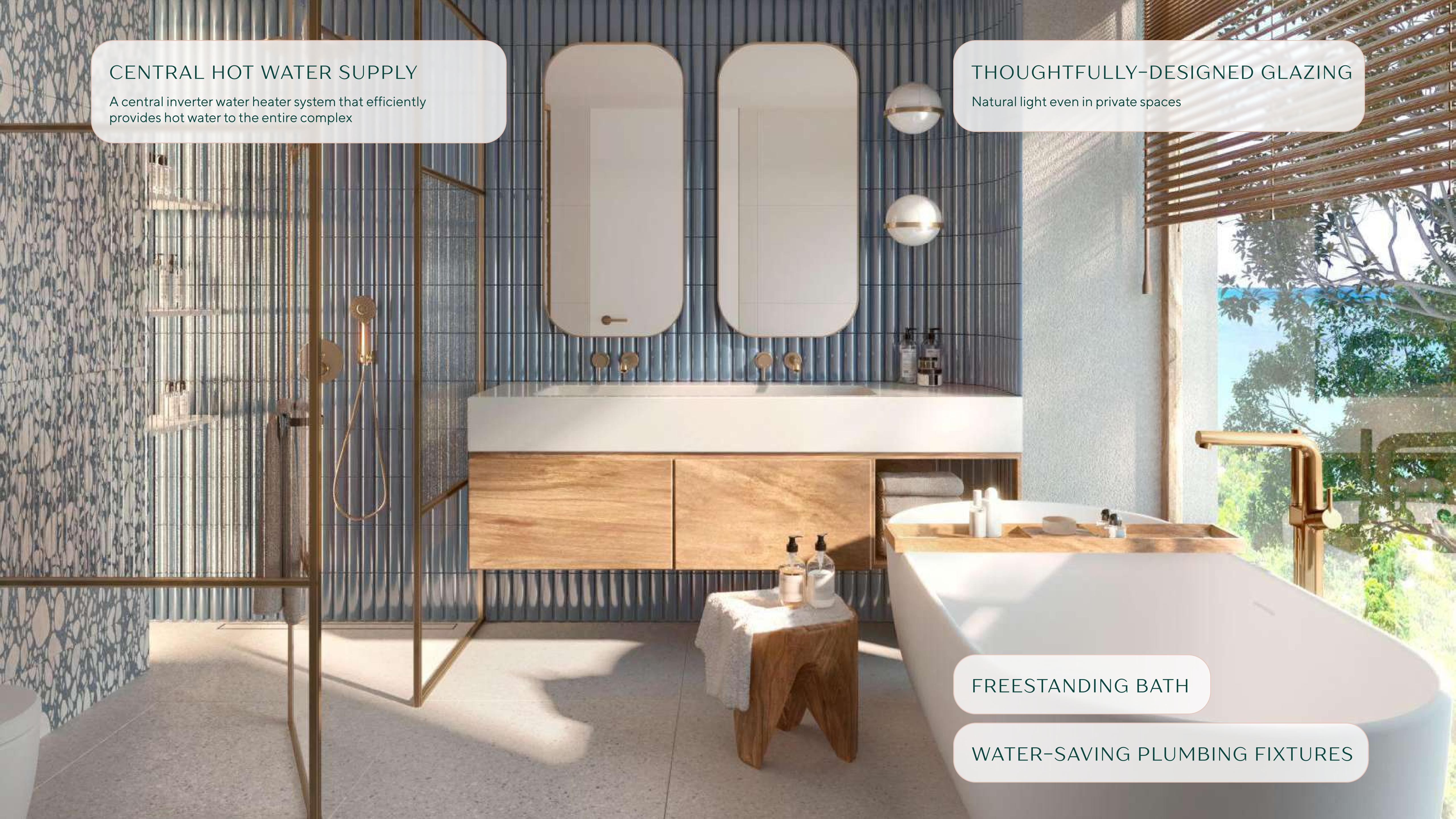
A central inverter water heater system that efficiently provides hot water to the entire complex

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

A MAGICAL PLACE FOR THE REAL YOU

