



THE MOMENTUM

DISTRICT OF THE FUTURE



SYNCHRO
LAYAN



SERENE CONDO
LAYAN



TERRA GROVE
LAYAN



URBAN SCAPES
LAYAN



DEVELOPED BY



SERENE
Innovations & Developments

*for illustrative purposes only

WE ARE BUILDING PHUKET'S FUTURE

A group of companies providing full range of services from design and construction to property launch and management in Phuket.

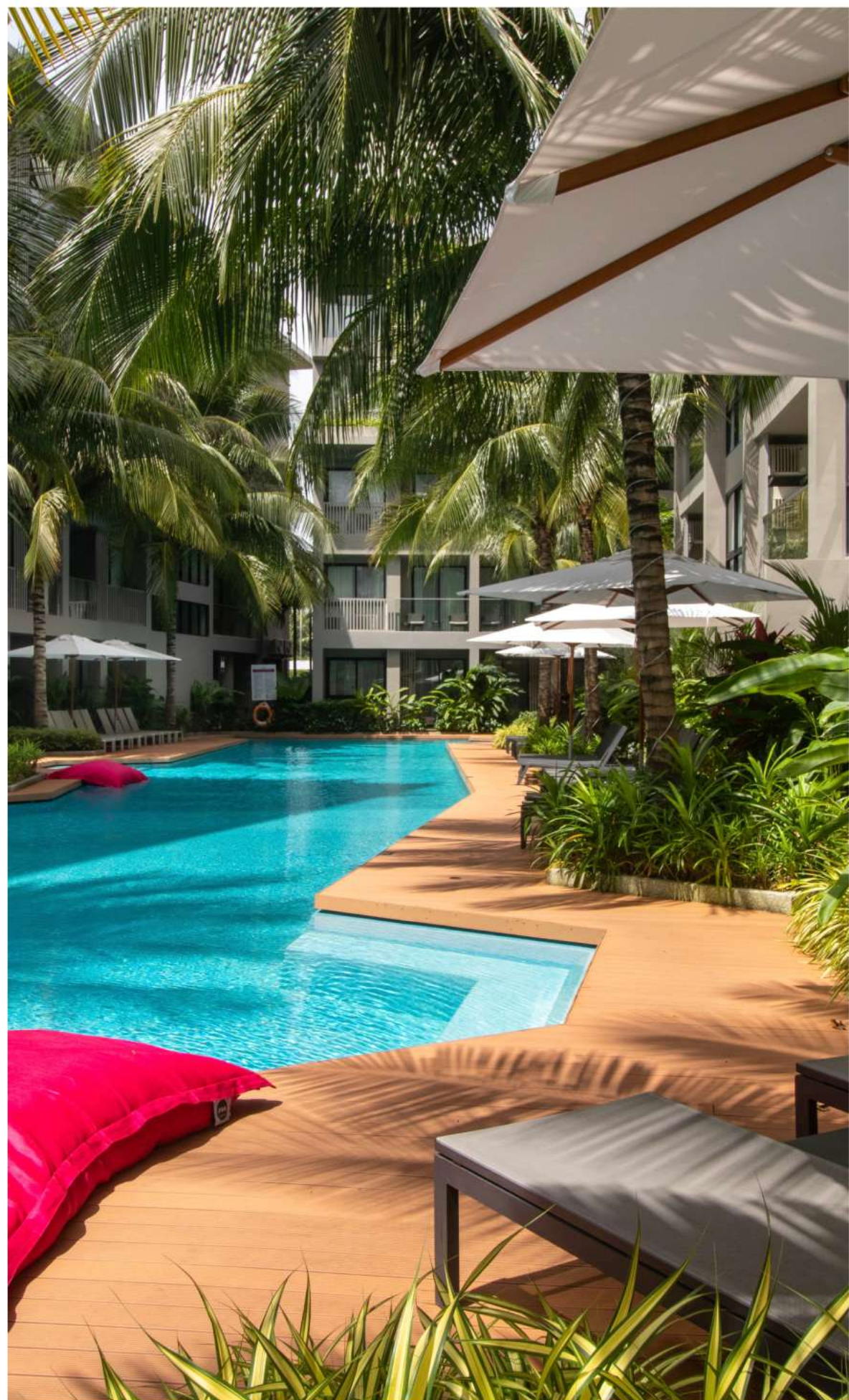


SERENE

Innovations & Developments

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SID THAILAND TODAY

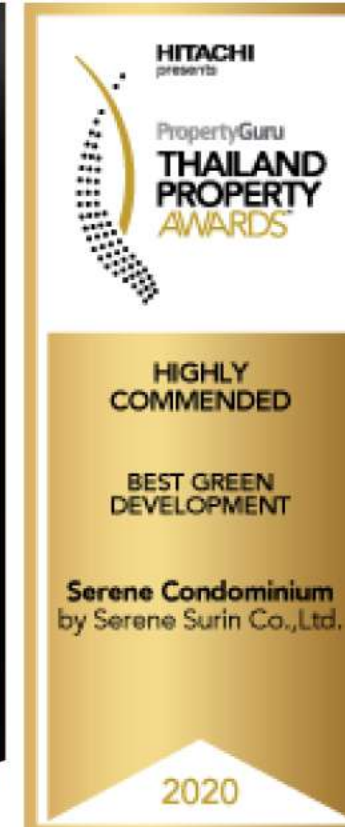


7
projects

9+ years
of experience in real estate
construction

1 000+
units of residential and
commercial real estate

50 000+ M²
designed by SID Thailand



OUR VALUES

- Happiness
- Aesthetics
- Health
- Ethics
- ECO
- Optimization

OUR MISSION

- To create and set the trends of the future
- Integrate future technologies into today
- To improve the quality of life with innovative solutions

OUR VISION

- We are at the forefront of innovation, following our vision for the future and adapting it in the present.
- Developing sustainable products for future generations.



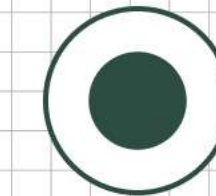
FREDRIK CARLSSON

co-founder,
managing director,
shareholder



OLEG GOLUBEV

co-founder,
managing director,
shareholder



We push the boundaries of the classic understanding of real estate and lifestyle on Phuket Island.



Integrating future technologies into today to improve the quality of life through innovative solutions.



OUR TEAM SPEAKS 12 LANGUAGES

A team of experienced professionals in the design, construction, sales and management of real estate properties in Phuket.



**MR. ROMAN
VASYLENKO**

HEAD SALES MANAGER



**MR. SIRIPONG
YUKHUNTORN**

CONSTRUCTION MANAGER



**MR. THANASAN
THANAPHAKDECHJINDA**

CHIEF ACCOUNTANT

SALES DEPARTMENT



CONSULTANCY DEPARTMENT

MARKETING DEPARTMENT



SALES ADMIN DEPARTMENT



ADMIN DEPARTMENT

CONSTRUCTION DEPARTMENT






ACCOUNTING DEPARTMENT








CONDOMINIUM RESORT

BANG TAO BEACH

-  292 units
-  9 472 m² of total area
-  2018 year of project completion

INVESTMENT CONDOMINIUM






SURIN AND BANG TAO BEACHES

-  186 units
-  3 300 m² of total area
-  under construction



DISTRICT OF THE FUTURE

LAYAN, BANANA, BANG TAO BEACHES

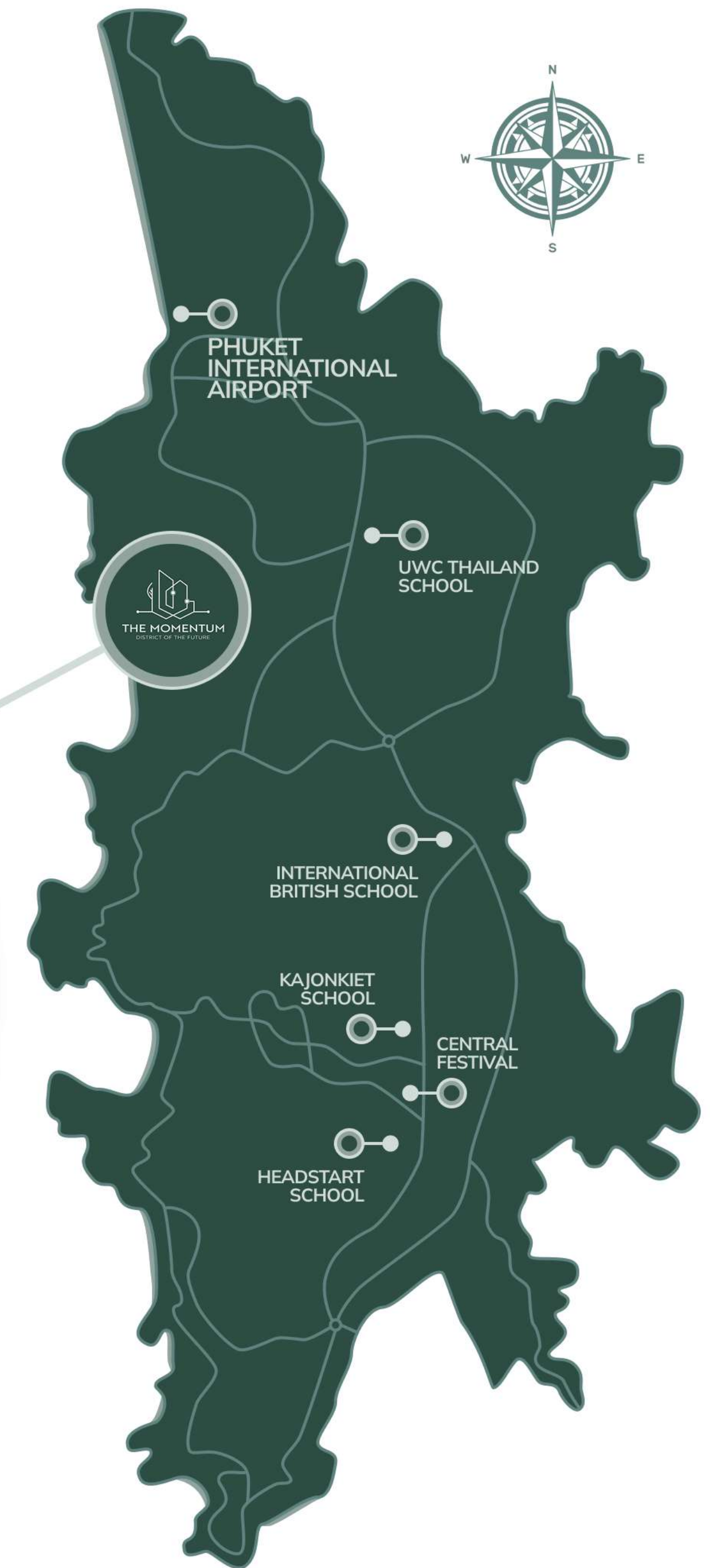
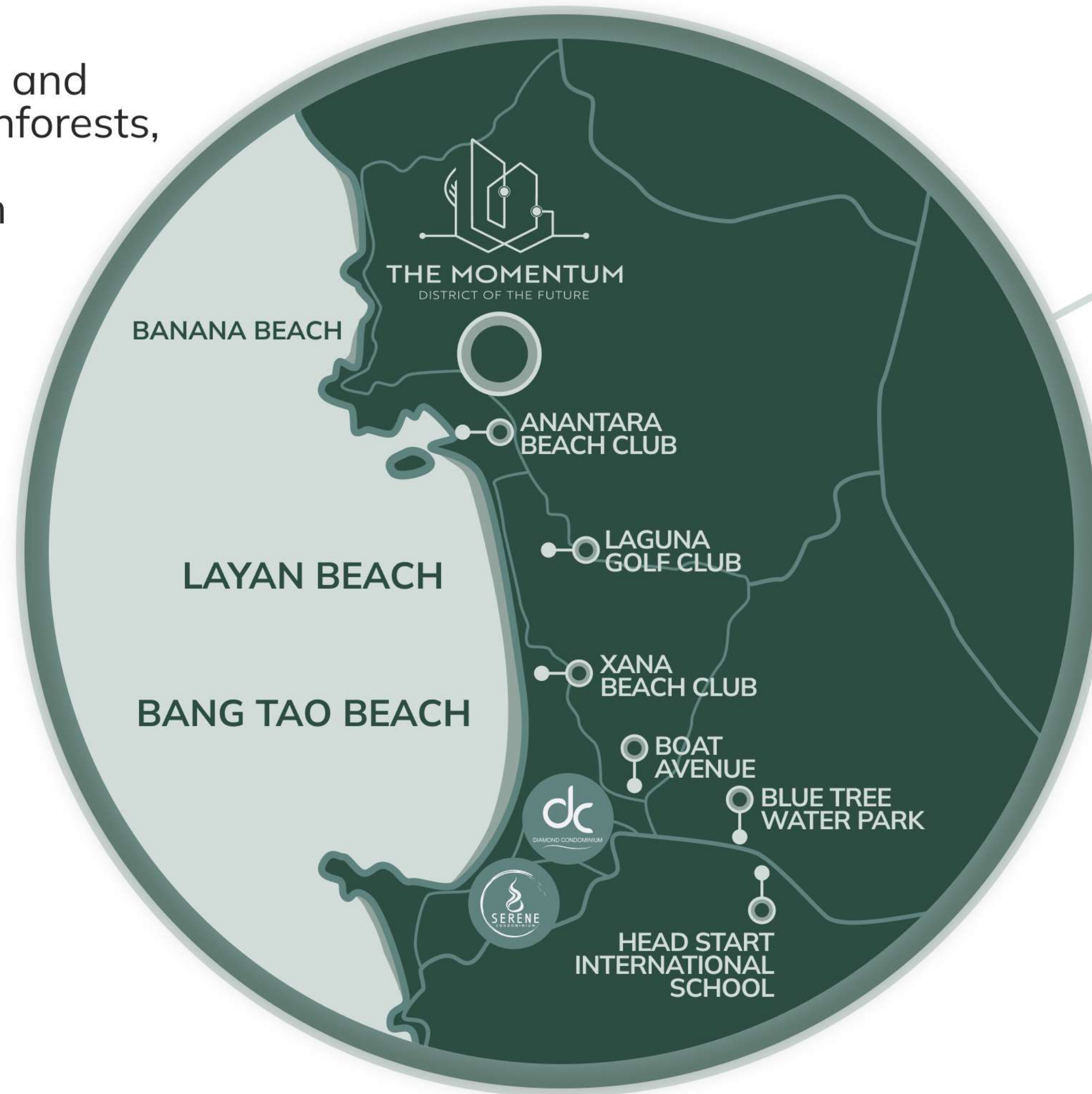
-  247 apartments for investment
-  128 apartments for permanent residence
-  18 villas
-  29 townhouses
-  40,000 m² total area
-  under construction



LIVING IN THE MOST DEVELOPED NEIGHBOURHOOD ON PHUKET, SURROUNDED BY NATURE AND TRANQUILLY

With access to three excellent beaches and surrounded by protected areas and rainforests, The Momentum is a high concentration of new technology and beauty. You can travel to all of the island's famous spots in ten minutes or less.

- Layan Beach - 3 min
- Bang Tao Beach - 3 min
- Banana Beach - 5 min
- Anantara Beach Club - 2 min
- Xana Beach Club - 5 min
- Laguna Golf Club - 5 min
- Boat Avenue - 10 min
- Porto de Phuket - 10 min
- Airport - 15 min
- Blue Tree Water Park - 20 min
- Central Phuket Shopping Mall - 35 min



PORTO DE PHUKET

dc
DIAMOND CONDOMINIUM

SERENE
CONDOMINIUM

CATCH BEACH CLUB

XANA BEACH CLUB


BOAT AVENUE

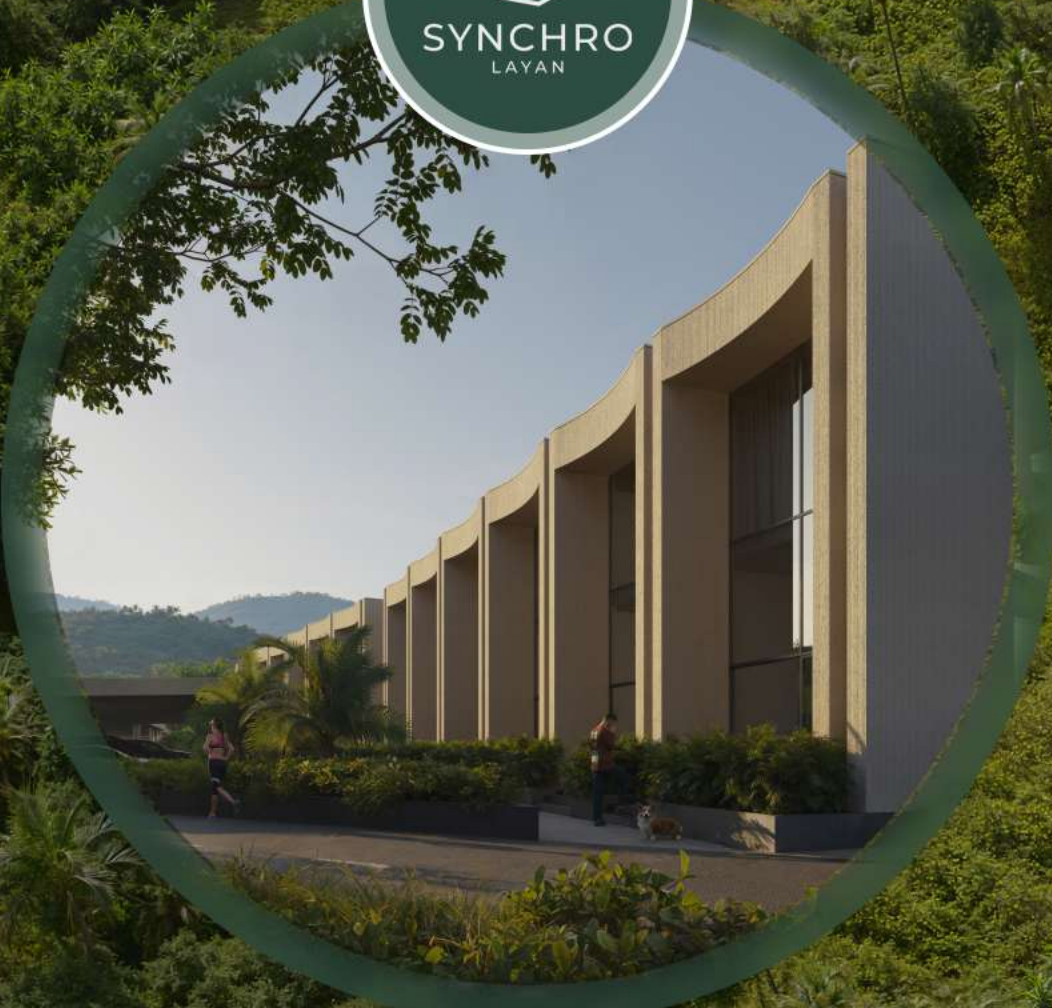
LAGUNA GOLF COURSE

BANYAN TREE PHUKET

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AREA PLANNING

- 
- The image shows an aerial view of a large-scale urban development. The site is surrounded by dense greenery and palm trees. A network of roads and walkways connects various buildings and amenities. The buildings are modern, multi-story structures with glass facades and flat roofs. Some buildings have swimming pools on their roofs. The development is divided into 12 numbered zones, each with a specific function. The zones are: 1. Serene Condo Layan Building A, 2. Serene Condo Layan Building B, 3. Terra Grove Layan Building C, 4. Terra Grove Layan Building D, 5. Urban Scapes Layan Phase 1, 6. Urban Scapes Layan Phase 2, 7. Synchro Layan, 8. The Momentum Hotel, 9. Business hub, 10. Gastronomic hub, 11. Entertainment hub, and 12. Wellness Hub. The zones are distributed across the site, with some clusters and others more isolated.
- 1 Serene Condo Layan Building A
 - 2 Serene Condo Layan Building B
 - 3 Terra Grove Layan Building C
 - 4 Terra Grove Layan Building D
 - 5 Urban Scapes Layan Phase 1
 - 6 Urban Scapes Layan Phase 2
 - 7 Synchro Layan
 - 8 The Momentum Hotel
 - 9 Business hub
 - 10 Gastronomic hub
 - 11 Entertainment hub
 - 12 Wellness Hub



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THE MOMENTUM HOTEL



*for illustrative purposes only



*for illustrative purposes only



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BUSINESS HUB

- OFFICES FOR RENT
- SID THAILAND OFFICE
- BANK BRANCH
- CONFERENCE HALL
- CO-WORKING
- CAFE



*for illustrative purposes only

GASTRONOMIC HUB

- RESTAURANTS
- COFFEE SHOP
- BAKERY
- BARS

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ENTERTAINMENT HUB

- ① 9 SWIMMING POOLS
- ① A PET ZONE
- ① A FAMILY KIDS CLUB
- ① A CULTURAL CENTRE

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WELLNESS HUB

- SAUNA
- YOGA
- SPA
- GYM



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WELLNESS HUB



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SERENE CONDO LAYAN

BUILDING A
BUILDING B



Invest in a condominium that maximises your return on investment by designing it for short-term occupancy. Serene Condo Layan is going to be a favourite project for tourists and a dependable asset for owners because of its unique methods to optimise space through transformable furniture and save resources through cutting-edge technologies.



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TYPE A STUDIO

- TYPE A | 36 m² | 170 UNITS
- TYPE A1 WITH POOL ACCESS | 44 m² | 4 UNITS
- TYPE A2 WITH PRIVATE GARDEN | 44 m² | 23 UNITS



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TYPE B 1-BEDROOM

● TYPE B | 51 m² | 20 UNITS

● TYPE B1 WITH POOL ACCESS | 66 m² | 4 UNITS



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TYPE C 2-BEDROOM

● TYPE C | 72 m² | 16 UNITS

● TYPE C1 WITH POOL ACCESS | 92 m² | 4 UNITS





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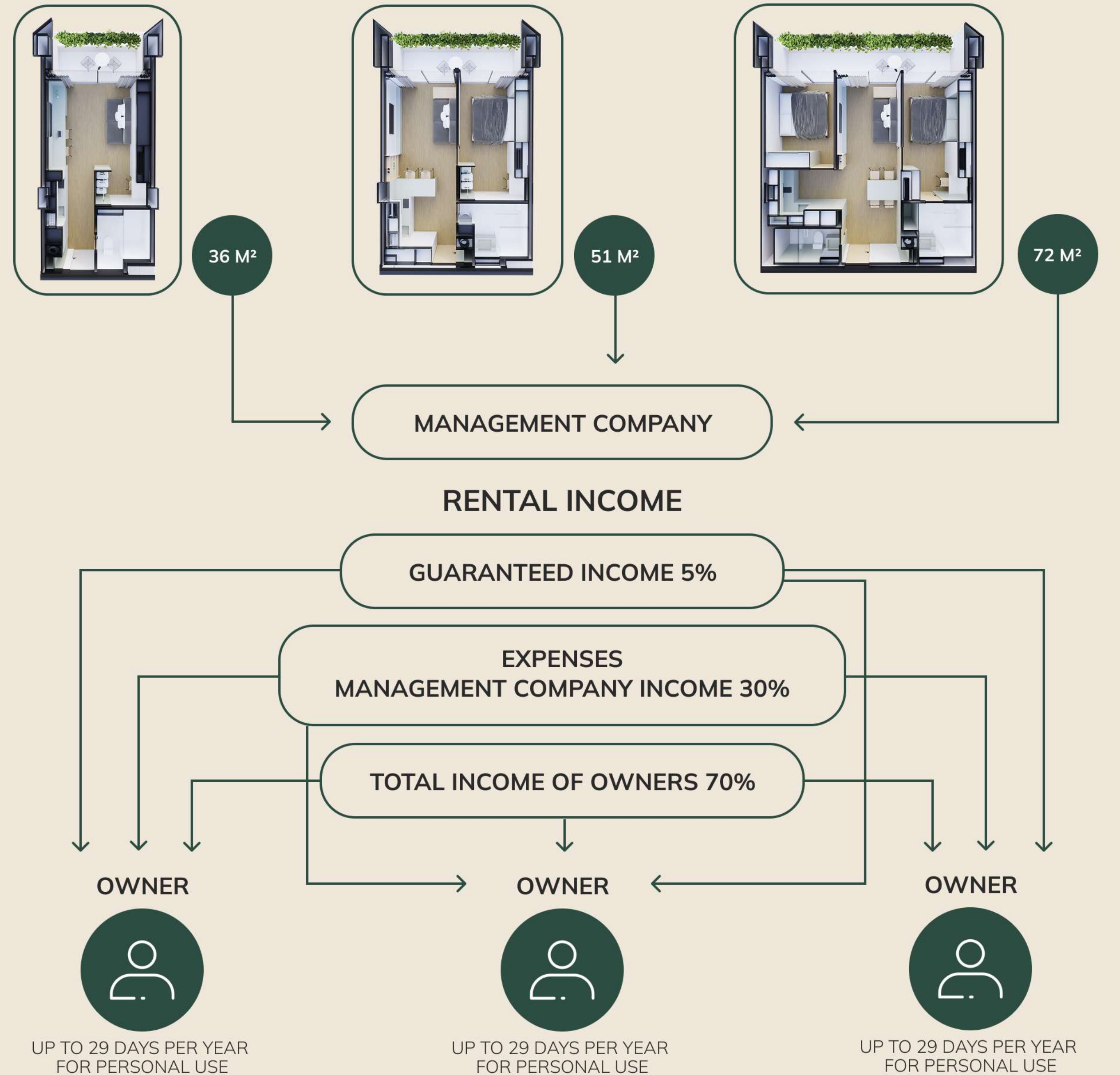
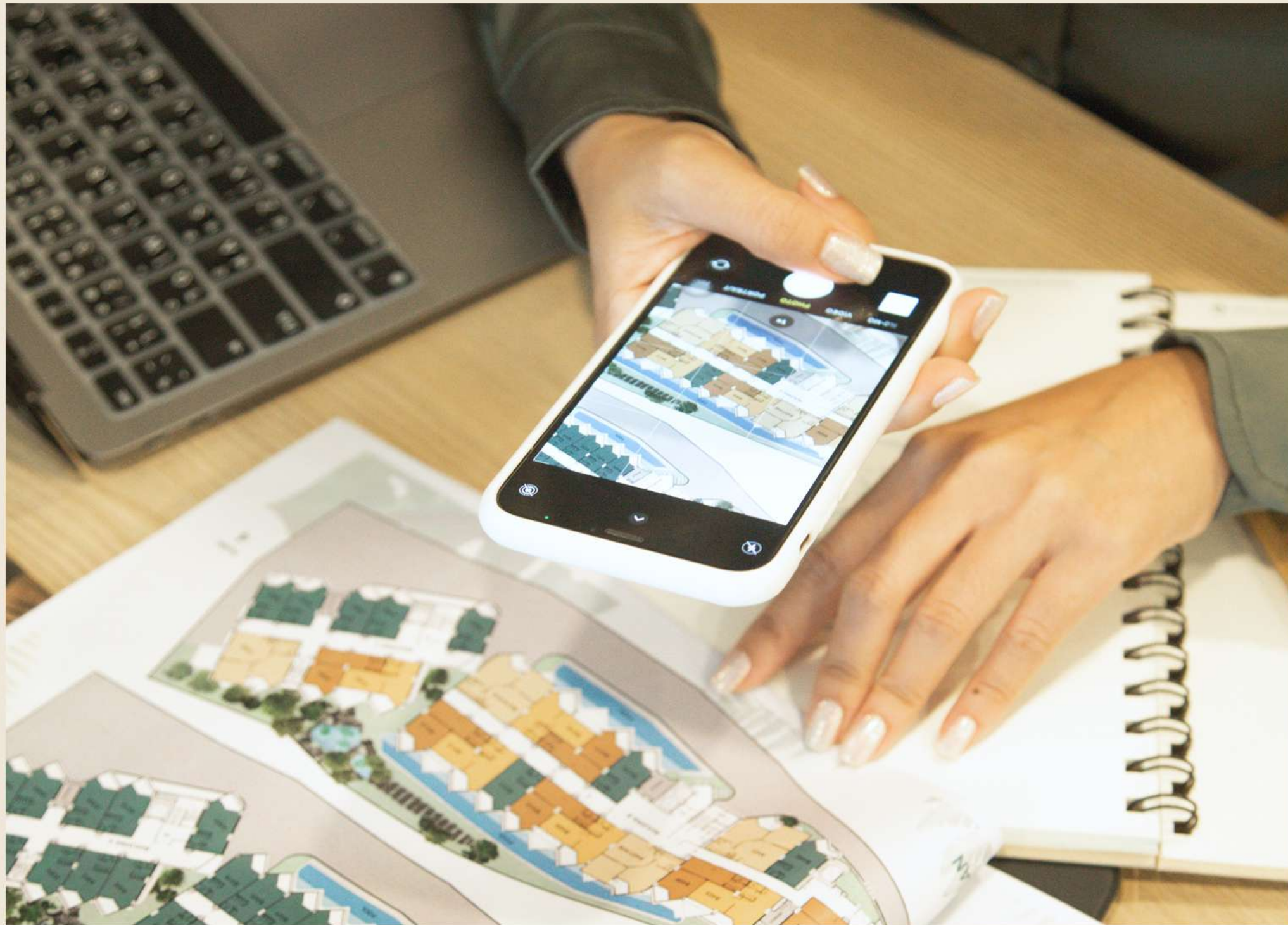
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UNLIMITED GUARANTEED INCOME

Each of the program participants will be added to the rental system of the management company.



TERRA GROVE LAYAN

BUILDING C
BUILDING D



Spacious modern apartments for a comfortable living.

A fusion of style, space, utility, and cosiness throughout, from the exteriors to the interior designs and layouts. For individuals who wish to live in Phuket, these elements have opened up an entire new quality of life.

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TYPE D 1-BEDROOM

- TYPE D | 54 m² | 78 UNITS
- TYPE D1 WITH POOL ACCESS | 69 m² | 2 UNITS
- TYPE D2 WITH PRIVATE GARDEN | 69 m² | 18 UNITS



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TYPE E 2-BEDROOM

◎ TYPE E | 81 m² | 16 UNITS

◎ TYPE E1 UNIT WITH POOL ACCESS | 103 m² | 4 UNITS



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*for illustrative purposes only



*for illustrative purposes only



TYPE F 3-BEDROOM

◎ TYPE F | 108 m² | 3 UNITS

◎ TYPE F1 | 138 m² | 1 UNITS



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A HANDBOOK
OF POPULAR
ANTIQUES

*for illustrative purposes only



*for illustrative purposes only



*for illustrative purposes only

RENTAL MANAGEMENT

Rental Program with a 70-30 net profit split between owner and management company



Flexible program terms. You can live in or rent out your apartment at any time and for any duration, with no seasonal restrictions.



To join the rental program, it is necessary to purchase a the furniture package from the developer.



Rental income is distributed according to a schedule: 70% to the owner and 30% to the management company.

URBAN SCAPES LAYAN

H1

H18

H8

H9

H14

H13

Comfort and privacy with access to common infrastructure.

Villas, including an infinity pool, smart home technology, and an urban, minimalistic style. It's a distinct villa community with its own facilities. While maintaining total seclusion, Urban Scapes Layan only requires you to cross the backyard to go to the bank, eat out, or drop the kids off at the kids club.

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VILLA FLOOR PLANS | PHASE 1



 PARKING



 FIRST FLOOR



 SECOND FLOOR

TOTAL AREA **399 m²**
LIVING AREA **270 m²**
POOL **9.7x3 m²**

We can create a custom-made design, according to your preferences.



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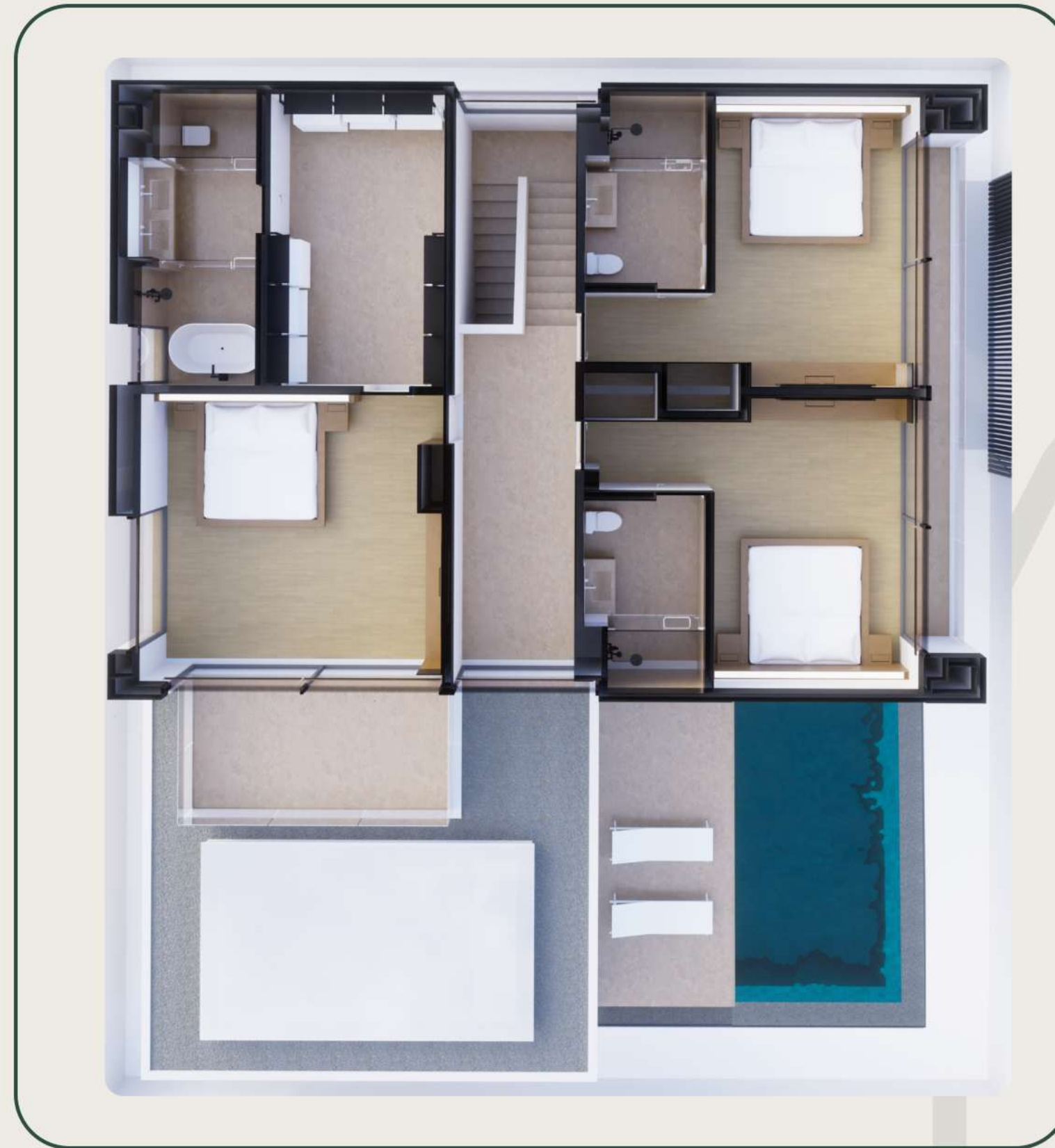


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VILLA FLOOR PLANS | PHASE 2



 FIRST FLOOR



 SECOND FLOOR

TOTAL AREA **431 m²**
LIVING AREA **250 m²**
POOL **9.7 x 3 m²**

We can create a custom-made design, according to your preferences.



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SYNCHRO LAYAN

A stylish townhouse complex in Phuket, offering an excellent mix of comfort and convenience in one of Thailand's most picturesque locations. It's the ideal spot for those seeking peace and natural beauty away from the noise, yet still close to modern amenities and essential infrastructure.

GUEST
PARKING

COMMON
POOL

D17 D18 D19 D20 D21 D22
E23 E24 E25 E26 E27 E28 E29

A06 A05 A04 A03 A02 A01

B11 B10 B09 B08 B07

C16 C15 C14 C13 C12

PARKING

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*for illustrative purposes only



*for illustrative purposes only



*for illustrative purposes only

TOWNHOUSE PLANNING

1. 1ST FLOOR | DINING ROOM AND KITCHEN AREA
2. 1ST FLOOR | LIVING ROOM
3. 1ST FLOOR | TERRACE
4. 1ST FLOOR | GUEST TOILET
5. 1ST FLOOR | STORAGE ROOM
6. 2ND FLOOR | MASTER BEDROOM
7. 2ND FLOOR | BALCONY
8. 2.5TH FLOOR | MEZZANINE
9. 2.5TH FLOOR | 2ND BEDROOM
10. 2.5TH FLOOR | BATHROOM





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DEVELOPED BY



Scan for details



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