

ABOUT THE PROJECT

LAYAN VERDE



200 000+ M² TOTAL PROJECT AREA

106 125 M² FOR SALE

774 APARTMENTS

30 000 M² GREEN AREA

1 000+ PARKING SPACES

1 500+ M² OF SPORTS FACILITIES

3 500 M² WATER SURFACE

2 KM WALKING ROUTES

OVER 300 PLANTS

2 FIVE-STAR HOTELS WITH 163 ROOMS

16+ RESTAURANTS

OCEAN CLUB FOR 200 GUESTS

5 000+ M² COMMUNITY MALL



[WATCH PROMO](#)



PARAMETERS

COMPLETION DATE 2028

Land plot
7.5 hectares

Location
Two minutes drive to Layan Beach, Bang Tao district

Type of project
Condominium under hotel management

Number of buildings and apartments
5 (93) luxury / 10 (681) premium

Parking
1000+ parking spaces

Infrastructure
2 hotels, 5,000 m² of retail space, 16+ restaurants, cafés and bars, 650 m² nature-inspired playground, 3 kids' clubs, 700 m² event space, 250 m² coworking space, 2 km walking trails, 630 m² open-air sports areas, 50-meter swimming pool, 2 padel courts, 1,500 m² wellness center, 9 swimming pools



PROJECT ADVANTAGES

LANDSCAPE DESIGN

.01

LANDSCAPE DESIGN BY SHMA

[LINK](#) LEARN MORE

10+ DIVERSE ZONES WHERE NATURE
AND MAN BECOME ONE



PROJECT ADVANTAGES

BIONIC ARCHITECTURE

.02

BIONIC ARCHITECTURE

FROM THE WORLD FAMOUS ARCHITECTURE
FIRM DEWAN FROM DUBAI

Terraced construction

Organic, flowing facades

A natural extension of organic forms

Cutting-edge technologies in construction

Vertical greening of facades

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



OF THE PROJECT AREA IS DEDICATED
TO INTERNAL INFRASTRUCTURE



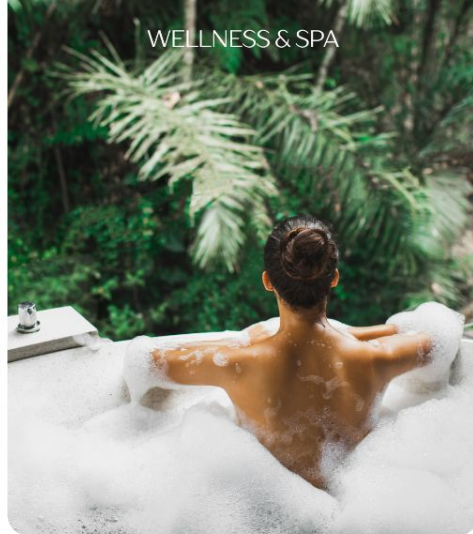
OCEAN CLUB



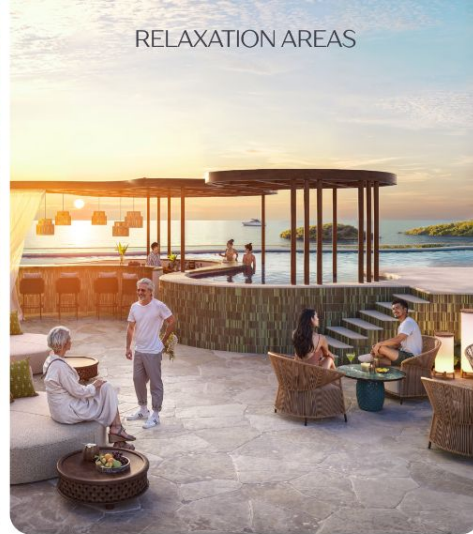
COMMUNITY MALL



WELLNESS & SPA



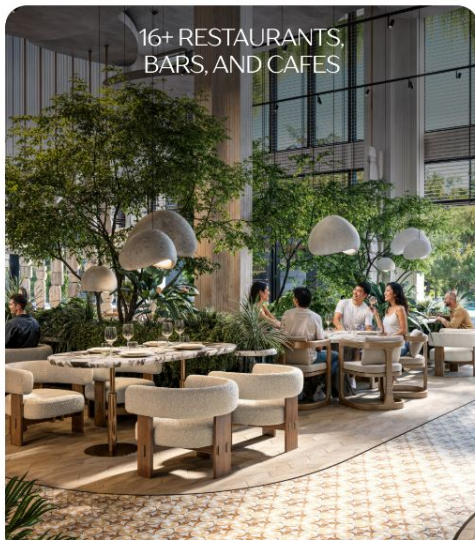
RELAXATION AREAS



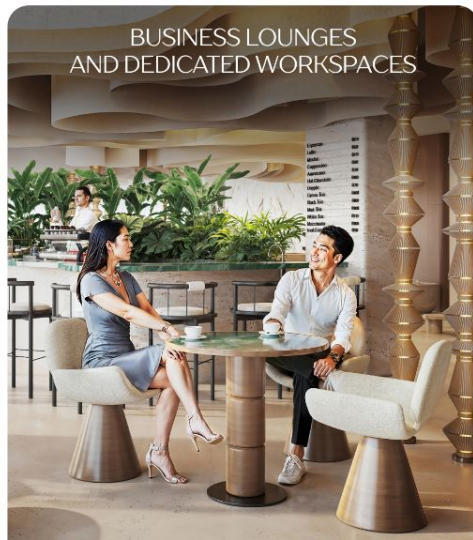
ACTIVITIES FOR CHILDREN OF ALL AGES



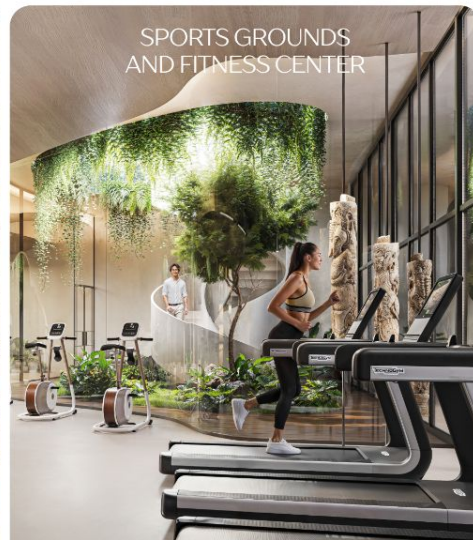
16+ RESTAURANTS, BARS, AND CAFES



BUSINESS LOUNGES AND DEDICATED WORKSPACES



SPORTS GROUNDS AND FITNESS CENTER



PROJECT ADVANTAGES

ECO-FRIENDLINESS
AND TECHNOLOGICALLY ADVANCED

.04

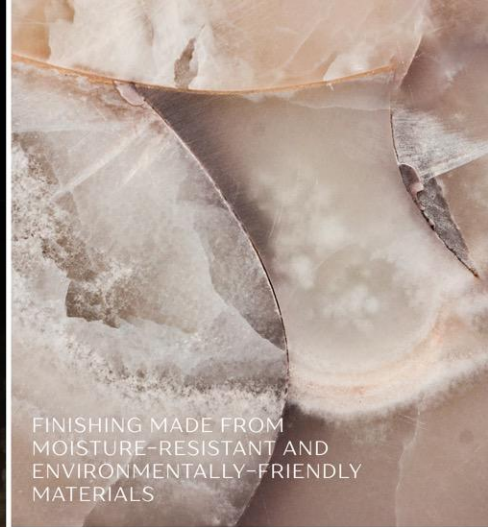
HIGH-QUALITY AND ENVIRONMENTALLY- FRIENDLY MATERIALS FROM ALL OVER THE WORLD



LANDSCAPING AND FACADE
BEAUTIFICATION



LOW-E GLASS GLAZING
WITH UV PROTECTION

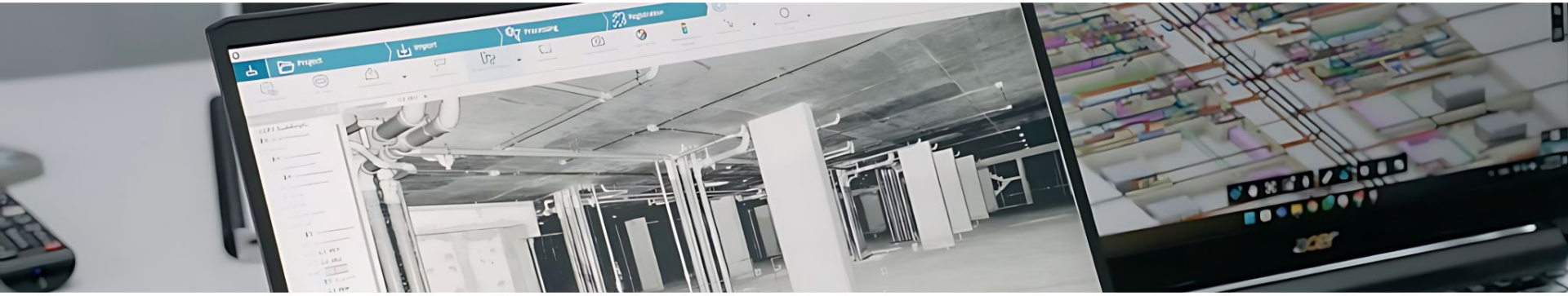


FINISHING MADE FROM
MOISTURE-RESISTANT AND
ENVIRONMENTALLY-FRIENDLY
MATERIALS



PREMIUM HIGH-QUALITY
FURNITURE

ADVANCED CONSTRUCTION TECHNOLOGIES



QR codes and digital passports for apartments

PlanRadar quality control system

BIM design (Autodesk Revit / ArchiCAD)

IoT sensors for the building's digital twin

Laser 3D scanning (Leica BLK360 / RTC360, Trimble X7)

Implementation benefits:

- Full process transparency;
- Minimized risks of delays or poor execution;
- Enhanced project image and technological reputation;
- Higher margins and stronger buyer confidence;



GREEN BUILDING
CERTIFICATION



LAYAN VERDE
ASSESSMENT REPORTS

35%

SAVINGS ON NATURAL RESOURCES



Chlorine-free and chemical-free swimming pool water purification system



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



Rainwater collection and recycling system



THOUGHTFUL SECOND-LINE LOCATION



50–70% reduction
in metal corrosion

according to ASTM
International standards

Reduced concrete corrosion
and erosion

based on research from the U.S. National
Institute of Standards and Technology
(NIST)

30–50% lower economic losses
from coastal erosion

first-line buildings require renovation
every 5–7 years, while second-line
structures extend this cycle to 15–20 years

ADVANCED SMART HOME SYSTEM

Climate and lighting control scenarios

Integration of personal smart devices

Automated curtain control with scheduling

automatic curtain closure when the unit is unoccupied

Presence sensors controlling air conditioning and lighting

helping reduce energy use by 20–30%

Window and door sensors linked to air conditioning

optimizing energy efficiency, indoor climate, and moisture prevention

Automatic dehumidification mode for long absences

preventing mold growth

Ambient light and presence sensors in common areas with scheduled activation

reducing lighting energy consumption by up to 90%



A MAGICAL PLACE FOR THE REAL YOU



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