

ABOUT THE PROJECT

Layan Lucky Villas is all about creating homes where every detail is meticulously designed to enhance your living experience. Our top priorities are your comfort, safety, and convenience.

Our villas feature separate relaxation areas right on the property, so you can change your scenery without leaving the comfort of your home. Plus, each villa comes with integrated Smart Home.

Phuket's year-round pleasant climate makes it a perfect location for enjoying the great outdoors. We've designed our villas to maximize your outdoor space for all kinds of activities, so you can relax in style while staying connected to nature.

SPECIFICATIONS

- ✓ 18 villas
- ✓ 3-4 bedrooms and 4 bathrooms (option for 5 bathrooms)
- ✓ Plot size: From 597.94 to 1111.05 sq.m.
- ✓ Living area: From 460 to 802.61 sq.m.
- ✓ Prime location: 20-minute drive to the airport and international schools, 10-minute drive to the beach
- ✓ Smart Home Integrated



PRIVATE COMMUNITY

Living in a small gated community surrounded by tropical nature provides absolute privacy and peace. Your neighbors are people who share your values and maintain similar standards of living.



TECHNOLOGY

The villas are packed with the latest technologies that make them stand out in the market. This includes Sonos audio system, Internet extenders in all areas, wireless chargers, video intercom, automatic gates, modern appliances.



CUSTOM VILLAS

Multifunctional zones provide you with space to embody your own ideas of a comfortable living. The villas have multipurpose rooms convertible into a home cinema, office, gym so you could enjoy your new island home to the fullest.



INDIVIDUAL APPROACH

If you would like to add a touch of your personality to the interiors and exteriors of your future home, our design team is at your service.



PROPER SECURITY

To feel at home, you need to feel safe. Secured in a gated community with 24/7 security post and modern CCTV your property will be reliably protected. Even when you are far away, you always have access to CCTV cameras from your smartphone.

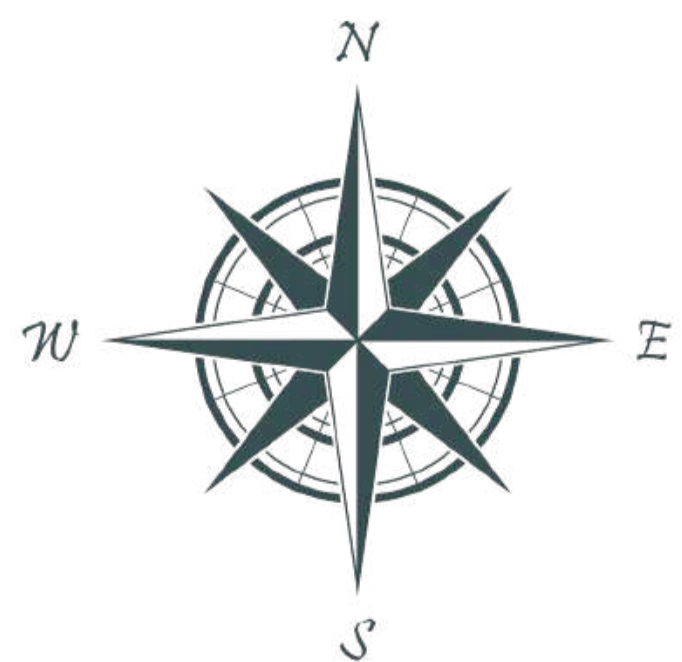
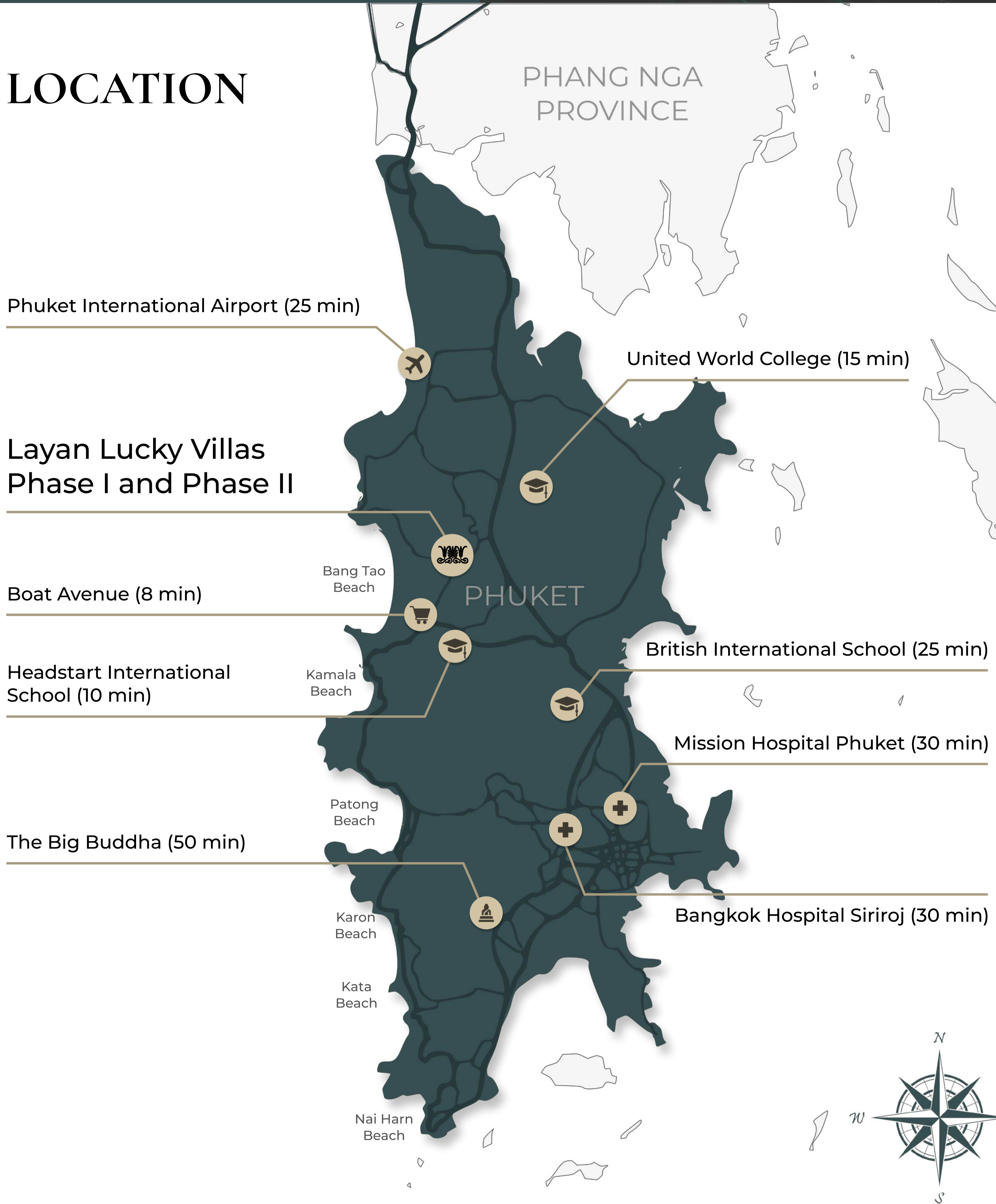


EFFECTIVE MANAGEMENT

For investors and owners, we offer property management and rental management services. We take care of literally everything to keep your property in a great shape and to provide you with a rewarding rental income.

Disclaimer: The Developer reserves the right to change and/or correct details without prior notice.

LOCATION



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ESTATE'S MASTER-PLAN



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LAYAN LUCKY
VILLAS

3-BEDROOM VILLA



VILLA'S PRICE*

38.830.000 THB



ABOUT THE VILLA

Luxurious and smartly designed, this villa comes with three bedrooms and four bathrooms. Boasting a large pool and ample outdoor space, it's located in a peaceful setting surrounded by tropical nature. The spacious living room overlooks the pool and garden, complemented by a dining area, an open-plan kitchen, and an outdoor lounge zone. Additionally, the villa features a laundry and storage room. All bedrooms are equipped with spacious walk-in closets and private bathrooms.

PROPERTY DETAILS

- ✓ **Bedrooms/Bathrooms:** 3 bedrooms, 4 bathrooms
- ✓ **Living Area:** 460 sq.m.
- ✓ **Plot Size:** 597.94 sq.m.
- ✓ **Smart Home:** Integrated
- ✓ **Additional Room:** A storage room
- ✓ **Parking:** Space for 2 cars
- ✓ **Outdoor Space:** Outdoor terrace, complemented by an outdoor lounge, dining area and Sala. Also there is large swimming pool.
- ✓ **Garden:** Features a tropical garden complete with a waterfall

* The price includes the villa, the land plot, swimming pool, air-conditioning, kitchen with built-in electronic appliances, walk-in closets, bathroom equipment, integrated smart home, landscape design.

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ABOUT US

LAYANLUCKYVILLAS.COM

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3-BEDROOM VILLA MASTER PLAN



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LAYAN LUCKY
VILLAS

4-BEDROOM VILLA



VILLA'S PRICE*

FROM **45.310.000** THB



ABOUT THE VILLA

Luxurious and smartly designed, this villa features four bedrooms and four bathrooms. With a large pool, a heated jacuzzi, and ample outdoor space, it's situated in a peaceful location, surrounded by tropical nature. The expansive living room offers views of the pool and garden, and is complemented by a dining area and an open-plan kitchen. Additionally, the villa includes both a laundry and storage room, as well as a multifunctional space that can serve as a fitness/massage room or home office. Each bedroom is equipped with a spacious walk-in closet and its own private bathroom.

PROPERTY DETAILS

- ✓ **Bedrooms/Bathrooms:** 4 bedrooms, 4 bathrooms (option for 5 bathrooms)
- ✓ **Living Area:** From 593.38 to 802.61 sq.m.
- ✓ **Plot Size:** From 711.86 to 1111.05 sq.m.
- ✓ **Smart Home:** Integrated
- ✓ **Additional Rooms:** A Storage Room and Multifunctional Room (home office/fitness/massage room/maid room)
- ✓ **Parking:** Space for 2 cars
- ✓ **Outdoor Space:** Outdoor terrace, complemented by an outdoor lounge and dining area with option for Sala. Large swimming pool and heated Jacuzzi.
- ✓ **Garden:** Features a tropical garden complete with a waterfall

* The price includes the villa, the land plot, swimming pool, air-conditioning, kitchen with built-in electronic appliances, walk-in closets, bathroom equipment, integrated smart home, landscape design.

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4-BEDROOM VILLA MASTER PLAN



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PRICE LIST

VILLA	BEDROOM	PLOT SIZE (SQ. M)	BUILT UP AREA (SQ. M)	PRICE*		STATUS
				THB	USD	
L1	4	791.77	631.6			SOLD
L2	3	664.55	428.52			SOLD
L3	4	714.18	548.49			SOLD
L4	3	500.37	377.42			SOLD
L5	4	1111.05	802.61	64,585,000	1,998,900	UNDER CONSTRUCTION
L6	3	578.86	432.48			SOLD
L7	3	549.65	424.74			SOLD
L8	3	597.94	460	38,830,000	1,201,800	UNDER CONSTRUCTION
L9	3	554.85	434.95			SOLD
L10	4	711.06	554.12			SOLD
L11	4	941.74	687.84			SOLD
L12	3	700.99	505			SOLD
L13	3	710.01	462.13			SOLD
L14	4	916.17	658.75	54,900,000	1,699,200	UNDER CONSTRUCTION
L15	4	711.86	593.38	45,310,000	1,402,400	UNDER CONSTRUCTION
L16	4	835.7	628.82			SOLD
L17	4	749.93	600.83			SOLD
L18	4	794.81	620.62			SOLD





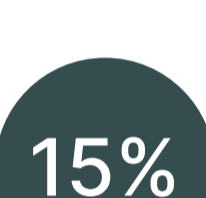
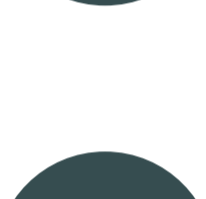


*Prices are valid until 30.09.2025

*Please note that all prices are quoted in THB, and all payments are to be made in THB. The prices listed in USD are provided for reference purposes only.

*The USD prices are calculated based on the exchange rate of 32.31 THB/USD as of 01.09.2025.

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PAYMENT TERMS

- 
1st PAYMENT
 Payable upon reservation.
- 
2 nd PAYMENT
 Upon contract signing.
- 
3 rd PAYMENT
 After foundation is completed.
- 
4 th PAYMENT
 After concrete structure is completed.
- 
5 th PAYMENT
 After wall and roof structures are completed.
- 
6 th PAYMENT
 After floor finishing, painting, and installation of window and door framing are completed.
- 
7 th PAYMENT
 After built-in furniture and door installations are completed.
- 
8 th PAYMENT
 Upon handover of the completed villa.

SPECIFICATIONS

- 
Monthly Common Area Fee: Common area maintenance, 24/7 security guards, garbage disposal, priced at 15,000 THB for a 3-bedroom villa and 18,000 THB for a 4-bedroom villa.
- 
Sale Price: Fixed in Thai Baht and includes amenities such as a swimming pool, landscaping, air conditioning, built-in wardrobes, kitchen, bathroom equipment, integrated smart home and sanitary fittings.
- 
Sinking Fund: A one-time payment of 100,000 THB is required.
- 
Furniture Package: Not included in the sale price.
- 
Taxes and Transfer Fees: Costs to be equally divided (50/50) between the Developer and the Buyer upon ownership.

OWNERSHIP

Layan Lucky Villas are available on both freehold and leasehold terms.*



LEASEHOLD TITLE

Available to foreign buyers on a 30 x 3 years lease for the land, with freehold ownership of the villa.



FREEHOLD TITLE

Available to Thai nationals or foreign nationals purchasing through Thai limited companies, allowing ownership of both the land and the villa.

*Plot availability, including leasehold and freehold options, may vary and is subject to change. Please contact our sales team for the latest information and availability details.

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