



PURCHASING OPTIONS

FLEXIBLE PAYMENT CONDITIONS

		Prepayment 100%	Installment 50%		Installment 35%	
Reservation fee	3 working days after signing the reservation					
First payment	14 days after reservation	100%	50%	50%	35%	35%
Second payment	every 6 months		12,5%	8,33%	16,25%	10,83%
Third payment	every 6 months		12,5%	8,33%	16,25%	10,83%
Fourth payment	every 6 months		12,5%	8,33%	16,25%	10,83%
Fifth payment	31.12.2027		12,5%		16,25%	
	every 6 months			8,33%		10,83%
Sixth payment	every 6 months			8,33%		10,83%
Seventh payment	31.12.2028			8,33%		10,83%

 — for buildings A2, A3, A4, A5, B2, B3, B8, B9

 — for building B4





INSTALLMENT PLAN UP TO 3 YEARS AFTER COMPLETION

TODAY

Reservation fee **200 000** or **400 000 THB**

IN 14 DAYS

Initial down payment 35% of the contract value

UNTIL COMPLETION

Q4 2027 AND Q4 2028

15% of the contract value,
in equal payments **every 6 months**

AFTER COMPLETION

50% of the contract value,
in equal installments **every 6 months for a period of 1 to 3 years***

*3-5% interest on the outstanding balance,
depending on the installment term

ADDITIONAL PAYMENTS

	Luxury	Premium		
	A2, A3, A4, A5	B2, B3, B8, B9	B4	
Maintenance fee	100 THB/sq.m/m	75 THB/sq.m/m	85 THB/sq.m/m	advance payment per year
Sinking fund	850 THB/sq.m	850 THB/sq.m	850 THB/sq.m	paid once on ownership transfer date
Furniture	13 000 THB/sq.m	10 000 THB/sq.m	10 000 THB/sq.m	full package
Freehold	10 000 THB/sq.m	10 000 THB/sq.m	10 000 THB/sq.m	
Leasehold registration	1.1% of ca.	1.1% of ca.	1.1% of ca.	paid every 30 years
Freehold registration	6.3% of ca.	6.3% of ca.	6.3% of ca.	paid once on ownership transfer date by the developer and the buyer 50/50
Water and electricity	15 000 THB	15 000 THB	15 000 THB	deposit & installation fees (2 water, 1 electric meters)



The background is a dark, muted green color with a subtle, organic pattern of overlapping leaf shapes and veins, creating a textured, natural feel.

INVESTMENT ATTRACTIVENESS

[LEARN MORE](#)

LAYAN VERDE IS BOI CERTIFIED

The hotel component of Layan Verde received official approval from the Thailand Board of Investment to operate hospitality services on Phuket.

BOI OPERATIONAL PRIVILEGES FOR HIGH-LEVEL HOTEL MANAGEMENT

Staffing	Simplified hiring, visas, and work permits for international experts.
Land	Right to register land for the project or operate under long-term lease with full legal protection.
Currency	Ability to transfer dividends and payments abroad within regulated frameworks.
Compliance	Clear checkpoints and structured reporting ensuring full business transparency.



บัตรส่งเสริม

คณะกรรมการส่งเสริมการลงทุน

BOI ADVANTAGES



For Guests

International service standards, multilingual staff, refined authentic cuisine, and exclusive wellness programs deliver exceptional comfort and unforgettable experiences.

[B2C]

For Partners and MICE

Strategic partnerships benefit from complete legal clarity, transparent business processes, and reliable timelines that minimize risks and support long-term stability.

[B2B]

For Investors

Strict financial governance, clear control points, and state oversight ensure maximum transparency and exceptional investment reliability, reinforcing the project's quality and resilience.

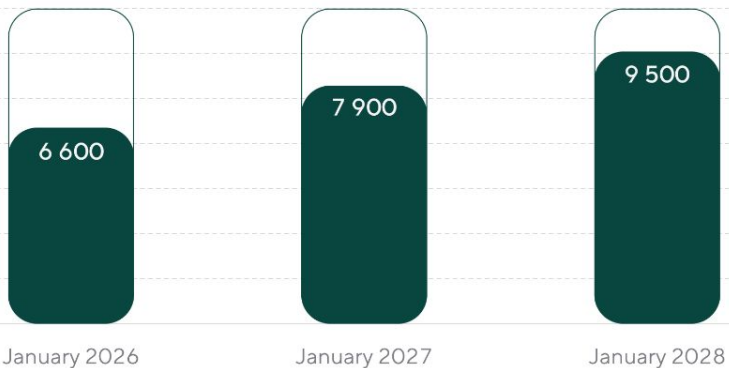
CAPITALIZATION POTENTIAL

Property values increase as the project advances toward completion and commissioning, supported by market indexation driven by limited supply and sustained demand.

+44%

ESTIMATED PRICE GROWTH
OVER THE NEXT 2 YEARS

Project capitalization forecast (USD per m²)



**+44% INCREASE IN VALUE FROM CURRENT
PRICES BY COMMISSIONING OF THE FACILITY**



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 from May to October. The owner can rest on his own or invite friends or family members.

02.

THE MANAGEMENT COMPANY CREATES POOLS AND RENTS THEM OUT

Apartment units are grouped into pools by typology. All studio units form one pool, one-bedroom units form another, and so on. Costs and revenues are distributed across all units within each pool.

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 [LEARN MORE](#)

RENTAL INCOME AFTER DEDUCTION OF EXPENSES – **100%**

OWNER INCOME – 60%

MANAGEMENT COMPANY'S INCOME – 40%

8% PER ANNUM AVERAGE RENTAL INCOME

[LEARN MORE](#)



Luxury

Type	Apartments cost, THB	Profit per year, THB	Profit per month, THB	ROI, %
1-BR	24 043 282	2 230 849	185 904	9,3
2-BR	39 037 207	2 859 086	238 257	7,3
3-BR	54 896 775	3 713 387	309 449	6,8

Premium

Type	Apartments cost, THB	Profit per year, THB	Profit per month, THB	ROI, %
Studio	8 591 740	749 745	62 479	8,7
1-BR	11 344 613	1 032 043	86 003	9,1
2-BR	20 530 039	1 728 992	144 082	8,4
3-BR	27 363 289	2 005 901	167 158	7,3

REMOTE DEAL

Comfortable – from anywhere in the world, at any time that is convenient for you

Easy – more than 20% of deals are completed remotely

Profitable – you can make a deal from the comfort of your own home

Safe – equivalent to a face-to-face meeting and has the same legal effect



STAGES OF A REMOTE DEAL

- 1 Harmonization of the terms and conditions of the deal
- 2 Drawing up a reservation agreement and paying for the reservation
- 3 Forming the main contract and paying the contractual part
- 4 Closing the deal

A MAGICAL PLACE FOR THE REAL YOU



All visual materials featured in this presentation are for promotional purposes only. They are conceptual in nature, represent design intentions, and may differ from the final product. The visuals are subject to change without prior notice. The material in this album is provided solely for informational and advertising purposes and does not constitute a public offer. It is intended for an initial overview of the real estate property.