



**Bellaguna**

LAKE RESIDENCES

*Lotus*

**Information Briefing**

# Contents

- Brochure
- Overview
- Location
- Building Plan
- Site Plan
- Floor Plans
- Schedule of Finishes
- Perspectives
- FAQs

## BELLAGUNA: WHERE REFINED LIVING FLOWS WITH NATURE

The exciting new creation reflects Banyan Group's dedication to creating homes that blend elegance, tranquility, and purpose, tailored for today's international lifestyles.

The name Bellaguna is rich in meaning and inspiration. "Bella" conveys a sense of beauty that mirrors the charm of the residences, their setting, and the lifestyle they inspire. "Laguna" pays homage to Banyan Group's iconic Laguna Phuket, Southeast Asia's legendary integrated resort, which has set the benchmark for world-class tropical living.

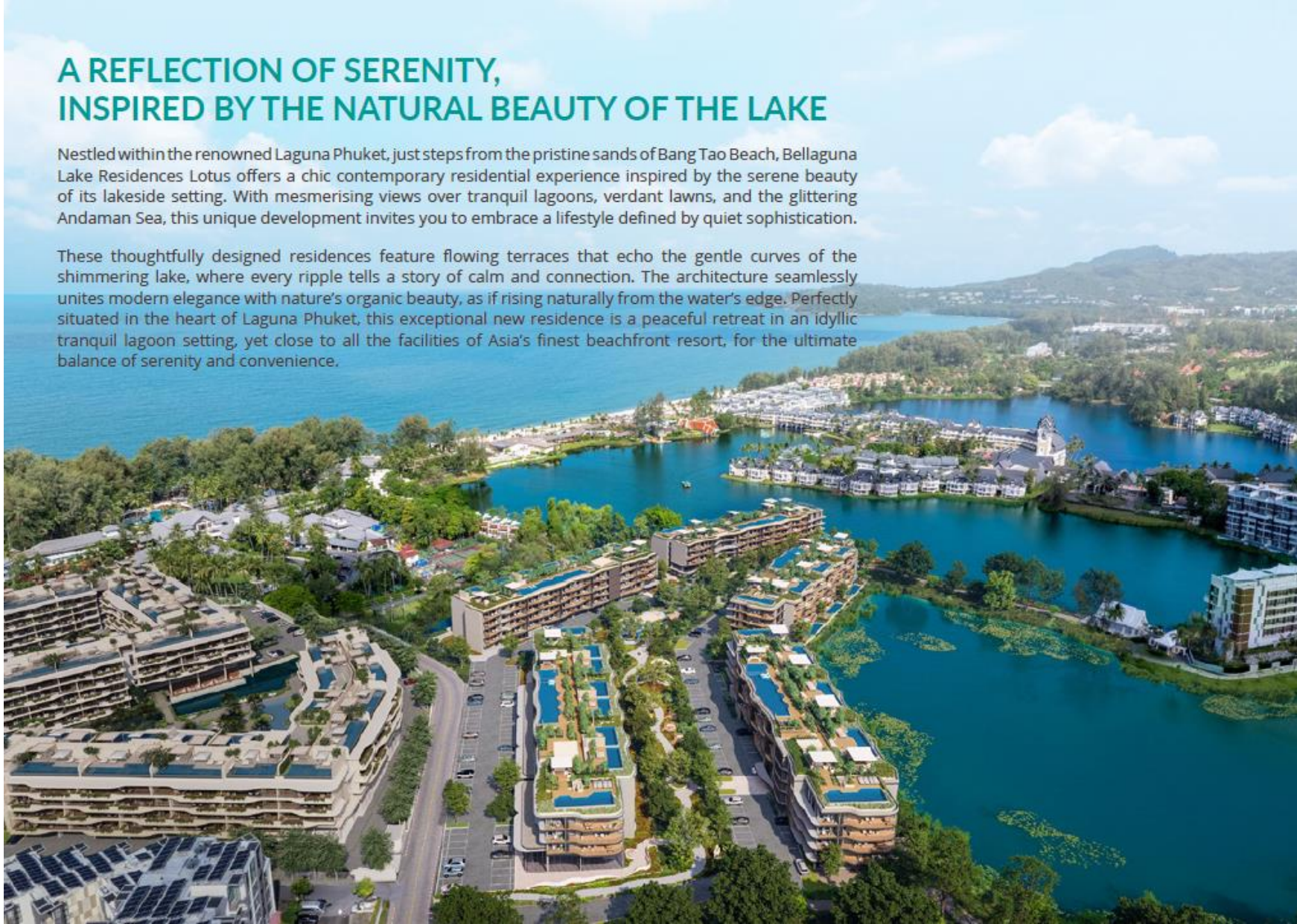
Together, "Bellaguna" symbolises a harmonious blend of beauty and serenity.



## A REFLECTION OF SERENITY, INSPIRED BY THE NATURAL BEAUTY OF THE LAKE

Nestled within the renowned Laguna Phuket, just steps from the pristine sands of Bang Tao Beach, Bellaguna Lake Residences Lotus offers a chic contemporary residential experience inspired by the serene beauty of its lakeside setting. With mesmerising views over tranquil lagoons, verdant lawns, and the glittering Andaman Sea, this unique development invites you to embrace a lifestyle defined by quiet sophistication.

These thoughtfully designed residences feature flowing terraces that echo the gentle curves of the shimmering lake, where every ripple tells a story of calm and connection. The architecture seamlessly unites modern elegance with nature's organic beauty, as if rising naturally from the water's edge. Perfectly situated in the heart of Laguna Phuket, this exceptional new residence is a peaceful retreat in an idyllic tranquil lagoon setting, yet close to all the facilities of Asia's finest beachfront resort, for the ultimate balance of serenity and convenience.



## A HOME IN HARMONY WITH WATER AND NATURE

Bellaguna Lake Residences Lotus is a sanctuary of compelling, contemporary design inspired by the lush natural surroundings of Laguna Phuket and the quiet beauty of the lagoons. The architectural vision with its bold, dark tones reflects the mysterious depths and gentle whispers of the lake, inviting you to uncover its hidden charms.

Conveniently located just 30 minutes from Phuket International Airport, the development offers effortless access to Laguna Phuket's world-class amenities, all just moments from the beach. From fine dining and indulgent luxury spas to the island's biggest and most stylish RAVA Beach Club, as well as the award-winning Laguna Golf Phuket, residents will enjoy a lifestyle of leisure and refinement within a vibrant community.



## MODERN ARCHITECTURE ROOTED IN NATURE

The five elongated buildings of Bellaguna Lake Residences Lotus are reminiscent of the elegant form of a luxury yacht or contemporary ocean liner, designed to make the most of the spectacular lagoon views and the sea beyond. Their dark wave-like façades reflect the shifting patterns of light on water, while the interiors in timeless neutral tones are bathed in natural light that dances across the graceful balconies and premium finishes.

Residential options include one- to three-bedroom condominiums, two- to three-bedroom penthouses with private rooftop pools.

Expansive outdoor terraces with floor-to-ceiling windows create a seamless connection between indoor and outdoor spaces, offering uninterrupted views of the lagoon's calm waters, the beautiful surrounding greenery and the sparkling Andaman Sea.



## EXCEPTIONAL AMENITIES FOR A LIFE OF DISCOVERY

Designed to enhance the serenity of lakeside living, Bellaguna Lake Residences Lotus offers a range of thoughtfully curated spaces and amenities that invite both exploration and relaxation. Rooftop infinity pools framed by sleek decks crown each building, offering sweeping views of the lagoon's mirrored surface, the tropical greenery, and the nearby ocean. Lush private gardens with winding pathways feature family-friendly zones and secluded "cocoon" seating areas, evoking a sense of wonder and discovery at every turn.



## STEP INTO A WORLD OF UNMATCHED PRIVILEGES

Homeownership at Bellaguna Lake Residences Lotus unlocks more than just a prestigious address - it opens the door to a world of global luxury through The Sanctuary Club, Banyan Group's exclusive property owner programme. Enjoy privileged access, exceptional discounts, and curated experiences across Banyan Group destinations worldwide.

Adding to this exceptional lifestyle, homeowners also receive complimentary membership to Thailand's largest beach club - the exclusive RAVA Beach Club at Laguna Phuket - where beachfront luxury unfolds with VIP access, dining perks, and a selection of complimentary activities designed for relaxation and enjoyment.



## WHERE LIFESTYLE MEETS THE OCEAN

From sunrise to starlight, life at RAVA Beach Club moves in rhythm with the Andaman. More than Thailand's largest beach club, RAVA is a sanctuary of style and connection. Set on Bang Tao's golden sands, it blends barefoot luxury with vibrant energy, offering direct access to coastal living at its most inspiring.

### Privileges for property owners\*

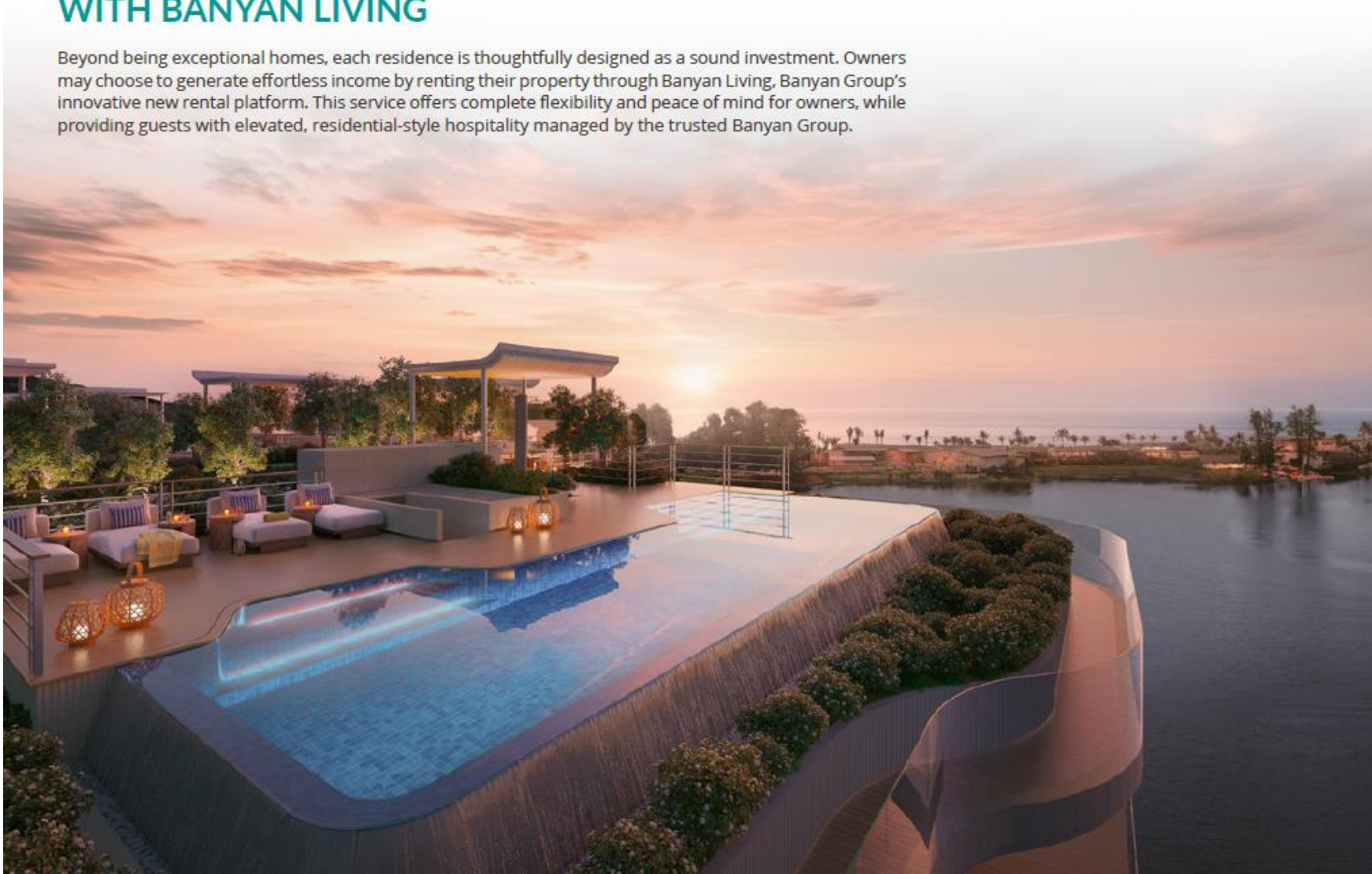
- Exclusive memberships
- Priority access to facilities
- Dining privileges including 25% discount on food & beverages
- Invitations to RAVA events
- Free RAVA marine sports and workout sessions
- RAVA membership welcome pack

\*Terms & conditions apply



## EXCEPTIONAL RENTAL ADVANTAGES WITH BANYAN LIVING

Beyond being exceptional homes, each residence is thoughtfully designed as a sound investment. Owners may choose to generate effortless income by renting their property through Banyan Living, Banyan Group's innovative new rental platform. This service offers complete flexibility and peace of mind for owners, while providing guests with elevated, residential-style hospitality managed by the trusted Banyan Group.



## BEYOND A HOME: A LIFE IN PERFECT BALANCE

Homeowners enjoy a suite of premium benefits, including Laguna Golf membership for select units and 24-hour concierge services, complemented by professional property management that ensures your home is maintained to the highest standards, year-round.

Further enriching the ownership experience, the Laguna Advantage programme offers an array of exceptional privileges exclusively for Laguna Phuket homeowners - including one year of complimentary property management and insurance, one year of free enrolment at Laguna Phuket's onsite preschool, Step-up International Kindergarten, generous discounts on entrance fees at leading international schools in Phuket, and exclusive medical and wellness benefits.



Laguna Golf Phuket, Thailand



BDMS Wellness Clinic Laguna Phuket, Thailand



SILK Laguna Phuket Kindergarten School, Thailand



Housekeeping

# Overview

**Name:** Bellaguna Lake Residences Lotus / Bellaguna Lake Residences Iris

**Project Type:** Residential condominium

**Estimated completion date:** Q4 2029 (tentative) / handover 2030 (tentative)

## Property Feature:

- No. of units: 320
  - **Bellaguna Lake Residences Lotus (1 CJP):** Building D: 61 units / Building E: 61 units
  - **Bellaguna Lake Residences Iris (1 CJP):** Building A: 62 units / Building B: 70 units / Building C: 66 units
- Unit size:
  - 1 bed: 75 sqm
  - 2 bed: 122 sqm
  - 2 bed penthouse: 198 sqm
  - 3 bed: 161 - 345 sqm
  - 3 bed penthouse: 298 - 412 sqm

## Resident amenities

- Reception
- Gym
- Retail
- Rooftop pool

## Others

- Garden/Courtyard (not part of CJP)
- Shuttle bus services in Laguna Phuket
- RAVA membership
- Laguna Advantage

## EXCEPTIONAL AMENITIES FOR A LIFE OF DISCOVERY

Designed to enhance the serenity of lakeside living, Bellaguna Lake Residences Lotus offers a range of thoughtfully curated spaces and amenities that invite both exploration and relaxation. Rooftop infinity pools framed by sleek decks crown each building, offering sweeping views of the lagoon's mirrored surface, the tropical greenery, and the nearby ocean. Lush private gardens with winding pathways feature family-friendly zones and secluded "cocoon" seating areas, evoking a sense of wonder and discovery at every turn.

# Overview

## Maintenance fee:

- Common area fee: THB 100 / sqm / month
- Sinking fund: THB 100 / sqm / year

## Owner benefits

- Sanctuary Club: worldwide discounts and privileges through Banyan Group
- Laguna Advantage:
  - Free common area & property services for 12 months
  - Free BDMS healthcare membership
  - Free enrolment SILK kindergarten
  - Priority enrollment / discount at British International School and Headstart International School
  - Laguna Golf membership (selected units – 3 bed)
- Banyan Living: worldwide rentals distribution with brand standard assurance

# Location

banyan  
group residences



**HOTELS**

1. Saii
2. Cassia\*
3. Dusit Thani
4. Homm
5. Angsana\*
6. Banyan Tree\*

\*Hotel Residences

**FACILITIES**

7. Laguna Grove (Event Venue)
8. SILK Laguna Phuket Kindergarten School
9. Canal Village
10. Laguna Wellness by BDMS
11. Laguna Lifestyle Hub
12. Laguna Property Sales Gallery
13. Laguna Park
14. Rava Beach Club
15. Laguna Beach
16. ACES Angsana Convention & Exhibition Space
17. Laguna Golf

**PAST PROJECTS**

18. Laguna Reef
19. Cassia
20. Cassia Residences
21. Laguna Waters
22. Laguna Vista
23. Laguna Cove
24. Skypark Aurora
25. Laguna Parkside
26. Angsana Beachfront
27. Allamanda
28. Laguna Links
29. Laguna Homes
30. Laguna Fairway
31. Banyan Tree Pool Villas
32. Banyan Tree Double Pool Villas
33. Laguna Village
34. Laguna Park 2

**CURRENT PROJECTS**

35. Banyan Tree Mazu
36. Banyan Tree Vanuna
37. Residences at Garrya
38. Laguna Seashore
39. Laguna Aster
40. Banyan Tree Oceanus
41. Laguna Bayside
42. Bellaguna Lotus
43. Skypark Celeste
44. Angsana Oceanview
45. Banyan Tree Nammu
46. Banyan Tree Yara
47. Banyan Tree Grand
48. Banyan Tree Aegir
49. Banyan Tree Sirena
50. Laguna Hibiscus
51. Lakelands Waterfront
52. Lakelands Waterside
53. Skypark Elara

Any information, photographs, maps, plans, descriptions and visualisations used in the marketing materials are provided for illustrative purposes only and shall not be interpreted as a guarantee of a specific view or views. The views described represent 'as is' static views of the natural features and may be subject to changes caused by natural phenomena and/or human intervention. The plans of the project are not drawn to scale and the final designs may be subject to change.

# Site Plan



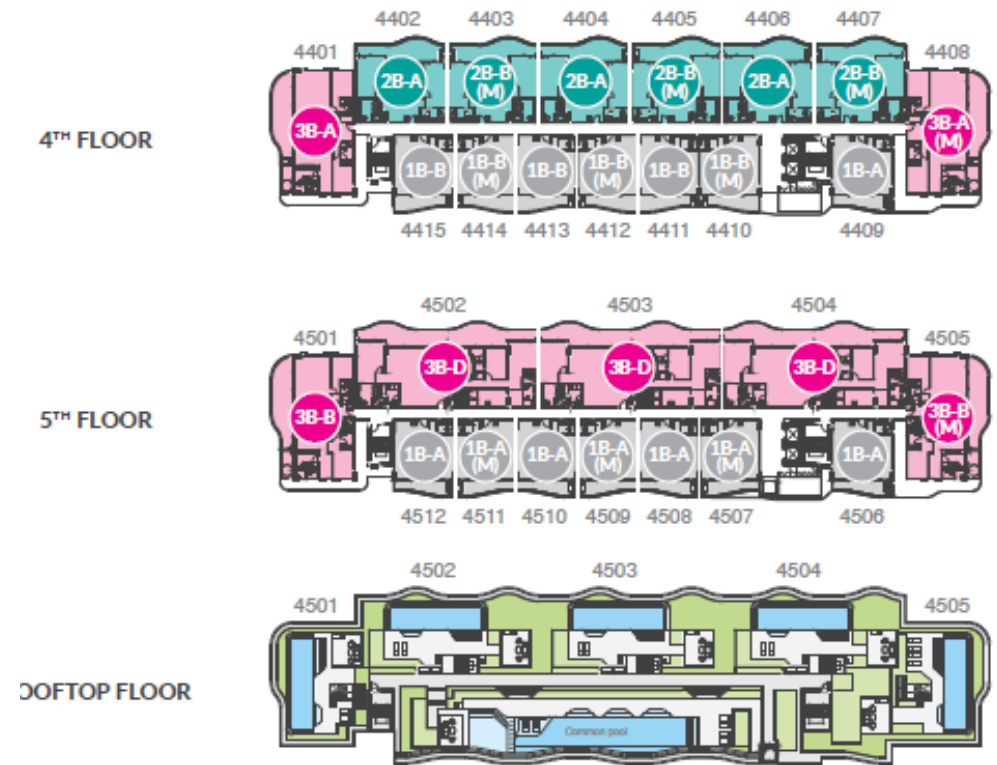
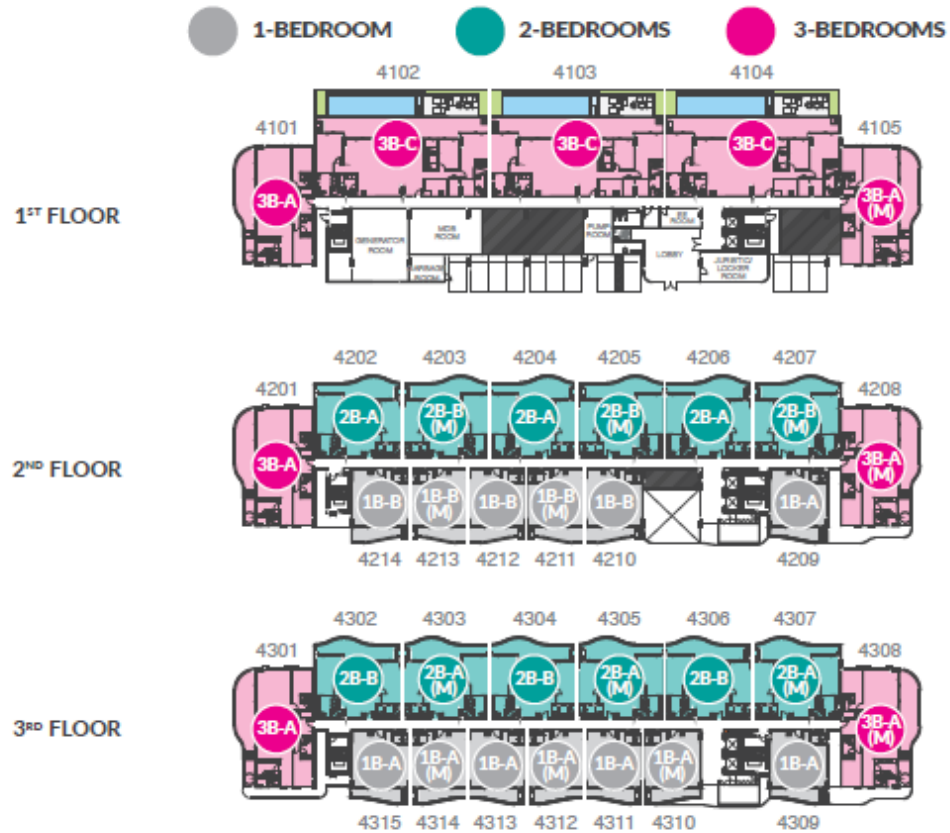
## SITE PLAN



Any information, photographs, maps, plans, descriptions and visualisations used in the marketing materials are provided for illustrative purposes only and shall not be interpreted as a guarantee of a specific view or views. The views described represent 'as is' views of the natural features and may be subject to changes caused by natural phenomena, human intervention, and ongoing design development. The plans of the project are not drawn to scale, and the final designs, layouts, features, and specifications may be subject to change as part of the ongoing design development process.

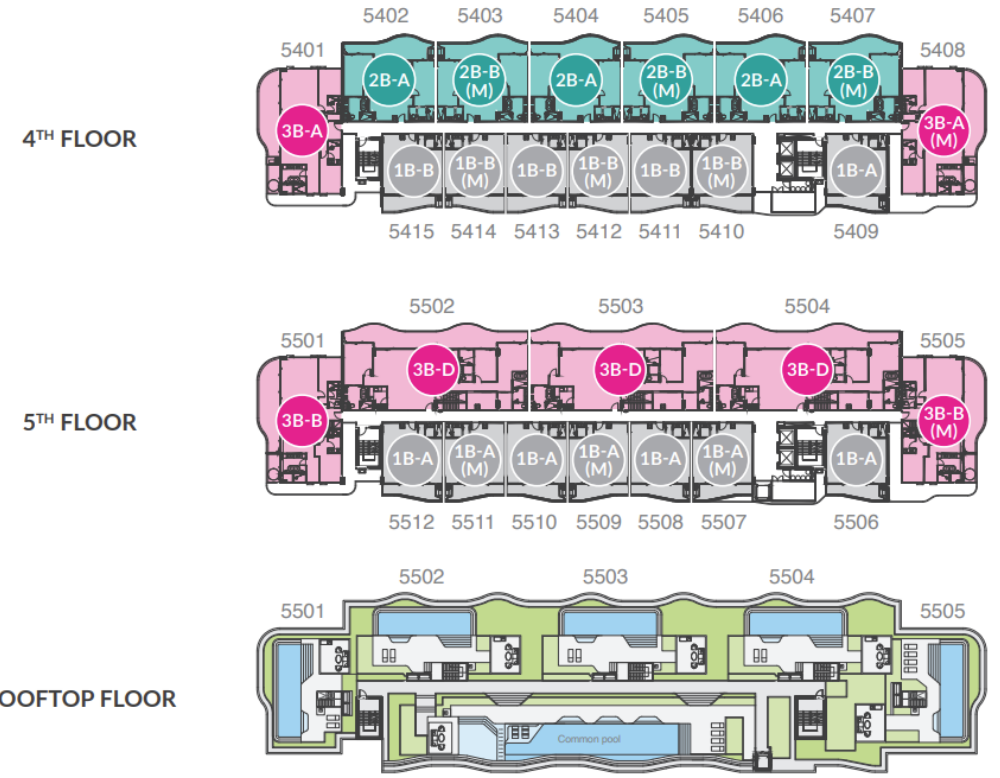
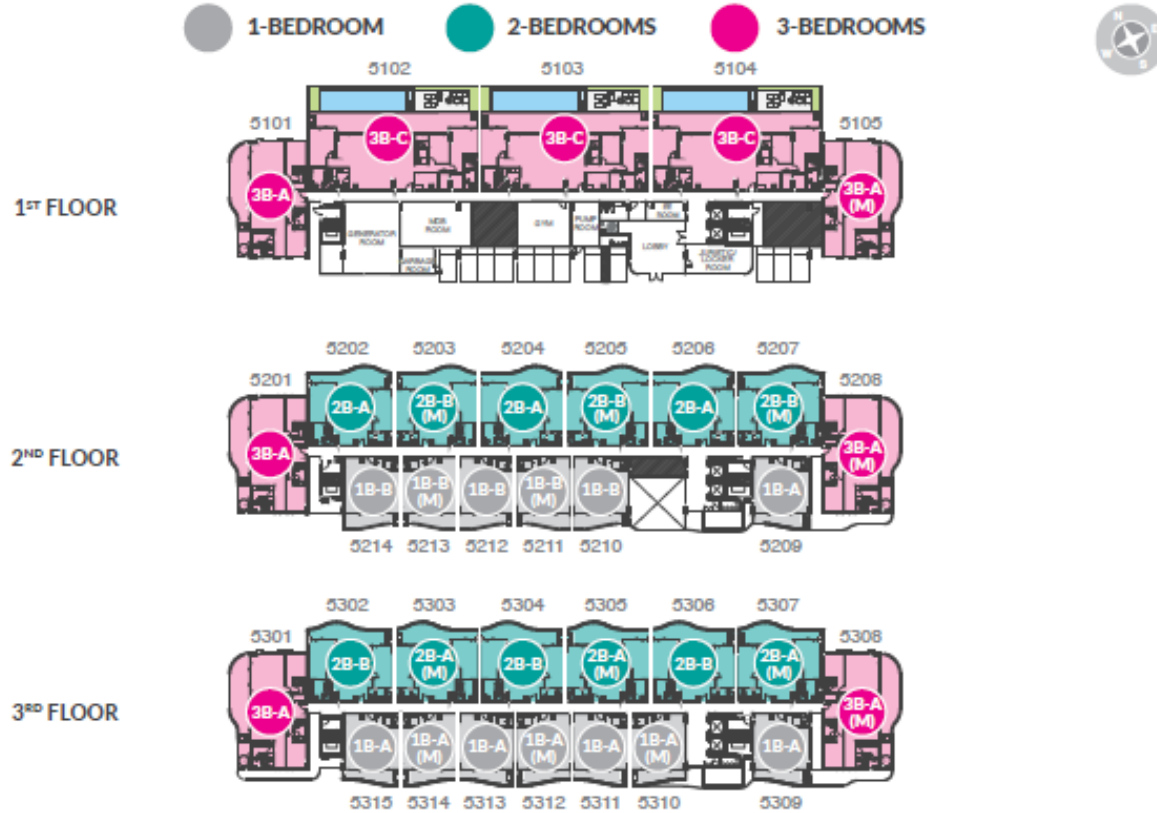
# Building Plan

## BUILDING PLAN BUILDING D



# Building Plan

## BUILDING PLAN BUILDING E



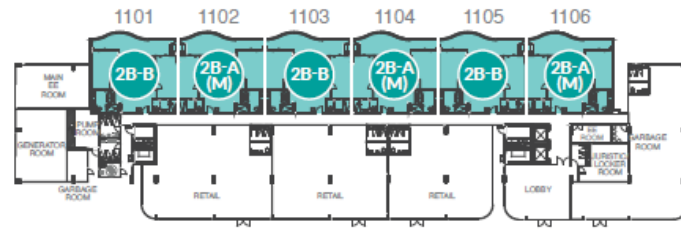
# Building Plan

## BUILDING PLAN BUILDING A

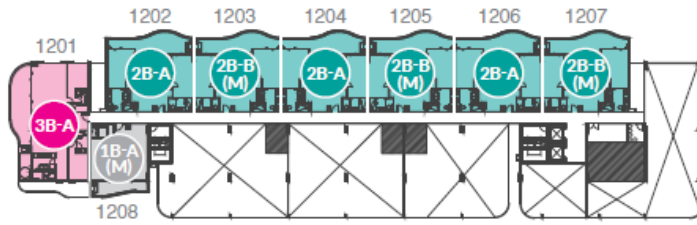
1-BEDROOM   
  2-BEDROOMS   
  3-BEDROOMS



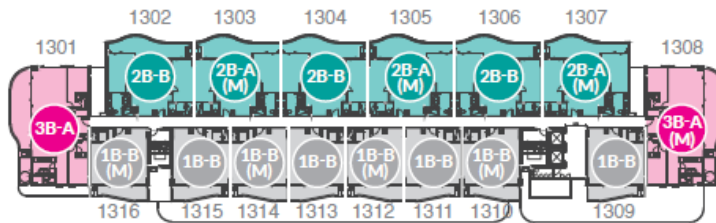
1<sup>ST</sup> FLOOR



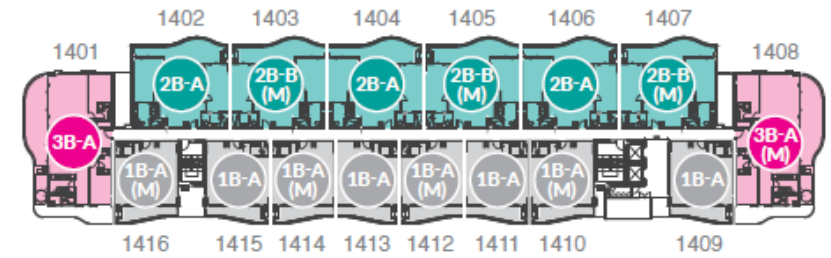
2<sup>ND</sup> FLOOR



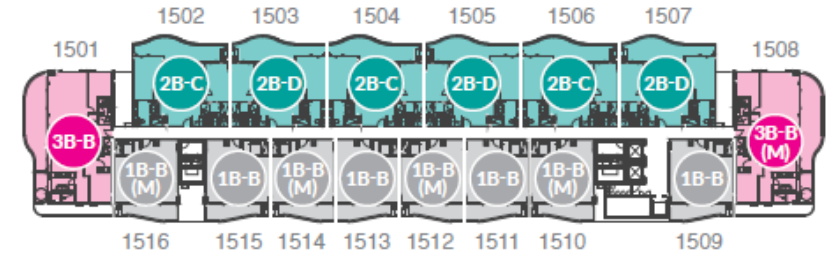
3<sup>RD</sup> FLOOR



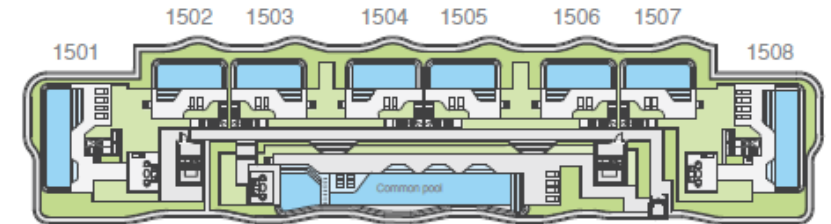
4<sup>TH</sup> FLOOR



5<sup>TH</sup> FLOOR



ROOFTOP FLOOR



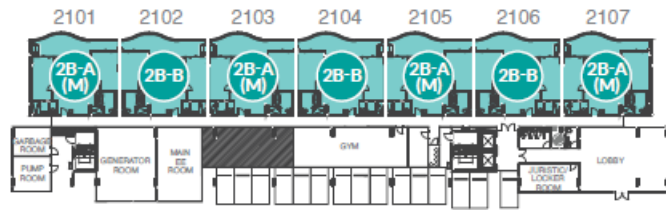
# Building Plan

## BUILDING PLAN BUILDING B

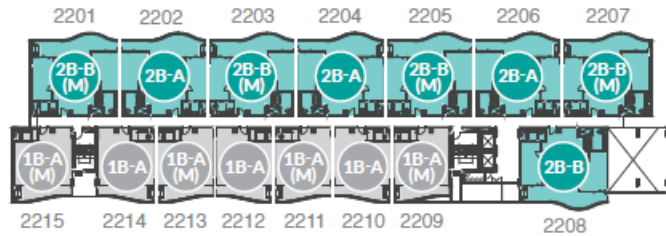
1-BEDROOM
  2-BEDROOMS
  3-BEDROOMS



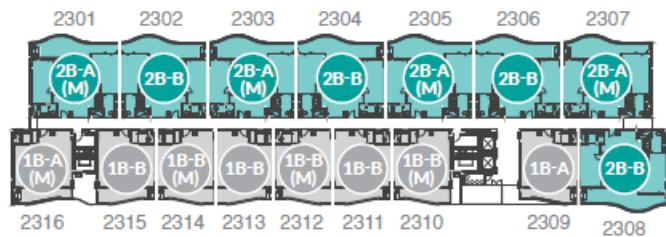
1<sup>ST</sup> FLOOR



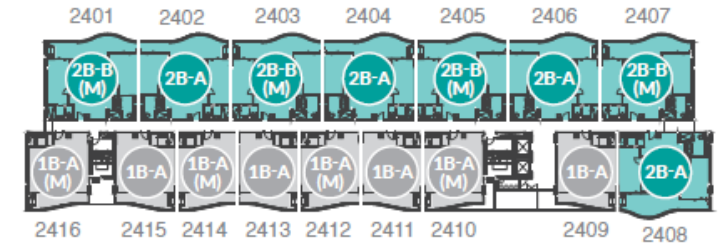
2<sup>ND</sup> FLOOR



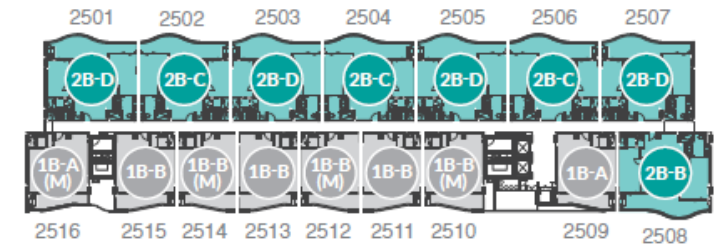
3<sup>RD</sup> FLOOR



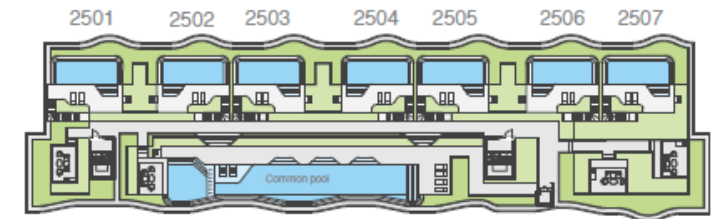
4<sup>TH</sup> FLOOR



5<sup>TH</sup> FLOOR

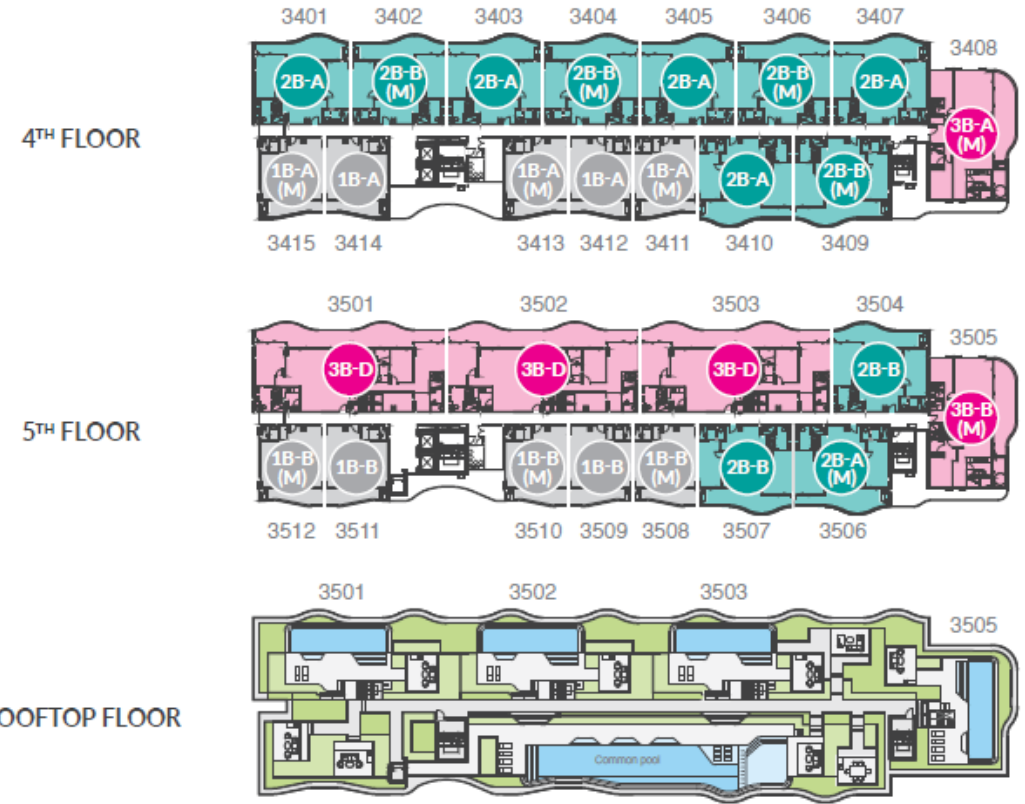


ROOFTOP FLOOR



# Building Plan

## BUILDING PLAN BUILDING C



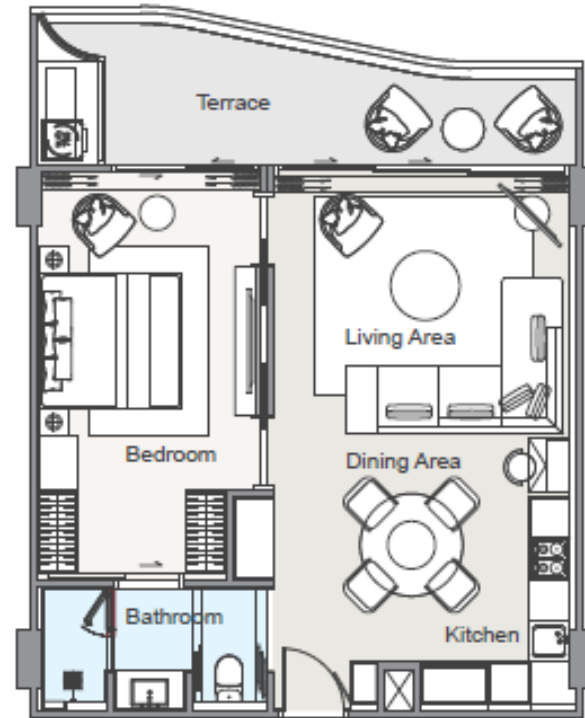
# Floor Plan

## 1B-A

Internal area : 61 m<sup>2</sup>  
External area : 14 m<sup>2</sup>  
Total area : 75 m<sup>2</sup>

1-Bedroom  
1-Bathroom

1-Living & dining area  
1-Private terrace



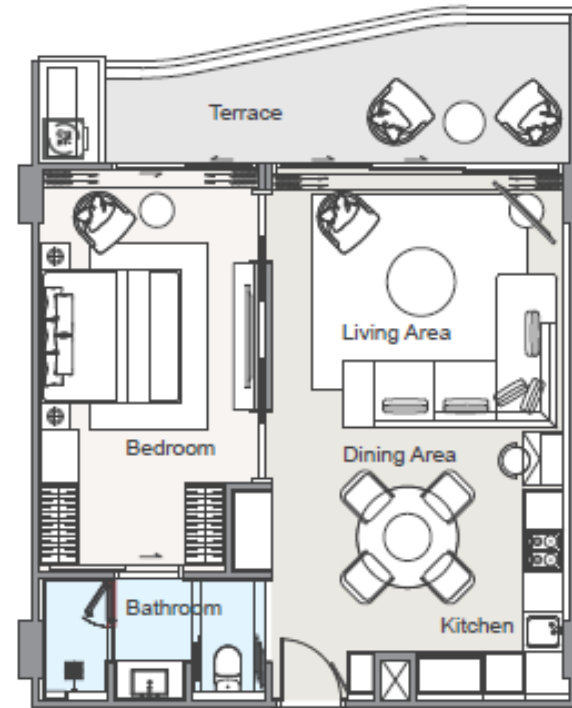
# Floor Plan

## 1B-B

Internal area : 61 m<sup>2</sup>  
External area : 14 m<sup>2</sup>  
Total area : 75 m<sup>2</sup>

1-Bedroom  
1-Bathroom



1-Living & dining area  
1-Private terrace





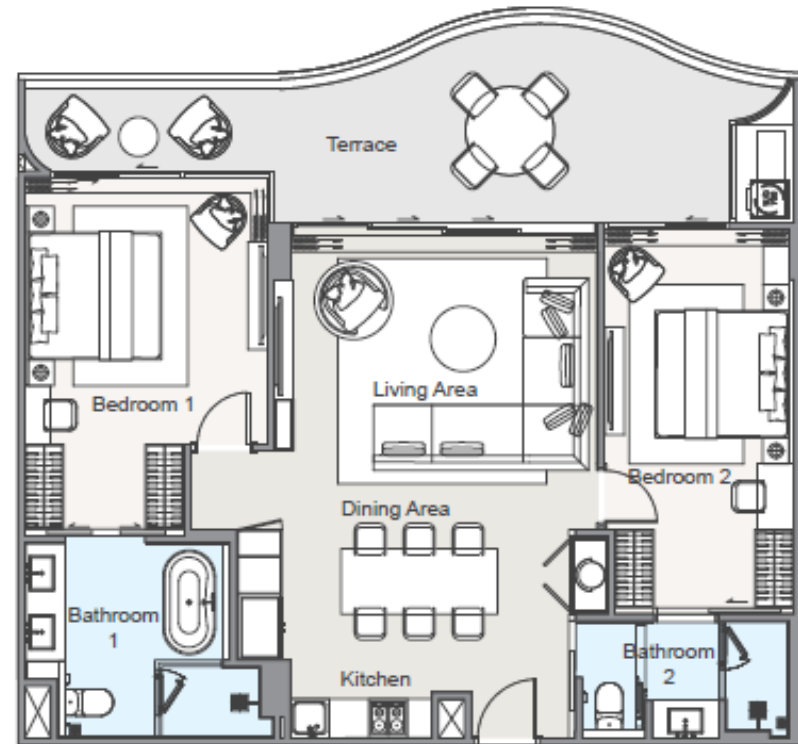
# Floor Plan

## 2B-A

Internal area : 95 m<sup>2</sup>  
External area : 27 m<sup>2</sup>  
Total area : 122 m<sup>2</sup>

 2-Bedrooms  
 2-Bathrooms



 1-Living & dining area  
 1-Private terrace





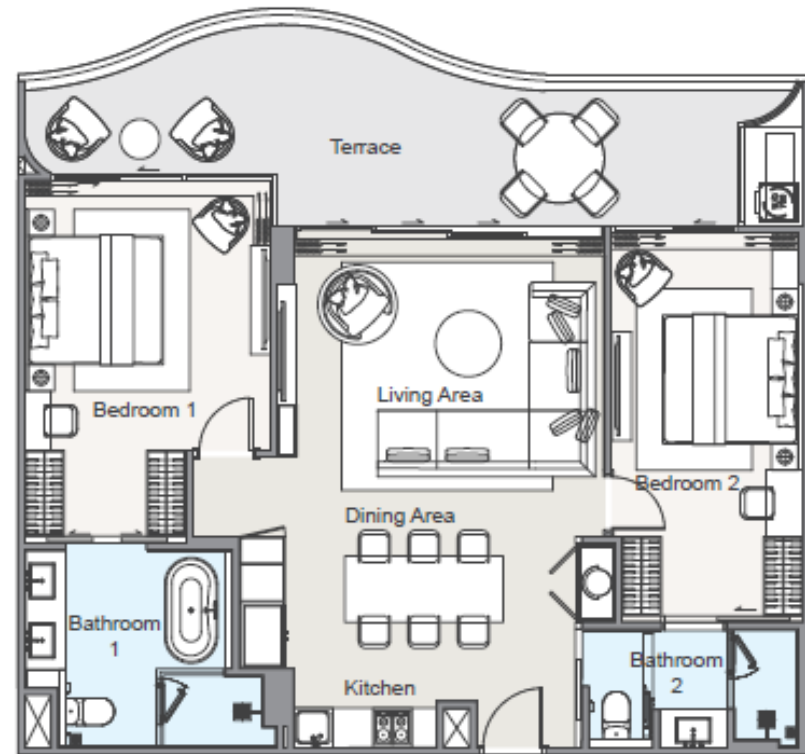
# Floor Plan

## 2B-B

Internal area : 95 m<sup>2</sup>  
External area : 27 m<sup>2</sup>  
Total area : 122 m<sup>2</sup>

 2-Bedrooms  
 2-Bathrooms

 1-Living & dining area  
 1-Private terrace



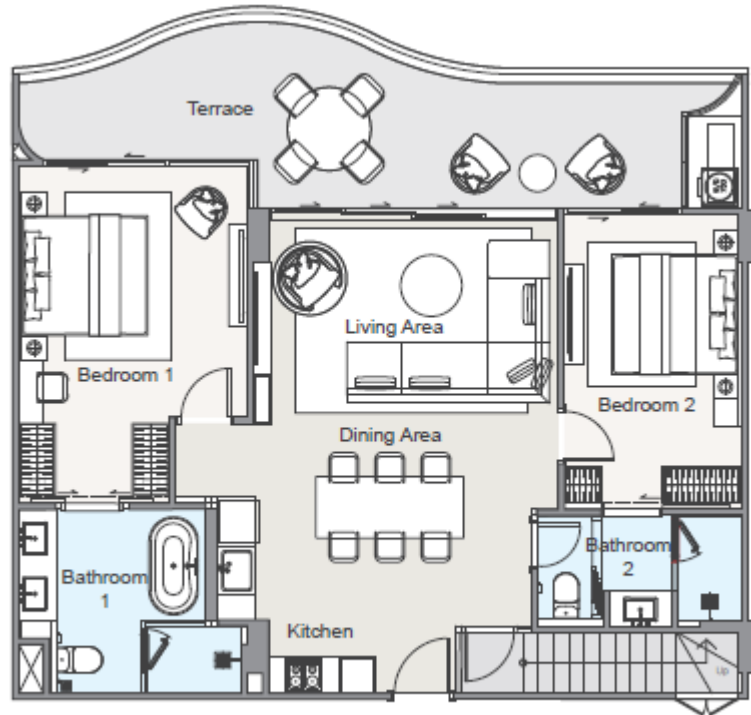
# Floor Plan

## 2B-C PENTHOUSE

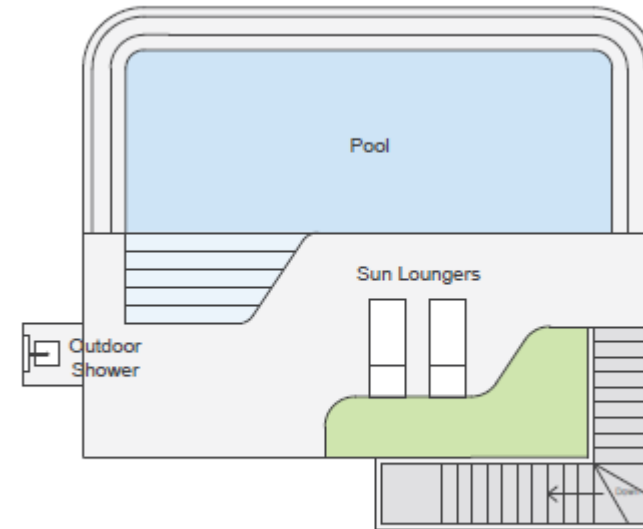
Internal area	:	91 m <sup>2</sup>
External area (Lower floor)	:	31 m <sup>2</sup>
External area (Rooftop floor)	:	45 m <sup>2</sup>
Pool	:	31 m <sup>2</sup>
<b>Total area</b>	:	<b>198 m<sup>2</sup></b>

- 2-Bedrooms
- 2-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

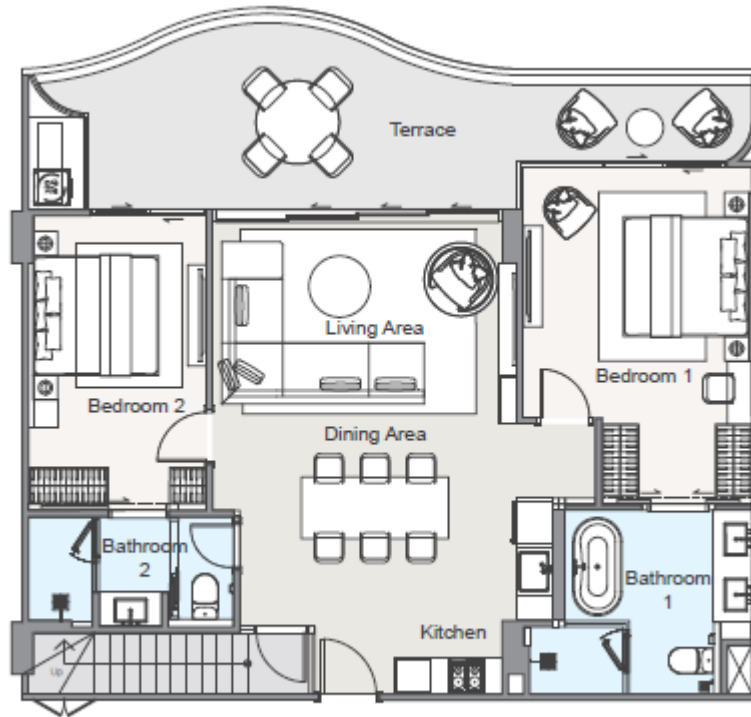
# Floor Plan

## 2B-D PENTHOUSE

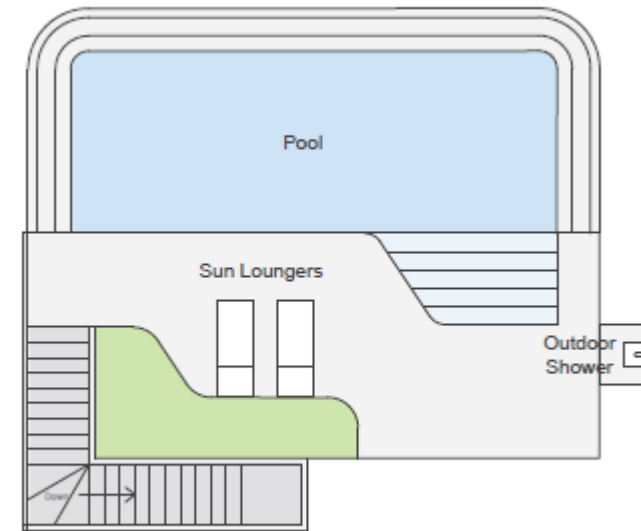
Internal area	: 91 m <sup>2</sup>
External area (Lower floor)	: 31 m <sup>2</sup>
External area (Rooftop floor)	: 45 m <sup>2</sup>
Pool	: 31 m <sup>2</sup>
<b>Total area</b>	<b>: 198 m<sup>2</sup></b>

- 2-Bedrooms
- 2-Bathrooms
- 1-Living & dining area

- 2-Private terraces
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

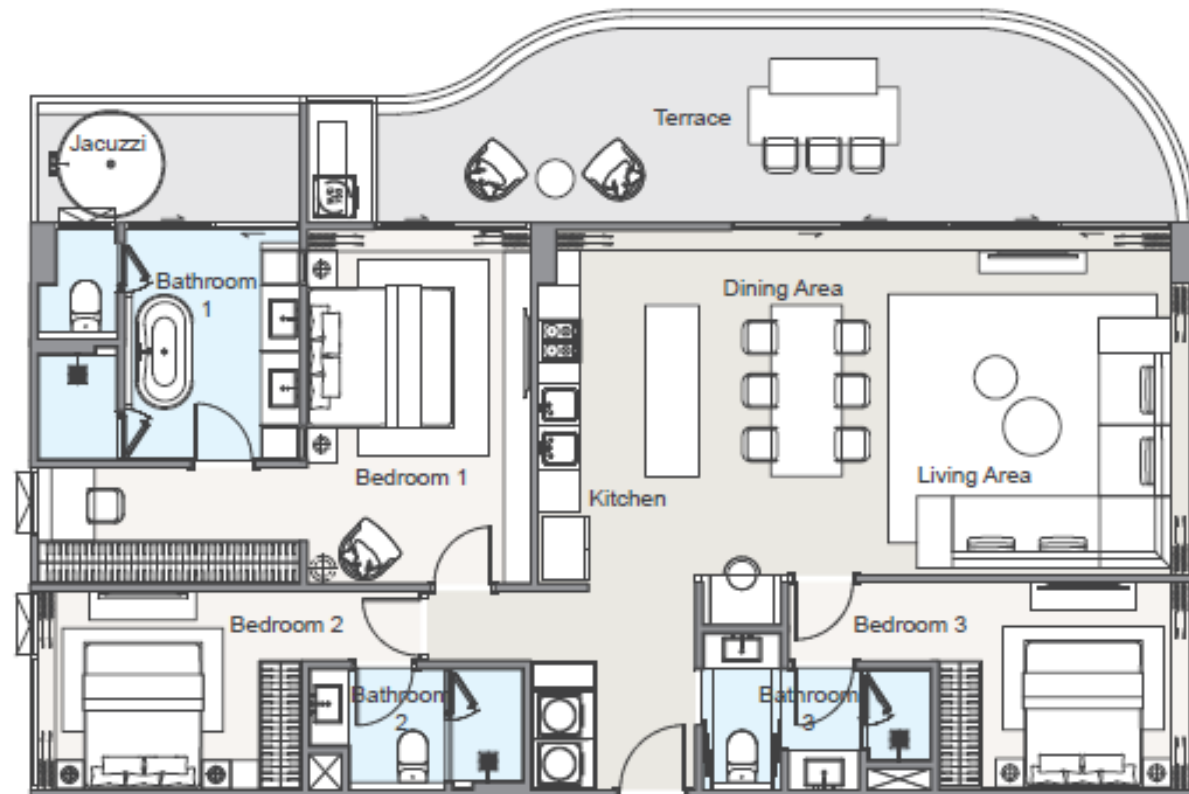
# Floor Plan

## 3B-A

Internal area : 125 m<sup>2</sup>  
External area : 36 m<sup>2</sup>  
Total area : 161 m<sup>2</sup>

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area

- 1-Private terrace
- 1-Jacuzzi

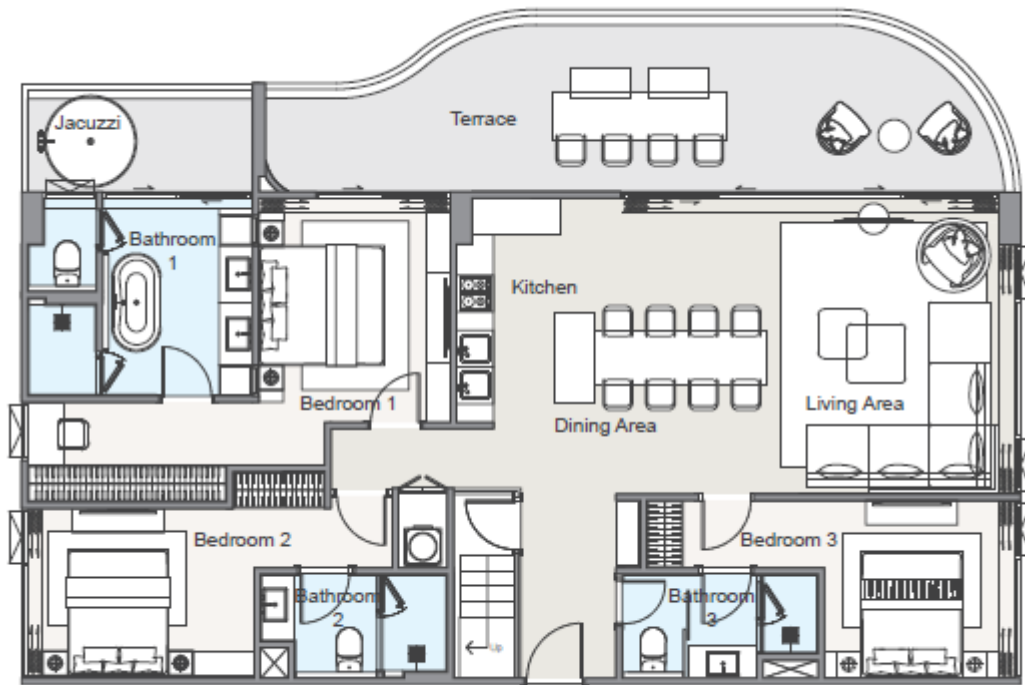


# Floor Plan

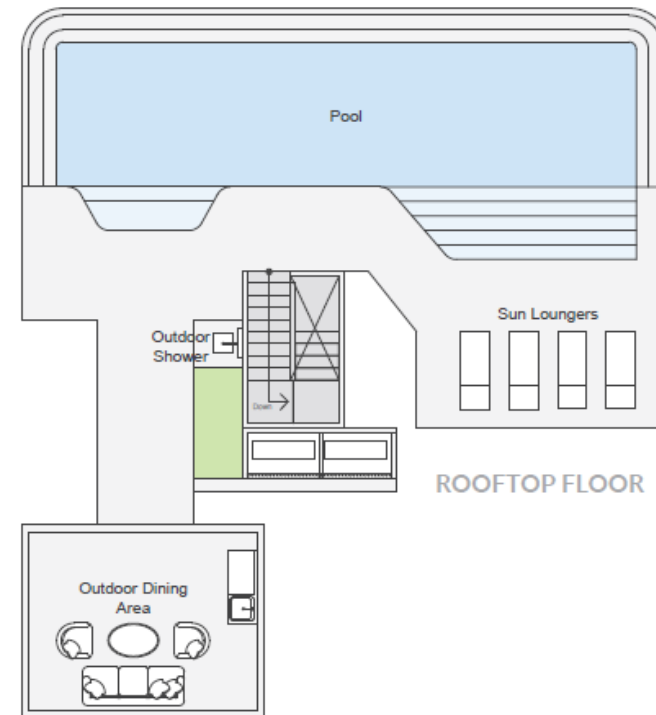
## 3B-B PENTHOUSE

Internal area	: 122 m <sup>2</sup>
External area (Lower floor)	: 39 m <sup>2</sup>
External area (Rooftop floor)	: 88 m <sup>2</sup>
Pool	: 49 m <sup>2</sup>
<b>Total area</b>	<b>: 298 m<sup>2</sup></b>

- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area
- 2-Private terrace
- 1-Jacuzzi
- 1-Private pool



LOWER FLOOR



ROOFTOP FLOOR

# Floor Plan

## 3B-C

Internal area : 191 m<sup>2</sup>  
External area : 111 m<sup>2</sup>  
Pool : 43 m<sup>2</sup>  
Total area : 345 m<sup>2</sup>







- 3-Bedrooms
- 3-Bathrooms
- 1-Living & dining area
- 1-Study room
- 1-Standalone storage
- 1-Private terrace
- 1-Private pool

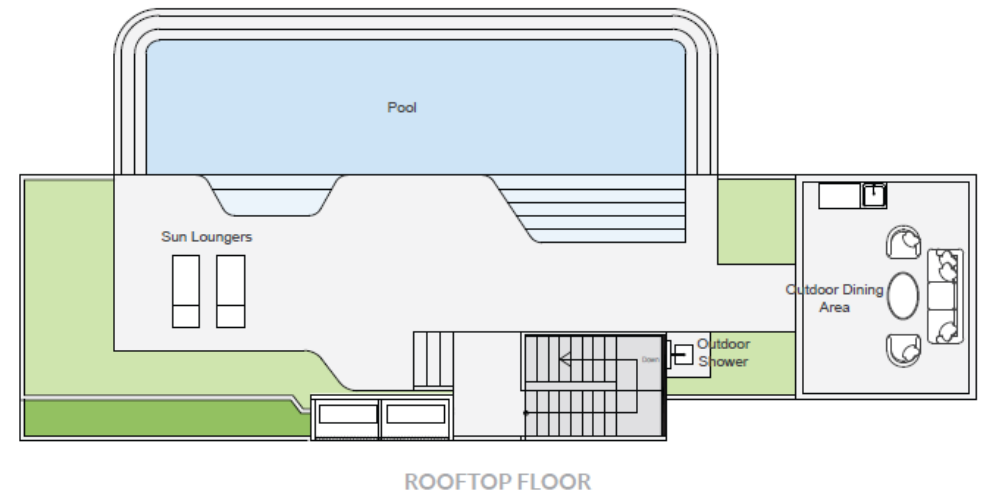
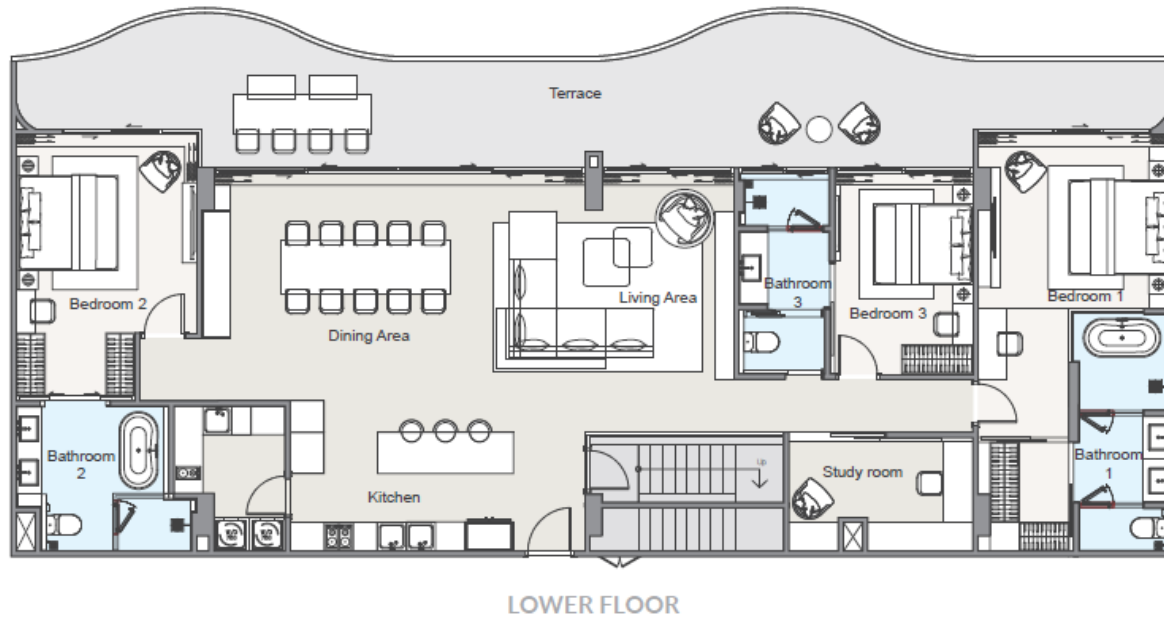


# Floor Plan

## 3B-D PENTHOUSE

Internal area	: 186 m <sup>2</sup>
External area (Lower floor)	: 59 m <sup>2</sup>
External area (Rooftop floor)	: 119 m <sup>2</sup>
Pool	: 48 m <sup>2</sup>
<b>Total area</b>	<b>: 412 m<sup>2</sup></b>

-  3-Bedrooms
-  1-Study room
-  3-Bathrooms
-  1-Private terrace
-  1-Living & dining area
-  1-Private pool



# Schedule of finishes

## 1-3 Bedroom Condominiums

<b>General</b>	
Internal Walls	Brick / Block with plaster and paint finish
Internal Walls	Plaster and paint finish / Laminate finish wall or Equivalent
Internal Ceilings	Gypsum with paint finish
Entry Door	Solid core with paint finish or Equivalent
Internal Doors	Hollow core with laminate finishes or Equivalent
Floor	Porcelain tiles
Lighting	Recessed or Surface mounted LED downlights
Air Conditioning	One-way cassette type and wall-mounted type
Communication	Data outlet
Television	Data outlet
<b>Bedrooms &amp; Wardrobes</b>	
Floor	Engineered wood or Equivalent
Built-in Wardrobe	PB / Melamine or Equivalent
Appliances	Ceiling fan
<b>Bathrooms</b>	
Walls	Porcelain tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary Ware	Smart toilet (for master bathroom) / Ceramic washbasin / Bathtub
Accessories	Towel rails & robe hooks
Hot Water	Instantaneous water heater
Shower Screen	Tempered glass
<b>Living Area</b>	
Internal Ceilings	Moisture resistant plasterboard with paint finish
Walls	Wallpaper
Cabinet	PB / Melamine or Equivalent
Countertop	Granite or Equivalent
Appliances	Ceiling fan
<b>Kitchen &amp; Pantry</b>	
Sink & Tapware	Stainless steel sink and mixer
Countertop	Granite or Equivalent
Joinery / Cabinet	High moisture resistance board / Melamine finishes or Equivalent
Hot Water	Instantaneous water heater
Backsplash	Porcelain tiles or Equivalent
Basic Appliances	Induction hob / Extractor hood / Combi microwave-oven
<b>Outdoor Terrace</b>	
Floor	Porcelain tiles with rated slip resistance
Appliances	Ceiling fan
Outdoor Bathtub (for 3 bedroom)	Acrylic tub with jet nozzles
<b>External</b>	
External Walls	Plaster and paint finish
Windows & Doors	uPVC / Aluminium
Railing	Tempered glass on stainless steel structure

# Schedule of finishes

## 1-3 Bedroom Condominiums

### BELLAGUNA LAKE RESIDENCES LOTUS - MATERIALS SELECTION:

#### 1 - 3 BEDROOM CONDOMINIUMS



**1. GENERAL AREA - CEILING**  
Paint

**2. ALL AREA - DOOR**  
Laminate

**3. TERRACE - CEILING**  
Synthetic wood

**4. TERRACE - FLOOR**  
Wood porcelain tiles (non-slip)

**5. TERRACE - RAILING**  
Clear tempered glass

**6. LIVING - FLOOR**  
Porcelain tiles

**7. LIVING/BEDROOMS - WALL**  
Paint

**8. LIVING/BEDROOMS - GENERAL WALL**  
Wallpaper

**9. LIVING/BEDROOMS - SKIRT**  
Plastered cement skirting

**10. LIVING - WORK FROM HOME CABINET**  
Laminate

**11. LIVING - WORK FROM HOME (Inside Cabinet)**  
Wallpaper

**12. LIVING - KITCHEN COUNTERTOP**  
Granite

**13. LIVING/BEDROOMS/KITCHEN - BUILT-IN**  
Laminate

**14. BEDROOMS - FLOOR**  
Engineered wood

**15. BEDROOMS - CLOSET**  
Laminate

**16. MASTER BEDROOM - HEADBOARD**  
Wallpaper

**17. BEDROOM 2 & 3 - HEADBOARD**  
Wallpaper

**18. BATHROOMS - FLOOR**  
Porcelain tiles

**19. BATHROOMS - WALL**  
Porcelain tiles

**20. BATHROOMS - SHOWER ACCENT WALL**  
Porcelain tiles

**21. BATHROOMS - COUNTER**  
Synthetic stone - Quarts

**22. BATHROOMS - BATHTUB (FOR 2-3 BEDROOM)**  
Solid surface

# Schedule of finishes

## 2-3 Bedroom Penthouses

<b>General</b>	
Internal Walls	Brick / Block with plaster and paint finish
Internal Walls	Plaster and paint finish / Laminate finish wall or Equivalent
Internal Ceilings	Gypsum with paint finish
Entry Door	Solid core with paint finish or Equivalent
Internal Doors	Hollow core with laminate finishes or Equivalent
Floor	Porcelain tiles
Lighting	Recessed or Surface mounted LED downlights
Air Conditioning	One-way cassette type and wall-mounted type
Communication	Data outlet
Television	Data outlet
<b>Bedrooms &amp; Wardrobes</b>	
Floor	Engineered wood or Equivalent
Built-in Wardrobe	PB / Melamine or Equivalent
Appliances	Ceiling fan
<b>Bathrooms</b>	
Walls	Porcelain tiles
Ceiling	Moisture resistant plasterboard with paint finish
Tapware	Shower & basin mixers
Sanitary Ware	Smart toilet (for master bathroom) / Ceramic washbasin / Bathtub
Accessories	Towel rails & robe hooks
Hot Water	Instantaneous water heater
Shower Screen	Tempered glass
<b>Living Area</b>	
Internal Ceilings	Moisture resistant plasterboard with paint finish
Walls	Wallpaper
Cabinet	PB / Melamine or Equivalent
Countertop	Granite or Equivalent
Appliances	Ceiling fan
<b>Kitchen &amp; Pantry</b>	
Sink & Tapware	Stainless steel sink and mixer
Countertop	Granite or Equivalent
Joinery / Cabinet	High moisture resistance board / Melamine finishes or Equivalent
Hot Water	Instantaneous water heater
Backsplash	Porcelain tiles or Equivalent
Basic Appliances	Induction hob / Extractor hood / Combi microwave-oven
<b>Outdoor Terrace</b>	
Floor	Porcelain tiles with rated slip resistance
Appliances	Ceiling fan
Outdoor Bathtub (for 3 bedroom)	Acrylic tub with jet nozzles
<b>External</b>	
External Walls	Plaster and paint finish
Windows & Doors	uPVC / Aluminium
Railing	Tempered glass on stainless steel structure
<b>Rooftop</b>	
Floor	Wooden-look porcelain floor tiles (non-slip)
Pools	Ceramic tiles or Equivalent

# Schedule of finishes

## 2-3 Bedroom Penthouses

### BELLAGUNA LAKE RESIDENCES LOTUS - MATERIALS SELECTION:

#### 2 - 3 BEDROOM PENTHOUSES



**1. GENERAL AREA - CEILING**  
Paint

**2. ALL AREA - DOOR**  
Laminate

**3. TERRACE - CEILING**  
Synthetic wood

**4. TERRACE - FLOOR**  
Wood porcelain tiles (non-slip)

**5. TERRACE - RAILING**  
Clear tempered glass

**6. LIVING - FLOOR**  
Porcelain tiles

**7. LIVING/BEDROOMS - WALL**  
Paint

**8. LIVING/BEDROOMS - GENERAL WALL**  
Wallpaper

**9. LIVING/BEDROOMS - SKIRT**  
Plastered cement skirting

**10. LIVING - WORK FROM HOME CABINET**  
Laminate

**11. LIVING - WORK FROM HOME (Inside Cabinet)**  
Wallpaper

**12. LIVING - KITCHEN COUNTERTOP**  
Granite

**13. LIVING/BEDROOMS/KITCHEN - BUILT-IN**  
Laminate

**14. BEDROOMS - FLOOR**  
Engineered wood

**15. BEDROOMS - CLOSET**  
Laminate

**16. MASTER BEDROOM - HEADBOARD**  
Wallpaper

**17. BEDROOM 2 & 3 - HEADBOARD**  
Wallpaper

**18. BATHROOMS - FLOOR**  
Porcelain tiles

**19. BATHROOMS - WALL**  
Porcelain tiles

**20. BATHROOMS - SHOWER ACCENT WALL**  
Porcelain tiles

**21. BATHROOMS - COUNTER**  
Synthetic stone - Quarts

**22. BATHROOMS - BATHTUB**  
Solid surface

**23. STAIRS TO ROOFTOP - FLOOR**  
Porcelain tiles (non-slip)

**24. ROOFTOP - POOL**  
Ceramic tiles (Random color)

**25. ROOFTOP - FLOOR**  
Porcelain tiles (non-slip)

# Aerial

banyan  
group residences



# Aerial

banyan  
group residences



# Aerial

banyan  
group residences



# Aerial

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Exterior

banyan  
group residences



# Interior – 1 bed

banyan  
group residences



# Interior – 1 bed

banyan  
group residences



# Interior – 1 bed

banyan  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

banyan  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

**banyan**  
group residences



# Interior – 2 bed

**banyan**  
group residences



## Ownership

- Condominiums are available on a freehold or leasehold basis for both Thai and foreign buyers.
- Freehold Basis: Foreigners may purchase up to 49% of the total condominium's unit area on a freehold basis.
- Leasehold Basis: The remaining units (51%) may be acquired on a renewable leasehold basis (presently for a maximum period of 30 years and extendable as permitted by law).

## Costs associated with the freehold / leasehold registration

- Freehold Basis:

- (i) 2.0 % of the *appraisal price\**;
- (ii) 1.0% of the selling price or *appraisal price\**, whichever is higher ('*Corporate Income Withholding Tax*'); and
- (iii) 3.3% of the selling price or *appraisal price\**, whichever is higher ('*Specific Business Tax*').

\* "*Appraisal price*" means the price determined by Thailand's Treasury Department and is typically lower than the market value.

- Leasehold Basis:

- (i) 1.1% of the rental price; and
- (ii) the cost of renewals will be borne by the lessee.

## Registration

- Approximately 180 days after full payment has been received, construction of all buildings in the Project is completed and the condominium license and condominium title deed are obtained. We will notify the owner of any documents and fees required for registration. Owners may opt to accept the hand-over of their purchased/leased unit and move in before the registration, subject to terms and conditions.

## Construction

- Construction can only commence once the relevant government environmental and building approvals are obtained and is estimated to take approximately 24 months for each building to complete from the commencement date.
- A 5-year building structure warranty is offered from the date of completion of construction. Warranties for other component parts of the building are subject to a 2-year warranty.
- Fixed furnishings (wardrobes, kitchen cabinets and built-in appliances) and landscaping is included. Loose furniture, artworks and amenities are not included but are available to purchase separately.
- The building must be constructed in compliance with the applicable building codes and permits issued by the relevant authorities; Therefore, no changes to the external areas or structural items are permitted.

## Property management

- The infrastructure and common facilities include roads and drainage, lighting, landscape, water and electricity supplies.
- The property shall be exclusively managed by the developer (or its designated manager) and services shall include 24-hour on-site security, garbage collection, cleaning and maintenance of infrastructure and common facilities, as well as any other services as required for the common use or benefit of owners.
- The fees for the maintenance for the infrastructure, common facilities, services provided (“common area fees”) as well as maintenance fees for other services and facilities supplied to the unit (“non-common area fees”) will vary by project. Additionally, a special fund will be established for the major repairs, replacements, and/or improvements to the infrastructure and common facilities. Contributions to this fund will be made on a regular basis so that the fund is built up over time.
- The cost of water and electricity supplied to individual units shall be based upon metered consumption.

## Property management

- Laguna Phuket property service team provides a full range of property services to individual owners including pool cleaning, gardening, pest control, routine and preventative maintenance, general repairs, housekeeping, and other reasonable requests. Rates vary according to the frequency and scope of service.
- In addition, a rental letting service by Banyan Living is also available.
  - Long-term basis: Rentals of exceeding 6 months may be done directly or through external agents.
  - Short-term basis: Rentals of not exceeding 6 months must be conducted exclusively through Banyan Living which provides owners with the ability to generate a rental income from their property. Any short-term rentals will require the fully furnished option.

## Owner benefits

Owners will receive membership to the Banyan Group's signature property owner's program, the Sanctuary Club\*, which entitles owners to discounts and privileges at the Group's resorts, spas and galleries worldwide including:

- 30% discount on best available rates for hotel accommodation
- 30% discount on golf green fees
- 25% discount on food and beverage
- 20% discount on a-la-carte spa menu
- 15% discount on gallery merchandise
- 15% discount on in-house tours
- 15% discount on laundry
- 10% discount airport transfers and ferry terminal transfers
- Priority wait-list on reservations
- Early check-in / late check-out
- Invitations to new resort openings "Xperential Guest Program"

*\*Terms and conditions apply*

## Payment terms

- Option 1: 100% Payment upon purchase/during construction

Construction Payment Term	Of Selling Price
1 <sup>st</sup> Payment upon signing contract	20%
2 <sup>nd</sup> Payment when construction is 25% complete <sup>3</sup>	20%
3 <sup>rd</sup> Payment when construction is 50% complete <sup>4</sup>	20%
4 <sup>th</sup> Payment when construction is 75% complete <sup>5</sup>	20%
5 <sup>th</sup> Payment upon completion of construction	20%
<b>Total</b>	<b>100%</b>

- Option 2: 50% payment upon purchase/during construction with 50% deferred payment over 1, 3 or 5 years

Deferred Payment Plan	Of Selling Price
1 <sup>st</sup> Payment upon signing contract	20%
2 <sup>nd</sup> Payment when construction is 25% complete <sup>3</sup>	10%
3 <sup>rd</sup> Payment when construction is 50% complete <sup>4</sup>	10%
4 <sup>th</sup> Payment when construction is 75% complete <sup>5</sup>	10%
<b>Post construction payments<sup>6</sup></b>	<b>50%</b>

1. Areas and dimensions are approximate and subject to final survey and change.

2. Prices are subjected to changes.

3. Concrete structure substantially completed.

4. Roof, brickwork and rendering substantially completed.

5. Electrical conduits, pipework and plastering substantially completed.

**THANK YOU**